

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, SEPTEMBER 24, 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 010071 PPK	5	Scheduled to be Heard 10/8/03	18	C 030511 HAQ	14	Hearing Closed
2	C 030011 MMK	18	“ ”		N O T I C E	14	“ ”
3	C 030298 ZMK	13	“ ”	19	N 040089 PXQ	12	“ ”
4	C 030308 PPK	17	“ ”	20	N 010706 MEX	11	Favorable Report Adopted
5	N 030536 ZRM	1	“ ”	21	C 030126 PPK	1	“ ”
6	C 010129 MMQ	5	“ ”	22	C 030313 PPK	1	“ ”
7	C 010130 PQQ	5	“ ”	23	C 030299 HUK	3	Favorable Report Adopted
8	C 030032 ZSQ	9	“ ”				As Qualified
9	C 020286 ZSX	10	Hearing Closed	24	C 030300 ZMK	3	“ ”
10	C 030491 HAM	11	“ ”	25	C 030301 HDK	3	“ ”
11	C 030535 HAM	11	“ ”	26	C 030176 ZSM	7	“ ”
12	C 030460 HAM	11	Hearing Continued to 10/8/03	27	M 840260(C) ZMM	2	“ ”
13	N 030489 ZRM	2	Hearing Closed	28	C 020028 ZSR	3	“ ”
14	C 030490 ZSM	2	“ ”	29	N 020030 RAR	3	Authorization Approved
15	C 030433 MMQ	14	“ ”				
16	C 030509 HUQ	14	“ ”				
17	C 030510 ZMQ	14	“ ”				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		20	21	22	23	24	25	26	27	28	29				
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Irwin Cantor, P.E.	P														
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Richard W.Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Alexander Garvin	P														
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Christopher Kui	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	N	Y	Y	Y				
Joseph B. Rose	P	Y	Y	Y	Y	Y	Y	N	Y	Y	Y				
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 4:30 P.M.

NOTE: COMMISSIONERS CANTOR AND GARVIN WERE NOT PRESENT FOR THE VOTES.

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, SEPTEMBER 24, 2003**

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**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. 18]**

**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](http://nyc.gov/planning)**

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**CITY PLANNING COMMISSION**

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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.

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**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**  
**CHRISTOPHER KUI**  
**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, SEPTEMBER 24, 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 October 8, 2003 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

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**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 24, 2003

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APPROVAL OF MINUTES OF Regular Meeting of September 10, 2003

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I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, OCTOBER 8, 2003  
STARTING AT 10:00 A.M.  
IN SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK

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BOROUGH OF BROOKLYN

No. 1

CD 5

C 010071 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 eleven (11) 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 October 8, 2003 for a public hearing.**

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No. 2

CD 18

C 030011 MMK

**IN THE MATTER OF** an application, submitted by Victoria Packing Corporation, 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 portions of East 100<sup>th</sup> Street between Foster Street and Avenue D, and
- any acquisition or disposition of real property related thereto ,

in accordance with map Nos. Y-2654, X-2655 and X-2656 dated May 1, 2003 and signed by the Borough President.

**Resolution for adoption scheduling October 8, 2003 for a public hearing.**

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**No. 3**

**CD 13**

**C 030298 ZMK**

**IN THE MATTER OF** an application submitted by 2092 LLC pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 28c**, changing from an R5 District to a C8-2 District property bounded by 26<sup>th</sup> Avenue, Stillwell Avenue, and a line perpendicular to the southeasterly street line of 26<sup>th</sup> Avenue distant 125 feet (measured along the street line) from the point of intersection of the easterly street line of 26<sup>th</sup> Avenue and the westerly street line of Stillwell Avenue, as shown on a diagram (for illustrative purposes only) dated June 16, 2003.

**Resolution for adoption scheduling October 8, 2003 for a public hearing.**

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**No. 4**

**CD 17**

**C 030308 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 two (2) City-owned properties pursuant to zoning.**

<u>Block</u>	<u>Lot</u>	<u>Address</u>
4607	31	61 East 53 Street
4994	8	2013 Nostrand Avenue

**Resolution for adoption scheduling October 8, 2003 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 5**

**CD 1**

**N 030536 ZRM**

**IN THE MATTER OF** an application submitted by the Battery Park City Authority 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 84-131 (Floor area regulations) and Section 84-132 (Mandatory front building walls) regarding minimum dwelling unit size requirements and set back regulations for new buildings in the Special Battery Park City District.

