

800 FIFTH AVENUE

Manhattan Community Board 8 - Land-Use Committee Meeting

July 15, 2026

1. Non-ULURP Modification to Previously Granted Special Permits (CP-23226B)
 - i. Pursuant to ZR Section 92-09 (as existing in July 1976)
 - ii. Bulk Modifications
 - iii. Reduction in Parking Spaces
2. LPC Certificate of Appropriateness

92-09

Special Regulations for Zoning Lots Opposite C5-3CR Districts

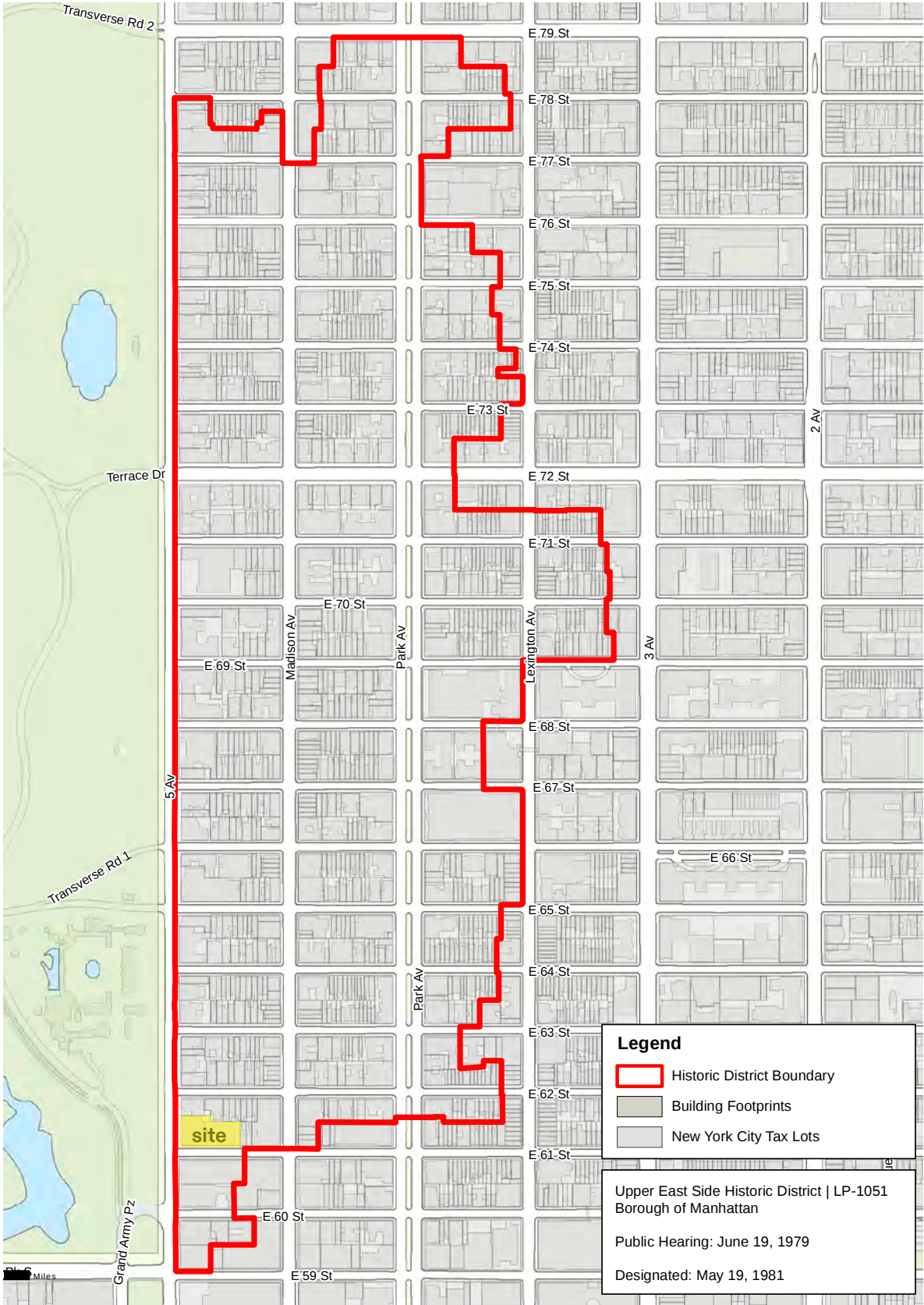
For any *development* on a *zoning lot* a portion of which fronts on a *narrow street* which contains the boundary line of a C5-3CR District, the City Planning Commission may, by special permit after public notice and hearing and subject to Board of Estimate action, allow modification of the applicable height and setback regulations, modification of the height and number of *stories* limitation of Section 92-07 (Special Height Limitation), modification of the parking requirements of Section 92-08 (Maximum Number of Accessory Off-Street Parking Spaces), modification of the restrictions on operation of *accessory off-street parking spaces* of Section 25-41 (Purposes of Spaces and Rental to Non-Residents), modification of the front *building wall* and recess requirements of Section 92-05 (Mandatory Front Building Wall along Certain Street Lines) and modification of the *plaza* standards set forth in Section 12-10 (DEFINITIONS).

