



CITY PLANNING COMMISSION

October 9, 2013 / Calendar No. 4

C 130266 PPK

IN THE MATTER OF an application submitted by the NYC Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of two (2) city-owned properties located on Block 6037, Lot 102 and Block 6339, Lot 164, Borough of Brooklyn, Community District 10, pursuant to zoning.

This application for the disposition of two (2) City-owned properties was filed by the NYC Department of Citywide Administrative services (DCAS) on April 18, 2013 to allow for the sale of two City-owned properties pursuant to zoning. The affected properties are located within Community District 10, Brooklyn.

BACKGROUND

The Department of Citywide Administrative Services (DCAS) is seeking to dispose of two properties located in Brooklyn, Community District 10, pursuant to zoning. There is no development proposed for either property; the proposed action will reserve the right of the City to dispose of each property in the future.

One property is located on the northwest corner of 86th Street and the Gowanus Expressway Service Road (Block 6037, Lot 102) in Bay Ridge. It is a 4,694 square-foot lot developed with a 6,400 square-foot, two-story building formerly occupied by a NYC Department of Sanitation (DOS) section station. The City acquired the property in 1935. The section station had offices, employee lockers and bathrooms used by DOS, and also had ground floor office space that was used by Community Board 10. The building was vacated in 2010 and DOS surrendered the property to DCAS.

The property is an irregularly shaped lot with 40 feet of frontage on 86th Street and about 140 feet of frontage on the Gowanus Expressway Service Road. Most of the site is located within a C4-2A district, which extends to a depth of 100-feet from 86th Street. The balance of the site is within an R4-1 zoning district. The existing building is located entirely within the C4-2A district. C4-2A districts permit commercial, residential and community facility uses at 3.0 FAR and the R4-1 district permits both residential and community facility uses at a maximum 0.9 and 2.0 FAR, respectively.

The 86th Street retail corridor (4th Avenue to the Gowanus Expressway) is developed with many destination retail stores, predominantly in buildings ranging from one- to four- stories. The area north of the site is predominately developed with lower density two-family, semi-detached residences and small apartment buildings.

The second site is a small, vacant, interior lot located between 85th Street and 86th Street, and between 13th Avenue and 14th Avenue (Block 6339, Lot 164) in Dyker Heights. It is a triangular shaped lot that is approximately 41 square feet in lot area. In 1986, the City of New York acquired the property through the In-Rem tax foreclosure process.

The property is located in an R5B zoning district which permits multi-family rowhouses at 1.35 FAR and community facility uses at a maximum 2.0 FAR. Area land uses predominantly include two and three story rowhouse residences. As the lot is an interior property, it is at the center of the

block with no street access, and is too small to support an independent development.

ENVIRONMENTAL REVIEW

This application (C 130226 PPK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Citywide Administrative Services (DCAS). This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 130226 PPK) was certified as complete by the Department of City Planning on May 6, 2013 and was duly referred to Community Board 10 and the Brooklyn Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Review

Community Board 10 held a public hearing on this application (C 130266 PPK) on June 16, 2013 and by a vote of 42 in favor, 0 in opposition, and 1 recusal adopted a resolution recommending approval of the application with the following condition:

That the DCAS disposition of the property at 621 86th Street (Block 6037, Lot 102) includes the restriction that the maximum height of any future development shall not exceed the zoning regulations in effect on 6/17/13.

Borough President Recommendation

This application (C 130266 PPK) was considered by the Borough President, who issued a recommendation approving the application on August 14, 2013 with the following conditions:

That the Department of Citywide Administrative Services agrees as follows:

1. To not take further action to dispose of 621 86th Street for unrestricted use pursuant to the Zoning Resolution during the remainder of the Administration and agree to transfer jurisdiction to the Department of Cultural Affairs or the Economic Development Corporation for the purpose of the issuance of Request for Proposal to dispose of the property for cultural use to an entity capable of improving the property and maintaining it for cultural use.
2. Incorporate a disposition restriction that limits the height to 70 feet.

