

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JANUARY 22, 2003
10:00 A.M. SPECTOR HALL
22 READE STREET, 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 010721 PPK	16	Scheduled to be Heard 2/5/03	18	C 020071 ZMQ	10	Favorable Report Adopted
2	C 020675 ZSM	2	“ ”	19	C 020070 MMQ	10	“ ”
3	C 030160 HAQ	12	“ ”	20	C 020439 PCQ	2	“ ”
4	C 030132 PPQ	6	“ ”	21	N 020398 ZAR	2	Authorization Approved
5	N 030240 HAX	5	Hearing Closed	22	N 020651 ZAR	2	“ ”
6	C 010667 PPK	1	“ ”				
7	C 030027 PPK	8	“ ”				
8	C 030125 PPK	1	“ ”				
9	C 020213 ZMM	1	“ ”				
10	N 020214 ZRM	1	“ ”				
11	C 030108 ZSM	5	“ ”				
12	C970422 MMQ	3	“ ”				
13	C 030138 PPQ	10	“ ”				
14	C 000201 ZSQ	2	“ ”				
15	C 020682 PQM	10	Favorable Report Adopted				
16	N 000136 ZAM	2	Authorization Approved				
17	C 010400 MMQ	5	Favorable Report Adopted				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		15	16	17	18	19	20	21	22						
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y						
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y						
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y						
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y						
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y						
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y						
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y						
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y						
William J. Grinker	P														
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y						
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y						
Joseph B. Rose	A														
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y						

MEETING ADJOURNED AT: 3:10 PM

NOTE: Commissioner Grinker was not present for the votes.

**COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York**

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 22, 2003

**MEETING AT 10:00 A.M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**



**Michael R. Bloomberg, Mayor
City of New York**

[No. 2]

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

AMANDA M. BURDEN, *AICP, Chair*

KENNETH J. KNUCKLES, *Esq., Vice Chairman*

ANGELA M. BATTAGLIA

IRWIN G. CANTOR, *P.E.*

ANGELA R. CAVALUZZI, *R.A.*

RICHARD W. EADDY

ALEXANDER GARVIN

JANE D. GOL

WILLIAM J. GRINKER

JOHN MEROLO

KAREN A. PHILLIPS

JOSEPH B. ROSE

DOLLY WILLIAMS, *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 Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, JANUARY 22, 2003

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 February 5, 2003 at Spector Hall, 22 Reade Street, 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: _____

JANUARY 22, 2003

APPROVAL OF MINUTES OF Regular Meeting of January 8, 2003

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, FEBRUARY 5, 2003
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

CD 16

C 010721 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 eighteen (18) City-owned properties pursuant to zoning.**

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

Resolution for adoption scheduling February 5, 2003 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

CD 2

C 020675 ZSM

IN THE MATTER OF an application submitted by Workspace, Inc. 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 allow the modification of the use regulations of Section 42-14(D)(2)(a) to permit Use Group 6 uses on the ground floor and in portions of the cellar of two existing 6-story buildings occupying more than 3,600 square feet of lot area on a zoning lot located at 106 Spring Street and 93 Mercer Street (Block 485, Lots 21 and 22), 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 February 5, 2003 for a public hearing.

BOROUGH OF QUEENS

No. 3

CD 12

C 030160 HAQ

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 111-27 Farmers Boulevard (Block 10950, Lot 161) 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 to be selected by HPD; to facilitate continued use as a community facility.

Resolution for adoption scheduling February 5, 2003 for a public hearing.

No. 4

CD 6

C 030132 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 92-09 Metropolitan Avenue** (Block 3179 p/o Lot 6), pursuant to zoning.

Resolution for adoption scheduling February 5, 2003 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 5

CD 5

N 030240 HAX

PUBLIC HEARING:

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 1835 University Avenue (Block 2897, Lot 114), as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area;

to facilitate rehabilitation of the building for use as a community facility.

(On January 8, 2003, Supplemental Calendar No. 1, the Commission scheduled January 22, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 6

CD 1

C 010667 PQK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Administration of Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 349 Keap Street (Block 2436, Lot 19), for continued use as a day care center.

(On January 8, 2003, Cal. No. 1, the Commission scheduled January 22, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 7**CD 8****C 030027 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 four (4) city-owned properties** pursuant to zoning.

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS/LOCATION</u>
1130	53	735 Dean Street
1336	63	1777 Pacific Street
1337	4	65 Utica Avenue
1337	5	63 A Utica Avenue

(On January 8, 2003, Cal. No. 2, the Commission scheduled January 22, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 8
CD 1**C 030125 PPK****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 77/83 Stagg Street** (Block 3023, Lot 32) **for continued use as a day care center.**

(On January 8, 2003, Cal. No. 3, the Commission scheduled January 22, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

Nos. 9 and 10

(Proposed amendment to the text of the Zoning Resolution to reflect the proposed rezoning of a portion of the South Street Seaport Subdistrict from a C6-4 district to a C6-2A district, and to allow for certain bulk modifications relating to minimum streetwall height within the area of proposed rezoning.)

