

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, MAY 31, 2000  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK, N. Y. 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 000074 PPM	3	Scheduled to be Heard 6/14/00	18	N 970370 HGK	1	Favorable Report Adopted
2	C 990488 ZSM	1	" "	19	C 970371 HUK	1	" "
3	C 990537 ZSM	2	" "	20	C 970372 HDK	1	" "
4	N 000454 ZRM	1	" "	21	C 000290 HAK	4	" "
5	C 000296 PPK	6	Hearing Closed	22	N 000517 HKM	9	Forward Rep't to City Council
6	C 970149 MMM	12	" "	23	N 000518 HKM	9	" "
7	C 000214 HAM	10	" "	24	C 990311 MMQ	12	Favorable Report Adopted
8	C 000398 ZMM	5,6	" "	25	N 000232 ZAR	2	Authorization Approved
9	N 000519 ZRM	5	" "				
10	N 000583 PXM	1	" "				
11	C 000380 ZMR	1	" "				
12	C 000381 PPR	1	" "				
13	C 000066 ZMR	3	" "				
14	C 000122 ZMR	3	" "				
15	N 000516 HKX	4	Forward Rep't to City Council				
16	N 000382 HAX	2	Favorable Report Adopted				
17	C 000186 PPX	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	21	22	23	24	25			
Joseph B. Rose, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Victor G. Alicea, Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Albert Abney	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	R	Y	Y	Y	Y			
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Kathy Hirata Chin, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Anthony I. Giacobbe, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
William J. Grinker	A														
Edward Rogowsky	A														
Jacob B. Ward, Esq., Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			

MEETING ADJOURNED AT: 10:32 A.M.

**COMPREHENSIVE  
CITY PLANNING CALENDAR  
of**

**The City of New York**

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, MAY 31, 2000**

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**MEETING AT 10:00 A.M.**

**in**

**SPECTOR HALL, 22 READE STREET**



**Rudolph W. Giuliani, Mayor**

**City of New York**

**[No. 13]**

**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: [nyclink.org/planning](http://nyclink.org/planning)**

## 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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**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 \$95.00 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**

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

**JOSEPH B. ROSE**, *Chairman*  
**VICTOR G. ALICEA**, *Vice-Chairman*  
**ALBERT ABNEY**  
**ANGELA M. BATTAGLIA**  
**AMANDA M. BURDEN**, *A.I.C.P.*  
**IRWIN G. CANTOR**, *P.E.*  
**ANGELA R. CAVALUZZI**, *R.A.*  
**KATHY HIRATA CHIN**, *Esq.*  
**ALEXANDER GARVIN**  
**ANTHONY I. GIACOBBE**, *Esq.*  
**WILLIAM J. GRINKER**  
**EDWARD T. ROGOWSKY**  
**JACOB B. WARD**, *Esq., 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 City Hall, Manhattan, unless otherwise ordered.

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**ORDER OF BUSINESS AND INDEX**

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**WEDNESDAY, MAY 31, 2000**

Roll Call; approval of minutes .....	1
I. Scheduling of June 14, 2000 .....	1
II. Public Hearings .....	6
III. Reports .....	18

**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 June 14, 2000 in City Hall, Manhattan, New York at 10:00 a.m.

**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: \_\_\_\_\_

**MAY 31, 2000**

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**APPROVAL OF MINUTES OF Regular Meeting of May 23, 2000**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, JUNE 14, 2000  
STARTING AT 10:00 A.M.  
AT CITY HALL,  
NEW YORK, NEW YORK**

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**BOROUGH OF MANHATTAN**

**No. 1**

**CD 3**

**C 000074 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 twenty-two (22) city-owned properties, pursuant to zoning.

A list and description of the properties can be seen at the Manhattan Office of the Department of City Planning, 22 Reade Street, 6<sup>th</sup> Floor, New York, NY 10007.

**Resolution for adoption scheduling June 14, 2000 for a public hearing.**

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## No. 2

CD 1

C 990488 ZSM

**IN THE MATTER OF** an application submitted by 145 Hudson 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 74-711 of the Zoning Resolution to permit the modification of the following use and bulk regulations:

1. **Section 111-103(b): to allow the conversion of the 11<sup>th</sup> through 14<sup>th</sup> floors to loft dwellings and the addition of two new loft dwellings above the existing roof on the proposed 15<sup>th</sup> and 16<sup>th</sup> floors in an existing 14-story building with lot coverage greater than 5,000 square feet; and**
2. **Section 43-43: to allow portions of the building to penetrate the sky exposure plane;**

**on property located at 145 Hudson Street (Block 214, Lot 18), within the Tribeca West Historic District, in Area B2 of the Special Tribeca Mixed-Use District, in an M1-5 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.

