

300 East 83rd Street

Transit Easement Certification Application

Community Board 8 Presentation

May 18, 2022

Transit Easement Certification Application

- The Project Site at 300 East 83rd Street is located within the Special Transit Land Use District (TA).
- The Special Transit Land Use District was established in 1973 established to reduce sidewalk obstructions that impede pedestrian circulation caused by entrances to the subway.
- Properties within the special district are required to file an application with the Department of City Planning before applying for building permits from the Department of Buildings.
- Application is referred 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, the City Planning Commission certifies to the Department of Buildings that no easement is required.

300 East 83rd Street Area Map

Applicant - E83 Properties LLC
Block: 1545 Lot: 49

Project Information

- Development Site

600-foot Radius

1545

Block Number

5

Number of Floors

Zoning District Boundaries
- Special Districts

Street Direction

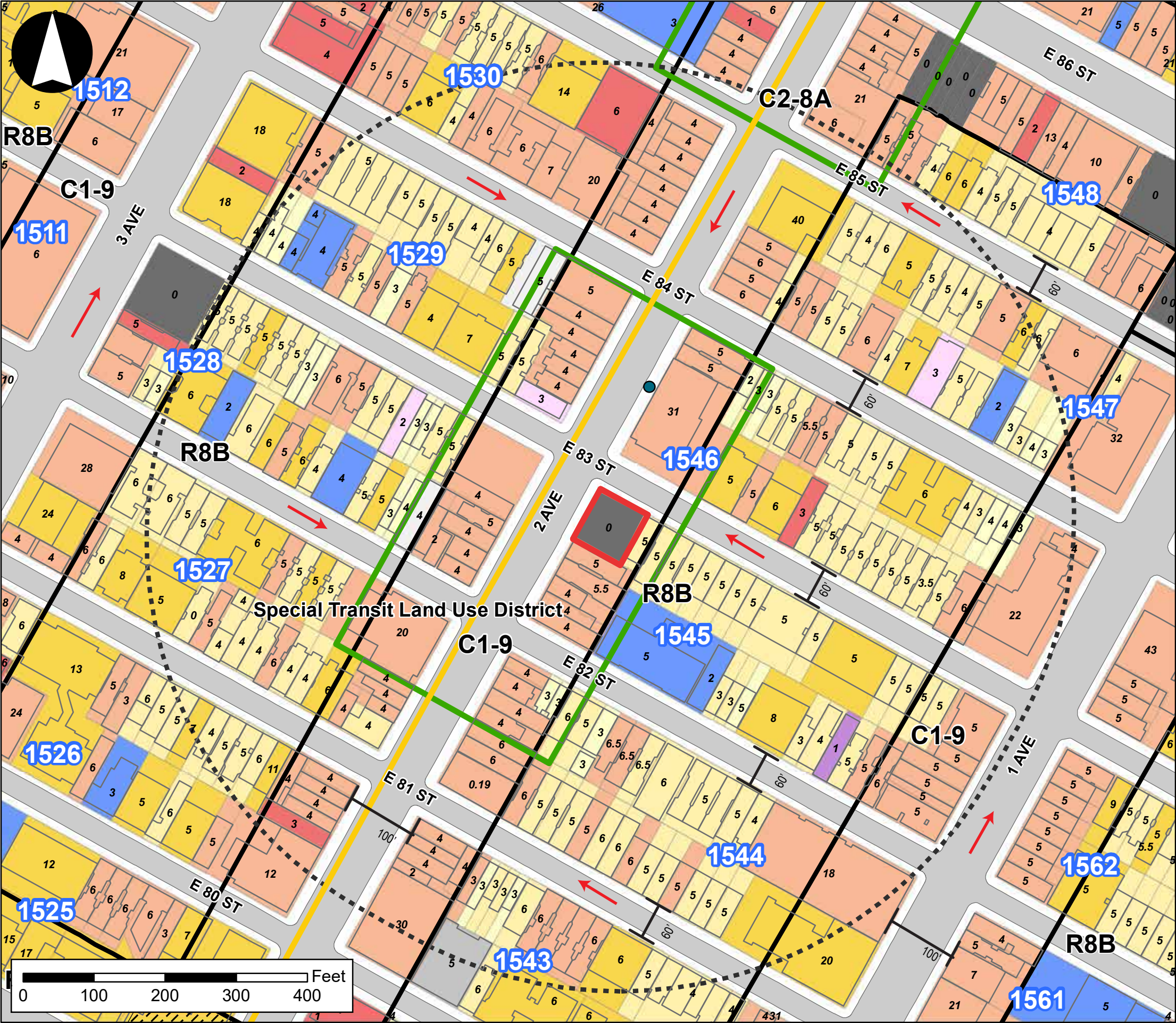
100'

