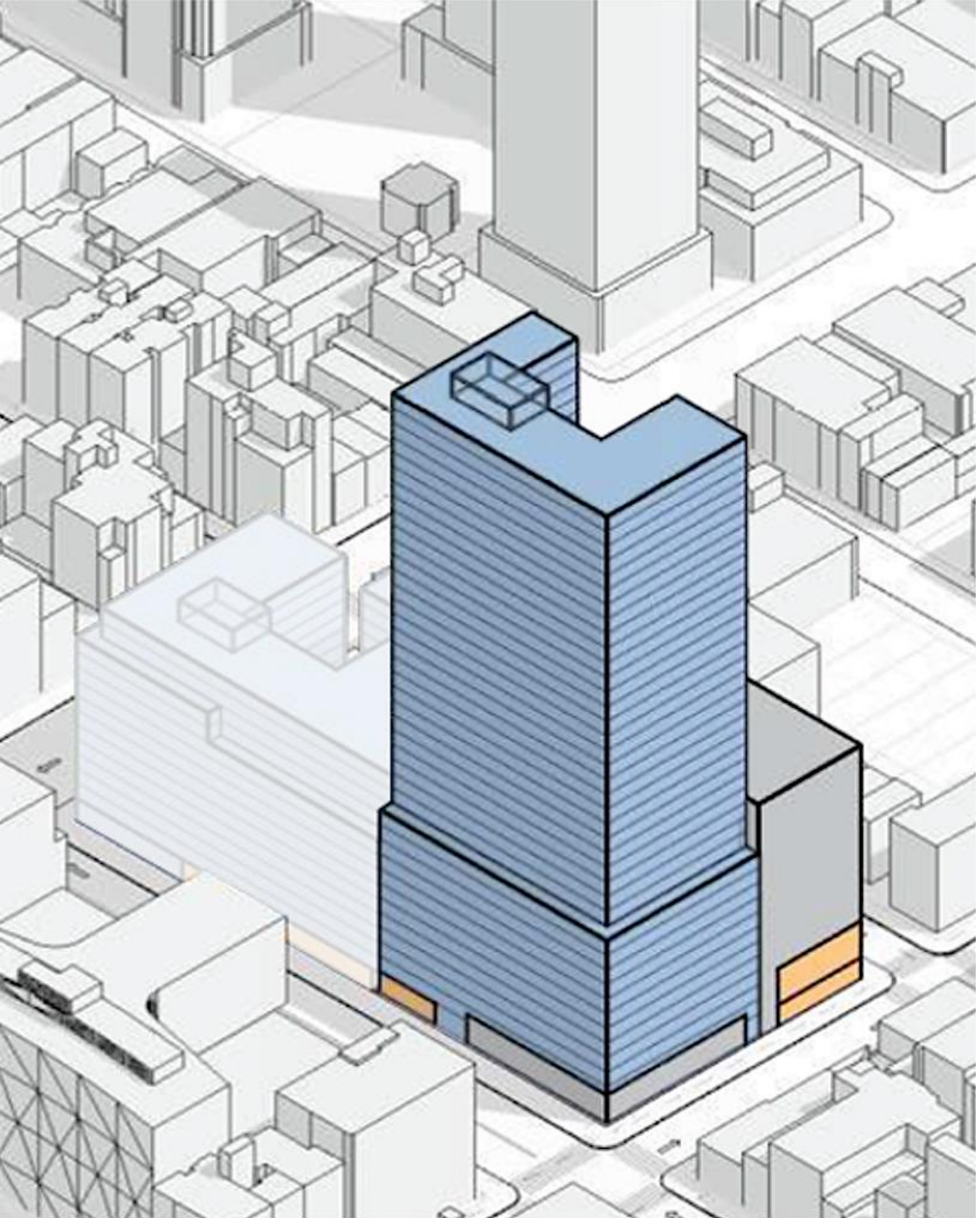


MTA 125th Street & Lexington Avenue Rezoning

East Harlem,
Community District 11

250300 ZMM; 250301 ZRM

Review Session | May 19, 2025

NYC PLANNING

Project Summary

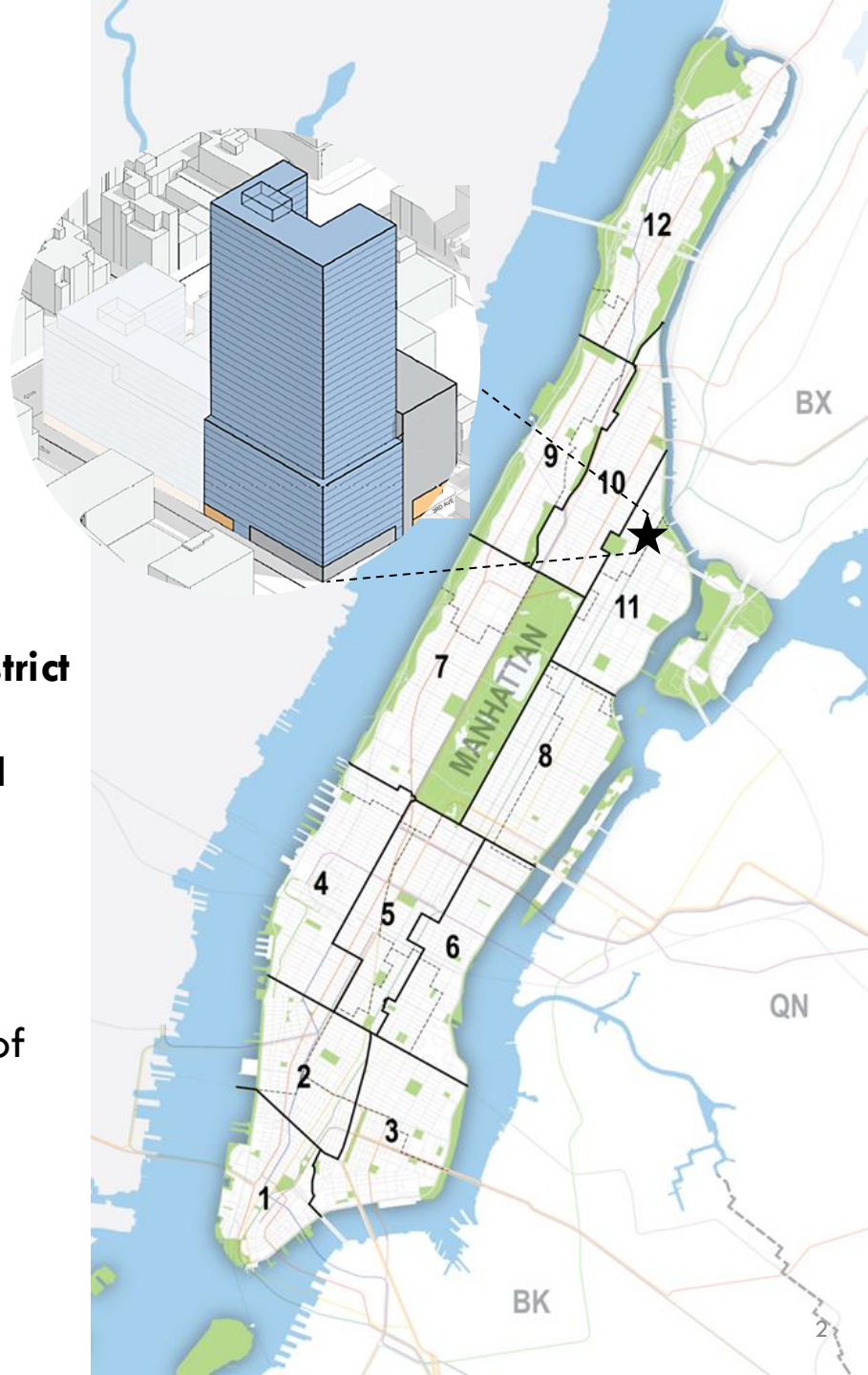
Address:
181 E 124th Street (Block 1773 | **Lots 20**, 27, 33) | East Harlem, Manhattan, Community District 11, Council District 8, CM Ayala

Applicant:
Metropolitan Transportation Authority (MTA)

Actions:
Zoning map amendment to rezone the existing C4-4D zoning district to a **C6-11 district**

Zoning text amendment to modify Zoning Resolution's Article IX, Chapter 7 (Special 125th Street District) and Appendix F to designate the area under Mandatory Inclusionary Housing (MIH)

Proposed Development:
A 40-story (405' ft) mixed-use building with approximately 543, 420 square feet of floor area (15.00 FAR) that would include residential and commercial uses, and provide a total of **684 dwelling units** (171 permanently income-restricted units) to East Harlem CD 11, Manhattan



