

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, NOVEMBER 19, 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	PROJECT NAME	C.P.C. ACTION
1	C 040029 HAX	3	BOSTON ROAD APARTMENTS	Scheduled to be Heard 12/3/03
2	C 020244 ZSM	5	WEST 18 TH STREET/ADORAMA	“ ”
3	C 040018 PPQ	12	DISPOSITION OF CITY-OWNED-PROPERTY	“ ”
4	C 040016 HAK	1	BETH RACHEL SCHOOL FOR GIRLS	Hearing Closed
5	C 030526 ZMQ	14	OCEAN BAY REZONING	“ ”
6	C 030531 PPK	2	DISPOSITION OF 110 LIVINGSTON STREET	Favorable Report Adopted
7	N 030227 ZAK	5	ST. PAUL COMMUNITY BAPTIST CHURCH	Authorization Approved
8	C 030528 HDM	10	CORNERSTONE PROGRAM: MANHATTAN AVENUE	Favorable Report Adopted
9	N 040094 BDM	5,8	MADISON AVENUE BUSINESS IMPROVEMENT DISTRICT	Unqualified Approval
10	N 040118 ZAM	1	55 WATER STREET	Laid Over
11	C 030032 ZSQ	9	JAMAICA HOSPITAL NURSING HOME	Favorable Report Adopted
12	C 010660 PCR	2	STATEN ISLAND TRANSFER STATION	“ ”
13	C 010661 MMR	2	“ ”	“ ”
14	N 030242 ZAR	2	STOP AND SHOP SUPERMARKET COMPANY	Authorization Approved
15	N 030101 ZAR	2	SPRING RIDGE DEVELOPMENT CORPORATION	“ ”

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		6	7	8	9	10	11	12	13	14	15					
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y		Y	Y	Y	Y	Y					
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y		Y	Y	Y	Y	Y					
Angela M. Battaglia	P	Y	Y	Y	Y	L	Y	Y	Y	Y	Y					
Irwin Cantor, P.E.	P	Y	Y	Y	Y	A	Y	Y	Y	Y	Y					
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	I	Y	Y	Y	Y	Y					
Richard W. Eaddy	P	Y	Y	Y	Y	D	Y	Y	Y	Y	Y					
Alexander Garvin	A															
Jane D. Gol	P	Y	Y	Y	Y	O	Y	Y	Y	Y	Y					
Christopher Kui	P	Y	Y	Y	Y	V	Y	Y	Y	Y	Y					
John Merolo	P	Y	Y	Y	Y	E	Y	Y	Y	Y	Y					
Karen A. Phillips	P	Y	Y	Y	Y	R	Y	Y	Y	Y	Y					
Dolly Williams, Commissioners	P	Y	Y	Y	Y		Y	Y	Y	Y	Y					

MEETING ADJOURNED AT: 10:55 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—————
CITY PLANNING COMMISSION
—————
WEDNESDAY, NOVEMBER 19, 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. 22]

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

CHRISTOPHER KUI

JOHN MEROLO

KAREN A. PHILLIPS

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, NOVEMBER 19, 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 December 3, 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: _____

NOVEMBER 19, 2003

APPROVAL OF MINUTES OF Regular Meeting of November 5, 2003

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, DECEMBER 3, 2003
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

BOSTON ROAD APARTMENTS

CD 3

C 040029 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 property located at 1033 and 1043 Boston Road (Block 2607, Lots 78 and 81) 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 construction of a six and seven story building, tentatively known as Boston Road Apartments, with approximately 41 dwelling units for homeless and low income families, to be developed under HPD's Supportive Housing Program.

