1538 Second Avenue, Manhattan



Urban Cartographics

April 2022

1538 Second Avenue, Manhattan

Area Map

Site Details

Address: 1538 Second Avenue

Block: 1543 **Lot:** 7503

Lot Area: 12,770 sq ft

Zoning: C1-9

Existing FAR: 15.6

Max. FAR: 10 (res.) / 2.0 (comm.)

Transit

D Subway Route

Subway Entrances

Neighborhood Details

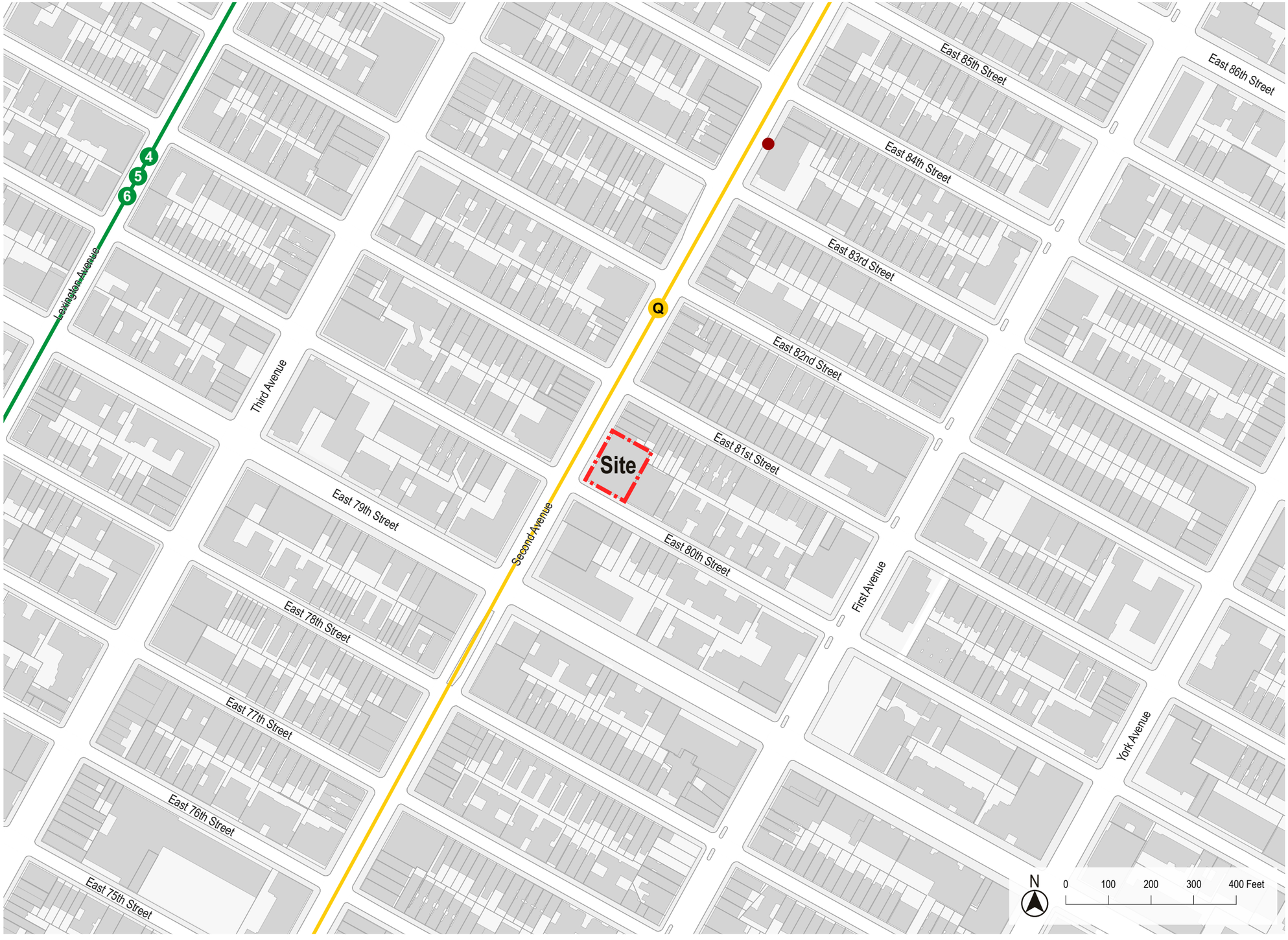
Borough: Manhattan

Neighborhood: Upper East Side

Community District: 8, Will Brightbill, District Manager

City Council: 5, Julie Menin

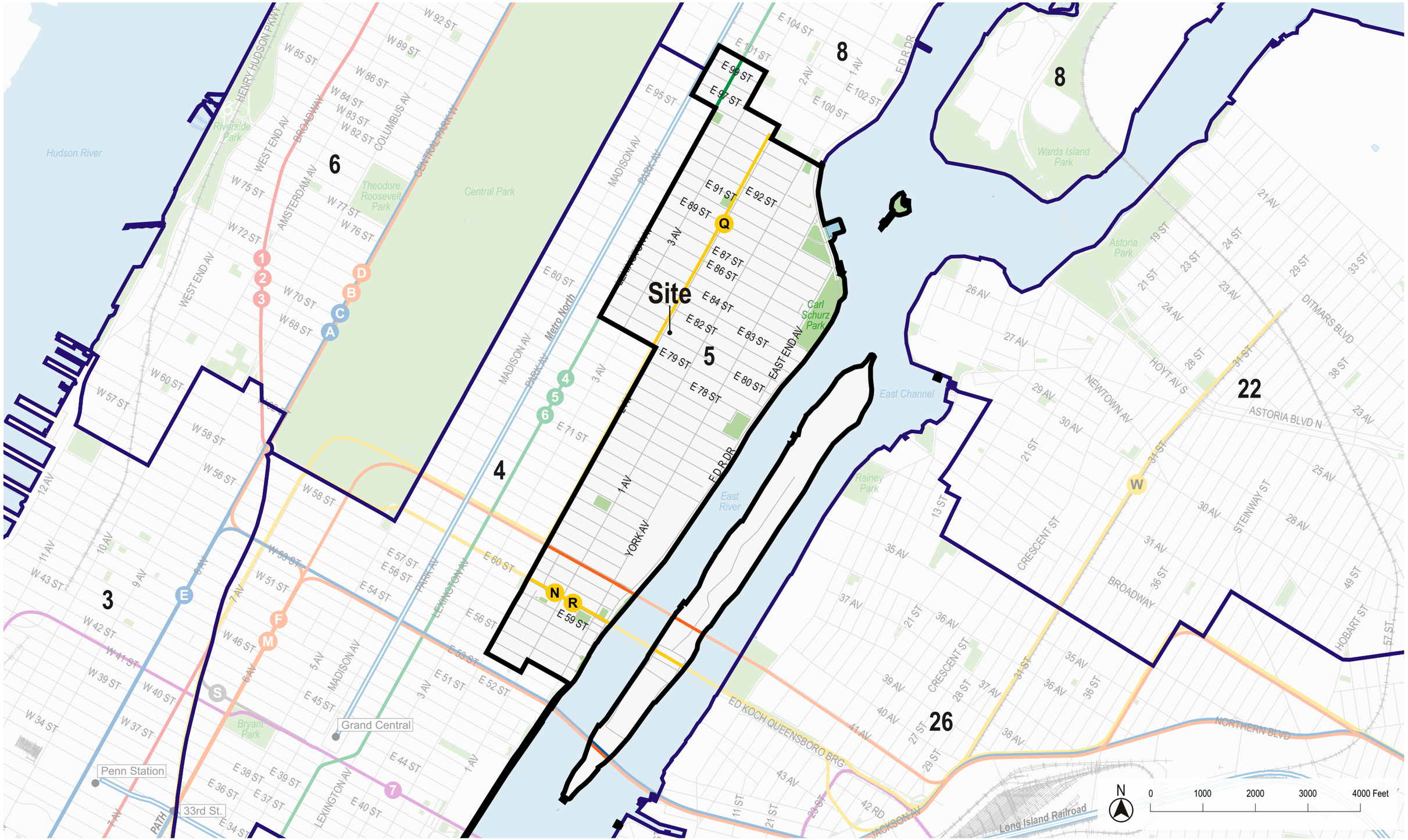
Borough President: Mark Levine



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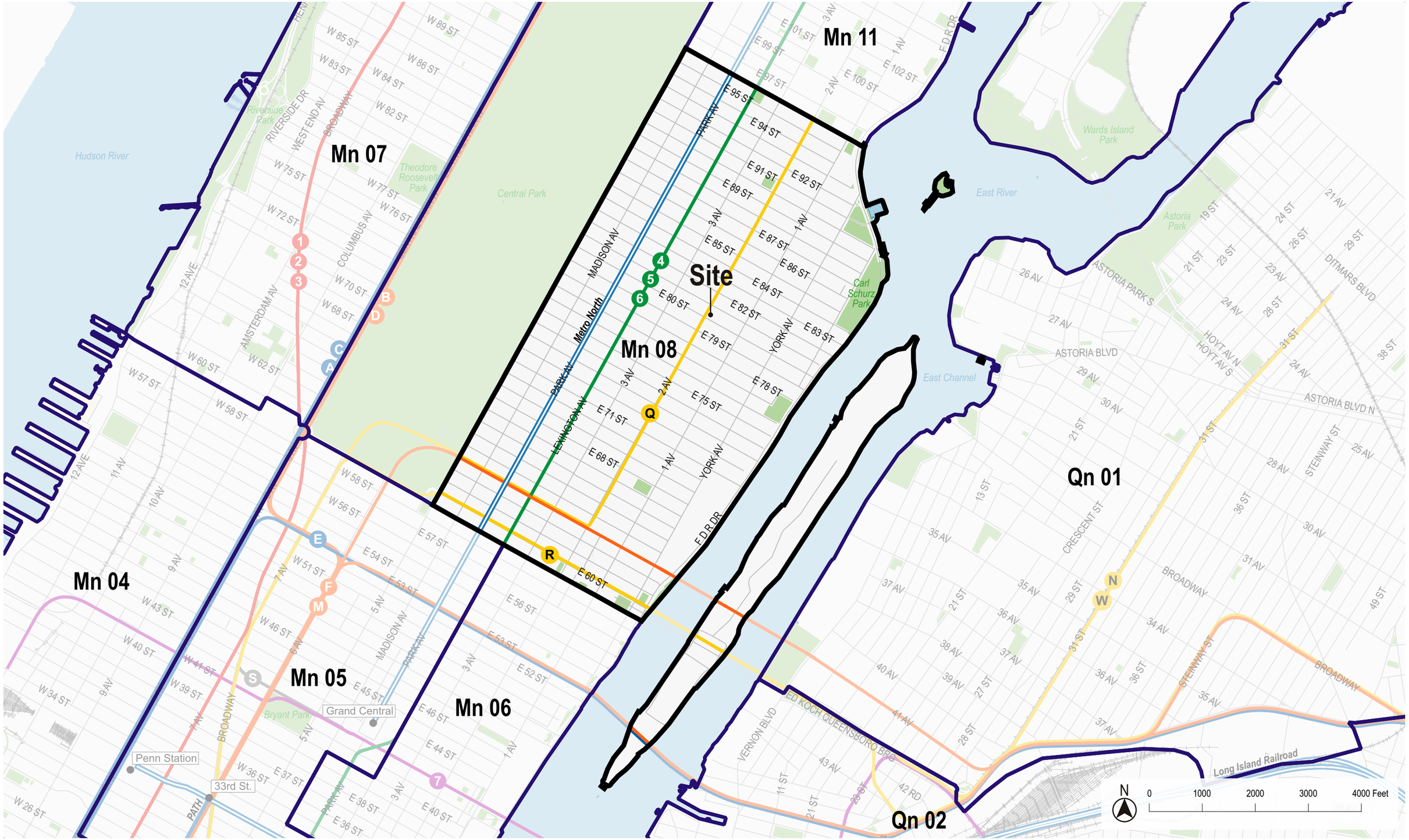