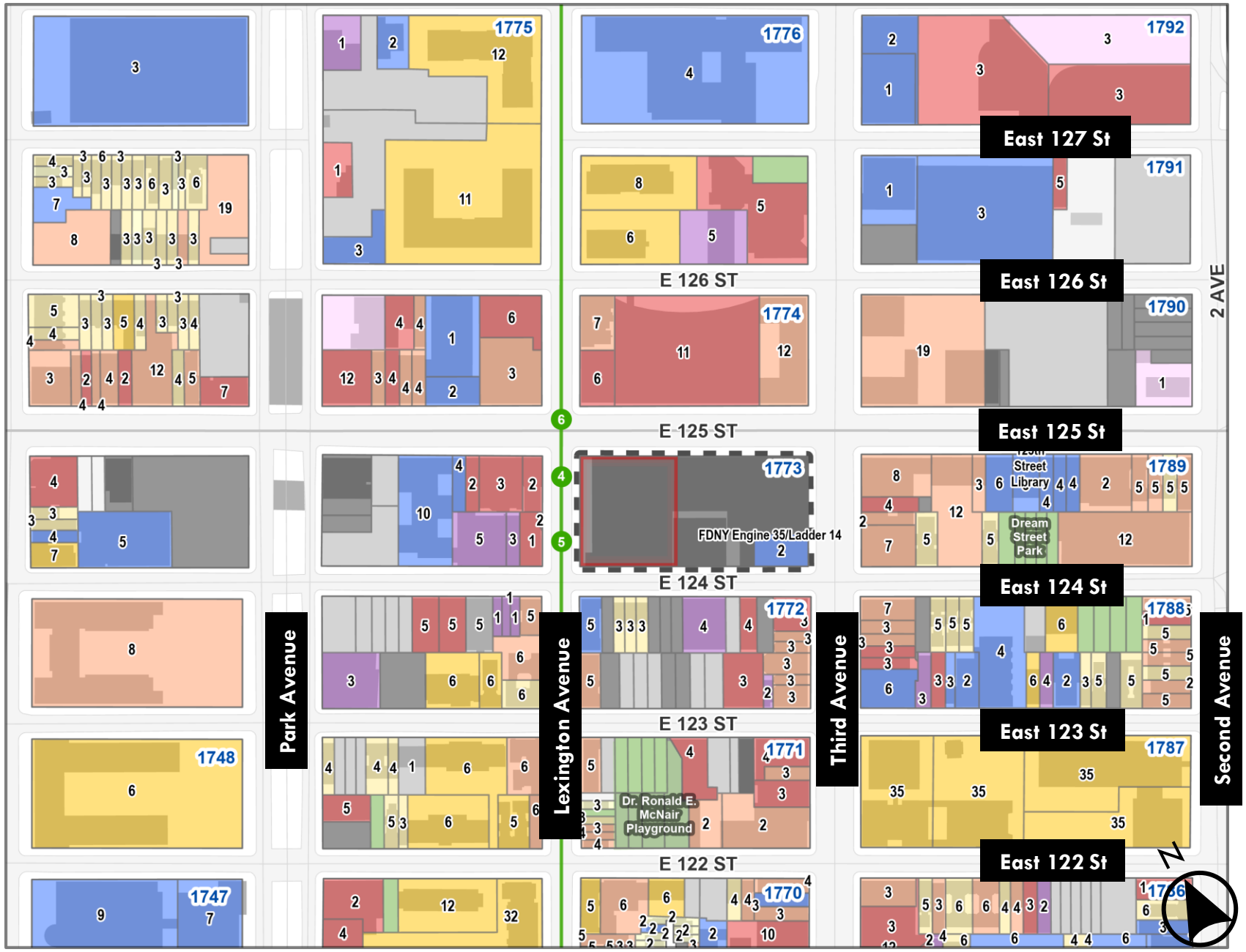
Area Map – Land Use

Proposed Development:
Block 1773 | Lot: 20

Rezoning Area:
Block 1773 | Lot: 20, 27, 33

Land Use

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



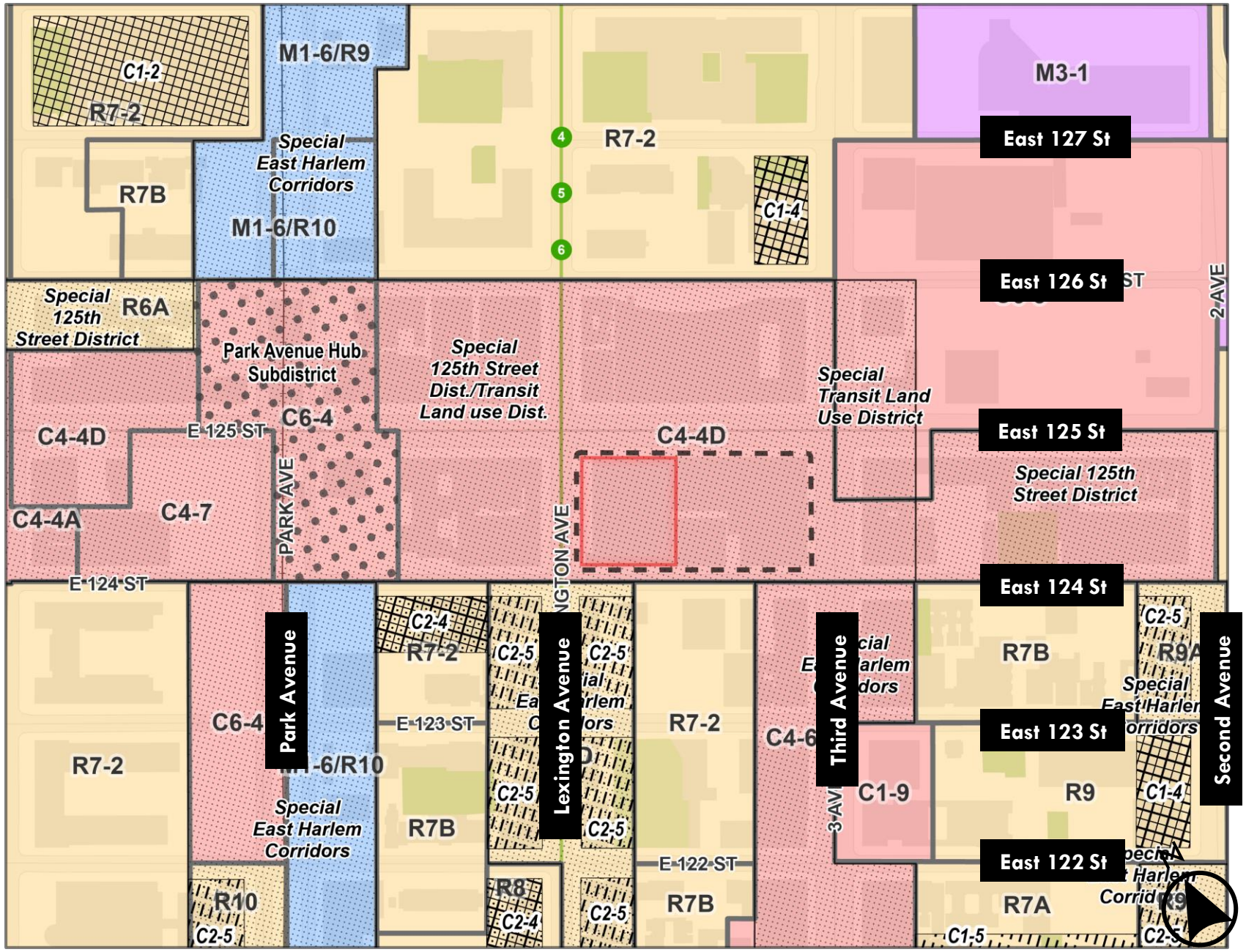
Area Map – Zoning

Proposed Development:
Block 1773 | Lot: 20

Rezoning Area:
Block 1773 | Lot: 20, 27, 33

Zoning:
C4-4D, 125th, TA

Inner Transit and FRESH zones



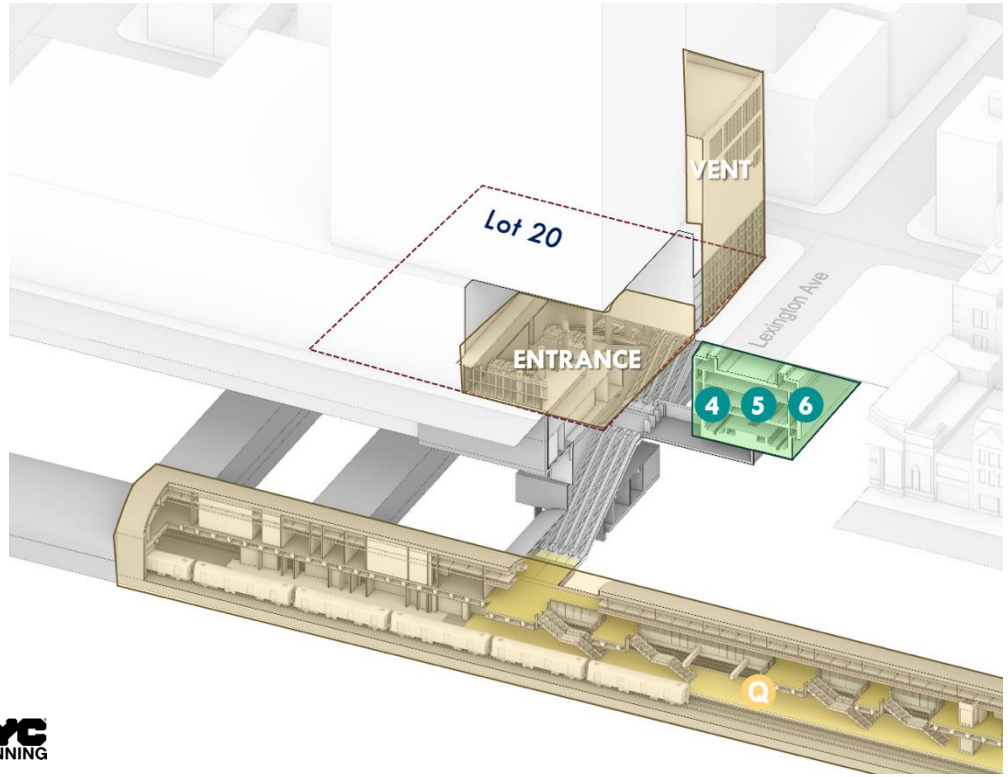
Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts
C1-2	C2-2	Special Districts
C1-3	C2-3	
C1-4	C2-4	
C1-5	C2-5	

Proposed Development

The proposed development would be located on Lot 20 (MTA owned). Lot 20 with approximately 36,000 sqft of lot area is a regularly-shaped through lot with frontage on Lexington Avenue, E 124 and E125

Lot 20 will have a transit easement of approximately 141,000 sqft (N 230235 ZCM*)





MTA – SAS rendering

Development Site

Lot 27 (Privately Owned) is an L-shaped lot with approximately 42,000 sqft of lot area, occupying most of the eastern half of the block

In 2023, DCP approved a FRESH certification and authorization on Lot 27 (N 230072 ZCM); (N 230071 ZAM)

A ZLDA was executed between Lots 20 & 27. Portion of a permanent subgrade easement will be located below Lot 27





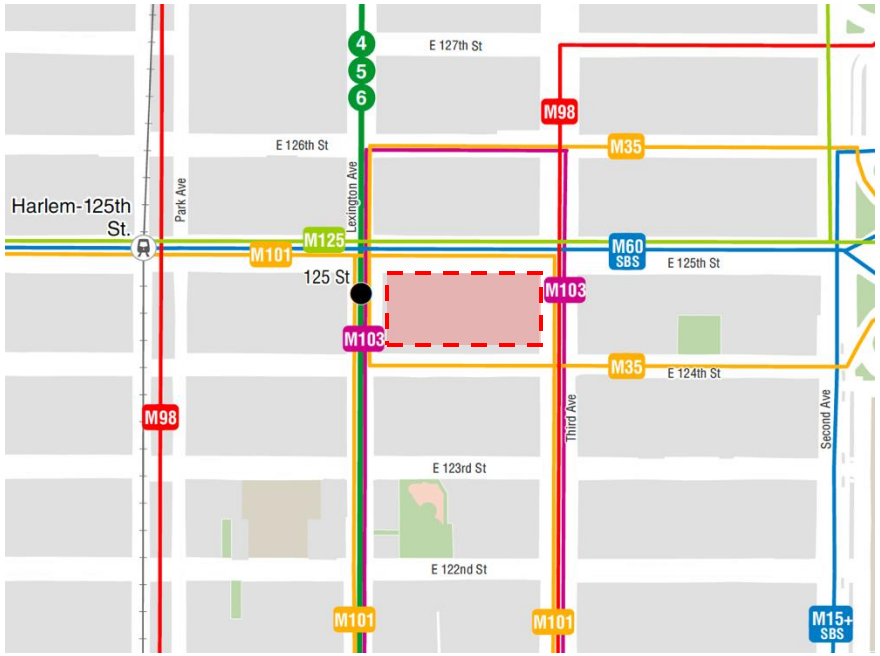
Lot 27, projected development rendering – S9ARCHITECTURE

Rezoning Area

Lot 33 (City-owned) is improved with a 2-story building and currently occupied by the FDNY fire station housing Engine 35, Ladder 14, 12th Battalion, and it is not a projected development site

