

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, AUGUST 23, 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 000286 ZRK	12	Scheduled to be Heard 9/6/00	18	C 000294 PPM	11	Hearing Closed
2	C 000401 ZSK	10	" "	19	C 000310 ZMR	3	" "
3	C 000615 ZSK	10	" "	20	C 000631 ZMY	2K	5,6M " "
4	C 000229 ZSM	4	" "	21	C 000150 PSX	3	Favorable Report Adopted
5	C 000649 ZMM	5	" "	22	C 000494 HAX	6	" "
6	C 000651 ZSM	5	" "	23	N 000684 HKX	7	Forward Rep't to City Council
7	N 000650 ZRM	4-8	" "	24	N 000685 HKX	8	" "
	NOTICE		" "	25	N 000686 HKX	7	" "
8	C 000652 ZSM	5	" "	26	N 000687 HKX	10	" "
9	C 990055(A) ZSM	7	Reschedule to be Heard 9/20/00	27	N 010010 HKM	9	" "
10	C 000411 PPX	5	Hearing Closed	28	N 010011 HKM	7	" "
11	C 000584 ZMX	5	" "	29	N 010012 HKM	1	" "
12	N 990152 NPK	1	" "	30	N 000688 HKM	6	" "
13	C 000287 PQK	3	" "	31	N 000689 HKM	6	" "
14	C 000591 PPK	2	" "	32	C 000114 HAM	11	Favorable Report Adopted
15	C 000592 ZSK	2	" "	33	N 000412 ZAM	3	Authorization Approved
16	C 000593 ZSK	2	" "	34	N 000168 ZAM	1	" "
17	C 990055 ZSM	7	Hearing Continued	35	N 000119 ZAM	1	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		21	22	23	24	25	26	27	28	29	30	31	32	33	34
Joseph B. Rose, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Victor G. Alicea, Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Albert Abney	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Amanda M. Burden, A.I.C.P.	A														
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Kathy Hirata Chin, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Alexander Garvin	A														
William J. Grinker	P	Y	Y	N	N	N	N	Y	N	N	N	N	Y	N	Y
Edward Rogowsky	A														
Jacob B. Ward, Esq., Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

MEETING ADJOURNED AT: 12:20 P.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, AUGUST 23, 2000

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



Rudolph W. Giuliani, Mayor

City of New York

[No. 19]

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: nyc.gov/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, AUGUST 23, 2000

Roll Call; approval of minutes	1
I. Scheduling of September 6, 20001
II. Public Hearings13
III. Reports24

**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 6, 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: _____

AUGUST 23, 2000

APPROVAL OF MINUTES OF Regular Meeting of August 9, 2000

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, SEPTEMBER 6, 2000
STARTING AT 10:00 A.M.
IN CITY HALL,
NEW YORK, NEW YORK

BOROUGH OF BROOKLYN

(An amendment to the Zoning Resolution to allow as-of-right certain detached and semi-detached one- and two-family homes in Community District 12 to encroach ten feet into the required rear yard.)

No. 1

CD 12

N 000286 ZRK

IN THE MATTER OF an application submitted by the South Brooklyn Community Organization pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Section 23-146 (Optional Provisions for Certain R5 and R6 Districts in Brooklyn) and Section 73-622 (Enlargements of single- and two-family detached and semi-detached residences), to allow as-of-right certain detached and semi-detached one- and two-family homes in Community District 12 to encroach ten feet into the required rear yard.

Matter in Graytone is new, to be added;
Matter in ~~Strikeout~~ is old, to be deleted;
Matter within # # is defined in the Zoning Resolution.

ARTICLE II - RESIDENCE DISTRICT REGULATIONS

* * *

Chapter 3
Bulk Regulations for Residential Buildings in Residence Districts

* * *

23-10
OPEN SPACE AND FLOOR AREA REGULATIONS

* * *

23-14
Minimum Required Open Space, Open Space Ratio, Maximum Lot Coverage and
Maximum Floor Area Ratio

* * *

23-146
Optional provisions for certain R5 and R6 Districts in Brooklyn

R5 R6

Within the area bounded by 39th Street, Dahill Road, Ditmas Avenue, McDonald Avenue, Bay Parkway, 61st Street and Fort Hamilton Parkway in Community Board 12, in the Borough of Brooklyn, special optional regulations as set forth in this Section are applicable for a #development# or #enlargement# involving a #building# used exclusively as a one-, #two-# or three #family residence#, provided such #development# or #enlargement# complies with all of the provisions of this Section. Except as modified by the provisions of this Section, the regulations of R5 and R6 Districts remain in effect.

1. Floor area, lot coverage, open space, lot area per dwelling unit or room, and height factor regulations

* * *

2. Building height

* * *

3. Front yards

* * *

4. Side yards

* * *

5. Rear yards

#Single# or two-family residences# consisting of #detached, semi-detached or #zero lot line buildings# may project up to ten feet into a required #rear yard# or

#rear yard equivalent#, provided that there is a #side yard# of at least 8 feet for such #semi-detached# or #zero lot line buildings# and that the total width of #side yards# for a #detached building# is at least eight feet. In addition, such #rear yard# projection shall not be permitted for #semi-detached buildings# that constitute the end #buildings# of a row of #attached buildings#.

(e) (f) Outer court and minimum distance between legally required windows and walls or lot lines

* * *

(f) Off-street parking in R5 and R6 Districts

* * *

ARTICLE VII - ADMINISTRATION

* * *

Chapter 3
Special Permits by the Board of Standards and Appeals

* * *

73-60
MODIFICATION OF BULK REGULATIONS

* * *

73-622
Enlargement of single- and two-family detached and semi-detached residences

The Board of Standards and Appeals may permit an #enlargement# of a #single# or

#two-family detached# or #semi-detached residence# within the following areas:

- Community Districts 10, 11 and 15, in the Borough of Brooklyn; and
 - ~~R5 and R6 Districts within the area bounded by 39th Street, Dahill Road, Ditmas Avenue, McDonald Avenue, Bay Parkway, 61st Street and Fort Hamilton Parkway in Community District 12, in the Borough of Brooklyn; and~~
- (e)(b) R2 Districts within the area bounded by Avenue I, Nostrand Avenue, Kings Highway, Avenue O and Ocean Avenue, Community District 14, in the Borough of Brooklyn.

Such #enlargement# may create a new #non-compliance#, or increase the amount or degree of any existing #non-compliance#, with the applicable #bulk# regulations for #lot coverage#, #open space#, #floor area#, #side yard#, #rear yard# or perimeter wall height regulations, provided that:

* * *

Resolution for adoption scheduling September 6, 2000 for a public hearing.