No. 9

CD 1

C 020213 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Community Board 1 pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 12b and 12d**, changing from a C6-4 District to a C6-2A District property bounded by Dover Street, Water Street, Dover Street, South Street, a line 17 feet southeasterly of the northwesterly street line of South Street, the centerline of former Fulton Street, Water Street, Fulton Street, a line bisecting an angle formed by the northeasterly prolongation of the northwesterly and southeasterly street lines of Pearl Street, Pedestrian Street, and Pearl Street, within the Special Lower Manhattan District, as shown on a diagram (for illustrative purposes only) dated September 30, 2002.

(On January 8, 2003, Cal. No. 4, the Commission scheduled January 22, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 1

N 020214 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Manhattan Community District 1, pursuant to Section 201 of the New York City Charter for amendment of the Zoning Resolution of the City of New York, to Article IX, Chapter 1 (Special Lower Manhattan District) relating to regulations for the South Street Seaport Subdistrict as follows:

- Matter in **Graytone** is new, to be added;
- Matter in **Strikeout** is old, to be deleted;
- Matter within # # is defined in Sections 12-10 of the Zoning Resolution
- *** indicates where unchanged text appears in the Zoning Resolution

**91-20
FLOOR AREA AND DENSITY REGULATIONS**

**91-21
Floor Area Regulations For Residential Buildings and the Residential Portion of Mixed Buildings**

**91-211
Maximum floor area ratio for residential uses**

Within the #Special Lower Manhattan District#, the maximum #floor area ratio# for a #residential building# or the #residential# portion of a #mixed building# shall be determined in accordance with the regulations of the underlying district and may not be increased except as provided in Sections 91-212 (Floor area increase in a C6-4 District) or 91-213 (Floor area increase for provision of recreation space). **The maximum #floor area ratio# for the #residential# portion of a #mixed building# is specified in the table in Section 91-23 (Floor Area Regulations for Non-Residential and Mixed Buildings) showing maximum #floor area ratios# and #floor area# bonuses, by zoning district, for non-#residential# and #mixed buildings#**

In a C4-6 District, the maximum #floor area ratio# for a #residential building# or the #residential# portion of a #mixed building# shall be 3.4.

**91-212
Floor area increase in a C6-4 District**

In a C6-4 District, **except within the South Street Seaport Subdistrict**, the #residential floor area# of a #building# may exceed 10.0 in accordance with the provisions of Sections 23-90 (INCLUSIONARY HOUSING) or 91-241 (Floor area bonus for urban plazas), provided that the maximum #residential #floor area# ratio shall not exceed 12.0.

91-23**Floor Area Regulations for Non-Residential and Mixed Buildings**

For non-residential buildings or mixed buildings within the Special Lower Manhattan District, the basic maximum floor area ratio of the underlying district may be increased by the inclusion of specific additional bonus floor area for a maximum floor area ratio as specified in the following table.

The provisions of paragraph (c) of Section 74-792 (Conditions and limitations), pertaining to the transfer of development rights from landmark sites, shall be subject to the restrictions on the transfer of development rights (FAR) of a landmark "granting lot" as set forth in the following table. Wherever there may be an inconsistency between any provision in Section 74-79 and the following table, the provisions of the table shall apply.

91-30**HEIGHT AND SETBACK AND LOT COVERAGE REGULATIONS**

For all buildings or other structures in the Special Lower Manhattan District, the height and setback regulations of the underlying districts are superseded by the regulations of this Section, except that in the C6-4 District within the South Street Seaport Subdistrict, the provisions of Section 33-432 (In other Commercial Districts) may be applied as an alternative to the height and setback and lot coverage regulations of this Section. **However, in C6-2A Districts, the underlying height and setback regulations shall apply, except that the depth of a required setback above the maximum base height along a narrow street shall be at least 10 feet.**

The height of all buildings or other structures shall be measured from curb level.

91-32**Setback Regulations**

Within the Special Lower Manhattan District, setbacks are required for any portion of a building that exceeds the maximum base heights specified for the applicable street in Section 91-31 (Street Wall Regulations).

Required setbacks shall be provided at a height not lower than any minimum base height or 60 feet where none is specified and not higher than any maximum base height specified for the applicable street in Section 91-31. The depth of the setback shall be determined by the lot area of the zoning lot on which the building is located, as shown in the following table:

REQUIRED DEPTH OF SETBACKS

#Lot area# of #zoning lot#	Minimum setback depth
Less than 15,000 square feet	10 feet

15,001 to 30,000 square feet	15 feet
Greater than 30,000 square feet	20 feet

However, for predominantly residential buildings within a C6-4 District within the South Street Seaport Subdistrict, the minimum setback depth may be ten feet.