Collectively, the rezoning area | Applicable Actions: ZM, ZR

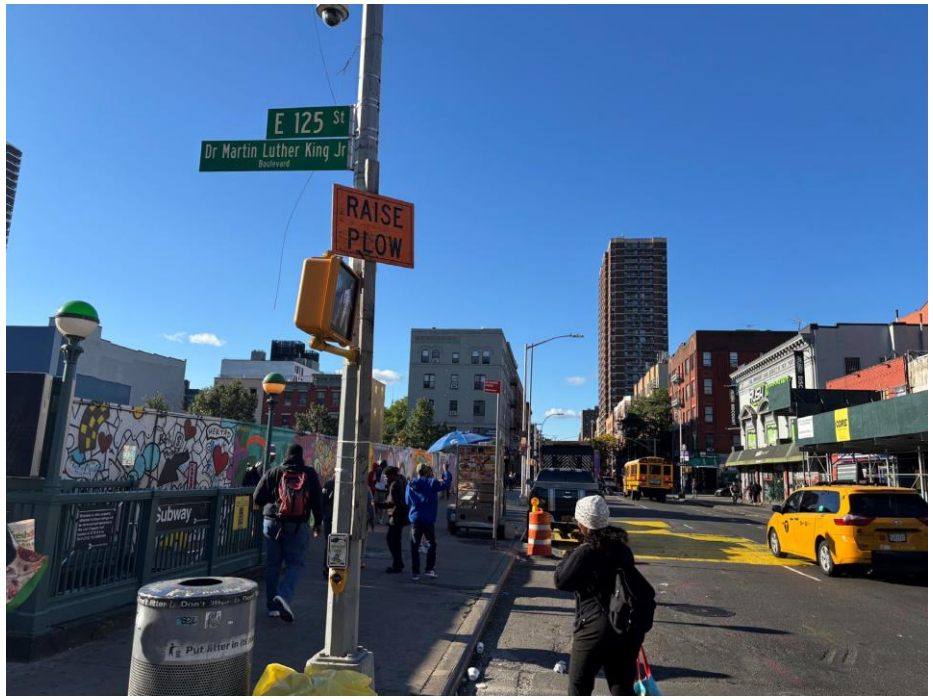
In 2025, City of Yes Housing Opportunity is approved and enables the creation of two new high-density residential districts R11 and R12. Intended to allow more density where the city already has subway, commuter rail, and bus capacity





State Environmental Quality Review Act (SEQRA) Environmental Assessment Form (Study area transit, Figure J-2)

Existing Conditions





125th Street and Lexington Avenue, facing south on Lexington





125th Street and Third Avenue, facing east on 125th Street

Existing Conditions, continued…





124th Street and Third Avenue, facing north on Third Avenue





124th St between Lexington and Third Avenues, facing north

Project Area

Park Avenue Hub Subdistrict:

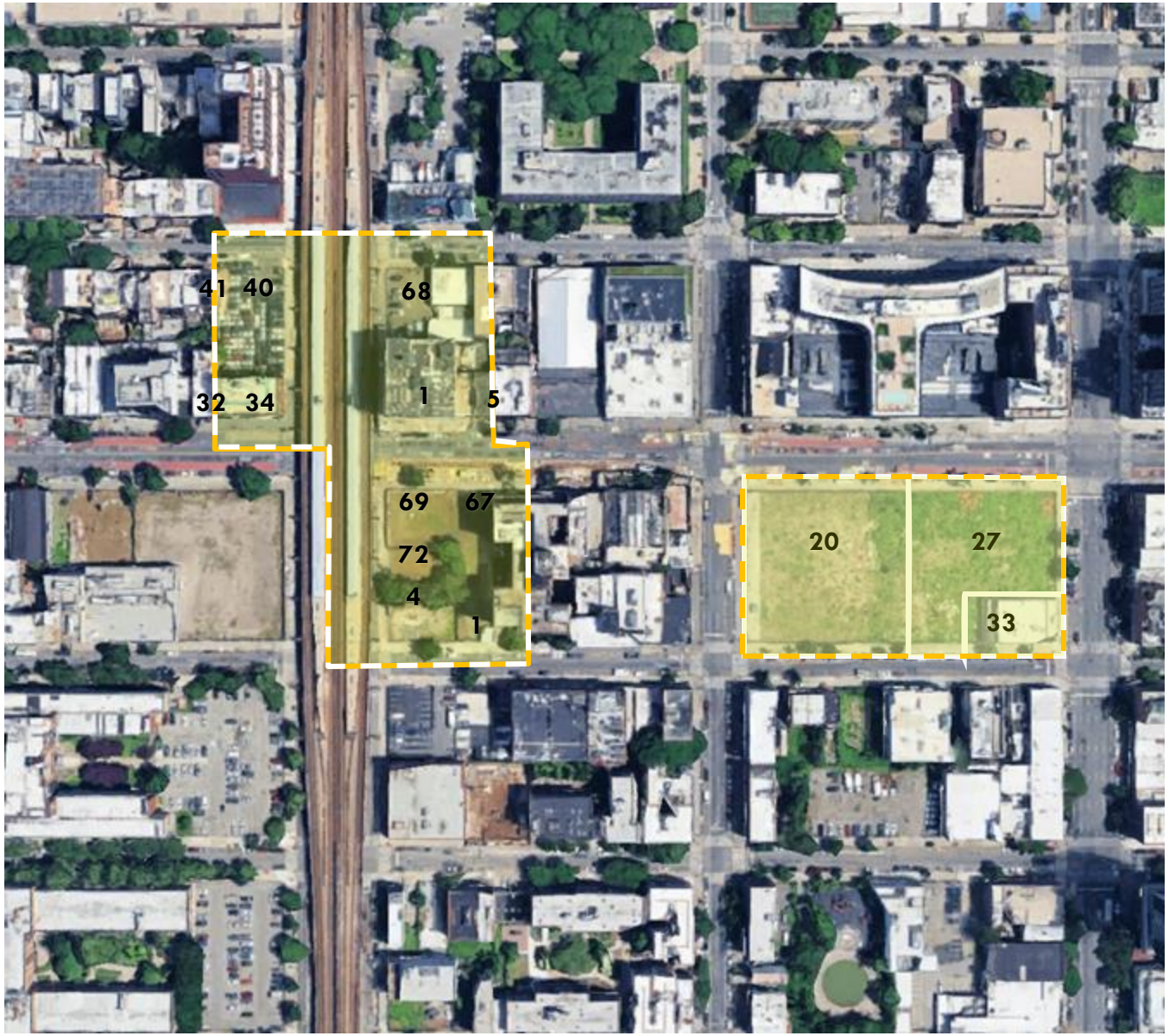
- Block 1773 |Lots 1, 4, 67, 69 and 72
- Block 1774 |Lots 1, p/o 5, and 68
- Block 1750 |Lots p/o 32, 34, p/o 41, and 40

Applicable zoning actions: ZR

Subdistrict B

- Block 1773 | Lots: 20, 27 and 33 (Rezoning Area)

Applicable zoning actions: ZR & ZM



Site Context



Zoning map amendment – 6b

Rezone the project area from an **C4-4D** district to **C6-11** district

	Current Zoning	Proposed Zoning
Permitted FAR	**C4-4D**	**C6-11**
Residential	7.2*	15.0*
Community Facility	6.0	12.0
Commercial	5.4^	12.0
Total Max. FAR	**7.2**	**15.0**

* with qualifying affordable housing or qualifying senior housing

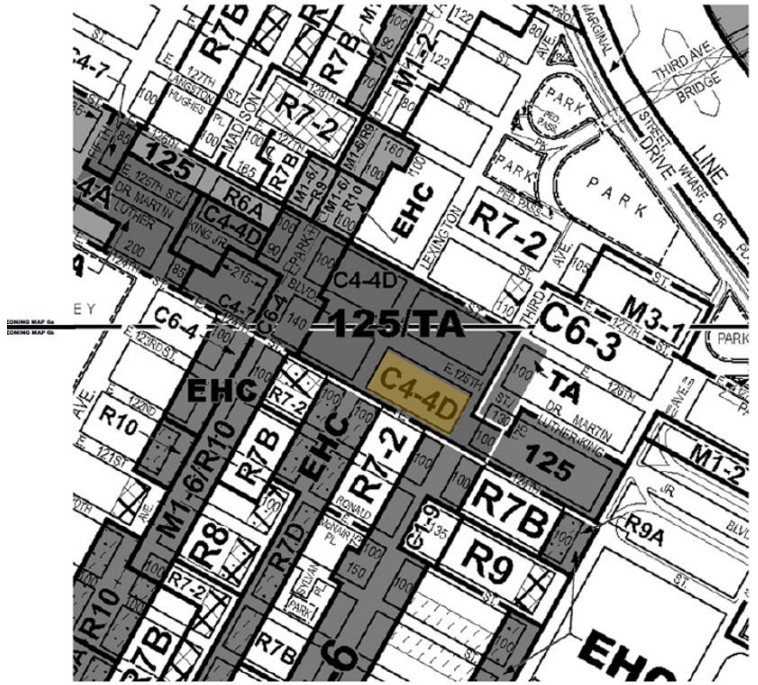
^ with visual or performing arts bonus

Bulk regulations:

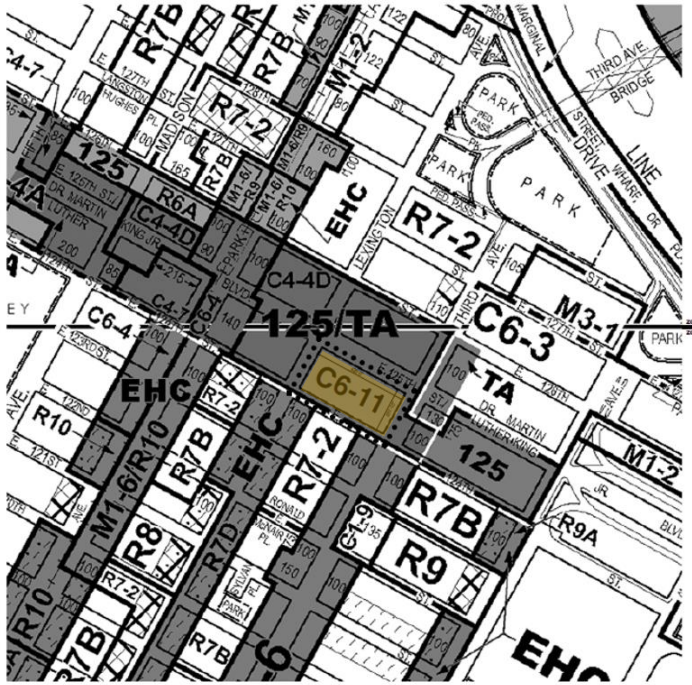
C4-4D (R8A equivalent)
Base height: 105 feet *
Max. building height of 145 feet *

C6-11(R11 equivalent)
Base height: 155 feet *
Max. building height of 405 feet **
Tower Regulations permitted +

* with qualifying affordable housing or qualifying senior housing
** max. height permitted for eligible sites
\+ 60% Lot coverage up to 300 ft/ 50% Lot coverage above 300 ft



