

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, DECEMBER 17, 2003  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK 10007**

**Yvette V. Gruel, Calendar Officer  
22 Reade Street, Room 2E  
New York, New York 10007-1216  
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO	PROJECT NAME	C.P.C. ACTION
1	C 030066 ZMX	9	WESTCHESTER AVENUE REZONING	Scheduled to be Heard 1/7/04
2	C 030544 ZSX	10	NYCHA PSA 8	" "
3	N 040146 HAX	7	BRIGGS AVENUE PLAYGROUND	" "
4	C 040030 HAK	3	QUINCY SENIOR CENTER	" "
5	C 040136 HAK	16	BISHOP RICHARD MARTIN SENIOR HOUSE	" "
6	C 010691 ZSM	2	148-150 GREENE STREET	" "
7	C 020122 ZSM	2	541 BROADWAY	" "
8	C 030420 ZSM	2	470 BROOME STREET	" "
9	C 030292 PSQ	7	HAPPER STREET ASPHALT PLANT	" "
10	C 010112 MMQ	11	DOUGLASTON POND	" "
11	C 020522 ZSQ	14	BROAD CHANNEL VOLUNTEER FIRE HOUSE	" "
12	C 040057 PCR	2	NEW CREEK BLUEBELT	" "
13	C 030312 PCR	3	GLENWOOD/WOODALE DETENTION BASIN	" "
14	C 040060 HAX	4	UNIVERSITY SENIOR HOUSING	Hearing Closed
15	C 020613 ZSM	1	448 GREENWICH STREET	" "
16	C 040016 HAK	1	BETH RACHEL SCHOOL FOR GIRLS	Favorable Report Adopted
17	C 030526 ZMQ	14	OCEAN BAY REZONING	" "

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

MEETING ADJOURNED AT: 10:20 A.M.

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

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**CITY PLANNING COMMISSION**  

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**WEDNESDAY, DECEMBER 17, 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. 24]**

**Prepared by Yvette V. Gruel, 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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**NOTICE--CALENDARS:** City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site ([www.gov/planning](http://www.gov/planning)). The availability of these documents on-line will occur earlier than the current printed documents.

Since these documents are now available on our web site free of charge, effective January 1, 2004, all free subscriptions, including those to community boards, civic associations or non-profit organizations will be discontinued. Any organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the 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.

**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**  
**DOLLY WILLIAMS**, *Commissioners*  
**YVETTE V. GRUEL**, *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, DECEMBER 17, 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 January 7, 2004 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: \_\_\_\_\_

DECEMBER 17, 2003

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**APPROVAL OF MINUTES OF Regular Meeting of December 3, 2003  
and Special Meeting of December 15, 2003**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, JANUARY 7, 2004  
STARTING AT 10:00 A.M.  
IN SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**No. 1**

***WESTCHESTER AVENUE REZONING***

**CD 9**

**C 030066 ZMX**

**IN THE MATTER OF** an application submitted by Wilfred Arroyo pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 4b:**

- 1. eliminating within an existing R6 District a C1-2 District bounded by** Westchester Avenue, a line 60 feet westerly of Pugsley Avenue, a line midway between Benedict Avenue and Westchester Avenue, and Pugsley Avenue; and
- 2. establishing within an existing R6 District a C2-2 District bounded by** Westchester Avenue, a line 60 feet westerly of Pugsley Avenue, a line midway between Benedict Avenue and Westchester Avenue, and Pugsley Avenue;

as shown on a diagram (for illustrative purposes only) dated September 8, 2003.

**Resolution for adoption scheduling January 7, 2004 for a public hearing.**

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**No. 2**

***NYCHA PSA 8***

**CD 10**

**C 030544 ZSX**

**IN THE MATTER** of an application submitted by the New York City Housing Authority and the New York City Police Department 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 police station in a Residence District; and**
- **to modify the requirements of Sections 23-14 and 23-60 to increase the permitted floor area ratio and the height and setback requirements to that permitted by Sections 24-11 and 24-52, respectively;**

**to facilitate the construction of a 4-story, approximately 25,774 square foot police station on a zoning lot located at 650 Buttrick Avenue** (Block 5568, Lots 1, 50 and 100), in an R4 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 January 7, 2004 for a public hearing.**

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**No. 3**

***BRIGGS AVENUE PLAYGROUND***

**CD 7**

**N 040146 HAX**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) The designation of property located at 2620 Briggs Avenue (Block 3293, Lot 49) as an Urban Development Action Area;
- 2) An Urban Development Action Area Project for such area;

to facilitate the renovation and continued use of a community playground, tentatively known as Briggs Avenue Playground.

