

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, SEPTEMBER 6, 2000
10:00 A.M. CITY HALL
NEW YORK, NEW YORK 10007**

Rosa R. Romero, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370

CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION
1	C 000106 ZSM	2	Scheduled to be Heard 9/20/00	17	N 000130 ZAM	1	Authorization Approved
2	C 000661 HAM	3	" "	18	C 990628 ZMQ	1	Fav. Rept. Adopted As Mod.
3	C 990055(A) ZSM	7	" "	19	C 000309 ZMR	3	Favorable Report Adopted
4	C 000288 PQQ	12	" "	20	N 000579 ZAR	2	Authorization Approved
5	N 000286 ZRK	12	Hearing Closed		N 000580 ZCR	2	Certification Approved
6	C 000401 ZSK	10	Hearing Continued	21	N 990456 ZAR	2	Authorization Approved
7	C 000615 ZSK	10	" "	22	N 000386 RCR	3	Certification Approved
8	C 000229 ZSM	4	Hearing Closed	23	N 990542 RAR	3	Authorization Approved
9	C 000649 ZMM	5	" "				
10	C 000651 ZSM	5	" "				
11	N 000650 ZRM	4-8	" "				
	N O T I C E		" "				
12	C 000652 ZSM	5	" "				
13	N 000582 HAX	13	Favorable Report Adopted				
14	C 970367 MMX	4	" "				
15	C 000568 HAX	4	" "				
16	C 000466 PQQ	18	" "				

COMMISSION ATTENDANCE:		Present (P)	COMMISSION VOTING RECORD:													
		Absent (A)	In Favor - Y Oppose - N Abstain - AB Recuse - R													
		Calendar Numbers:	13	14	15	16	17	18	19	20	21	22	23			
Joseph B. Rose, Chairman	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Victor G. Alicea, Vice Chairman	P		Y	Y	Y	Y	Y	Y	AB	Y	Y	Y	Y			
Albert Abney	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Angela M. Battaglia	A															
Amanda M. Burden, A.I.C.P.	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Irwin Cantor, P.E.	A															
Angela R. Cavaluzzi, R.A.	P		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			
Alexander Garvin	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
William J. Grinker	P		Y	Y	Y	Y	Y	Y	Y							
Kenneth J. Knuckles, Esq.	P		AB	AB	AB	AB	AB	AB	AB	AB	AB	AB	AB			
John Merolo	P		AB	AB	AB	AB	AB	AB	AB	AB	AB	AB	AB			
Edward T. Rogowsky, Commissioners	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			

MEETING ADJOURNED AT: 1:00 P.M.

Note: On Cal. Nos. 20, 21, 22 and 23 Commissioner Grinker was not present for the votes

**COMPREHENSIVE
CITY PLANNING CALENDAR
of**

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 6, 2000

MEETING AT 10:00 A.M.

in

CITY HALL



Rudolph W. Giuliani, Mayor

City of New York

[No. 20]

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
KENNETH J. KNUCKLES
JOHN MEROLO
EDWARD T. ROGOWSKY, *Commissioners*
ROSA R. ROMERO, *Calendar Officer*

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, SEPTEMBER 6, 2000

Roll Call; approval of minutes	1
I. Scheduling of September 20, 2000	1
II. Public Hearings	4
III. Reports	17

**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 20, 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: _____

SEPTEMBER 6, 2000

APPROVAL OF MINUTES OF Regular Meeting of August 23, 2000

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, SEPTEMBER 20, 2000
STARTING AT 10:00 A.M.
IN CITY HALL,
NEW YORK, NEW YORK**

BOROUGH OF MANHATTAN

No. 1

CD 2

C 000106 ZSM

IN THE MATTER OF an application submitted by 60 Greene Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the provisions of:

1. a. **Section 42-14D(1)(a) to allow joint living-work quarters for artists in a proposed penthouse on the roof of a building erected prior to December 15, 1961; and**
- b. **Section 43-17 to allow a building that will contain joint living-work quarters for artists to be enlarged; and**
2. **Section 42-14D(2)(a) to allow retail use (Use Group 6) on the ground floor and in a portion of the cellar of a building occupying more than 3600 square feet of lot area;**

of an existing 5-story building at 60 Greene Street (Block 485, Lot 1), in an M1-5A District within the SoHo Cast Iron Historic District.

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

Resolution for adoption scheduling September 20, 2000 for a public hearing.