CURRENT ZONING MAP

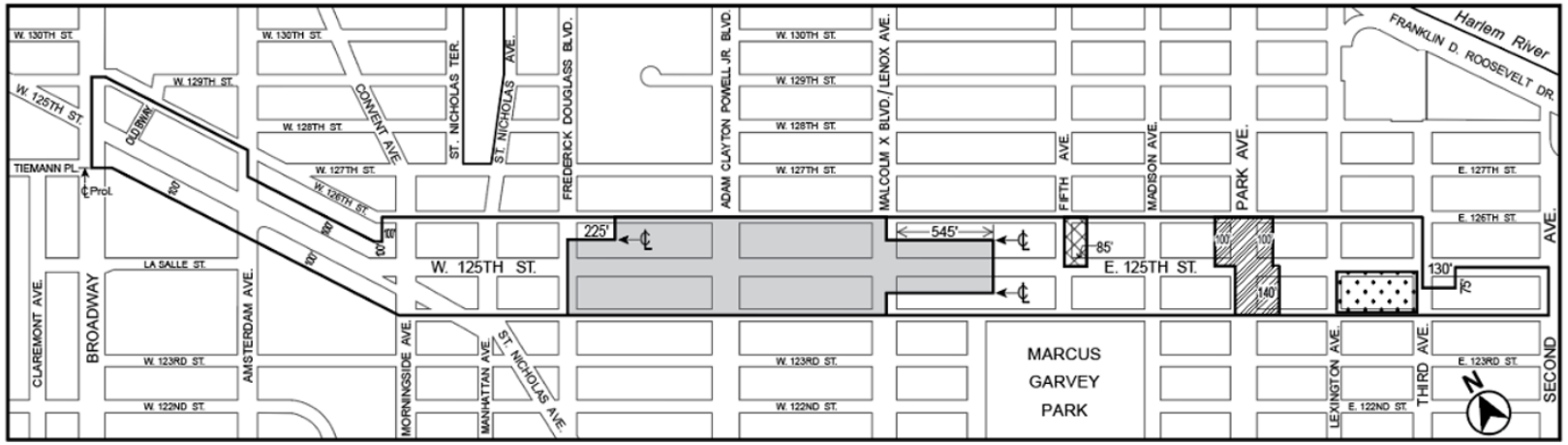


PROPOSED ZONING MAP *(Area being rezoned is outlined with dotted lines)*

C6-11: Changing a C4-4D district to a C6-11 district within the dotted Project Area Boundary

Zoning text amendment
Chapter 7 - Special 125th Street District

The Special 125th Street District, established in 2008 and located in Harlem, was created to enhance 125th Street as a vibrant, mixed-use corridor. Its primary goals, include preserving the street's role as Harlem's "Main Street," promoting mixed-use development, supporting arts and cultural activities, ensuring compatible building forms, and enhancing the pedestrian environment

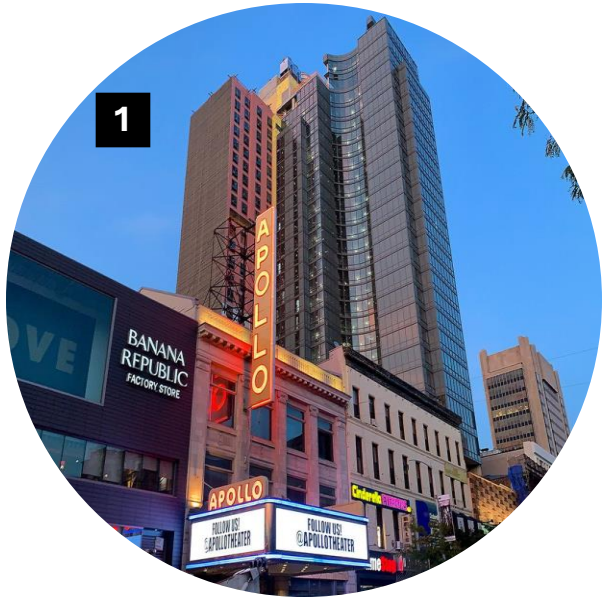








Recent Developments - Special 125th Street District



2023 | Victoria Theater [ESD]
Zoning Override – 17.0 FAR | 340 ft



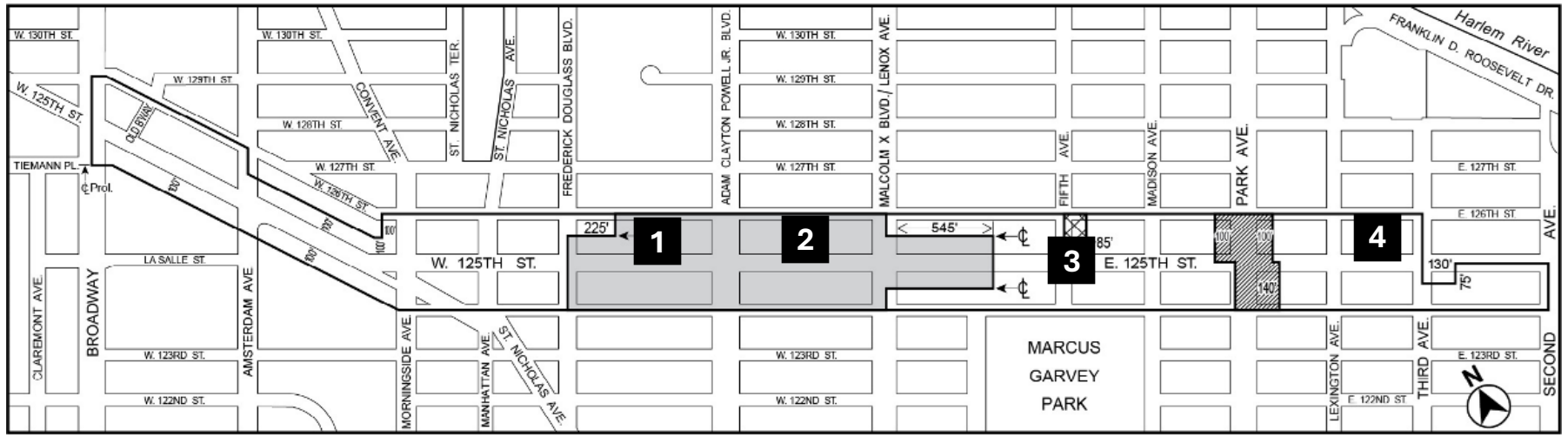
2023 | The National Urban League [ESD]
Zoning Override – 8.5 FAR | 227 ft



2025 | National Black Theater
Subdistrict A - 12.00 FAR | 245 ft



2023 | 149 E 125th Street [AOR]
6.58 FAR | 145 ft



Zoning text amendment - Chapter 7 - Special 125th Street District

Summary of proposed amendment of Article IX Chapter 7 - Special 125th Street District ZR sections:

1. 97-04 |Establishment of Subdistricts

2. 97-06 |Applicability of District Regulations
   - 97-061 | Applicability of Special Transit Land Use District Regulations

3. 97-41 | Special Floor Area Regulations
   - 97-412 |Maximum floor area ratio in the Park Avenue Hub Subdistrict

4. 97-43|Special Height and Setback Regulations
   - 97-433|Height and setback regulations in the Park Avenue Hub Subdistrict

5. Appendix A | Special 125th Street District Plan

Zoning text amendment
Chapter 7 - Special 125th Street District

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

Create a new and fourth Subdistrict (Subdistrict B) within the Special 125th Street District in East Harlem, Manhattan Community District 11

97-04 | Establishment of Subdistricts

In order to carry out the purposes and provisions of this Chapter, ~~**three**~~ **four** subdistricts are established within the #Special 125th Street District#: the Core Subdistrict, the Park Avenue Hub Subdistrict, ~~**and**~~ Subdistrict A**, and Subdistrict B**. Each subdistrict includes specific regulations designed to support an arts and entertainment environment and other relevant planning objectives along 125th Street. The boundaries of the subdistricts are shown on Map 1 in Appendix A of this Chapter

Zoning text amendment
Chapter 7 - Special 125th Street District

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

Bring Chapter 7 - Special 125th Street District text in alignment with other Special Districts

97-061 | Applicability of Special Transit Land Use District Regulations

Wherever the #Special 125th Street District# includes an area which also lies within the #Special Transit Land Use District#, the requirements of the #Special Transit Land Use District#, as set forth in Article IX, Chapter 5, shall apply**, except as modified by the provisions of this Chapter**.

Zoning text amendment
Chapter 7 - Special 125th Street District

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

Reduce the existing non-residential requirement from 2.0 to 1.5 FAR

97-412 | Maximum floor area ratio in the Park Avenue Hub Subdistrict

Within the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the maximum #floor area ratio# for #zoning lots# is set forth in paragraph (a) of this Section, and is modified for certain #zoning lots# in accordance with paragraph (b) of this Section.

(a) Maximum #floor area ratio#

The maximum #floor area ratio# shall be 12.0. Where a #development# or #enlargement# contains #residential# #floor area#, such #zoning lot# shall satisfy the provisions of either:

(1) a minimum non-#residential# #floor area ratio# of ~~**2.0**~~ **1.5** shall be provided on such #zoning lot#. Such #floor area# shall not include any #floor area# containing a #transient hotel#; or

(2) a minimum #floor area ratio# of 0.5, or a minimum amount of floor space equivalent to such 0.5 #floor area ratio#, shall be provided on such #zoning lot#. Such #floor area# or equivalent floor space shall be exclusively used for those visual or performing arts #uses#, designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses), and shall be certified by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section 97-42 (Certification for floor area bonus for visual or performing arts uses) have been met.

Zoning text amendment
Chapter 7 - Special 125th Street District

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

Extend the Park Avenue Hub Subdistrict Floor Area regulations and make the existing non-residential requirement of 1.5 FAR optional and no applicable for certain zoning lots

97-412 | Maximum floor area ratio in the Park Avenue Hub Subdistrict …. (continued)

(b) Modified maximum #floor area ratio# for certain #zoning lots#

For #zoning lots# existing on or before November 30, 2017, with a #lot area# of less than 5,000 square feet, or for #zoning lots# subject to the provisions of paragraph (a)(4) of Section 27-131 (Mandatory Inclusionary Housing), or **for #zoning lots# that include a transit easement in accordance with the applicable provisions of Article IX, Chapter 5 (Special Transit Land Use District),** the maximum #floor area ratios# set forth in paragraph (a) of this Section shall be modified, as follows:

(1) the minimum non-#residential# #floor area# requirements set forth in paragraph (a) of this Section shall be optional for #zoning lots# existing on or before November 30, 2017, with a #lot area# of less than 5,000 square feet **or for #zoning lots# that include a transit easement in accordance with the applicable provisions of Article IX, Chapter 5 (Special Transit Land Use District).** For #zoning lots# utilizing the provisions of this paragraph, the minimum non-#residential# #floor area# or visual or performing arts space requirements set forth in paragraph (a) of this Section shall not apply.

Zoning text amendment
Chapter 7 - Special 125th Street District

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

Extend the Park Avenue Hub Subdistrict Height and Setback regulations to Subdistrict B and modify the basic maximum height for developments along 125th Street

97-433 | Height and setback regulations in the Park Avenue Hub Subdistrict and in Subdistrict B

In C6-4 Districts within the Park Avenue Hub Subdistrict **or in any #commercial district# within Subdistrict B**, as shown on Map 1 in Appendix A of this Chapter, the following provisions shall apply.

