



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Marisa Lago, Director
Department of City Planning

March 15, 2017

James G. Clynes, Chairperson
Manhattan Community Board 8
505 Park Avenue, Suite 620
New York, NY 10022

Re: N 170287 ZCM
1802-1810 Second Avenue
Block 1556, Lots 1, 2, 3, 5, 51 and 52
C2-8 and R8B Districts
Special Transit Land Use District
Borough of Manhattan
Community District 8

RECEIVED

MAR 17 2017

BY COMMUNITY BOARD 8

Dear Mr. Clynes:

Enclosed is an application (N 170287 ZCM) submitted by Maplewood Senior Living LLC requesting a joint certification by the MTA New York City Transit and the City Planning Commission pursuant to Section 95-041 of the Zoning Resolution as to whether or not a transit easement volume is required at the above referenced property.

This application (N 170287 ZCM) is not subject to the Uniform Land Use Review Procedure and does not require a public hearing by the Community Board or the City Planning Commission. However, if the board has any comments or recommendations on this application (N 170287 ZCM), please send them by April 13, 2017 to:

City Planning Commission
Calendar Information Office
120 Broadway – 31st Floor
New York, NY 10271

If you have any questions concerning this application, please contact the applicant's representative James Colgate at (212) 541-1061.

Thank you for your cooperation.

Sincerely,

Steven Lenard

Steven Lenard, *Director*
Ken Ramnarine, *Deputy Director*
120 Broadway, 31st Floor, New York, New York 10271
(212) 720- 3226 / FAX (212) 720-3488
www.nyc.gov/planning

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March 15, 2017
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cc. J. Harris
J. Merani
H. Marcus
E. Botsford
S. Johnson
K. Ramnarine
X. Chang
D. Answini
Applicant

LR Item 3: DESCRIPTION OF PROPOSAL

1802-1810 Second Avenue, Manhattan

Block 1556, Lots 1, 2, 3, 5, 51, and 52

1. Introduction

Applicant Maplewood Senior Living LLC (the “Applicant”) seeks a certification (“Certification”) from the New York City Planning Commission (the “CPC”) and the Metropolitan Transportation Authority (the “MTA”) pursuant to 95-041 of the New York City Zoning Resolution (the “Zoning Resolution” or “ZR”), as to whether or not a transit easement volume is required on the zoning lot consisting of Lots 1, 2, 3, 5, 51, and 52 on Manhattan Block 1556 (the “Zoning Lot”) in connection with the development of a proprietary assisted living facility (“New Building”) on Lots 2, 3, 51, and 52 (the “Project Site”).¹ The New Building will be a 21-story, Use Group 3 community facility building containing up to approximately 167,632 square feet of floor area. The Zoning Lot is located on the Upper East Side of Manhattan and is partially mapped within a C2-8 zoning district and partially mapped within a R8B district, and is located entirely within the Special Transit Land Use District (the “TA”).

2. Background

On March 22, 2016, the City Council approved with modifications the Zoning for Quality and Affordability zoning text amendment (“ZQA”). Before ZQA was enacted, the New Building, as a proprietary assisted living facility, would have been a Use Group 2 residential building. As a result of ZQA, proprietary assisted living facilities are now defined as “long-term care facilities,” a Use Group 3 community facility use. ZQA also increased the maximum permitted floor area ratio for such uses from 10 FAR to 12 FAR, relaxed the applicable height and setback regulations, and now requires the

¹ Tax lots 2, 3, 51, and 52 are in the process of being combined into a single tax lot, as required by the Department of Buildings. Additionally, a 25’0” x 25’0” portion of the rear of tax lot 5 will be conveyed to the Project Site in the near future.

On the Project Block along East 94th Street, Lot 47, located partially within the TA in a C8-4 district, contains a 2-story, approximately 10,000 sf manufacturing building. Two 5-story buildings are located on Lots 45 and 46, both within the C8-4 district, but neither within the TA. Lot 45 contains a multi-family walk-up and Lot 46 contains a mixed residential and commercial building. Lot 40, located just east of Lot 45, is a 5-story, 60,000 square foot school building.