As a condition of granting modifications of the height and setback requirements and of the above named requirements of Section 92-05 (Mandatory Front Building Wall along Certain Street Lines) and Section 92-07 (Special Height Limitation), the Commission shall find:

- a) That such height and setback and recess modifications will be harmonious with surrounding *development*;
- b) That the *development* provides a setback of at least 16 feet along its *wide street* frontage at a height which relates to the setback or height of an adjacent *building* on the same *block*;
- c) That the height of the *development* does not exceed 300 feet or 33 *stories*, whichever is less, except that roof obstructions listed under Section 23-62 (Permitted Obstructions) or a roof structure containing such obstructions may penetrate the height limit, provided:
 - i) That the structure is setback at least 10 feet from the front *building wall*;
 - ii) That the structure does not exceed 30 feet in height above the roof level and is not greater than 4,000 square feet in area; and
 - iii) That the structure relates harmoniously to an adjacent *building*.



Site Map



Historic District Map

Site Introduction

EXISTING CONDITIONS



Site Introduction



View of building looking southeast.



View of building looking northeast.

Existing Conditions



View of the building base on Fifth Avenue.



View of the building base on East 61st Street.

Existing Conditions



View of garden wall along East 61st Street.



View of parking garage entrance.



View of parking garage ramp.

Existing Conditions