1538 Second Avenue, Manhattan

City Council Districts



Urban Cartographics

1538 Second Avenue, Manhattan
Community Board Districts



Urban Cartographics

1538 Second Avenue, Manhattan

Bird's Eye Aerial Photo (Area)



Urban Cartographics

1538 Second Avenue, Manhattan

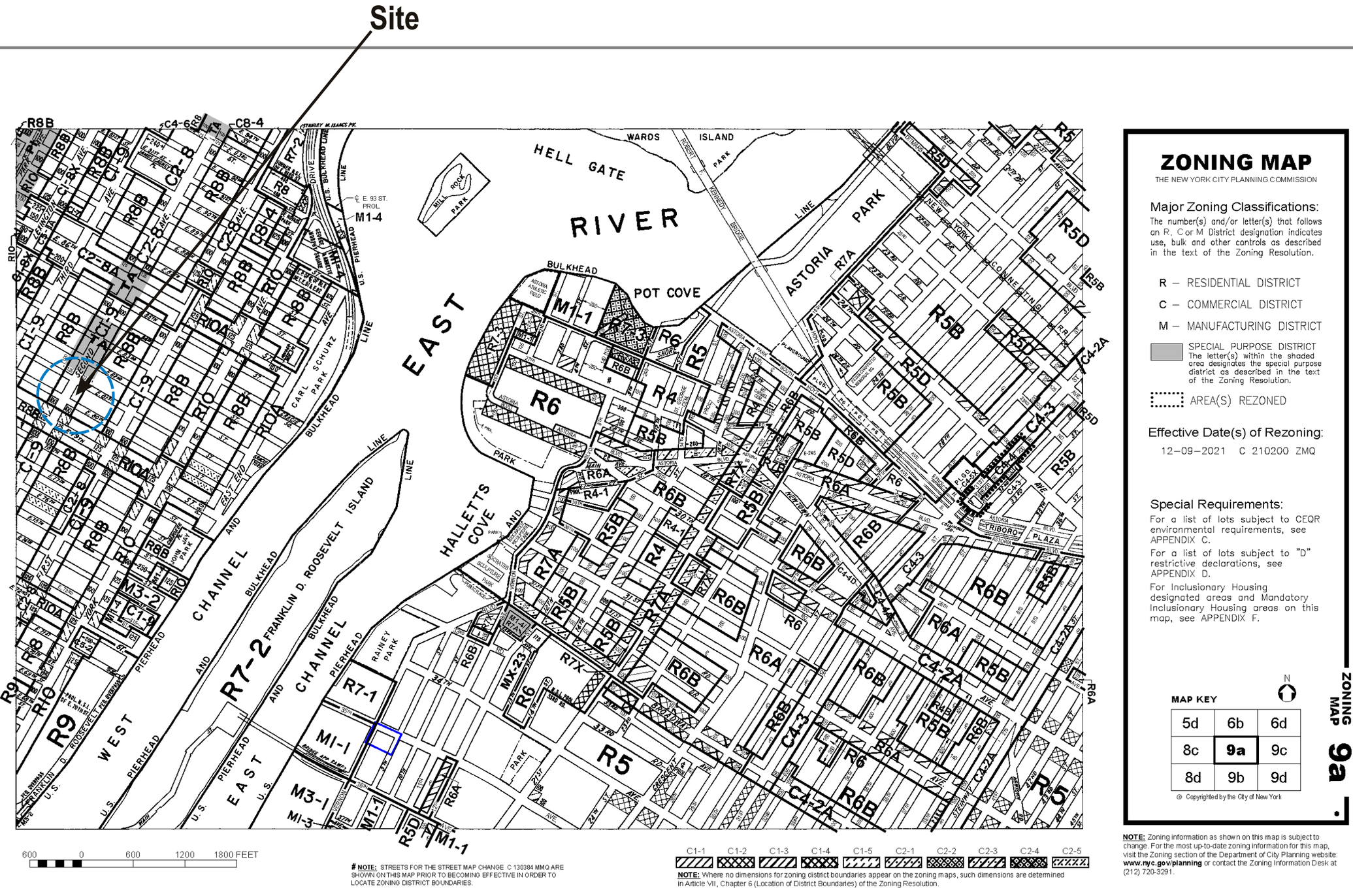
Bird's Eye Aerial Photo (Surrounding Uses)