Resolution for adoption scheduling December 3, 2003 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

WEST 18TH STREET/ADORAMA

CD 5

C 020244 ZSM

IN THE MATTER OF an application submitted by 42 West 18th Street Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution to **modify the requirements of:**

- 1. Section 42-10 to allow residential use (Use Group 2 uses) on the 4th through 16th floors;**
- 2. Section 43-43 to allow a proposed new building and enlarged portions to penetrate the height and setback requirements; and**
- 3. Section 43-23(b) to allow a proposed 2-story and a 3-story enlarged portions as permitted obstructions within the required rear yard;**

to facilitate the construction of a mixed use development on a zoning lot located at 38-42 West 18th Street a.k.a. 41-45 West 17th Street (Block 819, Lots 14, 15 and 66), in an M1-6M District, within the Ladies Miles Historic District.

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

Resolution for adoption scheduling December 3, 2003 for a public hearing.

BOROUGH OF QUEENS

No. 3

DISPOSITION OF CITY-OWNED-PROPERTY

CD 12

C 040018 PPQ

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-property pursuant to zoning:**

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS/LOCATION</u>
10143	38	155 TH Street between 108 th & 109 th avenues (interior lot)
10336	152	180 th Street (within 180 th Street Industrial BID)

Resolution for adoption scheduling December 3, 2003 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 4

BETH RACHEL SCHOOL FOR GIRLS

CD 1

C 040016 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 227 Marcy Avenue/248-268 Division Avenue (Block 2195, Lots 1 and 14), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate the rehabilitation of an existing school building pursuant to the Community Works Program.

(On November 5, 2003, Cal. No. 1, the Commission scheduled November 19, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 5

OCEAN BAY REZONING

CD 14

C 030526 ZMQ

PUBLIC HEARING:

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

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

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

(On November 5, 2003, Cal. No. 2, the Commission scheduled November 19, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 6

DISPOSITION OF 110 LIVINGSTON STREET

CD 2

C 030531 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 110 Livingston Street** (Block 269, Lot 1) pursuant to zoning.

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

For consideration.

No. 7

ST. PAUL COMMUNITY BAPTIST CHURCH

CD 5

N 030227 ZAK

IN THE MATTER OF an application submitted by St. Paul Community Baptist Church for **the grant of an authorization** pursuant to Section 23-631(h) of the Zoning Resolution **to allow a proposed 5-story 78-unit non-profit residence for the elderly to penetrate the height and setback regulations set forth in Section 23-631(d), on property located at 846-74 Hendrix Street** (Block 4353, Lots 12, 13, 14, 15, 21 25 & 26), in an R5 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.

BOROUGH OF MANHATTAN

No. 8

CORNERSTONE PROGRAM: MANHATTAN AVENUE

CD 10

C 030528 HDM

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 434, 436, 440 and 446 Manhattan Avenue (Block 1945, Lots 18, 20, 21 and 45), within the Harlem Gateway Urban Renewal Area (p/o Site 102), to a developer to be selected by HPD.

The disposition would facilitate the development, through HPD's Cornerstone Program, of approximately 125 units of housing.

(On October 8, 2003, Cal. No. 3, the Commission scheduled October 22, 2003 for a public hearing. On October 22, 2003, Cal. No. 10, the hearing was closed.)

For consideration.

No. 9

MADISON AVENUE BUSINESS IMPROVEMENT DISTRICT

CDs 5 and 8

N 040094 BDM

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Madison Avenue Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, **concerning the amendment of the Madison Avenue Business Improvement District.**

(On October 8, 2003, Cal. No. 4, the Commission scheduled October 22, 2003 for a public hearing. On October 22, 2003, Cal. No. 11, the hearing was closed.)

For consideration.

No. 10

55 WATER STREET

CD 1

N 040118 ZAM

IN THE MATTER OF an application submitted by New Water Street Corp. **for the grant of an authorization** pursuant to Section 91-662(a) of the Zoning Resolution **to allow the alteration of an existing elevated plaza* for which a floor area bonus has been granted on a zoning lot located at 55 Water Street** (Block 31, Lots 1001-1052), in a C6-9 District, within the South Street Seaport Subdistrict, within the Special Lower Manhattan District.

