



Legislation Details (With Text)

**File #:** Res 1590-2008      **Version:** \*      **Name:** LU 833 - ULURP, Park Avenue Hotel Acquisition, LLC, Manhattan (C080178ZSM)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 8/14/2008

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 080178 ZSM (L.U. No. 833), for the grant of a special permit pursuant to Sections 81-212 and 74-79 (to allow the transfer of development rights) and Section 81-277 (to modify the height and setback requirements) of the Zoning Resolution of the City of New York to facilitate the development of a 63-story mixed use building at 610 Lexington Avenue (Block 1307, Lots 14 and 59) in a C6-6 District, within the Special Midtown District, Borough of Manhattan.

**Sponsors:** Melinda R. Katz, Tony Avella

**Indexes:**

**Attachments:** 1. Press Release, 2. Committee Report, 3. Hearing Transcript - Stated Meeting 8/14/08

Date	Ver.	Action By	Action	Result
8/13/2008	*	Committee on Land Use	Approved by Committee	
8/14/2008	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1590

Resolution approving the decision of the City Planning Commission on ULURP No. C 080178 ZSM (L.U. No. 833), for the grant of a special permit pursuant to Sections 81-212 and 74-79 (to allow the transfer of development rights) and Section 81-277 (to modify the height and setback requirements) of the Zoning Resolution of the City of New York to facilitate the development of a 63-story mixed use building at 610 Lexington Avenue (Block 1307, Lots 14 and 59) in a C6-6 District, within the Special Midtown District, Borough of Manhattan.

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on July 7, 2008 its decision dated July 2, 2008 (the "Decision") on the application submitted by Park Avenue Hotel Acquisition, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant the following Sections of the Zoning Resolution of the City of New York:

- Sections 81-212 and 74-79 - to allow the transfer of 200,965 square feet of floor area from property located at 375 Park Avenue (Block 1307, Lots 1 and 9001) that is occupied by a landmark building to property located at 610 Lexington Avenue (Block 1307, Lots 14 and 59), to modify the requirements of Section 23-851 (Minimum Dimension of Inner Courts), Section 23-861 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines/General Provision), Section 36-62 (Required Accessory Off-Street Loading Berths), and Section 81-45 (Pedestrian Circulation Space) and Section 37-07 (Requirements for Pedestrian Circulation Space); and
- Section 81-277 - to modify the height and setback requirements of Section 81-27 (Alternative Height and Setback Regulations - Daylight Evaluation)

to facilitate the development of a 63-story mixed use building on property located at 610 Lexington Avenue (Block 1307, Lots 14 and 59), in a C6-6 District, within the Special Midtown District (ULURP No. C 080178 ZSM), Community District 5, Borough of Manhattan (the "Application");

WHEREAS, the Application is related to Application Number N 080177 ZRM (L.U. No. 832), an amendment to the text of the Zoning Resolution of the City of New York concerning Section 81-212 (Special provisions for transfer of development rights from landmark sites) of the Special Midtown District;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 74-792 (e) of the Zoning Resolution of the City of New York;

WHEREAS, upon due notice, the Council held a public hearing on August 12, 2008 on the Decision and Application;

WHEREAS, the Council has considered the relevant environmental issues and the Negative Declaration, issued on February 11, 2008 (CEQR No. 08DCP042M);

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application;

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment.

Pursuant to Sections 197-d and 200 of the New York City Charter and on the basis of the Decision and Application, the Council approves the Decision.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on August 14, 2008, on file in this office.

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City Clerk, Clerk of The Council