Matter in underlined is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter within # # is defined in the Zoning Resolution;

\*\*\* indicates where unchanged text appears in the Resolution.

\*\*\*

**84-131**

**Floor area regulations**

Notwithstanding any other provisions of this Resolution, the permitted #floor area ratio# for any #development# or #enlargement# on a #zoning lot# in subzones A-1 and A-5 shall not exceed 12.0, and in subzones A-2, A-3 and A-6 shall not exceed 8.0. However, within subzone A-6, the #floor area ratio# for the #zoning lot# on the southeast corner of Chambers Street and North End Avenue may be increased from 8.0 to a maximum of 12.0, provided that such additional #floor area# is occupied by a #school#.

The #floor area# bonus provisions with respect to R10 Districts shall not apply.

~~The minimum #floor area# contained within any #dwelling unit# shall not be less than 550 square feet.~~

## **84-132**

### **Mandatory front building walls**

Except as set forth in paragraph (g) and (i) of this Section, where Appendices 2.1 or 3.1 shows a requirement for a #development# in Zone A to be built to a #mandatory front building wall line#, any such #development# shall have a mandatory front building wall coincident with and constructed along such #mandatory front building wall line#, which shall rise without setback for a height above #curb level# as specified in this Section, except that, at building entrances, openings below the second #story# ceiling in the mandatory front building walls will be permitted to provide access to courtyards:

- (a) except as set forth in paragraph (d) of this Section, with respect to any 60-85 foot #mandatory front building wall line# shown in Appendix 2.1, a height of not less than 60 feet nor more than 85 feet;
- (b) with respect to any 110-135 foot #mandatory front building wall line# shown in Appendix 2.1, a height of not less than 110 feet nor more than 135 feet. However, a setback of not more than 10 feet may be provided at a height of 85 feet or more above #curb level#;
- (c) on the portion of any #zoning lot# designated as a #special height location# in Appendix 2.2, a height of not less than the applicable amount set forth in paragraphs (a) or (b) of this Section and not more than the maximum height indicated in Appendix 2.2 or in paragraph (d)(1) of Section 84-135 (Limited height of buildings);
- (d) with respect to any #zoning lot# south of West Thames Street, east of South End Avenue, north of Third Place and west of Battery Place, a height of not less than 18 feet nor more than 85 feet above #curb level#;
- (e) with respect to any 110-135 foot #mandatory front building wall line# shown in Appendix 3.1, a height of not less than 110 feet nor more than 135 feet;
- (f) With respect to any 110-230 foot #mandatory front building wall line# shown in Appendix 3.1, a height of not less than 110 feet nor more than 230 feet; except that:
  - (1) the length of the mandatory front building wall along North End Avenue in excess of a height of 135 feet shall not exceed 120 feet along any frontage;
  - (2) where the length of the #mandatory front building wall line# along #street lines# intersecting North End Avenue exceeds 100 feet, the

mandatory front building wall in excess of a height of 135 feet shall not exceed a length of 75 feet along North End Avenue. However, the length of the mandatory front building wall along #street lines# intersecting North End Avenue may be reduced to not less than 100 feet in order to accommodate landscaping and other improvements within or adjacent to the public open space areas shown in Appendix 3.6;

- (3) a setback of ten feet at a height of 135 feet is required along all street frontages, except Park Place West, ~~at a height of 135 feet;~~ and
- (4) a setback of not less than five feet and not more than ten feet is required in other locations at a height of 135 feet, as shown in Appendix 3.1; ~~and.~~

- 
- ~~(5) a setback of not less than five feet is required at a height of 210 feet on all sides of the #building#, except for #special height locations# provided in Section 84-135 (Limited height of buildings) and shown in Appendix 3.2;~~