North of the Project Block and across East 94th Street is a 31-story mixed-use retail, hotel and residential condominium building located within a C2-8 district and in the TA (Block 1557, Lots 1101 to 1201). To the east of this building are three multi-family walk-up buildings on Lots 5, 6, and 7. All are located within the C8-4 district, but only Lot 5 is located within the TA. Lot 8 on the same block contains a 5-story, 80,000 square foot office building, which is located within the C8-4 district but not within the TA. South of the Project Block on Block 1555 is a 45-story 175,000 gsf mixed-use building containing commercial and residential uses, which is zoned C2-8 (Lots 1101-1322). The remainder of the block consists of three Lots 5-story multi-family walk-up buildings on lots 45, 46 and 48, which are located within an R8-B district.

Commercial uses in the area are generally located on the ground floors of residential buildings and include dry cleaners, banks, convenience stores, pharmacies, restaurants, bars, and wine and spirit stores. Major thoroughfares near the Project Block include: Second Avenue, which is 100 feet wide with four southbound travel lanes and two parking lanes; First Avenue, which is 100 feet wide with four northbound travel lanes, two parking lanes, and a bike lane; and 96th Street, which is 100 feet wide with two eastbound and two westbound traffic lanes, and one parking lane.²

The M15 bus line runs southbound along Second Avenue and northbound along First Avenue between East 126th Street and the Financial District. The M96 bus line runs crosstown along 96th

² The widths noted for all major thoroughfares include sidewalks.

Lot 1 will continue to be owned and operated by the MTA, and the residential buildings on Lot 5 will continue to be owned by another entity, OHI Asset (NY) 93rd Street, LLC.

6. Actions Necessary to Facilitate the Project

Pursuant to ZR Section 95-03, any development or enlargement involving ground-level construction within the TA must provide an easement on the zoning lot for subway-related use and public access to the subway mezzanine or station if the CPC and MTA determine that a transit easement volume is required pursuant to ZR Section 95-04. Section 95-041 of the Zoning Resolution requires that prior to filing any application with the Department of Buildings for an excavation or building permit for a development in the TA, the owner of the zoning lot must file an application with the CPC and MTA requesting a certification as to whether a transit easement volume is required. This application seeks the required joint certification from CPC and MTA as to whether or not a transit easement volume is needed for the New Building.

7. Conclusion

The New Building will be an assisted living facility that will comply with the bulk regulations and will conform to the use regulations of the applicable zoning districts, as well as cater to the needs of the community. In order to effectuate construction of the New Building, the Applicant respectfully requests that the CPC and MTA make a determination as to whether or not a transit easement volume is required on the zoning lot.



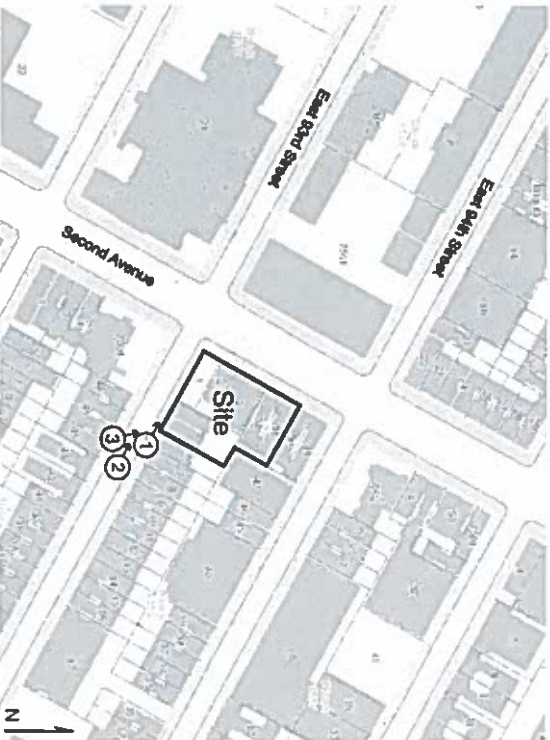
1. View of the sidewalk along the north side of East 93rd Street facing northwest (Site at right).

