

DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*  
Department of City Planning

November 17, 2011

Ms. Jackie Ludorf, Chairperson  
Manhattan Community Board 8  
505 Park Avenue, Suite 620  
New York, New York 10022

**RECEIVED**

**NOV 21 2011**

**BY COMMUNITY BOARD 8**

Re: N 110143 ZAM  
Sutton House Garage  
420-450 East 63<sup>rd</sup> Street  
Block 1457, Lot 17  
R8 and R10 Districts  
Borough of Manhattan  
Community District 8

Dear Chairperson Ludorf:

Enclosed is an application (N 110143 ZAM) and the related drawings submitted by Sutton House Associated requesting an authorization by the City Planning Commission pursuant to Section 11-411 of the Zoning Resolution to extend the period of continuance for a third 10-year term of a previously approved special permit (CP-14439) for a 4-level below grade public parking garage with a maximum capacity of 290 spaces within an existing residential building at the above referenced location.

This application (N 110143 ZAM) is not subject to the Uniform Land Use Review Procedure (ULURP) and does not require a public hearing by the Community Board or the City Planning Commission. However, if the board has any comments or recommendations on this application (N 110143 ZAM), please send them by January 6, 2012 to:

City Planning Commission  
Calendar Information Office  
22 Reade Street, 2E  
New York, NY 10007

If you have any questions about this application, please contact the applicant's representative, Jay Schofield at (212) 838-7289.

Sincerely,

Sotireos Voyages, R.A.

Sotireos Voyages, *Director*  
Irene Sadko, P.E., *Deputy Director / Chief Engineer*  
22 Reade Street, Room 3N, New York, New York 10007-1216  
(212) 720- 3226 FAX (212) 720-3244  
[www.nyc.gov/planning](http://www.nyc.gov/planning)

cc. J. Harris  
K. Ramnarine  
J. Merani  
N. Campo  
M. Cerezo  
A. Wolff  
J. Lubin  
I. Sadko  
Applicant  
Borough President's Office

**KELLEY DRYE & WARREN LLP**

A LIMITED LIABILITY PARTNERSHIP

101 PARK AVENUE

NEW YORK, NEW YORK 10178

(212) 808-7800

WASHINGTON, DC

CHICAGO, IL

STAMFORD, CT

HARTFORD, CT

BRUSSELS, BELGIUM

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(212) 808-7897

WWW.KELLEYDRYE.COM

DIRECT LINE: 312.567.7171

EMAIL: jbeddy@kelleydrye.com

**RECEIVED**

November 8, 2010

NOV 21 2011

BY COMMUNITY BOARD 8

**BY HAND**

New York City Department of City Planning  
22 Reade Street, Room 2E  
New York, New York

**N110143ZAM**

Re: Land Use Review Application - Sutton House Garage - 420-450 East 63rd Street; Client-Matter No. 061609-0001

Dear Mr. Spreiregen:

On behalf of Sutton House Associated, enclosed please find one (1) original and ten (10) copies of the Land Use Review Application requesting the authorization to renew a special use permit pursuant to Section 11-411 of the Zoning Resolution for the Sutton House garage located at 420-450 East 63<sup>rd</sup> Street, New York, together with the following attachments:

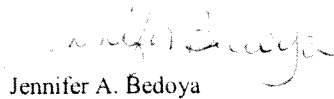
1. Description of Proposal
2. Statement of Findings
3. Site Plan
4. Zoning Map
5. Ground Floor Plan
6. Tax Map
7. Area Map
8. Section Plan

Enclosed please also find a check payable to the NYC Department of City Planning in the amount of \$3,400 for the filing fee and a check payable to the NYC Department of City Planning in the amount of \$110 for the Type II environmental review.

New York City Department of City Planning  
November 8, 2010  
Page Two

If you have any questions or problems with the enclosed application, please contact me directly at (212) 808-7919. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer A. Bedoya".