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1538 Second Avenue, Manhattan

Zoning Map



**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.

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

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.

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:

12–09–2021 C 210200 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.

N

MAP KEY

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

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ZONING MAP 9a

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.

1538 Second Avenue, Manhattan

Area Zoning & Transit Map

Zoning

Zoning Districts

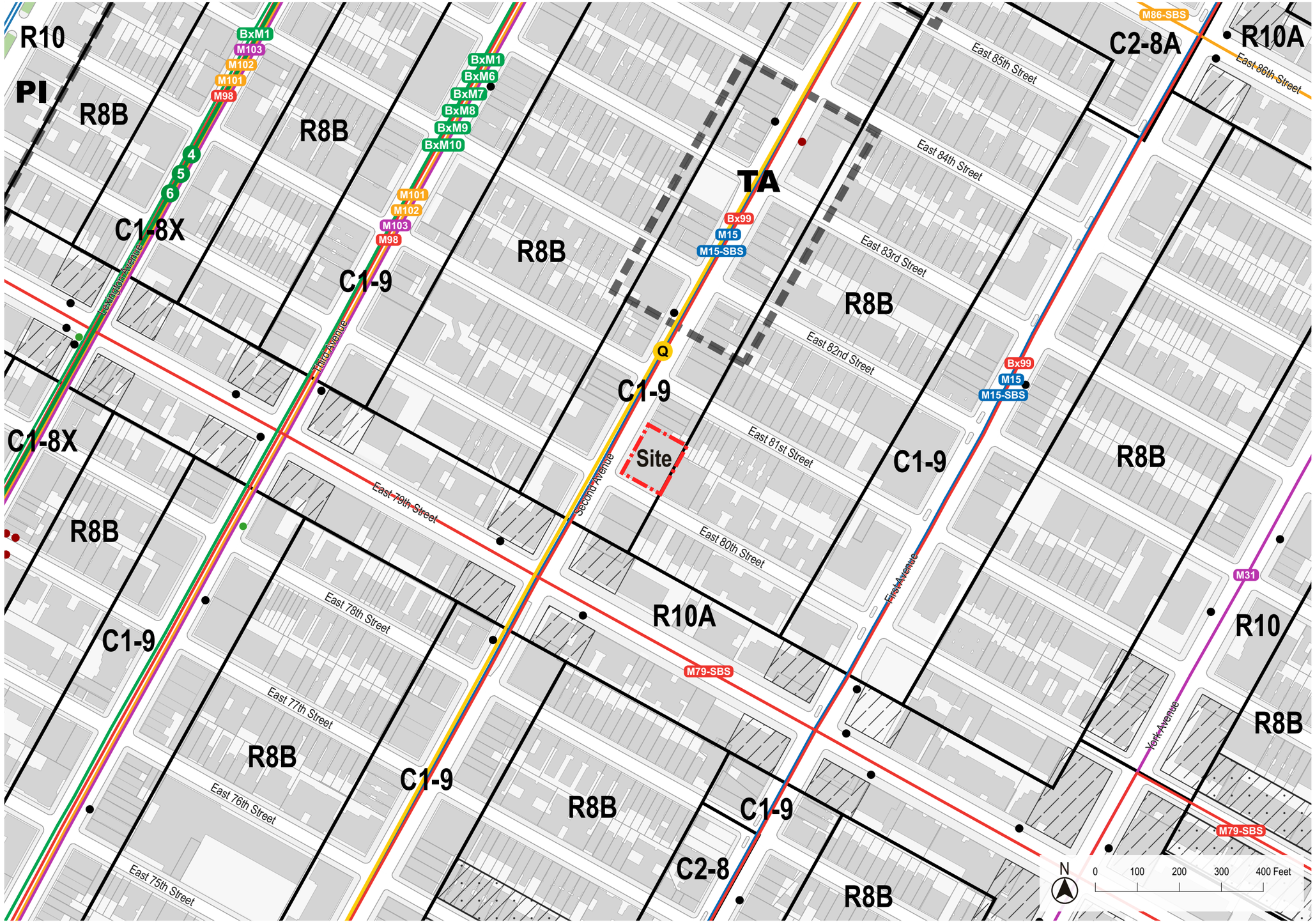
Special Purpose Districts

Commercial Overlays

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

Transit

- Subway Route
- Subway Entrances
- Bus Route
- Bus Stop Location
- Express Bus Stop



