

DISPOSITION SHEET - PUBLIC MEETING OF Monday, February 28, CITY HALL, N.Y. - 10 A.M.

CAL. NO.	C.P. NO.		REPORTS		REMARKS	CAL. NO.	C.P. NO.		REPORTS		REMARKS
			TO	FROM					TO	FROM	
1	C 821222	ZMM			1st Rept. Adopted	48					
2	N 821223	ZRM			" " "	49					
3	C 821224	ZSM			" " "	50					
4	N 830558	ZAM			" " "	51					
5						52					
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24						71					
25						72					
26						73					Present:
27						74					
28						75					M. Gallenti, Acting Chairman
29						76					M. Bond, Commissioner
30						77					J. Mulino, "
31						78					H. Hornstein, "
32						79					S. Mettley, "
33						80					T. Teah, "
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Mark Lowe

SPECIAL MEETING OF THE CITY PLANNING COMMISSION - MONDAY, FEBRUARY 28, 1983
Held in the 15th floor Conference Room, 2 Lafayette Street, New York, N.Y.,
at 12:50 p.m.

R E P O R T S

Borough of Manhattan

Nos. 1, 2, 3 and 4

(Amendment of the zoning map, proposed zoning text Amendment, Special Permit and authorization for a curb cut to construct a 39 story mixed-use building located at 515 East 72nd Street.)

No. 1

CB 8:

C 821222 ZMM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF: a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 9a by changing from an M1-4 District to an R10 District property bounded by the center line of East 72nd Street, a line 125 feet east of the easterly line of York Avenue, a line midway between East 72nd Street and East 73rd Street and a line 323 feet east of the easterly line of York Avenue as shown on a diagram dated November 1, 1982.

(On January 5, 1983, Cal. No. 11, the Commission scheduled January 19, 1983 for a public hearing. On January 19, 1983, Cal. No. 21, the hearing was continued to February 2, 1983. On February 2, 1983, Cal. No. 29, the hearing was closed.)

For consideration.

Disposition:.....Favorable Report Adopted.

No. 2

CB 8

N 821223 ZRM

(Proposed zoning text amendment to allow a Housing Quality Development on a through lot divided by Residence-Manufacturing District boundaries.)

CONTINUED PUBLIC HEARING:

IN THE MATTER OF Amendments pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York relating to Section 74-97 as follows:

All matter is new

Matter in *italics* is defined in Section 12-10.

74-97

Special Provisions for a Housing Quality Development on a Through Lot Divided by Residence-Manufacturing District Boundaries with a Substantial Grade Differential

Within the boundaries of Community Board #8 in the Borough of Manhattan, when a *through lot* comprising an area of at least 30,000 square feet, and with a grade differential of more than 15 feet at *curb level* between two separate *street* frontages, is located partially in an R10 District and partially in an M1-4 District and occupies a frontage on a *wide street*, the City Planning Commission may permit the transfer and conversion to *residential uses* of any unused *floor area* from the M1-4 portion to the R10 portion of the *zoning lot* for a *mixed use development*, provided that the R10 portion is developed pursuant to Section 74-95 (Housing Quality Development).

In addition to findings required pursuant to Section 74-95, the Commission shall find:

- (1) That such *development* shall relate harmoniously to all structures and open spaces in the vicinity in terms of scale, location and access to light and air; and shall not be incompatible with, or adversely affect, any *residential* or *non-residential uses* in the area.
- (2) That such *development* shall provide continuity of similar uses along each *street* frontage of the *zoning lot*.
- (3) That such *development* shall not create or contribute to serious traffic congestion on local *streets* and shall not unduly inhibit surface traffic and pedestrian flow.

- (4) That all service and vehicular entrances to the commercial/manufacturing portion of the *development* shall be located in the M1-4 District.
- (5) That *manufacturing uses* are located below the level of the lowest story containing *dwelling units* and that all new *uses* shall be limited to *uses* set forth in paragraph (6) (a) of this section.
- (6) That, notwithstanding inconsistent provisions of the Resolution, such mixed *development* shall comply with the following *bulk* regulations:

- a) The maximum *floor area* for any *development* on the M1-4 portion of a *zoning lot* shall not exceed twice its M1-4 lot area. At least 1.0 FAR of such portion of the *lot* shall contain *manufacturing uses* listed in Groups A and B of Section 15-58.