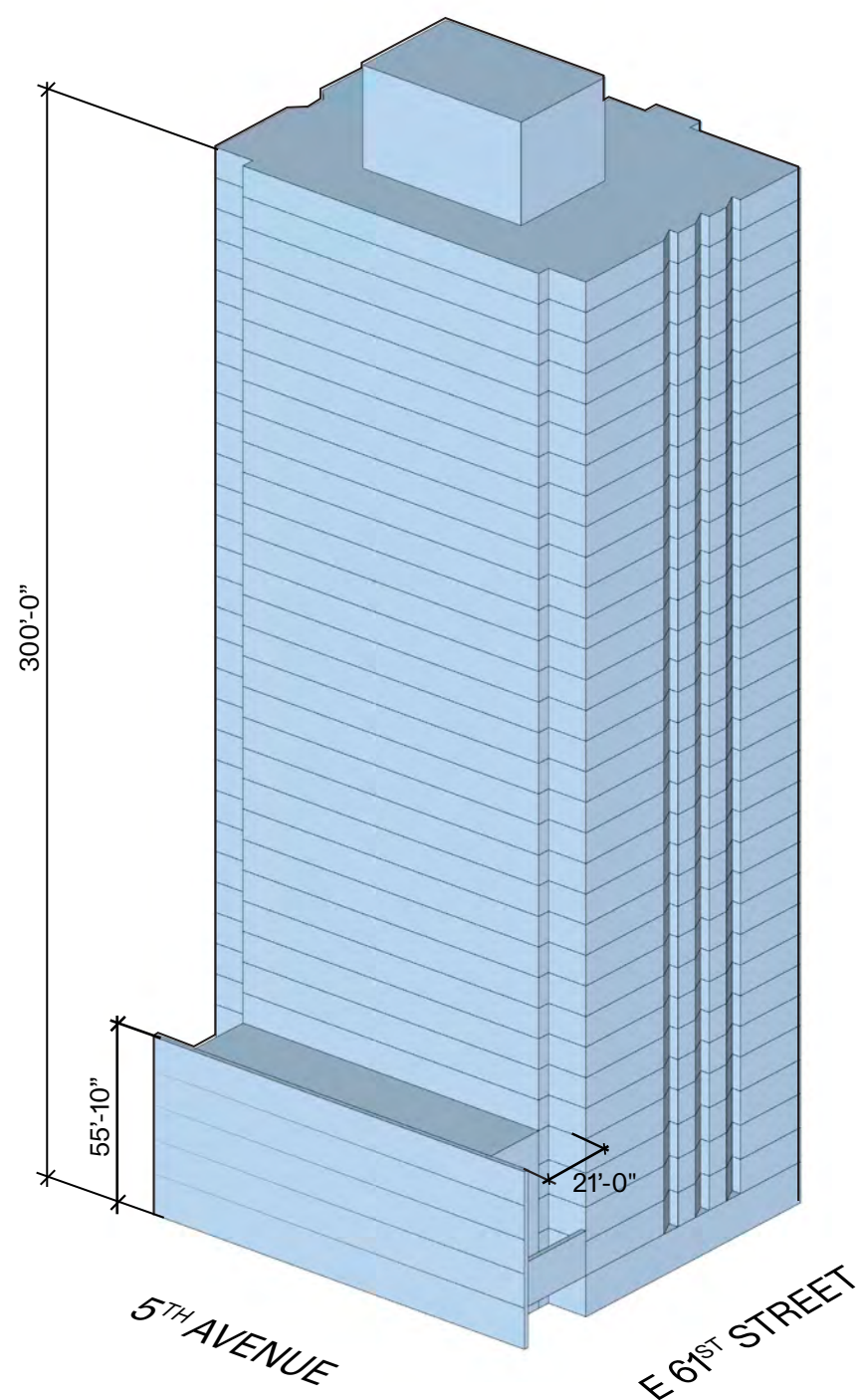


Zoning Map

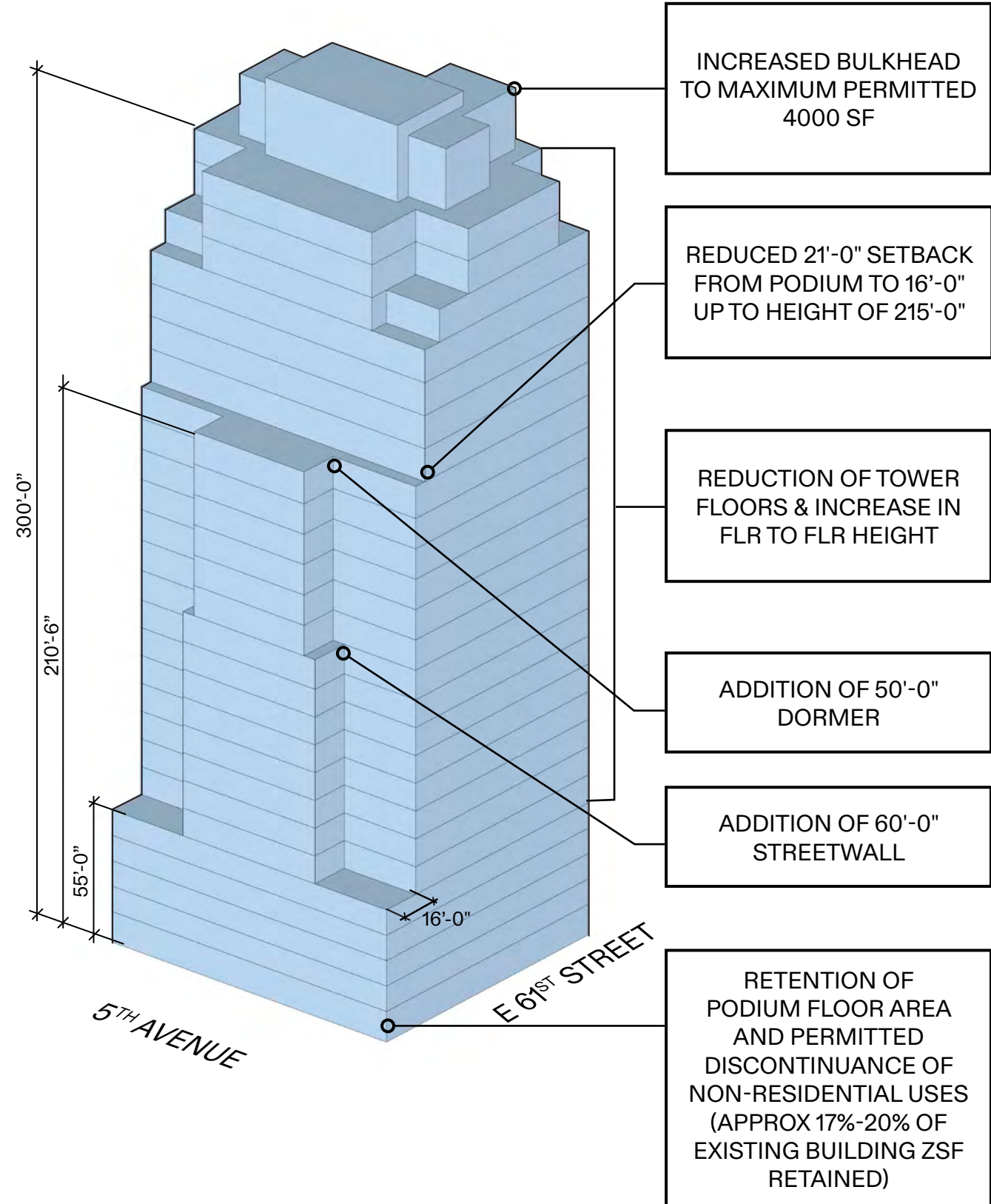
Zoning

MASSING HISTORY & PROPOSED MASSING

1976 Special Permit

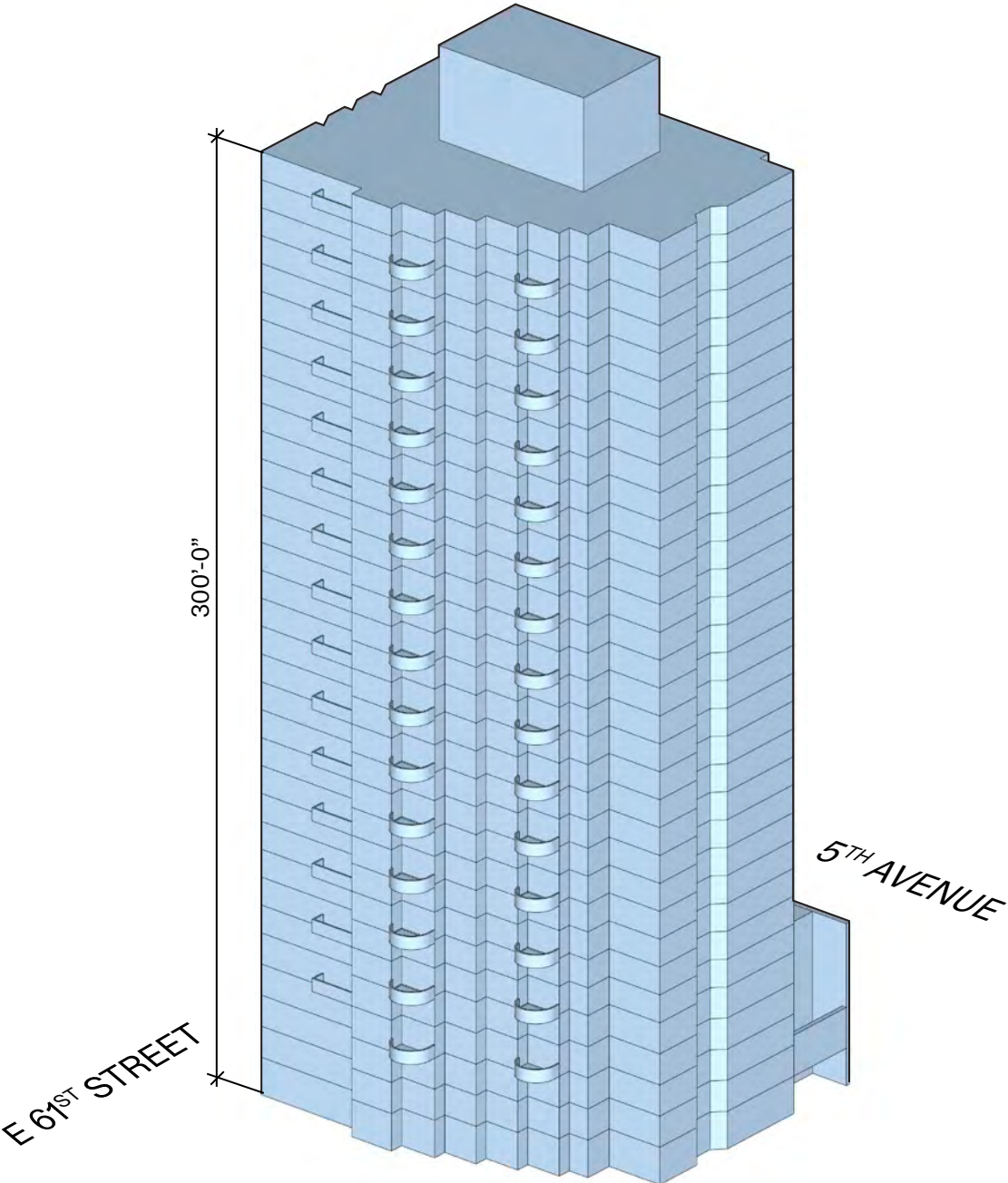


Proposed Design

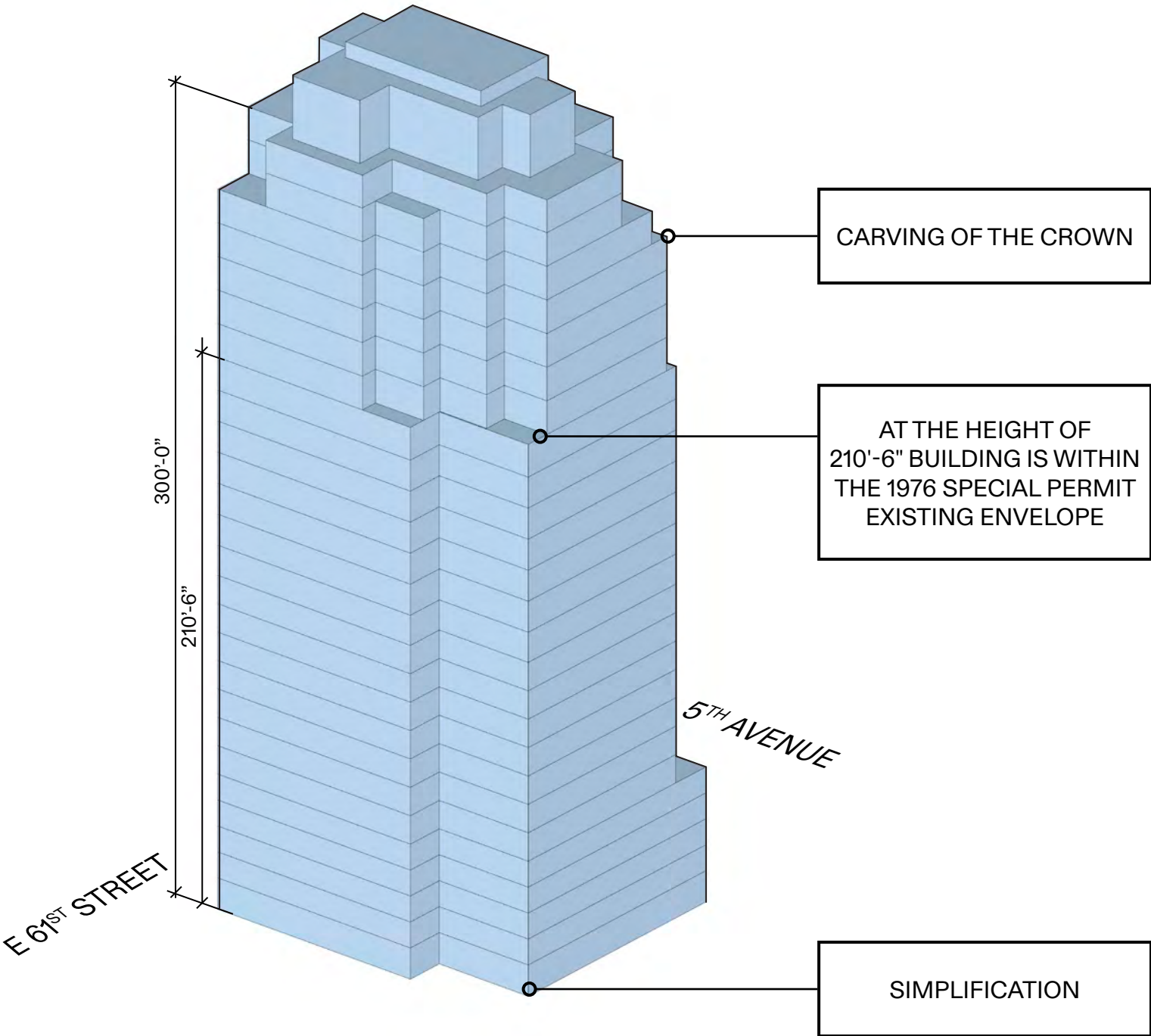


Zoning Massing Diagram
South West Elevation

1976 Special Permit



Proposed Design



Zoning Massing Diagram
North East Elevation

PROPOSED DESIGN



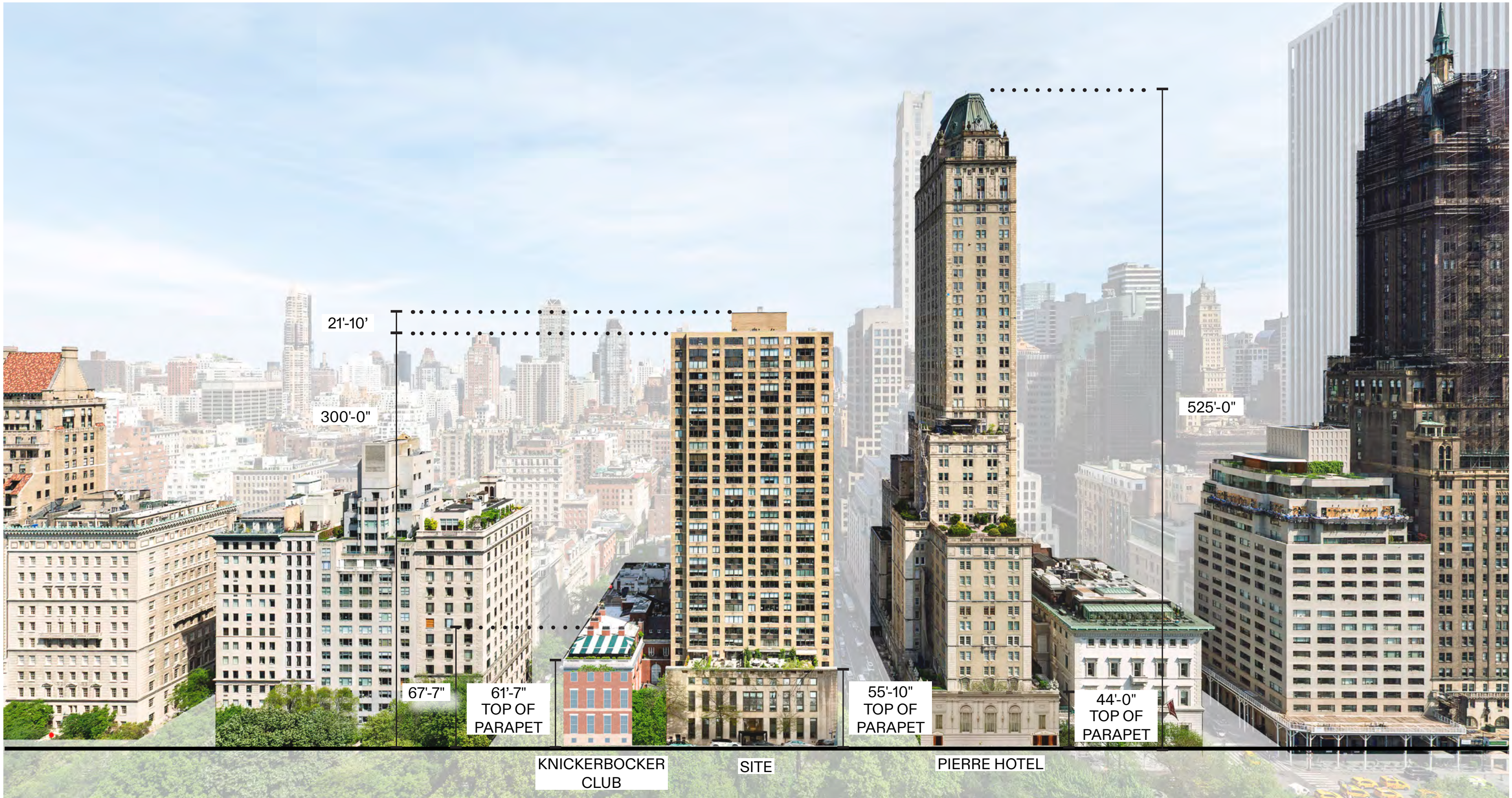
Proposed Site Plan



Neighborhood Character Context
Existing

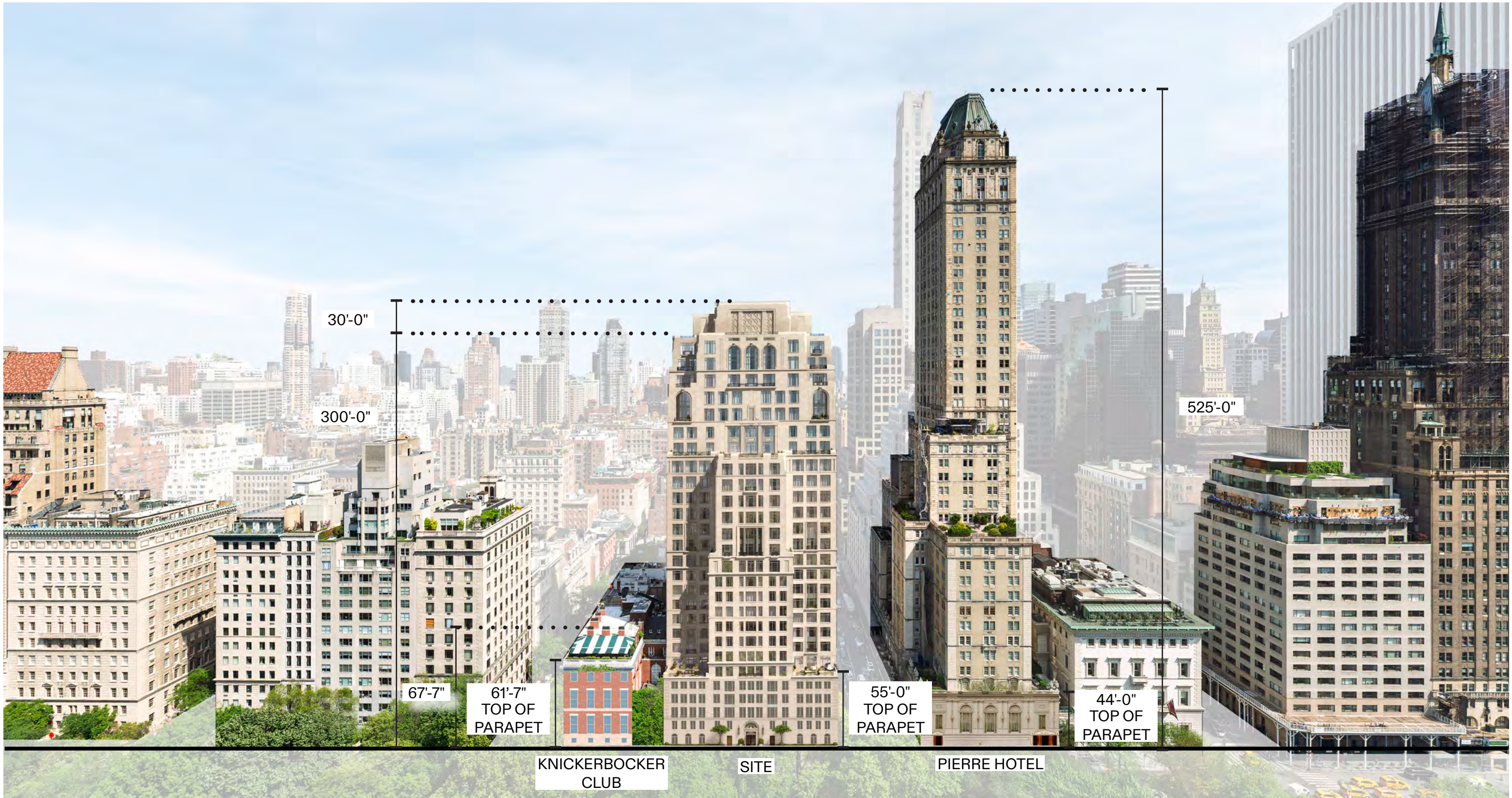


Neighborhood Character Context
Proposed



Neighborhood Character Context

Existing



Neighborhood Character Context

Proposed



View From 59th Street & 5th Avenue
Existing



View From 59th Street & 5th Avenue
Proposed



View From Central Park
Existing



View From Central Park
Proposed



View From 5th Avenue Looking North East
Existing



View From 5th Avenue Looking North East
Proposed



View From 5th Avenue Looking East
Existing



View From 5th Avenue Looking East
Proposed



View From East 61st Street
Existing



View From East 61st Street
Proposed



View Looking South East
Existing



View Looking South East
Proposed

Community Stakeholders and Other Organizations in Support of the Proposed Action:

- Paul Goldberger (Architecture Critic, New York Times, 1973 - 1997; Architecture Critic, The New Yorker, 1997 - 2011; Professor of Architecture and Design, Parsons School of Design)
- Carlton House Residential Board
- Carlton House Retail Units
- Knickerbocker Club
- New York Building Congress (NYBC)
- Real Estate Board of New York (REBNY)