**Resolution for adoption scheduling January 7, 2004 for a Public Hearing.**

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**BOROUGH OF BROOKLYN**

**No. 4**

***QUINCY SENIOR CENTER***

**CD 3**

**C 040030 HAK**

**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 property located at 621-635 Quincy Street and 648 Lexington Avenue (Block 1625, Lots 34, 53-60), 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 627 Quincy Street (Block 1625, Lot 56) to a developer selected by HPD;

to facilitate development of a six-story building tentatively known as Quincy Senior Residence, with approximately 93 units of housing for senior citizens, to be developed under the New York State Housing Trust Fund Program.

**Resolution for adoption scheduling January 7, 2004 for a public hearing.**

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No. 5

*BISHOP RICHARD MARTIN SENIOR HOUSE*

CD 16

C 040136 HAK

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 property located at 1349-1361 East New York Avenue (Block 1474, Lots 53-58) and 1725-1731 Lincoln Place (Block 1474, Lots 59-62) 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 properties to a developer selected by HPD;

to facilitate development of a six-story building tentatively known as Bishop Richard B. Martin Senior Housing, with approximately 79 units for low income elderly and elderly handicapped persons and one unit for a superintendent, to be developed under the HUD Section 202 Supportive Housing for the Elderly Program.

**Resolution for adoption scheduling January 7, 2004 for a public hearing.**

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**BOROUGH OF MANHATTAN**

No. 6

*148-150 GREENE STREET*

CD 2

C 010691 ZSM

**IN THE MATTER OF** an application submitted by 150 Greene Street Corp. 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 requirements of Section 42-14(D)(2)(a) to allow retail use (Use Group 6 uses) on the ground floor and in a portion of the cellar of an existing 7-story building occupying more than 3600 square feet of lot area located at 148-150 Greene Street** (Block 513, Lot 10), 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 January 7, 2004 for a public hearing.**

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**No. 7**

***541 BROADWAY***

**CD 2**

**C 020122 ZSM**

**IN THE MATTER OF** an application submitted by NOH Realty Corp. 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 use requirements of Section 42-14(D)(2)(b) to allow retail use (Use Group 6 uses) on portions of the ground floor and cellar floor of an existing 5-story building located at 541 Broadway a.k.a. 112 Mercer Street** (Block 498, Lot 18), 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.

**Resolution for adoption scheduling January 7, 2004 for a public hearing.**

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**No. 8**

***470 BROOME STREET***

**CD 2**

**C 030420 ZSM**

**IN THE MATTER OF** an application submitted by Intell SoHo LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to allow the modification of the use regulations of Section 42-14D(2)(a) to permit retail uses (Use Group 6 uses) in the cellar, ground floor and mezzanine of an existing 5-story building occupying more than 3,600 square feet of lot area on property located at 470 Broome Street** (Block 486, Lot 32), 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 January 7, 2004 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 9**

***HARPER STREET ASPHALT PLANT***

**CD 7**

**C 030292 PSQ**

**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 site selection of property** located at 32-11 Harper Street **for use as an asphalt plant.**

**Resolution for adoption scheduling January 7, 2004 for a public hearing.**

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**No. 10**

***DOUGLASTON POND***

**CD 11**

**C 010112 MMQ**

**IN THE MATTER OF** an application, pursuant to Sections 197-c and 199 of the New York City Charter by the Department of Parks and Recreation for an **amendment to the City Map** involving the establishment of an addition to Alley Park; and any **acquisition or disposition of real property related thereto**, located in the Borough of Queens, in accordance with map No. 4957, dated March 7, 2003, and signed by the Borough President.

**Resolution for adoption scheduling January 7, 2004 for a public hearing.**

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No. 11

*BROAD CHANNEL VOLUNTEER FIRE HOUSE*

CD 14

C 020522 ZSQ

**IN THE MATTER of** an application submitted by Broad Channel Volunteers Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-67 of the Zoning Resolution:

- **to allow a fire station in a Residence District; and**
- **to modify the requirements of Sections 23-14 and 23-44 to allow the floor area ratio and the permitted obstructions in required front yards requirements to comply with the regulations of Sections 24-11 and 24-33, respectively;**

**to facilitate the construction of a 2-story approximately 10,000 square foot fire station on a zoning lot located at 305 Cross Bay Boulevard** (Block, 15304, Lot 405), in an R3-2 District.