Jennifer A. Bedoya

JAB:JAB  
Enclosures



# Land Use Review Application

Department of City Planning

Received by Central Intake on November 8, 2010

APPLICATION NUMBER

**N110143ZAM**

City Planning will assign and stamp reference numbers here

APPLICATION NUMBER

**Sutton House Associated**

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) \*  
**450 East 63<sup>rd</sup> Street**

STREET ADDRESS

**New York NY 10021**

CITY STATE ZIP  
**212-838-7289 212-823-0116**

AREA CODE TELEPHONE # FAX#

APPLICATION NUMBER

**Jay Schofield**

APPLICANT'S PRIMARY REPRESENTATIVE

**Rose Associates, Inc.**

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

**450 East 63<sup>rd</sup> Street**

STREET ADDRESS

**New York NY 10021**

CITY STATE ZIP

**212-838-7289 212-838-0116**

\* List additional applicants below:

**N/A**

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

**N/A**

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

ADDITIONAL APPLICANT REPRESENTATIVE:

**N/A**

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

E-MAIL **JBOYDOYA@WELLEY.COM**  
**JBOYDOYA**

## 2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

**420-450 East 63<sup>rd</sup> Street**

STREET ADDRESS

**Sutton House Garage**

PROJECT NAME (IF ANY)

**West side of York Avenue, from East 62<sup>nd</sup> Street to East 63<sup>rd</sup> Street**

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

**R8, R10**

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

**8C**

ZONING SECTIONAL MAP NO(S)

**Block: 1457, Lot: 17**

TAX BLOCK AND LOT NUMBER

**Manhattan**

BOROUGH

**8**

COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO  YES  IF YES, IDENTIFY

## 3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

## 4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

\* No supplemental form required

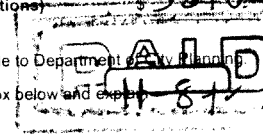
- CHANGE IN CITY MAP.....MM \$ \_\_\_\_\_
- ZONING MAP AMENDMENT.....ZM \$ \_\_\_\_\_
- ZONING TEXT AMENDMENT.....ZR \$ \_\_\_\_\_
- ZONING SPECIAL PERMIT.....ZS \$ \_\_\_\_\_
- ZONING AUTHORIZATION.....ZA \$ **3400**
- ZONING CERTIFICATION.....ZC \$ \_\_\_\_\_
- PUBLIC FACILITY, SEL./ACQ.....PF \$ \_\_\_\_\_
- DISPOSITION OF REAL PROP.....PD \$ \_\_\_\_\_
- URBAN DEVELOPMENT ACTION.....HA \$ \_\_\_\_\_
- URBAN RENEWAL PROJECT.....\* \$ \_\_\_\_\_
- HOUSING PLAN & PROJECT.....\* \$ \_\_\_\_\_
- FRANCHISE.....\* \$ \_\_\_\_\_
- REVOCABLE CONSENT.....\* \$ \_\_\_\_\_
- CONCESSION.....\* \$ \_\_\_\_\_
- LANDFILL.....\* \$ \_\_\_\_\_
- OTHER (Describe) **TYPE II** \$ **110**

- MODIFICATION \_\_\_\_\_ \$ \_\_\_\_\_
- FOLLOW-UP \_\_\_\_\_ \$ \_\_\_\_\_
- RENEWAL \_\_\_\_\_ \$ \_\_\_\_\_
- OTHER **TYPE II** \$ **110**

TOTAL FEE (For all actions) \$ **3510**

Make Check or Money Order payable to Department of City Planning  
If fee exemption is claimed check box below and attach form

Has pre-application meeting been held?  NO  YES  
If yes **Melissa Cerezo** 2/2/2010  
DCP Office/Representative Date of meeting





## Create New CEQR Review Record

Project Name: SUTTON HOUSE GARAGE @ 420-450 EAST 63<sup>rd</sup> ST.

Private Applicant Borough:

Lead Agency

Complexity Classification:

Date Record Created: 11/8/2010



Project Created, please double click on the project number to review created record.