No. 2

CD 3

C 000661 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 138 Stanton Street (Block 355, Lot 77), 113 & 111 Norfolk Street (Block 353, Lots 31 & 32), and 143 & 141 Norfolk Street (Block 354, Lots 25 & 26), 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 three buildings, tentatively known as Norfolk Apartments II, with 52 units of rental housing for low income persons, to be developed under the New York State Housing Trust Fund.

Resolution for adoption scheduling September 20, 2000 for a public hearing.

No. 3

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.

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 20, 2000 for a public hearing. (On August 23, 2000, Cal. No. 9, the Commission rescheduled this hearing to September 20, 2000.)

BOROUGH OF QUEENS

No. 4

CD 12

C 000288 PQQ

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 108-10 Sutphin Boulevard** (Block 11946, Lot 121) **for continued use as a day care center.**

Resolution for adoption scheduling September 20, 2000 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 5

(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.)

CD 12

N 000286 ZRK

PUBLIC HEARING:

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.

- (a) Floor area, lot coverage, open space, lot area per dwelling unit or room, and height factor regulations

* * *

- (b) Building height

* * *

- (c) Front yards

* * *

- (d) Side yards

* * *

- (e) 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

* * *

(g) 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:

- (a) Community Districts 10, 11 and 15, in the Borough of Brooklyn; and
- (b) ~~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:

* * *

(On August 23, 2000, Cal. No. 1, the Commission scheduled September 6, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 6 and 7

(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. 6

CD 10

C 000401 ZSK

PUBLIC HEARING:

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.

(On August 23, 2000, Cal. No. 2, the Commission scheduled September 6, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 7

CD 10

C 000615 ZSK

PUBLIC HEARING:

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.

(On August 23, 2000, Cal. No. 3, the Commission scheduled September 6, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 8

CD 4

C 000229 ZSM

PUBLIC HEARING:

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.

(On August 23, 2000, Cal. No. 4, the Commission scheduled September 6, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 9, 10, and 11

*(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. 9

CD 5

C 000649 ZMM

PUBLIC HEARING:

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.

(On August 23, 2000, Cal. No. 5, the Commission scheduled September 6, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

CD 5

C 000651 ZSM

PUBLIC HEARING:

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.

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

Close the hearing.

No. 11

CDs 4, 5, 6, 7, and 8.

N 000650 ZRM

PUBLIC HEARING:

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 Permit Modifications 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 elements, 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#;

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

(2) ~~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#.~~

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

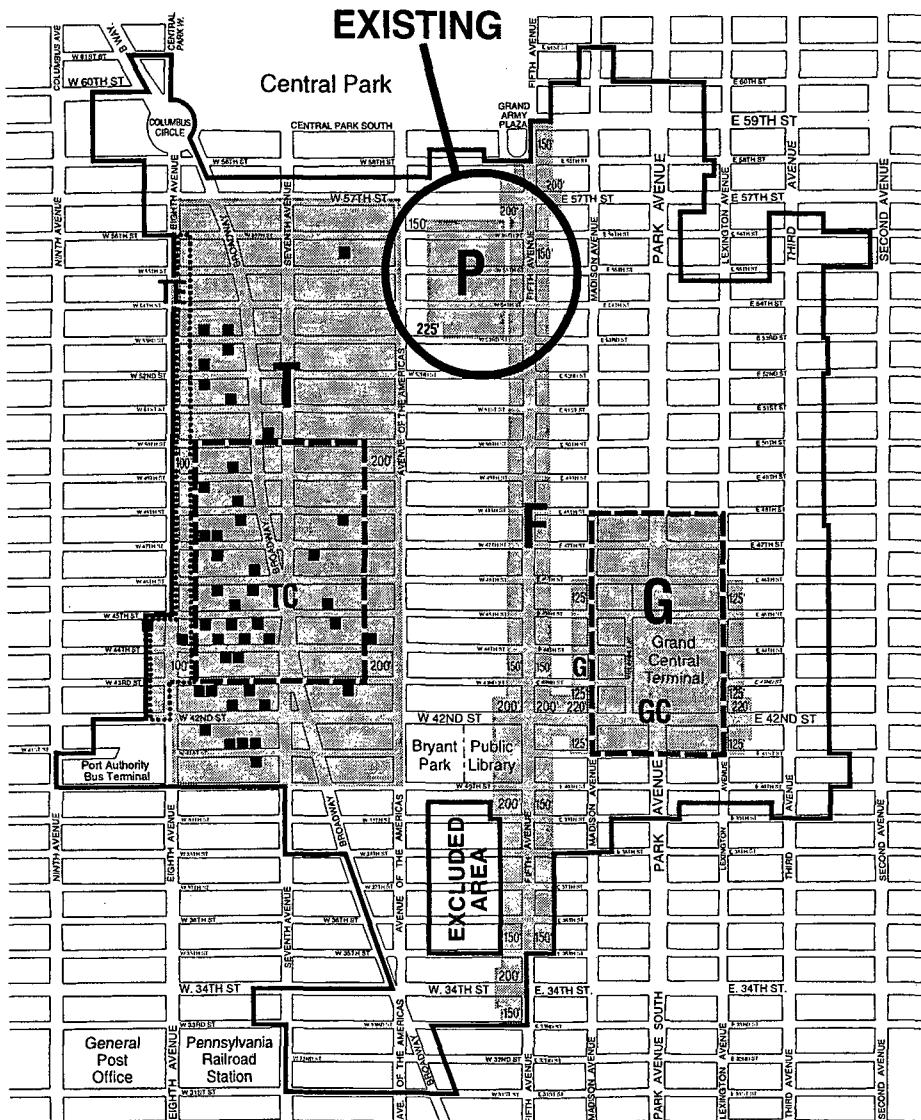
(3) ~~That any adverse impact on retail continuity is minimized by a site plan which that requires pedestrian-oriented #uses# along the boundaries of any open or enclosed public areas within the #development#.~~