**Resolution for adoption scheduling June 14, 2000 for a public hearing.**

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No. 3

CD 2

C 990537 ZSM

**IN THE MATTER OF** an application submitted by 30 Crosby Partners 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 modify the provisions of:

1. **a. Section 42-14D(1)(b) to allow joint living-work quarters for artists on the 2<sup>nd</sup> through 7<sup>th</sup> floors of a building with a lot coverage greater than 5,000 square feet;**
- b. Section 42-14D(1)(d) to allow joint living-work quarters for artists below the floor level of the second story in a building occupying more than 3,600 square feet of lot area; and**

c. Section 43-17 to allow a building that will contain joint living-work quarters for artists to be enlarged;

in connection with a 2-story enlargement of an existing 5-story building at 30-36 Crosby Street, and

2. Section 42-14D(2)(b) to allow retail use (Use Group 6) below the level of the second story, on the ground floor and in the cellar of a building at 472 Broadway;

on a zoning lot located at 30-36 Crosby Street a.k.a 472 Broadway (Block 4783, Lot 6), 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.

Resolution for adoption scheduling June 14, 2000 for a public hearing.

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No. 4

(Amendment to the Zoning Resolution to allow front building walls of buildings along River Terrace to be set back one and one-half feet from the street line in order to accommodate landscaped planting areas stipulated in design guidelines enacted by the Battery Park City Authority.)

CD 1

N 000454 ZRM

IN THE MATTER OF an application submitted by the Battery Park City Authority pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Section 84-132 of the Special Battery Park City District.

Matter in Graytone is new, to be added;

Matter in ~~Strikeout~~ is old, to be deleted;

Matter within # # is defined in Sections 12-10 or 84-01 of the Zoning Resolution

**Article VIII: Special Purpose Districts**

**Chapter 4**

**Special Battery Park City District**

\* \* \*



## 84-132

**Mandatory front building walls**

~~Except as set forth in paragraph (f) of this Section, where~~ Appendices 2.1 or 3.1 shows a requirement for a #development# in Zone A to be built to a #mandatory front building wall line#, any such #development# shall have a mandatory front building wall coincident with and constructed along such #mandatory front building wall line#, which shall rise without setback for a height above #curb level# not less nor more than the amount<sub>s</sub> specified in this Section as follows, except that, at building entrances, openings below the second #story# ceiling in the mandatory front building walls will be permitted to provide access to courtyards:

- (a) Except as set forth in paragraph (d) of this Section, with respect to any 60-85 foot #mandatory front building wall line# shown in Appendix 2.1, a height of not less than 60 feet nor more than 85 feet.
- (b) With respect to any 110-135 foot #mandatory front building wall line# shown in Appendix 2.1, a height of not less than 110 feet nor more than 135 feet, provided, however, that a setback of not more than 10 feet may be provided at a height of 85 feet or more above #curb level#.
- (c) On the portion of any #zoning lot# designated as a #special height location# in Appendix 2.2, a height of not less than the otherwise applicable amount set forth in paragraphs (a) or (b) of this Section and not more than the maximum height indicated in Appendix 2.2 or in paragraph (c)(1) of Section 84-135 (Limited height of buildings).
- (d) With respect to any #zoning lot# south of West Thames Street, east of South End Avenue, north of Third Place and west of Battery Place, a height of not less than 18 feet nor more than 85 feet above #curb level#.
- (e) With respect to any 110-135 foot #mandatory front building wall line# shown in Appendix 3.1, a height of not less than 110 feet nor more than 135 feet.
- (f) With respect to any 150-250 foot #mandatory front building wall line# shown in Appendix 3.1, a height of not less than 150 feet nor more than 250 feet; except that the height may not exceed 150 feet for more than 120 feet or 75 percent of the length of a #building's# western property line, whichever is less, and a setback of not less than five feet and not more than ten feet is required at a height of 150 feet. Where Appendix 3.1 shows a requirement for a #development# to be built to a #mandatory front building wall line# along frontage on River Terrace, any such #development# may have a mandatory front building wall coincident with and constructed along a line set back one and one-half feet from the #street line# along River Terrace to accommodate landscaping treatment as required by the Battery Park City Authority.

- (g) On the portion of any #zoning lot# designated as a #special height location# in Appendix 3.2, a height of not less than the otherwise applicable amount set forth in paragraphs (e) or (f) of this Section and not more than the height shown in Appendices 3.1 and 3.2.

Subject to the provisions of Section 84-133 (Front wall recesses), the mandatory front building wall requirements set forth in this Section shall also apply to all #developments# along all #street lines# within 50 feet of their intersection with any #mandatory front building wall line#. For the next 20 feet along the #street line#, the mandatory front building wall requirements are optional except that, for any #development# north of Vesey Street and Vesey Place, the mandatory front building wall requirements are optional for the next 25 feet. The height limit of 85 feet shall apply along #street lines# or to #developments# not subject to the mandatory front building wall requirements.

