



Land Use Review Application

Department of City Planning

22 Reade Street, New York, NY 10007-1216

City Planning will assign and stamp reference numbers here

APPLICATION NUMBER
060372 ZMM **REVISED**

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICATION NUMBER
126 East 32nd Street, LLC
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *
30 East 39th Street
STREET ADDRESS
New York NY 10016
CITY STATE ZIP
212 370-3769 212 370-4196
AREA CODE TELEPHONE # FAX#

APPLICATION NUMBER
Howard A. Zipser
APPLICANT'S PRIMARY REPRESENTATIVE
Stadtmauer Bailkin, LLP
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION
850 Third Avenue
STREET ADDRESS
New York NY 10022
CITY STATE ZIP
212 822-2232 212 980-9578
AREA CODE TELEPHONE # FAX#

* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

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

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

122 East 32nd Street
STREET ADDRESS PROJECT NAME (IF ANY)
South side of East 32nd Street between Park Avenue South and Lexington Avenue
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS
C4-5A 8D
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) ZONING SECTIONAL MAP NO(S).
Block: 887, Lots: 84, 87, 88 and part of 95 Manhattan 5
TAX BLOCK AND LOT NUMBER BOROUGH 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")

See Attached Description

4. ACTIONS REQUESTED AND FEES (Check appropriate action(s) and attach supplemental form)

- CHANGE IN CITY MAP.....MM \$ _____
- ZONING MAP AMENDMENT.....ZM \$ **2,150**
- ZONING TEXT AMENDMENT..... ZR \$ _____
- ZONING SPECIAL PERMIT.....ZS \$ **2,150**
- ZONING AUTHORIZATION.....ZA \$ _____
- ZONING CERTIFICATION.....ZC \$ _____
- PUBLIC FACILITY, SEL./ACQ.....PF \$ _____
- DISPOSITION OF REAL PROP.....PD \$ _____
- URBAN DEVELOP=MENT ACTION.....HA \$ _____
- URBAN RENEWAL PROJECT.....* \$ _____
- HOUSING PLAN & PROJECT.....* \$ _____
- FRANCHISE.....* \$ _____
- REVOCABLE CONSENT.....* \$ _____
- CONCESSION.....* \$ _____
- LANDFILL.....* \$ _____
- OTHER (Describe) \$ _____

* No supplemental form required

- MODIFICATION \$ _____
 - FOLLOW-UP \$ _____
 - RENEWAL \$ _____
 - OTHER \$ _____
- APPLICATION NO. _____
APPLICATION NO. _____
SPECIFY _____
- TOTAL FEE (For all actions) \$ 4,300**

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

Has pre-application meeting been held? NO YES
If yes **Schonfeld June 2005**
DCP Office/Representative Date of meeting

5. ENVIRONMENTAL REVIEW

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

LEAD AGENCY _____

CEQR NUMBER 08DCP079M _____

TYPE OF CEQR ACTION:

TYPE II Type II category: _____ Date determination was made: _____

TYPE I Has EAS been filed? Yes [X] No []

UNLISTED If yes, Date EAS filed: 03/16/06

Has CEQR determination been made? Yes [] No [X]

If yes, what was determination? Negative Declaration [] CND [] Positive Declaration [] Date determination made: _____ (Attach Copy)

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 [X] Yes []

7. RELATED ACTIONS BY CITY PLANNING

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

Table with columns: APPLICATION NO., DESCRIPTION/ DISPOSITION/STATUS, CAL. NO., DATE. Content: None

8. RELATED ACTIONS BY OTHER AGENCIES

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

Table with columns: REFERENCE NO., DESCRIPTION/ DISPOSITION/STATUS, CAL. NO., DATE. Content: None

9. FUTURE ACTIONS REQUIRED

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

None

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

Howard A. Zipser, Esq. NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

Handwritten signature and date 08/02/07

Stadtmauer Balkin, LLP APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS

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

(Attach authorizing resolution(s), if applicable)

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 ON 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.

A L R O S E  G R O U P

126 East 32nd Street, LLC

August 2, 2007

Department of City Planning
Manhattan Borough Office
22 Reade Street
New York, NY 10007

Attention: Maurice Spreiregen

To Whom It May Concern:

Re: 122 East 32nd Street, New York

I, Allen Rosenberg, owner of 126 East 32nd Street, LLC, authorize Howard A. Zipser, an attorney with the law firm of Stadtmauer Bailkin LLP, to represent us in and prosecute the attached ULURP Application. The application requests a Zoning Special Permit pursuant to 74-52 of the Zoning Resolution for a public parking garage and a Zoning Map Amendment from the existing C4-5A zone to the proposed C6-2A zone.