(g) with respect to any 150-250 foot #mandatory front building wall line# shown in Appendix 3.1, a height of not less than 150 feet nor more than 250 feet; except that the height may not exceed either 150 feet for more than 120 feet or 75 percent of the length of the site=s western property line, whichever is less, and a setback of not less than five feet and not more than ten feet is required at a height of 150 feet. Where Appendix 3.1 shows a requirement for a #development# to be built to a #mandatory front building wall line# along frontage on River Terrace, any such #development# may have a mandatory front building wall coincident with and constructed along a line set back one and one-half feet from the #street line# along River Terrace to accommodate landscaping treatment as required by the Battery Park City Authority; and

(h) on the portion of any #zoning lot# designated as a #special height location# in Appendix 3.2, a height of not less than the applicable amount set forth in paragraphs (e), (f) or (g) of this Section and not more than the height shown in Appendix 3.2.

(i) on the #zoning lot# south of First Place and west of Battery Place, the eastern mandatory front building wall may be located within 30 feet from the eastern #mandatory front building wall line#, and the southern mandatory front building wall may be reduced in length up to 30 feet along the southern #mandatory front building wall line# within 30 feet from the intersection with the eastern #mandatory building wall line#.

Subject to the provisions of Section 84-133 (Front wall recesses), the mandatory front building wall requirements set forth in this Section shall also apply to all #developments# along all #street lines# within 50 feet of their intersection with any #mandatory front building wall line#. For the next 20 feet along the #street line#, the mandatory front building wall requirements are optional except that, for any #development# north of Vesey Street and Vesey Place, the mandatory front building wall requirements are optional for the next 25 feet. The height limit of 85 feet shall apply along #street lines# or to #developments# not subject to the mandatory front building wall requirements.

\* \* \*

**Resolution for adoption scheduling October 8, 2003 for a public hearing.**

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**BOROUGH OF QUEENS**

**Nos. 6 and 7**

**(Applications for an amendment to the City Map and acquisition of city-owned property for reconstruction and maintenance of the Metropolitan Avenue bridge)**

**No. 6**

**CD 5**

**C 010129 MMQ**

**IN THE MATTER OF an application** submitted by the Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the adjustment of grades in Metropolitan Avenue between 61<sup>st</sup> and 62<sup>nd</sup> Streets, and in Fresh Pond Road between 62<sup>nd</sup> Road and Bleeker Street;
- the delineation of easements between Fresh Pond Road and 62<sup>nd</sup> Street;
- and any acquisition or disposition of real property related thereto,

in accordance with Map No. 4958 dated July 18, 2001 and signed by the Borough President.

**Resolution for adoption scheduling October 8, 2003 for a public hearing.**

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**No. 7**

**CD 5**

**C 010130 PQQ**

**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 the acquisition of property located at 62-35 Fresh Pond Road and 61- 47 and 49 Metropolitan Avenue (Block 2770, Lot 1), Queens, for bridge reconstruction and maintenance.

**Resolution for adoption scheduling October 8, 2003 for a public hearing.**

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No. 8

CD 9

C 030032 ZSQ

**IN THE MATTER OF** an application submitted by the Jamaica Hospital Nursing Home Co., Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-902 of the Zoning Resolution **to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area and Percentage of Lot Coverage) to apply to a proposed 4-story, approximately 121,000 square foot nursing home building on property located between 134<sup>th</sup> and 135 Street, approximately 130 feet north of 91<sup>st</sup> Avenue** (Block 9263, Lots 8, 10, 12, 14, 16, 18, 20, 22, 40, 42, 44, 46, 48, 50, 52 and 54), in R4 and R6 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, N.Y. 10007.

**Resolution for adoption scheduling October 8, 2003 for a public hearing.**

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## II. PUBLIC HEARINGS

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### BOROUGH OF THE BRONX

No. 9

CD 10

C 020286 ZSX

#### **PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Providence Rest Nursing Home pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-90 of the Zoning Resolution **to allow a 4-story enlargement to an existing nursing home with no increase in the total number of beds on property located at 1150, 1200 and 1208 Stadium Avenue a.k.a. 3310 Campbell Drive** (Block 5409, Lots 2, 84, 100 and 133), in an R2 District.

