

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, JUNE 14, 2000  
10:00 A.M. CITY HALL  
NEW YORK, 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 860005 MMX	10	Scheduled to be Heard 6/28/00	18	C 000303 HUM	1	Adopted as Modified
2	N 990151 NPK	1	" "	19	N 980702 ZAM	4	Authorization Approved
3	C 990235 PCQ	2	" "	20	M 920650 (A)ZSM	7	Forward letter to City Council
4	C 990681 ZMR	1	" "	21	C 990451 PPQ	13	Favorable Report Adopted
5	C 990232 ZMR	1	" "	22	N 000429 ZAR	2	Authorization Approved
6	C 000074 PPM	3	Hearing Closed	23	N 990563 RAR	3	" "
7	C 990488 ZSM	1	" "	24	N 990632 ZAR	1	" "
8	C 990537 ZSM	2	" "				
9	N 000454 ZRM	1	" "				
10	N 000609 PXM	10	" "				
11	N 000610 PXM	1	" "				
12	N 000611 PXQ	8	" "				
13	C 000295 PPX	2	Favorable Report Adopted				
14	C 980640 PCK	1	" "				
15	N 000519 ZRM	5	" "				
16	N 000583 PXM	1	" "				
17	C 990169 MMM	12	" "				

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:															
		Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R													
		Calendar Numbers:		13	14	15	16	17	18	19	20	21	22	23	24		
Joseph B. Rose, Chairman	P	Y	Y	Y	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	Y	Y	Y		
Albert Abney	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y		
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	R	Y	Y	Y	Y	Y		
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	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	Y	Y	Y		
Alexander Garvin	P	Y	Y	Y	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	Y	Y	Y		
William J. Grinker	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Edward Rogowsky	P	Y	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y		
Jacob B. Ward, Esq., Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		

MEETING ADJOURNED AT: 11:45 A.M.

**COMPREHENSIVE**  
**CITY PLANNING CALENDAR**  
**of**  
**The City of New York**  
—  
**CITY PLANNING COMMISSION**  
—  
**WEDNESDAY, JUNE 14, 2000**  
—  
**MEETING AT 10:00 A.M.**  
**in**  
**CITY HALL**



**Rudolph W. Giuliani, Mayor**

**City of New York**

**[No. 14]**

**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 \$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**

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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 L. 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, JUNE 14, 2000**

Roll Call; approval of minutes .....	1
I. Scheduling of June 28, 2000 .....	1
II. Public Hearings .....	6
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IV. Schedule of Meetings: July 1, 2000 to December 31, 2000 .....	23

**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 28, 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: \_\_\_\_\_

**JUNE 14, 2000**

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**APPROVAL OF MINUTES OF Regular Meeting of May 31, 2000**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, JUNE 28, 2000  
STARTING AT 10:00 A.M.  
AT CITY HALL,  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**No. 1**

**CD 10**

**C 860005 MMX**

**IN THE MATTER OF** an application submitted by the Department of Transportation pursuant to sections 197-c and 199 of the New York City Charter for an amendment to the City Map modifying the grades of Cooper Place, Carver Loop and Casals Place, and any acquisition or disposition of property related thereto, in accordance with map No.13003, dated February 14, 1999, revised March 2, 2000, and signed by the Borough President.

**Resolution for adoption scheduling June 28, 2000 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**No. 2**

**CD 1**

**N 990151 NPK**

**IN THE MATTER OF** a plan concerning the Williamsburg waterfront, submitted by Brooklyn Community Board One, for consideration pursuant to Section 197-a of the New York City Charter. The proposed plan for adoption is called the, "Williamsburg Waterfront 197-a Plan."

The proposed plan can be reviewed at the City Planning Commission, 22 Reade Street, Room 6N, New York, New York 10007.