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1538 Second Avenue, Manhattan

Tax Map



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1538 Second Avenue, Manhattan

Site Photos



1. View of the Site facing southeast from Second Avenue.



2. View of the Site facing southeast from Second Avenue.



3. View of Second Avenue facing southwest (Site at left).



1538 Second Avenue, Manhattan

Site Photos



4. View of East 80th Street facing southeast from Second Avenue (Site at left).



5. View of the Site facing east from the intersection of Second Avenue and East 80th Street.



6. View of Second Avenue facing northeast from East 80th Street (Site at right).



1538 Second Avenue, Manhattan

Site Photos



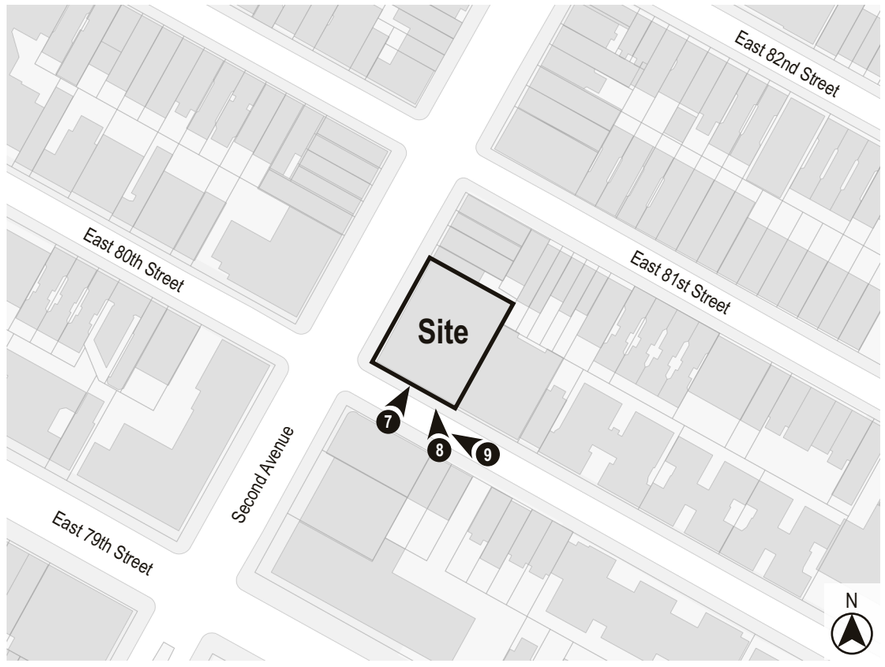
7. View of the Site facing northeast from East 80th Street.