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

(On September 10, 2003, Cal. No. 1, the Commission scheduled September 24, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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### BOROUGH OF MANHATTAN

No. 10

CD 11

C 030491 HAM

#### **PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of 55, 57-59, 61-63 and 65-69 East 110<sup>th</sup> Street, Site 25B within the Milbank Frawley Circle East Urban Renewal Area (Block 1616, Lots 24, 25, 26 and 28), as an Urban Development Action Area; and
  - 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 development of a five-story building, tentatively known as Edwin Gould Residence, with approximately 52 units for homeless young adults aging out of foster care, to be developed through the New York State Homeless Housing Assistance Program.

(On September 10, 2003, Cal. No. 2, the Commission scheduled September 24, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 11**

**CD 11**

**C 030535 HAM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of 121-123, 125-127, 129 and 133 East 115<sup>th</sup> Street (Block 1643, Lots 10, 12-14), as an Urban Development Action Area; and
  - 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 development of a five-story building, tentatively known as XXXX XXXX, with approximately 44 units for women and children who are mobility, visually or hearing impaired.

(On September 10, 2003, Cal. No. 3, the Commission scheduled September 24, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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The City Planning Commission expects to continue the public hearings on Calendar item 12 (C 030460 HAM) concerning an application submitted by the Department of Housing Preservation and Development. The hearings would be continued to October 8, 2003.

**No. 12**

**CD 11**

**C 030460 HAM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of 332, 336-38, 340 and 342 East 119<sup>th</sup> Street (Block 1795, Lots 39, 37, 36 and 35) and 325-341 East 119<sup>th</sup> Street (Block 1796, Lots 113, p/o 13, 14-19 and 117), as an Urban Development Action Area; and
  - 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 development, through HPD's Cornerstone Program, of approximately 110 units of condominium housing in two buildings.

(On September 10, 2003, Cal. No. 4, the Commission scheduled September 24, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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Nos. 13 and 14

(Applications for an amendment to the Zoning Resolution and for the grant of a special permit to facilitate construction of a residential building with retail use)

No. 13

CD 2

N 030489 ZRM

CONTINUED PUBLIC HEARING:

**IN THE MATTER OF** an application submitted by WXIV/Broadway Grand Realty, LLC 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 Article VII, Chapter 4, Section 74-712 (Developments in Historic Districts) **to permit within Historic Districts the modification of use regulations on certain zoning lots located in M1-5A and M1-5B Districts.**

Matter in Underline is new, to be added;

Matter within # # is defined in Section 12-10;

Matter in ~~strikeout~~ is text to be deleted;

\*\*\* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

**74-712**

**Developments in Historic Districts**

Within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit:

- (a) in M1-5A and M1-5B Districts, the modification of #use# regulations for any #development# on a #zoning lot# that is vacant, #land with minor improvements# or where not more than twenty percent of the #lot area# is occupied by existing #buildings#, provided that such #use# modifications shall have minimal adverse effects on the conforming #uses# in the surrounding area.; and
- (b) in all districts, for any #development# on a #zoning lot# that is vacant or is #land with minor improvements#, ~~that lies within a Historic District designated by the Landmarks Preservation Commission, the City Planning Commission may~~ permit the modification of #bulk# regulations, except #floor area ratio# regulations, provided that such #bulk# modifications shall

- (a) (1) ~~shall~~ not adversely affect structures or #open space# in the vicinity in terms of scale, location and access to light and air; and
- (b) (2) relate harmoniously to #buildings# in the Historic District as evidenced by a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

\* \* \*

(On August 27, 2003, Cal. No. 4, the Commission scheduled September 10, 2003 for a public hearing. On September 10, 2003, Cal. No. 12, the hearing was continued.)

**Close the hearing.**

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**No. 14**

**CD 2**

**C 030490 ZSM**

**CONTINUED PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by WXIV/Broadway Grand 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 74-712\*\* of the Zoning Resolution **to modify the use regulations for a proposed development on a zoning lot where not more than twenty percent of the lot area is occupied by existing buildings to allow retail use (Use Group 6 uses) and/or residential use (Use Group 2 uses) on the ground floor and cellar and to allow residential use (Use Group 2 uses) on the 2<sup>nd</sup> through 14<sup>th</sup> floors of a proposed 14-story building on property located at 465 Broadway a.k.a. 106-112 Grand Street** (Block 474, Lots 38,49 and 1101-1102), in the SoHo Cast Iron Historic District, within an M1-5B.