Be it further resolved that the Borough President calls on the Department of Cultural Affairs or the Economic Development Corporation to obtain jurisdiction of the property for the purposes of holding the property until a determination is made by the next administration to proceed with a Request for Proposal process aimed to dispose of the property to a cultural organization.

City Planning Commission Public Hearing

On August 7, 2013 (Calendar No.1), the City Planning Commission scheduled August 21, 2013, for a public hearing on this application (C 130266 PPK). The hearing was duly held August 21, 2013 (Calendar No. 43). There were six speakers testifying at the hearing, three in favor and three opposed.

Two speakers in favor of the disposition of the building at 621 86th Street (Block 6037, Lot 102), represented long-standing community theater groups in the community. They stated their support for the use of the building as cultural space and spoke about the importance of theater to the community and their need for affordable and accessible space for rehearsal and storage. They also

acknowledged that, not having seen the inside of the building, they could not knowledgeably comment on the suitability of the space for their specific needs, but believed they could adapt to the building. They also acknowledged that, currently, they would be unable to fund the renovation of the building without assistance.

A representative from the Department of Citywide Administrative Services (DCAS) spoke in support of the unrestricted disposition of the two City-owned properties. He testified that the building at 621 86th Street was jointly inspected on August 16, 2013 by the Department of Cultural Affairs (DCA) and by the Department of Design and Construction (DDC) and that the non-ADA compliant building had serious structural and water damage, and would need new mechanical systems, roof and windows. He also stated that the other small vacant lot proposed for disposition in this application would likely be offered for sale to one or more of the adjacent property owners through the City's Sale-Away program for undevelopable lots.

A representative of the Councilmember for the 43rd district spoke in opposition to the application, stating that the Councilmember believed that the building at 621 86th Street could house some of the arts, theatre and dance groups in the community that currently lack permanent physical facilities. He mentioned that several cultural groups appeared at the Community Board and Borough President hearings to state that vacant space is at a premium in Bay Ridge and that they would like an opportunity to use the existing building. The councilmember's representative mentioned that DCAS will be conducting a tour of the building shortly for the arts groups to assess the building. He reiterated the Councilmember's request for a delay in the CPC vote to the last available date and

asked that DCAS, as it moves through the disposition process, reconsider their plan to auction the building, as a more compelling use may be justified.

The other two speakers in opposition represented performing arts groups. They reiterated the lack of affordable rehearsal, storage space and classroom space and the need for more permanent space. They stated that the lack of vacant and affordable properties increases their dependence on religious institutions and schools which are not always open or available. They also acknowledged that they were unable to fund repairs or maintenance of the building and stated that they would be dependent on other groups to provide financial assistance.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for the disposition of two City-owned properties is appropriate.

The Commission concurs with both Community Board 10 and the Borough President that the small, 41 square-foot interior lot located between 85th Street and 86th Street, and between 13th Avenue and 14th Avenue (Block 6339, Lot 164) in Dyker Heights, is appropriate for disposition. The Commission agrees with DCAS's assessment that the property should be sold through the "Sale

Away” program which allows for properties that can’t be independently developed to be offered for sale to adjacent property owners.

The Commission also believes that the application for the unrestricted disposition of property at 621 86th Street (Block 6037, Lot 102) in Bay Ridge is appropriate. The property is a 4,694 square-foot lot developed with a 6,400 square-foot, two-story building which the City acquired in 1935. The building has been vacant for three-years and is in disrepair, having suffered water damage and needing new mechanical systems, roof and windows.

The Commission acknowledges the recommendations of the Borough President and Community Board 10 regarding this property and their joint request that the maximum height of any future development not exceed the zoning regulation in effect on the day of the community board vote. The Commission believes that the current C4-2A zoning district, which restricts the height of the building to a 70 foot maximum, is appropriate. The Commission also believes that the neighborhoods that comprise the City are constantly evolving and changing, and that a restriction to limit all future development of the site to the current zoning regulations, in perpetuity, is inappropriate.

