

250 East 83rd Street
Transit Easement Certification Application
Community Board 8 Presentation
February 9, 2022

Transit Easement Certification Application

- Special District created in 1974 to ensure access to the future Second Avenue Subway stations.
- Developments within the Special Transit Land Use District, pursuant to ZR Section 95-04, are subject to joint certification by CPC and the MTA whether a transit easement volume is required

§ Process requires filing application at DCP prior to building permits.

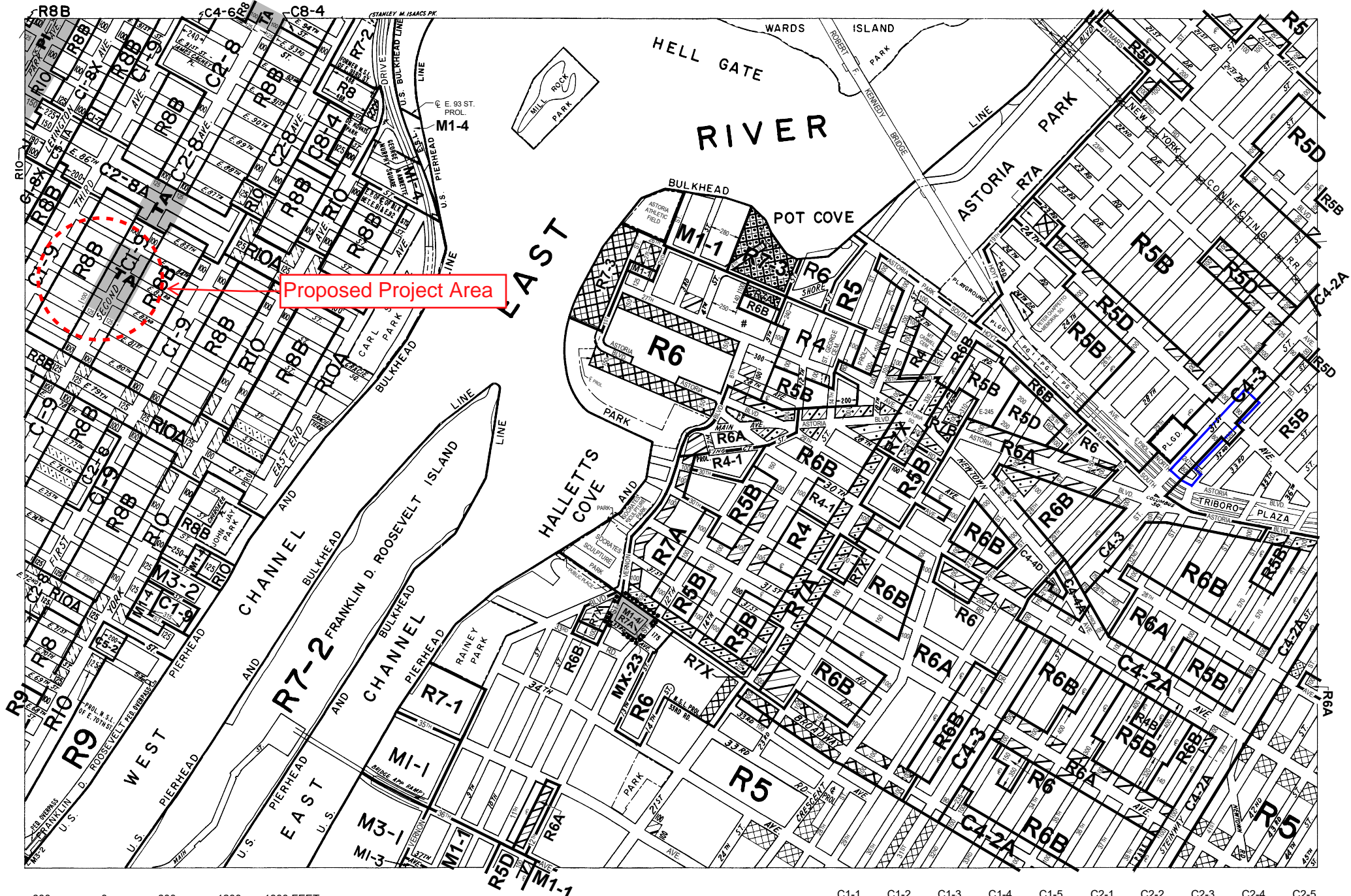
§ Application is referred out to the MTA and Community Board