Very truly yours,



Allen Rosenberg

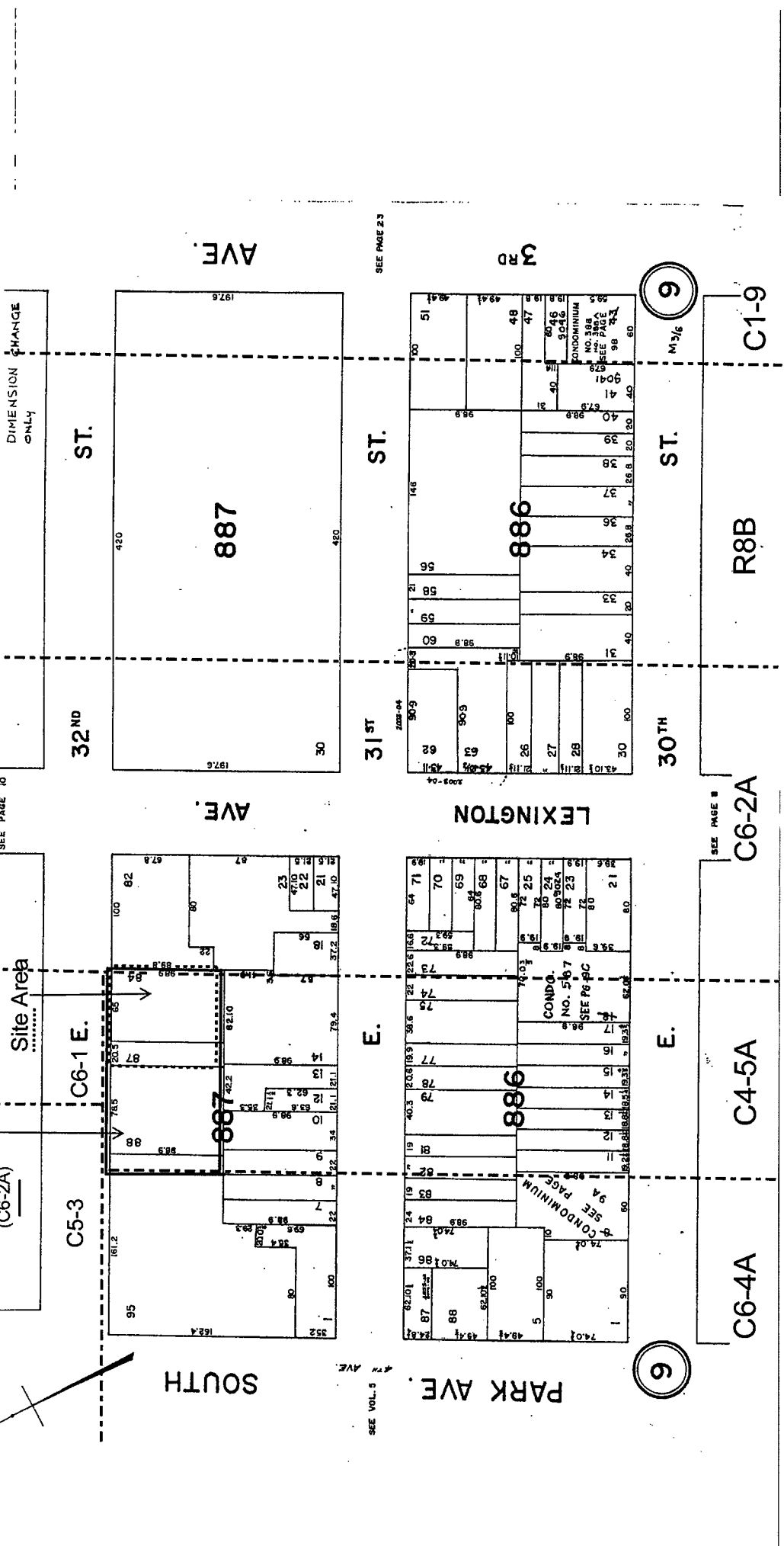
The Alrose Group
Station Plaza
Woodmere, New York 11598
(tel) 516.569.6700
(fax) 516.569.6705
www.alrosegroup.com

BLOCK LOT/AFE NEW PROP DIMENSION CHANGE ONLY
886 62 63

SEE PAGE 10

Rezone Area (C6-2A)
Site Area

SEE PAGE 23



SEE VOL. 5
PARK AVE
SOUTH

6

9
M_{3/6}

SEE PAGE 23

SEE PAGE 10

SEE PAGE 23

C6-2A

C4-5A

C6-4A

R8B

C1-9

C6-2A

C4-5A

C6-4A

R8B

C1-9

C6-2A

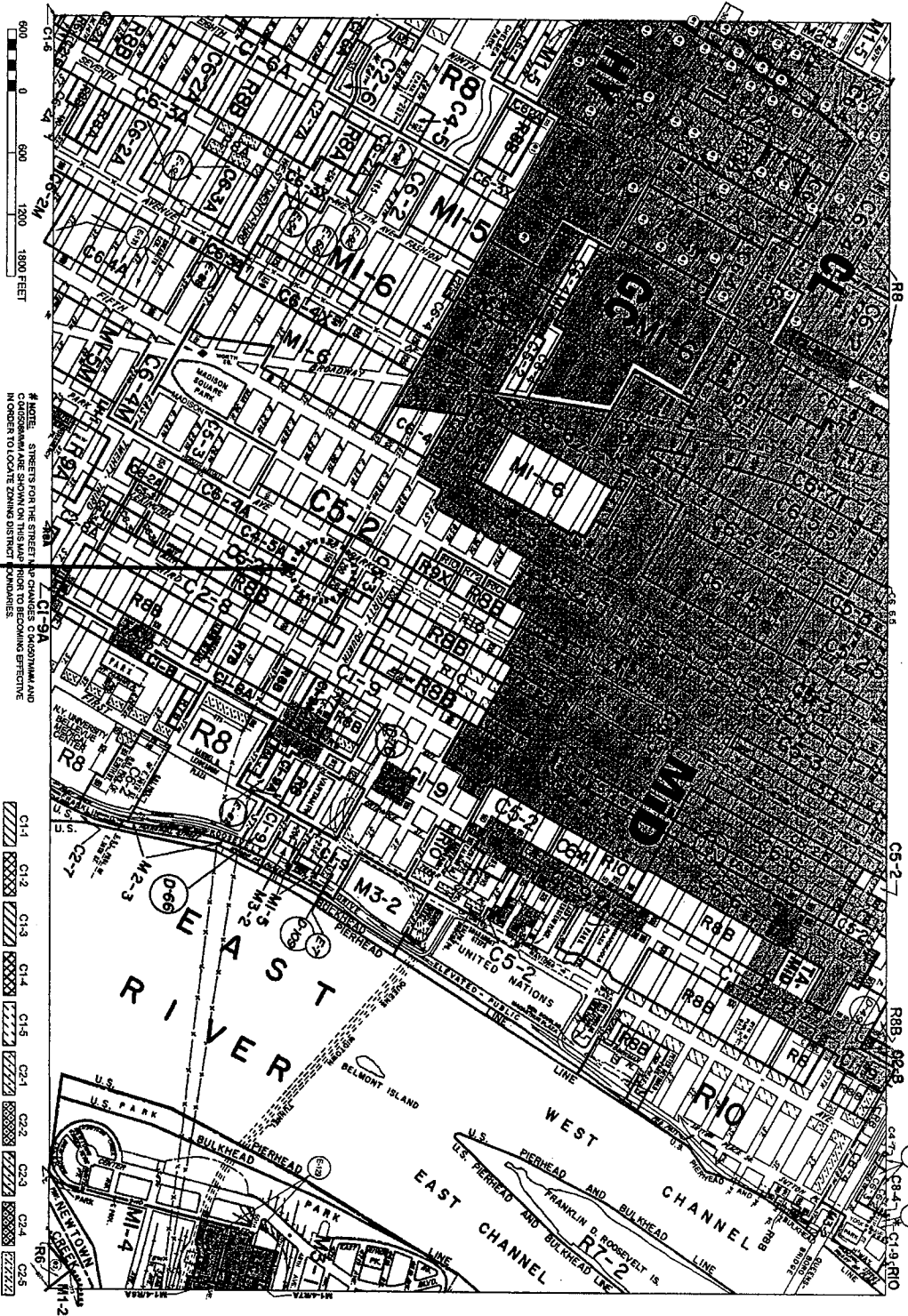
C4-5A

C6-4A

R8B

C1-9

Click blue box on map to view sketch map of proposed map change



#NOTE: STREETS FOR THE STREET AND ZONING DISTRICTS SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

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Reza

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 designation 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:

- *9-28-2005 C 040488 ZMK
- 3-11-2005 C 050111(A) ZMK

SPECIAL PURPOSE DISTRICT
 The number(s) and/or letter(s) that follows on the special purpose district as described in the text of the Zoning Resolution.

