

ATTACHMENT TO SUPPLEMENTAL FORM ZS
ATTACHMENT 11: APPLICANT'S DISCUSSION OF CONDITIONS
SPECIAL PERMIT PURSUANT TO ZR §74-743

12-10 Definitions

Large-scale general development

A "large-scale general development" contains one or more #buildings# on a single #zoning lot# or two or more #zoning lots# that are contiguous or would be contiguous but for their separation by a #street# or a #street# intersection and is not either a #large-scale residential development# or a #large-scale community facility development#; and:

- (a) has or will have an area of at least 1.5 acres;

The proposed Large Scale General Development Area is comprised of one zoning lot with an area totaling 66,111 sf or 1.52 acres.

- (b) has been or is to be used, #developed# or #enlarged# as a unit:

- (1) under single fee ownership or alternate ownership arrangements as set forth in the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #large-scale general development#; or

The Development Site is currently owned by the City of New York, which shall retain ownership throughout the ULURP application process. Subsequent to ULURP approvals, the Site will be subdivided into two tax lots and conveyed to MSK and The City University Construction Fund. Upon approval of tax lot subdivision the two new tax lots will be merged into a single zoning lot via a Declaration of Zoning Lot Restrictions so that the Development Site will remain a single zoning lot.

- (2) under single fee, alternate or separate ownership, either:

- (i) pursuant to an urban renewal plan for a designated urban renewal area containing such #zoning lots#; or
- (ii) through assemblage by any other governmental agency, or its agent, having the power of condemnation; and

Not applicable.

- (c) shall be located in whole or in part in any #Commercial# or #Manufacturing District#, subject to the restrictions of Section 74-743 (Special provisions for bulk modifications), paragraph (a)(1).

The Development Site is currently located in M3-2 District and subject to the approval of the zoning map amendment the site will be located wholly in a Commercial District (C1-9).

Such #zoning lots# may include any land occupied by #buildings# existing at the time an application is submitted to the City Planning Commission under the provisions of Article VII, Chapter 4, provided that such #buildings# form an integral part of the #large-scale general development#, and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #buildings#. In C5 and C6 Districts, however, a #large-scale general development# having a minimum #lot area# of five acres may include a #zoning lot# that contains an existing #building# that is not integrally related to the other parts of the #large-scale general development#, provided that such #building# covers less than 15 percent of the #lot area# of the #large-scale general development# and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #building#.

Not applicable as there are no existing buildings on the zoning lot.