§ MTA determines within 45 days whether an easement volume is required

§ If no easement volume is required by the MTA, CPC certifies to the Buildings Department that no easement is required



Click blue outline on map to view diagram of proposed zoning change



Proposed Project Area

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an 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

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

10-21-2021 C 210025 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

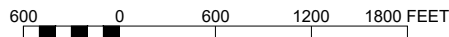
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

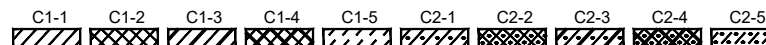
5d	6b	6d
8c	9a	9c
8d	9b	9d

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ZONING MAP 9a



NOTE: STREETS FOR THE STREET MAP CHANGE C 130384 MMQ ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

250 East 83rd Street Area Map

KL



Project

- Project Area
- Development Site
- Rezoning Area
- 600 Foot Radius

Zoning

- Zoning District
 - C1-1
 - C1-2
 - C1-3
 - C1-4
 - C1-5
 - C2-1
 - C2-2
 - C2-3
 - C2-4
 - C2-5
 - Special Purpose District
- ## Land Use
- 1-2 Family Residential
 - Multifamily Walkup
 - Multifamily Elevator
 - Mixed Commercial/Residential
 - Commercial & Office
 - Industrial & Mfg
 - Transportation & Utility
 - Public Facilities & Institutions
 - Open Space & Outdoor Recreation
 - Parking
 - Vacant/No Data
 - Other