Nos. 2 and 3

(Applications for the grant of special permits to modify bulk regulations and change of use to an existing nursing home to facilitate its expansion)

No. 2

CD 10

C 000401 ZSK

IN THE MATTER OF an application submitted by the Norwegian Christian Home and Health Center pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 to apply to:

- a. a change of use of an existing 5-story nursing home to a 130-bed non-profit institution with sleeping accommodations (U.G. 3) and
- b. a 1- and 4-story horizontal enlargement of the existing 5-story building for use as a 135 bed nursing home;

on property located at 1270 67th Street, between 12th and 13th Avenues (Block 5767, Lots

24, 26, 28, and 71), in an R5 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 6, 2000 for a public hearing.

No. 3

CD 10

C 000615 ZSK

IN THE MATTER OF an application submitted by the Norwegian Christian Home and Health Center pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-54* of the Zoning Resolution to modify the bulk regulations of Section 24-421* to allow the maximum height of the front wall within 15 feet of a front yard line along Ovington Avenue (68th Street), a narrow street, to exceed 30 feet for a proposed enlargement of an existing nursing home facility on property located 1270 67th Street, between 12th and 13th Avenues (Block 5767, Lots 24, 26, 28, and 71), in an R5 District.

* Note: Sections 24-421 and 74-54 of the Zoning Resolution are new sections being proposed under applications N 000244 ZRY and N 000244(A) ZRY for a text amendment.

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 6, 2000 for a public hearing.

BOROUGH OF MANHATTAN

No. 4

CD 4

C 000229 ZSM

IN THE MATTER OF an application submitted by Chelsea West 26 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 211 spaces on portions of the ground floor and cellar of a proposed mixed-used building located at 220 West 26th Street (Block 775, Lot 46), in a C6-2A 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 6, 2000 for a public hearing.

Nos. 5, 6, and 7

*(Applications for amendments to the Zoning Map,
Zoning Resolution, and the grant of a special permit for
the expansion of the Museum of Modern Art)*

No. 5

CD 5

C 000649 ZMM

IN THE MATTER OF an application submitted by The Museum of Modern Art 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 a C5-P District to a C5-2.5 District property bounded by West 53rd Street, a line 225 feet southeasterly of Avenue of the Americas, a line midway between West 53rd Street and West 54th Street and a line 150 feet northwesterly of Fifth Avenue, as shown on a diagram (for illustrative purposes only) dated June 26, 2000.

Resolution for adoption scheduling September 6, 2000 for a public hearing.

No. 6

CD 5

C 000651 ZSM

IN THE MATTER OF an application submitted by The Museum of Modern Art pursuant to Sections 197-c and 201 of the New York City Charter for the grant of:

1. a special permit pursuant to Section 81-066* of the Zoning Resolution to modify:
 - a. the provisions of Article VII, Chapter 7 to allow the distribution of permitted floor area without regard for district boundary lines; and
 - b. the rear yard requirements of Section 33-26 to allow development within a required 20-foot rear yard at the easterly portion of the zoning lot; and

2. an authorization pursuant to Section 81-90(1) of the Zoning Resolution to modify the mandatory street wall requirements to allow the minimum height along a portion of the West 53rd Street frontage to be less than 72 feet above curb level;

in connection with a proposed enlargement of an existing museum use on property located at 11 West 53rd Street (Block 1269, Lots 11, 12, 13, 14, 20, 58 and 165), in C5-P, C5-2.5** and C5-3 Districts, partially within the Preservation Subdistrict* and partly within the Fifth Avenue Subdistrict, in the Special Midtown District.

Notes: * Section 81-066 is proposed to be changed and a portion of the Preservation Subdistrict is proposed to be eliminated under a related application for an amendment of the Zoning Resolution (N 000650 ZRM).

** A C5-2.5 District is proposed to be mapped under a related application for an amendment of the Zoning Map (C 000649 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.

Resolution for adoption scheduling September 6, 2000 for a public hearing.

No. 7

CDs 4, 5, 6, 7, and 8

N 000650 ZRM

IN THE MATTER OF an application submitted by the Museum of Modern Art, pursuant to Section 201 of the New York City Charter for amendment of the Zoning Resolution of the City of New York, to Section 81-066 Special Permit Modifications of Section 81-40 and Section 77-00 and to Section 81-00, Appendix A, Map 1, *Special Midtown District and Subdistricts*, as follows:

* * * * *

81-066

Special pPermit mModifications of Section 81-40 and Section 77-00 Certain Sections of Article VII, Chapter 7

On application, [the City Planning Commission] by special permit, for #zoning lots# where the #lot area# is at least 60,000 square feet or that occupy an entire #block# after public notice and hearing and subject to Board of Estimate action, may permit modification of the mandatory district plan elements of Section 81-40 and the or the provisions of Article VII, Chapter 7, that determine the allocation distribution of permitted #floor area# on such

~~#zoning lots#~~; without regard to the provisions of Section 77-22 irrespective of the date when the #zoning lot# was created, subject to the following: ~~and, in conjunction with such modifications,~~ may also modify the applicable #yard# and #court# requirements. However, no exception to the #street wall# or retail continuity requirements shall be permitted on Fifth Avenue or within 50 feet of Fifth Avenue within the #Special Midtown District#.

(a) The #lot area# of the #zoning lot# shall be at least 60,000 square feet and shall contain complete #wide street block# frontage, or such #zoning lot# shall occupy an entire #block#.

(b) ~~The modifications shall be subject to Commission shall make the following findings:~~

~~(1a) That the modifications of mandatory plan elements³ or #floor area# allocation, #rear yard# and #court# regulations result in a better arrangement of required facilities or in better site planning on a uniquely large #zoning lot#⁵~~

~~(b) that a substantial majority of the #zoning lot# which is either vacant at the time of certification for review³ pursuant to Section 197-c of the New York City Charter³ or contains buildings that will be an integral part of the #development#^{3,5} both physically and programmatically;~~

~~(2 c) That the cleared portion of the #zoning lot# is of sufficient size to ensure that the design, scale and location of the new #buildings# or #enlarged buildings# is are compatible with the character of the surrounding area and existing #buildings# to remain on the #zoning lot#⁵~~

~~4) that such modifications will not unduly obstruct access of light and air to surrounding properties;~~