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

**Resolution for adoption scheduling January 7, 2004 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

No. 12

*NEW CREEK BLUEBELT*

CD 2

C 040057 PCR

**IN THE MATTER OF an application submitted** by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter **for site selection and acquisition of properties** generally bounded by Seaview Avenue, Father Capodanno Boulevard, Lincoln Avenue, and Zoe Street, **for the storage and conveyance of storm water.**

A list and description of the properties may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6<sup>th</sup> floor, Staten Island, New York, 10301-2511.

**Resolution for adoption scheduling January 7, 2004 for a public hearing.**

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**No. 13**

***GLENWOOD /WOODDALE DETENTION BASIN***

**CD 3**

**C 030312 PCR**

**IN THE MATTER OF an application submitted** by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter **for site selection and acquisition of two properties** bounded by Shotwell and Grantwood avenues and Woodrow Road (Block 5676, Lot 1) and Sharon Lane, Alysia Court, and Lemon Creek (Block 7014, Lot 30) **for the storage and conveyance of storm water.**

**Resolution for adoption scheduling January 7, 2004 for a public hearing.**

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**II. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**No. 14**

***UNIVERSITY SENIOR HOUSING***

**CD 4**

**C 040060 HAX**

**PUBLIC HEARING:**

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

3. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of 1271-1285 Merriam Avenue (Block 2529, Lots 25, 28 and 30), as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and
4. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate construction of an eight story building tentatively known as University Senior Housing, with approximately 84 units of housing for the elderly, to be developed under the federal Section 202 program.

(On December 3, 2003, Cal. No. 1, the Commission scheduled December 17, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 15**

***448 GREENWICH STREET***

**CD 1**

**C 020613 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Sun-Ho Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 111-50 of the Zoning Resolution **to modify the use regulations of Section 111-101 to allow two loft dwellings on the first floor, second floor and a portion of the cellar of an existing 6-story building located at 448 Greenwich Street** (Block 223, Lot 30), in an M1-5 District, within the Special Tribeca Mixed Use District (Area B2).

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

(On December 3, 2003, Cal. No. 2, the Commission scheduled December 17, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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### III. REPORTS

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#### BOROUGH OF BROOKLYN

No. 16

#### *BETH RACHEL SCHOOL FOR GIRLS*

CD 1

C 040016 HAK

**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 227 Marcy Avenue/248-268 Division Avenue (Block 2195, Lots 1 and 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 the rehabilitation of an existing school building pursuant to the Community Works Program.

(On November 5, 2003, Cal. No. 1, the Commission scheduled November 19, 2003 for a public hearing. On November 19, 2003, Cal. No. 4 the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 17**

***OCEAN BAY REZONING***

**CD 14**

**C 030526 ZMQ**

**IN THE MATTER OF** an application submitted by the New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 30c:**

- 1. eliminating from an existing R5 district a C1-2 District bounded by** a line 200 feet southerly of Beach Channel Drive, Beach 54<sup>th</sup> Street, Beach Channel Drive and Beach 53<sup>rd</sup> Street;
- 2. changing from a C4-1 district to an R5 District property bounded by** a line 100 feet northerly of Oceanview Boulevard, Beach 62<sup>nd</sup> Street, Arverne Boulevard and Beach 59<sup>th</sup> Street; and
- 3. establishing within the existing R5 District a C2-4 District bounded by** a line 200 feet southerly of Beach Channel Drive, Beach 54<sup>th</sup> Street, Beach Channel Drive and Beach 53<sup>rd</sup> Street; and
- 4. establishing within the proposed R5 District a C2-4 District bounded by** a line 100 feet northerly of Oceanview Boulevard, Beach 62<sup>nd</sup> Street, Arverne Boulevard and Beach 59<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated August 11, 2003.

(On November 5, 2003, Cal. No. 2, the Commission scheduled November 19, 2003 for a public hearing. On November 19, 2003, Cal. No. 5 the hearing was closed.)

**For consideration.**

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