

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, MARCH 28, 2001
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 010110 PQX	1	Scheduled to be Heard 4/11/01	17	C 010148 ZMM	4	Favorable Report Adopted
2	C 000266 MMQ	2	" "	18	C 010149 ZSM	4	" "
3	C 000406 ZMQ	1,2	" "	19	C 010150 ZSM	4	Fav. Report Adopted As Mod.
4	N 000407 ZRQ	1,2	" "	20	C 010151 ZSM	4	Favorable Report Adopted
5	C 000483 ZSQ	2	" "	21	C 010152 ZSM	4	" "
6	C 010260 PPQ	2	" "	22	N 010376 HKM	4	Forward Rep't to City Council
	NOTICE		" "	23	N 010377 HKM	5	" "
7	C 010318 ZSR	3	" "	24	C 000573 ZMR	2	Favorable Report Adopted
8	C 010319 PSR	3	" "	25	C 000564 PCR	3	" "
9	C 990450 PPX	3	Hearing Closed	26	N 010378 HKR	1	Forward Rep't to City Council
10	C 010084 PPK	5	" "	27	N 010379 HKR	1	" "
11	C 000414 MMK	18	" "	28	N 010380 HKR	1	" "
12	C 000414(A) MMK	18	" "	29	N 010021 ZAR	2	Authorization Approved
13	C 010257 HDM	11	" "				
14	C 010240 PPQ	10	12-14				
15	Capital Strategy	cw	" "				
16	C 000681 PPK	5	Favorable Report Adopted				

COMMISSION ATTENDANCE:

Present (P)
 Absent (A)

Calendar Numbers:

COMMISSION VOTING RECORD:

In Favor - Y Oppose - N Abstain - AB Recuse - R

		16	17	18	19	20	21	22	23	24	25	26	27	28	29
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.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Irwin Cantor, P.E.	P	Y	R	R	R	R	R	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	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
William J. Grinker	P	Y	Y	Y	Y	Y	Y	N	AB	Y	Y	N	Y	Y	Y
Kenneth J. Knuckles, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
John Merolo, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

MEETING ADJOURNED AT: 10:34 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 28, 2001

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



Rudolph W. Giuliani, Mayor
City of New York

[No. 6]

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**

A

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, *Esq.*
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, MARCH 28, 2001

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

The next regular public meeting of the City Planning Commission is scheduled for April 11, 2001 in City Hall, Manhattan, New York at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

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

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

MARCH 28, 2001

**APPROVAL OF MINUTES OF Regular Meeting of March 14, 2001
and Special Meeting of March 26, 2001**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, APRIL 11, 2001
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 1

C 010110 PQX

IN THE MATTER OF an application submitted by the Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for acquisition of property located at 205-209 East 138th Street (Block 2340, Lot 3) for continued use as a sign shop.

Resolution for adoption scheduling April 11, 2001 for a public hearing.

BOROUGH OF QUEENS

Nos. 2, 3, 4, 5, and 6

(Applications for amendments to the Zoning Resolution, City Map, and Zoning Map to establish a new Special Long Island City Mixed Use District and the grant of a special permit and the disposition of city-owned property)

No. 2

CD 2

C 000266 MMQ

IN THE MATTER OF an application submitted by Outlet City Incorporated, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving the elimination, discontinuance and closing of West Street, southeast of Jackson Avenue, the adjustment of grades necessitated thereby and any acquisition or disposition of real property related thereto, in accordance with map No. 4953 dated June 9, 2000 and signed by the Borough President.

Resolution for adoption scheduling April 11, 2001 for a public hearing.

