

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, FEBRUARY 5, 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 030198 HAX	4	Scheduled to be Heard 2/19/03	18	N 030264 HKR	1	Forward Rep't to City Council
2	C 030158 PSK	2	" "	19	N 980548 ZAR	2	Laid Over
3	C 030128 PQQ	12	" "				
4	C 030186 PPY	cw	" "				
5	C 010721 PPK	16	Hearing Closed				
6	C 020675 ZSM	2	" "				
7	C 030160 HAQ	12	" "				
8	C 030132 PPQ	6	" "				
9	C 020562 PQX	12	Favorable Report Adopted				
10	N 030240 HAX	5	" "				
11	C 030116 HUK	4	" "				
12	C 030117 HAK	4	" "				
13	C 020447 ZSM	5	" "				
14	M 030257 HKM	5	Forward Rep't to City Council				
15	C 020611 ZSQ	1	Favorable Report Adopted				
16	N 030263 HKQ	9	Forward Rep't to City Council				
17	C 020188 ZMR	1	Favorable Report Adopted				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		9	10	11	12	13	14	15	16	17	18	19			
Amanda M. Burden, AICP, Chair	A														
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	L			
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	A			
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	I			
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	D			
Alexander Garvin	P	Y	Y	Y	Y	Y	AB	Y	AB	Y	AB				
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	O			
William J. Grinker	A											V			
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	E			
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	R			
Joseph B. Rose	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 10:30 A.M.

**COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York**
—————
CITY PLANNING COMMISSION
—————
WEDNESDAY, FEBRUARY 5, 2003
—————
**MEETING AT 10:00 A.M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**



Michael R. Bloomberg, Mayor

City of New York

[No. 3]

Prepared by Rosa R. Romero, Calendar Officer

To view the Planning Commission Calendar and/or the Zoning Resolution on the World Wide Web, visit the Department of City Planning (DCP) home page at: nyc.gov/planning

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any Community Board, civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Commission Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 22 Reade Street, Room 2E, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list may do so by sending a certified check, made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216. The fee, including tax, is \$100.00 for a one year subscription.

For Calendar Information: call (212) 720-3368, 3369, 3370.

Note to Subscribers: Notify us of change of address by writing to:

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

B
CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

AMANDA M. BURDEN, *AICP, Chair*
KENNETH J. KNUCKLES, *Esq., Vice Chairman*
ANGELA M. BATTAGLIA
IRWIN G. CANTOR, P.E.
ANGELA R. CAVALUZZI, *R.A.*
RICHARD W. EADDY
ALEXANDER GARVIN
JANE D. GOL
WILLIAM J. GRINKER
JOHN MEROLO
KAREN A. PHILLIPS
JOSEPH B. ROSE
DOLLY WILLIAMS, *Commissioners*
ROSA R. ROMERO, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a. m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, FEBRUARY 5, 2003

Roll Call; approval of minutes	1
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**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for February 19, 2003 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

**CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007**

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ Identification No.: _____ CB No.: _____

Position: Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

FEBRUARY 5, 2003

APPROVAL OF MINUTES OF Regular Meeting of January 22, 2003

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, FEBRUARY 19, 2003
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 4

C 030198 HAX

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 1510 & 1490 Jesup Avenue (Block 2872, Lots 287 (part) and 294), 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 six-story building tentatively known as Jesup Heights Apartments, with 65 units of housing for low-income persons and one superintendent's unit and developed under the New York State Housing Trust Fund Program.

Resolution for adoption scheduling February 19, 2003 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

CD 2

C 030158 PSK

IN THE MATTER OF an application submitted by the Office of Emergency Management 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 165 Cadman Plaza East (Block 85, Lot 6) for use as an office and emergency operations center.

Resolution for adoption scheduling February 19, 2003 for a public hearing.

BOROUGH OF QUEENS

No. 3

CD 12

C 030128 PQQ

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for acquisition of property located at 112-06 Sutphin Boulevard** (Block 11966, Lot 1) **for continued use as a day care center.**

Resolution for adoption scheduling February 19, 2003 for a public hearing.