8. View of the Site facing north from East 80th Street.



9. View of East 80th Street facing northwest (Site at right).



1538 Second Avenue, Manhattan
Site Photos



10. View of the south side of East 80th Street facing south from the Site.



11. View of the sidewalk along the north side of East 80th Street facing northwest (Site at right).



12. View of the sidewalk along the north side of East 80th Street facing southeast from Second Avenue (Site at left).



1538 Second Avenue, Manhattan
Site Photos



13. View of the intersection of Second Avenue and East 80th Street facing west from the Site.



14. View of the sidewalk along the east side of Second Avenue facing northeast from East 80th Street (Site at right).



15. View of the sidewalk along the east side of Second Avenue facing southwest (Site at left).



1538 Second Avenue, Manhattan

Site Photos



16. View of the ground floor retail facing south from Second Avenue.

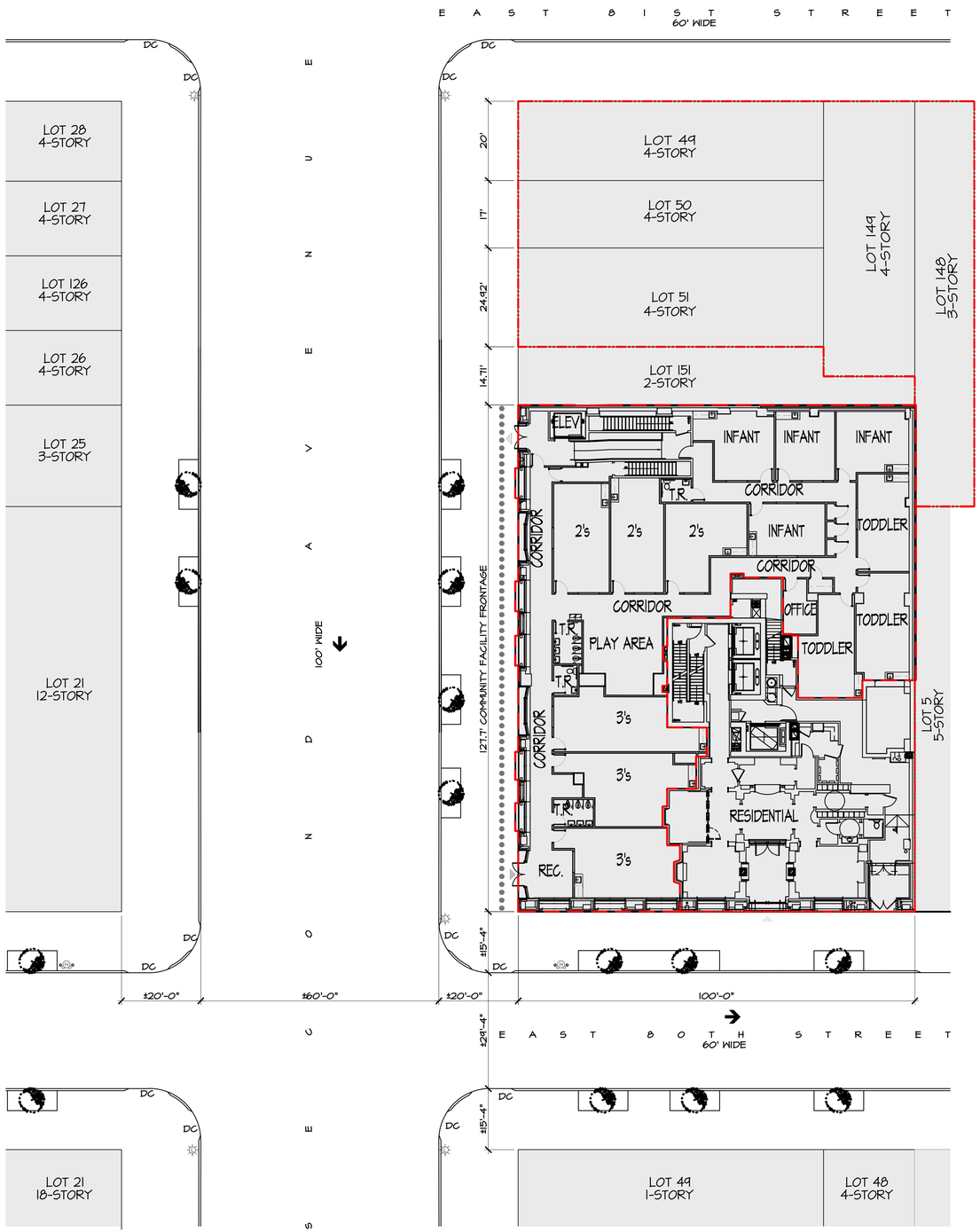


17. View of the ground floor retail facing east from Second Avenue.



18. View of the ground floor retail facing northeast from East 80th Street.





1 ZONING LOT SITE PLAN
1/8" = 1'-0"

LEGEND

- TREE PIT
- DIRECTION OF VEHICULAR TRAVEL
- LIGHT POLE
- HYDRANT WITH GUARD POLE
- DC — DROPPED CURB
- COMMUNITY FACILITY MAIN ENTRY
- RESIDENTIAL MAIN ENTRY
- COMMUNITY FACILITY EXIT
- EXISTING BUILDING
- LIMIT OF WORK, COMMUNITY FACILITY
- ZONING LOT
- USE WAIVER FOR ZR 32-435 (C) TO WAIVE CERTAIN RETAIL CONTINUITY REQUIREMENTS

SITE INFORMATION

BLOCK:	1543
LOT:	7503, 49, 50, 51, 148, 149
ADDRESS:	1538 SECOND AVENUE, NY NY
ZONING DISTRICT:	C1-9
COMMUNITY DISTRICT:	MANHATTAN CD 8
ZONING SECTION MAP:	9A
ZONING LOT AREA:	20,745 SF

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING COMMUNITY FACILITY INTERIOR LAYOUT
2. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE COMMUNITY FACILITY IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
3. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
4. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
5. INFORMATION WITHIN THE COMMUNITY FACILITY SPACES IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND IS SUBJECT TO CHANGE PURSUANT TO COMMUNITY FACILITY OPERATIONS.

ZONING ANALYSIS

ZONING SECTION	ITEM/DESCRIPTION	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE/NOTES
ZR 32-435 (C)	RETAIL CONTINUITY	A MINIMUM OF 50 PERCENT OF THE WIDTH OF SUCH FRONT BUILDING WALL SHALL BE OCCUPIED AT THE GROUND FLOOR LEVEL BY COMMERCIAL USES 121.7'/50%= 63.85'	0'-0"	NON-COMPLIANT, REQUIRES CPC CERTIFICATION PURSUANT TO ZR 32-345 (C)

ZONING ACTIONS

1. ZONING CERTIFICATION PURSUANT TO ZR

T. LAPORTA ARCHITECT, PC
ADDRESS: P.O. BOX 70140
SI, NY 10307-0140
PHONE: 718.887.4738
EMAIL: STUDIO@TL-ARC.COM
TL-ARC.COM