Add New Project

**11DCP050M**

**5. ENVIRONMENTAL REVIEW**

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completion)

LEAD AGENCY \_\_\_\_\_ CEQR NUMBER **11 DCP U50 M**  
**\$110.**

TYPE OF CEQR ACTION:

TYPE II Type II category: \_\_\_\_\_ Date determination was made

TYPE I } Has EAS been filed? Yes  No

UNLISTED } If yes, Date EAS filed: \_\_\_\_\_

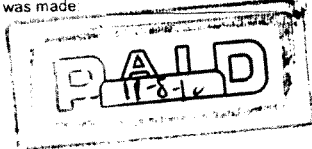
Has CEQR determination been made? Yes  No

If yes, what was determination? Negative Declaration  } Date determination made: \_\_\_\_\_ (Attach Copy)  
 CND .....   
 Positive Declaration

If Positive Declaration, has PDEIS been filed? \_\_\_\_\_

Has Notice of Completion (NOC) for DEIS been issued? \_\_\_\_\_ If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? \_\_\_\_\_ If yes, date issued: \_\_\_\_\_



**6. COASTAL ZONE MANAGEMENT**

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No  Yes

**7. RELATED ACTIONS BY CITY PLANNING**

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
CP-14439	Special Permit/Granted - Term of 25 Years	39	02/18/1959
N840214ZAM	Authorization Renewal/Granted - Term of 10 years	5	12/23/1985
N960444ZAM	Authorization Renewal/Granted - Term of 10 years	52	07/31/1996

**8. RELATED ACTIONS BY OTHER AGENCIES**

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
N/A			

**9. FUTURE ACTIONS REQUIRED**

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:  
 N/A

**10. APPLICANT**  
 (Attach authorizing resolution(s), if applicable)

Jay Schofield, General Manager  
 NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

*Jay Schofield* 11.05.10  
 SIGNATURE OF APPLICANT DATE

Rose Associates, Inc.  
 APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

**11. CO-APPLICANTS**

(Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE \_\_\_\_\_ SIGNATURE OF CO-APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ TEL. NO. \_\_\_\_\_ FAX \_\_\_\_\_

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE \_\_\_\_\_ SIGNATURE OF CO-APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ TEL. NO. \_\_\_\_\_ FAX \_\_\_\_\_

**ADMINISTRATIVE CODE**

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

**NOTICE**

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

Received by Central Intake on November 8, 2010

DEPARTMENT OF CITY PLANNING  
**N110143ZAM**

**Special Permit/Authorization/Certification. . . ZS/ZA/ZC**

Received by Central Intake on November 8, 2010



APPLICATION NO.

(If more than five actions are being requested, enter "see attached" below, and list ALL PROPOSED ACTIONS in the same format as below on a separate sheet titled "Proposed Zoning Special Permits/ Authorization/ Certifications.")

**Action(s) requested pursuant to ZR**  
 (Check one box for each proposed action)

Special Permit (ZS)	Authorization (ZA)	Certification (ZC)	PURSUANT TO: ZONING RESOLUTION SECTION NUMBER	ZONING RESOLUTION SECTION TITLE	TO MODIFY: SECTION NO. (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11-411	Renewals	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

HAS A DRAFT RESTRICTIVE DECLARATION BEEN INCLUDED WITH THIS APPLICATION? YES  NO

WILL ALL PARTIES IN INTEREST TO THE PROPERTY AGREE TO A RESTRICTIVE DECLARATION IF REQUIRED? YES  NO

**Property ownership/ interest**

CHECK APPLICABLE BOX(ES) (If more than one box is checked in the left column, please explain below).

- |  |   |
|--|---|
| <b>APPLICANT:</b>  | <b>APPLICANT:</b>                                     |
| <input checked="" type="checkbox"/> IS OWNER OF SUBJECT PROPERTY         | <input type="checkbox"/> IS A CITY AGENCY             |
| <input type="checkbox"/> IS LESSEE OF SUBJECT PROPERTY                   | <input type="checkbox"/> IS A STATE OR FEDERAL AGENCY |
| <input type="checkbox"/> HAS CONTRACT TO LEASE/BUY SUBJECT PROPERTY      |   |
| <input type="checkbox"/> IS OTHER (explain real property interest below) |   |

**Discussion of findings**

**STATEMENT IN SUPPORT OF REQUIRED ZONING RESOLUTION FINDINGS/DECLARATION OF COMPLIANCE**  
 (This is the same discussion/statement as in Attachment #11. If it fits below, it may be put here instead of in a separate attachment. If Attachment #11 has been completed, you may leave this area blank).

Please see next page



## LR item 3. Description of Proposal

### **Introduction**

This Land Use Review Application requests the authorization to renew a special use permit pursuant to Section 11-411 of the Zoning Resolution. The applicant requests an extension of the current authorized use beyond the expiration of the current term for an additional ten (10) year period in order to continue the use and operation of a public parking garage with a maximum capacity of two hundred ninety (290) spaces.