*Note: An application (CP-22518) pursuant to Section 74-76 of the Zoning Resolution to allow the elevated was approved by the City Planning Commission on November 27, 1968 (Cal. No. 11) and by the Board Of Estimate on January 23, 1969 (Cal. No. 11).

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 November 5, 2003, Cal. No. 19, the item was laid over.)

For consideration.

BOROUGH OF QUEENS

No. 11

JAMAICA HOSPITAL NURSING HOME

CD 9

C 030032 ZSQ

IN THE MATTER OF an application submitted by the Jamaica Hospital Nursing Home Co., Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-902 of the Zoning Resolution **to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area and Percentage of Lot Coverage) to apply to a proposed 4-story, approximately 121,000 square foot nursing home building on property located between 134th and 135 Street, approximately 130 feet north of 91st Avenue** (Block 9263, Lots 8, 10, 12, 14, 16, 18, 20, 22, 40, 42, 44, 46, 48, 50, 52 and 54), in R4 and R6 Districts.

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 24, 2003, Cal. No. 8, the Commission scheduled October 8, 2003 for a public hearing. On October 8, 2003, Cal. No. 24, the hearing was closed. On November 5, 2003, Cal. No. 22, the item was laid over.)

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 12 and 13

**(Applications for site selection and acquisition of City-Owned Property
and amendment to the City Map for use as a rail extension)**

STATEN ISLAND TRANSFER STATION

No. 12

CD 2

C 010660 PCR

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Business Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at Block 2705, Lots 1, 225, and 300, Staten Island, for use as a rail extension.

(On October 8, 2003, Cal. No. 13, the Commission scheduled October 22, 2003 for a public hearing . On October 22, 2003, Cal. No. 13, the hearing was closed.)

For consideration.

No. 13

CD 2

C 010661 MMR

IN THE MATTER OF an application submitted by the Department of Sanitation, 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 establishment of Victory Boulevard west of the West Shore Expressway;
- the discontinuance and closing of a portion of Victory Boulevard west of the West Shore Expressway;
- the delineation of a sewer easement;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 4172 dated July 3, 2003 and signed by the Borough President.

(On October 8, 2003, Cal. No. 14, the Commission scheduled October 22, 2003 for a public hearing. On October 22, 2003, Cal. No. 14, the hearing was closed.)

For consideration.

No. 14

STOP AND SHOP SUPERMARKET COMPANY

CD 2

N 030242 ZAR

IN THE MATTER OF an application submitted by Stop and Shop Supermarket Company for **the grant of an authorization** pursuant to Section 36-023 of the Zoning Resolution for:

- a. a group parking facility in a C4-1 district which is accessory to a commercial development on a zoning lot in excess of 4 acres; and**
- b. a reduction of the parking requirement of Section 36-21 (General Provisions) in C4-1 District by 45.5 percent, from 2,648 to 1,444 spaces;**

to facilitate the enlargement of an existing commercial development with total parking of 1533 spaces on property located at the southeast corner of the intersection of Richmond and Platinum Avenues (Block 2440, Lot 2), in C4-1 and C8-1 Districts.

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.

No. 15

SPRING RIDGE DEVELOPMENT CORPORATION

CD 2

N 030101 ZAR

IN THE MATTER OF an application submitted by Spring Ridge Development Corp. for the grant of an authorization pursuant to Section 26-27(a) of the Zoning Resolution for **the waiver of bulk regulations for the development of 15 two-family detached dwelling units accessed by private roads consisting of construction within streets that are unimproved and for which the Board of Standards and Appeals has granted a permit pursuant to Section 35 of the General City Law** in connection with the proposed development of 61 two-family detached residences on property bounded by Rockland Avenue, Forest Hill Road, Travis Avenue and Evans Street, (Block 2370, Lots 75, 80, 95, 108, 109 and p/o 139, 975 and 980) in an R3-2 District.

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

For consideration.
