

SPECIAL PERMIT APPLICATIONS

CPC Actions Approved (2003):

- Rezoning of the midblock portion of the Project Block facing 58th Street from an M1-5 manufacturing district to a C6-2 commercial district.

- Special permits for bulk modifications available to large-scale general developments ("LSGDs"), as follows:

- A special permit pursuant to New York City Zoning Resolution ("ZR") Section 74-743(a)(1) to permit the distribution of total allowable floor area permitted under ZR 33-123 within an LSGD without regard for zoning district boundaries.
- A special permit pursuant to ZR Section 74-743(a)(2) to permit the location of buildings within an LSGD without regard for the distance between buildings and height and setback regulations of ZR Sections 23-711, 33-432, and 33-451.

- A special permit pursuant to ZR Section 13-561 to allow a 285-car accessory parking garage.

- Modification of the LSGD site plan associated with the original special permit (ULURP # C010151 ZSM) to reflect the proposed changes to the site plan.

- Modification of an existing Restrictive Declaration (D-145, ULURP # C010148 ZMM).

LIST OF PRIOR APPROVALS:

C010148 ZMM: a zoning map amendment rezoning from an M2-3 zoning district to a C4-7 district that portion of the Project Block within 125 feet of the avenues and that portion in the midblock along West 57th Street (to a depth of approximately 100 feet), and from an M2-3 zoning district to an M1-5 district the portion of the Project Block in the midblock facing West 58th Street.

C010151 ZSM: a special permit pursuant to ZR Section 74-743(a)(3) allowing the modification of height and setback regulations in ZR Sections 33-432(a), 43-43, 33-451, and 43-45 on the Project Block.

C010152 ZSM: a special permit pursuant to ZR Section 74-744(b) allowing commercial uses in certain areas of the Project Block to be located at the same height or higher than certain permitted residential uses on the Project Block.

C010149 ZSM: a special permit pursuant to ZR Sections 13-562 and 74-52 allowing a 399-space attended public parking garage to be located below-grade in a building on the midblock portion of the Project Block.

C010150 ZSM: a special permit pursuant to ZR Sections 13-562 and 74-52 allowing a 239-space attended public parking garage to be located on the ground and second floors of a building on the westerly portion of the Project Block.

In 2004, the City Planning Commission approved a minor modification (ULURP #M010151A ZSM) to the special permits described above in order to consolidate three existing curb cuts into a single curb cut along West 57th Street (leaving two total curb cuts along West 57th Street).

57TH STREET + 12TH AVENUE
ADDRESS: 625 WEST 57th STREET
BLOCK: 1105
LOT: 1,5,14,19,23,29,36,43
MAP: 8C
ZONING DISTRICT: C4-7, C6-2 & SPECIAL CLINTON DISTRICT, AREA C "OTHER AREA"

LOT AREA: 160,667 SF
USES PERMITTED: USE GROUP 1-6, 8-10, 12
USES PROPOSED: C4-7 USE GROUP 2 2 -RESIDENTIAL
USE GROUPS 6 A & C -RETAIL
USE GROUPS 8 -PARKING
C6-2 USE GROUPS 2 -RESIDENTIAL
USE GROUPS 6 A & C -RETAIL
USE GROUPS 8 -PARKING

FLOOR AREA PROPOSED
1,326,040 SF TOTAL
44,100 SF COMMERCIAL
1,254,340 SF RESIDENTIAL (=RESIDENTIAL + AMENITY + B.O.H. + TERRACE)
27,600 SF COMMUNITY FACILITY



ZD1 Zoning Diagram

Location Information

House No(s) 625
Street Name West 57th Street
Borough MANHATTAN
Block 1105
Lot 7501
Bin 1089709

For additional zoning characteristics, see Section 12 of the PW1.

