



IN THE MATTER OF an application submitted by AMK Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), the height requirements of Section 23-692 (Height Limitations for Narrow Buildings or Enlargements), and the minimum distance between legally required windows and walls or lot lines of Section 23-86 (Minimum Distance between Legally Required Windows and Walls or Lot Lines), in connection with the construction of a one-story enlargement of an existing five-story mixed-use building, on property located at 42 Walker Street (Block 194, Lot 11), in a C6-2A District, within the Special Tribeca Mixed Use District, within the Tribeca East Historic District.

This application for a zoning special permit pursuant to Section 74-711 of the Zoning Resolution (ZR) was filed by AMK Holdings LLC on February 3, 2020. The applicant requests bulk waivers to facilitate a one-story enlargement of an existing five-story building at 42 Walker Street located in the Tribeca East Historic District of Manhattan, Community District 1.

BACKGROUND

42 Walker Street is a midblock lot (Block 194, Lot 11) located on the north side of Walker Street between Broadway and Church Street. Lot 11 is a narrow interior lot with approximately 25 feet of frontage on Walker Street and a depth of 101 feet with a total lot area of 2,525 square feet. The existing five-story building contains four dwelling units, ground floor retail and a cellar for an overall floor area of 10,983 square feet and a floor area ratio (FAR) of 4.35. There is an approximately 14-foot rear yard that the ground floor protrudes into for 10 feet as a permitted obstruction. The building has an existing legally non-compliant total height of approximately 66 feet and elevator bulkhead of approximately 84 feet, as well as an existing legally non-compliant

rear yard of approximately four feet at the cellar through first floors and 14 feet at the second through fifth floors.

The existing building is located within the Tribeca East Historic District, designated in 1992 (N 930255 HKM) to preserve the district's cast-iron and masonry commercial buildings of the mid-nineteenth and early-twentieth centuries, as well as the store and loft buildings, which now define this district. The building was originally built in 1854-55 with a brick facade and was altered in 1879-80 as a Second Empire/Neo-Grec style store and loft building with the existing masonry and cast-iron facade. The building's original tenants included a variety of clothing merchants. The existing building retains the dimensions of the altered 1879-80 design, including existing non-compliances related to the building height and rear yard.

The building is located within a C6-2A zoning district in Area A7 of the Special Tribeca Mixed Use District (TMU). C6 zoning districts permit a wide range of high-bulk commercial uses, including corporate headquarters, large hotels, department stores and entertainment facilities in high-rise mixed-use buildings. The TMU was enacted in 1976, originally referred to as the Lower Manhattan Mixed Use District, in order to permit limited residential development in an otherwise industrial 62-block area in Manhattan within the triangle below Canal Street and west of Broadway. Within the TMU, the minimum base height is 60 feet, the maximum base height is 85 feet, and the overall maximum building height is 120 feet. Within the TMU, C6-2A zoning districts are limited to a maximum FAR of 5.0. Above the maximum base height of 85 feet, the C6-2A regulations require a 15-foot setback (on a narrow street). Residential uses are allowed as-of-right, and special regulations are set forth for the size and layout of loft dwellings.

Most of buildings on the block have a consistent architectural character, consisting of Italianate and Second Empire store and loft buildings, and are typically five to six stories with heights between 70 and 85 feet without setback. The Tribeca neighborhood is generally characterized by a range of uses including multi-family residential and mixed-use residential and commercial buildings, commercial buildings and manufacturing buildings. Some buildings in the area

continue to remain fully commercial or manufacturing. Several larger footprint buildings used for telecommunications or the storage of data equipment are located to the west and south.

The area is well connected to transit. The A, C, and E trains stop a block and a half from the proposed development at the intersection of 6th Avenue and West Broadway. The N, Q, R, and W trains stop a block and half from the proposed development at Broadway and Canal Street. Stations for the 6, J, and Z trains are two blocks east of the proposed development along Canal Street.

The proposed development is a one-story enlargement of the existing building with a new residential sixth floor. The proposed building would have a total complying floor area of approximately 12,580 square feet (4.98 FAR). The four dwelling units and ground floor commercial retail would be maintained, however, the proposed new sixth floor would allow for the conversion of the fifth-floor dwelling unit into a two-story unit.