 No. 3

CDs 1 and 2

C 000406 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b:

- 1) changing from an M1-5 District to an M1-5/R7-3 District property bounded by:
 - a) 40th Road, Northern Boulevard, a line 180 feet southwesterly of 40th Road, and 29th Street;
 - b) 41st Avenue, 29th Street, a line 200 feet northeasterly of Queens Plaza North, and 23rd Street; and
 - c) a line 100 feet northeasterly of 42nd Road, 28th Street, 42nd Road, a line midway between Hunter Street and Jackson Avenue, 43rd Avenue, and a line midway between 24th Street and Crescent Street;

- 2) changing from an M1-5 District to an M1-5/R9 District property bounded by:
 - a) a line 200 feet northeasterly of Queens Plaza North, 29th Street and its southwesterly prolongation, a line midway between the northeasterly street line of Queens Plaza North and the southwesterly street line of Queens Plaza South, 28th Street, a line 100 feet northeasterly of 42nd Road, a line midway between 24th Street and Crescent Street, 43rd Avenue, and 23rd Street; and
 - b) a line midway between Hunter Street and Jackson Avenue, 42nd Road, Jackson Avenue, Orchard Street and its southeasterly prolongation, the northwesterly property line of the Metropolitan Transportation Authority (MTA)/Long Island Rail Road right-of-way, Purves Street, Jackson Avenue, and 43rd Avenue;
- 3) changing from an M1-5 District to an M1-6/R10 District property bounded by a line 180 feet southwesterly of 40th Road, Northern Boulevard, 41st Avenue and its southeasterly prolongation, the northwesterly property line of MTA/Long Island Rail Road right-of-way, Orchard Street and its southeasterly prolongation, Jackson Avenue, 42nd Road, 28th Street, a line midway between the northeasterly street line of Queens Plaza North and the southwesterly street line of Queens Plaza South, and 29th Street;
- 4) changing from an M1-4 District to an M1-5/R7-3 District property bounded by:
 - a) 43rd Avenue, a line midway between Hunter Street and Jackson Avenue, a line 155 feet southwesterly of 43rd Avenue, Hunter Street, 44th Road, and Crescent Street; and
 - b) Thomson Avenue, the northwesterly property line of the MTA/Long Island Railroad right-of-way, Crane Street and its southeasterly prolongation, a line 100 feet southeasterly of Jackson Avenue, Davis Street, and Jackson Avenue;
- 5) changing from an M1-4 District to an M1-5/R9 District property bounded by 43rd Avenue, Jackson Avenue, Purves Street, Thomson Avenue, Jackson Avenue, a line 155 feet southwesterly of 43rd Avenue, and a line midway between Hunter Street and Jackson Avenue;
- 6) changing from an M1-4 District to an M1-6/R10 District property bounded by:
 - a) 43rd Avenue, Crescent Street, 44th Road, and 23rd Street; and
 - b) a line 155 feet southwesterly of 43rd Avenue, Jackson Avenue, a line 50 feet southerly of the northerly street line of 44th Drive, a line 50 feet southwesterly of the northeasterly boundary of Capt. Malcolm. M. Rafferty Square, and Hunter Street and its southwesterly prolongation; and

- 7) eliminating from an existing R7A District a C2-5 District bounded by Jackson Avenue, Davis Street, a line 100 feet southeasterly of Jackson Avenue, and Crane Street;
- 8) changing from an R7A District to an M1-5/R7-3 District property bounded by Jackson Avenue, Davis Street, a line 100 feet southeasterly of Jackson Avenue, and Crane Street; and
- 9) establishing a Special Long Island City Mixed Use District(LIC) [formerly a Special Hunters Point Mixed Use District, (HP)] within the area bounded by 23rd Street, 41st Avenue, 29th Street, 40th Road, Northern Boulevard, 41st Avenue and its southeasterly prolongation, the northwesterly property line of the MTA/Long Island Rail Road right-of-way, Crane Street and its southeasterly prolongation, a line 100 feet southeasterly of Jackson Avenue, a line midway between Pearson Street and Davis Street, a line 375 feet southeasterly of Jackson Avenue, Pearson Street, Jackson Avenue, 43rd Avenue, Hunter Street, 44th Road, Crescent Street, a line 66 feet northerly of 44th Road, a line midway between 24th Street and Crescent Street, and 44th Road :

as shown on a diagram (for illustrative purposes only) dated December 26, 2000, and subject to the conditions of CEQR Declaration E-104.

Note: The name of the Special Hunters Point Mixed Use District (HP) is being changed to the Special Long Island City Mixed Use District (LIC).

Resolution for adoption scheduling April 11, 2001 for a public hearing.

