

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, JANUARY 28, 2004  
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 040128 PPK	15		KINGSWOOD SHOPPING CENTER	Scheduled to be Heard 2/11/04
2	C 040129 ZSK	15		" "	" "
3	C 040121 PPM	9		CITY-OWNED-PROPERTY	" "
4	C 040114 HAK	2		344-348 BERGEN STREET	Hearing Closed
5	N 040200 BDM	4,5	6	MADISON/23RD/FLATIRON/CHELSEA BID	" "
6	C 040019 PPQ	10	12,13,14	TRAMMEL CROW	" "
7	C 030293 ZMR	2		2175 RICHMOND AVENUE	" "
8	C 040060 HAX	4		UNIVERSITY SENIOR HOUSING	Favorable Report Adopted
9	C 020613 ZSM	1		448 GREENWICH STREET	" "
10	N 040061 ZAM	2		476 BROADWAY	Authorization Approved
11	C 020522 ZSQ	14		BROAD CHANNEL VOLUNTEER FIRE HOUSE	Favorable Report Adopted
	Supplemental				
S1	C 010112 MMQ	11		DOUGLASTON POND	Scheduled to be Heard 2/11/04

COMMISSION ATTENDANCE:		Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R																
Calendar Numbers:			8	9	10	11													
Amanda M. Burden, AICP, Chair	P		Y	Y	Y	Y													
Kenneth J. Knuckles, Esq., Vice Chairman	A																		
Angela M. Battaglia	P		Y	Y	Y	Y													
Irwin Cantor, P.E.	P		Y	Y	Y	Y													
Angela R. Cavaluzzi, R.A.	P		Y	Y	Y	Y													
Richard W. Eaddy	P		Y	Y	Y	Y													
Alexander Garvin	P		Y	Y	Y	Y													
Jane D. Gol	P		Y	Y	Y	Y													
Christopher Kui	P		Y	Y	Y	Y													
John Merolo	A																		
Karen A. Phillips	P		Y	Y	Y	Y													
Dolly Williams, Commissioners	P		Y	Y	Y	Y													

MEETING ADJOURNED AT: 11:56 A.M.

**COMPREHENSIVE**  
**CITY PLANNING CALENDAR**  
**of**  
**The City of New York**  
—  
**CITY PLANNING COMMISSION**  
—  
**WEDNESDAY, JANUARY 28, 2004**  
—  
**MEETING AT 10:00 A.M. AT SPECTOR HALL**  
**22 READE STREET**  
**NEW YORK, NEW YORK**



**Michael R. Bloomberg, Mayor**

**City of New York**

**[No. 2]**

**Prepared by 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.nyc.gov/planning](http://www.nyc.gov/planning)). The availability of these documents on-line will occur earlier than the current printed documents.

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below. Any individual or 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 including E-mail by writing to:

**City Planning Commission**  
Calendar Information Office  
22 Reade Street - Room 2E  
New York, New York 10007-1216

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**CITY PLANNING COMMISSION**

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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, JANUARY 28, 2004**

Roll Call; approval of minutes ..... 1

    I. Scheduling of February 11, 2004 ..... 1

    II. Public Hearings ..... 3

    III. Reports ..... 6

**Community Board Public Hearing Notices are available in the  
Calendar Information Office, Room 2E, 22 Reade Street,  
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for February 11, 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: \_\_\_\_\_

JANUARY 28, 2004

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APPROVAL OF MINUTES OF Regular Meeting of January 7, 2004

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I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, FEBRUARY 11, 2004  
STARTING AT 10:00 A.M.  
IN SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK

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BOROUGH OF BROOKLYN

Nos. 1 and 2

*KINGSWOOD SHOPPING CENTER*

No. 1

CD 15

C040128 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 three city-owned properties located at 1630-42 East 15<sup>th</sup> Street (Block 6777, lots 17 & 24) and 1730 East 14<sup>th</sup> Street (Block 6796, lot 9), pursuant to zoning.**

**Resolution for adoption scheduling February 11, 2004 for a public hearing.**

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No. 2

CD 15

C 040129 ZSK

**IN THE MATTER OF** an application submitted by Kingswood Partners LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant to a special permit** pursuant to Section 74-512 of the Zoning Resolution **to allow an unattended public parking garage with a maximum capacity of 257 spaces on a portion of the first floor and in the cellar and sub-cellar of a proposed 2-story retail development to be constructed on property located at 1630-1642 East 15<sup>th</sup> Street (Block 6777, Lots 17 and 24), in a C4-2 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 February 11, 2004 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 3**