Transportation

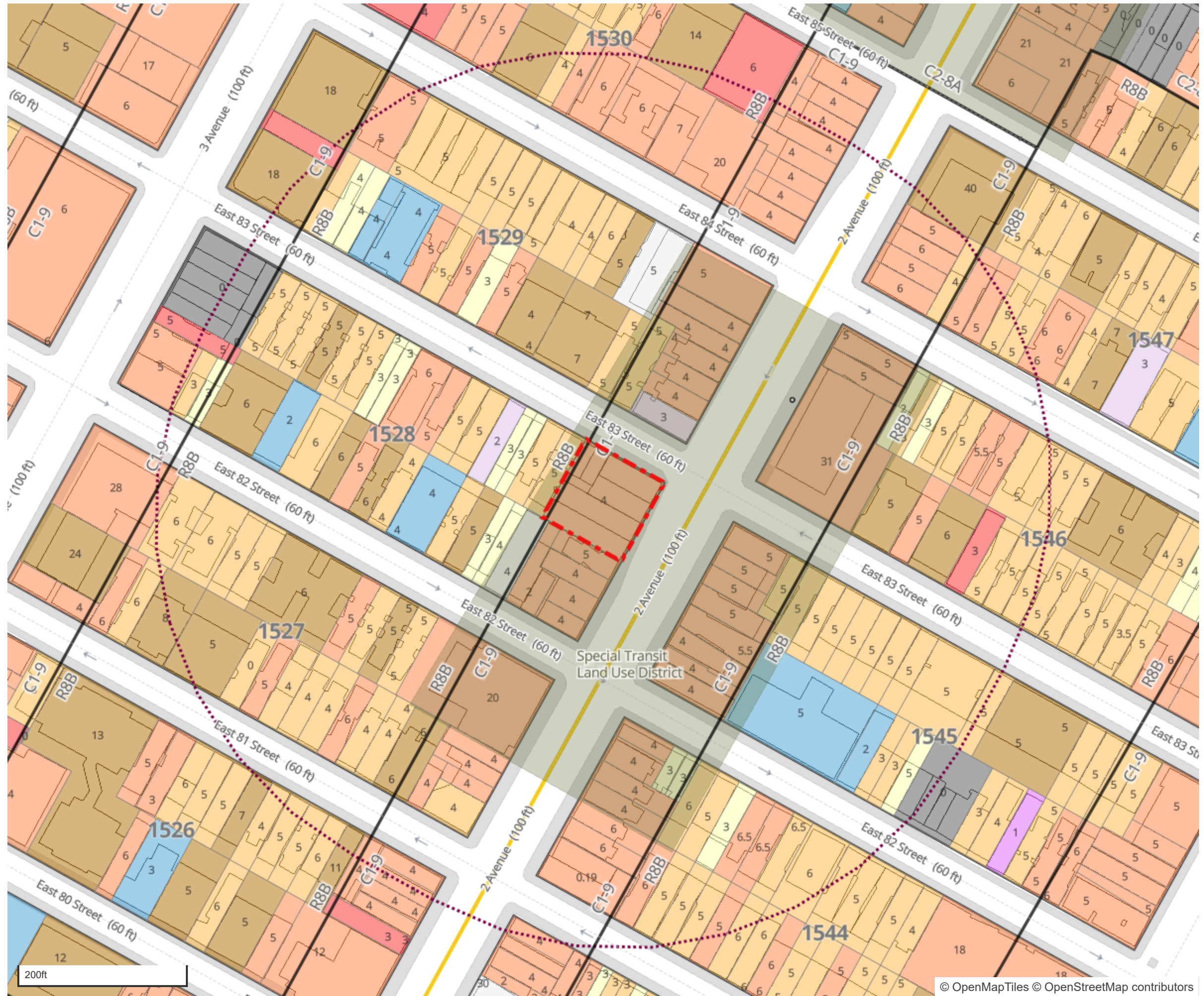
- Subway Stop
- Subway Entrance

Map Created: Nov 29, 2021, 12:52am

Data Sources: layers-api.planninglabs.nyc/v1/sources
pluto MapPLUTO™ 21v2, Bytes of the Big Apple (June 2021); zoning-districts (May 2021); digital-citymap (May 2021); planimetrics (26 February 2019); transportation (21 November 2017); supporting-zoning (May 2021)



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<https://applicantmaps.planning.nyc.gov/projects/UK%2Fc0N7ivbAQkjO8JjhS/edit/map/edit>