(b) Basic maximum #building# height and setback regulations

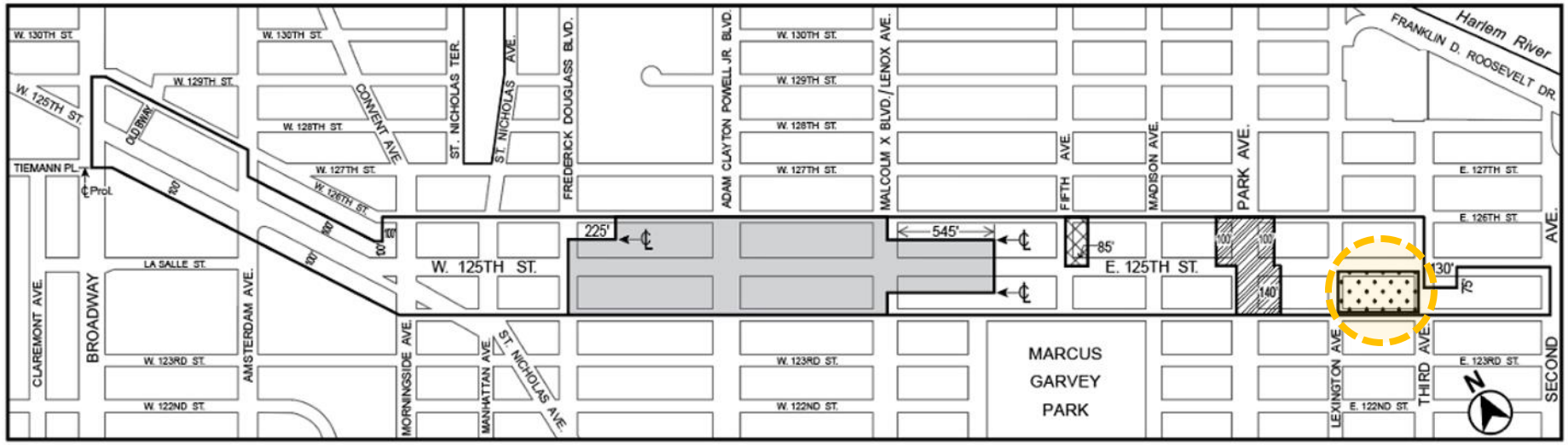
The maximum height of #buildings or other structures# shall be as set forth in the applicable provisions of Section 35-632, except that the minimum base height shall be as set forth in paragraph (a) of this Section, and the maximum base height for #buildings or other structures# along the #street line# of 125th Street and within 50 feet of such #street line# shall be **~~85~~ 125 feet.**

Zoning text amendment
Chapter 7 - Special 125th Street District

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

Amended Special 125th Street District Plan – Appendix A



Special 125th Street District boundary
Core Subdistrict
Park Avenue Hub Subdistrict
Subdistrict A
Subdistrict B

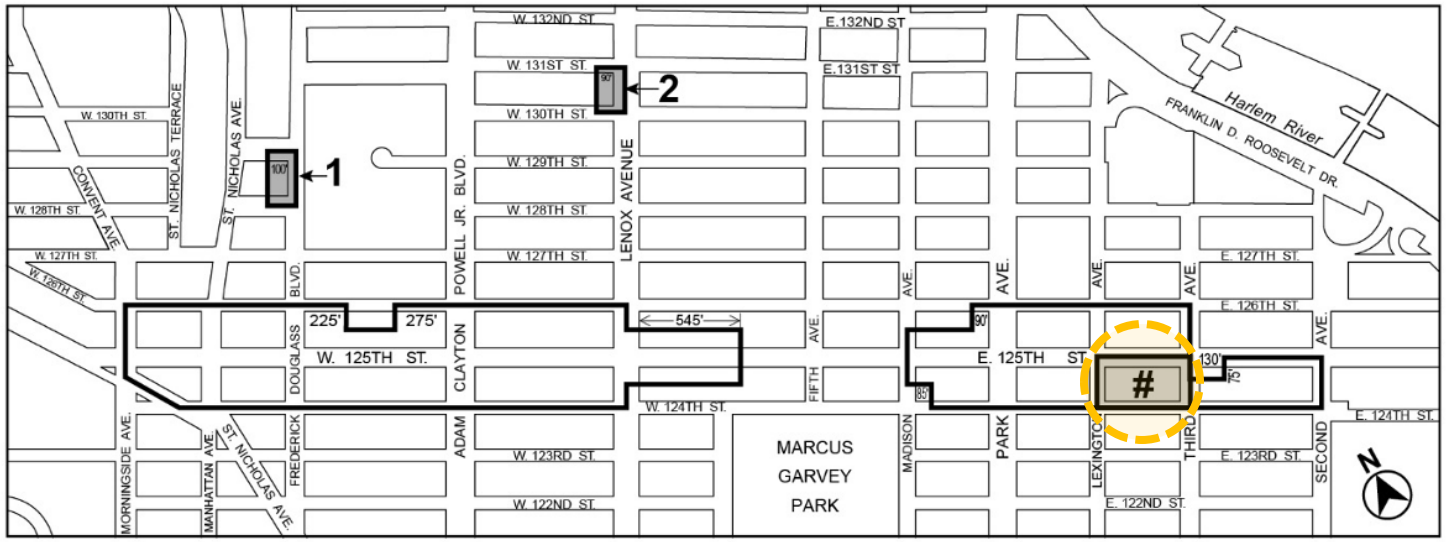
Zoning text amendment – Appendix F

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

Amend **Appendix F** to designate the rezoning area as an MIH area with Options 1 and 3

- Option 1: **25%** of residential floor area provided as housing affordable to households at an average of **60% of AMI**
- Option 3: **20%** of the residential floor area provided as housing affordable to households at an average of **40% of AMI**



Former Inclusionary Housing designated area

Mandatory Inclusionary Housing area
Area **1** – 2/15/17 MIH Option 1
Area **2** – 2/15/17 MIH Option 2
Area **#** – [date of adoption] MIH Option 1 and Option 3

Portion of Community Districts 9, 10, and 11, Manhattan

Proposed Development

543k
Total sqft building

40
Stories

405 ft
420 Height (w/ bulkhead)

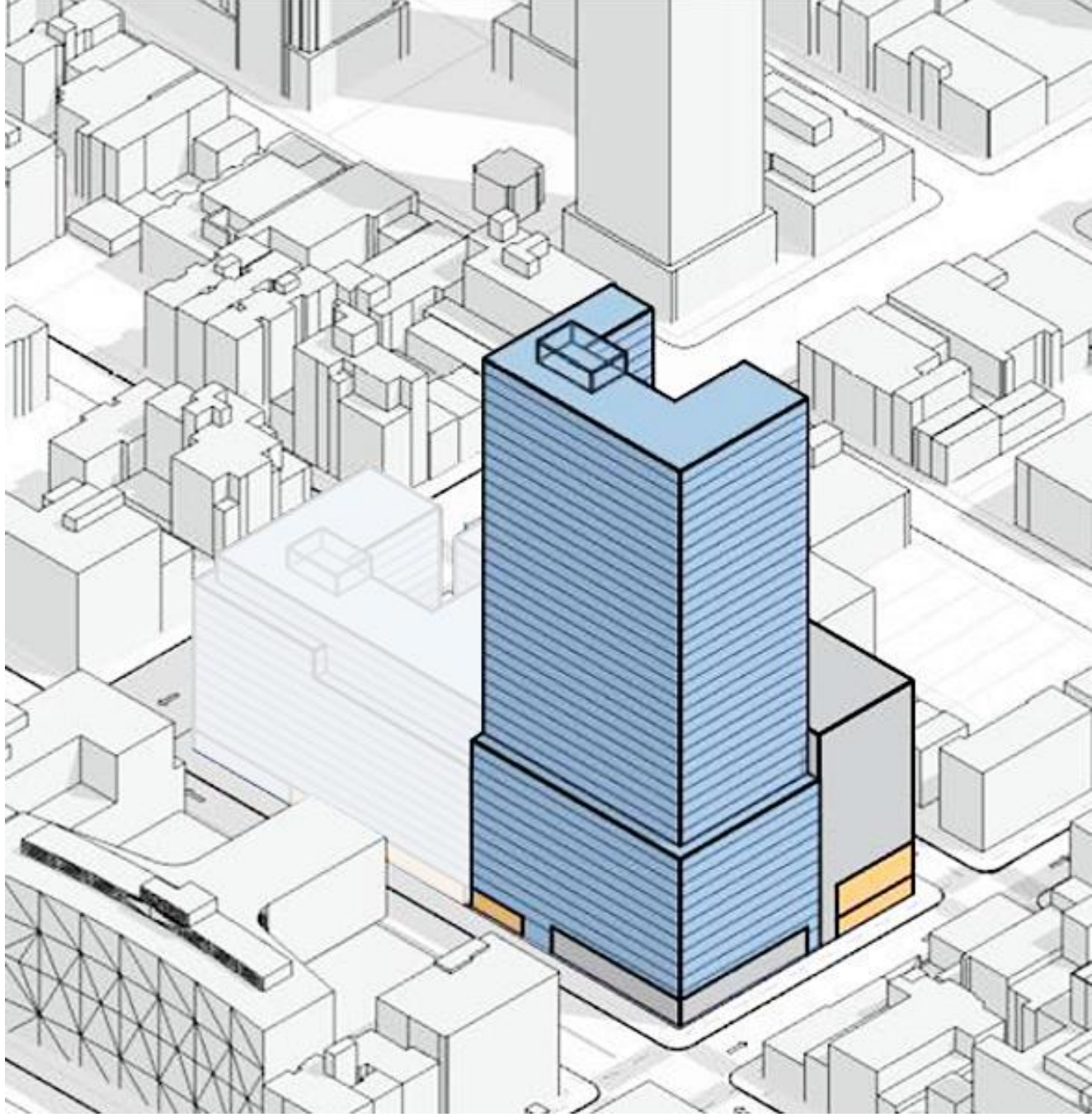
15.00
FAR

Mixed-Use
Development

684
Dwelling units

125th St
Subway station
(Q, 4, 5, 6 and Metro-North)