NAFTALIGROUP

PROPERTY PORTFOLIO

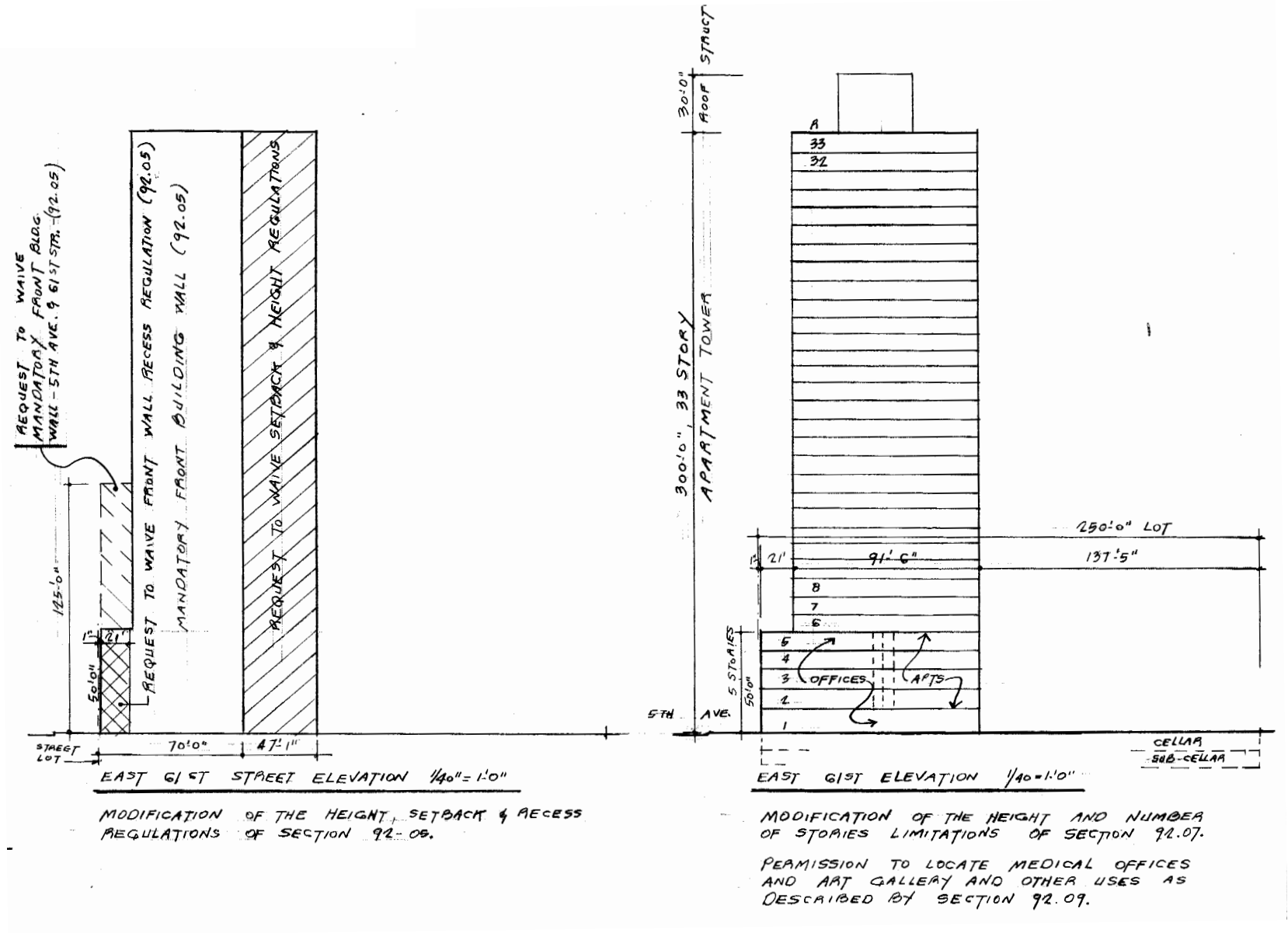
NEW YORK

- | | |
|--|--|
| 1. 800 FIFTH AVENUE | 12. THE SEYMOUR 261 WEST 25TH STREET |
| 2. THE WILLOW 201 EAST 23RD STREET | 13. 234 EAST 23RD STREET |
| 3. 255 EAST 77TH STREET | 14. 182 WEST 82ND STREET |
| 4. THE HENRY 211 WEST 84TH STREET | 15. 33 BEEKMAN STREET |
| 5. WILLIAMSBURG WHARF 460-490 KENT AVE | 16. THE ARTHUR 245 WEST 25TH STREET |
| 6. THE BELLEMONTE 1165 MADISON AVE | 17. LANDMARK PARK SLOPE 267 6TH STREET |
| 7. 200 EAST 83RD STREET | 18. THE BERGEN 361 BERGEN STREET |
| 8. THE BENSON 1045 MADISON AVE | 19. 200 FRANKLIN STREET |
| 9. THE SHEPHARD 275 WEST 10TH STREET | 20. 64, 66, 68 MASPETH AVENUE |
| 10. 221 WEST 77TH STREET | 21. 65 MASPETH AVENUE |
| 11. 210 WEST 77TH STREET | 22. 484 HUMBOLDT STREET |



APPENDIX

	Required	Approved by CPC
Front Wall Recess	Recesses not permitted within 20'-0" of an intersection	Recess along 61 st Street at intersection with Fifth Avenue
Minimum Base Height	125'-0"	50'-0"
Number of Stories	25	33
Height and Setback (Beyond 70'-0" of Intersection)	15'-0" Setback	None Provided
Non-Residential Use	Not Permitted	Certain uses permitted within first five floors (i.e. Medical Offices)
Number of Accessory Parking Spaces	83 (40% of DU)	150



1976 Special Permit

Changes from the 1976 Special Permit and the 2023 Substantial Compliance approval:

- Fewer floors: Higher floor to floor heights
- Infill of podium recess
- Confirmation that community facility use not required