Site Photos



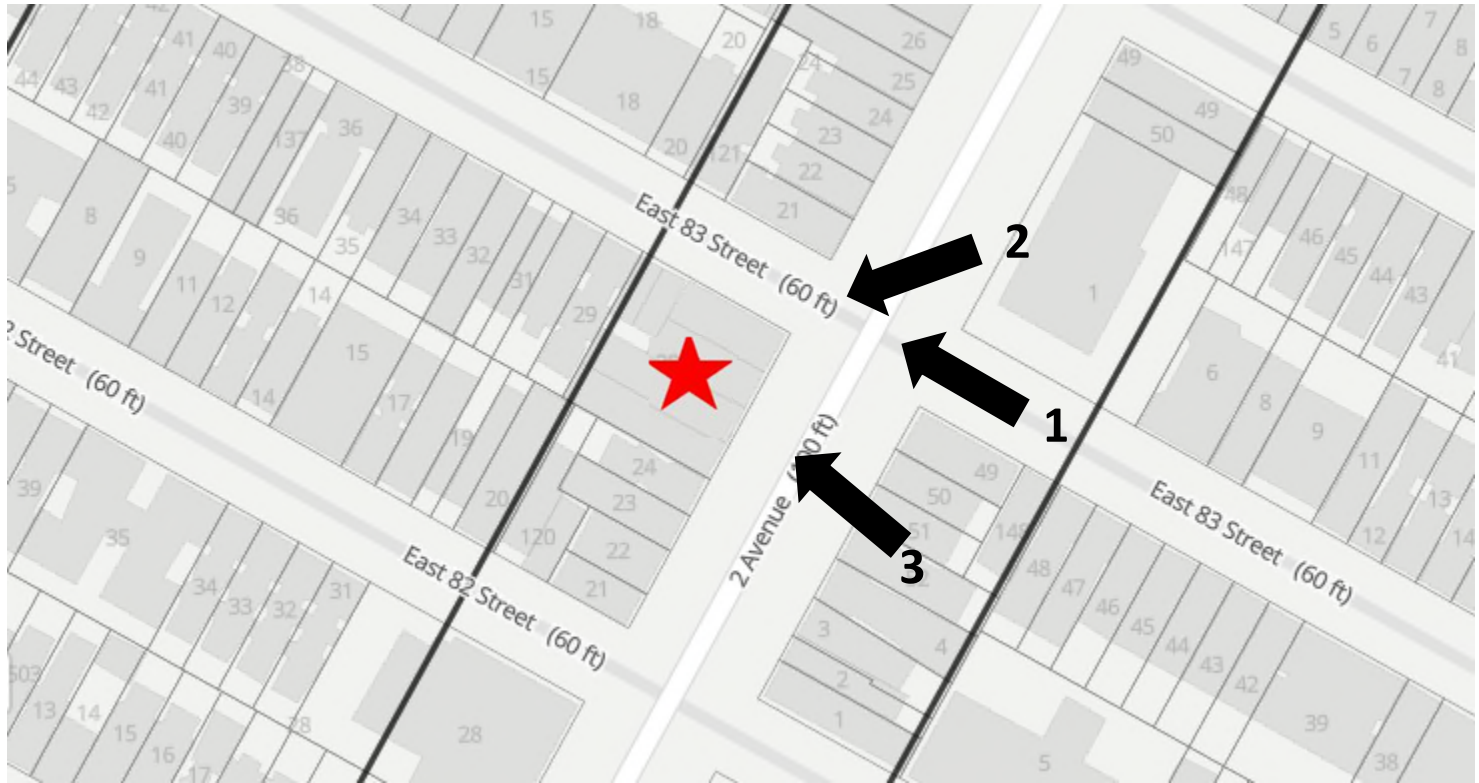
1



2



3

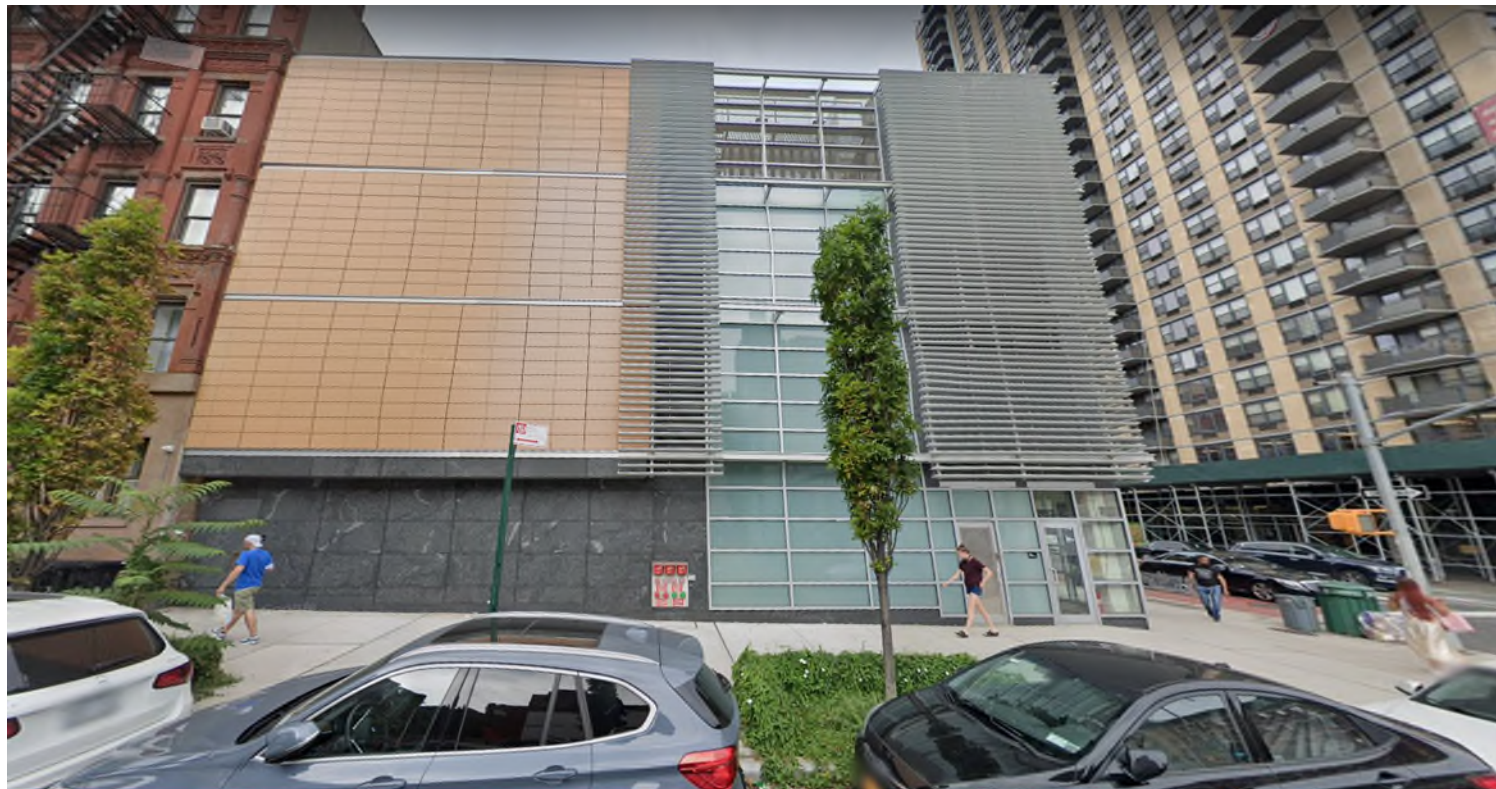




1



2



3



Key Map

250 East 83rd Street Application

- § Corner Lot located at the southwest corner of East 83rd Street and Second Avenue
- § Proposal for a residential building with ground floor retail. Includes Inclusionary Housing Bonus
- § Proposed Building is as-of-right under the Existing Zoning.
- § Process is a ministerial action by the CPC
- § MTA submitted letter that no easement is required at this location.



Metropolitan Transportation Authority

State of New York

November 29, 2021

Ms. Anita Laremont, Chairperson
Department of City Planning
City of New York
120 Broadway, 31st Floor
NY, NY 10271

Re: NYCT – No Easement Required
250 East 83rd Street, Manhattan
Block:1528, Lot 28
Special Transit Land Use District

Dear Ms. Laremont:

Please be advised that we have evaluated the need for a STLUD easement at the above reference location and determined it will not be required.

Please call me at 212-878-7102 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Helene Cinque".