\* \* \*

**Resolution for adoption scheduling June 14, 2000 for a public hearing.**

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**II. PUBLIC HEARINGS**

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**BOROUGH OF BROOKLYN**

No. 5

CD 6

C 000296 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 four (4) city-owned properties, pursuant to zoning.

<u>Block</u>	<u>Lot</u>	<u>Location</u>
585	35	218 Conover Street
598	6	393 Van Brunt Street
958	164	Carroll Street
1008	9	132 9 <sup>th</sup> Street

(On May 17, 2000, Cal. No. 1, the Commission scheduled May 31, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

No. 6

CD 12

C 970149 MMM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Police Department 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:

- laying out the extension of Edgecombe Avenue and Jumel Place between West 169<sup>th</sup> Street and West 171<sup>st</sup> Street;
- eliminating, discontinuing and closing A New Street between Jumel Place and Edgecombe Avenue;
- establishing and modifying grades necessitated thereby and establishing roadway treatment; and
- any acquisition or disposition of property related thereto,

in accordance with Map Acc. No. 30201, dated December 17, 1999 and signed by the Borough President.

(On May 17, 2000, Cal. No. 2, the Commission scheduled May 31, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## No. 7

CD 10

C 000214 HAM

**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 71, 73, 75 & 77 W. 127<sup>th</sup> Street (Block 1725, Lots 8, 107, 7 & 6), 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 development of a playlot/garden.**

(On May 17, 2000, Cal. No. 3, the Commission scheduled May 31, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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 No. 8

CDs 5 and 6

C 000398 ZMM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 8d:**

- a) changing from a C5-2 District to a C5-2A District property bounded by East 38<sup>th</sup> Street, Madison Avenue, East 35<sup>th</sup> Street, a line 100 feet easterly of Madison Avenue, a line midway between East 34<sup>th</sup> Street and East 35<sup>th</sup> Street, a line 100 feet westerly of Park Avenue, East 32<sup>nd</sup> Street, a line 100 feet westerly of Park Avenue South, East 27<sup>th</sup> Street, Madison Avenue and its southerly prolongation, East 23<sup>rd</sup> Street, West 23<sup>rd</sup> Street, a line 100 feet westerly of Broadway, West 26<sup>th</sup> Street, a line 100 feet westerly of Fifth Avenue, West 33<sup>rd</sup> Street, Fifth Avenue,

East 34<sup>th</sup> Street, and a line 100 feet easterly of Fifth Avenue;

b) changing from a C6-4 District to a C6-4A District property bounded by West 33<sup>rd</sup> Street, a line 100 feet westerly of Fifth Avenue, West 31<sup>st</sup> Street, and a line 200 feet easterly of Broadway; and

c) changing from a C6-4M District to a C6-4A District property bounded by East 23<sup>rd</sup> Street, Park Avenue South, East 22<sup>nd</sup> Street, and Broadway,

as shown on a diagram (for illustrative purposes only) dated February 28, 2000.

(On May 17, 2000, Cal. No. 4, the Commission scheduled May 31, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 9

(An amendment to the Zoning Resolution to allow unenclosed sidewalk cafes on Central Park South between Fifth Avenue and Avenue of the Americas.)

CD 5

N 000519 ZRM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by ATCO Properties & Management, Inc., pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Section 14-00 (Sidewalk Café Regulations) and Section 22-00 (General Provisions), to allow unenclosed sidewalk cafes on Central Park South between Fifth Avenue and Avenue of the Americas in an R10-H zoning district, Borough of Manhattan, Community District 5.

Matter in ~~Graytone~~ is new, to be added;  
 Matter in ~~Strikeout~~ is old, to be deleted;  
 Matter within # # is defined in the Zoning Resolution.

14-03

Sidewalk Cafe Appendices

The Appendices for the Sidewalk Cafe Guidelines (APPENDIX A through APPENDIX D)

identify specific #streets#, malls, areas or portions of #streets# for which special area eligibility regulations apply.

The Appendices are as follows:

APPENDIX A - Areas where #sidewalk cafes# are not permitted.

APPENDIX B - Areas where #enclosed sidewalk cafes# are not permitted.

APPENDIX C - Special Zoning Districts.

APPENDIX D - Street Malls.

#Sidewalk cafes# may be permitted in all R10-H Districts, #Commercial Districts#, except C3 Districts, and all #Manufacturing Districts# except M1-5A and M1-5B (SOHO) Districts, and as otherwise provided herein.

These Appendices are hereby incorporated as an integral part of the Sidewalk Cafe Regulations.