- (D) - RESTRICTIVE DECLARATION
- (E) - CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

- (B) - REFERS TO BLOCKS WITH LOTS SUBJECT TO CLEARANCE REQUIREMENTS TO CLEAR ADJACENT E.-1.2K
- (C) - SEE Z.U. APPROXIMATE (LOCAL DECLARATIONS) FOR LIST OF PERMITTED BLOCK AND LOTS

OTY MAP CHANGE(S):
 AS CORRECTED 12-01-2005

MAP KEY

8a	8c	9a
8b	8d	9b
12a	12c	13a

Site Area

#NOTE: Zoning information is shown on the map is subject to change. For the most up-to-date zoning information for the map, please refer to the City Planning Commission's website at <http://www.nyc.gov/html/cplc/html/index.shtml> or contact the Zoning Information Desk at (212) 726-2031.

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**LR Form, Item # 3 – Description of Proposal
Attachment # 11 – Discussion of Findings**

**122 East 32nd St.
New York, N.Y.
(Block 887, Lots 84)
(the “Site”)**

**Applications for a Zoning Map Amendment from
C4-5A to C6-2A and for a Special Permit Pursuant
To Section 74-52 for a Public Parking Garage**

*****REVISED August 2, 2007*****

The 126 East 32nd Street, LLC, (the “Applicant”) requests approval of two applications to permit the mixed use development of property located at 120 and 122 E. 32nd St. The proposed development is a residential building with a public parking garage occupying parts of the ground or first floor and the cellar and sub-cellar. The first application is for a zoning map amendment to change the zoning designation of the Site and adjoining properties from C4-5A to C6-2A by extending an existing C6-2A district that currently exists on Lexington Avenue at E. 32nd St. westward over the Site to a point 150’ east of Park Ave. South. This would eliminate the C4-5A district on the south side mid-block of E. 32nd St. between Lexington Ave. and Park Ave. South. The second application, pursuant to §§ 74-52 and 13-562 of the Zoning Resolution is to permit the establishment of a public parking garage of 44 spaces, to replace the existing attended public parking lot of 44 spaces currently on Lot 84 (122 East 32nd Street).

This statement, written in support of the requested approvals, provides a description of the proposal, its context and the applicable zoning and a discussion of how the findings required to grant the special permit are met.

Description of the Proposal

The Site and Its Context

The area proposed to be rezoned from C4-5A to C6-2A, including the project site, is located on the southern periphery of the Murray Hill area of Manhattan and is bounded by Park Avenue South, E. 32nd Street, Lexington Avenue, and E. 31st Street on Block 887, Lots 84, 87, 88, and a portion of Lot 95. The combined lot area to be rezoned is 17,294 SF of which 6,419 SF is on Lot 84; 2,029 SF is on Lot 87; 7,743 SF is on Lot 88;

and 1, 103 SF is on a portion of Lot 95. There is no redevelopment proposed for Lots 87, 88, or 95.

The Site is located on the south side of E. 32nd St. on the block bounded by E. 32nd St., Lexington Ave., E. 31st St. and Park Avenue South. The Site consists of two tax lots; Lot 84, which is 65 feet by 98.75 feet (6,418.75 SF. in area), is vacant of structures and used as a public parking lot; and Lot 87, which is 20 feet 5 inches wide on its eastern lot line and 20 feet 8 inches wide on its western lot line, with a depth of 98.75 feet deep (2028.49 SF. in area) and occupied by an existing three story building with a two mezzanine levels that is to remain in use. These two lots have been merged into one zoning lot with a combined lot area of 8,447.24. The new development will occur on the Lot 84 portion of the Zoning Lot.

The area surrounding the Site contains a variety of uses. The immediate surrounding neighborhood (400 foot radius study area) is characterized by a mixture of uses including commercial/manufacturing businesses, multi-family residences, parking facilities, and institutions. Buildings range in height from 4 to 35 stories. According to the Certificates of Occupancy of the buildings within the primary study area, approximately 40% of the buildings are built above the maximum allowable floor area. E. 32nd St. is commercial, while part of Lexington Ave. on the above block is residential, while most of E. 31st St. is in residential use. The block is largely a dividing point between the predominantly commercial uses to the west and the mix of residential and commercial uses to the south, east and north above E. 33rd St.

The Site is located within a few hundred feet of entrances to the 33rd Street station of the IRT.

To the north of the site, on a block bounded by Park Ave., E. 32nd St., Lexington Ave., and E. 33rd St., there is a 18-story commercial building and a 16-story commercial and manufacturing building containing the New York Design Center and ground floor retail, within a C5-3 zone on the western portion of the block, C6-1 zone in the middle of the block, and C6-2A zone on the eastern portion of the block.

Further north of the site, on a block bounded by Park Ave., E. 33rd St., Lexington Ave., and E 34th St. There is a 42-story commercial office building, located at 3 Park Avenue which contains an 11-story Norman Thomas High School, two 13 to 21-story residential buildings containing public parking garages, a restaurant and retail. This block is within a C5-3 zone on the eastern portion at Park Avenue, a C6-1 zone on the lower middle portion and the remaining portion is within a C6-2A zone along Lexington Avenue.

To the south of the site, on the block bounded by Park Avenue and Lexington Avenue, there are mainly 4-story loft, office, residential with ground floor retail or office buildings, as well as a 6-story elevator apartment and an 18-story hotel within a C4-5A, C6-4A, and C6-2A zoning districts.

To the west of the site, on the block bounded by East 32nd Street, Park Avenue South, East 31st Street and Madison Avenue the area is zoned C6-4A and C5-2 and is primarily 5 to 12-story office, 12 to 16-story office, 12-story converted elevator apartments, 10-story hotel and 3-story residential buildings.

To the east of the site, on the block bounded by East 32nd Street, Third Avenue, East 31st Street and Lexington Avenue, the area is zoned C6-2A, R8B and C1-9 and is entirely occupied by the 21-story Windsor Court located at 151 East 31st Street, with a bonused residential plaza.

Zoning and the Site

The site is located on two lots in a C4-5A zone in the Murray Hill area of Manhattan. The site contains both a 3-story (two mezzanine levels) building which is currently used as a New York City's Housing Social Services drop in center for the homeless and a 44 space public parking lot. The current C4-5A zoning district allows commercial centers located outside of the central business districts. The maximum allowable floor area ratio under the existing zoning regulations is 4.0. The maximum building height is 80 feet. After 65 feet the setback is 15 feet. For a maximum building height of 80 feet, the required minimum base height is 40 feet.