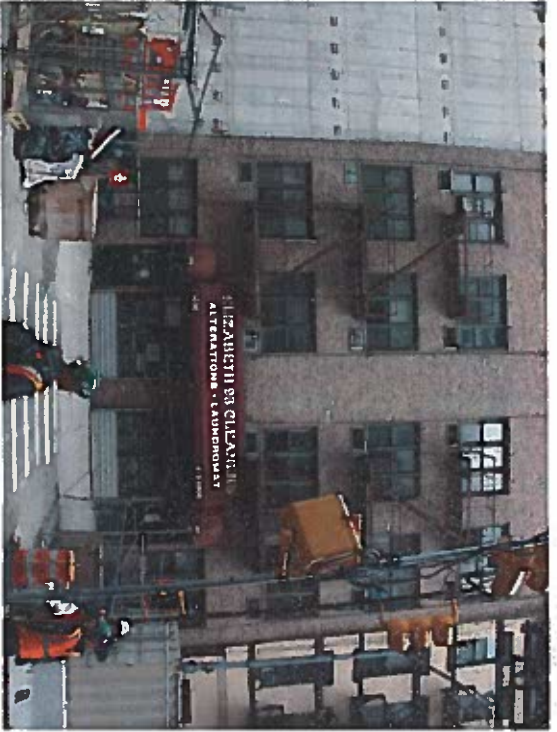


2. View of East 93rd Street facing northwest (Site at right).



3. View of the Site on East 93rd Street facing north.





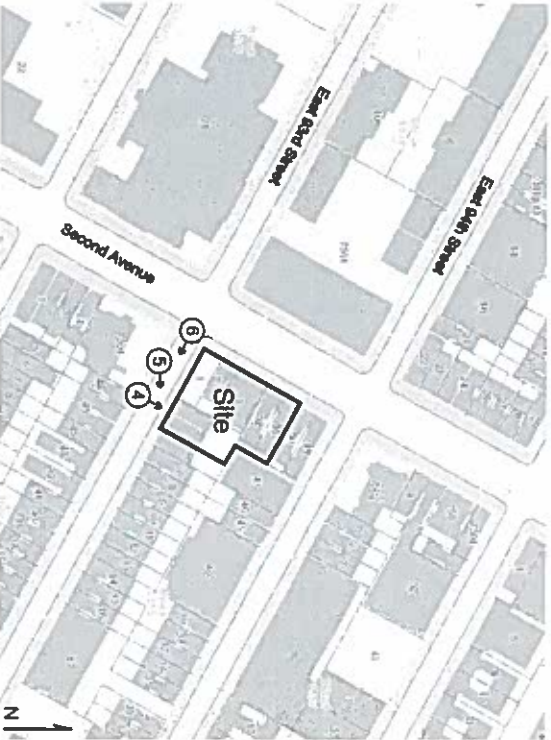
4. View of the Site on East 93rd Street facing northeast.



5. View of the Site on East 93rd Street facing east.



6. View of East 93rd Street facing southeast (Site at left).





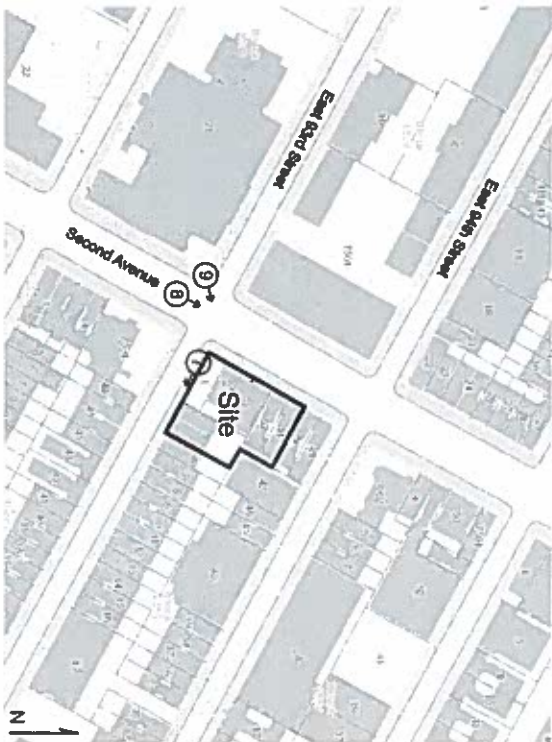
7. View of the sidewalk along the north side of East 93rd Street facing southeast (Site at left).