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

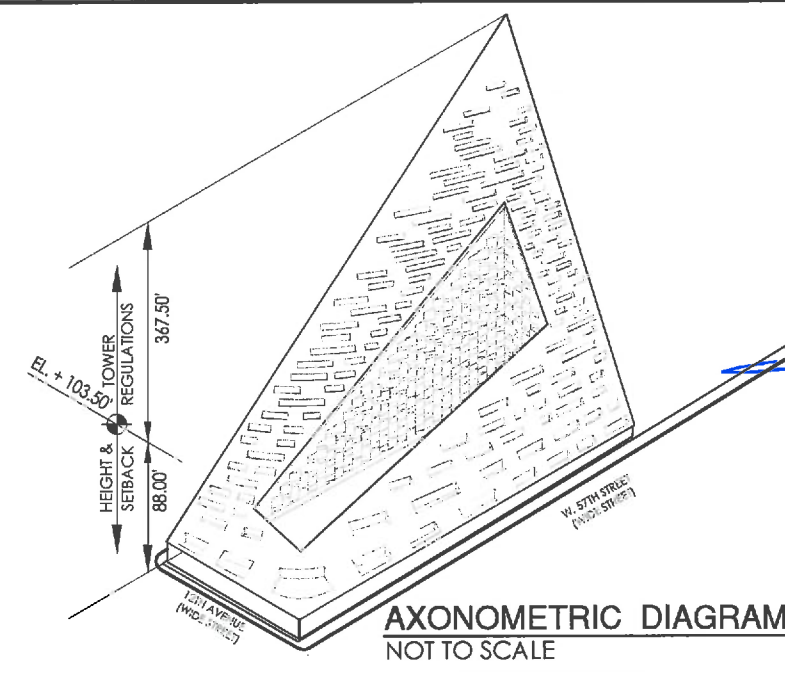
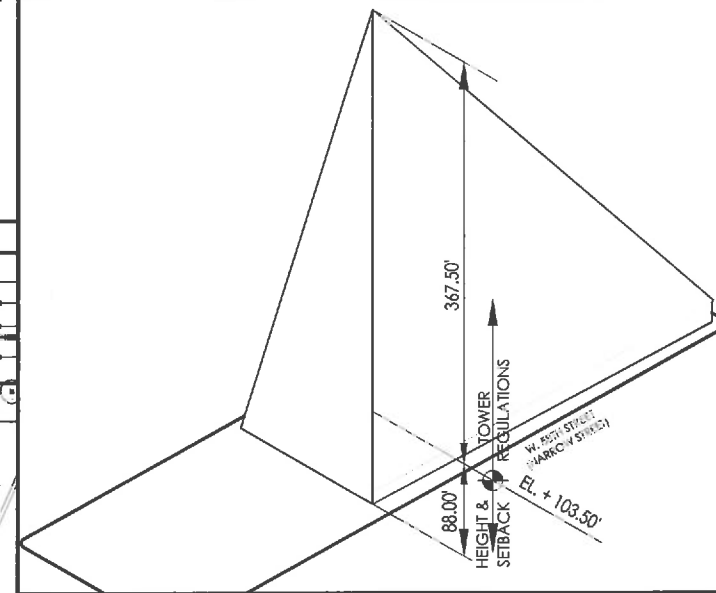
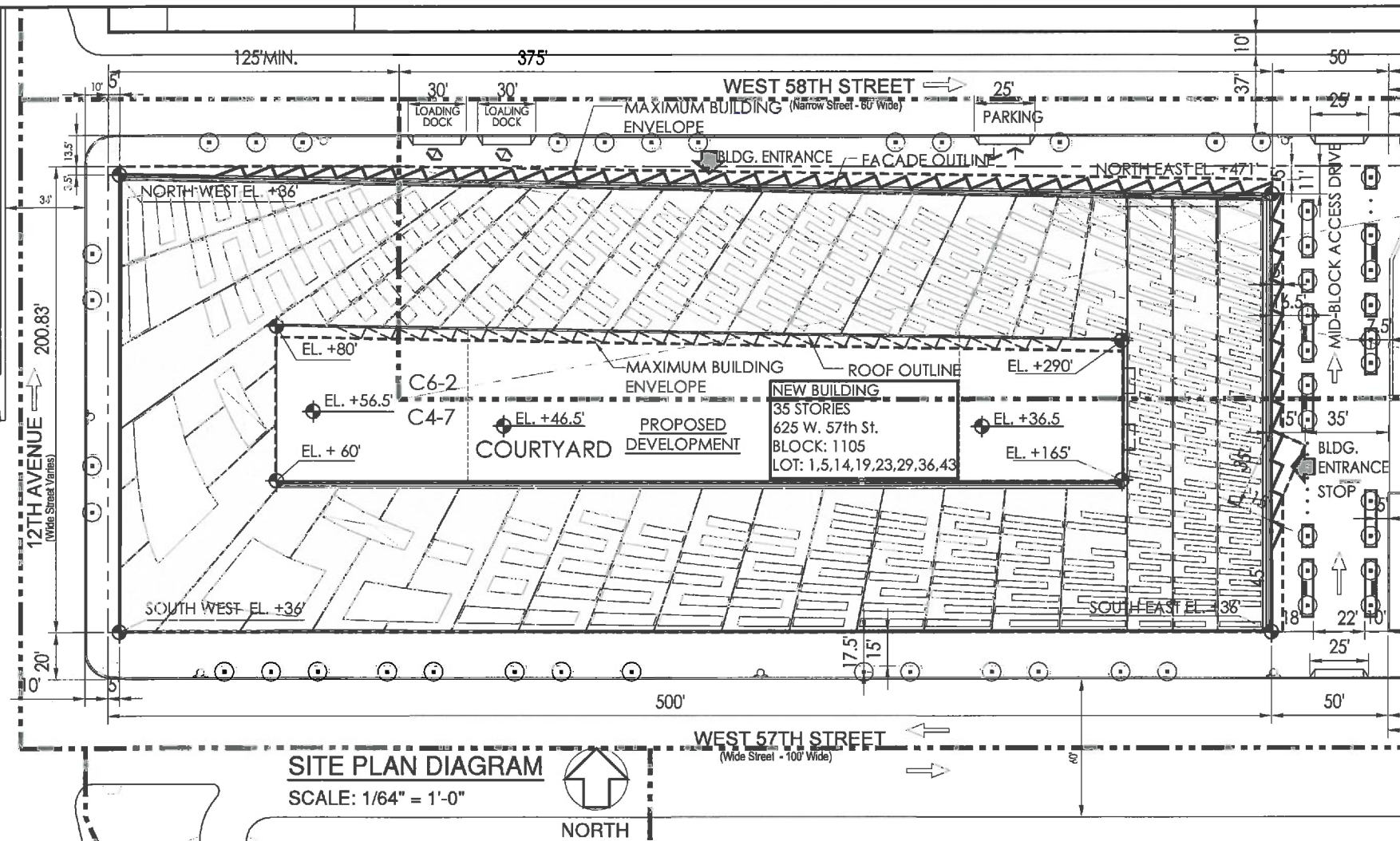
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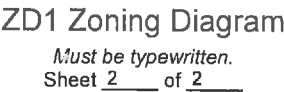


P.E./R.A. SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)
Internal Use Only

BIS Doc # _____

PLAN EXAMINERS SIGN AND DATE





Must be typewritten.
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
1	40,143	6	0	0	40,143	0	.250
1	2,550	2	2,531	0	0	0	.016
1 mezzanine	3,193	6	0	0	3,193	0	.020
1 mezzanine	16,517	2	16,340	0	0	0	.102
2	63,109	2	60,584	0	0	0	.377
3	41,214	2	39,581	0	0	0	.246
4	51,270	2	49,219	0	0	0	.306
5	46,511	2	44,125	0	0	0	.275
6	42,829	2	40,646	0	0	0	.253
7	39,607	2	37,334	0	0	0	.232
8	36,788	2	34,356	0	0	0	.213
9	33,313	2	31,615	0	0	0	.197
10	31,926	2	30,152	0	0	0	.188

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07/09