In 1995, the City Planning Commission approved a zone change on the subject site from a C6-1 to C4-5A. The thrust of this rezoning was to shift future development from the mid-blocks to Park Avenue South or Lexington Avenue, both wide north-south corridors and to have new development on the mid-block better relate to existing built form by establishing contextual zones. The change reduced commercial FAR from 6 to 4, community facility FAR from 6.5 to 4, and increased residential FAR from 3.44 to 4.0. Additionally the change eliminated Use Groups 7 and 11 from the permitted use groups (including home maintenance, repair services and custom manufacturing uses). The report stated the zone change slightly increased residential F.A.R. but reduced maximum commercial and or community facility FAR and that these changes should have no impact on growth potential.

The zoning district directly east and northeast to the Property is C6-2A. This zoning district has a commercial FAR of 6.0 and a residential FAR of 6.02 (an R8A equivalent). The maximum building height is 120 feet. This zoning district's allowable FAR, height and setback regulations would enable the Applicant to construct the 12-story residential building with a parking garage. The proposed building aligns with the street wall of the adjacent buildings. Also, the proposed building has been designed to its maximum street wall height to be in harmony with the taller buildings on the block. Its residential bulk is consistent with the large office/loft building to the west, converted residential and other existing residential development to both the east and south. These factors enable the development to more closely conform to the makeup of the current block.

The site is located on Block 887, which has two distinct characters. The northern portion of the Block, where the property lies, contains buildings of 35, 17, 16, and 3 stories. This northern portion closely relates to the blocks to the north, which lie within a C5-3 and C6-1 zoning district, and blocks to the east which lie within a C6-2A zoning district. The southern portion of the block and the area to the south of it has a distinctly different makeup than the blocks to the north. These blocks, within a C4-5A district, are mainly four-story buildings of residential or mixed use. The proposed 12-story building would conform to the built pattern of the northern portion of the block. A building constructed to the requirements of the current C4-5A zoning district would be highly inconsistent with the makeup of the block.

The Proposal

The proposed development consists of a new twelve-story approximately 65,462 SF residential building including ground floor retail and a 44 space public parking garage in the cellar and sub-cellar. The residential portion would contain 38 units. The entrance to and exit from the proposed 44 space garage would be from a new curb cut on East 32nd Street, located 185 feet from the intersection of Lexington Avenue.

The proposed amendment to the zoning map would change from a C4-5A to a C6-2A zoning district on the southerly side of East 32nd Street, between Park Avenue South and Lexington Avenue, for a depth of 98.9 feet (approximately 17,294 square feet). The area proposed for rezoning would encompass the Site and is intended to facilitate new residential construction, located at 122 East 32nd Street and adjacent existing properties located west of the Site (tax lots 87, 88 and a portion of 95, which are developed as 3 to 35-story buildings).

Requested Actions

A number of actions are being requested by the Applicant. The following sections describe each of the requested actions and, where appropriate, the degree of modification from the underlying zoning being requested.

Zoning Map Amendment

The proposed amendment to the zoning map would change the zoning designation of the Site (Lots 84 and 87) and adjoining properties (Lot 88, and a portion of Lot 95) from C4-5A to C6-2A by extending an existing C6-2A district from Lexington Avenue onto the southern side of East 32nd Street.

The requested zoning would be in character with the commercial and residential uses within a 400 ft. radius. The predominant zoning classifications in the surrounding area are C5-2, C6-4A, C4-5A, C6-2A, R8B, C2-8, C5-3, and R10. The surrounding land use is primarily Commercial and Multifamily Residential.

Under the existing Zoning C4-5A zoning district the maximum height is 80 feet. The other buildings directly adjacent to the subject Property range from 11-stories to 35-stories. The proposed 12-story building would be more consistent on the Subject Lot than a building built to the 80 feet maximum requirement of the C4-5A zoning district. A building of under 80 feet would be highly inconsistent with the as built pattern of the block.

If the applicant were to conform to the current C4-5A zoning of the area, there would be a decrease of 2.0 FAR as compared to the allowable FAR of the C6-2A zone. This decrease would result in a reduction of approximately 14 units within the proposed building.

The proposed zoning map amendment to a C6-2A provides a logical transition from the higher FAR and street wall height of the C5-3 district to the north on 32nd Street thru 34th Street and to the lower FAR and street wall height of the C4-5A district to the south.

Special Permit for a Public Parking Garage

The applicant requests a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution for an attended public garage with a maximum capacity of 44 spaces on the project Site. Currently the site is predominantly occupied by a 44 space public parking lot. Given the extreme shortage of parking in this area the Applicant desires to continue use of the site for public parking. The new curb cut will be located on East 32nd Street, approximately 185 feet from the intersection of Lexington Avenue. The width of the curb cut will be 17 feet, excluding splays. Accordingly, he has applied for a special permit, pursuant to §74-52 to replace the parking lot with a public parking garage occupying parts of the ground or first floor and the cellar and sub-cellar of the new building. This garage would accommodate a maximum of 44 cars through parking on the floor of the garage. The design of the garage meets all the requirements of the Zoning Resolution. The first lower level of the building will accommodate 22 cars, and the second lower level of the building will accommodate 22 cars. The first floor of the building will accommodate the 9 reservoir spaces.

DISCUSSION OF FINDINGS

Special Permit for Public Parking Garage

In order to grant the special permit pursuant to §74-52 the City Planning Commission must make the following findings:

- (a) *that such #use# will not be incompatible with, or adversely affect the growth and development of, #uses# comprising vital and essential functions in the general area within which such #use# is to be located;*

The proposed public parking garage would replace an existing 44 space parking lot with a 12-story residential with ground floor retail building of 38 dwelling units and 44 public parking spaces located in the cellar and sub-cellar. It would be entirely compatible with the Site and the surrounding land uses and not adversely affect the growth and development of uses in the general area. It would continue to support the essential functions of the area by providing 44 spaces to residents in the building and offering transient spaces for nearby office and hotel users, business patrons, employees and customers and other residents and visitors of neighboring buildings. The existing parking lot is currently operating at maximum capacity.

- (b) *that such #use# will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow;*

The public parking lot of 44 spaces has been operating at this location, with the same capacity, since 1941, therefore there are no additional traffic impacts. Drivers utilizing the garage are expected to arrive and depart by way of East 32nd Street, an eastbound street, by way of Park Avenue South, a north-south street, or E. 31st St and E. 34th Street, an eastbound street and an east-westbound street, by way of Lexington Avenue or Park Avenue South. There is adequate sidewalk width on the south side of East 32nd Street to minimize potential vehicular and pedestrian congestion. In addition, the traffic flow into and from the proposed public parking garage is expected to remain unchanged, since the existing capacity of 44 spaces would remain the same. The public garage would have bells and/or flashing lights to alert pedestrians of an approaching vehicle exiting the garage. Additionally, a “stop” sign would be installed on the exit side of the garage.