Street Width

Subway Entrance/Exit

Subway Route

- One & Two Family Buildings
- Multi-Family Walkup Buildings
- Multi-Family Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities/Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

C1-1C1-2C1-3C1-4C1-5C2-1C2-2C2-3C2-4C2-5



NYC Digital Tax Map

Effective Date : 01-28-2022 15:43:41

End Date : Current

Manhattan Block: 1545



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- Development Site
- Special District Boundary



0 5 10 20 30 40 Feet

300 East 83rd Street – Development Site

- The site is a corner lot located at the southeast corner of East 83rd Street and Second Avenue.
- The Applicant intends to build a residential building with ground floor retail.
- The building would be constructed pursuant to the existing C1-9 zoning.
- The application process is a ministerial action by the City Planning Commission.



1. Looking east towards the Project Site from the west side of 2nd Avenue.



2. Looking southeast towards the Project Site from the northwestern corner of the intersection of East 83rd Street and 2nd Avenue.



300 East 83rd Street Transit Easement Certification February, 2022

Title: Existing Conditions

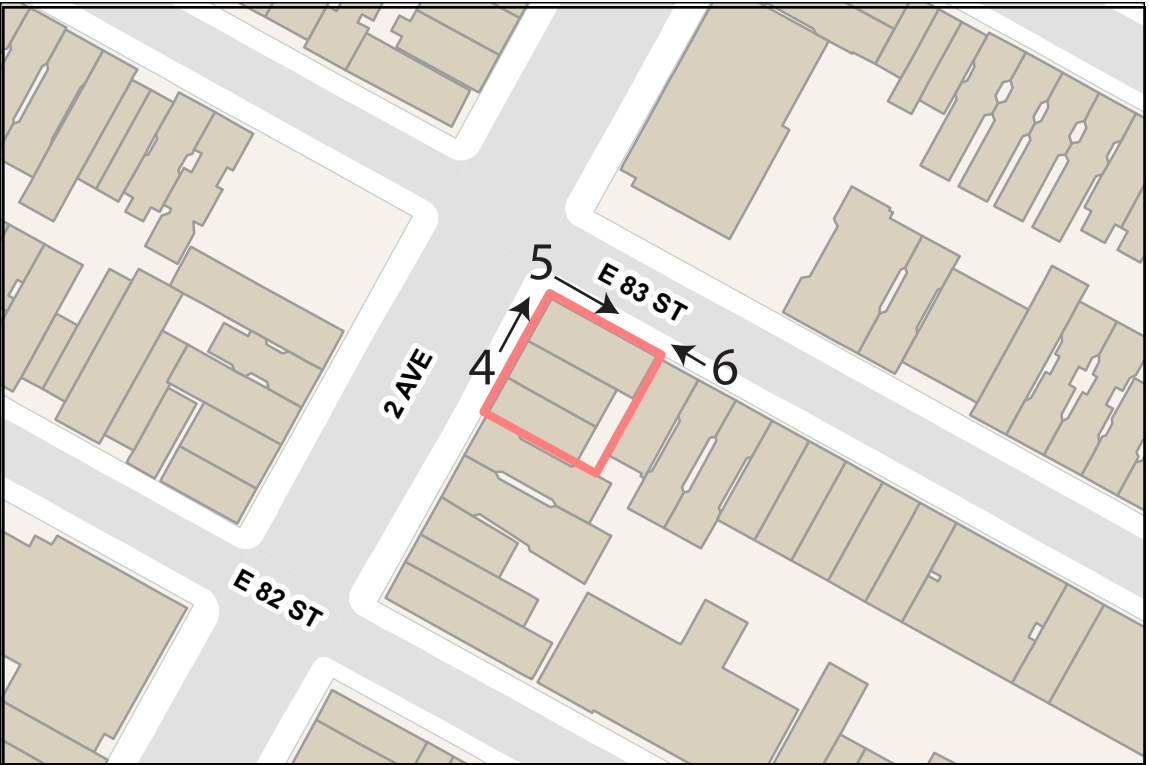
Photographs taken on:
February 15, 2022



3. Looking south towards the Project Site from the north side of East 83rd Street.



4. Looking north along the Project Site's 2nd Avenue frontage.



300 East 83rd Street **Transit Easement Certification** **February, 2022**

Title: Existing Conditions

Photographs taken on:
 February 15, 2022



5. Looking east from the corner of the Project Site along East 83rd Street.



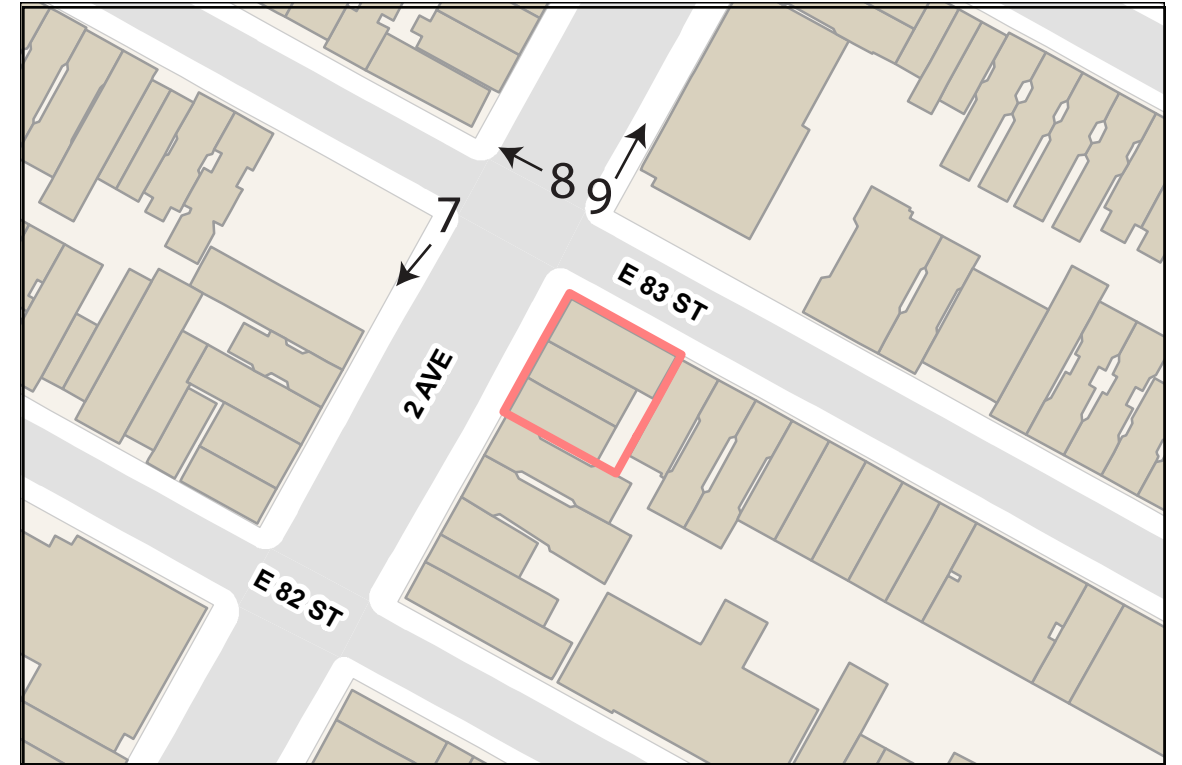
6. Looking west along East 83rd Street towards the Project Site.