\*\* Note: Section 74-712 is proposed to be changed under a related application (N 030489 ZRM) for an amendment of the Zoning Resolution.

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 27, 2003, Cal. No. 5, the Commission scheduled September 10, 2003 for a public hearing. On September 10, 2003, Cal. No. 13, the hearing was continued.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**Nos. 15, 16, 17, and 18**

**(Applications for an amendment to the Zoning and City Maps, designation as an Urban Development Action Area and Project, disposition of property, and a 2<sup>nd</sup> Amendment to the Arverne Urban Renewal Plan)**

**No. 15**

**CD 14**

**C 030433 MMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, 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 portions of streets;
- the establishment of streets;
- the re-alignment of streets;
- the elimination, discontinuance and closing of parkland;
- the establishment of park additions;
- the elimination, modification and delineation of easements;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

within the Arverne Urban Renewal Area, generally bounded by: Beach 32<sup>nd</sup> Street to the east, the Atlantic Ocean to the south, Beach 74<sup>th</sup> and Beach 84<sup>th</sup> Streets to the west and Beach Channel Drive and Rockaway Freeway to the north, in accordance with map No. 4974 dated June 12, 2003 and signed by the Borough President.

(On September 10, 2003, Cal. No. 5, the Commission scheduled September 24, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 16**

**CD 14**

**C 030509 HUQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 2nd amendment to the Arverne Urban Renewal Plan for the Arverne Urban Renewal Area.

The proposed plan:

1. Conforms to current HPD language, terminology and methodology.
2. Places restrictions on the total amount of residential units and commercial space.
3. Enhances the protection for the natural resources in this environmentally sensitive area by designating open space sites for nature preserves along the oceanfront and in the central park.
4. Implements some elements of the 1990-approved but not filed City map change (900151MMQ) as well as other necessary modifications. These changes include demapping, reconfiguring, realigning and mapping new streets in the urban renewal area.
5. Removes all previously designated "Q" and "X" parcels from the Plan.
6. Modifies site numbers to reflect the current development plan.

(On September 10, 2003, Cal. No. 6, the Commission scheduled September 24, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 30c and 31a:**

1. **eliminating from an existing R6 District a C2-4 District which was previously established on a street system pursuant to mapping application (C 900151 MMQ) but which was never certified and filed, bounded by:**
  - a. Beach 73<sup>rd</sup> Street, the southerly street line of Beach 70<sup>th</sup> Street and its westerly and easterly prolongations, the southerly boundary line of a park, the westerly street line of Beach 67<sup>th</sup> Street, a line 100 feet northerly of Oceanview Boulevard, the southerly prolongation of Beach 57<sup>th</sup> Street, Arverne Boulevard, Beach 56<sup>th</sup> Street, Oceanview Boulevard, Beach 56<sup>th</sup> Place, a line 200 feet southerly of Oceanview Boulevard, Beach 59<sup>th</sup> Street, a line 100 feet southerly of Oceanview Boulevard, a line midway between Beach 61<sup>st</sup> Street and Beach 62<sup>nd</sup> Street, Breakers Avenue, Beach 62<sup>nd</sup> Street, a line perpendicular to the westerly street line of Beach 62<sup>nd</sup> Street and passing through the point of Curvature at the cul-de-sac, a line 100 feet westerly of Beach 62<sup>nd</sup> Street, a line 100 feet southerly of Oceanview Boulevard, Beach 65<sup>th</sup> Street, the northerly street line of Heron Park North and its easterly and westerly prolongations, a line 100 feet easterly of Beach 69<sup>th</sup> Street, a line perpendicular to the westerly street line of Beach 69<sup>th</sup> Street and passing through the point of curvature at the cul-de-sac, a line 100 feet westerly of Beach 69<sup>th</sup> Street, a line 100 feet southerly and easterly of Oceanview Boulevard, a line 520 feet southerly of Rockaway Beach Boulevard and its easterly prolongation, a line 100 feet westerly of Oceanview Boulevard, Rockaway Beach Boulevard, a line 100 feet westerly of Beach 73<sup>rd</sup> Street, and the southerly boundary line of a park and its easterly prolongation;
  - b. Arverne Boulevard, Beach 54<sup>th</sup> Street, a line 100 feet northerly of Oceanview Boulevard, Beach 47<sup>th</sup> Street, Oceanview Boulevard, and Beach 56<sup>th</sup> Street; and
  - c. a line 100 feet northerly of Oceanview Boulevard, Beach 38<sup>th</sup> Street,