(4) ~~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#.

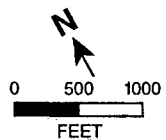
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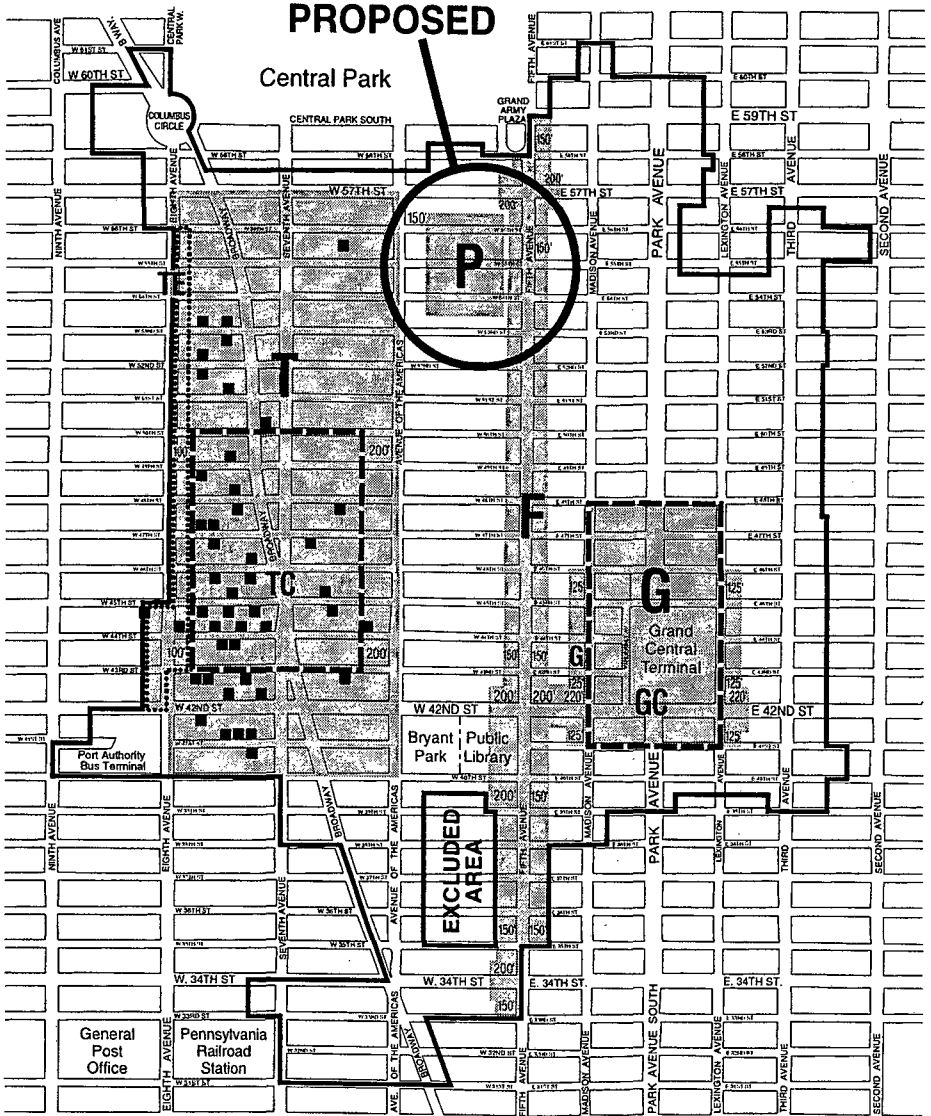