- (c) *that such #use# is so located as to draw a minimum of vehicular traffic to and through local #streets# in nearby #residential# areas;*

The entrance and exit to the public parking garage will be located along East 32nd Street, a 60 foot narrow street. All north-south thoroughfares, including Park Avenue South, Lexington and Third Avenues, from the west and east are wide avenues, as well as the two-way 34th Street, a wide crosstown street, that directly feed traffic to and from the Site. Also, since traffic runs eastbound on East 32nd Street and the predominant uses along 32nd Street from Fifth Avenue on the west to Lexington Avenue on the east, are east are overwhelming commercial uses, local residential streets would be minimally used to access the garage.

- (d) *that such #use# has adequate reservoir space at the vehicular entrances to accommodate automobiles equivalent in number to 20 percent of the total number of spaces up to 50 and five percent of any spaces in excess of 200, but in no event shall such reservoir space be required for more than 50 automobiles;*

The proposed garage would provide 9 reservoir spaces at the first floor entrance, which is the required number for a public parking garage of 44 spaces.

- (e) *that the #streets# providing access to such #use# will be adequate to handle the traffic generated thereby;*

Vehicles would access this location from the westbound East 32nd Street. All thoroughfares from the west and east of the proposed garage are wide avenues or streets, such as 34th Street, Park Avenue South, Lexington and Third Avenues, that directly feed traffic to and from the Site and the westbound 31st Street are adequate to handle traffic generated by the Site, which will be equal to what is currently accommodated by the existing parking lot. A trip generation analysis was conducted to determine the volume of vehicular trips during the peak hour. The study revealed that the proposed action did not generate enough vehicle trips to warrant an additional traffic study.

- (f) *that, where roof parking is permitted, such roof parking is so located as not to impair the essential character or future use or development of adjacent areas;*

Not Applicable

- (g) *that, where any floor space is exempted from the definition of #floor area#, such additional floor space is needed in order to prevent excessive on-street parking demand and relieve traffic congestion.*

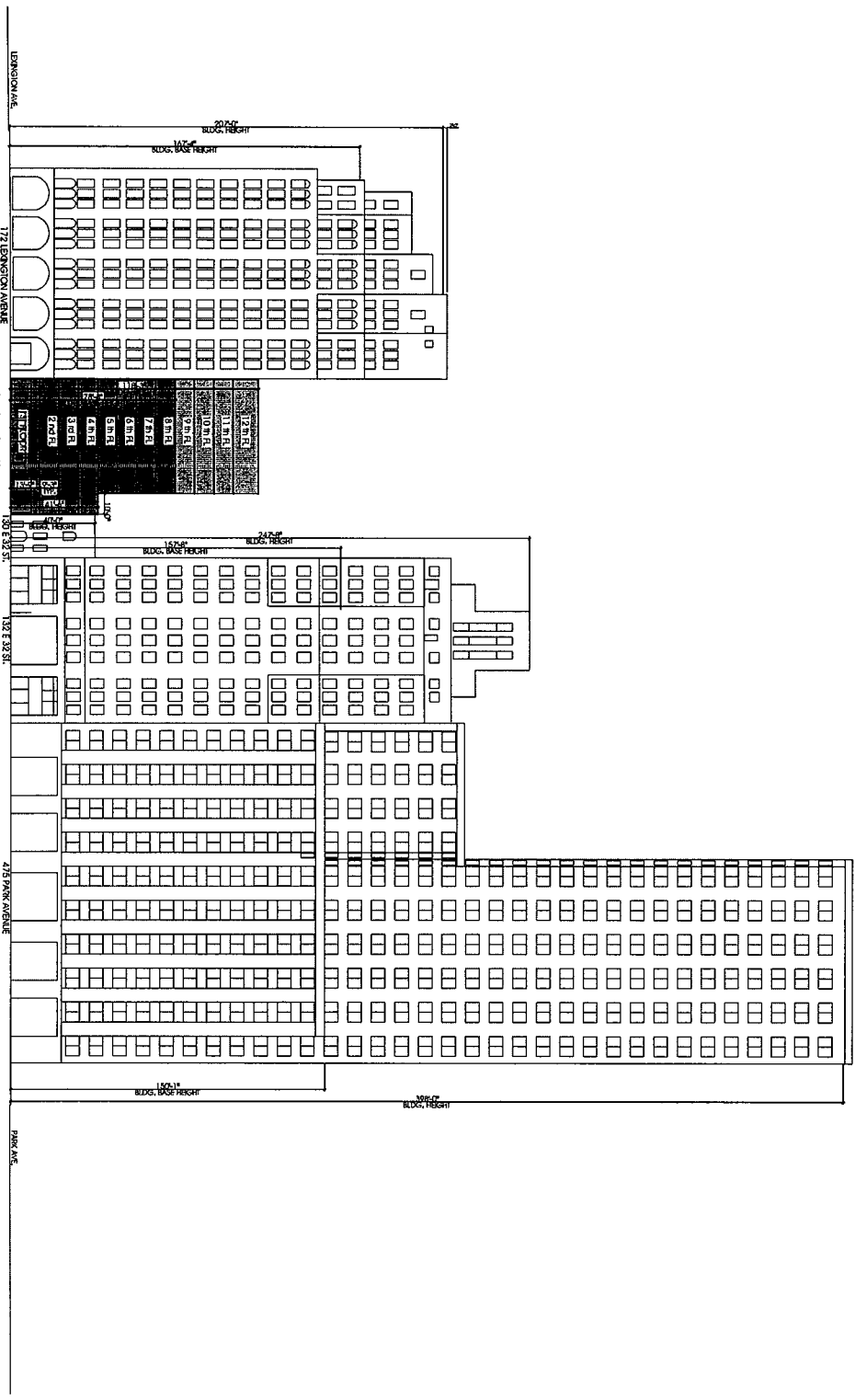
Not Applicable

For the above reasons the Applicant requests that the City Planning Commission amend the Zoning Map from C4-5A to C6-2A on the subject Site and adjacent properties and make the required findings and grant the special permit for a public parking garage for 44 cars pursuant to §74-52.

DESIGNS OF INTERIOR AND EXTERIOR ARE FOR INFORMATION ONLY. EXCEPT FOR GARAGE ENTRANCES AND LAYOUT, BUILDING TO BE DEVELOPED AS OF RECORD PERMIT TO CON-2A.