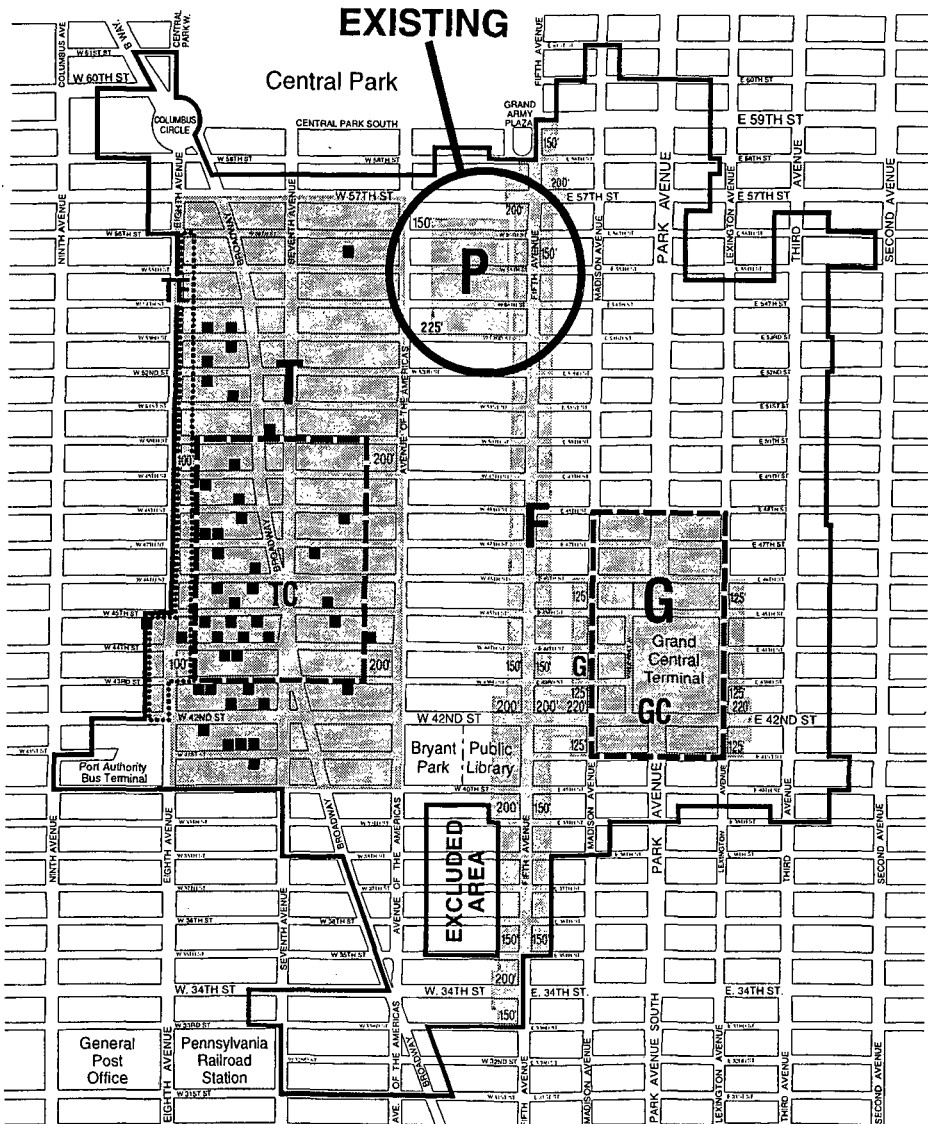
~~(3 e) That any adverse impact on retail continuity is minimized by a site plan which that requires pedestrian-oriented #uses# along the boundaries of any open or enclosed public areas within the #development#⁵~~

~~(4 f) That such modifications of mandatory plan elements or #floor area# allocation are consistent with the basic strategy of the #Special Midtown District# and the purposes of the Mandatory District Plan Elements.~~

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

~~No exception to the #street wall# or retail continuity requirements shall be permitted on Fifth Avenue or within 50 feet of Fifth Avenue within the #Special Midtown District#.~~

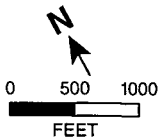
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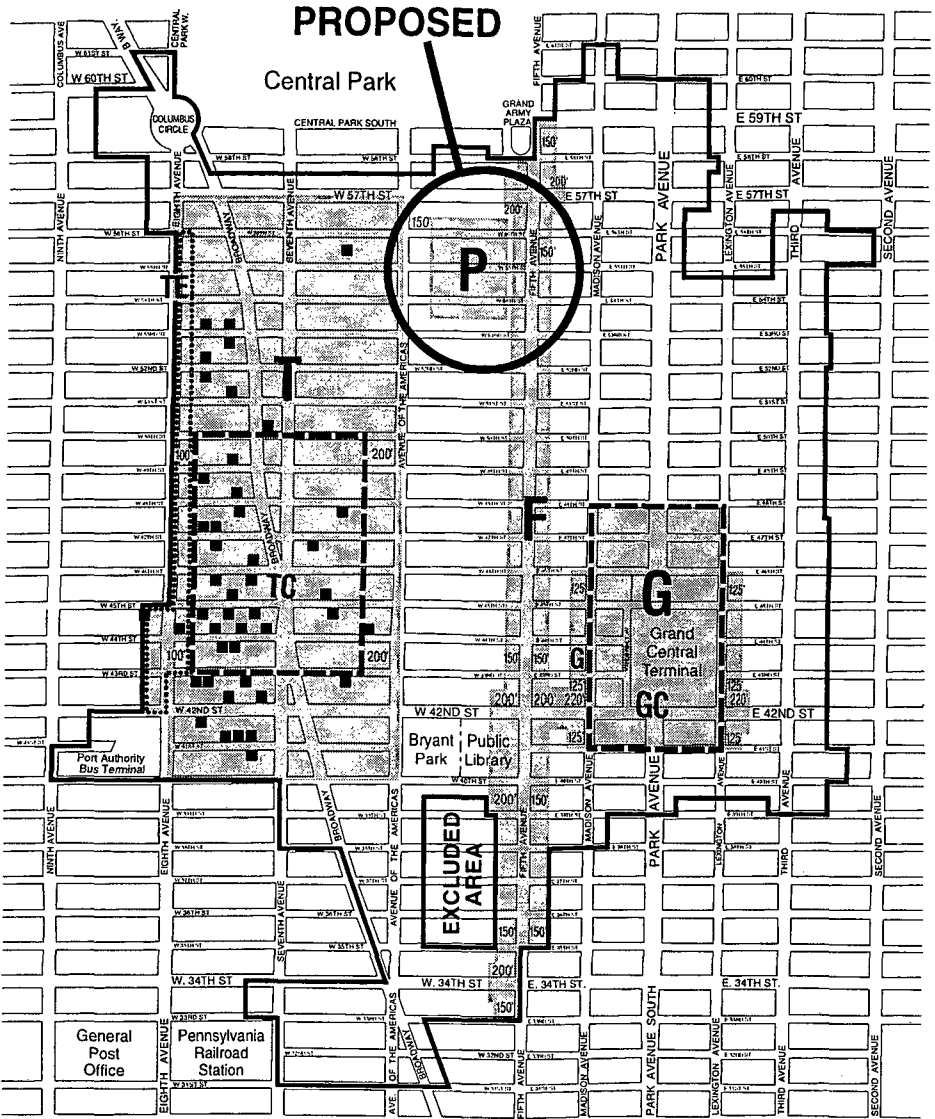


