



CITY PLANNING COMMISSION

June 3, 2008/Calendar No.6

N 090393 HKX

IN THE MATTER OF a communication dated April 22, 2009, from the Executive Director of Landmarks Preservation Commission regarding the landmark designation of New York Public Library, Hunts Point Branch, located at 871-877 Southern Boulevard (aka 860 Tiffany Street), (Block 2722, Lot 63), by the Landmarks Preservation Commission on April 14, 2009 (List No.412, LP No. 2323), Borough of the Bronx, Community District 2.

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, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for development, growth, improvement, or renewal of the area involved.

On April 14, 2009 the Landmarks Preservation Commission (LPC) designated the New York City Public Library, Hunts Point Branch at 877 Southern Boulevard as a city landmark.

The New York City Public Library, Hunts Point Branch is a corner lot located at the intersection of Southern Boulevard and Tiffany Street, in the Longwood section in Community District 2 in the Borough of the Bronx. St Athanasius Church and Tiffany Plaza abuts the landmark site on the eastern and southern side.

Opened on July 1, 1929, the Hunts Point Branch, with a staff of 19 librarians and 14,000 books, was the last Carnegie branch library built in New York City. It is one of nine in the Bronx and one of sixty-seven throughout all five boroughs, built when Andrew Carnegie donated \$5.2 million in 1901 to establish a city-wide branch library system. The firm of Carrere & Hastings, architects of the New York Public Library building at Fifth Avenue and 42nd Street, designed the

Hunts Point branch in the style of the Italian Renaissance. Notable architectural features include the building symmetry and horizontal massing, elegant blind arcade, richly detailed terra-cotta ornament, and arched first and second-floor windows providing abundant light to the simple interior.

The landmark site is located in an R7-1 zoning district. With an allowable floor area ratio (FAR) of 3.44, the zoning lot could be developed with approximately 27,520 square feet of floor area. The Hunts Point Branch Library contains approximately 10,240 square feet. Therefore, there are approximately 17,280 square feet of floor area available for transfer.

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 building or one which is across the street and opposite to the zoning 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 three potential receiving sites available for the transfer of the landmark's unused floor area.

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, upon application by the Landmarks Preservation Commission.

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
KENNETH J. KNUCKLES, ESQ., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E. ANGELA R.CAVALUZZI, AIA,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, SHIRLEY A. McRAE,
KAREN A. PHILLIPS, Commissioners

RAYANN BESSER, Commissioner, abstained