

THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008
Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

RESOLUTION

Date: June 6, 2023

Committee of Origin: Land Use

Re: Proposed Zoning Resolution Text Amendments. Designed to Ease Compliance with Local Law 97 (Administrative Code 28-320-321).

Background

Full Board Vote: 38 In Favor 0 Against 3 Abstentions 0 Present

Committee : 8-0-0-0. Non-Committee Board Members: 3-0-0-0.

Local Law 97, enacted in 2019, imposes increasingly strict limits on the discharge of greenhouse gases, with a goal of 40% reduction by 2030 and 80% reduction by 2050. The law applies to most existing or new buildings exceeding 25,000 square feet in floor area. (Rent regulated, city owned and housing authority buildings are subject to lesser restrictions relating to energy efficiency).

The current Zoning Resolution contains numerous provisions which act as impediments to building owners' compliance with Local Law 97, and the Department of City Planning, at the request of the Mayor, has proposed numerous amendments which remove burdens to compliance and which seek to reduce carbon emissions by providing for accommodation for electric vehicles, centralized carbon storage, and reduction in energy use. The proposed amendments are a part of the Mayor's City of Yes Program. (City of Yes also addresses economic and housing opportunities, but the current proposed amendments relate only to achieving carbon neutrality).

All of the proposed amendments are permissive, not mandatory, and intended to ease compliance by building owners with Local Law 97.

The proposed amendments do not change the current law providing for Landmark Commission review of landmark buildings or buildings in historic districts, which will still be subject to the test of appropriateness.

The proposed amendments would:

1. Expand rooftop solar coverage: at present, buildings are limited to 25% of roof-tops (with a 10-foot setback from the building line) for installation of solar panels. The proposed amendment would allow 100% coverage, up to 15 feet in height, except on required setbacks;
2. Allow construction of solar canopies over outdoor parking lots;
3. Allow the use of renewable energy in all zoning districts;
4. Allow battery-based energy storage units in all districts, using technology pre-approved by FDNY. In residential districts a special permit would be required, subject to approval by DOB and FDNY. In residential districts, facilities up to 10,000 square feet would be permitted as of right, and in excess of 10,000 square feet would require BSA approval.
5. Create simplified procedure and height limit flexibility to expedite on-shore wind installations;
6. Exempt from zoning floor area, up to eight inches of exterior insulation necessary to bring buildings up to code;
7. Allow roof top installation of electric heat pumps, as a replacement for boilers, as a permitted obstruction. In R6-10 districts, for buildings lower than 120 feet maximum coverage would be 30% of roof area, up to 15' in height. In R-6-10 districts, for buildings taller than 120, coverage would be up to a maximum of 50%, with a maximum height of 55'.
8. Decarbonize vehicles to achieve zero vehicle carbon emissions by 2035:
 - a. Allow off-street charging stations as of right in commercial and manufacturing districts, and limited charging stations in residential districts;

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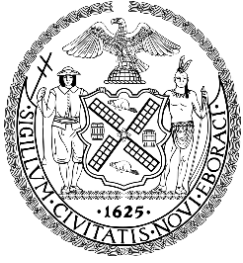
Full Board Vote: 0 In Favor 0 Against 0 Abstentions 0 Present

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- b. Allow 20% of garage parking spaces to be shared with the public, either for vehicle charging or car-sharing;
 - c. Streamline car sharing and car rental rules; and
 - d. Update parking rules, and allow for bicycle parking.
9. Decarbonize waste disposal by:
- a. reducing volume of stormwater and organic waste;
 - b. allowing porous paving of sidewalks;
 - c. Allowing high performance tree beds (rain gardens); and
 - d. Clarifying and simplifying process of applying for rooftop gardens.
10. Allow small scale composting facilities in residential districts, and larger composting facilities in manufacturing districts.
11. Allow a 5% FAR bonus for buildings which exceed certain thresholds for heat retention by 20% for opaque exterior surfaces, and 10% for all exterior surfaces.

Based upon the foregoing, it is

RESOLVED, THAT Community Board 7/ Manhattan, **approves** the amendments to the Zoning Resolution proposed as part of the City of Yes program relating to the City's goal of decarbonization.



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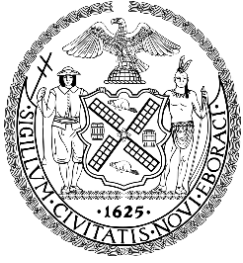
Committee of Origin: Business & Consumer

Re: 975 Amsterdam Avenue (West 59th Street).

