



CITY PLANNING COMMISSION

November 19, 2008 / Calendar No. 11

N 090114 HKM

IN THE MATTER OF a communication dated September 25th, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Public National Bank of New York building, 106 Avenue C (Block 377, Lot 72), by the Landmarks Preservation Commission on September 16, 2008 (List No. 405/LP-2263), Borough of Manhattan, Community District 3.

Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission of the subject property, whether a historic district or a landmark, to the Zoning Resolution, projected public improvements and any plans for the development, growth, improvement or renewal of the area involved.

The landmark site at 106 Avenue C is located on the northeast corner of East 7th Street and Avenue C, in the East Village neighborhood in Manhattan. The original building was constructed circa 1923, to the designs of Eugene Schoen, architect.

The Public National Bank of New York Building (later Public National Bank & Trust Company of New York Building) is an unusual American structure that displays the direct influence of the early-20th-century modernism of Viennese architect/designer Josef Hoffmann. Although Schoen is recognized today more as a furniture designer, this structure is one of many branch bank buildings he designed between 1921 and 1930 for the Public National Bank of New York, which had its headquarters in the Lower East Side. The building originally had two stories, including a monumental ground-floor banking floor with offices above. The structure is clad in

grey granitex terra cotta over a polished grey granite base and features an angled corner entrance bay with flat, fluted pilasters and a stylized molded cornice that makes direct references to Hoffmann's work. The building was sold in 1954 and was later converted into a nursing home with the addition of an intermediate floor. In the 1980s the building was converted again, to apartments.

The landmark site is located within an R7-2/C1-5 zoning district. At the allowable floor area ratio of 3.44, the 1,718-square-foot zoning lot could be developed with approximately 5,910 square feet of floor area. The Public National Bank of New York site contains approximately 5,154 square feet of floor area. Therefore, pursuant Section 74-79 of the Zoning Resolution, there are approximately 756 square feet available for transfer.

The landmark site is within the boundaries of the Department of City Planning's proposed East Village/Lower East Side rezoning (C 080397 (A) ZMM), which is currently pending action by the City Council. Should the proposed rezoning become effective, the site would be located in an R7A/C1-5 zoning district and within an Inclusionary Housing Program area.

At the maximum allowable floor area ratio of 4.6 under the proposed zoning, the 1,718-square-foot zoning lot could be developed with approximately 7,903 square feet of floor area. Therefore, pursuant Section 74-79 of the Zoning Resolution, there would be approximately 2,749 square feet available for transfer under the proposed zoning.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark, or one which is across the street and opposite to the lot occupied by the landmark building, or in

the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark building.

There are approximately six potential receiving sites available for the transfer of the landmark's unused floor area. All six of the potential receiving sites are also within the proposed East Village/Lower East Side rezoning area (C 080397 (A) ZMM), and, should the proposed rezoning become effective, all six receiving sites would be located in an R7A/C1-5 zoning district, in which the Inclusionary Housing Program would apply.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

There are no projected public improvements or plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

AMANDA M. BURDEN, FAICP, Chair
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