However, for every square foot of any existing or new *manufacturing uses* to be retained and/or constructed on the *zoning lot*, the permissible *floor area* on the R10 portion of the *zoning lot*, may be increased by one additional square foot. Such increase of *residential floor area* shall not exceed an amount equal to twice the total permissible *floor area* of the M1-4 portion as set forth above.

No temporary or permanent Certificate of Occupancy shall be issued by the Department of Building for the *residential* portion of the *development*, unless there is a signed lease agreement with one or more tenants to occupy and use all floor space designated for *manufacturing uses*, and that such lease agreement provides that such tenants(s) shall occupy such floor space for *manufacturing use* within 6 months of the date of such lease. Such certificate of occupancy shall designate the floor space to be used for *manufacturing use*.

- b) For any further increase of *floor area* on the R10 portion, the following provisions shall apply:

- (i) The City Planning Commission may permit a maximum of 2.0 FAR of bonus *floor area* for a Housing Quality development only when certain specified neighborhood improvements are provided within the *street district* pursuant to Section 74-957.

- (ii) The City Planning Commission may permit the conversion of unused *non-residential floor area* of the M1-4 portion into *residential floor area* and its subsequent transfer to the R10 portion.

For such conversion and subsequent transfer of unused *floor area*, the maximum permissible *floor area ratio* on the M1-4 portion is 6.5 (as allowed for community facility *uses* on the M1-4 portion pursuant to Section 43-122) plus any increase of *floor area* that has been authorized by the Commission for the provision of existing or new manufacturing floor space as required in paragraph (a) above.

- c) For such mixed development, the Housing Quality Program scoring system as set forth in paragraph A of Section 74-954, shall apply to all manufacturing *developments* located in the M1-4 portion of the *zoning lot* in order to evaluate the neighborhood impact of such manufacturing *development* in the area. Paragraphs B, C and D shall not be applicable to manufacturing portions of the *development*. Furthermore, within such mixed *development* predominant placement of *residential uses* and *bulk* shall be in the R10 portion of the *zoning lot*.

- d) When any recreational space required pursuant to paragraph B of Section 74-954 is located within the M1-4 District, such recreational space shall be provided above a *story* occupied by *manufacturing uses*.

- e) *Accessory off street parking* for *residential uses* may be located within the M1-4 portion of the *zoning lot* provided that such *accessory parking spaces* are provided below the *curb level* of the adjoining *street*.

The City Planning Commission may prescribe appropriate conditions and safeguards so as to minimize any adverse effects on the character of the surrounding area.

As a condition for the issuance of any special permit under the provisions of this Section, there shall be a legal commitment binding upon the owner for the continuance of the life of the related *development* to preserve and maintain *manufacturing uses* on the *zoning lot*.

(On January 5, 1983, Cal. No. 12, the Commission scheduled January 19, 1983 for a public hearing. On January 19, 1983, Cal. No. 22, the hearing was continued to February 2, 1983. On February 2, 1983, Cal. No. 30, the hearing was closed.)

For consideration.

Disposition:.....Favorable Report Adopted.

No. 3

CB 8

C 821224 ZSM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF a special permit pursuant to Sections 74-97 and 74-95 (Housing Quality) of the New York City Zoning Resolution to construct a 39 story mixed use (Residential/Community Facility/Manufacturing) building on a zoning lot divided by district boundaries (R10 and M1-4) at 515 East 72nd Street, with manufacturing uses fronting on East 73rd Street in midblock between York Avenue and the Franklin Delano Roosevelt Drive.

(On January 5, 1983, Cal. No. 13, the Commission scheduled January 19, 1983 for a public hearing. On January 19, 1983, Cal. No. 23, the hearing was continued to February 2, 1983. On February 2, 1983, Cal. No. 31, the hearing was closed.)

For consideration.

Disposition.....Favorable Report Adopted.

No. 4

CB 8

N 830558 ZAM

IN THE MATTER OF an application for an Authorization, pursuant to Section 13-453 of the Zoning Resolution to allow a curb cut on East 72nd Street, a wide street, between York Avenue and the Franklin Delano Roosevelt Drive in connection with a mixed-use (residential/community facility/manufacturing development) on a zoning lot located at 515 East 72nd Street Borough of Manhattan, CB #8.

For consideration.

Disposition.....Favorable Report Adopted.