Full Board Vote: 37 In Favor 1 Against 0 Abstentions 0 Present

Committee: 6-0-0-0. Non-Committee Board Member: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new and Temporary Retail Permit application to the SLA for a two-year liquor license by 975 Amsterdam, Inc. d/b/a Spice.



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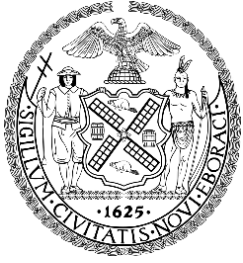
Committee of Origin: Business & Consumer

Re: 113 West 60th Street (Columbus Avenue).

Full Board Vote: 37 In Favor 1 Against 0 Abstentions 0 Present

Committee: 6-0-0-0. Non-Committee Board Member: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new and Temporary Retail Permit application to the SLA for a two-year liquor license by Aramark Educational Services, LLC. d/b/a TBD.



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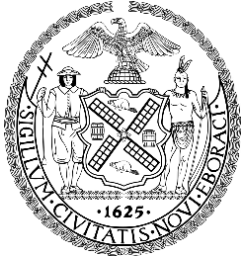
Re: 1 Heckscher Fields, Central Park (65th Street.)

Committee of Origin: Business & Consumer

Full Board Vote: 37 In Favor 1 Against 0 Abstentions 0 Present

Committee: 6-0-0-0. Non-Committee Board Member: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new and Temporary Retail Permit application to the SLA for a two-year liquor license by TMK Central Park Kiosk, LLC d/b/a The Migrant Kitchen.



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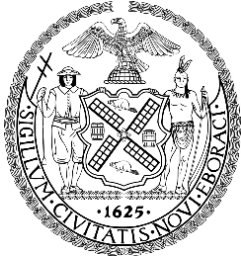
Committee of Origin: Business & Consumer

Re: 433 Amsterdam Avenue (West 81st Street.)

Full Board Vote: 37 In Favor 1 Against 0 Abstentions 0 Present

Committee: 5-0-0-0. Non-Committee Board Member: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new Application & Temporary Retail Permit application to the SLA for a two-year liquor license by B. Byruch on behalf of an entity to be determined d/b/a Pig & Khao.



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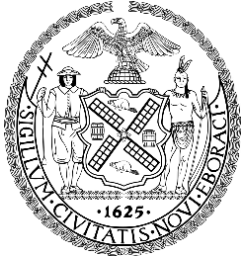
Committee of Origin: Business & Consumer

Re: 480 Amsterdam Avenue (West 83rd Street.)

Full Board Vote: 37 In Favor 1 Against 0 Abstentions 0 Present

Committee: 6-0-0-0. Non-Committee Board Member: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new Application & Temporary Retail Permit application to the SLA for a two-year liquor license by 232 W 14th St Restaurant, Corp. d/b/a To Be Determined.



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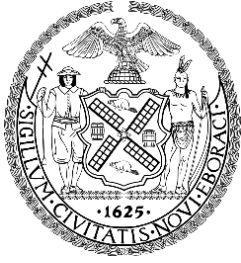
Committee of Origin: Business & Consumer

Re: 410 Amsterdam Avenue (West 79th – 80th Streets.)

Full Board Vote: 37 In Favor 1 Against 0 Abstentions 0 Present

Committee: 6-0-0-0. Non-Committee Board Member: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** class Change Application to the SLA for a two-year liquor license by Public Market, Inc. & Sushi Nonaka, Inc. d/b/a oka & Sushi Nonaka. Upgrade to a full liquor license from a beer and wine license.



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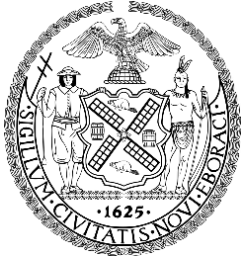
Committee of Origin: Business & Consumer

Re: 476 Amsterdam Avenue (West 83rd Street.)

Full Board Vote: 37 In Favor 1 Against 0 Abstentions 0 Present

Committee: 6-0-0-0. Non-Committee Board Member: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** alteration Application to the SLA for a two-year liquor license by 476 Amsterdam, LLC d/b/a Fred's. A high-end cocktail lounge will be added to Fred's as a component of the alteration.



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Date: June 6, 2023

Committee of Origin: Business & Consumer

Re: 517 Amsterdam Avenue (West 85th Street).

Full Board Vote: 39 In Favor 3 Against 0 Abstentions 0 Present

Committee: 6-0-0-0. Non-Committee Board Member: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** alteration Application to the SLA for a two-year liquor license by Tiki Chicki, LLC d/b/a Tiki Chick. The ground floor layout will be reconfigured as a component of the alteration.