No. 4

CDs 1 and 2

N 000407 ZRQ

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for amendments to the Zoning Resolution of the City of New York, concerning Article XI, Chapter 7, (Special Hunters Point Mixed Use District) and related sections, renaming such district the Special Long Island City Mixed Use District, and establishing new subdistricts and related regulations.

Resolution for adoption scheduling April 11, 2001 for a public hearing.

No. 5**CD 2****C 000483 ZSQ**

IN THE MATTER OF an application submitted by G & M Realty, 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 117-56* of the Zoning Resolution** to allow the increase of the floor area ratio to 8 and permit modification of the regulations of Section 117-531* (Street Wall Location), (a) and (b), to allow the waiver of the required location of street walls to facilitate the construction of a commercial development on property located on the southerly side of Jackson Avenue between Crane and Davis Streets (Block 86, Lots 1, 7 & 22 and Block 72, Lot 80)), in an M1-5/R7-3* District, within the Special Long Island City Mixed Use District*.

*Note: Sections 117-56 and 117-531 are proposed under a related application for an Amendment of the Zoning Text (N 000407 ZRQ) and the M1-5/R7-3 District and Special Long Island City Mixed Use District are proposed under a related application for an Amendment of the Zoning Map (C 000406 ZMQ).

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 April 11, 2001 for a public hearing.

No. 6**CD 2****C 010260 PPQ**

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, **for the disposition of one (1) city-owned property located at 28-10 Queens Plaza South (Block 420, Lot 1), pursuant to zoning and with the requirement that in the event of future development, 1,150 public parking spaces shall be provided on the property.**

Resolution for adoption scheduling April 11, 2001 for a public hearing.

NOTICE

On Wednesday, April 11, 2001, 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 hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning several amendments to the zoning map and zoning text, and other related actions, for 37 blocks in the vicinity of Queens Plaza and the Sunnyside Railroad Yards in Long Island City, Queens, Community Districts 1 and 2, to establish a new Special Long Island City District.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 00DCP055Q.

BOROUGH OF STATEN ISLAND**Nos. 7 and 8**

(Applications for the grant of a special permit and site selection to allow a combined fire and ambulance station)

No. 7**CD 3****C 010318 ZSR**

IN THE MATTER OF an application submitted by the Fire Department and the Department of Citywide Administrative Services pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-67 of the Zoning Resolution to allow a combined fire and ambulance station to be located at the southwesterly corner of the intersection of Veterans Road East and Rossville Avenue (Block 7067, Lot 252), in an R3-2 District, within the Special South Richmond Development 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 April 11, 2001 for a public hearing.

CD 3

C 010319 PSR

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 the southwest corner of Rossville Avenue and Veterans Road East (Block 7067, Lot 252), for use as a fire and ambulance station.**

Resolution for adoption scheduling April 11, 2001 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 9

CD 3

C 990450 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 ten (10) 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 March 14, 2001, Cal. No. 1, the Commission scheduled March 28, 2001 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 10

CD 5

C 010084 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of 69 city-owned properties, pursuant to zoning.

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

(On March 14, 2001, Cal. No. 2, the Commission scheduled March 28, 2001 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 11 and 12

*(Applications (as certified and subsequently modified) to
amend the City Map to establish new streets)*

No. 11

CD 18

C 000414 MMK

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by Ocean Management Corp., pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** establishing Gil Hodges Loop, intersecting Royce Street between Avenue N and Avenue T, the modification of grades necessitated thereby, **and any acquisition or disposition of real property related thereto**, in accordance with Map No. X-2645, dated October 6, 2000, and signed by the Borough President.

(On February 14, 2001, Cal. No. 1, the Commission scheduled February 28, 2001 for a public hearing. On February 28, 2001, Cal. No. 6, the hearing was continued.)

Close the hearing.