The proposed new sixth floor would be setback 10 feet from Walker Street. The proposed sixth floor would have a rear yard setback of approximately 24 feet, 10 feet more than the existing legally non-compliant rear yard of residential floors two through five, but less than the required 30 feet. ZR Section 23-692 (d)(2) requires that the height of the development site not exceed the height of the lower of the two abutting buildings. In the case of the proposed development site, such height is 65 feet. The proposed building would have a total height of 75 feet and a roof deck. The roof deck is a permitted obstruction and would have a glass guardrail of approximately three feet in height set back 12 feet from the property line and two feet from the edge of the roof deck. A proposed stair bulkhead would rise to a height of approximately 86 feet and a proposed elevator bulkhead would rise to a height of approximately 93 feet, and both would provide access to the roof deck.

As a part of the proposed development, the applicant would preserve the historically significant features of the building, while undertaking restoration and implementing a continuing

maintenance program. The restorative work approved by the Landmarks Preservation Commission (LPC) includes the restoration of missing cast iron elements at the building entrance, the restoration of the damaged storefront entrance steps, the replacement of missing and damaged cast iron vault light panels at the sidewalk, the resetting of the granite sidewalk slabs, the replacement of existing concrete sidewalk flags with new concrete, the removal of the fibre-reinforced plastic previously installed to replace missing and damaged capitals at the cast iron piers, and the installation of new cast iron capitals to match the historic capitals at the cast iron piers.

To facilitate the proposed project, the applicant seeks a special permit pursuant to ZR Section 74-711 to modify Sections 23-47, 23-692(d)(2), and 23-861. In order to grant a special permit, the City Planning Commission must find that such bulk modifications shall have minimal adverse effects on the structures or open space in the vicinity in terms of scale, location and access to light and air.

ENVIRONMENTAL REVIEW

This application (C 200251 ZSM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et. seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 20DCP116M. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on February 7, 2020.

UNIFORM LAND USE REVIEW

This application (C 200251 ZSM) was certified as complete by the Department of City Planning on January 19, 2021 and was duly referred to Manhattan Community Board 1 and the Manhattan

Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Review

Manhattan Community Board 1 held a public hearing on this application (C 200251 ZSM) on February 2, 2021. The Community Board held a vote on February 23, 2021, and by a vote of 40 in favor, one against, and none abstaining, adopted a resolution recommending approval of the application.

Borough President Review

This application (C 200251 ZSM) was considered by the Manhattan Borough President, who, on April 1, 2021, issued a recommendation to approve the application.

City Planning Commission Public Hearing

On April 7, 2021 (Calendar No. 3), the CPC scheduled April 21, 2021 for a public hearing on the application (C 200251 ZSM). The hearing was duly held on April 21, 2021 (Calendar No. 22).

The applicant's representative spoke in support of the application and discussed the proposed enlargement and how they believe the project meets the required findings of ZR Section 74-711.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The City Planning Commission (the Commission) believes that this application for a special permit (C 200251 ZSM) is appropriate.

The Commission believes that the proposed bulk modifications will not have adverse effects on the structures or open spaces in the vicinity in terms of scale, location, or access to light and air.

The addition of a sixth story and subsequent nine-foot increase in building height is consistent with the scale of many buildings in the neighborhood. The proposed increase in bulk will be substantially setback from the street walls, which will ensure that the bulk will not have a negative impact on the surrounding area. The height of the existing street wall will remain unchanged, continuing to match the height of the adjacent buildings' street walls. Furthermore, the additional bulk will not cast any new shadows, nor will it be visible from the street.

The Commission believes that the waiver to ZR Section 23-692(d)(2) to permit a height of 75 feet is appropriate given the context of the surrounding area in which building are typically between 70 and 85 feet. The Commission believes that the waiver to ZR Section 23-47 to permit a 24-foot four-inch rear yard where a 30-foot rear yard is required is appropriate given its context within the existing structure and consistency with rear yards along the block. The Commission believes that the waiver to ZR Section 23-861 to permit 24-feet four-inches between the rear wall of the proposed sixth floor addition and the lot line, where a minimum 30 feet is required, is appropriate given its context within the existing rear yard conditions of the block. The existing building was built before the adoption of the 1961 Zoning Resolution and currently has a four foot rear yard at the existing cellar and first floors, and 14-foot rear yard at the existing second through fifth floors. Therefore, the existing building does not currently comply with the rear yard regulations of Section 23-47 or the rear window regulations in Section 23-86. The proposed expansion on the sixth floor will be built over the existing fifth floor and contain an approximately 24-feet between the building and rear lot line.

The requested action will facilitate the restoration and preservation of 42 Walker Street and enhance the architectural and historical built fabric of the historic district. The Commission is in receipt of a report from the LPC dated January 7, 2019, noting that it has reviewed the proposal and offered support of the application for the issuance of a Special Permit pursuant to ZR Sections 23-47, 23-692, and 23-861. The Commission notes that pursuant to the restrictive declaration signed by AMK Holdings LLC as declarant, a regular maintenance and inspection program has been established.