Helene Cinque
Deputy Director, MTA-TOD

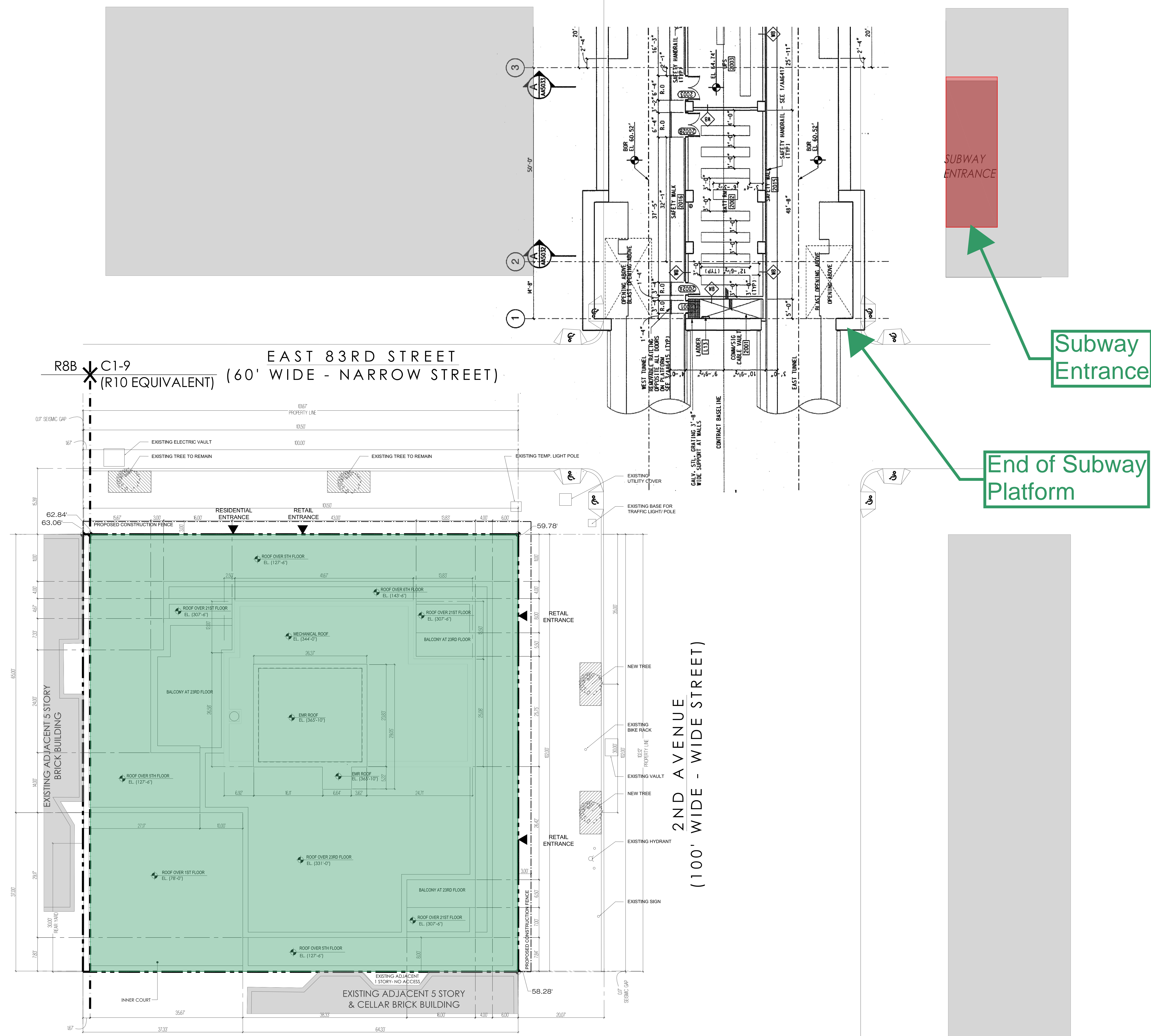
Cc: Mohamed Adam
Robert Paley
Tim Gianfrancesco
Kachee Cheung
Virginia Borkoski
Daniel Marfo – DCP
Steven Lenard – DCP
Kenny Ramnar – DCP
Jose Trucios – DCP
Paul Selver – Kramer Levin

The agencies of the MTA

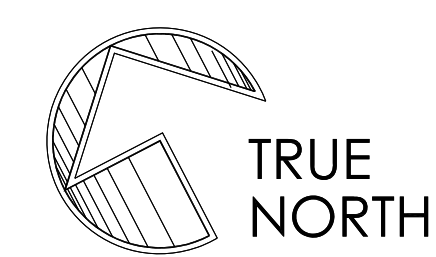
MTA New York City Transit
MTA Long Island Rail Road

MTA Metro-North Railroad
MTA Bridges and Tunnels

MTA Capital Construction
MTA Bus Company



1 ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"