***CITY-OWNED-PROPERTY***

**CD 9**

**C 040121 PPM**

**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>Location</u>
1962	35	434 West 119 <sup>th</sup> Street
2001	2	Riverside Drive

**Resolution for adoption scheduling February 11, 2004 for a public hearing.**

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**II. PUBLIC HEARINGS**

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**BOROUGH OF BROOKLYN**

**No. 4**

***344-348 BERGEN STREET***

**CD 2**

**C 040114 HAK**

**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 property located at 344-348 Bergen Street (Block 389, Lots 27-29), 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 344 and 348 Bergen Street (Block 389, Lots 27 and 29) to a developer selected by HPD;

to facilitate development of a six-story building tentatively known as 344-348 Bergen Street, with approximately 24 rental units affordable to middle-income families, to be developed under the New York City Housing Development Corporation's New Housing Opportunities Program.

(On January 7, 2004, Cal. No. 1, the Commission scheduled January 28, 2004 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 5**

***MADISON/23RD/FLATIRON/CHELSEA BID***

**CD 4, 5 and 6**

**N 040200 BDM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Small Business

Services on behalf of the Madison/23rd/Flatiron/Chelsea Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, **concerning the formation of the Madison/23rd/Flatiron/Chelsea Business Improvement District.**

(On January 7, 2004, Cal. No. 2, the Commission scheduled January 28, 2004 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 6**

***TRAMMEL CROW***

**CDs 10, 12, 13 & 14**

**C 040019 PPQ**

**PUBLIC HEARING:**

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

(On January 7, 2004, Cal. No. 3, the Commission scheduled January 28, 2004 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 7**

***2175 RICHMOND AVENUE***

**CD 2**

**C 030293 ZMR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Barbara Berman pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning**

**Map, Section No. 26c**, establishing within an existing R3-1 District a C1-2 District property bounded a line 200 feet northeasterly of Travis Avenue, a line midway between Richmond Avenue and Steinway Avenue, Travis Avenue, and Richmond Avenue, as shown on a diagram (for illustrative purposes only) dated November 17, 2003.

(On January 7, 2004, Cal. No. 4, the Commission scheduled January 28, 2004 for a public hearing which has been duly advertised.)

**Close the hearing.**

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### **III. REPORTS**

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

**No. 8**

#### ***UNIVERSITY SENIOR HOUSING***

**CD 4**

**C 040060 HAX**

**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. On December 17, 2003, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 9**

***448 GREENWICH STREET***

**CD 1**

**C 020613 ZSM**

**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. On December 17, 2003, Cal. No. 15, the hearing was Closed.)

**For consideration.**

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**No. 10**

***476 BROADWAY***

**CD 2**

**N 040061 ZAM**

**IN THE MATTER OF** an application submitted by 476 Broadway Condominium **for the grant of an authorization pursuant to Section 42-142 of the Zoning Resolution** to modify the use regulations of Section 42-14 D (1) (b) to allow eight (8) joint living-work quarters for artists on the 2<sup>nd</sup> through 6<sup>th</sup> floors of an existing 11-story building with a lot coverage greater than 3,600 square feet located at 476 Broadway (Block 473, Lots 1001 through 1006), in an M1-5B District, within the Soho Cast Iron Historic District.

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

**For consideration.**

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**BOROUGH OF QUEENS**

**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.

(On December 17, 2003, Cal. No. 11, the Commission scheduled January 7, 2004 for a public hearing. On January 7, 2004, Cal. No. 18, the hearing was closed)

**For consideration.**

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JANUARY 28, 2004

**I. PUBLIC HEARING OF THE FOLLOWING MATTER TO BE  
SCHEDULED FOR WEDNESDAY, FEBRUARY 11, 2004  
STARTING AT 10:00 A.M.  
IN SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK**

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**I. SCHEDULING**

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**BOROUGH OF QUEENS**

**No. 1**

***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.

(On December 17, 2003, Cal. No. 10, the Commission scheduled January 7, 2004 for a public hearing. On January 7, 2004, Cal. No. 17, the hearing was closed.)

**Resolution for adoption scheduling February 11, 2004 for a public hearing.**