**Resolution for adoption scheduling June 28, 2000 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 3**

**CD 2**

**C 990235 PCQ**

**IN THE MATTER OF** an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located at 30-03 Review Avenue a/k/a 30-10 Starr Avenue (Block 295, Lot 45), for use as a vehicle repair facility and offices, and 30-21 Starr Avenue (Block 300, Lot 2), for use as a parking lot.

**Resolution for adoption scheduling June 28, 2000 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 4**

**CD 1**

**C 990681 ZMR**

**IN THE MATTER OF** an application submitted by the Snug Harbor East Civic Association pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21a:

1. changing from an R3-1 District to an R3X District property bounded by:
  - a) Fillmore Street, a line 175 feet westerly of Lafayette Avenue, a line 100 feet southerly of Fillmore Street and a line 150 feet easterly of Clinton Avenue; and
  - b) Cassidy Place, Lafayette Avenue, Henderson Avenue, a line 250 feet westerly of Lafayette Avenue, a line 125 feet northerly of Henderson Avenue, and Clinton Avenue;
2. changing from an R3-1 District to an R2 District property bounded by Fillmore Street, a line 150 feet easterly of Clinton Avenue, Cassidy Place, Clinton Avenue, a line 125

feet northerly of Henderson Avenue, a line 250 feet westerly of Lafayette Avenue, Henderson Avenue, and an easterly boundary line of Sailors Snug Harbor Park and its southerly prolongation;

3. changing from an R5 District to an R3-2 District property bounded by Tysen Street, the easterly prolongation of the northerly street line of Fillmore Street, the westerly street line of Tysen Street, the southerly street line of Richmond Terrace, the southerly street line of Snug Harbor Road, the northerly prolongation of a line 200 feet easterly of Kissel Avenue, the northerly street line of Snug Harbor Road, the southerly street line of Richmond Terrace, the northerly prolongation of a line 200 feet easterly of Kissel Avenue, and Richmond Terrace; and
4. changing from an R5 District to an R2 District property bounded by Fillmore Street, an easterly boundary line of Sailors Snug Harbor Park, the northerly street line of Fillmore Street, an easterly boundary line, southerly boundary line, and westerly boundary line of Sailors Snug Harbor Park, the northerly street line of Fillmore Street and its easterly prolongation, and Tysen Street;

as shown on a diagram (for illustrative purposes only) dated March 27, 2000

**Resolution for adoption scheduling June 28, 2000 for a public hearing.**

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No. 5

CD 1

C 990232 ZMR

**IN THE MATTER OF** an application submitted by the Forest Regional Civic Association, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 21a and 21b:

- 1) changing from an R3-1 District to an R3X District property bounded by:
  - a) Richmond Terrace, Davis Avenue, a line 140 feet northerly of Delafield Place, Bard Avenue, Richmond Terrace, the northerly prolongation of the center line of Kissel Avenue, the northerly, westerly and southerly boundary lines of a park, Kissel Avenue, Amelia Court, Bard Avenue, Henderson Avenue, a line 275 feet easterly of Davis Avenue, a line 110 feet northerly of Alban Street, a line 125 feet easterly of Davis Avenue, Alban Street, a line 100 feet easterly of Davis Avenue, South St. Austins Place, Davis Avenue, Henderson Avenue, and Pelton Avenue; and
  - b) a line 100 feet southerly of Castleton Avenue, Randall Avenue, Forest Avenue, Greenwood Avenue, Gill Place, University Place, Revere Street and its westerly prolongation, Metropolitan Avenue, Crosshill Street, Bard Avenue, Harvest



Avenue, Lawrence Avenue, Morrison Avenue, a line 90 feet westerly of Oakland Avenue, Whitewood Avenue, Tyler Avenue, North Burgher Avenue, Forest Avenue, and Hart Boulevard;