Rockaway Beach Boulevard and its northeasterly centerline prolongation, Seagirt Boulevard, Beach 32<sup>nd</sup> Street, the westerly centerline prolongation of Seagirt Avenue, Beach 35<sup>th</sup> Street, the northerly boundary line of a park, a line 100 feet westerly of Beach 35<sup>th</sup> Street, a line 100 feet southerly of Oceanview Boulevard, Beach 38<sup>th</sup> Street (Duke Kahanamoku Way), a line 175 feet southerly of Oceanview Boulevard, a line 100 feet easterly of Beach 41<sup>st</sup> Street, the southerly street line of Beach 41<sup>st</sup> Street and its easterly and westerly prolongation, a line 100 feet westerly of Beach 41<sup>st</sup> Street, a line 100 feet southerly of Oceanview Boulevard, a line 150 feet easterly of Beach 47<sup>th</sup> Street, a line 180 feet southerly of Oceanview Boulevard, and Beach 47<sup>th</sup> Street;

2. **\*\*changing from an R6 District to a C4-4 District** property bounded by Shore Front Parkway, Beach 35<sup>th</sup> Street, the easterly centerline prolongation of Beach Channel Drive, Seagirt Boulevard, Beach 32<sup>nd</sup> Street, a line 100 feet southerly of Shore Front Parkway, the southerly centerline prolongation of B. 36<sup>th</sup> Street, Rockaway Beach, and Beach 44<sup>th</sup> Street and its southerly centerline prolongation; and
3. **\*\*changing from an M1-1 District to an R6 District** property bounded by a line 100 feet southerly of Beach Channel Drive, Beach 73<sup>rd</sup> Street, the southerly boundary of a former park and its easterly and westerly prolongation, and Beach 77<sup>th</sup> Street; and
4. **\*\*establishing within an existing R6 District a C2-4 District** bounded by:
  - a. a line 100 feet northerly of Rockaway Beach Boulevard, Beach 79<sup>th</sup> Street, Rockaway Beach Boulevard, and Beach 80<sup>th</sup> Street;
  - b. the southerly street line of Beach 70<sup>th</sup> Street and its easterly and westerly prolongations, the southerly boundary line of a park, Beach 67<sup>th</sup> Street, a line 540 feet southerly of Beach Channel Drive, Beach 66<sup>th</sup> Street, a line 75 feet northerly of Rockaway Beach Boulevard, the southerly centerline prolongation of Beach 57<sup>th</sup> Street, Arverne Boulevard, Beach 54<sup>th</sup> Street, a line 85 feet northerly of Shore Front Parkway, Beach 38<sup>th</sup> Street, Rockaway Beach Boulevard and its northeasterly centerline prolongation, Beach 35<sup>th</sup> Street, Shore Front Parkway, Rockaway Beach Boulevard, and Beach 73<sup>rd</sup> Street;
  - c. Rockaway Beach Boulevard, Beach 67<sup>th</sup> Street, Beach Front Road, and Beach 69<sup>th</sup> Street;

- d. Rockaway Beach Boulevard, Beach 56<sup>th</sup> Place, a line 200 feet southerly of Rockaway Beach Boulevard, and Beach 59<sup>th</sup> Street; and
- e. a line 100 feet southerly of Shore Front Parkway, Beach 34<sup>th</sup> Street, New Street, a line 100 feet easterly of Beach 35<sup>th</sup> Street, Ocean Front Road, the southerly centerline prolongation of Beach 36<sup>th</sup> Street, a line 100 feet northerly of Ocean Front Road, and a line 100 feet westerly of Beach 35<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated June 16, 2003.

\*\*Note: streets and parks are either existing or proposed to be established, realigned or eliminated pursuant to related mapping application (C 030433 MMQ).

(On September 10, 2003, Cal. No. 7, the Commission scheduled September 24, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 18**

**CD 14**

**C 030511 HAQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation 123 parcels within the Arverne Urban Renewal Area as an Urban Development Action Area; and
  - 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.