14-04

#### Area Eligibility

- (a) No #sidewalk cafe# shall be permitted in any #Residential District#, except in R10-H Districts, nor on any #street# listed in APPENDIX A.
- (b) No #enclosed sidewalk cafe# shall be permitted on any #street# listed in APPENDIX B.
- (c) #Sidewalk cafes# shall be permitted within Special Zoning Districts set forth in this Resolution, only in accordance with the provisions of APPENDIX C.
- (d) #Sidewalk cafes# shall be permitted in street malls in accordance with the provisions of APPENDIX D.
- (e) #Sidewalk cafes# shall be permitted in Historic Districts or in designated Landmark Buildings only if such #sidewalk cafe# is approved by the Landmarks Preservation Commission.

\* \* \*

#### APPENDIX A

Areas where no #sidewalk cafes# shall be allowed.

## City Wide

1. All streets with elevated rail transit lines.

## Manhattan

1. All streets south of Chambers Street and Frankfort Street, except a street to which a mall plan, or other special pedestrian plan has been adopted:
2. All streets bounded by 38th Street on the south, 59th Street on the north, 3rd Third Avenue on the east and 8th Eighth Avenue on the west, except Central Park South between Fifth Avenue and Avenue of the Americas.
3. All streets bounded by 59th Street on the south, 61st Street on the north, Fifth Avenue on the west, and a line 125 feet east of Fifth Avenue on the east.
- 3-4. Canal Street - the entire length:
- 4-5. Orchard Street - from Canal Street to Houston Street:
- 5-6. Delancey Street - from Norfolk Street to Bowery:
- 6-7. Bowery - from East Broadway to Canal Street:
- 7-8. Elizabeth Street - from Bayard Street to Canal Street:
- 8-9. Pell Street - the entire length:
- 9-10. Mott Street - from Park Row to Canal Street:
- 10-11. Mulberry Street - from Worth Street to Canal Street:
- 11-12. Bayard Street - the entire length:
- 12-13. Doyers Street - the entire length:
- 13-14. All streets facing Chatham Square:
- 14-15. 8th Street - from Avenue A to 6th Avenue of the Americas:
- 15-16. 14th Street - from 2nd Second Avenue to 8th Eighth Avenue:
- 16-17. 23rd Street - from the East River to 8th Eighth Avenue:
- 17-18. 31st Street - from 5th Fifth Avenue to 8th Eighth Avenue.



- 18-19: 32nd Street - from 5th Fifth Avenue to 8th Eighth Avenue:
- 19-20: 33rd Street - from 5th Fifth Avenue to 8th Eighth Avenue:
- 20-21: 34th Street - from the East River to 8th Eighth Avenue:
- 21-22: 42nd Street - from the East River to 8th Eighth Avenue:
- 22-23: 57th Street - from the East River to 8th Eighth Avenue:
- 23-24: 58th Street - from the East River to 8th Eighth Avenue:
- 24-25: 59th Street - from the East River to 5th Fifth Avenue:
- 25-26: 60th Street - from 3rd Third Avenue to 5th Fifth Avenue:
- 26-27: 61st Street - from 3rd Third Avenue to 5th Fifth Avenue:
- 27-28: 62nd Street - from 2nd Second Avenue to 5th Fifth Avenue:
- 28-29: 63rd Street - from 2nd Second Avenue to 5th Fifth Avenue:
- 29-30: 68th Street - from 1st First Avenue to 5th Fifth Avenue:
- 30-31: 72nd Street - from the East River to 5th Fifth Avenue:
- 31-32: 77th Street - from 1st First Avenue to 5th Fifth Avenue:
- 32-33: 79th Street - from the East River to 5th Fifth Avenue:
- 33-34: 86th Street - from the East River to 5th Fifth Avenue:
- 34-35: 116th Street - from Lenox Avenue to 8th Eighth Avenue:
- 35-36: 3rd Third Avenue - from 59th Street to 62nd Street:
- 36-37: Lexington Avenue - the entire length:
- 37-38: Park Avenue - the entire length from 38th Street, northward:
- 38-39: Madison Avenue - the entire length:
- 39-40: 5th Fifth Avenue - from Washington Square North to 61st Street:
- 40-41: 6th Avenue of the Americas - from 31st Street to 38th Street:

~~41-42: 7th Seventh Avenue - from 31st Street to 38th Street-~~

~~42-43: 8th Eighth Avenue - from 31st Street to 38th Street-~~

~~43-44: Broadway - from 31st Street to 38th Street-~~

~~44-45: Herald Square-~~

~~45-46: 1st First Avenue - from 48th Street to 59th Street.~~

\* \* \*

**APPENDIX B**

Areas where no #enclosed sidewalk cafes# shall be allowed.

**Manhattan**

- 1. Bleeker Street - from Bank Street to Mercer Street-
- 2. Central Park South - from Fifth Avenue to ~~Eighth Avenue:~~ Avenue of the Americas.
- 3. Coenties Slip:

\* \* \*

**22-00**

**General Provisions**

\* \* \*

Special regulations applying in the #waterfront area# are set forth in Article VI, Chapter 2.