MIDTOWN DISTRICT PLAN

MAP 1 - SPECIAL MIDTOWN DISTRICT AND SUB DISTRICTS

- F** Fifth Avenue Subdistrict
- G** Grand Central Subdistrict
- P** Preservation Subdistrict
- T** Theater Subdistrict
- GC** Grand Central Subdistrict Core
- TC** Theater Subdistrict Core
- TE** Theater Subdistrict Eighth Avenue Corridor
- Listed Theaters
- Special Midtown District





PROPOSED

Central Park

P

TC

G

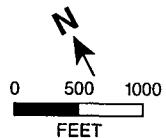
GC

EXCLUDED AREA

MIDTOWN DISTRICT PLAN

MAP 1 - SPECIAL MIDTOWN DISTRICT AND SUB DISTRICTS

- F** Fifth Avenue Subdistrict
- G** Grand Central Subdistrict
- P** Preservation Subdistrict
- T** Theater Subdistrict
- GC** Grand Central Subdistrict Core
- TC** Theater Subdistrict Core
- TE** Theater Subdistrict Eighth Avenue Corridor
- Listed Theaters
- Special Midtown District



Resolution for adoption scheduling September 6, 2000 for a public hearing.

NOTICE

On Wednesday, September 6, 2000 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 hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications by the Museum of Modern Art (MoMA) on their existing facilities in Midtown Manhattan to rezone a portion of the midblock on the north side of 53rd Street from C5-P to C5-2.5; a zoning text amendment to the Special Midtown District chapter to modify the district map to reflect the elimination of the proposed rezoning area from the Preservation Subdistrict; a zoning text amendment to ZR Section 81-066 (Special permit modifications of Section 81-40 and Section 77-00) to allow the transfer of bulk across district lines in the Special Midtown District by Special Permit of the City Planning Commission; a Special Permit pursuant to the modified ZR Section 81-066 to allow the transfer of bulk across district boundaries in the Special Midtown District; an authorization pursuant to ZR Section 81-90 to modify streetwall requirements; and a modification to an existing variance from the Board of Standards and Appeals to modify rear yard requirements. These actions would facilitate a proposal by MoMA to expand and renovate their existing Midtown facilities, located at 11 West 53rd Street.

No. 8

CD 5

C 000652 ZSM

IN THE MATTER OF an application submitted by the 900 Eighth Avenue Condominium 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 to allow an attended public parking garage with a maximum capacity of 355 spaces on the first through fourth floors 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 a proposed residential building at 900 Eighth Avenue (Block 1025, Lots 1, 10, and 58), in C6-4 and C6-5 Districts, within the Theatre Subdistrict of the Special Midtown 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 6, 2000 for a public hearing.

No. 9

CD 7

C 990055(A) ZSM

IN THE MATTER OF a modified application submitted by Belford Realty Associates, L.P. pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification on August 21, 2000 pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to permit the modification of Section 22-10 (USES PERMITTED AS-OF-RIGHT) and 32-19 (Use Group 10) of the Zoning Resolution to allow Use Groups 6 and 10 in portions of the cellar and on the ground floor within the residential and C1 portions of an existing building, which is a designated landmark, occupying the entire block bounded by West 86th Street, Broadway, West 87th Street, and Amsterdam Avenue (Block 1234, Lot 19) and known as 201-225 West 86th Street, in R8, R10A, C1-5, C1-9, and C4-6A Districts, Community District 7, Borough of Manhattan.

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 6, 2000 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 10

CD 5

C 000411 PPX

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 eight (8) 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 - Room 502, Bronx, N.Y. 10458.

(On August 9, 2000, Cal. No. 1, the Commission scheduled August 23, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 5

C 000584 ZMX

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. 3c**, establishing within an existing R8 District a C1-4 District bounded by a line 100 feet southwesterly of East Tremont Avenue, Walton Avenue, a line 175 feet southwesterly of East Tremont Avenue, and a line 100 feet southeasterly of Jerome Avenue, as shown on a diagram (for illustrative purposes only) dated June 26, 2000.

(On August 9, 2000, Cal. No. 2, the Commission scheduled August 23, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 12

CD 1

N 990152 NPK

PUBLIC HEARING:

IN THE MATTER OF a plan concerning the Greenpoint neighborhood in the northern portion of Community District 1, submitted by Brooklyn Community Board One, for consideration pursuant to Section 197-a of the New York City Charter. The proposed plan for adoption is called the "**Greenpoint 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 August 9, 2000, Cal. No. 3, the Commission scheduled August 23, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 3

C 000287 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 **40 Brevoort Place a/k/a 1274 Bedford Avenue** (Block 2022, Lot 18), for continued use as a day care center.

(On August 9, 2000, Cal. No. 4, the Commission scheduled August 23, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 14, 15, and 16

(Applications for the disposition of city-owned property, and the grant of special permits to facilitate developments at Polytechnic University)

No. 14

CD 2

C 000591 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for:

- the disposition of city-owned property generally located on the block bounded by Johnson Street/Tech Place, Bridge Street, Tillary Street, and Jay Street (Block 131, part of Lot 1);and
- the disposition of approximately 71,791 square feet of development rights from the remainder of Block 131, Lot 1;

pursuant to zoning.

(On August 9, 2000, Cal. 5, the Commission scheduled August 23, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 2

C 000592 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation, Polytechnic University, and Forest City MetroTech Associates pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution** to allow the modification of the height and setback regulations of Section 33-432 **to facilitate the development of a community facility building (Building L)** on Zoning Lot A (generally bounded by Johnson Street/Tech Place, Flatbush Avenue Extension, Myrtle Avenue, Duffield Street, Willoughby Street, and Jay Street), in a C6-1A District, within a General Large Scale Development generally bounded by Flatbush Avenue Extension, Gold Street, Willoughby Street, Jay Street, Johnson Street/ Tech Place, Bridge Street and Tillary Street within the MetroTech Urban Renewal Area.

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 9, 2000, Cal. No. 6, the Commission scheduled August 23, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 16

CD 2

C 000593 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation and Polytechnic University, pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-54* of the Zoning Resolution** to allow the modification of the height and setback regulations of Section 33-431* **to facilitate the development of a community facility building** in an area north of Johnson Street/Tech Place, generally located between Jay Street and Bridge Street (Block 131, p/o Lot 1), in a C6-1 District, within the Special Downtown Brooklyn District*.