MIDTOWN DISTRICT PLAN

MAP 1 - SPECIAL MIDTOWN DISTRICT AND SUB DISTRICTS

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

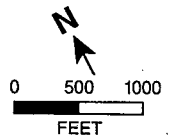




MIDTOWN DISTRICT PLAN

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



(On August 23, 2000, Cal. No. 7, the Commission scheduled September 6, 2000 for a public hearing which has been duly advertised.)

Close the 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. 12

CD 5

C 000652 ZSM

PUBLIC HEARING:

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.

(On August 23, 2000, Cal. No. 8, the Commission scheduled September 6, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX**No. 13****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.

(On July 26, 2000, Cal. No. 1, the Commission scheduled August 9, 2000 for a public hearing. On August 9, 2000, Cal. No. 12, the hearing was closed.)

For consideration.

No. 14**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.

(On July 26, 2000, Cal. No. 2, the Commission scheduled August 9, 2000 for a public hearing. On August 9, 2000, Cal. No. 13, the hearing was closed.)

For consideration.

No. 15

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.

(On July 26, 2000, Cal. No. 3, the Commission scheduled August 9, 2000 for a public hearing. On August 9, 2000, Cal. No. 14, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 16

CD 18

C 000466 PQK

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.

(On July 26, 2000, Cal. No. 4, the Commission scheduled August 9, 2000 for a public hearing. On August 9, 2000, Cal. No. 15, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 17

CD 1

N 000130 ZAM

IN THE MATTER OF an application submitted by 452 Greenwich Associates LLC 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 4-story, residential building at 452 Greenwich Street (Block 223, Lot 28), in an M1-5 District within the Special Tribeca Mixed Use District, Area B2.

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

For consideration.

BOROUGH OF QUEENS

No. 18

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, Broadway, and 46th Street, as shown on a diagram (for illustrative purposes only) dated June 26, 2000.

(On July 26, 2000, Cal. No. 7, the Commission scheduled August 9, 2000 for a public hearing. On August 9, 2000, Cal. No. 20, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 19

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.

(On July 26, 2000, Cal. No. 8, the Commission scheduled August 9, 2000 for a public hearing. On August 9, 2000, Cal. No. 21, the hearing was closed.)

For consideration.

No. 20

(Request for the grant of authorizations and certification of compliance with the special review provisions to allow the development of one single-family dwelling, with a garage and accessory swimming pool and the 1 1/2 story enlargement of the existing residence within the Special Natural Area District)

CD 2

N 000579 ZAR
N 000580 ZCR

IN THE MATTER OF an application submitted by John Johanides for the grant of authorizations pursuant to Section 105-421, 105-423 and 105-424 of the Zoning Resolution involving the modification of existing topography, the alteration of botanic environment including removal of trees and the alteration of other natural features (steep slopes) and certification pursuant to Section 105-90 of the Zoning Resolution for future subdivision to allow the construction of one single-family dwelling, with a garage and accessory swimming pool and the 1 1/2 story enlargement of the existing residences located at 19 & 21 Overlook Drive (Block 834, Lots 40 and 50) 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.

No. 21

(Request for the grant of authorizations and certification of compliance with the special review provisions to allow the development of a two-story one single family residence, with a garage and driveway within the Special Natural Area District)

CD 2

N 990456 ZAR

IN THE MATTER OF an application submitted by J. Laforte, Jr. for the grant of authorizations pursuant to Section 105-421 and 105-423 of the Zoning Resolution involving the modification of existing topography and the alteration of botanic environment including removal of trees and certification pursuant to Section 105-90 of the Zoning Resolution for future subdivision to allow the construction of a two-story one single family residence, with a garage and driveway located at 17 Lowell Street (Block 2306, Lot 320) 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.

Nos. 22 and 23

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

No. 22

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.

(On August 23, 2000, Cal. No. 41, the item was laid over.)

For consideration.

No. 23

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.

(On August 23, 2000, Cal. No. 42, the item was laid over.)

For consideration.