SRA
 Architecture and Engineering, P.C.
 501 West 11th Street, New York, NY 10011
 212.260.1100
 www.sra.com

OWNER:
126 E 32nd St, LLC
 30 EAST 39TH STREET
 NEW YORK, NY 10016



NEW BUILDING
 122 E 32nd Street
 NEW YORK, NY 10016

**122 EAST 32ND STREET
 NORTH ELEVATION**

DATE: 10/01/2015
 SCALE: AS SHOWN

A1.02

- LEGEND:**
- ↑ VEHICULAR FLOW
 - ↔ PEDESTRIAN FLOW
 - RESERVOR SPACE
 - AS PER 24.36.25 NOT SUBJECT TO SPECIAL PERMIT

RESERVOR SPACES:

ALL RESERVOR SPACES SHALL BE LOCATED BETWEEN THE MAINWAY AND THE PROPERTY LINE. APPROXIMATE NUMBER OF SPACES SHALL BE 10 PER 1,000 SQ FT OF GROUND AREA. RESERVOR SPACES SHALL BE 10' x 10' IN SIZE. RESERVOR SPACES SHALL BE 10' x 10' IN SIZE. RESERVOR SPACES SHALL BE 10' x 10' IN SIZE.

RESERVOR CIRCULATION:

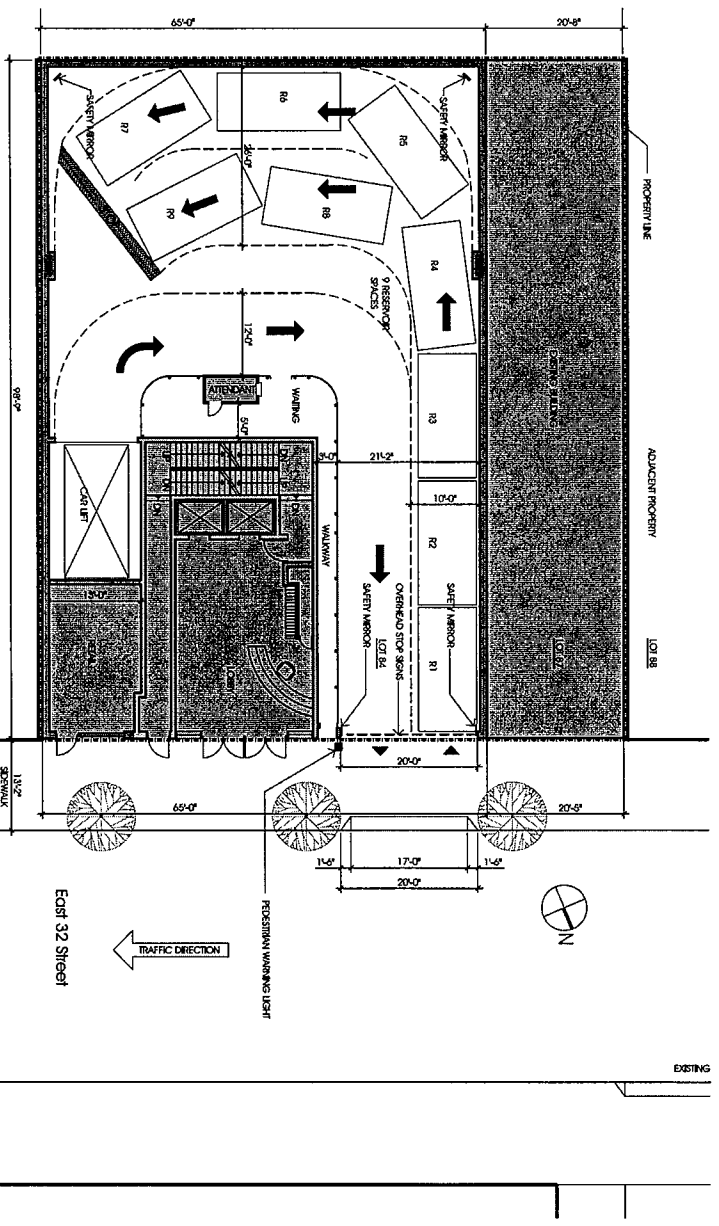
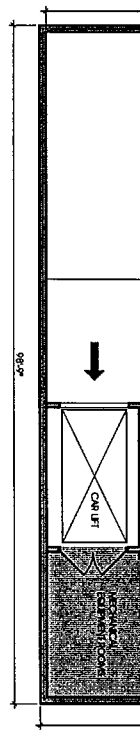
RESERVOR ROUTES TO AND FROM GARAGE ACCESS POINTS SHALL BE PROVIDED AND BE CLEAR. RESERVOR ROUTES SHALL BE PROVIDED AND BE CLEAR. RESERVOR ROUTES SHALL BE PROVIDED AND BE CLEAR.

ACCESSIBILITY FOR THE DISABLED:

RESERVOR SPACES SHALL BE PLACED AT ALL ACCESSIBLE LOCATIONS. RESERVOR SPACES SHALL BE PLACED AT ALL ACCESSIBLE LOCATIONS. RESERVOR SPACES SHALL BE PLACED AT ALL ACCESSIBLE LOCATIONS.

GAUGE PLANNING AND DESIGN STANDARDS AND GUIDELINES:

GAUGE PLANNING FOR PUBLIC PARKING GARAGE PRESENT TO FOLLOW. GAUGE PLANNING FOR PUBLIC PARKING GARAGE PRESENT TO FOLLOW. GAUGE PLANNING FOR PUBLIC PARKING GARAGE PRESENT TO FOLLOW.



LEGEND:

AREA NOT SUBJECT TO SPECIAL PERMIT

DETAILS OF INTERIOR AND EXTERIOR ARE FOR INFORMATION ONLY. EXCEPT FOR GARAGE ENTRANCES AND LOBBY, BUILDING TO BE DEVELOPED AS OF RIGHT PRESENT TO C-2A.