Notes: The Special Downtown Brooklyn District and Sections 33-431 and 74-54 of the Zoning Resolution are new sections being proposed under applications N 000244

ZRY and N 000244(A) ZRY for a text amendment, and application C 000631 ZMY for an amendment to the Zoning Map. Application C 000631 ZMY was certified on June 14, 2000.

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 9, 2000, Cal. No. 7, the Commission scheduled August 23, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 17

CD 7

C 990055 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Belnord Realty Associates, L.P. 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 Section 22-10 (USES PERMITTED AS-OF-RIGHT) and 32-19 (U.G. 10) to allow Use Groups 6 and 10 in portions of the cellar and on the ground floor within the residential and C1 portions of an existing building, which is a designated landmark, occupying the entire block bounded by West 86th Street, Broadway, West 87th Street, and Amsterdam Avenue (Block 1234, Lot 19) and known as 201-225 West 86th Street, in R8, R10A, C1-5, C1-9, and C4-6A 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 August 9, 2000, Cal. No. 8, the Commission scheduled August 23, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CD 11

C 000294 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 five (5) 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 August 9, 2000, Cal. No. 9, the Commission scheduled August 23, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 19

CD 3

C 000310 ZMR

PUBLIC HEARING:

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, Nos. 26d, 27b, 33c, 33d, and 34a:**

(Sketch 1)

- 1) changing from an R3-2 District to an R3A District property bounded by Amboy Road, Nelson Avenue, Hylan Boulevard, Armstrong Avenue, Hillcrest Street, Oceanview Place, Eleanor Lane, Hillcrest Avenue, Park Terrace, Oakdale Street, and Elmwood Avenue;
- 2) changing from an R3-2 District to an R3-1 District property bounded by Hylan Boulevard, Waterside Parkway, a line 250 feet northwesterly of Mansion Avenue, a line 250 feet northwesterly of Tennyson Drive, Whitman Avenue, a line midway between Mercer Place and Cornish Street, Cleveland Avenue, Hartford Street, Nelson Avenue, Sweetwater Avenue, Wiman Avenue and its southeasterly prolongation, the U. S. Pierhead Line of Raritan Bay, and a line 100 feet northeasterly of the northeasterly

street line of Preston Avenue and its southeasterly prolongation; and,

(Sketch 2)

- 3) changing from an R3-2 District to an R3-1 District property bounded by Amboy Road, South Railroad Avenue, Spratt Avenue, Amboy Road, Willowbrook Parkway, Hylan Boulevard, Fieldway Avenue, Durant Avenue, Keegans Lane, Keats Street, and Fieldway Avenue;

within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated June 26, 2000.

(On August 9, 2000, Cal. No. 10, the Commission scheduled August 23, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

CITYWIDE

No. 20

**CD 2 Brooklyn
CD 5 & 6 Manhattan**

C 000631 ZMY

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 relating to:**

1. Section Nos. 12d and 16c in Brooklyn:

- a. changing from a C5-2 District to a C5-2A District property bounded by Pierrepont Street, a line 100 feet westerly of Clinton Street, Livingston Street, a line perpendicular to the northerly street line of Livingston Street distant 218 feet westerly from the intersection of the northerly street line of Livingston Street and the westerly street line of Boerum Place, Joralemon Street, Court Street, Montague Street, and a line 100 feet westerly of Cadman Plaza West;
- b. changing from a C6-4 District to a C5-2A District property bounded by Joralemon Street, a line perpendicular to the northerly street line of Livingston Street distant 218 feet westerly from the intersection of the northerly street line of Livingston Street and the westerly street line of Boerum Place, Livingston Street, and Boerum Place;

- c. changing from a C6-1 District to a C6-2A District property bounded by Livingston Street, a line 100 feet westerly of Court Street, Atlantic Avenue, and Smith Street;
- d. changing from a C6-1 District to an R6B District property bounded by:
 - 1) Fulton Street, St. Felix Street, Hanson Place, and Ft. Greene Place; and
 - 2) a line bisecting an angle formed by the westerly prolongation of the southerly street line of Schermerhorn Street and the northwesterly prolongation of the northeasterly street line of State Street, a line midway between Schermerhorn Street and State Street, a line 100 feet southeasterly of Smith Street, State Street, and 3rd Avenue;
- e. changing from an R6 District to an R6B District property bounded by State Street, a line 100 feet southeasterly of Smith Street, a line midway between State Street and Atlantic Avenue, and a line 240 feet northwesterly of 4th Avenue;
- f. changing from an R7-1 District to a C6-1 District property bounded by Tillary Street, Cadman Plaza West, Court Street, Joralemon Street, Adams Street/Brooklyn Bridge Boulevard, Johnson Street, and Cadman Plaza East;
- g. changing from an M1-6 District to a C6-4 District property bounded by DeKalb Avenue, a line 250 feet westerly of the westerly street line of Rockwell Place, Fulton Street, and Ashland Place;
- h. changing from a C6-1 District to an R7A District property bounded by a line midway between State Street and Atlantic Avenue, a line 130 feet southeasterly of Smith Street, Atlantic Avenue, 3rd Avenue, Dean Street, a line 100 feet southeasterly of 3rd Avenue, Pacific Street, a line 400 feet northwesterly of 4th Avenue, Atlantic Avenue, Flatbush Avenue, State Street, and a line 240 feet northwesterly of 4th Avenue;
- i. changing from an R6 District to an R6A District property bounded by Atlantic Avenue, Court Street, Pacific Street, a line 75 feet easterly of Court Street, a line bisecting an angle formed by the northwesterly prolongations of the southwesterly street line of Atlantic Avenue and the northeasterly street line of Pacific Street, a line midway between Atlantic Avenue and Pacific Street, and 3rd Avenue;
- j. eliminating from an existing R6 District a C2-3 District bounded by Atlantic Avenue, Court Street, Pacific Street, a line 75 feet easterly of Court Street, a line bisecting an angle formed by the northwesterly prolongations of the southwesterly street line of Atlantic Avenue and the northeasterly street line of Pacific Street, a line midway between Atlantic Avenue and Pacific Street, and 3rd Avenue;

