

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, OCTOBER 16, 2002
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 020379 PQX	9	Scheduled to be Heard 11/6/02	18	C 010340 MMM	2	Favorable Report Adopted
2	C 020694 PPK	14	" "	19	N 030111 HKM	1	Forward Rep't to City Council
3	C 020597 PPK	18	" "	20	N 030112 HKM	9	" "
4	C 020216 ZMM	11	" "				
5	C 020033 MMQ	14	" "				
6	C 020034 ZMQ	14	" "				
7	C 020035 PSQ	14	" "				
8	C 010688 ZMR	3	" "				
9	N 020334 ZRR	3	" "				
10	C 020416 DMK	3	Hearing Closed				
11	C 000087 ZMK	1	" "				
12	C 020539 ZSM	2	" "				
13	C 030031 ZSM	4	" "				
14	C 010519 MMQ	10	" "				
15	C 020590 HAK	1	Favorable Report Adopted				
16	C 020674 HAM	10	" "				
17	C 020637 ZSM	1	" "				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		15	16	17	18	19	20								
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y								
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y								
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y								
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y								
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y								
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y								
Alexander Garvin	P	Y	Y	Y	Y	AB	Y								
Jane D. Gol	P	Y	Y	Y	Y	Y	Y								
William J. Grinker	P	Y	Y	Y	Y	AB	Y								
John Merolo	P	Y	Y	Y	Y	Y	Y								
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y								
Joseph B. Rose, Commissioners	P	Y	Y	Y	Y	Y	Y								

MEETING ADJOURNED AT: 12:25 P.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—
CITY PLANNING COMMISSION
—
WEDNESDAY, OCTOBER 16, 2002
—
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. 21]

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, *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, OCTOBER 16, 2002

Roll Call; approval of minutes	1
I. Scheduling of November 6, 2002	1
II. Public Hearings	6
III. Reports	9

**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 November 6, 2002 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: _____

OCTOBER 16, 2002

APPROVAL OF MINUTES OF Regular Meeting of October 2, 2002

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, NOVEMBER 6, 2002
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK

BOROUGH OF THE BRONX

No. 1

CD 9

C 020379 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 1590 East 172nd Street** (Block 3776, Lot 44) **for continued use as an Agency Operated Boarding Home.**

Resolution for adoption scheduling November 6, 2002 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

CD 14

C 020694 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 one (1) city-owned property located at 1247 Flatbush Avenue** (Block 5210, Lot 17) pursuant to zoning.

Resolution for adoption scheduling November 6, 2002 for a public hearing.

No. 3

CD 18

C 020597 PPK

IN THE MATTER OF an application submitted by the Department of Business Services, pursuant to Section 197-c of the New York City Charter, for **disposition to the Economic Development Corporation of one (1) city-owned property located at 2777 Flatbush Avenue** (Block 8591, part of lots 980 & 175) pursuant to zoning.

Resolution for adoption scheduling November 6, 2002 for a public hearing.

BOROUGH OF MANHATTAN

No. 4

CD 11

C 020216 ZMM

IN THE MATTER OF an application submitted by 125th Street Gateway Ventures LLC pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 6a and 6b:**

- 1) changing from an M1-2 District to a C4-4A District property bounded by East 126th Street, Lexington Avenue, a line midway between East 125th Street and East 126th Street, and a line 115 feet westerly of Lexington Avenue; and
- 2) changing from a C4-4 District to a C4-4A District property bounded by Lexington Avenue, East 125th Street, a line 115 feet westerly of Lexington Avenue, and a line midway between East 125th Street and East 126th Street,

within the Harlem-East Harlem Urban Renewal Area (Site 14A, East Harlem Triangle Sub-Area), as shown on a diagram (for illustrative purposes only) dated July 8, 2002.

Resolution for adoption scheduling November 6, 2002 for a public hearing.

BOROUGH OF QUEENS

Nos. 5, 6, and 7

(Applications for an amendment of the City Map and Zoning Map, and site selection to construct a garage for the Department of Sanitation)

No. 5

CD 14

C 020033 MMQ

IN THE MATTER OF an application, pursuant to Sections 197-c and 199 of the New York City Charter by the Department of Sanitation (DOS), the Department of Citywide Administrative Services (DCAS), and the Department of Parks and Recreation (DPR), **for an amendment to the City Map** involving the elimination of a portion of Rockaway Community Park and; any acquisition or disposition of real property related thereto, in accordance with map No. 4950, dated May 30, 2002, and signed by the Borough President.

