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**The City of New York**  
**Community Board 8 Manhattan**

**Zoning Changes Requested**

1. Zoning Map Amendment
  - a. Rezone site from R8B district to a C2-7 district which allows a commercial laboratory use (USE GROUP 9) and to develop the site to 10 FAR (453,000 zoning square feet) with no height limit.
  - b. Rezone Second Avenue block frontages between 66-67 St. to a depth of 100' from C1-9 to a C2-8 to "legalize" an existing movie theater and to allow several other large-scale functions under USE GROUP 9 (Catering Hall, Wedding chapel, TV Studio, Gymnasium);
2. Zoning Text Amendment to Section 74-48 to allow, by special permit
  - a. An increase in commercial FAR in C 2-7 districts for medical laboratories and associated offices
  - b. Modifications to the applicable supplementary use, bulk, and signage regulations.
3. Special permit pursuant to Section 74-48, as amended, to permit:
  - a. Commercial laboratory and associated office space to be included in the project at more than the 2 FAR permitted in C2-7 districts pursuant to Section 33-122;
  - b. Commercial space to be located above the second floor of the building, which is not permitted by Zoning Resolution Section 32-421;
  - c. Commercial space to be located above the lesser of 30 feet or two stories, which is not permitted by Zoning Resolution Section 33-432;
  - d. Special permit pursuant to Section 74-48, as amended, to permit:
    - i. Modifications of the height and setback regulations of Section 33-432, which will allow the building to encroach on the initial setback distance and the sky exposure plane;
    - ii. Modifications of the rear yard equivalent regulations of Section 33-383, which will allow the Proposed Development to occupy the same footprint as the existing building on its lower floors;
    - iii. A sign to be located at the top of the building's base, in excess of the surface area permitted for illuminated signs pursuant to Section 32-642, the total surface area permitted for all signs pursuant to Section 32-641 and 32-643, and the maximum height of signs allowed by Section 32-655;