- k. establishing within a proposed R6A District a C2-4 District bounded by Atlantic Avenue, Court Street, Pacific Street, a line 75 feet easterly of Court Street, a line bisecting an angle formed by the northwesterly prolongations of the southwesterly street line of Atlantic Avenue and the northeasterly street line of Pacific Street, a line midway between Atlantic Avenue and Pacific Street, and 3rd Avenue;
- l. establishing within a proposed R7A District a C2-4 District bounded by a line midway between State Street and Atlantic Avenue, a line 130 feet southeasterly of Smith Street, Atlantic Avenue, 3rd Avenue, Dean Street, a line 100 feet southeasterly of 3rd Avenue, Pacific Street, a line 400 feet northwesterly of 4th Avenue, Atlantic Avenue, Flatbush Avenue, State Street, and a line 240 feet northwesterly of 4th Avenue;
- m. eliminating a Special Fulton Mall District (FM) bounded by a line 100 feet north of DeKalb Avenue, a line 100 feet northerly of Fulton Street, the southerly street line of Willoughby Street, the easterly street line of Boerum Place, a line 100 feet southerly of Fulton Street, the northwesterly street line of Nevins Street, and the westerly street line of Flatbush Avenue;
- n. eliminating a Special Atlantic Avenue District (AA) bounded by Atlantic Avenue, Court Street, Pacific Street, a line 75 feet easterly of Court Street, a line midway between Atlantic Avenue and Pacific Street, 3rd Avenue, Pacific Street, a line 100 feet easterly of 3rd Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 200 feet westerly of 4th Avenue, Atlantic Avenue, the westerly street line of 4th Avenue, the westerly street line of Flatbush Avenue, the southerly street line of State Street, a line 240 feet westerly of 4th Avenue, a line midway between State Street and Atlantic Avenue, a line 25 feet easterly of Hoyt Street, State Street, a line 75 feet westerly of Hoyt Street, a line midway between State Street and Atlantic Avenue, and a line 130 feet easterly of Smith Street; and
- o. establishing a Special Downtown Brooklyn District (DB) bounded by Tillary Street, Clinton Street, a line 280 feet southerly of Clark Street, a line 100 feet westerly of Clinton Street, Livingston Street, a line 100 feet westerly of Court Street, Atlantic Avenue, Court Street, Pacific Street, a line 75 feet easterly of Court Street, a line bisecting an angle formed by the northwesterly prolongations of the southwesterly street line of Atlantic Avenue and the northeasterly street line of Pacific Street, a line midway between Atlantic Avenue and Pacific Street, 3rd Avenue, Pacific Street, a line 100 feet southeasterly of 3rd Avenue, a line midway between Atlantic Avenue and Pacific Street, 4th Avenue, Pacific Street, 5th Avenue, Atlantic Avenue, S. Portland Avenue, Academy Park Place, S. Elliott Place, Hanson Place, St. Felix Street, Fulton Street, Ashland Place, DeKalb Avenue, the northerly centerline prolongation of Hudson Avenue, a line 230 feet northerly of DeKalb Avenue, the easterly street line of former University Plaza and its northerly prolongation, Willoughby Street, Fleet Place, Fair Street, and Prince Street;

as shown on a diagram (for illustrative purposes only) dated June 14, 2000 and subject to the conditions of CEQR Declaration E-97;

2. Section Nos. 8c and 8d in Manhattan:

- a. changing from a C5-2A District to a C5-2.5 District property bounded by a line midway between East 57th Street and East 56th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 54th Street and East 55th Street, and a line 100 feet westerly of Lexington Avenue; and
- b. establishing a Special Midtown District (MiD) bounded by a line midway between East 57th Street and East 56th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 54th Street and East 55th Street, and a line 100 feet westerly of Lexington Avenue,

as shown on a diagram (for illustrative purposes only) dated June 14, 2000; and

3. Section No. 8d in Manhattan:

- a. changing from a C5-2 District to a C5-2A District property bounded by East 38th Street, Madison Avenue, East 35th Street, a line 100 feet easterly of Madison Avenue, a line midway between East 34th Street and East 35th Street, a line 100 feet westerly of Park Avenue, East 32nd Street, a line 100 feet westerly of Park Avenue South, East 27th Street, Madison Avenue and its southerly prolongation, East 23rd Street, West 23rd Street, a line 100 feet westerly of Broadway, West 26th Street, a line 100 feet westerly of Fifth Avenue, West 33rd Street, Fifth Avenue, East 34th Street, and a line 100 feet easterly of Fifth Avenue;
- b. changing from a C6-4 District to a C6-4A District property bounded by West 33rd Street, a line 100 feet westerly of Fifth Avenue, West 31st Street, and a line 200 feet easterly of Broadway; and
- c. changing from a C6-4M District to a C6-4A District property bounded by East 23rd Street, Park Avenue South, East 22nd Street, and Broadway,

as shown on a diagram (for illustrative purposes only) dated June 14, 2000.

(On August 9, 2000, Cal. No. 11, the Commission scheduled August 23, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, August 23, 2000 at 10:00 a.m. in City Hall, a continued public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the Unified Bulk Program and Related Zoning Map and Text Amendments, a proposal by the Department of City Planning for three interrelated zoning actions: 1) the Unified Bulk Program, a citywide zoning text amendment intended to simplify, rationalize and improve controls on the height and massing of development, 2) the Lexington Avenue Rezoning, which would rezone several blocks along Lexington Avenue between East 54th Street and East 57th Street from C5-2A to C5-2.5(MiD) and extend the Special Midtown District to include this area, and 3) zoning map and text amendments to create a new special district in the central business district of Downtown Brooklyn.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR), CEQR No. 00DCP034Y.

III. REPORTS

BOROUGH OF THE BRONX**No. 21****CD 3****C 000150 PSX**

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. On July 26, 2000, Cal. No. 9, the hearing was closed.)

For consideration.

No. 22**CD 6****C 000494 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 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. On July 26, 2000, Cal. No. 10, the hearing was closed.)

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark
designation of Fire House, Hook and Ladder
Company No. 17)*

No. 23

CD 7

N 000684 HKX

IN THE MATTER OF a communication dated June 30, 2000, from the Executive Director of the Landmarks Preservation Commission **regarding the landmark designation of Fire House, Hook and Ladder Company No. 17, (also now Engine Company No. 60),** located at 341 East 143rd Street, (Block 2306, Lot 52), by the Landmarks Preservation Commission on June 20, 2000, (List No. 315/LP No. 2046).

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark
designation of Hadley House)*

No. 24

CD 8

N 000685 HKX

IN THE MATTER OF a communication dated June 30, 2000, from the Executive Director of the Landmarks Preservation Commission **regarding the landmark designation of the Hadley House located at 5122 Post Road,** (Block 5825, Lot 1513, in part consisting of that portion of said lot bounded by the following area: starting from a point 25 feet south of the northwesterly end of the westerly lot line adjacent to The Post Road and continuing south on said lot line to a point 47.8 feet from the southwesterly most point on the westerly lot line, easterly at an angle 90 degrees through the lot to the eastern lot line adjacent to The Old Albany Post Road, northerly along the easterly lot line to a point approximately 25 feet south

of the northeasterly most point of the easterly lot line, and westerly at an angle of 90 degrees through the lot to the point of beginning), by the Landmarks Preservation Commission on June 20, 2000, (List No. 315/LP No. 2059).