No. 12

CD 18

C 000414 (A) MMK

PUBLIC HEARING:

IN THE MATTER OF a modified application submitted by Ocean Management Corporation pursuant to Sections 197-c and 199 of the New York City Charter and proposed for modification on February 26, 2001 pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure, **for an amendment to the City Map establishing two streets within the block bounded by Avenue N, Royce Street, Avenue T and East 71st Street:**

1. Bergen Cove, a new street, parallel to Avenue N, extending southwestward from Royce Street to a turnaround; and
2. An extension of East 73rd Street extending northwesterly from Avenue T to Bergen Cove,

the modification of grades necessitated thereby, and any acquisition or disposition of real property related thereto, in accordance with map No. X-2645, and signed by the Borough President.

(On March 14, 2001, Cal. No. 3, the Commission scheduled March 28, 2001 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 13

CD 11

C 010257 HDM

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property on sites 9, 13B, 37A and 37B within the Milbank Frawley Circle East Urban Renewal Area.

The properties are to be disposed to a developer to be selected by HPD.

A list of the specific properties proposed for disposition may be seen at the Manhattan Office of the Department of City Planning, 22 Reade Street, 6th Floor, New York, NY 10007.

(On March 14, 2001, Cal. No. 4, the Commission scheduled March 28, 2001 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 14

CDs 10, 12, 13, 14

C 010240 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Business Services and the Economic Development Corporation pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at **John F. Kennedy International Airport (Block 14260, part of Lot 1)**, restricted to airport uses and uses ancillary thereto.

(On March 14, 2001, Cal. No. 5, the Commission scheduled March 28, 2001 for a public hearing which has been duly advertised.)

Close the hearing.

CITYWIDE

No. 15

CITYWIDE

Draft Ten-Year Capital Strategy

PUBLIC HEARING:

Pursuant to Section 234 of the New York City Charter, the Draft Ten-Year Capital Strategy, Fiscal Years 2002-2011, was issued jointly by the Office of Management and Budget and the Department of City Planning on January 25, 2001. After a public comment period, it will be issued in final form by the Mayor. Issued every two years, the strategy proposes capital commitments to be made during the ensuing ten years, by program category and agency.

Copies of the draft strategy may be obtained at the Department of City Planning Bookstore, 22 Reade Street, New York, NY 10007-1216, telephone 212-720-3667.

(On March 14, 2001, Cal. No. 6, the Commission scheduled a public hearing for March 28, 2001 which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 16

CD 5

C 000681 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of thirty-nine (39) city-owned properties pursuant to zoning.

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

(On February 14, 2001, Cal. No. 2, the Commission scheduled February 28, 2001 for a public hearing . On February 28, 2001, Cal. No. 7, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

Nos. 17, 18, 19, 20, and 21

*(Applications for a zoning map change and special permits,
for height and setback and public parking garages to
facilitate the construction of a mixed-use building)*

No. 17

CD 4

C 010148 ZMM

IN THE MATTER OF an application submitted by The Durst Organization pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c:

1. changing from an M2-3 District to a C4-7 District property bounded by Twelfth Avenue, West 57th Street, Eleventh Avenue, West 58th Street, a line 125 feet westerly of Eleventh Avenue, a line midway between West 57th Street and West 58th Street, and

a line 125 feet easterly of Twelfth Avenue; and

2. changing from an M2-3 District to an M1-5 District property bounded by a line 125 feet easterly of Twelfth Avenue, a line midway between West 57th Street and West 58th Street, a line 125 feet westerly of Eleventh Avenue, and West 58th Street;

within the Special Clinton District, as shown on a diagram (for illustrative purposes only) dated October 30, 2000 and subject to the conditions of CEQR Declaration E-103.

(On January 31, 2001, Cal. No. 5, the Commission scheduled February 14, 2001 for a public hearing. On February 14, 2001, Cal. No. 10, the hearing was closed.)

For consideration.

No. 18

CD 4

C 010149 ZSM

IN THE MATTER OF an application submitted by The Durst Organization 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 399 spaces on portions of the ground and second 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 the mid-block portion of a proposed mixed-use building to be constructed on property bounded by West 57th Street, Eleventh Avenue, West 58th Street, and Twelfth Avenue (Block 1105, Lots 1, 5, 14, 19, 23, 29, 36, and 43), within a general large-scale development, in proposed C4-7* and M1-5* Districts, in the Special Clinton District [Area C (Other Area)].