FINDINGS

The City Planning Commission hereby makes the following findings pursuant to Section 74-711 of the Zoning Resolution:

- (1) Such bulk modifications shall have minimal adverse effects on the structures or open space in the vicinity in terms of scale, location and access to light and air;
- (2) [This finding is not applicable; no use modification is being requested]

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant adverse impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197–c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the provisions of Section 23-47 regarding minimum required rear yards, Section 23-692(d)(2) regarding height limitations for narrow buildings or enlargements, and Section 23-861 regarding minimum distance between legally required windows and walls or lot lines in connection with the construction of a 1-story enlargement of an existing 5-story mixed-use building, on property located at 42 Walker Street (Block 194, Lot 11), in a C6-2A district, within the Tribeca East Historic District and Special Tribeca Mixed Use District, Borough of Manhattan, Community District, 1 is approved, subject to the following terms and conditions:

1. The property that is the subject of this application (C 200251 ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by Michael Muroff Architect, filed with this application and incorporated in this resolution:

Dwg No.
DCP-01

Title
Zoning Analysis

Last Revised Date
07/17/2020

DCP-02	Rear Yard Open Space Diagram	07/17/2020
DCP-03	Zoning Lot Site Plan	07/17/2020
DCP-04	First Floor Plan	07/17/2020
DCP-05	Waiver Site Plan	07/17/2020
DCP-06	Existing to Remain Floor Plans	07/17/2020
DCP-07	Proposed Floor Plans	07/17/2020
DCP-08	Waiver Section	07/17/2020
DCP-09	Building Elevations	07/17/2020

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.

3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.

4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.

5. Development pursuant to this resolution shall be allowed only after the attached restrictive declaration dated May 17, 2021, executed by AMK Holdings LLC, the terms of which are hereby incorporated in this resolution, shall have been recorded and filed in the Office of the Register of the City of New York, County of New York.

6. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent

of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure or breach of any of the conditions as stated above, may constitute grounds for the City Planning Commission or City Council, as applicable, to disapprove any application for modification, renewal or extension of the special permit hereby granted or of the attached restrictive declaration.

7. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

The above resolution (C 200251 ZSM), duly adopted by the City Planning Commission on May 19, 2021 (Calendar No. 5), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

DAVID BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO, III,

JOSEPH DOUEK, RICHARD W. EADDY,

HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 42 Walker Street special permit 74-711	
Applicant: AMK Holdings LLC	Applicant's Primary Contact: Richard Lobel
Application # 200251ZSM	Borough:
CEQR Number: 20DCP116M	Validated Community Districts: M01

Docket Description:

IN THE MATTER OF an application submitted by AMK Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), the height requirements of Section 23-692 (Height Limitations for Narrow Buildings or Enlargements), and the minimum distance between legally required windows and walls or lot lines of Section 23-86 (Minimum Distance between Legally Required Windows and Walls or Lot Lines), in connection with the construction of a one-story enlargement of an existing 5-story mixed-use building, on property located at 42 Walker Street (Block 194, Lot 11), in a C6-2A District, within the Special Tribeca Mixed Use District, within the Tribeca East Historic District, Borough of Manhattan, Community District 1. Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 40	# Against: 1	# Abstaining: 0	Total members appointed to the board: 41
Date of Vote: 2/23/2021 12:00 AM		Vote Location: https://live.mcb1.nyc/	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 2/8/2021 6:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	https://live.mcb1.nyc/

CONSIDERATION: Please see attachment

Recommendation submitted by	MN CB1	Date: 3/5/2021 4:07 PM
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COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 23, 2021

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	1 Opposed	0 Abstained	0 Recused

RE: 42 Walker Street, application (C200251ZSM) by AMK Holdings LLC for a special permit to modify the maximum building height, the minimum rear yard requirements; and the minimum distance between legally required windows and a rear lot line to allow a one-story enlargement

WHEREAS: An application has been submitted to the New York City Planning Commission (CPC) by AMK Holdings, LLC for a special permit to modify zoning requirements for minimum rear yard, height limitations for narrow buildings or enlargements, and minimum distance between legally required windows and walls or lot lines to facilitate a one-story enlargement of the existing five-story building at 42 Walker Street; and

