# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 712 and 713**

**(Res. Nos. 1558 and 1559)**

**By Council Members Salamanca and Moya**

## SUBJECT

**MANHATTAN CB-5 – TWO APPLICATIONS RELATED TO CORT THEATRE**

**C 200123 ZSM (L.U. No. 712)**

City Planning Commission decision approving an application submitted by Cort Theatre LLC and Clarity 47 LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-745 of the Zoning Resolution to allow a floor area bonus for the substantial rehabilitation or restoration of a listed theater, as set forth in Section 81-742 (Listed theaters), and to allow the bonus floor area to be utilized anywhere on the zoning lot, on property located at 138 West 48th Street a.k.a. 145 West 47th Street (Block 1000, Lots 7, 11, 49, 55, 56, 57, 58, and 59), in C6-5.5 and C6-7T Districts, within the Special Midtown District (Theater Subdistrict).

**N 200124 ZRM (L.U. No. 713)**

City Planning Commission decision approving with modifications an application submitted by Cort Theatre LLC and Clarity 47 LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VIII Chapter 1 (Special Midtown District) for the purpose of amending the provisions of a special permit regulating theater rehabilitation bonuses.

## INTENT

To grant an approval of the special permit pursuant to ZR Section 81-745 to authorize bonus floor area for the substantial rehabilitation and restoration of the Cort Theatre and amend zoning text to modify two provisions: (a) (2) of ZR Section 81-745 (Floor Area Bonus for Rehabilitation for Existing Listed Theaters) to allow portions of the proposed scope of work to be more clearly eligible for a floor area bonus and (b) would be amended to authorize the CPC to allow, under specified conditions, bonus floor area generated on a split zoning lot to be used anywhere on the zoning lot, to facilitate the renovation of the Cort Theater, located at 138 West 48th Street (Block 1000, Lot 49), as well as the development of a new hotel on the same zoning lot, located at 145 West 47th Street (Block 1000, Lot 11) in the Theater District neighborhood of Manhattan Community Board 5.

## PUBLIC HEARING

**DATE:** January 7, 2021

**Witnesses in Favor:** Ten **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** February 9, 2021

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission on L.U. No. 712 and approve with modifications the decision of the City Planning Commission on L.U. No. 713.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

**DATE:** February 11, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Koo

Levin

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

Diaz Sr.

Moya

Rivera

Riley

Borelli

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSION**

The City Planning Commission filed a letter dated February 16, 2021, with the Council on February 19, 2021, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.