REVISIONS:

REV NO.	DATE	DESCRIPTION
1	01JUL22	DCP SUBMISSION
2	28NOV22	DCP SUBMISSION

CLIENT INFO:
MSH 1538 LLC
1538 2ND AVENUE
NEW YORK, NEW YORK

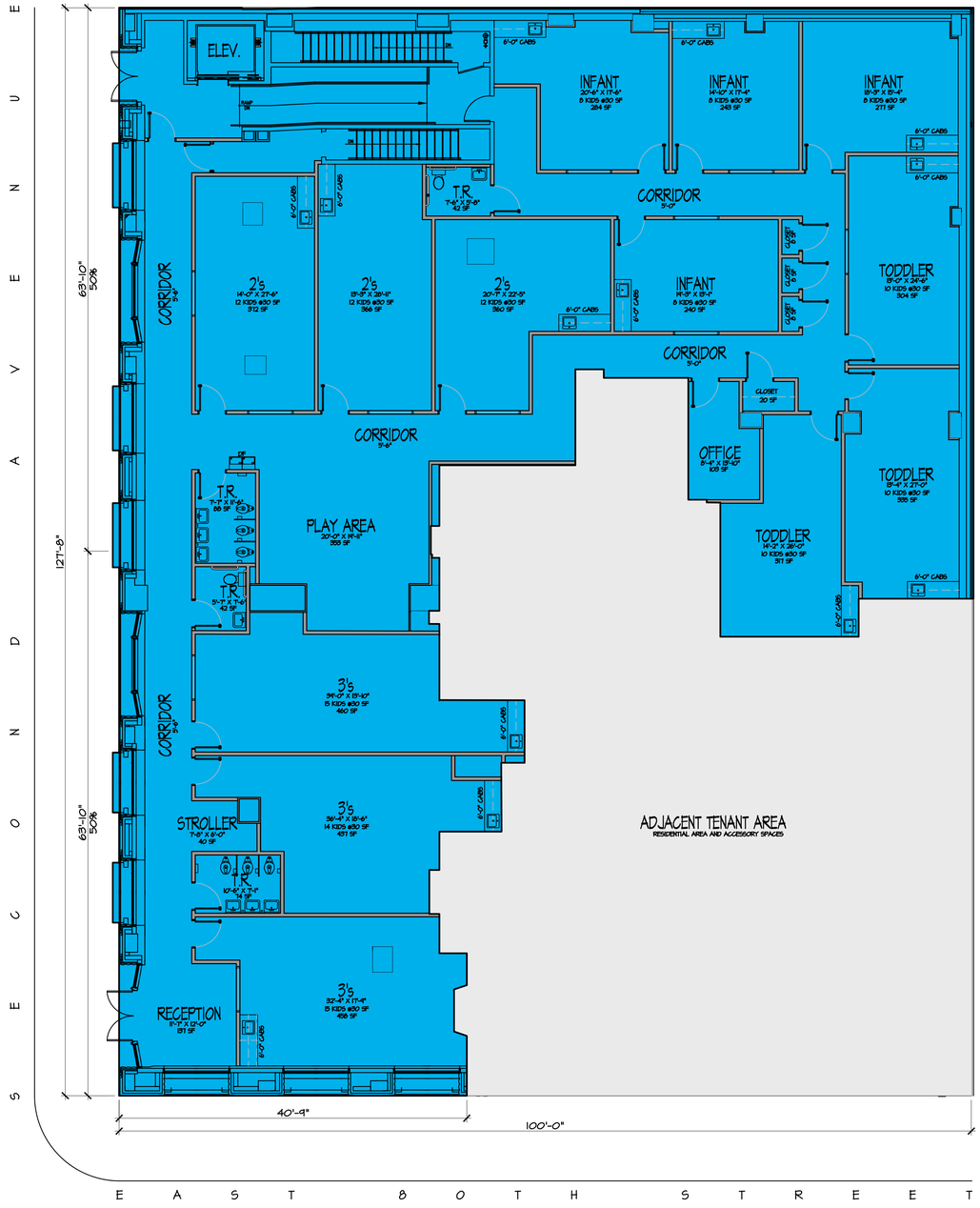
PROJECT TITLE:
MANHATTAN SCHOOLHOUSE
1538 2ND AVENUE
NEW YORK, NEW YORK

DRAWING TITLE:
ZONING LOT SITE PLAN
SCALE: AS NOTED
SEAL AND SIGNATURE

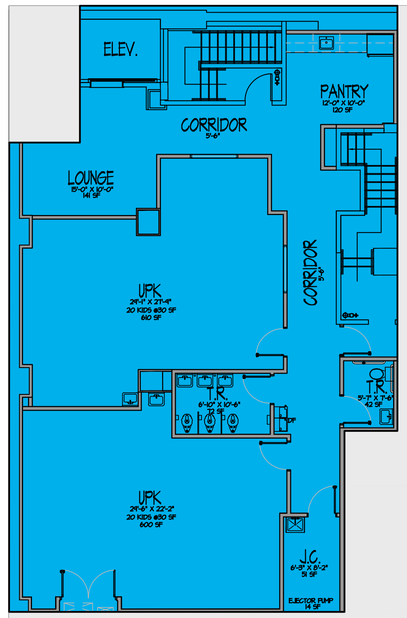
THOMAS LAPORTA, RA NY-038030

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REVISION NO: 1
CHECKED BY: TL
DRAWING NO: DCP-100
SHEET NO: 01 OF 01