- 2) changing from an R3-1 District to an R2 District property bounded by:
  - a) Amelia Court, Kissel Avenue, Henderson Avenue, Kissel Avenue, Moody Place, Bard Avenue, South St. Austins Place, a line 100 feet easterly of Davis Avenue, Alban Street, a line 125 feet easterly of Davis Avenue, a line 110 feet northerly of Alban Street, a line 275 feet easterly of Davis Avenue, Henderson Avenue, and Bard Avenue;
  - b) a line 100 feet southerly of Castleton Avenue, Hart Boulevard, Forest Avenue, and a line midway between Kissel Avenue and Walbrooke Avenue;
  - c) Morrison Avenue, Lawrence Avenue, Harvest Avenue, Bard Avenue, Crosshill Street, City Boulevard, Sunset Hill Drive, Bard Avenue, Whitewood Avenue, and a line 90 feet westerly of Oakland Avenue; and
- 3) changing from an R3-2 District to an R3X District property bounded by:
  - a) Richmond Terrace, Pelton Place, Pelton Avenue, Henderson Avenue, Davis Avenue, Castleton Avenue, North Mada Avenue, Delafield Avenue, Bard Avenue, Castleton Avenue, Kissel Avenue, Forest Avenue, Bement Avenue, the westerly prolongation of the southerly street line of Oakland Avenue, Oakland Avenue, Bement Court, and a line 100 feet westerly of Pelton Avenue; and
  - b) a line perpendicular to the westerly street line of Randall Avenue distant 100 feet southerly (as measured along the street line) from the intersection of the southerly street line of Castleton Avenue and the easterly street line of Randall Avenue, a line 105 feet easterly of Randall Avenue, Forest Avenue, and Randall Avenue;
- 4) changing from an R3-2 District to an R3-1 District property bounded by Pelton Place, a line 100 feet westerly of Pelton Avenue, Bement Court, Oakland Avenue, the westerly prolongation of the southerly street line of Oakland Avenue, Bement Avenue, and Richmond Terrace; and
- 5) changing from an R3-2 District to an R2 District property bounded by Moody Place, Kissel Avenue, a line 100 feet southerly of Springhill Avenue, a line 100 feet westerly of Conyningham Avenue, a line 100 feet northerly of Castleton Avenue, Conyningham Avenue, Castleton Avenue, Walbrooke Avenue, a line 100 feet southerly of Castleton Avenue, a line midway between Kissel Avenue and Walbrooke Avenue, Forest Avenue, Kissel Avenue, Castleton Avenue, Bard Avenue, Delafield Avenue, North Mada Avenue, Castleton Avenue, Davis Avenue, South St. Austins Place, and Bard Avenue;

partly within the Special Hillside District (HS), as shown on a diagram (for illustrative purposes only) dated April 17, 2000.

**Resolution for adoption scheduling June 28, 2000 for a public hearing.**

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**II. PUBLIC HEARINGS**

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**BOROUGH OF MANHATTAN****No. 6****CD 3****C 000074 PPM****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 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.

(On May 31, 2000, Cal. No. 1, the Commission scheduled June 14, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 7****CD 1****C 990488 ZSM****PUBLIC HEARING:**

**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.

(On May 31, 2000, Cal. No. 2, the Commission schedule June 14, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 8

CD 2

C 990537 ZSM

**PUBLIC HEARING:**

**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.

(On May 31, 2000, Cal. No. 3, the Commission scheduled June 14, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 9**

**(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**

**PUBLIC HEARING:**

**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~~ Wwhere 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 § 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.

\* \* \*

(On May 31, 2000, Cal. No. 4, the Commission scheduled June 14, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 10

CD 10

N 000609 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 **55 West 125<sup>th</sup> Street** (Block 1723, Lot 10). (Administration for Children's Services).

(On May 31, 2000, the Commission scheduled June 14, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 11

CD 1

N 000610 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 **161 William Street** (Block 92, Lot 5). (Department of Youth and Community Development and Department of Health/Health Care Access Offices).