The Commission also acknowledges the Borough President’s recommendation, and the local Councilmember’s request, regarding the potential use of the property for local theatre and performing arts groups. The Commission requested DCAS to explore whether the existing building could be made suitable for such cultural uses. In a letter to the Commission dated September 13, 2013, DCAS’ Assistant Commissioner for Asset Management stated that the building was jointly

inspected by Department of Cultural Affairs (DCA) and Department of Design and Construction (DDC). DCA and DDC reported that the building had many interior and exterior deficiencies, including extensive water damage, the need for a new roof and mechanical systems and ADA non-compliance. The letter further stated that DDC engineers estimated the cost to rehabilitate the building for cultural use was in the range of 5-7 million dollars, dependent upon the cultural use identified. Based on this analysis, DCAS stated in its letter that extensive renovation costs, combined with the costs of operating a cultural use in the building, render it infeasible for a cultural use. Although the use of the building by local the cultural groups does not seem feasible given the poor condition of the building, the Commission encourages the local cultural groups to continue to work with their local elected officials to find suitable space.

The Commission therefore believes that the unrestricted disposition of property at 621 86th Street (Block 6037, Lot 102) in Bay Ridge, pursuant to zoning, is appropriate, given that the property has remained vacant for three years, is located within the active and vibrant 86th Street commercial corridor and has additional development potential in the C4-2A district.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, that the City Planning Commission, pursuant to Sections 197-c of the New York City Charter that, based on the environmental determination and the consideration described in this

report, the application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for disposition of two City-owned properties in Community District 10, Brooklyn, is approved.

The above resolution (C 130266 PPK), duly adopted by the City Planning Commission October 9, 2013 (Calendar No. 4), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, *FAICP*, Chair
KENNETH J. KNUCKLES, *ESQ.*, Vice Chairman
RAYANN BESSER, IRWIN G. CANTOR, *P.E.*, ALFRED C. CERULLO *III*,
BETTY Y. CHIN, MICHELE DE LA UZ, MARIA M. DEL TORO, JOSEPH DOUEK,
ANNA HAYES LEVIN, ORLANDO MARIN, *Commissioners*



Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION

22 Reade Street, New York, NY 10007

FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.

2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION #: 130266 PPK

Disposition of City-owned Property

In the matter of an application submitted by the NYC Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the disposition of two city-owned properties pursuant to zoning.

COMMUNITY DISTRICT NO. 10

BOROUGH OF BROOKLYN

RECOMMENDATION – 130266 PPK

APPROVE

DISAPPROVE

APPROVE WITH

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

MODIFICATIONS/CONDITIONS

BOROUGH PRESIDENT

August 14, 2013

DATE

RECOMMENDATION FOR A GENERAL DISPOSITION APPROVAL OF CITY-OWNED PROPERTY

130266 PPK

This application by the NYC Department of Citywide Administrative Services (DCAS) seeks approval to dispose of two city-owned properties. Although no facilitated project is associated with either property, DCAS is seeking this action to gain authorization to dispose of each property in the future, pursuant to the Zoning Resolution.

The Borough President's Office has received numerous requests from not-for-profit organizations expressing interest in securing any available affordable spaces. In advance of his public hearing held on July 1st 2013 regarding the proposed land disposition actions, the Borough President requested insight from DCAS of the possibility for having the proposed site with the building (621 86th Street) that formerly housed the offices of Community Board 10 (CB 10) be used for cultural and/or community uses. In response, DCAS advised that the property could be assigned to another agency to support cultural/community use and it would be that agency's responsibility to ensure sufficient funding is made available to renovate the building and for ongoing operations and programs. It was also noted that, should a use restriction become a viable alternative, such measures can be recommended by the Borough President and then reviewed by the City Planning Commission, which could then impose the restriction.