### **Area Description**

Sutton Terrace is a residential apartment complex located at 420-450 East 63<sup>rd</sup> Street, which includes three 12-story buildings and a parking garage. Completed in 1950, the three buildings surround gardens. Sutton Terrace is located between York and 1<sup>st</sup> Avenues between 62<sup>nd</sup> and 63<sup>rd</sup> Streets. Sutton Terrace is jointly owned by six institutions and independently managed. Sutton Terrace is located in a neighborhood of residential buildings, with academic medical institutions and hospitals in the immediate area.

The 4-level parking garage is located at 420-450 East 63<sup>rd</sup> Street is primarily zoned R8 and the easterly portion within 100 feet of York Avenue is zoned R10. The parking garage provides access on 63<sup>rd</sup> Street.

### **Background and History**

The Department of Buildings was previously advised that an application (CP-14439) submitted by Tishman Realty and Construction Co., Inc. for a special use permit pursuant to Section 21-F(b) of the (1916) Zoning Resolution for a Public Garage for one hundred fifty (150) or more motor vehicles in an existing garage at the property located at 420-450 East 63<sup>rd</sup> Street, New York (the "Property") was approved by the City Planning Commission on February 18, 1959 (Cal. 390) and was adopted by the Board of Estimate on February 26, 1959 (Cal. No. 149) for a term of twenty-five (25) years ending February 25, 1984.

On February 19, 1986, the Department of Buildings was further advised that an application (N840214ZAM) submitted by Galco Garage, Inc. for an authorization pursuant to Section 11-411 of the Zoning Resolution to extend the previously approved special use permit (CP-14439) was approved by the City Planning Commission on December 23, 1985 (Cal. No. 5) and was adopted by the Board of Estimate on January 9, 1986 (Cal. No. 72) for a term of ten (10) years ending on February 25, 1994.

On July 31, 1996, an application (N960444ZAM) submitted by Robert A. Francis for an authorization pursuant to Section 11-411 of the Zoning Resolution to extend the previously approved special permit (CP-14439) for a Public Garage for two hundred ninety (290) motor vehicles at the Property was approved by the City Planning Commission for a term of ten (10) years ending February 25, 2004. As part of the authorization received in 1996, the City Planning Commission required certain conditions in connection with the special permit, including that the garage reserve one hundred (100) motor vehicle spaces for exclusive use of the tenants of the building, giving preference to the tenants of Sutton Terrace Apartments for the remaining one hundred ninety (190) motor vehicle spaces, that no signs shall be permitted except pursuant to the Administrative Code of the City of New York, and that all incidental maneuvering of motor vehicles necessary for garaging be carried on within the building and not upon the abutting street.

### **Project Description**

The applicant requests an authorization to renew a special use permit pursuant to Section 11-411 of the Zoning Resolution in order to extend the current authorized use beyond the expiration of the current term for an additional ten (10) year period.

The applicant intends to make minor modifications to the Public Garage pursuant to the plans and drawings submitted with this application in order to comply with certain laws, improve safety within the Public Garage, and update the basic facilities serving the Public Garage. The

office will be relocated to its original location within the Public Garage (at the outgoing side of the motor vehicle ramp) as existed pursuant to the 1996 plans and conditions. There will be no changes to the 1996 conditions of the Public Garage, which include the requirement to allow a maximum capacity of two hundred ninety (290) parking spaces, of which one hundred (100) motor vehicle parking spaces will continue to be reserved for the exclusive use by tenants at the building and preference be given to such tenants for the remaining one hundred ninety (190) motor vehicle parking spaces.

As part of the project, certain enhancements are to be made to the Public Garage. Local Law 51 requires bicycle parking in public garages. In order to provide adequate bicycle parking, the project includes the addition of twenty-four (24) public bicycle parking spaces, as well as forty (40) additional bicycle parking spaces for use by tenants at the building (as supplemental bicycle storage to the three (3) bicycle storage areas located within the buildings). The tenant bicycle parking will be in the designated bicycle parking area secured by a cage with card access for tenants. A tenant will park their bicycle within such area and may further secure their bicycle with their own lock within the cage, if desired. The public bicycle parking will be in the same secured designated bicycle parking area with a separate access only by the garage employees. A garage attendant will take the bicycle from and issue a parking ticket to the bicycle parking customer.