Resolution for adoption scheduling November 6, 2002 for a public hearing.

No. 6

CD 14

C 020034 ZMQ

IN THE MATTER OF an application submitted by the Department of Sanitation, Department of Parks and Recreation and the Department of Citywide Administrative Services pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 30c, establishing an M1-1 District bounded by the northerly street line of Almeda Avenue at the foot of Beach 51st Street, and the westerly, southerly, and easterly boundaries of Rockaway Community Park**, as shown in a diagram (for illustrative purposes only) dated July 8, 2002.

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 November 6, 2002 for a public hearing.

No. 7

CD 14

C 020035 PSQ

IN THE MATTER OF an application submitted by the Department of Sanitation, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for site selection of property located north of Alameda Avenue between Conch Basin and Sommerville Basin** (Block 15980, p/o Lot 2) **for use as a garage.**

Resolution for adoption scheduling November 6, 2002 for a public hearing.

BOROUGH OF STATEN ISLAND

Nos. 8 and 9

(Applications for an amendment of the Zoning Map and Zoning Resolution for an addition to an existing commercial development)

No. 8

CD 3

C 010688 ZMR

IN THE MATTER OF an application submitted by A.K. Development, LLC pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 33a**, establishing within an existing R3X District a C1-2 District bounded by Rossville Avenue, a line 100 feet southerly of the former southerly street line of Spar Avenue, a line 400 feet easterly of Rossville Avenue, and Woodrow Road, within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated July 22, 2002.

Resolution for adoption scheduling November 6, 2002 for a public hearing.

No. 9**CD 3****N 020334 ZRR**

IN THE MATTER OF an application submitted by A.K. Development, LLC pursuant to Section 201 of the New York City Charter for an amendment of Section 107-06 (District Plan (Appendix A) of the Zoning Resolution, Special South Richmond Development District, involving modification of the boundaries of the designated open space as shown on the South Richmond Special District Plan, Section 33a, by deleting property bounded by:

1. a line 312 feet southerly of the easterly prolongation of the northerly street line of Kramer Avenue,
2. a line perpendicular to the first-named course distant 410.78 feet easterly of the intersection of the first-named course with the easterly street line of Rossville Avenue,
3. a line forming an angle of 205 degrees, 01 minutes and 57 seconds with the second-named course distant 36.68 feet northeasterly of the intersection of the second-named course with the first-named course,
4. a line forming an angle of 92 degrees, 24 minutes and 28 seconds with the previous named course distant 21.41 feet northwesterly of the intersection of the second-named course with the third-named course,
5. a line forming an angle of 75 degrees, 3 minutes and 9 seconds with the fourth-named course distant 26.95 feet westerly of the intersection of the third-named course with the fourth-named course,
6. a line forming an angle of 257 degrees, 30 minutes and 26 seconds with the fifth-named course distant 49.68 feet southerly of the intersection of the fourth-named course with the fifth-named course, and
7. Rossville Avenue,

as shown on a diagram (for illustrative purposes only) dated July 22, 2002.

Resolution for adoption scheduling November 6, 2002 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 10

CD 3

C 020416 DMK

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 792 De Kalb Avenue** (Block 1781, Lot 21) pursuant to zoning.

(On October 2, 2002, Cal. No. 1, the Commission scheduled October 16, 2002 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 1

C 000087 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Wythe Gardens LLC and Water View Condos LLC, pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 12d**, changing from an M3-1 District to an R7A District property bounded by Wythe Avenue, South 11th Street, Kent Avenue, and South 8th Street, as shown on a diagram (for illustrative purposes only) dated July 8, 2002 and subject to the restrictions of Restrictive Declaration D-145 and subject to the conditions of CEQR Declaration E-112.