* Note: C4-7 and M1-5 Districts are proposed under related application for an Amendment of the Zoning Map C 010148 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 January 31, 2001, Cal. No. 6, the Commission scheduled February 14, 2001 for a public hearing. On February 14, 2001, Cal. No. 11, the hearing was closed.)

For consideration.

No. 19

CD 4

C 010150 ZSM

IN THE MATTER OF an application submitted by The Durst Organization 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 239 spaces on portions of the ground and second 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 the westerly portion of a proposed mixed-use building to be constructed on property bounded by West 57th Street, Eleventh Avenue, West 58th Street, and Twelfth Avenue (Block 1105, Lots 1, 5, 14, 19, 23, 29, 36, and 43), within a general large-scale development, in proposed C4-7* and M1-5* Districts, in the Special Clinton District [Area C (Other Area)].

* Note: C4-7 and M1-5 Districts are proposed under related application for an Amendment of the Zoning Map C 010148 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 January 31, 2001, Cal. No. 7, the Commission scheduled February 14, 2001 for a public hearing. On February 14, 2001, Cal. No. 12, the hearing was closed.)

For consideration.

 No. 20

CD 4

C 010151 ZSM

IN THE MATTER OF an application submitted by The Durst Organization 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(a)(3) of the Zoning Resolution to permit the modification of the following height and setback regulations:

1. Sections 33-432(a) and 43-43: to allow the front walls and other portions of a building within the initial setback distance to exceed a maximum height of 85 feet above curb level to a height of 140'-9" on Eleventh Avenue (a wide street), within 100 feet of Eleventh Avenue on West 57th Street (a wide street), and within 125 feet of Eleventh Avenue on West 58th Street (a narrow street), and to penetrate the sky exposure planes within the initial setback distance; and

2. **Sections 33-451 and 43-45: to allow two towers (at Eleventh Avenue and Twelfth Avenue , respectively) which in the aggregate occupy not more than 40 percent of the lot area of a zoning lot:**

- a) **to exceed 1,875 square feet of aggregate area in the portions located not less than 15 feet nor more than 50 feet from the street line of West 58th Street (a narrow street); and**
- b) **to exceed 1,600 square feet of aggregate area in the portions located not less than 10 feet nor more than 40 feet from the street lines of West 57th Street, Eleventh Avenue, and Twelfth Avenue (all wide streets);**

to facilitate the construction of a mixed-use building with two towers, one at Eleventh Avenue (approximately 382 feet high) and the other at Twelfth Avenue (approximately 295 feet high) on property bounded by West 57th Street, Eleventh Avenue, West 58th Street, and Twelfth Avenue (Block 1105, Lots 1, 5, 14, 19, 23, 29, 36, and 43), within a general large-scale development, in proposed C4-7* and M1-5* Districts, in the Special Clinton District [Area C (Other Area)].

*** Note: C4-7 and M1-5 Districts are proposed under related application for an amendment of the Zoning Map C 010148 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, NY 10007.

(On January 31, 2001, Cal. No. 8, the Commission scheduled February 14, 2001 for a public hearing. On February 14, 2001, Cal. No. 13, the hearing was closed.)

For consideration.

No. 21

CD 4

C 010152 ZSM

IN THE MATTER OF an application submitted by The Durst Organization pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit pursuant to Section 74-744(b) of the Zoning Resolution to permit residential and non-residential uses to be arranged within a building without regard for the regulations set forth in Section 32-422 (Location of floors occupied by non-residential uses) to enable commercial uses in the mid-block and Twelfth Avenue tower portions of the building to be located at the same height or higher than the residential use in the C4-7* portion of the Eleventh Avenue tower of a proposed mixed-use building to be constructed on property bounded by West 57th Street, Eleventh Avenue, West 58th Street, and Twelfth Avenue (Block 1105, Lots 1, 5, 14, 19, 23, 29, 36, and 43), within a general large scale development, in proposed C4-7* and M1-5* Districts, in the Special Clinton District [Area C (Other Area)].**

* Note: C4-7 and M1-5 Districts are proposed under related application for an amendment of the Zoning Map C 010148 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, NY 10007.