171
Income-restricted units
(MIH option 2 and 3)



Commercial Space

Transit Easement

Racial Equity Report
Housing and Opportunity

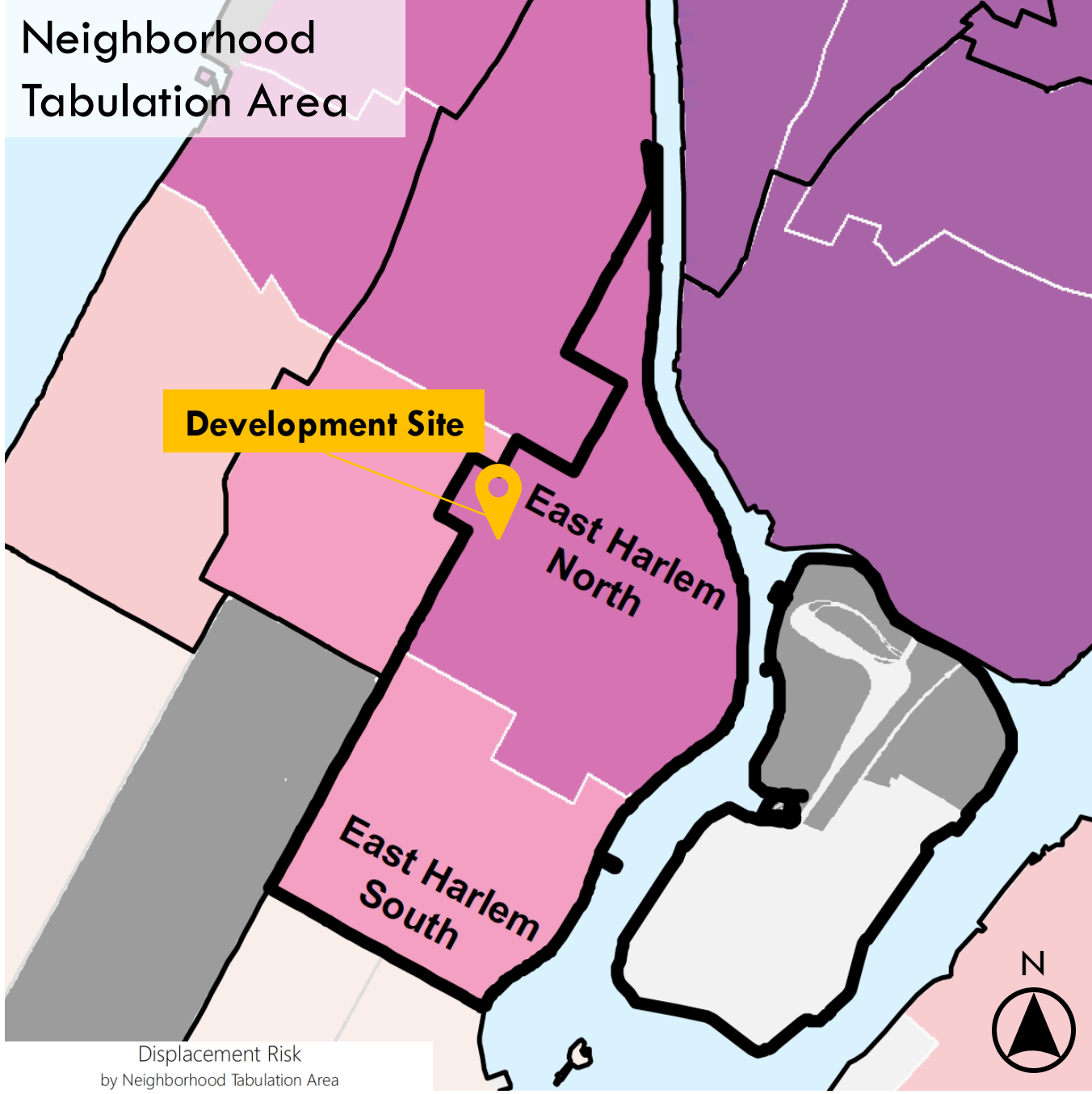
East Harlem North

Median Household Income:

$35,598

Public Use Microdata Area (PUMA) 3804

Lower than Manhattan and NYC ($94,539 & $70,643)



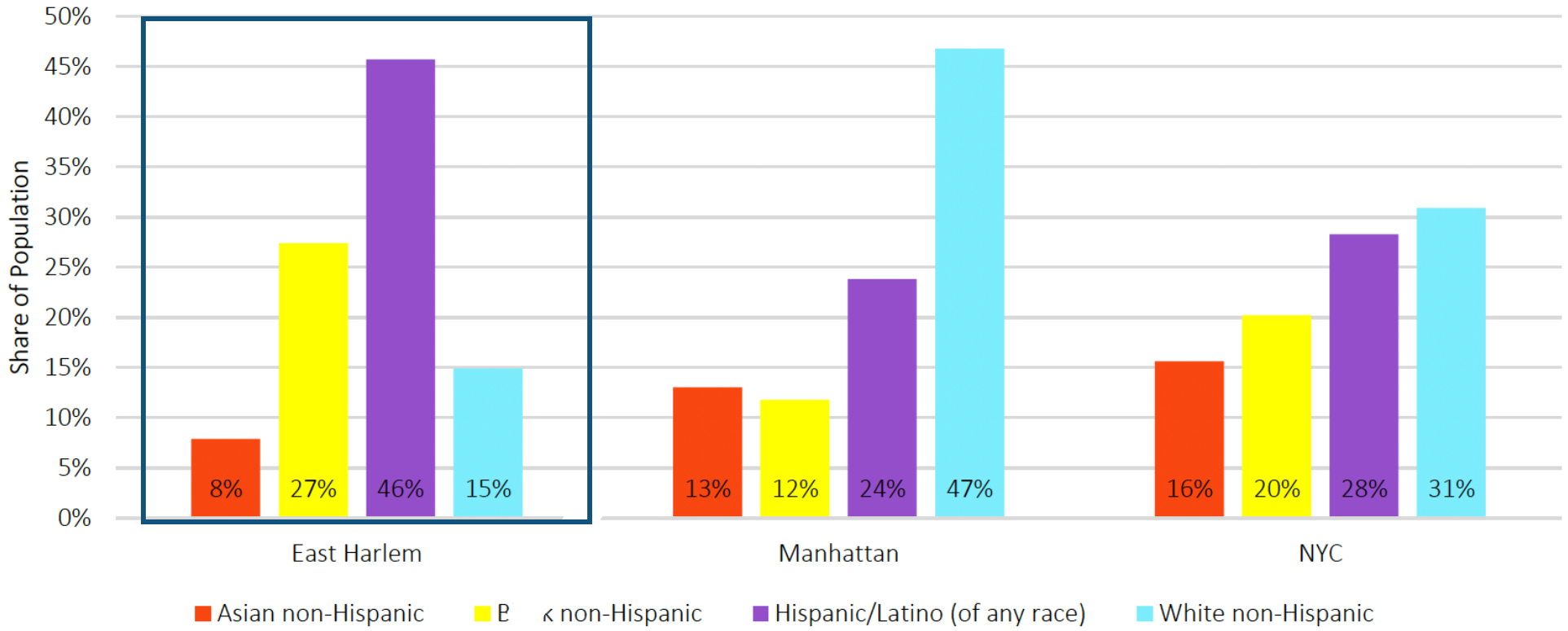
Racial Equity Report
Housing and Opportunity

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



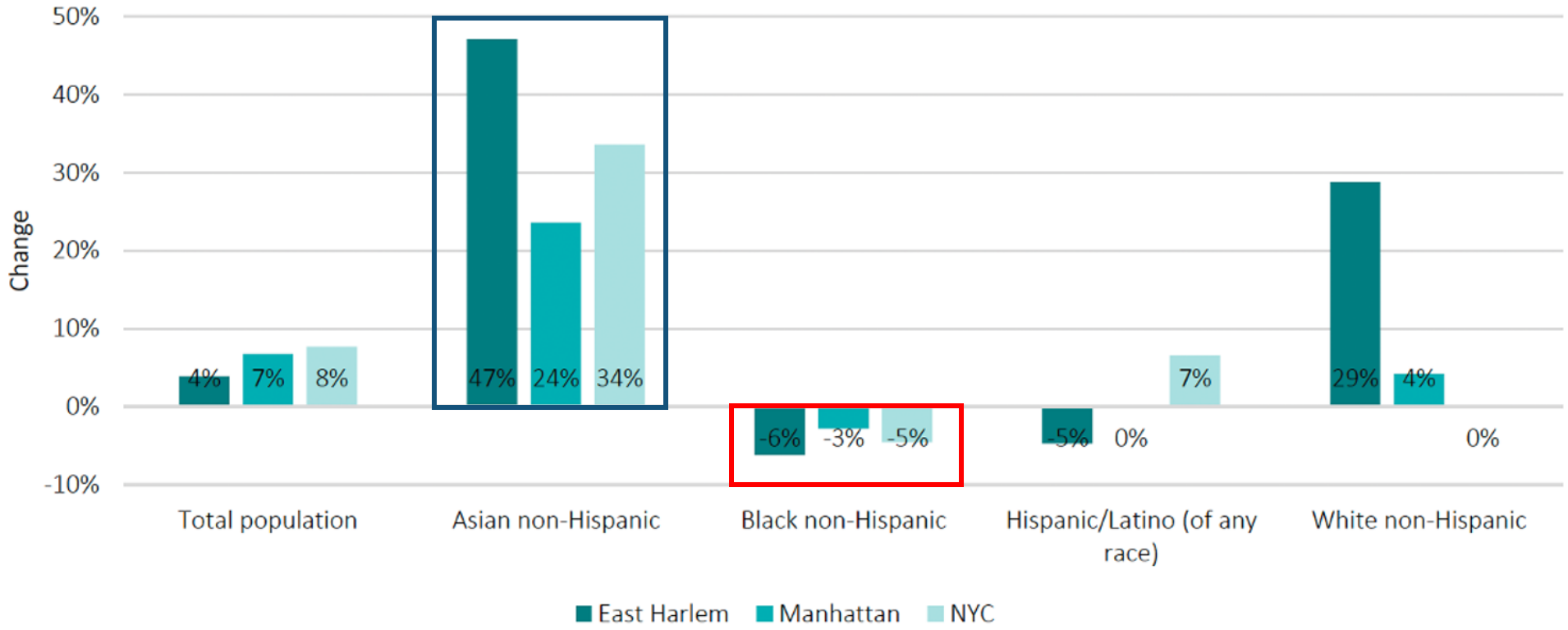
Source: Census 2020; Community Profile Table 1.01

Racial Equity Report
Housing and Opportunity

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2020; Community Profile Table 1.01

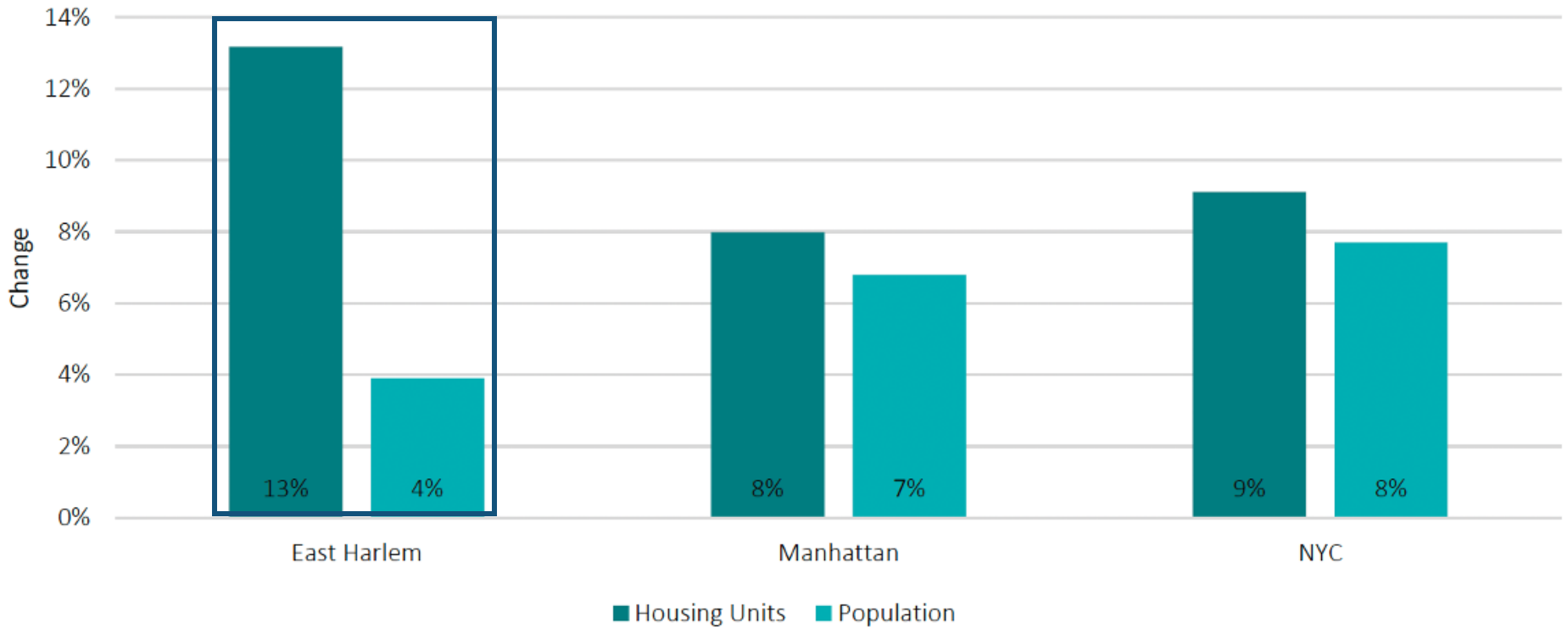
Racial Equity Report
Housing and Opportunity