For "Type 1" and "Type 2" street walls, the required setbacks shall be measured from the street line.

For "Type 3" street walls, the required setbacks shall be measured from a line drawn at or parallel to the street line so that at least 70 percent of the aggregate width of street walls of the building at the minimum base height are within such line and the street line.

For all other street walls, the required setbacks shall be measured from a line drawn at or parallel to the street line so that at least 50 percent of the aggregate width of street walls of the building at the minimum base height are within such drawn line and the street line. However, setbacks are not required for street walls fronting upon the major portion of a bonused urban plaza.

For buildings within the Historic and Commercial Core as shown on Map 1 in Appendix A, any building or portion of a building may be located within the required setback area beneath a sky exposure plane that rises from a height of 100 feet above the street line over the zoning lot at a vertical distance of six to a horizontal distance of one.

**91-42
Pedestrian Circulation Space**

Within the boundaries of the Special Lower Manhattan District, all new developments or enlargements on zoning lots of at least 5,000 square feet that contain more than 70,000 square feet of new floor area shall provide pedestrian circulation space in accordance with the provisions of Section 37-07 (Requirements for Pedestrian Circulation Space).

Pedestrian circulation space shall not be required if any of the following conditions exist:

- (e) the #zoning lot# is located in a ~~C6-4~~ **C6-2A** or C6-9 District within the South Street Seaport Subdistrict.

**91-60
REGULATIONS FOR THE SOUTH STREET SEAPORT SUBDISTRICT**

**91-61
General Provisions**

The provisions of Article VI, Chapter 2 (Special Regulations in the Waterfront Area), shall apply to #waterfront zoning lots# within the South Street Seaport Subdistrict. The provisions of paragraph (c) of Section 74-792 (Conditions and limitations) concerning the transfer of development rights from landmark sites in C5-3, C5-5, **C6-2A**, C6-6, C6-7 or C6-9 Districts shall not apply in the South Street Seaport Subdistrict.

**91-65
Addition of Development Rights to Receiving Lots**

Within the South Street Seaport Subdistrict, all or any portion of the #development rights# transferred from a #granting lot# may be added to the #floor area# of all or any one of the #receiving lots# in an amount not to exceed the ratio of 10 square feet of #development rights# to each square foot of #lot area# of such #receiving lot#, except that with respect to a #receiving lot# having a #lot area# of less than 30,000 square feet, the total #floor area ratio# ~~on such #receiving lot# shall not exceed a #floor area ratio# of 21.6.~~ **However, if a #receiving lot# is located in a C4-6 District, the total #floor area ratio# shall not exceed 3.4 and if a #receiving lot# is located in a C6-2A District, the total #floor area ratio# shall not exceed 3.02.**

#Development rights# transferred to a #receiving lot# may be applied to the #development# of a #mixed building# to increase the #floor area# of the #residential#, #commercial# and/or #community facility# portions of such #building# so that the maximum #floor area# for such #building# may be increased by the aggregate of #development rights# so transferred. In no event shall the #floor area ratio# of a #residential building#, or

portion thereof, exceed 12.0.

91-663

Modification of building Height in C6-2A Districts

Within the South Street Seaport Subdistrict, for any #zoning lot# occupying a full #block# that is located in a C6-2A District and is also located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may be lower than 60 feet

(On January 8, 2003, Cal. No. 5, the Commission scheduled January 22, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 5

C 030108 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by HSBC Bank USA 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, 74-52 and 81-13 of the Zoning Resolution to allow an attended public parking lot with a maximum capacity of 76 spaces on a part of a zoning lot located at 14-20 West 40th Street (Block 841, Lots 30, 31, 45, 49, 57, 58, 59 and 60), in C5-3 and M1-6 Districts, partially within the Special Midtown District.

Plans for this proposed development 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 8, 2003, Cal. No. 6, the Commission scheduled January 22, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 12

CD 3

C 970422 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by LHE II, LLC 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:

1. the elimination, discontinuance and closing of 22nd Avenue from Ditmars Boulevard to Berrian Street;
2. the elimination, discontinuance and closing of Berrian Street from 22nd Avenue to 23rd Avenue;
3. the elimination, discontinuance and closing of a portion of the westerly side of 23rd Avenue from Ditmars Boulevard to Berrian Street;
4. the delineation of a sewer easement, and:
5. any modification of grades necessitated thereby and any acquisition or disposition of property related thereto,

in accordance with Map No. 4937, dated April 3, 1998, revised June 24, 2002 and signed by the Borough President.