8. View of Second Avenue facing northeast (Site at right).



9. View of the Site facing east from the intersection of Second Avenue and East 93rd Street.





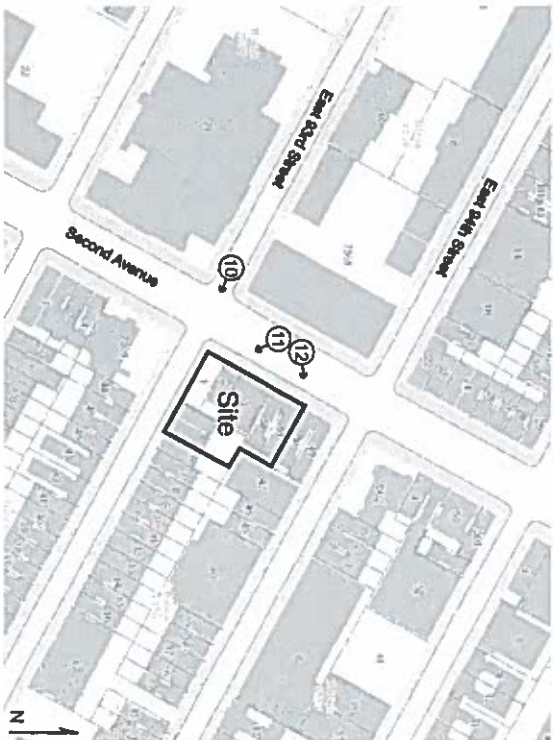
10. View of East 93rd Street facing southeast (Site at left).



11. View of the Site along Second Avenue facing south.



12. View of the Site along Second Avenue facing east.





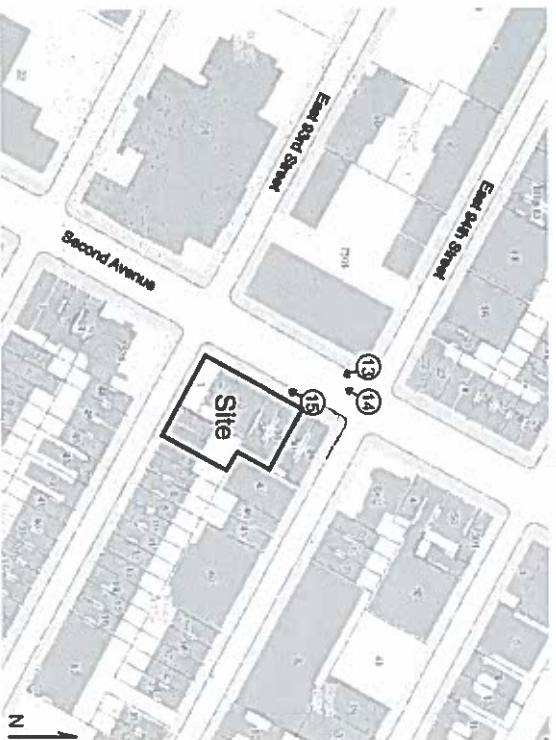
13. View of the Site along Second Avenue facing south.