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2023

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"From 2010 to 2023, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



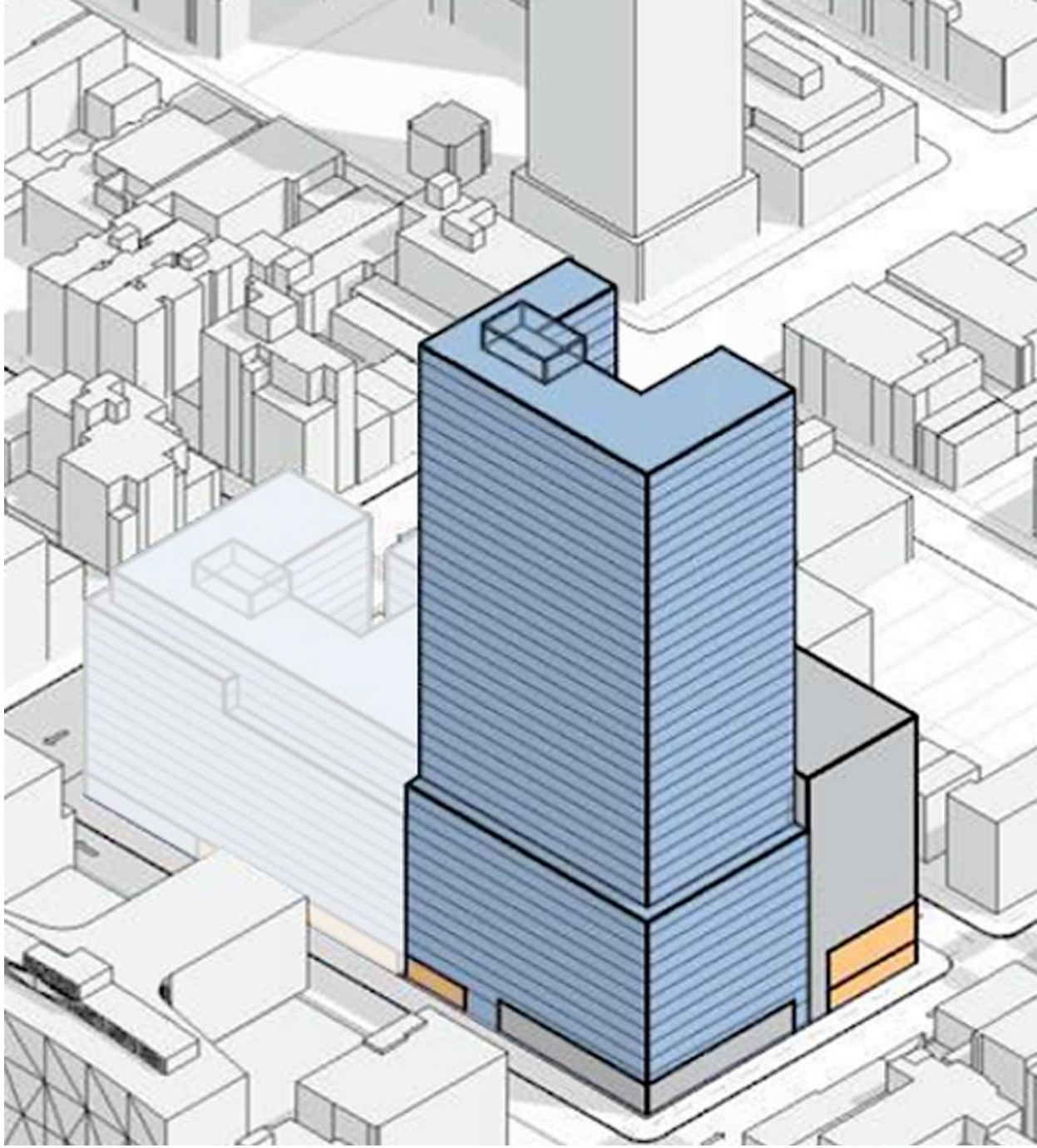
Source: *NYC Department of City Planning Housing Database 2023 Q4 and Census 2010, 2020; Community Profile*| Tables 4.01 and 1.01

Summary

A 40-story (405’ ft) mixed-use building with approximately 543, 420 square feet of floor area (15.00 FAR) that would include residential and commercial uses, and provide a total of **684 dwelling units** (171 permanently income-restricted units) to East Harlem CD 11, Manhattan

Zoning map amendment to rezone the existing C4-4D zoning district to a **C6-11 district**

Zoning text amendment to modify Zoning Resolution’s Article IX, Chapter 7 (Special 125th Street District) and Appendix F to designate the area under Mandatory Inclusionary Housing



Thank You.

Background & Context - Summary

2008: The Special 125th Street District is created, encompassing 24 blocks in East, Central, and West Harlem (N 080100(A) ZRM)

2017: The Special East Harlem Corridors District (EHC), modified the Special Transit Land Use District (TA) and established the Park Avenue Hub Subdistrict within the Special 125th Street District (C 170358 ZMM)

2021: A Transit easement located on Lot 20, associated with the expansion of the Second Avenue Subway for a terminus station and ancillary facility is approved (N 230235Z CM*)

2023: MTA acquired Lot 20, and a ZLDA is executed between Lots 20 & 27 where a permanent subgrade TA easement below Lot 27 will be located; additionally, SAS received a full funding grant agreement from the Federal Transit Administration

2023: DCP approved a FRESH certification and authorization permitting a height of 160 ft (15 ft above the permitted height) on Lot 27 (N 230072 ZCM); (N 230071 ZAM)

2024: The New York State Legislature removed the 12.0 FAR residential cap as part of the FY 2025 state budget

2025: City of Yes Housing Opportunity is approved and enables the creation of two new residential districts (R11 and R12)

2025: MTA explores the feasibility of a mixed-used development on Lot 20 and kicks-off outreach and planning

Chapter 7 - Special 125th Street District

97-00 | GENERAL PURPOSES

97-01 | Definitions

97-02 | General provisions

97-03 | District Plan and Maps

97-04 | Establishment of Subdistricts

97-05 | Establishment of Bonused Space Local Arts Advisory Council

97-06 | Applicability of District Regulations

- **97-061 | Applicability of Special Transit Land Use District Regulations**

97-10 | Special Use Regulations

97-12 | Arts and Entertainment Use Requirement

97-20 | GROUND FLOOR LEVEL REGULATIONS

97-22 | Streetscape Regulations

97-30 | Special Sign Regulations

97-33 | Vertical Distance Above Sidewalk of Marquees and Marquee Signs

97-34 | Accessory Signs for Visual or Performing Arts Uses

97-40 | SPECIAL BULK REGULATIONS

97-41 | Special Floor Area Regulations

97-411 | Maximum floor area ratio within the Core Subdistrict

97-412 | Maximum floor area ratio in the Park Avenue Hub Subdistrict

97-413 | Maximum floor area ratio in Subdistrict A

97-414 | Maximum floor area ratio in areas outside of a subdistrict

97-42 | Certification for Floor Area Bonus for Visual or Performing Arts Uses

97-43 | Special Height and Setback Regulations

97-431 | Permitted obstructions

97-432 | Height and setback regulations in the Core Subdistrict and in areas outside of a subdistrict

97-433 | Height and setback regulations in the Park Avenue Hub Subdistrict

97-434 | Height and setback regulations in Subdistrict A

97-44 | Special Provisions for Zoning Lots Divided by District Boundaries

97-50 | SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

97-51 | Acessory Off-street Commercial Parking Within the Core Subdistrict and Areas Outside of a Subdistrict

97-52 | Location of Access to the Street

97-53 | Parking Access Through Zoning Lots in Residence Districts

97-54 | Certification for Access to Required Uses

97-55 | Authorization for Access to Permitted Parking Facilities or Loading Berths

97-56 | Public Parking Facilities

Appendix A | Special 125th Street District Plan

***Proposed ZR sections to be amended**

97- 433 | Height and setback regulations in the Park Avenue Hub Subdistrict and in Subdistrict B

In C6-4 Districts within the Park Avenue Hub Subdistrict **or in any #commercial district# within Subdistrict B**, as shown on Map 1 in Appendix A of this Chapter, the following provisions shall apply.

a) #Street wall# location
The applicable provisions of Section 35-631 shall be modified as follows:

1. Along 125th Street
The #street wall# provisions of paragraph (a) of Section 35-631 shall apply. The minimum base height shall be 60 feet, or the height of the #building#, whichever is less, except that for #buildings# or portions thereof within 50 feet of Park Avenue, the minimum base height shall be 40 feet, or the height of the #building#, whichever is less. The street wall location provisions of this paragraph shall be modified to allow a sidewalk widening pursuant to the provisions of paragraph (a)(2) of this Section; and

2. Along Park Avenue and #narrow streets#
The #street wall# provisions of paragraph (b) of Section 35-631 shall apply, except that the minimum base height shall be 40 feet, or the height of the #building#, whichever is less.
In addition, for #zoning lots# with frontage along Park Avenue between 124th Street and 125th Street, any #development# or horizontal #enlargement# shall provide a sidewalk widening along the #street line# of Park Avenue. Such sidewalk widening shall have a depth of 10 feet, be improved to Department of Transportation standards for sidewalks, and be at the same level as the adjoining public sidewalk.

97- 433 | Height and setback regulations in the Park Avenue Hub Subdistrict and in Subdistrict B (continued…)

b. Basic maximum #building# height and setback regulations
The maximum height of #buildings or other structures# shall be as set forth in the applicable provisions of Section 35-632, except that the minimum base height shall be as set forth in paragraph (a) of this Section, and the maximum base height for #buildings or other structures# along the #street line# of 125th Street and within 50 feet of such #street line# shall be ~~**85**~~ **125 feet.**

c. Optional height and setback regulations
As an alternative to the provisions of paragraph (b) of this Section, the provisions of this paragraph (c) may be applied to #zoning lots# providing #qualifying affordable housing# or #qualifying senior housing#, or #zoning lots# where 50 percent or more of the #floor area# is allocated to non-#residential uses#.

1. Setbacks
Above the applicable maximum base height established pursuant to paragraph (b) of this Section, any portion of a #building# or #buildings# on the #zoning lot# shall be considered a "tower."

2. #Lot coverage# requirements for towers
The maximum #lot coverage# of a tower shall be as set forth in Section 23-435 (Tower regulations).