2 FIRST FLOOR
1/8" = 1'-0"



ADJACENT TENANT AREA
RESIDENTIAL AREA AND ACCESSORY SPACES

1 CELLAR FLOOR
1/8" = 1'-0"

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SI, NY 10307-0140
PHONE: 718.887.4738
EMAIL: STUDIO@TL-ARC.COM
T L - A R C . C O M

REVISIONS:

REV NO.	DATE	DESCRIPTION
1	01APR22	DCP SUBMISSION

CLIENT INFO:
MSH 1538 LLC
1538 2ND AVENUE
NEW YORK, NEW YORK

PROJECT TITLE:
MANHATTAN SCHOOLHOUSE
1538 2ND AVENUE
NEW YORK, NEW YORK

DRAWING TITLE:
PROPOSED CELLAR AND FIRST FLOOR

SCALE: AS NOTED

SEAL AND SIGNATURE

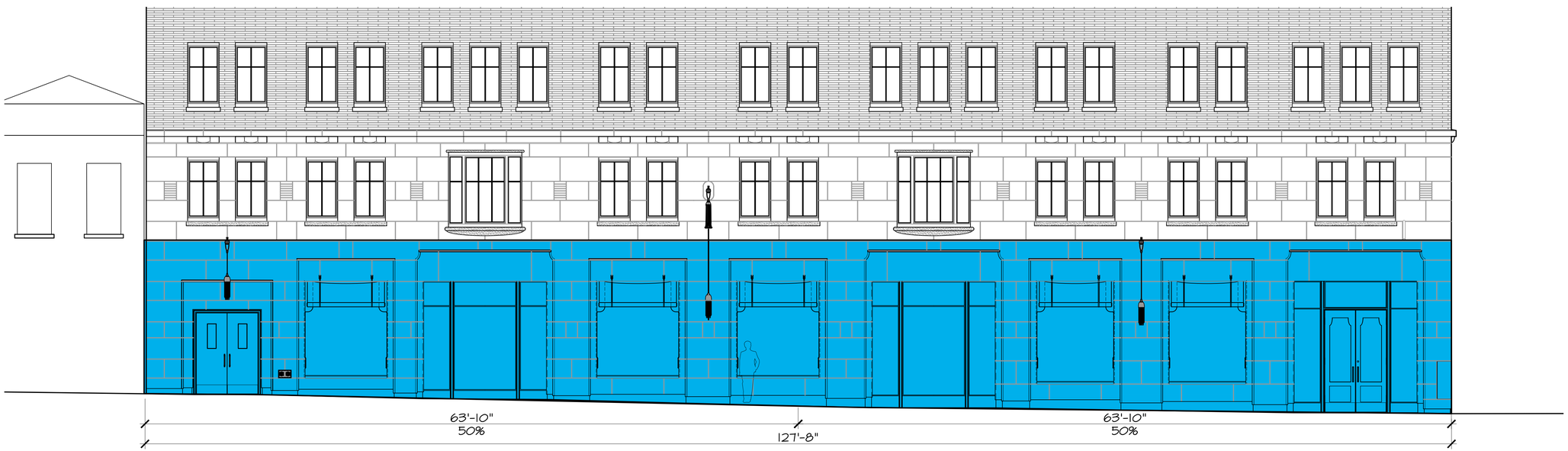
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REVISION NO: A
CHECKED BY: TL
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SHEET NO: 01 OF 03



1 E. 80TH STREET
3/16" = 1'-0"



1 SECOND AVENUE
3/16" = 1'-0"

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PHONE: 718.887.4738
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REV NO.	DATE	DESCRIPTION
A	01APR22	DCP SUBMISSION

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NEW YORK, NEW YORK

PROJECT TITLE:
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NEW YORK, NEW YORK

DRAWING TITLE:
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SCALE: AS NOTED
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DRAWING NO: DCP-200
SHEET NO: 02 OF 03



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REVISIONS:

REV NO.	DATE	DESCRIPTION
1	01APR22	DCP SUBMISSION

CLIENT INFO:

MSH 1538 LLC
1538 2ND AVENUE
NEW YORK, NEW YORK

PROJECT TITLE:

MANHATTAN SCHOOLHOUSE
1538 2ND AVENUE
NEW YORK, NEW YORK

DRAWING TITLE:

RENDERING

SCALE: AS NOTED

SEAL AND SIGNATURE

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DRAWN BY: TL
REVISION NO: A
CHECKED BY: TL
DRAWING NO: DCP-210
SHEET NO: 03 OF 03

1538 Second Avenue, Manhattan

Manhattan Schoolhouse Window Conditions at Other Locations