~~In R10-H Districts, an eating or drinking establishment, permitted pursuant to Section 72-21 (Findings Required for Variances), that operates a #sidewalk cafe# pursuant to the provisions of Article I, Chapter 4, may be #enlarged# into any open area that may exist between the #street wall# and the #street line.#~~

\* \* \*

(On May 15, 2000, Cal. No. 1, the Commission scheduled May 31, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 10**

**CD 1**

**N 000583 PXM**

**PUBLIC HEARING:**

**IN THE MATTER OF a Notice of Intent to Acquire Office Space** submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at **110 William Street** (Block 77, Lot 8). (Home Energy Assistance Program Offices)

(On May 16, 2000, the Commission duly advertised May 31, 2000 for a public hearing.)

**Close the hearing.**

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**BOROUGH OF STATEN ISLAND**

**Nos. 11 and 12**

*(Applications for an amendment to the Zoning Map and disposition of city-owned property to facilitate the National Lighthouse Center and Museum.)*

**No. 11**

**CD 1**

**C 000380 ZMR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 21c**, changing from an M1-1 District to a C4-2 District property bounded by:

1. the property line of the U.S. Government Lighthouse Department;
2. the U.S. Bulkhead Line of the Upper Bay;

3. a line forming an angle of 104 degrees with the second-named course distant 225 feet (as measured along the second-named course) northerly of the first-named course;
4. a line perpendicular to the third-named course distant 326 feet (as measured along the third-named course) westerly of the second-named course;
5. the northerly street line of Borough Place and its westerly prolongation;
6. the southeasterly prolongation of the center line of Richmond Terrace; and
7. Bay Street,

as shown on a diagram (for illustrative purposes only) dated February 28, 2000.

(On May 17, 2000, Cal. No. 5, the Commission scheduled May 31, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 12**

**CD 1**

**C 000381 PPR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Business Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, **for the disposition of one (1) city-owned property located at 5 Bay Street (Block 1, part of Lot 60), pursuant to zoning.**

(On May 17, 2000, Cal. No. 6, the Commission scheduled May 31, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 13**

**CD 3**

**C 000066 ZMR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by CJAM Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 32c and 33a:**

- changing from an M1-1 District to a C8-2 District property bounded by the former centerline of the West Shore Expressway, Bloomingdale Road, the West Shore Expressway, and a line 675 feet westerly of Bloomingdale Road;
- changing from an M2-1 District to a C8-2 District property bounded by Arthur Kill Road, Bloomingdale Road, the former centerline of the West Shore Expressway, and a line 675 feet westerly of Bloomingdale Road; and
- changing from an M1-1 District to an M2-1 District property bounded by the former centerline of the West Shore Expressway, the West Shore Expressway, and Bloomingdale Road;

within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated February 28, 2000.

(On May 17, 2000, Cal. No. 7, the Commission scheduled May 31, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 14**

**CD 3**

**C 000122 ZMR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Staten Island Borough President pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section Nos. 33a and 33b**, changing from an R3-2 District to an R3X District property bounded by:

- 1) West Shore Expressway, Arthur Kill Road, Huguenot Avenue, Woodrow Road, Vernon Avenue, Ramapo Avenue, a line 350 feet westerly of Vernon Avenue, Rathbun Avenue, Vernon Avenue and its southerly prolongation, Richmond Parkway, Lenevar Avenue, Stafford Avenue, Maguire Avenue, a line 500 feet southerly of Anthony Street, Bloomingdale Road, Woodrow Road, Bloomingdale Road, Shiel Avenue, Bombay Street, a line 300 feet northerly of Mason Boulevard, Rossville Avenue, Correll Avenue, Alverson Avenue, a line 100 feet southerly of Barrow Place, Rossville Avenue, Gunton Place, Totten Street, Pond Street, and Rossville Avenue; and
- 2) Woodrow Road, Huguenot Avenue, Richmond Parkway, Vernon Avenue and its southerly prolongation, Rathbun Avenue, a line 350 feet easterly of Vernon Avenue, Sinclair Avenue, and Vernon Avenue,

within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated March 27, 2000.

(On May 17, 2000, Cal. No. 8, the Commission scheduled May 31, 2000 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

*(Report pursuant to Section 3020.8(b) of the City Charter concerning the landmark designation of the (Former) American Female Guardian Society and Home for the Friendless Woody Crest Home)*

No. 15

CD 4

N 000516 HKX

**IN THE MATTER OF** a communication dated April 7, 2000, from the Executive Director of Landmarks Preservation Commission regarding the landmark designation of the **(Former) American Female Guardian Society and Home for the Friendless Woody Crest Home** located at 936 Woodycrest Avenue, (Block 2504, Lot 6), by the Landmarks Preservation Commission on March 28, 2000, (List No. 312/LP No. 2049).