Presentations made at the Borough President's public hearing from community members highlighted a desire to see the proposed building turned over for use by not-for-profit cultural organizations. Testimony was provided by two performing arts organizations based in Bay Ridge, both seeking homes for rehearsal space, providing educational programming, set design capacity and prop storage. Testimony provided on behalf of Council Member Vincent Gentile cited the need for a community arts and/or cultural space within his District. The Borough President noted that the Council Member has a key part in this process to affect the sale and urged him to do his best to realize those concerns.

Consideration

CB 10 recommended approval of the dispositions with a condition pertaining to 621 86th Street that the maximum height would not be permitted to exceed the zoning regulation presently in effect (70 feet).

It is the policy of the Borough President to expand Brooklyn's cultural base through developing institutions, outreach programs and venue accessibility, as well as giving artists the tools they need to live, create and share their work here in Brooklyn.

The Brooklyn arts community has always been at the heart and soul of the Borough, invaluable impacting economic, educational and community development. From Brooklyn's world class institutions and museums to the individual artists and cultural organizations, arts and culture have continuously served Brooklyn in a number of ways. The arts serve as a major economic engine, providing thousands of jobs and attracting tourists. Brooklyn arts organizations provide arts education in schools across the Borough, both as part of the school curriculum and in award-winning after-school programs. Furthermore, cultural groups are a focal point in our communities and neighborhoods, with many organizations serving as community centers where residents come together to enjoy music, dance, theatre and the visual arts.

In order to assist the growth of the arts community, the Borough President has provided funding and has advocated for funds to be provided by the public and private sector to continue the expansion of arts programs and initiatives; to continue to expand outreach and marketing efforts for the arts in Brooklyn; to support artist organizations that seek to grow in the community; and to support arts education in our schools. The Borough President believes that given the challenge to obtain spaces that create or foster active cultural and/or community uses, when an opportunity presents itself, it is in the Borough's best interest to pursue such cause.

The Borough President believes that it would do the community a disservice to dispose of this property to the highest bidder without a legitimate effort to dispose of the building for community benefit. He understands that this disposition is only part of the process to enable the site to no longer be owned by the City and that there remains an opportunity for the site to be transferred to another agency or entity at a future time that can achieve eventual use by a cultural organization.

The Borough President shares in the concern of the residents and not-for-profit organizations within Bay Ridge that the future use of this site as a space for cultural use should be thoroughly investigated. Given the absence of affordable properties that could be secured by community-based cultural organizations, the Borough President believes that it is appropriate for surplus city-owned property to be first earmarked for such cultural organizations. As adequate resources can be secured, such entities can respond to a Request For Proposals (RFP) and be given the opportunity to redevelop and operate the space for the benefit of the community.

The City has the opportunity to transfer jurisdiction of the site to an agency such as the Department of Cultural Affairs (DCA) or the Economic Development Corporation (EDC) so that community-based cultural organizations can participate in the reuse of the site prior to disposition pursuant to zoning. In that regard, the Borough President wrote to DCAS Commissioner Edna Wells Handy seeking a commitment to not dispose of the property during this Administration without any "use" restrictions. In addition, he wrote DCA Commissioner Levin and EDC President Kyle Kimball, seeking participation to developing/issuing a RFP for cultural use of the property.

The Borough President has not yet received a response to this letter, however, he would expect that one will be forthcoming so that it can be shared with the City Planning Commission and City Council, if brought before the Council, during their review of the application. He urges that the City Planning Commission and City Council, upon hearing the testimony of the public, to concur with the Borough President, that this application should be conditioned on first attempting to pursue cultural use. Furthermore, DCAS should meet with DCA and/or EDC to discuss the possibility of transferring jurisdiction to assist in accomplishing the interest of the community-based cultural institutions.

While there might not be sufficient time to prepare a RFP during the remainder of this Administration for cultural use disposition, the Borough President urges DCA or EDC to request DCAS to transfer jurisdiction of 621 86th Street to either of these agencies. With the property in the jurisdiction of the appropriate agency, a determination can be made during the next Administration to proceed with a RFP and interested cultural organizations can use the time from now until a RFP is released to formulate business plans and go about securing funding.