3. Maximum #building# height
No height limit shall apply to towers.

NYC PLANNING

* * *

97-412 | Maximum floor area ratio in the Park Avenue Hub Subdistrict

Within the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the maximum #floor area ratio# for #zoning lots# is set forth in paragraph (a) of this Section, and is modified for certain #zoning lots# in accordance with paragraph (b) of this Section.

a) Maximum #floor area ratio#

The maximum #floor area ratio# shall be 12.0. Where a #development# or #enlargement# contains #residential# #floor area#, such #zoning lot# shall satisfy the provisions of either:

1. A minimum non-#residential# #floor area ratio# **of ~~2.0~~ 1.5** shall be provided on such #zoning lot#. Such #floor area# shall not include any #floor area# containing a #transient hotel#; or

2. a minimum #floor area ratio# of 0.5, or a minimum amount of floor space equivalent to such 0.5 #floor area ratio#, shall be provided on such #zoning lot#. Such #floor area# or equivalent floor space shall be exclusively used for those visual or performing arts #uses#, designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses), and shall be certified by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section 97-42 (Certification for floor area bonus for visual or performing arts uses) have been met.

Where the provisions of Article VI, Chapter 3 (Special Regulations Applying to FRESH Food Stores) apply, the total #floor area# permitted for such #zoning lot# may be increased by one square foot of #residential floor area# for each square foot of #floor area# of a #FRESH food store#, as defined by Article VI, Chapter 3, up to 20,000 square feet.

97- 412 | Maximum floor area ratio in the Park Avenue Hub Subdistrict (continued…)

b) Modified maximum #floor area ratio# for certain #zoning lots#
For #zoning lots# existing on or before November 30, 2017, with a #lot area# of less than 5,000 square feet, or for #zoning lots# subject to the provisions of paragraph (a)(4) of Section 27-131 (Mandatory Inclusionary Housing), **or for #zoning lots# that include a transit easement in accordance with the applicable provisions of Article IX, Chapter 5 (Special Transit Land Use District),** the maximum #floor area ratios# set forth in paragraph (a) of this Section shall be modified, as follows:

1. the minimum non-#residential# #floor area# requirements set forth in paragraph (a) of this Section shall be optional for #zoning lots# existing on or before November 30, 2017, with a #lot area# of less than 5,000 square feet **or for #zoning lots# that include a transit easement in accordance with the applicable provisions of Article IX, Chapter 5 (Special Transit Land Use District).** For #zoning lots# utilizing the provisions of this paragraph, the minimum non-#residential# #floor area# or visual or performing arts space requirements set forth in paragraph (a) of this Section shall not apply;

2. for #zoning lots#, subject to the provisions of paragraphs (a)(4)(i) or (a)(4)(iii) of Section 27-131, the maximum #residential# #floor area# provision of the underlying district as specified in Section 23-221 shall apply;

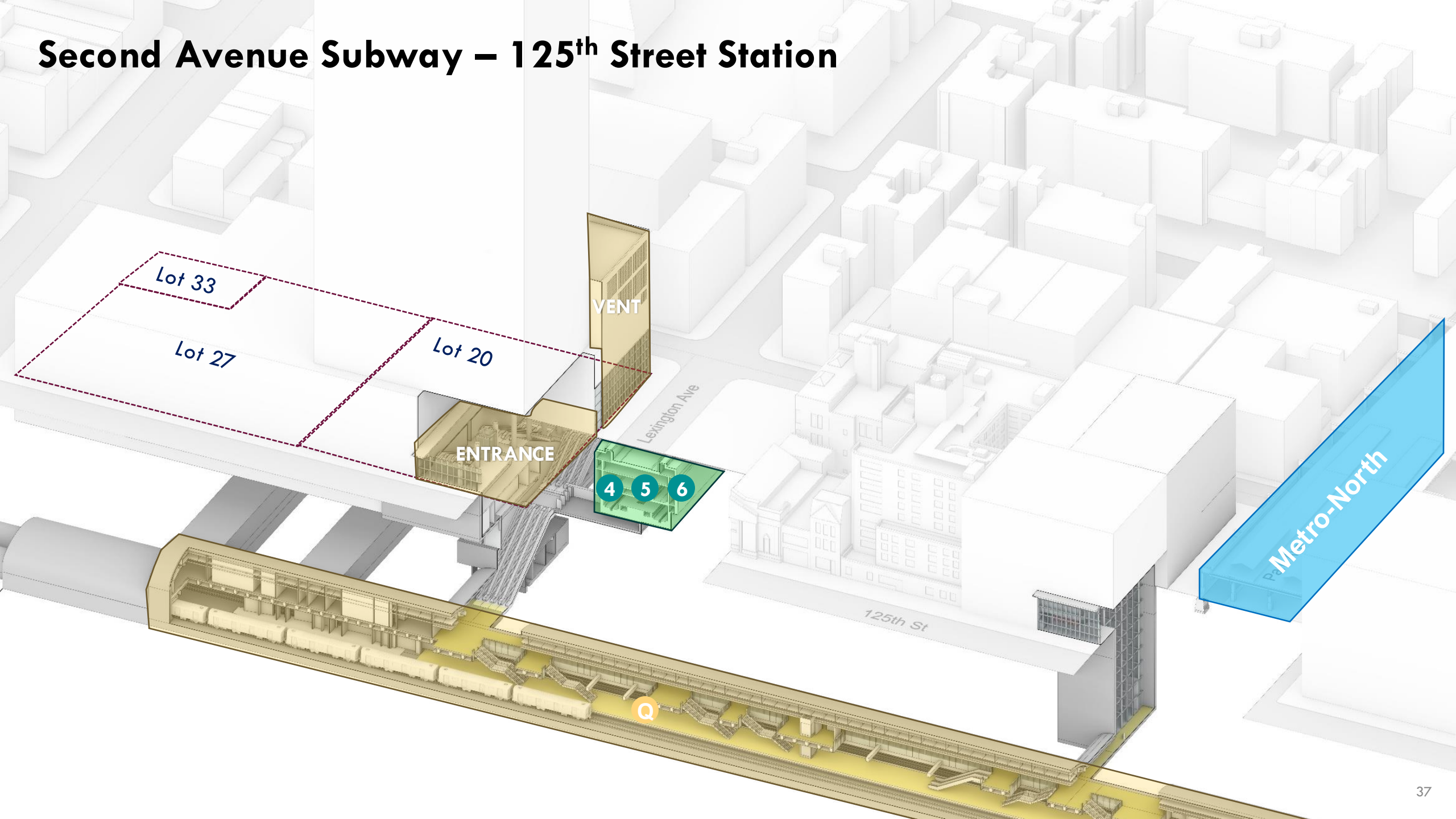
97- 412 | Maximum floor area ratio in the Park Avenue Hub Subdistrict (continued…)

3. for #zoning lots# utilizing the provisions of paragraph (b)(1) or (b)(2) of this Section, the maximum overall #floor area ratio# shall be 10.0, except that such maximum #floor area ratio# may be increased up to a maximum #floor area ratio# of 12.0, provided that for every four square feet of bonused #floor area#, an amount of space equivalent to one square foot of #floor area# shall be used for those visual or performing arts #uses# designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses). Such bonused #floor area# shall be permitted only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section 97-42 have been met; and

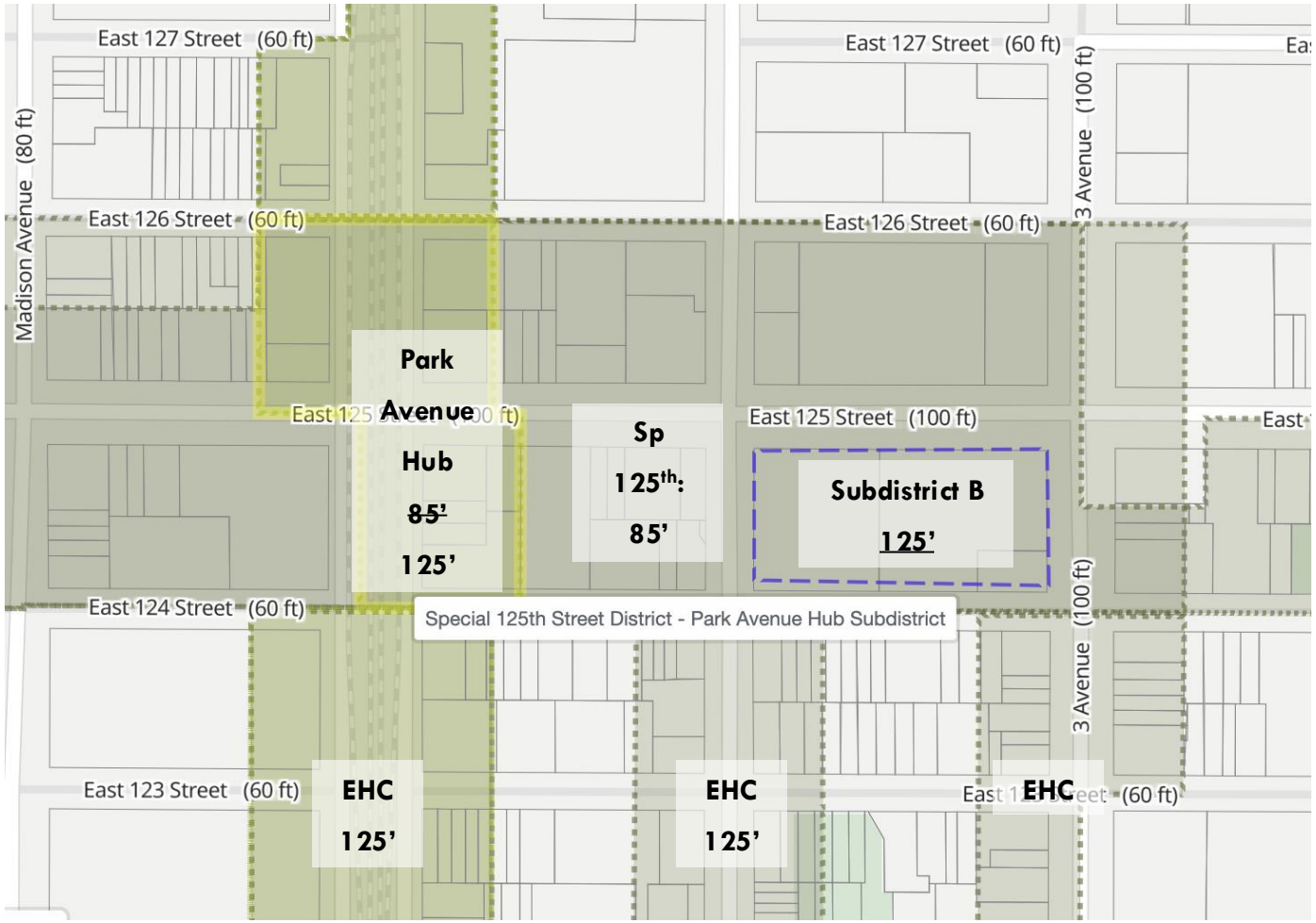
4. for #zoning lots# utilizing the provisions of paragraph (b)(2) of this Section, such maximum #floor area ratio# may also be increased pursuant to the provisions of Article VI, Chapter 3.

* * *

Second Avenue Subway – 125th Street Station



Proposed Base Height - Overview





Base height of 95' was needed for Park Ave SAS entrance, shown here