(On May 31, 2000, the Commission scheduled June 14, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 12**

**CD 8**

**N 000611 PXQ**

**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 197-17 Hillside Avenue (Block 10530, Lot 1). (Community Board 8 Offices).

(On May 31, 2000, the Commission scheduled June 14, 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

No. 13

CD 2

C 000295 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 disposition of two (2) city-owned properties, pursuant to zoning.

<u>Block</u>	<u>Lot</u>	<u>Address</u>
2691	104	1049 Hall Place
2717	63	1013 Fox Street

(On May 3, 2000, Cal. No. 1, the Commission scheduled May 17, 2000 for a public hearing. On May 17, 2000, Cal. No. 9, the hearing was closed.)

**For consideration.**

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#### BOROUGH OF BROOKLYN

No. 14

CD 1

C 980640 PCK

**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 and acquisition of property located at 1177 Flushing Avenue (Block 2994, Lots 75 and 90), for use as a garage.

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

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 15**

**(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**

**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. Bleecker 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 1, 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. On May 31, 2000, Cal. No. 9, the hearing was closed.)

**For consideration.**



**No. 16**

**CD 1**

**N 000583 PXM**

**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. On May 31, 2000, Cal. No. 10, the hearing was closed.)

**For consideration.**

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**No. 17**

**CD 12**

**C 990169 MMM**

**IN THE MATTER OF** an application submitted by Cary Wolf 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, discontinuance and closing of a portion of Wadsworth Avenue between 173rd and 174th Streets, the elimination of a park designation, and the adjustment of grades necessitated thereby, and any acquisition or disposition of real property related thereto, in accordance with Map No. 30207 dated November 29, 1999 and signed by the Borough President.

(On May 3, 2000, Cal. No. 2, the Commission scheduled May 17, 2000 for a public hearing. On May 17, 2000, Cal. No. 10, the hearing was closed.)

**For consideration.**

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**No. 18**

**CD 1**

**C 000303 HUM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the seventh amendment to the West Side Urban Renewal Plan for the West Side Urban Renewal Area.

The proposed plan:

1. Raises the limit on developable floor area on Site 23A in Table I from 30,000 square feet to 54,000 square feet;
2. Updates the text of the plan to conform to HPD's current format;
3. Removes provisions and controls that pertain to private properties that were never

acquired or proposed for acquisition through the plan as they are not subject to HPD's urban renewal authority;

4. Eliminates maps 3 and 5;
5. Assigns site numbers to rehabilitation sites that did not have site numbers in previous amendments.

The proposed plan amendment would facilitate the construction of a enlargement to Columbia Grammar and Preparatory School located on Site 23A.

(On May 3, 2000, Cal. No. 3, the Commission scheduled May 17, 2000 for a public hearing. On May 17, 2000, Cal. No. 11, the hearing was closed.)

**For consideration.**

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**No. 19**

**CD 4**

**N 980702 ZAM**

**IN THE MATTER OF** an application submitted by Sherwood 36 Associates, L.P. for the **grant of an authorization** pursuant to Section 13-552 of the Zoning Resolution to **authorize an attended public parking lot with a maximum capacity of 108 spaces** at 452-464 Tenth Avenue (Block 733, Lots 67, 68 and 70), 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, N.Y. 10007.

**For consideration.**

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## No. 20

CD 7

M 920650 (A) ZSM

**IN THE MATTER OF** an application submitted by TST West End, LLC., for the **modification of Restrictive Declaration D-143** which was previously approved in conjunction with applications for a zoning map amendment (C 920650 ZMM) and a special permit (C 920651 ZSM) in connection with a mixed-use development at 101 West End Avenue (Block 1171, lots 60 and 62).