Furthermore, the Borough President supports CB 10's interest in restricting height to 70 feet – whether disposition be to a cultural organization or pursuant to unrestricted disposition.

Recommendation

Be it resolved that the Brooklyn Borough President, pursuant to section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve the disposition of City –owned land on the condition that the Department of Citywide Administrative Services agrees as follows:

1. To not take further actions to dispose of 621 86th Street for unrestricted use pursuant to the Zoning Resolution during the remainder of this Administration and agree to transfer jurisdiction to the Department of Cultural Affairs or the Economic Development Corporation for the purpose of the issuance of a Request For Proposal to dispose of the property for cultural use to an entity capable of improving the property and maintaining it for cultural use.
2. Incorporate a disposition restriction that limits height to 70 feet.

Be it Further Resolved that the Borough President calls on the Department of Cultural Affairs or the Economic Development Corporation to obtain jurisdiction of the property for the purposes of holding the property until a determination is made by the next Administration to proceed with a Request For Proposals process aimed to dispose of the property to a cultural organization.



Community/Borough Board Recommendation
Pursuant to the Uniform Land Use Review Procedure

Application #: **C130266PPK**

Project Name: **Disposition of City-owned Property**

CEQR Number, Type 11

Borough(s): **Brooklyn**
Community District Number(s): **10**

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C10000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the NYC Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of two (2) city-owned properties located on Block 6037, Lot 102 and Block 6339, Lot 164, pursuant to zoning.

| | |
|---|---|
| Applicant(s): Dept. of Citywide Administrative Services 1 Centre Street, 20th Floor New York, NY 10007 | Applicant's Representative: Chris, Grove, Senior Planner Dept. of Citywide Administrative Services 1 Centre Street, 20th Floor New York, NY 10007 212.386.0613 |
| Recommendation submitted by: Brooklyn Community Board 10 | |
| Date of public hearing: 6/17/13 | Location: Shore Hill Community Room 9000 Shore Road |
| Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | <small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small> |
| Date of Vote: 6/17/13 | Location: Shore Hill Community Room 9000 Shore Road |
| RECOMMENDATION <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Modifications/Conditions <i>See attached Committee Report</i> <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions | |
| Please attach any further explanation of the recommendation on additional sheets, as necessary. | |
| Voting # In Favor: 42 # Against: 0 # Abstaining: 1 <i>Recusing</i> Total members appointed to the board: 50 | |
| Name of CB/BB officer completing this form <i>Jaylene Beckmann</i> District Manager | Title Community Board Ten District Manager |
| Date 7/15/13 | |

**8119 5th Avenue
Brooklyn, NY 11208**

ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

June 6th 2013 @7:00 pm

ZALUC Committee Meeting was called to order @ 7:10 pm on June 6th 2013.

A quorum was met.

See attachment for attendees.

Three main topics were discussed at this meeting

TOPIC #1

Department of City Planning Flood Resilience Zoning Text Amendment

The purpose of this city-wide text amendment is to enable flood resilient building construction throughout the designated flood zones. The amendment does not directly affect CB10, since fortunately; there are no flood designations in the contextual zoned districts located in Community District 10.

The text amendment will, however, affect surrounding areas that are designated as Zone A on newly released FEMA flood maps.. , it so does impact our overall environment.

The main issues addressed by the text amendment include:

Measuring building height with respect to the FEMA floor elevations (not from the customary curb or base plane)

Accommodating building access from grade

Locating mechanical systems above flood levels

Accommodating off-street parking above grade

New buildings and renovations to buildings within flood zones will be required to comply.

The overall result will be somewhat higher buildings in which only non-essential functions are located at the grade level. Since the height and scale of many buildings will change as a result of this text amendment, the text also contains “rules to mitigate the potential negative effects of higher first floors on the public experience of the street.”

Committee Action:

The committee agreed that the text amendment is necessary for safety of life and property.

Motion was made indicating that CB10 has no objection to the Flood Resilience Zoning Text Amendment.