BOROUGH OF MANHATTAN AND STATEN ISLAND

No. 4

**CD 1 - Manhattan
CD 1 - Staten Island**

C 030186 PPY

IN THE MATTER OF an application submitted by the Department of Transportation, pursuant to Section 197-c of the New York City Charter, **for the disposition of 2 City-owned properties located at the St. George Ferry Terminal** (Block 2, Lot 1), **Staten Island, and the Whitehall Ferry Terminal** (Block 2, Lot 1), **Manhattan.**

Resolution for adoption scheduling February 19, 2003 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 5

CD 16

C 010721 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of eighteen (18) City-owned properties pursuant to zoning.**

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

(On January 22, 2003, Cal. No. 1, the Commission scheduled February 5, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 6

CD 2

C 020675 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Workspace, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution **to allow the modification of the use regulations of Section 42-14(D)(2)(a) to permit Use Group 6 uses on the ground floor and in portions of the cellar of two existing 6-story buildings occupying more than 3,600 square feet of lot area on a zoning lot located at 106 Spring Street and 93 Mercer Street** (Block 485, Lots 21 and 22), in an M1-5A District, within the SoHo Cast Iron Historic District.

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

(On January 22, 2003, Cal. No. 2, the Commission scheduled February 5, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 7

CD 12

C 030160 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 of 111-27 Farmers Boulevard (Block 10950, Lot 161) as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
 2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;
- to facilitate continued use as a community facility.

(On January 22, 2003, Cal. No. 3, the Commission scheduled February 5, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 8

CD 6

C 030132 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the **disposition of one (1) city-owned property located at 92-09 Metropolitan Avenue** (Block 3179 p/o Lot 6), pursuant to zoning.

(On January 22, 2003, Cal. No. 4, the Commission scheduled February 5, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 9

CD 12

C 020562 PQX

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for acquisition of property located at 1151 East 224th Street** (Block 4903, Lot 20) **for continued use as a group home.**

(On December 18, 2002, Cal. No. 1, the Commission scheduled January 8, 2003 for a public hearing. On January 8, 2003, Cal. No. 10, the hearing was closed.)

For consideration.

No. 10

CD 5

N 030240 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 1835 University Avenue (Block 2897, Lot 114), as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area;

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

(On January 8, 2003, Supplemental Calendar No. 1, the Commission scheduled January 22, 2003 for a public hearing. On January 22, 2003, Cal. No. 5, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 11 and 12

(Applications for the 1st Amendment to the Bushwick I Urban Renewal Plan for the Bushwick I Urban Renewal Area and UDAAP Designation and disposition to facilitate disposition of an existing 2-story residential building)

No. 11

CD 4

C 030116 HUK

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 1st amendment to the Bushwick I Urban Renewal Plan for the Bushwick I Urban Renewal Area.

The proposed plan includes the following changes:

1. The subdivision of the urban renewal area into three urban renewal sites, sites 1, 2 and 3
2. The land use designation for Sites 1 and 2 has been changed from Residential to Public Open Space to reflect the existing use of these sites as a Parks Department baseball field and playground. Site 3, which comprises an existing small residential building that is proposed for disposition, maintains the original Residential designation.
3. Controls that required all urban renewal sites to be cleared for redevelopment and that restricted residential development to low income housing have been eliminated from the Plan.
4. Map 1, the Project Boundary Map, Map 2, the Land Use Map, and Exhibit A, Properties Acquired and to be Acquired, are revised.
5. The text is modified to reflect the current urban renewal language, terminology, methodology and legal requirements.
6. The time schedule for the effectuation of the project is revised.

(On December 18, 2002, Cal. No. 2, the Commission scheduled January 8, 2003 for a public hearing. On January 8, 2003, Cal. No. 11, the hearing was closed.)

For consideration.

No. 12

CD 4

C 030117 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 11 Aberdeen Street, Site 3 within the Bushwick I Urban Renewal Area (Block 3466, Lot 58), as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate disposition of an existing 2-story residential building.

(On December 18, 2002, Cal. No. 3, the Commission scheduled January 8, 2003 for a public hearing. On January 8, 2003, Cal. No. 12, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 13

CD 5

C 020447 ZSM

IN THE MATTER OF an application submitted by 130 West 30th LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution** to permit the modification of the use regulations to allow Use Group 2 use on the second through 19th floor at 130 West 30th Street (Block 805, Lot 81), a New York City landmark building, in an M1-6 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 December 18, 2002, Cal. No. 4, the Commission scheduled January 8, 2003 for a public hearing. On January 8, 2003, Cal. No. 13, the hearing was closed.)