**For consideration.**

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**BOROUGH OF QUEENS**

## No. 21

CD 13

C 990451 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 five (5) city-owned properties, pursuant to zoning:**

<b>Block</b>	<b>Lot</b>	<b>Location</b>
7997	118	93 <sup>rd</sup> Avenue
10637	115	213 <sup>th</sup> Street
13212	47	Hook Creek Boulevard
13538	148	232 <sup>nd</sup> Street
13696	101	interior lot, 50' west of Hook Creek Boulevard

(On May 3, 2000, Cal. No. 5, the Commission scheduled May 17, 2000 for a public hearing. On May 17, 2000, Cal. No. 13, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND****No. 22****CD 2****N 000429 ZAR**

**IN THE MATTER OF** an application submitted by David C. Winters, A.I.A., for the grant of authorizations pursuant to Sections 105-421 and 105-423 of the Zoning Resolution involving the modification of existing topography and the alteration of botanic environments or the removal of trees, to allow the construction of a single family detached home at 123 St. Andrews Road (Block 2245, Lot 52) 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, 6th Floor, Staten Island, New York 10301.

**For consideration.**

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**No. 23****CD 3****N 990563 RAR**

**IN THE MATTER OF** an application submitted by Calvanico Associates for grant of authorizations pursuant to Sections 107-64 and 107-65 of the Zoning Resolution for the removal of trees and modification of existing topography to facilitate construction of a pool at 114 Nashville Street (Block 8040, Lot 75) within the Special South Richmond Development District.

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

**For consideration.**

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CD 1

N 990632 ZAR

**IN THE MATTER OF** an application submitted by St. Vincents Housing Development Fund Co., Inc. for the grant of an authorization pursuant to Section 23-631(h) of the Zoning Resolution to allow a proposed 4-story, 65-unit non-profit residence for the elderly to penetrate the height and setback regulations set forth in Section 23-631(b), on property located at 23 Gordon Street (Block 538, Lots 11,12 and 22), in an R4 District.

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

**For consideration.**

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**IV. CITY PLANNING COMMISSION 2000 SCHEDULE OF MEETINGS**  
**July 1 to December 31**

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
<b>JULY</b>							1	
	2	3	4	5	6	7	8	
	9	10	11	CPC *12	13	14	15	*Public Meeting will be held in <b>Spector Hall</b> at 22 Reade Street on Wednesday, July 12th.
	16	17	18	19	20	21	22	
	23	24	25	CPC *26	27	28	29	
30	31							
<b>AUGUST</b>			1	2	3	4	5	
	6	7	8	CPC *9	10	11	12	
	13	14	15	16	17	18	19	
	20	21	22	CPC *23	24	25	26	
	27	28	29	30	31			
<b>SEPTEMBER</b>						1	2	
	3	4	**5	CPC *6	7	8	9	** Review Session will be held on <b>Tuesday, September 5th.</b>
	10	11	12	13	14	15	16	
	17	18	19	CPC *20	21	22	23	
24	25	26	27	28	29	30		
<b>OCTOBER</b>	1	2	3	CPC *4	5	6	7	
	8	9	10	11	12	13	14	
	15	16	17	CPC *18	19	20	21	
	22	23	24	25	26	27	28	
	29	30	31					
<b>NOVEMBER</b>				CPC *1	2	3	4	
	5	6	7	8	9	10	11	
	12	13	14	CPC *15	16	17	18	*Public Meeting will be held in <b>Spector Hall</b> at 22 Reade Street on Wednesday, November 15th.
	19	20	21	22	23	24	25	
26	27	28	CPC *29	30				
<b>DECEMBER</b>						1	2	
	3	4	5	6	7	8	9	
	10	11	12	CPC *13	14	15	16	
	17	18	19	20	21	22	23	** Review Session will be held on <b>Tuesday, December 26th.</b>
	24	25	**26	CPC *27	28	29	30	
31								

*Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.*

*Public meetings are held on the second floor of City Hall in Room 16 (former Board of Estimate Chambers) starting at 10:00 A.M. and in Spector Hall at 22 Reade Street on July 12th and November 15th.*