**For consideration.**

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No. 16

CD 2

N 000382 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:

- (a) the designation of 860, 862, 868, 870 & 872 E. 162<sup>nd</sup> Street (Block 2690, Lots 27, 28, 30, 32, 33 and 46), as an Urban Development Action Area;
- (b) an Urban Development Action Area Project for such area;

to facilitate construction of a six story building, tentatively known Geel Prospect Studios, with 69 units of housing (plus one for a superintendent) for persons and families of low income.

(On April 18, 2000, Cal. No. 1, the Commission scheduled May 3, 2000 for a public hearing. On May 3, 2000, Cal. No. 6, the hearing was closed.)

**For consideration.**

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**No. 17**

**CD 1**

**C 000186 PPX**

**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 removal of the "Community Facility Use Only" restriction on property located at 734 E. 151<sup>st</sup> Street (Block 2642, Lot 17).**

Note: This formally city-owned property was sold with the above restriction pursuant to an application (C 950118 PPX) submitted by the Department of Citywide Administrative Services and approved by the City Planning Commission on March 15, 1995 (Cal. No. 15).

(On April 18, 2000, Cal. No. 2, the Commission scheduled May 3, 2000 for a public hearing. On May 3, 2000, Cal. No. 7, the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN**

**Nos. 18, 19, and 20**

*(Applications establishing the Maujer Street Urban Renewal Area and Plan, and for the disposition of properties )*

**No. 18**

**CD 1**

**N 970370 HGK**

**IN THE MATTER OF** the designation of the Maujer Street Urban Renewal Area, as an area appropriate for urban renewal, pursuant to Section 504 of Article 15 of the General Municipal Law (Urban Renewal Law) of New York State, located in Community District 1, Borough of Brooklyn as follows:



<u>Site</u>	<u>Block</u>	<u>Lot</u>	<u>Address</u>
1	2785	42	39 Maujer Street
1	2785	43	37 Maujer Street
1	2785	44	33 Maujer Street
2	2791	7	324 Union Avenue
2	2791	8	328 Union Avenue
2	2791	10	12 Maujer Street
3	2791	37	33 Ten Eyck Street
3	2791	16	24 Maujer Street
3	2791	17	26 Maujer Street
3	2791	41	23 Ten Eyck Street
3	2791	43	21 Ten Eyck Street
3	2791	44	19 Ten Eyck Street
3	2791	45	17 Ten Eyck Street
3	2791	46	15 Ten Eyck Street
4	2791	27	46 Maujer Street
5	2791	23	38 Maujer Street
5	2791	24	40 Maujer Street
5	2791	25	42 Maujer Street
5	2791	32	433 Lorimer Street
5	2791	33	429 Lorimer Street
5	2791	35	37 Ten Eyck Street

(On April 18, 2000, Cal. No. 4, the Commission scheduled May 3, 2000 for a public hearing. On May 3, 2000, Cal. No. 9, the hearing was closed.)

**For consideration.**

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**No. 19**

**CD 1**

**C 970371 HUK**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), 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 Maujer Street Urban Renewal Plan, for the Maujer Street Urban Renewal Area.

The proposed plan provides for the acquisition of 21 parcels (15 privately owned) to be designated as 5 sites for the development of 23 three-family homes.

The following properties are proposed for acquisition:

<u>Site</u>	<u>Block</u>	<u>Lot</u>	<u>Address</u>
1	2785	42*	39 Maujer Street
1	2785	43*	37 Maujer Street
1	2785	44	33 Maujer Street
2	2791	7	324 Union Avenue
2	2791	8	328 Union Avenue
2	2791	10	12 Maujer Street
3	2791	37*	33 Ten Eyck Street
3	2791	16	24 Maujer Street
3	2791	17	26 Maujer Street
3	2791	41	23 Ten Eyck Street
3	2791	43	21 Ten Eyck Street
3	2791	44	19 Ten Eyck Street

3	2791	45*	17 Ten Eyck Street
3	2791	46*	15 Ten Eyck Street
4	2791	27	46 Maujer Street
5	2791	23	38 Maujer Street
5	2791	24	40 Maujer Street
5	2791	25	42 Maujer Street
5	2791	32	433 Lorimer Street
5	2791	33	429 Lorimer Street
5	2791	35*	37 Ten Eyck Street

All mapped and/or built streets within the Project Boundary.

\* City Owned Property

(On April 18, 2000, Cal. No. 5, the Commission scheduled May 3, 2000 for a public hearing. On May 3, 2000, Cal. No. 10, the hearing was closed.)

**For consideration.**

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**No. 20**

**CD 1**

**C 970372 HDK**

**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, comprising the following sites within the Maujer Street Urban Renewal Area to a developer to be selected by HPD.

