

SPECIAL MEETING OF JANUARY 28, 1985

TIME: 1:52 p.m.

CAL. NO.	C.P. NUMBER	REPORTS		ACTION	REMARKS	DATA FOR MINUTE
		IN	BoE			
1	N 850351	ZRM		Law. Rept. Adopted	So. St. Support	
2						
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6					Present	
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8					Chairman Stung	
9					Vice " Gallant	
10					Comm Motley	
11					Scheinberg	
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R E P O R T S

BOROUGH OF MANHATTAN

No. J

CB 1

N 850351 ZRM

[Proposed zoning text amendments concerning the Special Manhattan Landing District.]

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 Article IX, Chapter 8, as follows:

Matter in **Bold Type** is new;

Matter in brackets [], is old, to be deleted;

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

Special Manhattan Landing District
Article IX, Chapter 8

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Section 98-76

Special Authorization by Commission

On application, the City Planning Commission may grant special authorization for minor modifications of the provisions of this Chapter upon a developer's showing of compelling necessity. Such authorization, however, may in no event include modification of:

- (a) permitted *floor area ratio* regulations;
- (b) height and setback regulations [;], except as set forth below;
- (c) use regulations of the underlying district [;], except as set forth below; or
- (d) *accessory* off-street parking and loading regulations of the MLD district.

The Commission may also grant upon application special authorization (i) exempting an *enlargement* from any or all of the requirements of this Chapter upon a showing that such requirements would impose an unreasonable burden and (ii) modifying the provisions of this Chapter in accordance with the provisions of Section 98-51 (Minimum retail requirement) and 98-17 (Permitted obstructions in pedestrian space).

In a C2-8 District located within the Special South Street Seaport District, the Commission may:

- (1) modify the applicable regulations of Sections 34-52 (Location within Buildings) and 33-432 (in Other Commercial Districts) where such modifications will not create a deleterious relationship between existing and new buildings on a district parcel nor adversely affect the visual corridors and circulation-related improvements of the waterfront;
- (2) modify the size limitation of Use Group 6A of Section 32-15 (Use Group 6) where the increased size is necessary for a retail attraction that will encourage use of the waterfront and related facilities in the surrounding historic area; and
- (3) modify the applicable regulations of Section 32-60 (Sign Regulations) provided that such modification will not adversely impact the character of the historic district, but in no case shall a *flashing sign* be permitted.

All such applications shall be granted in whole or in part or denied by the Commission within 45 days after receipt thereof. The Commission may prescribe appropriate conditions and safeguards in connections with the grant of such special authorizations. However, height and setback regulations may be modified by special permit pursuant to Section 74-721 A.

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Description of Improvements
By District Parcel

District Parcel 13 and 13A

1. A pedestrian connection 35 feet wide at elevation + 7'0" along the extension of line KL as described below, connecting the northwest district parcel line of district parcel 13A with the pedestrian connection as described in 3. below.
 - A. Point K is located on the southwest street line of Front Street, 148.7 feet southwest of the southwest street line of Fulton Street.
 - B. Point L is located on the northwest street line of South Street, 117.8 feet southwest of the southwest street line of Fulton Street.
2. A visual corridor bounded on the northeast by the northeast street line of Fulton Street extended; and on the southwest by the southwest street line of Fulton Street extended except that the F.D.R. Drive is a permitted obstruction.]
2. A visual corridor, bounded on the southwest by the southwest street line of Fulton Street extended, and on the northeast by a line parallel to, and 50'0" from, the southwest street line of Fulton Street extended, except that the F.D.R. Drive is a permitted obstruction.
3. A pedestrian connection between South Street and the U.S. Bulkhead line connecting the district parcel 14 pedestrian connection and the pedestrian connection described in 4 below. All other portions of district parcels 13 and 13a, except for buildings and other structures, areas devoted to vehicular use, and water areas, shall be open to the public.
4. A pedestrian connection within the street line of Fulton Street extended, connecting the northwest district parcel line of district parcel 13a with the pedestrian connection described in 3. above.

(On December 12, 1984, Cal. No. 28 the Commission scheduled January 16, 1985 for a public hearing. On January 16, 1985 Cal. No. 34, the hearing was closed.)

For consideration

Disposition: Favorable Report Adopted.