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 September 10, 2003, Cal. No. 8, the Commission scheduled September 24, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**NOTICE**

**Today, September 24, 2003, at 10:00 a.m., in Spector Hall on the first floor of 22 Reade Street in Manhattan, a public hearing is being held by the Department of Housing Preservation and Development in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an amendment to the Arverne Urban Renewal Plan; an amendment to the City Map involving the mapping, demapping, and alteration of streets and parks; a zoning map amendment to change from an R6 zoning district to an R6/C2-4 district, from R6/C2-4 to R6, from M1-1 to R6, from R6 and R6/C2-4 to C4-4, and establish an R6 zoning district on demapped park; a UDAAP designation and project approval pursuant to Article 16 of the General Municipal Law; and the disposition of City-owned property in the area generally bounded by Beach 84<sup>th</sup> Street, Beach Channel Drive/Rockaway Beach Boulevard, Beach 32<sup>nd</sup> Street, and the Rockaway Beach Boardwalk in the Arverne area of Community District 14 in Queens.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 02HPD004Q.**

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**No. 19**

**CD 12**

**N 040089 PXQ**

**PUBLIC HEARING:**

**IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the**

Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for **use of property located at 91-14 Merrick Boulevard** (Block 9795, Lot 1). (Commission on Human Rights' Queens Community Service Center Office)

(On September 11, 2003, the Commission duly advertised September 24, 2003 for a public hearing.)

**Close the hearing.**

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### **III. REPORTS**

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#### **BOROUGH OF THE BRONX**

**No. 20**

**CD 11**

**N 010706 MEX**

**IN THE MATTER OF an application** submitted by Jacobi Medical Center and the State Dormitory Authority of the State of New York (DASNY), for an amendment to the City Map involving the realignment of a sewer easement east of Seminole Avenue at Rhinelander Avenue, in accordance with Map No. 13094 dated July 26, 2001 and revised on April 2, 2003, and signed by the Borough President.

**For consideration.**

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#### **BOROUGH OF BROOKLYN**

**No. 21**

**CD 1**

**C 030126 PQK**

**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 the acquisition of property located at 175 Moore Street (Block 3100, Lot 78), for continued use as a day care center.

(On August 13, 2003, Cal. No. 2, the Commission scheduled August 27, 2003 for a public hearing. On August 27, 2003, Cal. No. 7, the hearing was closed.)

**For consideration.**

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**No. 22**

**CD 1**

**C 030313 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** to the Economic Development Corporation **of one (1) city-owned property**, located in a portion of the former bed of Scholes Street at English Kills, (Block 2962, Lot 999), pursuant to zoning.

(On August 13, 2003, Cal. No. 3, the Commission scheduled August 27, 2003 for a public hearing. On August 27, 2003, Cal. No. 8, the hearing was closed.)

**For consideration.**

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**Nos. 23, 24, and 25**

**Applications for the 2<sup>nd</sup> amendment to the Fulton Park Urban Renewal Plan to the Fulton Park Urban Renewal Area, an amendment to the Zoning Map, disposition of city-owned property to facilitate construction of affordable housing)**

**No. 23**

**CD 3**

**C 030299 HUK**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 2nd amendment to the Fulton Park Urban Renewal Plan for the Fulton Park Urban Renewal Area.

The proposed plan includes the following changes:

1. Nineteen Sites (6D, 12,14B, 15B, 17,17A, 17B, 17C, 17D, 17E, 17F, 17G 17H, 17I, 17J, 19, 20, 20A, 20B are proposed for land use changes to facilitate residential and mixed-use projects, open space and commercial use.
2. Four entire sites (13, 21B, 25 and 26, composed of nineteen lots) and portions

of 13 sites (127 scattered lots) will be deleted due to private rehabilitation and redevelopment, and the fact that there are no future City plans for these properties.

3. Three City-owned lots (proposed Site 19A - block 1708, lots 35 and 36 and proposed Site 13A - block 1710, lot 9), which were not previously designated, are now included in the Plan and Area.
4. Several proposed street re-alignments, which were never executed and are now outdated are being eliminated.
5. The Plan for the Fulton Park Urban Renewal Area will remain in effect until February 11, 2028.
6. The timetable for effectuation of the plan has been revised.
7. The Plan text has been revised to reflect HPD's standard format for urban renewal plans.