<u>Site</u>	<u>Block</u>	<u>Lot</u>	<u>Address</u>
1	2785	42	39 Maujer Street
1	2785	43	37 Maujer Street

1	2785	44	33 Maujer Street
2	2791	7	324 Union Avenue
2	2791	8	328 Union Avenue
2	2791	10	12 Maujer Street
3	2791	37	33 Ten Eyck Street
3	2791	16	24 Maujer Street
3	2791	17	26 Maujer Street
3	2791	41	23 Ten Eyck Street
3	2791	43	21 Ten Eyck Street
3	2791	44	19 Ten Eyck Street
3	2791	45	17 Ten Eyck Street
3	2791	46	15 Ten Eyck Street
4	2791	27	46 Maujer Street
5	2791	23	38 Maujer Street
5	2791	24	40 Maujer Street
5	2791	25	42 Maujer Street
5	2791	32	433 Lorimer Street
5	2791	33	429 Lorimer Street
5	2791	35	37 Ten Eyck Street

The disposition would facilitate development of 23 three-family homes.

(On April 18, 2000, Cal. No. 6, the Commission scheduled May 3, 2000 for a public hearing. On May 3, 2000, Cal. No. 11, the hearing was closed.)

**For consideration.**

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## No. 21

CD 4

C 000290 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, 70, 72, 76 & 78 Troutman Street and 176, 178, 180, 186, 190 & 192 Evergreen Avenue (Block 3183, Lots 33-36, 38-43 & 45), 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 sponsor/ developer selected by HPD;

to facilitate construction of a six story building, tentatively known as Troutman-Evergreen Senior Housing, with 81 units of rental housing for elderly persons of low income (plus one unit for the superintendent), to be developed under the Federal Section 202 Supportive Housing Program for the Elderly.

(On April 18, 2000, Cal. No. 7, the Commission scheduled May 3, 2000 for a public hearing. On May 3, 2000, Cal. No. 12, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

No. 22

*(Report pursuant to Section 3020.8(b)  
of the City Charter concerning the landmark designation  
of the Croton Aqueduct West 119<sup>th</sup> Street Gatehouse)*

CD 9

N 000517 HKM

**IN THE MATTER OF** a communication dated April 7, 2000, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Croton Aqueduct West 119<sup>th</sup> Street Gatehouse, located at 432-434 West 119<sup>th</sup> Street, (a.k.a. 1191-1195 Amsterdam Avenue, Block 1962, Lot 35), by the Landmarks Preservation

Commission on March 28, 2000 (List No. 312/ LP No. 2051).

**For consideration.**

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**No. 23**

*(Report pursuant to Section 3020.8(a) and (b)  
of the City Charter concerning the Designation of the  
Hamilton Heights Historic District Extension)*

**CD 9**

**N 000518 HKM**

**IN THE MATTER OF** a communication dated April 7, 2000 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the **Hamilton Heights Historic District Extension**, by the Landmarks Preservation Commission on March 28, 2000 (List No. 312). The boundaries are:

**Area I:** Property bounded by a line beginning at a point in the center of the intersection of St. Nicholas Avenue and West 145<sup>th</sup> Street, then extending southerly along a line in the middle of the roadbed of St. Nicholas Avenue to a point on a line extending easterly from the southern property line of 695 St. Nicholas Avenue (aka 394-398 West 145<sup>th</sup> Street), westerly along a line extending easterly from the southern property lines of 695 St. Nicholas Avenue (aka 394-398 West 145<sup>th</sup> Street) and 400 through 418 West 145<sup>th</sup> Street, northerly along the western property line of 418 West 145<sup>th</sup> Street, northerly along a line extending northerly from the western property line of 418 West 145<sup>th</sup> Street to a point in the middle of the roadbed of West 145<sup>th</sup> Street, and easterly along a line in the middle of the roadbed of West 145<sup>th</sup> Street, to the point of beginning.

**Area II:** Property bounded by a line beginning at the point of intersection of the northern and eastern property lines of 63-75 Hamilton Terrace, then extending southerly along the eastern property lines of 63-75 Hamilton Terrace and 53-61 Hamilton Terrace, westerly along the southern property line of 53-61 Hamilton Terrace, westerly along a line extending westerly from the southern property line of 53-61 Hamilton Terrace to a point on a line in the roadbed that extends southerly from the eastern property line of 413 West 144<sup>th</sup> Street, northerly along said line in the roadbed (this line is part of the eastern boundary of the Hamilton Heights Historic District), easterly along part of the southern property line of Lot 136, and easterly along the northern property line of 63-75 Hamilton Terrace, to the point of beginning.