(On January 31, 2001, Cal. No. 9, the Commission scheduled February 14, 2001 for a public hearing. On February 14, 2001, Cal. No. 14, the hearing was closed.)

For consideration.

No. 22

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the New York Public Library, Muhlenberg Branch)*

CD 4

N 010376 HKM

IN THE MATTER OF a communication dated February 8, 2001 from the Executive Director of Landmarks Preservation Commission regarding the **landmark designation of the New York Public Library, Muhlenberg Branch, 209-211 West 23rd Street, (Block 773, Lot 38), by the Landmarks Preservation Commission on January 30, 2001 (List No. 323/LP No. 2060).**

For consideration.

No. 23

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the (former) Aberdeen Hotel (now Best Western Manhattan Hotel)*

CD 5

N 010377 HKM

IN THE MATTER OF a communication dated February 8, 2001 from the Executive Director of Landmarks Preservation Commission regarding the **landmark designation of (former) Aberdeen Hotel (now Best Western Manhattan Hotel)**, 17 West 32nd Street (aka 17-21 West 32nd Street), (Block 834, Lot 29), by the Landmarks Preservation Commission on January 30, 2001 (List No. 323/ LP No. 2076).

For consideration.

BOROUGH OF STATEN ISLAND

No. 24

CD 2

C 000573 ZMR

IN THE MATTER OF an application submitted by Gerardo Campitiello, pursuant to Sections 197-c and 201 of the New York City Charter, **for an amendment of the Zoning Map, Section No. 27b**, establishing within an existing R3-1 District a C2-2 District bounded by a line 225 feet northwesterly of Hylan Boulevard, a line bisecting an angle formed by the southeasterly prolongations of the northeasterly street line of Midland Avenue and the southwesterly street line of Bedford Avenue, a line 100 feet northwesterly of Hylan Boulevard, and Midland Avenue, as shown on a diagram (for illustrative purposes only) dated November 27, 2000.

(On February 14, 2001, Cal. No. 4, the Commission scheduled February 28, 2001 for a public hearing. On February 28, 2001, Cal. No. 9, the hearing was closed.)

For consideration.

No. 25

CD 3

C 000564 PCR

IN THE MATTER OF an application by the Department of Cultural Affairs and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 240 Center Street (Block 4438 Lot 67), for use as a museum.

(On February 14, 2001, the Commission scheduled February 28, 2001 for a public hearing. On February 28, 2001, Cal. No. 10, the hearing was closed.)

For consideration.

No. 26

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the Staten Island Family Courthouse)*

CD 1

N 010378 HKR

IN THE MATTER OF a communication dated February 8, 2001 from the Executive Director of Landmarks Preservation Commission regarding the landmark designation of the Staten Island Family Courthouse, 100 Richmond Terrace, (Block 9, Lot 22 in part), by the Landmarks Preservation Commission on January 30, 2001 (List No. 323/LP No. 2057).

For consideration.

No. 27

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of Louis A. and Laura Stirn House)*

CD 1

N 010379 HKR

IN THE MATTER OF a communication dated February 8, 2001 from the Executive Director of Landmarks Preservation Commission regarding the landmark designation of Louis A. and Laura Stirn House, 79 Howard Avenue, (Block 587, Lot 1 in part), by the Landmarks Preservation Commission on January 30, 2001 (List No. 323/ LP No. 2069).

For consideration.

No. 28

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of August and Augusta Schoveling House)*

CD 1

N 010380 HKR

IN THE MATTER OF a communication dated February 8, 2001 from the Executive Director of Landmarks Preservation Commission regarding the landmark designation of August and Augusta Schoveling House, 344 Westervelt Avenue, (Block 38, Lot 35), by the Landmarks Preservation Commission on January 30, 2001 (List No. 323/ LP No. 2073).

For consideration.

No. 29

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

CD 2

N 010021 ZAR

IN THE MATTER OF an application submitted by Tommy Chiu 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 environment including removal of trees and alteration of other natural features (steep slopes) to allow the construction of a one-family residence, garage, driveway and paved patio located at 30 Douglas Court (Block 832, Lot 92) 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.