(On January 8, 2003, Cal. No. 7, the Commission scheduled January 22, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 10

C 030138 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the **disposition of twenty-eight (28) city-owned properties, pursuant to zoning.**

A list and description of the properties can be seen in the Queens Office of the Department of City Planning, 120-55 Queens Boulevard, Room 201, Kew Gardens, NY 11424.

(On January 8, 2003, Cal. No. 8, the Commission scheduled January 22, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 2

C 000201 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Moak Yang Presbyterian Church pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-921 of the Zoning Resolution to allow a church use (Use Group 4A) in an existing 2-story building on property located at 40-05 Skillman Avenue (Block 183, Lot 292), in an M1-1 District.**

Plans for this proposed development 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 8, 2003, Cal. No. 9, the Commission scheduled January 22, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF MANHATTAN

No. 15

CD 10

C 020682 PQM

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 311 West 120th Street** (Block 1947, Lot 23) **for continued use as a day care center.**

(On December 4, 2002, Cal. No. 2, the Commission scheduled December 18, 2002 for a public hearing. On December 18, 2002, Cal. No. 8, the hearing was closed.)

For consideration.

No. 16

CD 2

N 000136 ZAM

IN THE MATTER OF an application submitted by 451 Broome Street Corporation for **the grant of an authorization** pursuant to Section 42-142 of the Zoning Resolution **to modify the use regulations of Section 42-14D(1)(b) to allow one joint living-work quarters for artists on the second floor of an existing 13-story building at 451 Broome Street** (Block 474, Lot 29), in an M1-5B District, within the SoHo Cast Iron Historic District.

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

For consideration.

BOROUGH OF QUEENS

No. 17

CD 5

C 010400 MMQ

IN THE MATTER OF an application submitted by PSCH, 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 a portion of 59th Street, north of Cypress Avenue;
- the adjustment of grades necessitated thereby,
- and any acquisition or disposition of real property related thereto,

in accordance with map No. 4962 dated April 16, 2002 and signed by the Borough President.

(On December 4, 2002, Cal. No. 3, the Commission scheduled December 18, 2002 for a public hearing. On December 18, 2002, Cal. No. 10, the hearing was closed.)

For consideration.

Nos. 18 and 19

**(Applications for Zoning Map and City Map amendments
to facilitate a commercial development)**

No. 18

CD 10

C 020071 ZMQ

IN THE MATTER OF an application submitted by Sam Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 18b**, establishing within an existing R4 District a C1-2 District bounded by Cross Bay Boulevard, a line 85 feet southerly of Albert Road, a line 150 feet easterly of Cross Bay Boulevard, and North Conduit Avenue, as shown on a diagram (for illustrative purposes only) dated September 17, 2002.

NOTE: A portion of North Conduit Avenue is proposed to be eliminated under a related application for a change in the City Map (C 020070 MMQ).

(On December 4, 2002, Cal. No. 4, the Commission scheduled December 18, 2002 for a public hearing. On December 18, 2002, Cal. No. 11, the hearing was closed.)

For consideration.

No. 19

CD 10

C 020070 MMQ

IN THE MATTER OF an application submitted by Sam Development LLC 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 a portion of former North Conduit Avenue east of Cross Bay Boulevard;
- the discontinuance and closing of a portion of the former 95th Street, south of 150th Road;
- the realignment of a sewer easement;
- and any acquisition or disposition of real property related thereto;

in accordance with map No. 4966, dated April 29, 2002, revised July 16, 2002 and signed by the Borough President.

(On December 4, 2002, Cal. No. 5, the Commission scheduled December 18, 2002 for a public hearing. On December 18, 2002, Cal. No. 12, the hearing was closed.)

For consideration.

No. 20

CD 2

C 020439 PCQ

IN THE MATTER OF an application submitted by the Board of Elections 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 47-25 34th**

Street (Block 250 ,p/o Lot 1) for use as a warehouse and offices.

(On December 4, 2002, Cal. No. 6, the Commission scheduled December 18, 2002 for a public hearing. On December 18, 2002, Cal. No. 13, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 21

CD 2

N 020398 ZAR

IN THE MATTER OF an application submitted by Ozzie Hoydal **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 the alteration of other natural features (steep slope) **to allow the construction of thirty eight, single-family dwellings located on Rockland Avenue and Forest Hill Road (Block 1965, Lots 1, 22 and 63) 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. 22

CD 2

N 020651 ZAR

IN THE MATTER OF an application submitted by Fratello Corporation **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 or removal of trees and alteration of other natural features (steep slope) **to facilitate development of a 10,000 square foot retail store at 2107 Richmond Road (Block 899, lot 18) within an R1-2 district in the Special Natural Area District (NA-1).**

For consideration.