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the Aeolian Building)*

No. 14

CD 1

N 030257 HKM

IN THE MATTER OF a communication dated December 12, 2002, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Aeolian Building, 689-691 Fifth Avenue, aka 1 East 54th Street, (Block 1290, Lot 1), by the Landmarks Preservation Commission on December 10, 2002 (List 342 /LP- 2125).

For consideration.

BOROUGH OF QUEENS

No. 15

CD 1

C 020611 ZSQ

IN THE MATTER OF an application submitted by 3500 48th Street Associates pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-922 of the Zoning Resolution **to allow certain large retail establishments (Use Group 6 or 10A uses) with no limitation on floor area within an existing 72,254 square foot one-story building on a zoning lot at 34-60 48th Street** (Block 143, Lot 10), in an M1-1 District.

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

(On December 18, 2002, Cal. No. 5, the Commission scheduled January 8, 2003 for a public hearing. On January 8, 2003, Cal. No. 14, the hearing was closed.)

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the (former) Richmond Hill Republican Club)*

No. 16

CD 9

N 030263 HKQ

IN THE MATTER OF a communication dated December 20, 2002, from the Executive Director of the Landmarks Preservation Commission **regarding the landmark designation of the (former) Richmond Hill Republican Club** by the Landmarks Preservation Commission on December 17, 2002 (List No. 343/LP-2126).

For consideration.

BOROUGH OF STATEN ISLAND

No. 17

CD 1

C 020188 ZMR

IN THE MATTER OF an application submitted by Natalie Lyn LLC pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 20c;**

- (a) changing from an M1-1 District to an R3-2 District property bounded by John Street and its southerly prolongation, a line 250 feet southeasterly of Richmond Terrace, a line 100 feet easterly of John Street and the southeasterly boundary line of the New York City right-of-way (Staten Island Railroad); and
- (b) changing from an M1-1 District to an R3A District property bounded by:
 - (1) Richmond Terrace,
 - (2) a line passing through a point on the southeasterly street line of Richmond Terrace distant 242.82 feet (as measured along the street line) northeasterly from the intersection of the easterly street line of John Street and the southeasterly street line of Richmond Terrace at an angle of 83 degrees, 44 minutes and 15 seconds,
 - (3) a line perpendicular to the second-named course distant 365 feet (as measured along the course line) southeasterly from the intersection of the second-named course and the southeasterly Street line of Richmond Terrace,

- (4) a line perpendicular to the third-named course distant 165 feet southwest-erly from the intersection of the second- named course and the third-named course,
- (5) a line perpendicular to the fourth-named course distant 60 feet northwest-erly from the intersection of the third-named course and the fourth-named course,
- (6) a line perpendicular to the fifth-named course distant 190 feet southwest-erly from the second-named course,
- (7) a line perpendicular to the easterly street line of John Street distant 58 feet (as measured along the street line) southerly from the intersection of the southeasterly street line of Richmond Terrace and the easterly street line of John Street,
- (8) a line 100 feet easterly of John Street,
- (9) the southeasterly boundary line of the New York City right-of-way (Staten Island Railroad), and
- (10) Nicholas Avenue;

as shown on a diagram (for illustrative purposes only) dated September 30, 2002 and revised on January 7, 2003.

(On December 18, 2002, Cal. No. 6, the Commission scheduled January 8, 2003 for a public hearing. On January 8, 2003, Cal. No. 15, the hearing was closed.)

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of Heberton House)*

No. 18

CD 1

N 030264 HKR

IN THE MATTER OF a communication dated December 20, 2002, from the Executive Director of the Landmarks Preservation Commission **regarding the landmark designation of Heberton House**, located at 121 Heberton Avenue (Block 1016, Lot 9), by the Landmarks Preservation Commission on December 17, 2002, (List 343/LP 2120).

For consideration.

No. 19

CD 2

N 980548 ZAR

IN THE MATTER OF an application submitted by Ronnie Guterman **for the grant of authorizations** pursuant to Sections 105-421, 105-423 and 105-424 of the Zoning Resolution involving the modification of existing topography, alteration of botanic environments and removal of trees and alteration of other natural features (steep slope) **to facilitate development of an accessory swimming pool and related site alterations on property located at 125 Annfield Court (Block 878, Lot 330) in the Special Natural Area District (NA-1).**

Plans for the proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6th Floor, Staten Island, New York 10301.

For consideration.