The project will revise the pedestrian pathway (4 feet in width) within the Public Garage to avoid multiple crossings of the motor vehicle pathways. The project also includes demarcation of the pedestrian pathway to improve pedestrian safety. The project contemplates improving the waiting area within the Public Garage by adding a heat, ventilation and air conditioning system to serve customers and tenants. In addition, the applicant intends to modify the existing bathroom facilities in the Public Garage to provide handicap-accessible bathroom facilities at grade level in compliance with the Americans with Disabilities Act.

#### Statement of Findings

#### **ZR 11-411 Renewals**

*Where no limitation as to duration of the use was imposed at the time of authorization, such use may be continued. Where such use was authorized subject to a term of years, such use may be continued until the expiration of the term, and thereafter, the agency which originally authorized such use may, in appropriate cases, extend the period of continuance for one or more terms of not more than ten years each. The agency may prescribe appropriate conditions and safeguards to minimize adverse effects of such use on the character of the neighborhood.*

The Public Garage located on the Property has been in continuous operation since 1959, with no change to its use or daily operation. Although the Public Garage provides public parking, most motor vehicle parking spaces are heavily used by tenants and employees at the Property. The remaining motor vehicle parking spaces are used by employees, guests and patients at the neighboring hospitals and healthcare facilities.

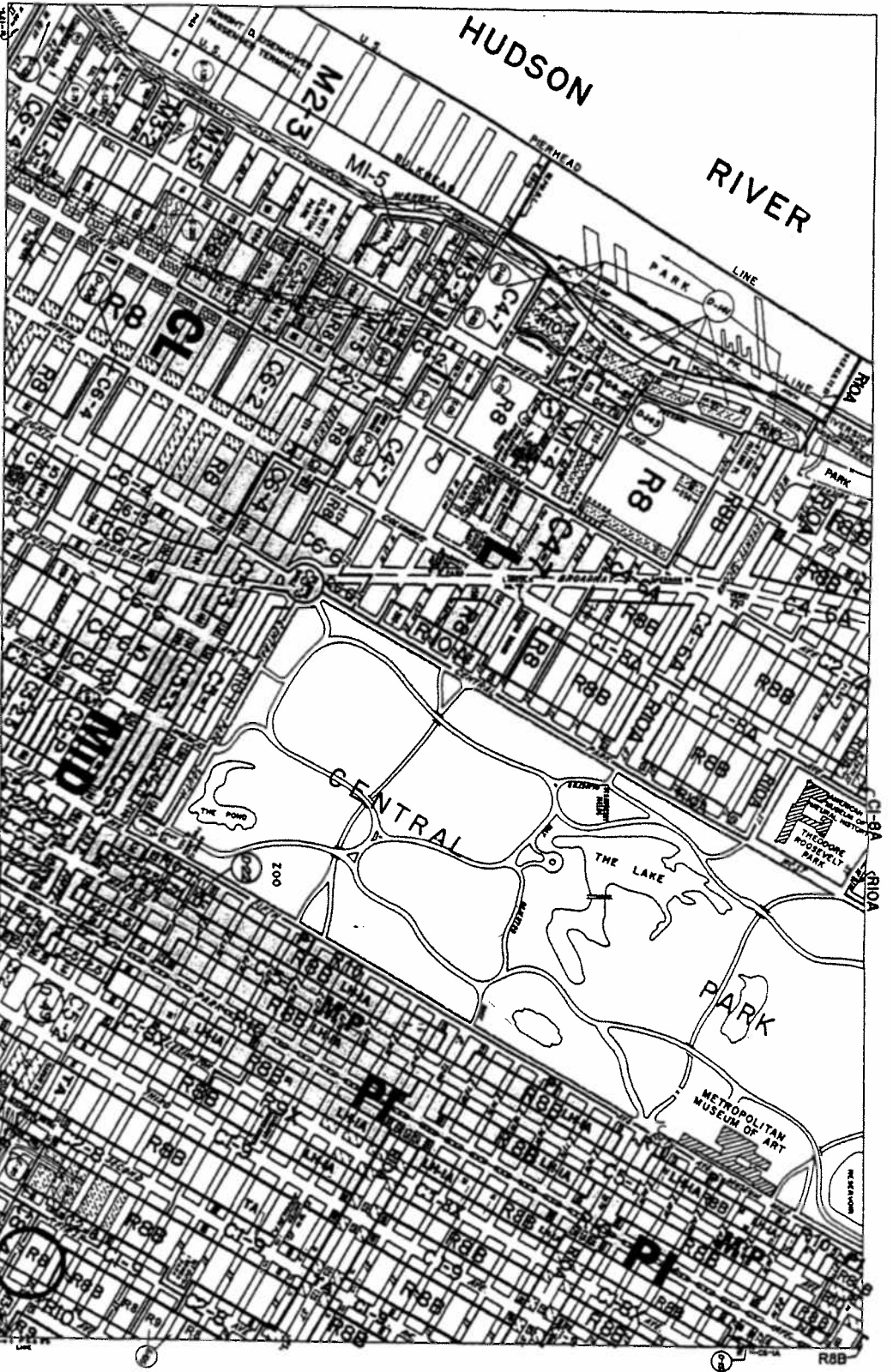
The Public Garage will add six (6) reservoir motor vehicle parking spaces to the existing configuration to assist with requirement that maneuvering the motor vehicles necessary for garaging be carried on within the building and to help prevent interference with traffic on the street abutting the Public Garage entrance. In addition, the Public Garage will feature at least twenty-four (24) bicycle parking spaces for use by both the public and residents at the building. There have been no changes to the conditions required pursuant to the most recent approval in 1996, which allow for a maximum capacity of two hundred ninety (290) spaces, of which, one hundred (100) motor vehicle parking spaces will be reserved for the exclusive use by tenants at the building and preference be given to such tenants for the remaining one hundred ninety (190) motor vehicle parking spaces. Additional conditions include compliance with required signage pursuant to the Administrative Code of the City of New York.