WHEREAS: This modification will allow a 24'-4" rear yard at the new sixth floor where a 30'-0" rear yard is required; a height of 75'-0" where the maximum permitted height is 65'-0"; and a distance of 24'-4" between the rear wall of the new sixth floor and the lot line where a minimum distance 30'-0" is required; and

WHEREAS: The proposed development includes certain restorative work approved by the Landmark Preservation Commission (LPC) which will help return the building closer to its original appearance, aid in the long term preservation of the building and bring the building up to a sound, first class condition. The LPC has approved the necessary restorative work and has issued a Certificate of No Effect ("CNE") for such work on February 7, 2019; and

WHEREAS: Manhattan Community Board 1 (CB1) adopted a resolution in support of the LPC application in October 2018; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 has no objections to application C200251ZSM by AMK Holdings LLC for a special permit to modify the maximum building height, the minimum rear yard requirements, and the minimum distance between legally required windows and a rear lot line to allow a one-story enlargement at 42 Walker Street.



OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN
THE CITY OF NEW YORK

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Gale A. Brewer, Borough President

March 29, 2021

**Recommendation on ULURP Application C 200251 ZSM
42 Walker Street by AMK Holdings, LLC.
Corrected Version Submitted: April 1, 2021**

PROPOSED ACTIONS

AMK Holdings, LLC (the “Applicant”) is seeking a special permit pursuant to ZR §74-711 special permit to modify (ZR §23-47) minimum rear yard requirements, (ZR §23-692(d)(2)) height limitations for narrow buildings or enlargements, (ZR §23-861) and the minimum distance between legally required windows and walls or lot lines. The project proposes to facilitate a one-story enlargement of the existing five-story building at 42 Walker Street (Block 194, Lot 11). The building is located in a C6-2A zoning district within the Special Tribeca Mixed Use District, and Manhattan Community District 1.

ZR § 74-711(a) pertains to zoning lots containing a landmark designated by the Landmarks Preservation Commission (“LPC”) and zoning lots with existing buildings located within Historic Districts designated by the LPC. ZR § 74-711(a) lists a number of conditions that need to be met in order for the City Planning Commission to grant modifications of the use and bulk regulations. These conditions are:

(i) Program for Continued Maintenance

Any application pursuant to this Section shall include a report from the LPC stating that a program has been established for continuing maintenance that will result in the preservation of the subject building or buildings, and that such use or bulk modifications, or restorative work required under the continuing maintenance program, contributes to a preservation purpose;

(ii) LPC Certificate of Appropriateness

Any application pursuant to this Section shall include a Certificate of Appropriateness, other permit, or report from the LPC stating that such bulk modifications relate harmoniously to the subject landmark building or buildings in the Historic District, as applicable; and

(iii) Number of Permitted Dwelling Units

The maximum number of dwelling units shall be as set forth in ZR § 15-111 (number of permitted dwelling units).

BACKGROUND

Area Context

42 Walker Street (“Project Site”) is located in the Tribeca East Historic District, an area known for its many historic warehouse buildings erected in the late 19th century. Historically, the area served as both a residential neighborhood and a mercantile area that centered on the sale of produce, dry goods, and textiles. The large warehouses and lofts are preserved today as architectural jewels with their world-renown traditional brick, cast iron facades, and ornamental molding. The building at 42 Walker Street was originally built in 1854-55 and altered in 1879-89 as a Second Empire/Neo-Grec style store and loft building designed by Charles M. Youngs.

The Project Site is located in Community District 1 in Manhattan. The site is in a C6-2A zoning district within the Tribeca East Historic District that was approved and designated by the LPC in 1992. The Tribeca East Historic District is a part of the greater Special Tribeca Mixed Use District that was originally enacted in 1976 and encompasses the 62-block area within the triangle below Canal Street and west of Broadway. The neighborhood is characterized by multi-family residential, mixed-use residential and commercial buildings, commercial buildings, and manufacturing buildings. The buildings are typically 5 to 6 stories tall with heights between 70 and 85 feet.

The area is well-served by public transportation with the A/C/E subway lines running along 6th Avenue with a station at West Broadway and 6th Avenue and the N/Q/R/W subway lines running along Broadway with a station at Canal Street and Broadway. There are three bus lines that serve the immediate area: the M20 (southbound on Varick Street and northbound on Hudson Street), the M55 (southbound on Broadway and northbound on Sixth Avenue) and the M1 (southbound on Broadway and northbound on Lafayette Street).

Site Description

The Project Site is a narrow, interior lot measuring approximately 2,525 square feet with approximately 25 feet of frontage on the north side of Walker Street. The present building is a five-story plus cellar building with approximately 10,983 square feet of floor area (4.35 FAR). The building has a total height of 66 feet and 4 inches.

