



## Legislation Details

**File #:** LU 0899-2021      **Version:** \*      **Name:** Zoning, 175 Park Avenue, Manhattan (C 210412 ZSM)  
**Type:** Land Use Application      **Status:** Adopted  
**In control:** Subcommittee on Zoning and Franchises

**On agenda:** 10/21/2021

**Enactment date:**      **Enactment #:**

**Title:** Application No. C 210412 ZSM (175 Park Avenue) submitted by Commodore Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-685 of the Zoning Resolution, in conjunction with a special permit pursuant to 81-64 (Special Floor Area Provisions for Qualifying Sites), to modify: the qualifying site definition of Section 81-613 (Definitions); the floor area requirements for an increase in floor area pursuant Row A of the table in Section 81-64 (Special Floor Area Provisions for Qualifying Sites); the street wall regulations of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-671 (Special Street Wall Requirements); the height and setback requirements of Section 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation) and Section 81-66 (Special Height and Setback Requirements); the mandatory district plan elements of Section 81-42 (Retail Continuity along Designated Streets), and 81-45 (Pedestrian Circulation Space), Section 81-674 (Ground floor use provisions) & Section 37-53 (Design Standards for Pedestrian Circulation Space); the publicly accessible space requirements of Section 81-681 (Mandatory Requirements for Qualifying Sites) and Section 37-70 (Public Plazas); and the requirements of Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) to extend the time for substantial construction to be completed prior to the lapse of any special permit granted for the qualifying site; in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict), Borough of Manhattan, Community District 5, Council District 4.

**Sponsors:**

**Indexes:**

**Attachments:** 1. October 21, 2021 - Stated Meeting Agenda with Links to Files, 2. Hearing Transcript - Stated Meeting 10-21-21, 3. Calendar of the Zoning Subcommittee Meeting - November 9, 2021, 4. REVISED - Calendar of the Zoning Subcommittee - November 9, 2021, 5. Calendar of the Subcommittee Meetings and Land Use Meeting - December 7, 2021, 6. Hearing Testimony - Zoning 11-9-21, 7. December 9, 2021 - Stated Meeting Agenda, 8. Committee Report, 9. Res. No. 1879, 10. Restrictive Declaration, 11. LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, 12. City Planning Commission Approval Letter, 13. December 15, 2021 - Stated Meeting Agenda with Links to Files, 14. Hearing Transcript - Zoning 11-9-21, 15. Hearing Transcript - Zoning 12-7-21, 16. Hearing Transcript - Land Use 12-9-21, 17. Minutes of the Stated Meeting - October 21, 2021, 18. Hearing Transcript - Stated Meeting 12-9-21, 19. Hearing Transcript - Stated Meeting 12-15-21, 20. Minutes of the Stated Meeting - December 9, 2021, 21. Minutes of the Stated Meeting - December 15, 2021

Date	Ver.	Action By	Action	Result
10/21/2021	*	City Council	Introduced by Council	
10/21/2021	*	City Council	Referred to Comm by Council	
10/21/2021	*	City Council	Referred to Comm by Council	
11/9/2021	*	Subcommittee on Zoning and Franchises	Hearing Held by Committee	

11/9/2021	*	Subcommittee on Zoning and Franchises	Laid Over by Subcommittee	
12/7/2021	*	Subcommittee on Zoning and Franchises	Hearing Held by Committee	
12/7/2021	*	Subcommittee on Zoning and Franchises	Approved by Subcommittee with Modifications and Referred to CPC	Pass
12/7/2021	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	Pass
12/7/2021	*	Committee on Land Use	Hearing Held by Committee	
12/9/2021	*	City Council	Approved with Modifications and Referred to the City Planning Commission pursuant to Section 197-(d) of the New York City Charter.	
12/15/2021	*	City Council	Approved, by Council	Pass