14. View of Second Avenue facing southwest (Site at left).



15. View of the sidewalk along the east side of Second Avenue facing southwest.





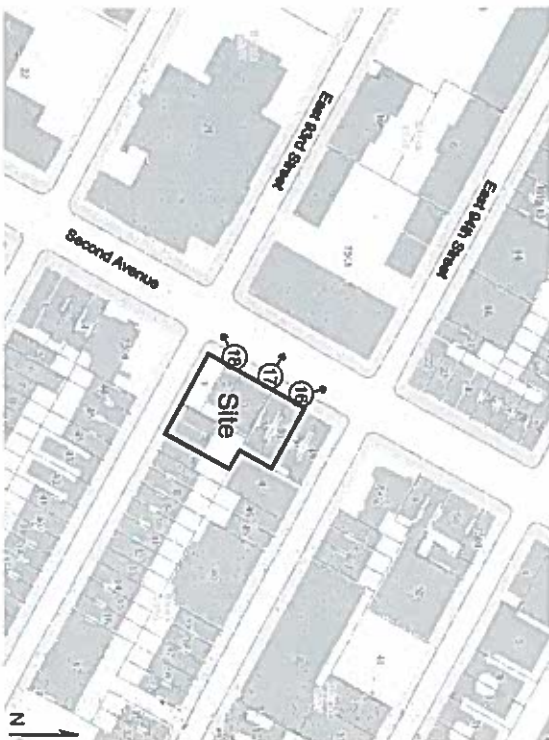
16. View of the intersection of East 94th Street and Second Avenue facing north (opposite the Site).



18. View of the intersection of East 93rd Street and Second Avenue facing southwest (opposite the Site).



17. View of the side of Second Avenue facing northwest (opposite the Site).





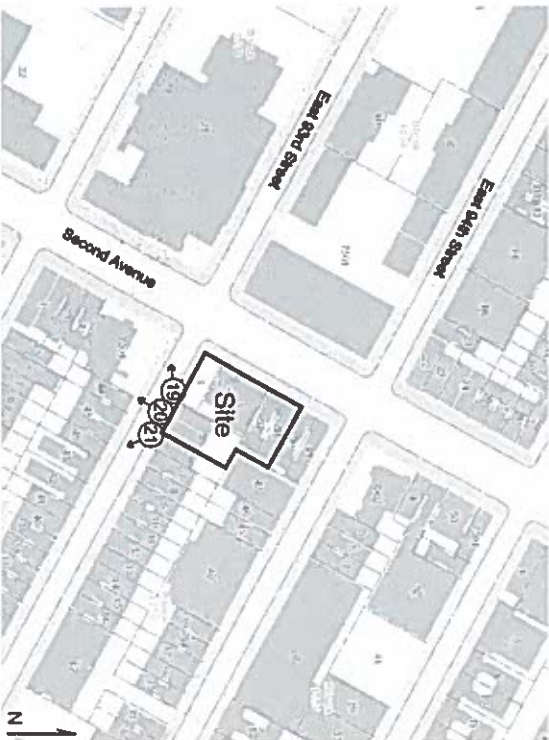
19. View of the side of East 93rd Street facing west (opposite the Site).



20. View of the side of East 93rd Street facing southwest (opposite the Site).



21. View of the side of East 93rd Street facing southeast (opposite the Site).





MAPLEWOOD
senior living

January 26, 2016

Stephen Johnson
Team Leader, Manhattan Office
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: 1802 Second Avenue, Block 1556, Lots 2, 3, 5, 51, 52 (and alternatively including Lot 1).

Dear Mr. Johnson,

This letter authorizes the firm of Bryan Cave LLP, by its attorney Daphne Rubin-Vega, Esq., to act as the principal representative on behalf of Maplewood Senior Living, LLC in connection with an application for a joint certification from the New York City Department of City Planning and the Metropolitan Transit Authority as to whether or not a transit easement volume is required on the Property pursuant to Section 95-041 of the New York City Zoning Resolution.

Sincerely,

Maplewood Senior Living, LLC

By: 

Name: Ryan Herchenroether

Title: Project Manager

cc: Mohamed Adam, MTA
Daphne Rubin-Vega, Bryan Cave LLP