(On October 2, 2002, Cal. No. 2, the Commission scheduled October 16, 2002 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 12

CD 2

C 020539 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Bond Street Hotel LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of special permit** pursuant to Section 74-781 of the Zoning Resolution **to modify the use regulations of Section 42-14(D)(2)(b) to allow retail uses (Use Group 6) and/or a hotel use (Use Group 5) on the ground floor, cellar floor and subcellar of a proposed 12-story building on property located at 32-40 Bond Street** (Block 530, Lot 48), in an M1-5B 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 October 2, 2002, Cal. No. 3, the Commission scheduled October 16, 2002 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 4

C 030031 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 122 West 21 Street LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Sections 13-562 and 74-52 of the Zoning Resolution **to allow an attended public parking garage with a maximum capacity of 152 spaces on portions of the first floor and cellar, and to permit 8,600 sq. ft. of floor space on the first floor to be exempted from the definition of floor area as set forth in Section 12-10**, in a mixed building at 116-122 West 21st Street (Block 796, Lots 53, 52, 51, 50, 49 and 48), in a C6-3A 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 October 2, 2002, Cal. No. 4, the Commission scheduled October 16, 2002 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 14

CD 10

C 010519 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City School Construction Authority (NYCSCA), pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination of a portion of 99th Street between Rockaway Boulevard and Plattwood Avenue;
- the elimination of 109th Avenue from 98th Street to 99th Street;
- the elimination of a portion of Plattwood Avenue between 98th and 99th streets;
- the discontinuance and closing of a portion of 109th Avenue between 98th and 99th streets;
- the delineation of a New York City Transit (NYCT) easement; and
- any modification of grades necessitated thereby, and any acquisition or disposition of real property related thereto,

in accordance with Map No. 4963, dated December 21, 2001, revised July 16, 2002 and signed by the Borough President.

(On October 2, 2002, Cal. No. 5, the Commission scheduled October 16, 2002 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 15

CD 1

C 020590 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 68-84 Harrison Avenue (Block 2227, Lot 32), 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 rehabilitation of an existing school building pursuant to the Community Works Program.

(On September 4, 2002, Cal. No. 1, the Commission scheduled September 18, 2002 for a public hearing. On September 18, 2002, Cal. No. 1, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 16

CD 10

C 020674 HAM

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 61 and 63 Lenox Avenue (Block 1823, Lots 29 and 30), 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 reconstruction of an existing building and construction of a new five story building with a total of 15 units of housing with ground floor commercial space and developed under HPD's Vacant Buildings 2000 Program.

(On September 4, 2002, Cal. No. 2, the Commission scheduled September 18, 2002 for a public hearing. On September 18, 2002, Cal. No. 2, the hearing was closed.)

For consideration.

No. 17

CD 1

C 020637 ZSM

IN THE MATTER OF an application submitted by RB 52 Co. LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an attended accessory off-street parking garage with a maximum capacity of 35 spaces in the cellar of an existing building located at 52 Broadway** (Block 22, Lot 28), in a C5-5 District, within the Special Lower Manhattan District.

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

(On September 4, 2002, Cal. No. 3, the Commission scheduled September 18, 2002 for a public hearing. On September 18, 2002, Cal. No. 3, the hearing was closed.)

For consideration.

No. 18

CD 2

C 010340 MMM

IN THE MATTER OF an application submitted by Trinity Real Estate and the Department of Parks and Recreation (DPR), pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an **amendment to the City Map** involving:

- a) the elimination, discontinuance and closing of a portion of Avenue of the Americas (formerly known as Sullivan Street) from Canal Street to Grand Street;
- b) the elimination of a portion of a public place known as Duarte Square;
- c) the establishment of a park;
- d) the delineation of an open space easement within the proposed to-be-eliminated bed of Avenue of the Americas;
- e) the delineation of a sewer easement within the proposed to-be-eliminated bed of Avenue of the Americas;

and any acquisition or disposition of real property related thereto in the Borough of Manhattan, in accordance with map ACC No. 30211, dated March 14, 2002, and signed by the Borough President.

(On August 21, 2002, Cal. No. 1, the Commission scheduled September 4, 2002 for a public hearing. On September 4, 2002, Cal. No. 7, the hearing was closed.)

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of 325-333 Broadway)*

No. 19

CD 1

N 030111 HKM

IN THE MATTER OF a communication dated August 23, 2002, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 325-333 Broadway, aka 90 Worth Street, (Block 152, Lot 25), by the Landmarks Preservation Commission on August 13, 2002 (List 339/LP- 2112.

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the former 30th Precinct Station House)*

No. 20

CD 9

N 030112 HKM

IN THE MATTER OF a communication dated August 23, 2002, from the Executive Director of the Landmarks Preservation Commission regarding **the modification of an existing landmark designation of the former 30th Precinct Station House** (originally the 32nd Police Precinct Station House), 1854 Amsterdam Avenue (Block 2083, Lot 35) by the Landmarks Preservation Commission on August 13, 2002 (List No. 339/LP-2121).

For consideration.