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the Bedford Park Congregational Church)*

No. 25

CD 7

N 000686 HKX

IN THE MATTER OF a communication dated June 30, 2000, from the Executive Director of the Landmarks Preservation Commission **regarding the landmark designation of the Bedford Park Congregational Church, located at 2988 Bainbridge Avenue, (aka 301 East 201th Street), (Block 3299, Lot 1),** by the Landmarks Preservation Commission on June 20, 2000, (List No. 315/LP No. 2062).

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of 21 Tier Street House)*

No. 26

CD 10

N 000687 HKX

IN THE MATTER OF a communication dated June 30, 2000, from the Executive Director of the Landmarks Preservation Commission **regarding the landmark designation of 21 Tier Street House, City Island, (Block 5633, Lot 36),** by the Landmarks Preservation Commission on June 20, 2000, (List No. 315/LP No. 2063).

For consideration.

BOROUGH OF MANHATTAN

*(Report pursuant to Section 3020.8(a)
of the City Charter concerning the Designation of the
Hamilton Heights Sugar Hill Historic District)*

No. 27

CD 9

N 010010 HKM

IN THE MATTER OF a communication dated July 7, 2000 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the **Hamilton Heights/Sugar Hill Historic District**, by the Landmarks Preservation Commission on June 27, 2000 (List No. 316). The boundaries are:

Property bounded by a line beginning at a point beginning at the center of the intersection of St. Nicholas Avenue and West 145th Street, then extending westerly along a line in the middle of the roadbed of West 145th Street to a point along a line extending southerly from the eastern curbline of Convent Avenue, extending northerly along said line along the eastern curbline of Convent Avenue to a point on a line extending easterly from the southern property line of 450-452 West 147th Street (aka 388-398 Convent Avenue), then extending westerly along said line and the southern property line of 450 West 147th Street, northerly along the western property line of 450 West 147th Street and northerly across West 147th Street, to the northern curbline of West 147th Street, westerly along the northern curbline of West 147th Street to a point on a line extending southerly from the western property line of 400-406 Convent Avenue (aka 451-453 West 147th Street), along said line and the western property line of 400 Convent Avenue, then easterly along part of the northern property line of 400 Convent Avenue, northerly along the western property lines of 408 Convent Avenue through 418 Convent Avenue (aka 450 West 148th Street), and northerly across West 148th Street to the northern curbline of West 148th Street, westerly along the northern curbline of West 148th Street to a point on a line extending southerly along the western property line of 459 West 148th Street, northerly along said line and the western property line of 459 West 148th Street, westerly along part of the southern property line of 452-456 West 149th Street and the southern property line of 460-464 West 149th Street, northerly along the western property line of 460-464 West 149th Street, to the southern curbline of West 149th Street, then extending easterly along the southern curbline of West 149th Street and along a line extending easterly to the eastern curbline of St. Nicholas Avenue, then northerly along the eastern curbline of St. Nicholas Avenue to a point on a line extending westerly from the northern property line of 772-778 St. Nicholas Avenue (aka 333 Edgecombe Avenue), northerly along said line, easterly along the northern property line of 772-778 St. Nicholas Avenue, southerly along part of the eastern property line of 772-778 St. Nicholas Avenue, easterly along part of the northern property line of 333 Edgecombe Avenue, southerly along the western curbline of Edgecombe Avenue to a point on a line extending easterly from the property line of 323-325 Edgecombe Avenue, along said line and the southern property line of 323-325 Edgecombe Avenue, northerly along part of the western property line of 323-325 Edgecombe Avenue

and westerly along the southern property line of 760 St. Nicholas Avenue, across St. Nicholas Avenue to the western curblineline of St. Nicholas Avenue, southerly along the western curblineline of St. Nicholas Avenue to a point on a line extending westerly from part of the northern property line of 746 St. Nicholas Avenue (aka 313-317 Edgecombe Avenue), easterly along said line across St. Nicholas Avenue and along the northern property line of 746 St. Nicholas Avenue, northerly along part of the western property line of 313-317 Edgecombe Avenue, then easterly along the northern property line of 313-317 Edgecombe Avenue, southerly along the western curblineline of Edgecombe Avenue to a point on a line extending easterly from the southern property line of 281-283 Edgecombe Avenue, along said line and the southern property line of 281-283 Edgecombe Avenue, along the eastern property lines of 716 St. Nicholas Avenue through 710 St. Nicholas Avenue, westerly along the southern property line of 710 St. Nicholas Avenue, to a point in the middle of the roadbed of St. Nicholas Avenue, then extending southerly on a line to the point of beginning.

(On July 26, 2000, the Commission duly advertised August 9, 2000 for a public hearing. On August 9, 2000, Cal. No. 17, the hearing was closed.)

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark
designation of P.S. 166)*

No. 28

CD 7

N 010011 HKM

IN THE MATTER OF a communication dated July 7, 2000, from the Executive Director of the Landmarks Preservation Commission **regarding the landmark designation of P.S. 166**, located at 132 West 89th Street, (aka 122-168 West 89th Street (Block 1219, Lot 47), by the Landmarks Preservation Commission on June 27, 2000, (List No. 316/LP No. 2072).

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark
designation of the Broad Exchange Building)*

No. 29

CD 1

N 010012 HKM

IN THE MATTER OF a communication dated July 7, 2000, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the **Broad Exchange Building**, located at 25 Broad Street, (aka 25-33 Broad Street, 44-60 Exchange Place), (Block 25, Lot 16), by the Landmarks Preservation Commission on June 27, 2000, (List No. 316/LP No. 2074).

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the Russell Sage Foundation Building and Annex)*

No. 30

CD 6

N 000688 HKM

IN THE MATTER OF a communication dated June 30, 2000, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the **Russell Sage Foundation Building and Annex**, located at 122-130 East 22nd Street (a.k.a. 4-8 Lexington Avenue) (Block 887, Lot 74) by the Landmarks Preservation Commission on June 20, 2000 (List No. 315/LP No. 2065).

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the 314 East 53rd Street House)*

No. 31

CD 6

N 000689 HKM

IN THE MATTER OF a communication dated June 30, 2000, from the Executive Director of the Landmarks Preservation Commission regarding the **landmark designation of the 314 East 53rd Street House**, located at 314 East 53rd Street (Block 1345, Lot 46) by the Landmarks Preservation Commission on June 20, 2000 (List No. 315/LP No. 2071).