7. Looking south from the southwest corner of the intersection of East 83rd Street and 2nd Avenue.



8. Looking west from the north side of East 83rd Street.



300 East 83rd Street Transit Easement Certification February, 2022

Title: Existing Conditions

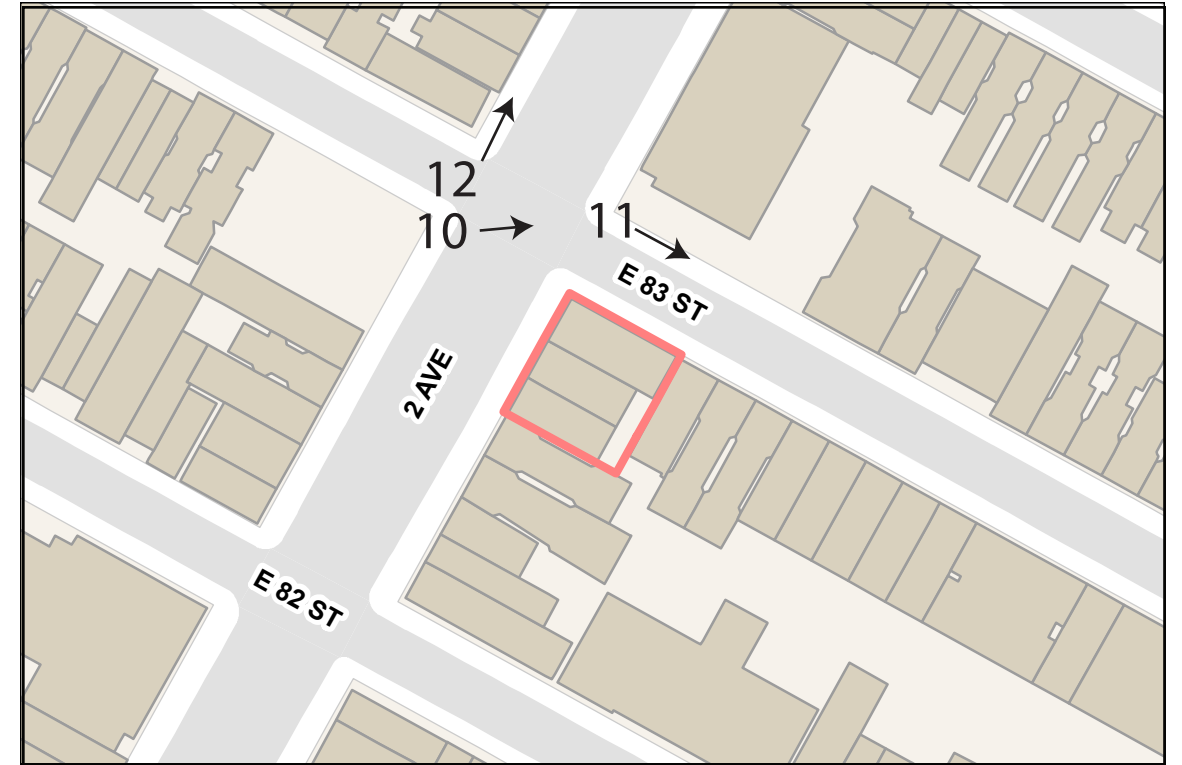
Photographs taken on:
February 15, 2022



9. Looking north on the east side of 2nd Avenue, north of East 83rd Street, towards the existing entrance to the East 86th Street Subway Station.



10. Looking northeast from the southwest corner of the intersection of East 83rd Street and 2nd Avenue.



300 East 83rd Street Transit Easement Certification February, 2022

Title: Existing Conditions

Photographs taken on:
February 15, 2022



11. Looking east from the north side of East 83rd Street.



12. Looking north from the southwest corner of the intersection of East 83rd Street and 2nd Avenue.



Construction & Development

May 11, 2022

Mr. Daniel R. Garodnick, Chairperson
Department of City Planning
City of New York
120 Broadway, 31st Floor
NY, NY 10271

RE: NYCT – No Easement Required
300 East 83rd Street
Block: 1535, Lot: 49
Application # N 220425 ZCM
Special Transit Land Use District (STLUD)

Dear Chair Garodnick:

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

Please contact me at 212-878-7102 if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Helene Cinque", followed by a long horizontal line.

Helene Cinque
Director, Development & Zoning, TOD

Cc: M. Adam
K. Cheung
T. Gianfrancesco
J. Kevlon
C. Dalby – DCP
A. Greenidge - DCP
K. Ramnar - DCP
J. Tepale - DCP

ANCILLARY 2

PAVING PLAN

**250 East
83rd Street**

Mechanical Access

Grey area denotes mechanical areas not accessible to the public

Public Concourse / Subway Platform Below

300 East
83rd Street

Street Level Entrance - 3 Escalators to Public Concourse/Platform below

Mechanical Access

Street Level Entrance -
Elevator to Public Concourse/
Platform Below

Street Level Entrance -
Escalators to Public Concourse/
Platform Below

STATION PLANS

AREA 2

AREA 3

AREA 4

AREA 5

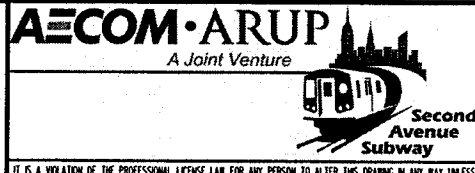
AREA 6

REFLECTED CEILING PLAN

PAVING PLAN





TILING PLAN – ALL LEVELS

PROJECT ORIENTATION

[illegible]

SEAL:

NOT
REQUIRED

DRAWN BY: J. TAI	SIGNATURE: 
DESIGNED BY: K. GRIFFIN	SIGNATURE: 
CHECKED BY: D. CAIDEN	SIGNATURE: 
APPROVED BY:	SIGNATURE: 

CONTRACT C-26012
86TH STREET STATION
ENTRANCES, ANCILLARIES,
STATION FINISHES
AND MEP SYSTEMS

DRAWING TITLE:

86TH STREET STATION
ARCHITECTURAL
TILING PLAN - ALL LEVELS

SCALE: NTS	DATE: 8/17/12
DRAWING No: 26012-AA0100	
REVISION:	1