SRA
 Architectural and Engineering, P.C.
 30 EAST 39TH STREET
 NEW YORK, NY 10016

NEW BUILDING
 122 E 32nd Street
 NEW YORK, NY 10016

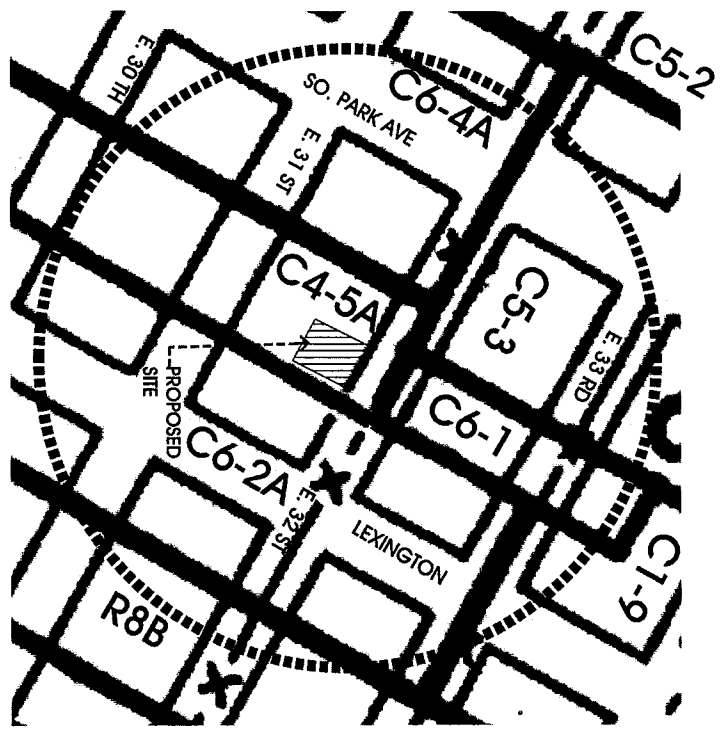
LOWER LEVEL 1 & 2
 1st FLOOR
 SCHEMATIC PLAN
 DATE: AUGUST 4, 2007
 DRAWN BY: A 4

EXAMINES OF INTERIOR AND EXTERIOR ARE FOR INFORMATION ONLY, EXCEPT FOR GARAGE ENHANCEMENTS AND LAYOUT. BUILDING TO BE DEVELOPED AS OF RIGHT PURSUANT TO C6-2A.

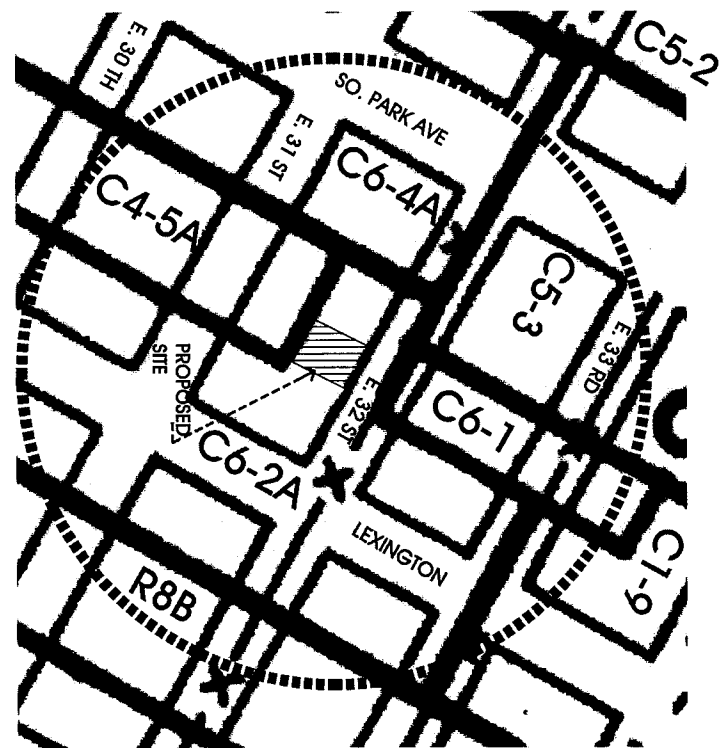
SRA

Architecture and Engineering, P.C.
 592 9th Ave., 24th Fl., New York, NY 10018
 (212) 692-3333
 www.sra.com

OWNER:
126 E 32nd St. LLC
 30 EAST 39TH STREET
 NEW YORK, NY 10016



EXISTING ZONING (C4-5A)



PROPOSED ZONING CHANGE (C6-2A)

NEW BUILDING

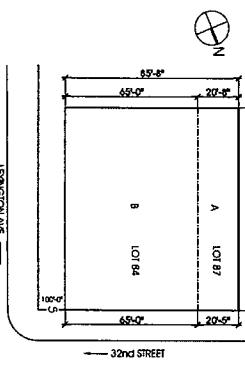
122 E 32nd Street
 NEW YORK, NY 10016

The information on this map is for informational purposes only. It is not intended to be used as a legal document. The information is subject to change without notice.

DATE: 10/20/06
 SCALE: 1/8" = 1'-0"
 ZONING MAP & RENDERING
 AUGUST 2, 2007
Z 2.1

ZONING ANALYSIS

PREPARED BY: **SRP**
 30 EAST 39TH STREET
 NEW YORK, NY 10016



FLOOR AREA REGULATIONS:

RESIDENTIAL	R8A	FAR 6.02 X LOT AREA 8,447.24 SF = 50,852.38 SF. MAX. F.A.
ZR 23-145	CR-2A	R8A RESIDENTIAL EQUIVALENT
ZR 34-112	CR-2A	FAR 6.0 X LOT AREA 8,447.24 SF = 50,683.44 SF. MAX. F.A.
COMMERCIAL	CR-2A	FAR 6.50 X LOT AREA 8,447.24 SF = 54,907.06 SF. MAX. F.A.
ZR 35-24 (C)	CR-2A	FAR 6.50 X LOT AREA 8,447.24 SF = 54,907.06 SF. MAX. F.A.
ZR 35-24 (C)	CR-2A	FAR 6.50 X LOT AREA 8,447.24 SF = 54,907.06 SF. MAX. F.A.
ZR 35-24 (C)	CR-2A	FAR 6.50 X LOT AREA 8,447.24 SF = 54,907.06 SF. MAX. F.A.
COMMUNITY FACILITY	CR-2A	FAR 6.50 X LOT AREA 8,447.24 SF = 54,907.06 SF. MAX. F.A.
ZR 35-24 (C)	CR-2A	FAR 6.50 X LOT AREA 8,447.24 SF = 54,907.06 SF. MAX. F.A.
MAXIMUM FAR	AS PER ZR 35-24 (C)	TOTAL FAR SHALL NOT EXCEED THE GREATEST FAR PERMITTED FOR ANY SUCH USE.
COMPLIANCE	CR-2A	50% (42,453.53 SF)
COMPLIANCE	CR-2A	60% (50,925.24 SF)
COMPLIANCE	CR-2A	65% (55,238.08 SF)
COMPLIANCE	CR-2A	68% (57,645.83 SF)
COMPLIANCE	CR-2A	70% (59,435.96 SF)

VAID REQUIREMENTS:

FRONT YARD:	ZR 35-24 (C)	NO FRONT YARD PROPOSED	NO FRONT YARD PROPOSED
REAR YARD:	ZR 35-24 (C)	NO REAR YARD IS REQUIRED	NO REAR YARD IS REQUIRED
HEIGHT & BULK REGULATIONS:	ZR 35-24 (C)	42'-0" FOR 10 ST. FRONTAGE OF NEW BLDG.	60'-0" PROPOSED
STREET WALL:	ZR 35-24 (C)	60'-0" FOR 55 FT. FRONTAGE OF NEW BLDG.	118'-3" PROPOSED
MAX. BASE HEIGHT:	ZR 35-24 (C)	60'-0" FOR 55 FT. FRONTAGE OF NEW BLDG.	118'-3" PROPOSED
MAX. BLDG. HEIGHT:	ZR 35-24 (C)	118'-3" PROPOSED	118'-3" PROPOSED
SET BACK:	ZR 35-24 (C)	15'-0" PROPOSED	15'-0" PROPOSED

ACCESSORY PARKING REGULATIONS:

ZR 15-41: NO ACCESSORY PARKING REQUIRED IN COMMUNITY DISTRICT M4S

QUALITY HOUSING - STREET PLANNING:

ZR 28-12: TOTAL STREET FRONTAGE OF ZONING LOT = 85 FT/25 = 3.4 APPROX. 3 TREES PROPOSED, THEREFORE PERMITTED

HOUSING - ATTENUATION:

ZR 35-24 (C): PERMITTED TO BE CONSIDERED AS ONE UNIT FOR THE PURPOSES OF THE HOUSING ATTENUATION. ALSO PERMITTED TO BE CONSIDERED AS ONE UNIT FOR THE PURPOSES OF THE HOUSING ATTENUATION.

INDIVIDUAL APARTMENTS SHALL HAVE ELECTRIC HEATING AND COOLING WITH ELECTRIC WATER HEATERS.

PROGRAMS OF ENERGY AND ENERGY ARE FOR INFORMATION ONLY, EXCEPT FOR ENERGY EFFICIENCY AND LEAD-PAST, BUILDINGS TO BE DEVELOPED AS OF REAR FRONTAGE CR-2A.

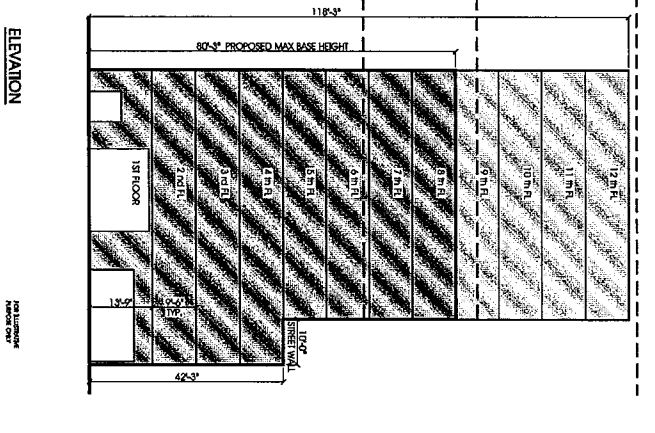
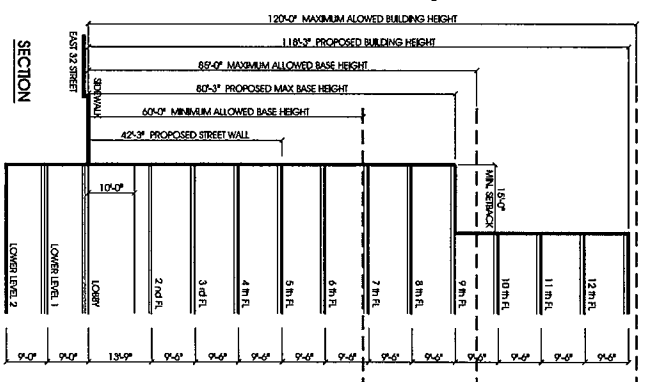
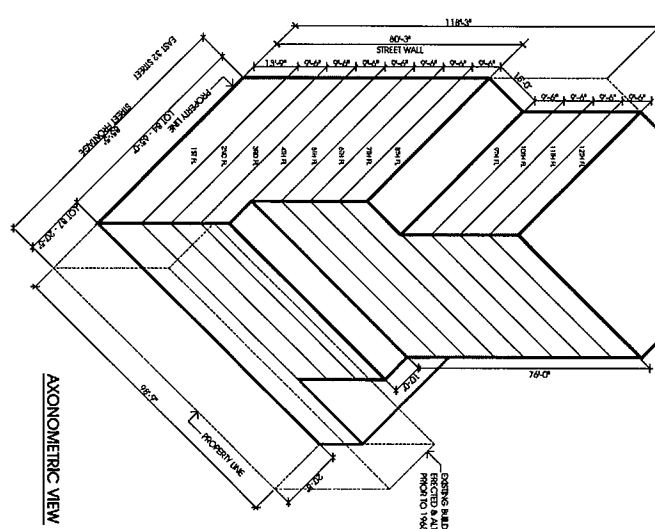
SRP
 126 E 32nd St, LLC
 30 EAST 39TH STREET
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FLOOR AREA CALCULATIONS:

FLOOR(S)	RESIDENTIAL (RES)		COMMERCIAL (COM)		COMMUNITY FACILITY (CF)		TOTAL BUILDING	
	GROSS FA	PROPOSED	GROSS FA	PROPOSED	GROSS FA	PROPOSED	TOTAL	TOTAL
LOWER LEVEL 1 & 2	0	0	0	0	0	0	0	0
FIRST FLOOR	0	1,288.26	0	0	0	0	1,288.26	1,288.26
SECOND FLOOR	0	4,684.75	0	0	0	0	4,684.75	4,684.75
3RD FLOOR	0	4,684.75	0	0	0	0	4,684.75	4,684.75
4TH FLOOR	0	4,684.75	0	0	0	0	4,684.75	4,684.75
5TH FLOOR	0	15,155.00	0	0	0	0	15,155.00	15,155.00
6TH FLOOR	0	11,855.00	0	0	0	0	11,855.00	11,855.00
TOTAL SF.	0	41,956.51	0	0	0	0	41,956.51	41,956.51
ZONING FA/LOT AREA	0	50.85238	0	0	0	0	50.85238	50.85238

COMMERCIAL DISTRICT

ZONING	BLDG. TYPE	F.A.R.	LOT WIDTH	LOT AREA	STREET WALL	MAX. BLDG. HEIGHT	MAX. BLDG. HEIGHT
CR-2A	RESID.	6	89'	8,447.24 SF	181'12" H	89'	120'



NEW BUILDING
 122 E 32nd Street
 NEW YORK, NY 10016

ZONING ANALYSIS

DATE: AUGUST 4, 2022

SCALE: AS SHOWN

PROJECT NO: 2021-001