PROJECT:
250 EAST 83RD STREET
RESIDENTIAL / MIXED USE DEVELOPMENT
EAST 83rd STREET & 2nd AVENUE
NEW YORK, NEW YORK

OWNER/DEVELOPER:
THE TORKIAN GROUP
1650 BROADWAY SUITE 910
NEW YORK, NEW YORK 10019

ARCHITECT:
SLCE Architects, LLP
1359 BROADWAY
NEW YORK, NY 10018

STRUCTURAL ENGINEER:
WSP USA
ONE PENN PLAZA 200 W 34TH STREET
2ND FLOOR NEW YORK, NY 10119

M.E.P.F. ENGINEER:
COSENTINI ASSOCIATES
A TETRA TECH COMPANY
TWO PENNSYLVANIA PLAZA
3RD FLOOR - NEW YORK, NY 10121

INTERIOR DESIGNER:
ANDRES ESCOBAR
277 BROADWAY
SUITE 1300 NEW YORK, NY 10007

GEOTECHNICAL ENGINEERING:
MUESER RUTLEDGE
14 PENN PLAZA 200 WEST 34TH STREET
NEW YORK, NY 10122

EXTERIOR WALL CONSULTANT:
GMS
129 WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CODE CONSULTANT:
VITACCO
299 BROADWAY, 5TH FLOOR
NEW YORK, NY 10007

SECURITY CONSULTANT:

ELEVATOR CONSULTANT:
VAN DEUSEN & ASSOCIATES (VDA)
120 EAGLE ROCK AVENUE, SUITE 310
EAST HANOVER, NJ 07936

ACOUSTICAL CONSULTANT:
LONGMAN LINDSEY
1410 BROADWAY, SUITE 300
NEW YORK, NEW YORK 10018

PLANNING ENGINEERING:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE
11TH FLOOR NEW YORK, NY 10016

MARKETING GROUP:

CONSTRUCTION MANAGER:

01-25-22 COMMUNITY BOARD SUBMISSION
09-23-20 DOB SUBMISSION
05-12-18 DESIGN DEVELOPMENT ISSUANCE

No. DATE REVISION

DRAW NUMBER:
NB#

1/4" = 1'-0"