Vote: All in favor

TOPIC #2

Department of Citywide Administrative Services (DCAS) –

Disposition of two city-owned properties in CB10

DCAS is the NYC agency that “disposes” of NYC owned properties (either by sale, lease, exchange or other means.) The two properties in current discussion are slated to be sold at auction by NYC under the Department of City Planning Uniform Land Use Review Procedure, Application # C130266PPK.

CB10 is permitted to suggest deed restrictions for inclusion in the sales agreement.

ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

June 6th 2013 @7:00 pm

Property #1 - 621 86th Street (Block 6037/Lot 102):

This property is the location of the former Community Board 10 office, at the 86th Street exit off the BQE. The city has attempted to encourage use of this building by non-profit agencies and other uses but despite these efforts, the building has been vacant for some time.

The committee discussed the current zoning and as-of-right uses as related to possible future private development of the site. The committee considered these uses and the overall bulk reasonable for the site but wanted to ensure that a "tower" type of construction could not be constructed in this location since it is a "first impression" site for our community, acting as a kind of "gateway" as cars exit off the parkway.

Committee Action:

Motion was made to request that the DCAS disposition of the property at 621 86th Street (Block 6037/Lot 102) include the restriction that the maximum height of any future development shall not exceed the zoning regulations in effect on 6/17/13.

Vote: All in favor

Property #2 – Midblock Property between 85th Street and 86th Street between 14th and 15th Avenue (Block 6339/Lot 164):

This property is an interior lot with no street frontage and is bounded by adjacent residential rear yards. The property is not developable as a stand-alone site and is of potential value only to one or more of the adjacent residential properties.

Committee Action:

Motion was made indicating that CB10 has no objection to disposition of the property at known as Block 6339/Lot164 621 86th Street (Block 6037/Lot 102).

Vote: All in favor

TOPIC #3

Continuing efforts for Zoning Text Amendment revising Section 73-622, entitled "Enlargements of single and two-family detached and semi-attached residences Special Permit"

This section of the zoning resolution is just one of the sections dealing with special permits. The particular section allows new non-compliant enlargements and increases in current non-compliances in bulk specifically as follows:

- With respect to side yards- allowing smaller tighter side yards
- With respect to rear yards, allowing shorter rear yards
- With respect to height, allowing increased heights of perimeter heights and overall building heights.

ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

June 6th 2013 @7:00 pm

The existing section is only applicable to three Community Planning Boards In Brooklyn - CB10, CB11 and CB15).

History:

Motion was made by CB10 in 2006 to remove CB10 from applicability in this section of the zoning resolution. As per this motion of the entire board, a text amendment was requested from City Planning in early 2007 and request was acknowledge by the then Director of City Planning.

To date, the text amendment omitting CB10 from this section has not been accomplished.

It is important to note that since 1996, when Section 73-622 came into in effect, to the best of the committee's knowledge, CB10 has not looked favorably on even one application for this type of Special Permit, including the most recent application at 45 76th Street. This application and many other applications have been granted at the Board of Standards and Appeals without our approval

Committee Action:

Motion was made to request that the City Planning commission make application for a text amendment to Section 73-622, to remove CB10 from part (a) of the section.

Other Discussions Topics for Fall:

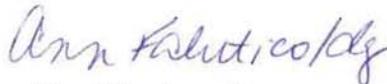
1. Rapid increase in number of Massage Parlors - What actions can be taken from a zoning standpoint?
2. Parking Fairness Initiative – What action plans can be put in place according to the guidelines of the initiative?

Meeting was adjourned at 9:00 PM.

Respectfully Submitted:

Ann Falutico

Committee Chair Zoning and Land Use Committee



Meeting Attendees:

Josphine Beckman

Doris Cruz

Ann Falutico

Barbara Germack

Ron Gross

Andrew Gounardes

Steve Harrison

Susan Pulaski

Dean Rasinya

Joanne Seminara

Fran Vella-Marone

Maryann Walsh