

SPECIAL MEETING OF JANUARY 14, 1985

TIME: 3:03 P.M

CAL. NO.	C.P. NUMBER	REPORTS		ACTION	REMARKS	DATA FOR MINUTES
		IN	BoE			
1	N 840371	ZRM			For. Rept. Adopted } Comm. Bond + Mtg. voted "NO"	
2	C 840372	ZSM			" " " } Concurring statement from M. Gallant	
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12					Present:	
13					H. Stutz, Chairman	
14					M. Gallant, Vice "	
15					M. Bond, Commissioner	
16					J. Gulino, "	
17					D. Scheinberg, "	
18					T. Teah, "	
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21					Mtg. adj. at 3:05 P.M.	
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SPECIAL MEETING OF THE CITY PLANNING COMMISSION - MONDAY, JANUARY 14, 1985  
Held in the 15th floor Conference Room, 2 Lafayette St., New York, NY

R E P O R T S

BOROUGH OF MANHATTAN

No. 1 and 2

*[Zoning Text Change and Special Permit to allow an enlargement to a retail store in an M1 zone and off-site loading facilities.]*

No. 1

CB 4

N 840371 ZRM

**IN THE MATTER OF** an amendment pursuant to Section 200 of the Charter of the City of New York relating to Section 74-922 as follows:

Matter in **Bold Type** is new:

Matter in bracket [ ] is old, to be omitted;

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

74-922

**Certain large retail establishments**

In M1 Districts, the City Planning Commission may permit Department stores; or Carpet, rug, linoleum, or other floor covering stores; or Clothing or clothing accessory stores; or Dry goods or fabric stores; or Food stores; or Furniture stores; or Television, radio, phonograph, or Household appliance stores; or Variety stores; with no limitation on *floor area* per establishment.

In M1-5 or M1-6 Districts, the City Planning Commission may [also] modify the applicable regulations governing height and setback or *yards* for a change of *use, extension* or minor *enlargement* involving a large retail establishment.

In M1-SM Districts, the City Planning Commission may also modify the applicable regulations governing loading berths so as to allow the location of such berths off-site in conjunction with a change of *use, extension* or *enlargement* of a large retail establishment with a *floor area* of at least 25,000 square feet within a *building designed for residential use*.

As a condition of granting a special permit for such large retail establishments, the Commission shall find:

. . .

(i) That in the case of modification of loading berth regulations to allow off-site loading berths the Commission further finds:

(1) that an adequate alternate loading facility in the same ownership (single fee ownership or control or alternative ownership arrangements of the *zoning lot* definition in Section 12-10) as the retail store is provided, subject to a deed restriction filed in an office of record binding the owner and his heirs and assigns to maintain the alternate facility throughout the life of the retail store;

(2) that the alternate loading facility is located within the same district or an adjoining C6M, C8 or manufacturing district and the maximum distance between the two sites is 1000 feet;

(3) that the location of the loading berths on the same zoning lot as the retail store would have a significant impact on the existing residential uses in the building;

(4) that the location of the loading berths on the same zoning lot as the retail store would create serious vehicular and pedestrian traffic conflict on the street upon which the store fronts; and

(5) that the alternate location of such loading berths will not unduly affect the movement of pedestrians or vehicles on the streets surrounding the alternate site.

(On October 31, 1984, Cal. No. 24, the Commission scheduled November 28, 1984 for a public hearing. On November 28, 1984, Cal. No. 26, the hearing was continued to December 12, 1984. On December 12, 1984 Cal. No. 43, the hearing was closed.)

For consideration

Disposition: .... Favorable Report Adopted

No. 2

CB 4

C 840372 ZSM

IN THE MATTER OF an application pursuant to Section 74-922 of The Zoning Resolution, from Barney's Inc. for the grant of a special permit involving expansion of a retail store in excess of 10,000 square feet and including modification of applicable rear yard and loading dock requirements on property located at 142-154 West 17th Street, Block 792, Lots 60, 61, 62, 63, 64, 65 and 66, Borough of Manhattan.

Plans for this proposed expansion are on file and can be viewed at room 1514, 2 Lafayette Street, New York, N.Y.

(On October 31, 1984, Cal. No. 25, the Commission scheduled November 28, 1984 for a public hearing. On November 28, 1984 the hearing was continued on December 12, 1984. On December 12, 1984 Cal. No. 44, the hearing was closed.)

For consideration

Disposition: ....Favorable Report Adopted.