The Public Garage is vital to the tenants at the Property and vital to the hospitals and healthcare facilities in the neighborhood. Employees, staff, guests and patients at the neighboring hospitals and healthcare facilities use and rely on parking in the Public Garage. Many employees commute to work at the hospitals by car, given the proximity of the Public Garage and hospitals to major thoroughfares such as the FDR Drive and the distance from public transportation, such

as subways. There is a great need for public parking in the neighborhood due to the location of the hospitals and healthcare facilities, and therefore the City Planning Commission should approve this application for renewal. Therefore this use continues to be an appropriate and necessary use within the neighborhood.

There are no known traffic impacts on the neighborhood due to the use and existence of the Public Garage. There are no known complains against the Public Garage. The Public Garage is operated efficiently and effectively. The Public Garage is completely enclosed, and no motor vehicles may be viewed from the street level or neighboring buildings.





- C1-1
  - C1-2
  - C1-3
  - C1-4
  - C1-5
  - C2-1
  - C2-2
  - C2-3
  - C1-8
  - C1-9
  - C2-4
  - C2-5
  - C8-4
- NOTE: Where the dimensions of the zoning district boundaries appear on the zoning map, such dimensions shall be determined by the City of New York.

**SITE**

## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
 The number(s) and/or letter(s) that follows on R, C or M District designations indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

AREAS(S) REZONED

EFFECTIVE DATE(S) OF REZONING:  
 \* 5-20-2009 C 080008 ZNYM  
 4-22-2009 C 090132 ZNYM

- SPECIAL PURPOSE DISTRICT  
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- Ⓟ - RESTRICTIVE DECLARATION
- Ⓛ - CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION
- Ⓧ - REFERS TO BLOCKS WITH LOTS SUBJECT TO CITY RESOLUTION E-137, SET 2R, USE OF ARTICLE 24B AND 1015.

MAP KEY

5d	6b
8a	8c
8b	8d
8d	9b

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for the map, please refer to the Zoning Resolution of the City of New York, which is available on the City Planning website ([www.nyc.gov/planning](http://www.nyc.gov/planning)) or contact the Zoning Information Desk at (212) 705-3281.



- Legend**
- Streets
  - Miscellaneous Foot
  - 1 Possession Hooks
  - Boundary Lines
  - 1 Lot Face Possession Hooks
  - Regular
  - Underwater
  - Tax Lot Polygon
  - Condo Number
  - Tax Block Polygon