The proposed changes will facilitate construction of approximately of affordable housing in HPD's home ownership and Storeworks programs.

(On July 23, 2003, Cal. No. 7, the Commission scheduled August 13, 2003 for a public hearing. On August 13, 2003, Cal. No. 9, the hearing was closed.)

**For consideration.**

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**No. 24**

**CD 3**

**C 030300 ZMK**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 17a**, changing from an R6 District to a C4-3 District property bounded by a line 150 feet northerly of Atlantic Avenue, Buffalo Avenue, Atlantic Avenue, and Suydam Place;

as shown on a diagram (for illustrative purposes only) dated April 21, 2003.

(On July 23, 2003, Cal. No. 8, the Commission scheduled August 13, 2003 for a public hearing. On August 13, 2003, Cal. No. 10, the hearing was closed.)

**For consideration.**

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No. 25

CD 3

C 030301 HDK

**IN THE MATTER OF** an application, submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property comprising sites within the Fulton Park Urban Renewal Area.

The properties are to be disposed to a developer to be selected by HPD in accordance with the Fulton Park Urban Renewal Plan.

A list of the specific properties proposed for disposition may be seen at the Brooklyn Office of the Department of City Planning, 16 Court Street, Room 705, Brooklyn, NY 11241.

(On July 23, 2003, Cal. No. 9, the Commission scheduled August 13, 2003 for a public hearing. On August 13, 2003, Cal. No. 11, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

No. 26

CD 7

C 030176 ZSM

**IN THE MATTER OF** an application submitted by New Amsterdam Associates 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 185 spaces including 93 accessory spaces on portions of the ground floor, cellar and sub-cellar and to allow up to 8,521 square feet of floor area on the ground floor below 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 an existing mixed use building on property located at 721/739 Amsterdam Avenue** (Block 1226, Lot 1), in a C2-8 District, within a Large-Scale Residential Development.

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 13, 2003, Cal. No. 4, the Commission scheduled August 27, 2003 for a public hearing. On August 27, 2003, Cal. No. 9, the hearing was closed.)

**For consideration.**

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**No. 27**

**CD 2**

**M 840260C ZMM**

**IN THE MATTER OF** an application submitted by Gansevoort Street LLC for the modification of Restrictive Declaration D-94, which was previously approved as part of an application for a Zoning Map amendment (C 840260 ZMM), to allow Use Group 6 and 9 uses in addition to the list of permitted uses for property located at 52-74 Gansevoort Street (Block 643, Lots 43 and 49), and to allow Use Group 9 uses in addition to the list of permitted uses for property located at 46-50 Gansevoort Street (Block 643, Lot 54), in an M1-5 District.

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**Nos. 28 and 29**

**(Applications for a special permit and the grant of authorizations to facilitate development of a 4-story residential building and an accessory group parking facility)**

**No. 28**

**CD 3**

**C 020028 ZSR**

**IN THE MATTER OF** an application submitted by Isaac Yomtovian 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 regulations of Section 107-69 (Residential Uses in Area M) to allow the development of a 4-story 130-unit multiple dwelling building on a zoning lot with a designated landmark located southeasterly of Arthur Kill Road approximately 396 feet southwesterly of Englewood Avenue** (Block

7465, Lots 114, 115 and 126), in an M1-1 District, within the Special South Richmond Development District (Area M).

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 13, 2003, Cal. No. 6, the Commission scheduled August 27, 2003 for a public hearing. On August 27, 2003, Cal. No. 11, the hearing was closed.)

**For consideration.**

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**No. 29**

**CD 3**

**N 020030 RAR**

**IN THE MATTER OF** an application submitted by Isaac Yomtovian, **for the grant of authorizations** pursuant to Sections 107-64, 107-65, and 107-68 of the Zoning Resolution for Removal of Trees, Modification of Topography, and Modification of the Size of an Accessory Group Parking Facility at Arthur Kill Road (Block 7465, Lots 114, 115, 126), in an M1-1 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.

**For consideration.**

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