For consideration.

No. 32

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.

(On July 26, 2000, Cal. No. 5, the Commission scheduled August 9, 2000 for a public hearing. On August 9, 2000, Cal. No. 16, the hearing was closed.)

For consideration.

No. 33**CD 3****N 000412 ZAM**

IN THE MATTER OF an application submitted by Timothy Greenfield-Sanders for the grant of an authorization pursuant to Section 13-551 of the Zoning Resolution to allow one on-site enclosed accessory off-street parking space on the ground floor of an existing 5-story single family residential building located at 135 East 2nd Street (Block 429, Lot 28), in an R7-2 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.

For consideration.

No. 34**CD 1****N 000168 ZAM**

IN THE MATTER OF an application submitted by the Hudson Street LLC., for the grant of an authorization, pursuant to Section 111-23 of the Zoning Resolution to modify the use regulations of Section 111-103(b) to allow twelve loft dwellings in floors one through eight in a building located at 169 Hudson Street (Block 219, Lot 22) 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 at the Manhattan Office of the Department of City Planning, 22 Reade Street, Room 6N, New York, NY 10007.

For consideration.

No. 35**CD 1****N 000119 ZAM**

IN THE MATTER OF an application submitted by the 35 Vestry Street Corp., for the grant of an authorization, pursuant to Section 111-23 of the Zoning Resolution to modify the use regulations of Section 111-103(b) to allow two loft dwellings in the cellar, first and second floors in a building located at 35 Vestry Street (Block 219, Lot 17) 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 at the Manhattan Office of the Department of City Planning, 22 Reade Street, Room 6N, New York, NY 10007.

For consideration.

BOROUGH OF QUEENS

No. 36

CD 7

N 010032 PXQ

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 142-04 Bayside Avenue (Block 4776, Lot 11). (Community Board 7 offices)

(On July 26, 2000, the Commission duly advertised August 9, 2000 for a public hearing. On August 9, 2000, Cal. No. 19, the hearing was closed.)

For consideration.

No. 37

CD 9

C 990136 MMQ

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 Park Lane South between 112th Street and 115th Street, and any acquisition or disposition of property related thereto, in accordance with Map No.4946, dated April 28, 1999, and signed by the Borough President.

(On June 28, 2000, Cal. No. 3, the Commission scheduled July 12, 2000 for a public hearing. On July 12, 2000, Cal. No. 7, the hearing was closed.)

For consideration.

No. 38

CD 12

C 000478 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, **for the disposition of three (3) city-owned public parking facilities**, restricted to public parking and the number of spaces currently on each of the sites.

<u>Block</u>	<u>Lot</u>	<u>Location</u>
9796	63	West side of 168 th Street, between 90 th and 91 st avenues
9800	5	East side of 168 th Street, between 90 th and 91 st avenues
10151	39	Archer Avenue and 165 th Street

(On June 28, 2000, Cal. No. 4, the Commission scheduled July 12, 2000 for a public hearing. On July 12, 2000, Cal. No. 8, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 39

CD 3

C 000151 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. 26b, 26d, 33a, 33b and 33c:**

- 1) changing from an R3-2 District to an R3X District property bounded by Richmond Parkway, Huguenot Avenue, Castor Place, Anaconda Street, Sperry Place, Everton Avenue, Rosedale Avenue, Vespa Avenue, Arden Avenue, the boundary line of Arden Heights Woods Park and its southwesterly prolongation, and Carlton Boulevard; and
- 2) changing from an R3-2 District to an R3-1 District property bounded by Richmond Parkway, Carlton Boulevard, the southerly boundary line of Arden Heights Woods Park and its southeasterly prolongation, Woodrow Road, a line

620 feet westerly of Woodrow Road, a line 287 feet southerly of Gary Street (a record street), Woodrow Road, a line 97 feet southerly of Gary Street (a record street), Kenilworth Avenue and its southerly prolongation, and Arthur Kill Road,

within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated May 1, 2000.

(On June 28, 2000, Cal. No. 5, the Commission scheduled July 12, 2000 for a public hearing. On July 12, 2000, Cal. No. 9, the hearing was closed. On August 9, 2000, Cal. No. 32, the item was laid over.)

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark
designation of (Former 66th) Now 120th Police
Precinct Headquarters)*

No. 40

CD 1

N 010013 HKR

IN THE MATTER OF a communication dated July 7, 2000, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of (Former 66th) Now 120th Police Precinct Headquarters, located at 78 Richmond Terrace, (Block 9, Lot 28), by the Landmarks Preservation Commission on June 27, 2000, (List No. 316/LP No. 2058).

For consideration.

Nos. 41 and 42

*(Applications for the grant of certification and authorizations
to facilitate the creation of 68 zoning lots to accommodate
115 units of housing)*

No. 41

CD 3

N 000386 RCR

IN THE MATTER OF an application submitted by Lauria Associates, **for grant of certification** pursuant to Section 107-321 of the Zoning Resolution for restoration to facilitate the creation of 68 zoning lots intended to accommodate 115 units of housing at Bloomingdale Road, Anthony Street, Lynbrook Court, Lynbrook and Dexter Avenues (Block 7020, Lots 2 to 450) within the Special South Richmond Development District, Borough of Staten Island, Community District 3.

Plans for the proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Pl., 6th floor, Staten Island, New York, 10301.

For consideration.

 No. 42

CD 3

N 990542 RAR

IN THE MATTER OF an application submitted by Lauria Associates, **for grant of authorizations** pursuant to Sections 107-64, 107-65 and 107-08 of the Zoning Resolution for the removal of trees, modifications of existing topography and future subdivision to facilitate the creation of 68 zoning lots intended to accommodate 115 units of housing at Bloomingdale Road, Anthony Street, Lynbrook Court, Lynbrook and Dexter Avenues (Block 7020, Lots 2 to 450) within the Special South Richmond Development District, Borough of Staten Island, Community District 3.

Plans for the proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Pl., 6th floor, Staten Island, New York, 10301.

For consideration.

CD 2

N 000586 ZAR

IN THE MATTER OF an application submitted by Mr. and Mrs. Michael Lucchesi for the grant of authorizations pursuant to Sections 105-421, 105-423 and 105-424 of the Zoning Resolution involving the modification of existing topography, the alteration of botanic environments and removal of trees and alteration of other natural features (steep slope) to facilitate development of a single-family residence on property located at 161 Forest Road (Block 868, tentative lot 50) in an R1-1 district 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 130 Stuyvesant Place, 6th Floor, Staten Island, New York 10301.

For consideration.