**Area III:** Property bounded by a line beginning at a point in the center of the intersection of Convent Avenue and West 141<sup>st</sup> Street, then extending southerly along a line in the middle of the roadbed of Convent Avenue to a point in the middle of the intersection of Convent Avenue and West 140<sup>th</sup> Street, westerly along a line in the middle of the roadbed of West 140<sup>th</sup> Street to a point on a line extending southerly from the western property line of 260 Convent

Avenue (aka 451 West 140<sup>th</sup> Street), northerly along a line extending southerly from the western property line of 260 Convent Avenue (aka 451 West 140<sup>th</sup> Street), northerly along the western property lines of 260 Convent Avenue (aka 451 West 140<sup>th</sup> Street) and 270 Convent Avenue (aka 444-50 West 141<sup>st</sup> Street), northerly along a line extending northerly from the western property line of 270 Convent Avenue (aka 444-50 West 141<sup>st</sup> Street) to a point in the middle of the roadbed of West 141<sup>st</sup> Street, and easterly along the middle of the roadbed of West 141<sup>st</sup> Street, to the point of beginning.

**Area IV:** Property bounded by a line beginning a point in the center of the intersection of Amsterdam Avenue and West 145<sup>th</sup> Street, then extending easterly along a line in the middle of the roadbed of West 145<sup>th</sup> Street to a point on a line extending northerly from the eastern property line of 450 West 145<sup>th</sup> Street, southerly along a line extending northerly from the eastern property line of 450 West 145<sup>th</sup> Street, southerly along the eastern property line of 450 West 145<sup>th</sup> Street, westerly along the southern property lines of 450 through 476 West 145<sup>th</sup> Street, southerly along the eastern property line of 477 West 144<sup>th</sup> Street (aka 1697-1705 Amsterdam Avenue), southerly across West 144<sup>th</sup> Street, southerly along the eastern property lines of 476 West 144<sup>th</sup> Street (aka 1689-1695 Amsterdam Avenue) and 477 West 143<sup>rd</sup> Street (aka 1681-1687 Amsterdam Avenue), southerly along a line extending southerly from the eastern property line of 477 West 143<sup>rd</sup> Street (aka 1689-1687 Amsterdam) to a point in the middle of the roadbed of West 143<sup>rd</sup> Street, easterly along a line in the middle of the roadbed of West 143<sup>rd</sup> Street to a point in the center of the intersection of West 143<sup>rd</sup> Street and Convent Avenue, southerly along a line in the middle of the roadbed of Convent Avenue to a point in the center of the intersection of Convent Avenue and West 142<sup>nd</sup> Street, westerly along a line in the middle of the roadbed of West 142<sup>nd</sup> Street to a point on a line extending northerly from part of the eastern property line of 1641-1659 Amsterdam Avenue, southerly along part of the eastern property line of 1641-1659 Amsterdam Avenue, easterly along part of the northern property line of 1641-1659 Amsterdam Avenue, southerly along part of the eastern property line of 1641-1659 Amsterdam Avenue, southerly across West 141<sup>st</sup> Street, southerly along the eastern property line of 476 West 141<sup>st</sup> Street (aka 1627-1633 Amsterdam Avenue), easterly along part of the northern property line of 477 West 140<sup>th</sup> Street (aka 1619-1625 Amsterdam Avenue), southerly along the eastern property line of 477 West 140<sup>th</sup> Street, southerly along a line extending southerly from the eastern property line of 477 West 140<sup>th</sup> Street (aka 1619-1625 Amsterdam Avenue), to point on a line in the middle of the roadbed of West 140<sup>th</sup> Street, westerly along a line in the middle of the roadbed of West 140<sup>th</sup> Street to a point in the center of the intersection of West 140<sup>th</sup> Street and Amsterdam Avenue, and northerly along a line in the middle of the roadbed of Amsterdam Avenue, to the point of beginning.

(On April 20, 2000, the Commission duly advertised May 3, 2000 for a public hearing. On May 3, 2000, Cal. No. 13, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

No. 24

CD 12

C 990311 MMQ

**IN THE MATTER OF** an application submitted by the Queens Borough President's Office, pursuant to Sections 197-c and 199 of the New York City Charter, **for an amendment to the City Map involving the elimination of a portion of 158th Street between Beaver Road and Liberty Avenue**, the adjustment of grades necessitated thereby, and any acquisition or disposition of real property related thereto, in accordance with Map No. 4947 dated December 29, 1999 and signed by the Borough President.

(On April 18, 2000, Cal. No. 8, the Commission scheduled May 3, 2000 for a public hearing. On May 3, 2000, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

No. 25

CD 2

N 000232 ZAR

**IN THE MATTER OF** an application submitted by Stanley M. Krebushevski, Architect, P.C. **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, the alteration of botanic environments and removal of trees and the alteration of other natural features (steep slope) **to allow construction of a single-family residence on property located at 16 Diana's Trail (Block 828, Lot 265) within the Special Natural Area District (NA-1).**

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

**For consideration.**

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