On December 4, 2018, the LPC held a public hearing on Application LPC-19-13307 and issued a Modification of Use (“MOU”) No. MOU-19-13307 for 42 Walker Street. The MOU sets forth the continuing maintenance program for the preservation of the building and is included in this special permit application.

An additional report was issued to the CPC on January 7, 2019 further clarifying that the LPC found that the Applicant has agreed to undertake work to restore the building and bring it up to a sound, first class condition, and that a Restrictive Declaration will be filed against the property which will bind the applicant and all heirs, successors and assigns to maintain the continuing maintenance program in perpetuity. A Certificate of No Effect (CNE-19-14288) was issued by the LPC on February 7, 2019 to approve certain alterations to the subject premises as proposed in the application.

Specific restorative work issued by the LPC includes replacing missing cast iron elements at the building's entrance, restoring the damaged storefront entrance steps, replacing missing and damaged cast iron vault light panels at the sidewalk, and the resetting of granite and concrete sidewalk slabs, and cast iron piers. This restorative work will be completed following the approval of this special permit application.

A valid Temporary Certificate of Occupancy ("TCO") (Number 110132605T010) was issued by the DOB on December 17, 2020 with an expiration date of March 17, 2021. The TCO approves for ground floor Use Group 6 commercial use and Use Group 2 residential use on floors two through five. The ground floor is occupied by a Use Group 6 bakery and the upper floors are occupied by Use Group 2 Class A residential dwelling units. There are currently four rental units in the building, with one rental unit per floor.

Project Description

The Applicant is seeking to construct a one-story enlargement to the existing five-story building. The enlargement would bring the building to a total complying floor area of approximately 12,580 square feet (4.98 FAR) at a total height of 75 feet. The proposed new sixth floor will be set back 10 feet from Walker Street and permitted obstructions, including a 3 foot roof deck, a 3 foot-6 inch parapet wall, and a glass guardrail extending past the roof height of 75 feet. A total of four dwelling units would be maintained, however the proposed new sixth floor would convert the existing fifth floor dwelling from a simplex unit to a duplex unit.

The Applicant is seeking a special permit pursuant to ZR §74-711 special permit to modify (ZR §23-47) minimum rear yard requirements, (ZR §23-692(d)(2)) height limitations for narrow buildings or enlargements, (ZR §23-861) and the minimum distance between legally required windows and walls or lot lines. The modification of minimum rear yard requirements would allow a 24 foot-4 inches rear yard at the new sixth floor where a 30 foot rear yard is required. The modification of height limitations for narrow buildings or enlargements would allow a height of 75 feet where the maximum permitted height is 65 feet. The modification of the minimum distance between legally required windows and walls or lot lines would allow a distance of 24 feet-4 inches between the rear wall of the new sixth floor and the lot line, where the minimum distance of 30 feet is required.

Altogether, the enlargement would add approximately 1,597 square feet of floor area, bringing the building from 4.35 FAR to 4.98 FAR and the existing 66 feet and 4 inches height to a total height of 75 feet.

COMMUNITY BOARD RECOMMENDATION

On October 23, 2018 Manhattan Community Board 1 (CB1) Landmarks & Preservation Committee recommended that the LPC approve the application. On February 8, 2021 Manhattan CB1's Land Use, Zoning & Economic Development Committee held a public hearing on the application. On February 23, 2021 at its Full Board meeting, Manhattan Community Board 1 voted to recommend approval of the application. Forty Board members voted to recommend approval of the application and 1 Board member voted to recommend denial.

BOROUGH PRESIDENT'S COMMENTS

In order to grant the waiver pursuant to ZR §74-711 special permit, the Applicant must ensure the property will be properly rehabilitated and maintained in perpetuity. The LPC has determined that the proposed restoration and maintenance plan will contribute to the special architectural and historic character of the historic district and issued a report to the CPC on January 7, 2019 further clarifying that the LPC found that the Applicant has agreed to undertake work to restore the building and bring it up to a "sound, first class condition."¹

This one-story addition is well within the range of building heights in the surrounding area and on the subject block. Furthermore, the Applicant has agreed to properly maintain the historic building in perpetuity. As such, I support this application for a special permit because it helps to protect the culture and architectural history of the Tribeca East Historic District.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, the Manhattan Borough President recommends approval of ULURP Application No. C 200251 ZSM.



Gale A. Brewer
Manhattan Borough President

¹ LPC Report 19-13307