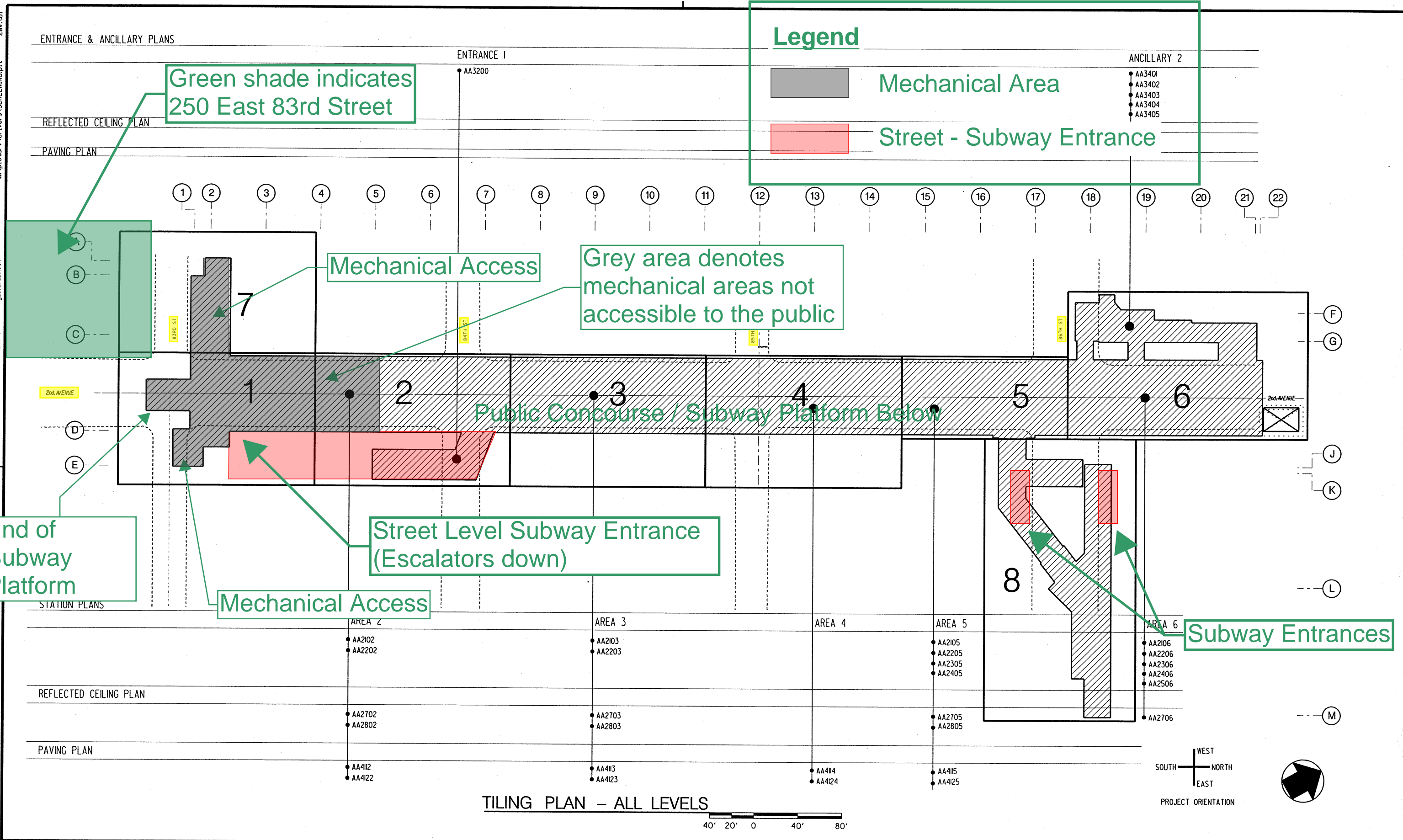
0 2 4 8

KEY PLAN:
EAST 83RD STREET
2ND AVENUE

DRAWING TITLE:
SITE PLAN

SEAL & SIGNATURE:
DATE: PROJECT No: 2016-66
DRAWN BY: CH CHECKED BY: YEC
DWG No: A-006.00
SHEET No: 006 OF 113
FILE No:

CHECKED: DATE: BACK CHECKED: DATE: CORRECTED: DATE: VERIFIED: DATE: ... \plot\d\drivers\SCREENING.plt 2av.tbl
 7:25:45 AM juliansmith
 7/16/2013



<p>CAPITAL CONSTRUCTION NEW YORK CITY TRANSIT</p>	<p>A Joint Venture</p> <p>Second Avenue Subway</p>	<table border="1"> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> <th>APPROV</th> </tr> <tr> <td>0</td> <td>CONFORMED DRAWING</td> <td>6/14/13</td> <td>DC</td> </tr> </table>	REV	DESCRIPTION	DATE	APPROV	0	CONFORMED DRAWING	6/14/13	DC	<p>SEAL:</p> <p>NOT REQUIRED</p>	<p>DRAWN BY: J. TAI</p> <p>SIGNATURE: <i>J. Tai</i></p>	<p>CONTRACT C-26012</p> <p>86TH STREET STATION ENTRANCES, ANCILLARIES, STATION FINISHES AND MEP SYSTEMS</p>	<p>DRAWING TITLE:</p> <p>86TH STREET STATION ARCHITECTURAL TILING PLAN - ALL LEVELS</p>	<p>SCALE: NTS</p> <p>DATE: 8/17/12</p>
			REV	DESCRIPTION	DATE	APPROV									
0	CONFORMED DRAWING	6/14/13	DC												
<p>CHECKED BY: D. CAIDEN</p> <p>SIGNATURE: <i>D. Caiden</i></p>	<p>APPROVED BY: R. PAUPST</p> <p>SIGNATURE: <i>R. Paupst</i></p>	<p>DRAWING No:</p> <p>26012-AA0100</p>	<p>REVISION: 0</p> <p>41</p>												

