Application Section 4a: Project Description

**Project Name**

**Project Address**

**Date**

1. **Introduction**

My name is [NAME] and I am proposing a project at [ADDRESS], on the [EAST/WEST] side of [AVENUE] between [STREET] and [STREET]. The site is located on tax block [BLOCK] and lot [LOT]. The current zoning is [ZONING] in the EC-2 Special District.

The proposal requires the Certification to Allow a Limited Increase in Street Wall Width (132-51) from [CURRENT FRONTAGE] to [PROPOSED FRONTAGE UP TO 60’]. The existing frontage is currently for the [NAME OF BUSINESS], a [TYPE OF BUSINESS] that has existed at this location since [YEAR]. In order to achieve the expansion, the establishment would extend into [ADJACENT ADDRESS], which currently contains [PRESENT USE] and which is expected to be [VACANT/ABSORBED INTO NEW USE/OTHER] at the time of expansion. No other City Planning actions are required.

*If the project is in a Landmarked District or a Landmarked Building:* The project is within the [LANDMARKED DISTRICTS] and thus also requires approval from the Landmarks Preservation Commission in order to proceed.

*If the project requires other actions:* The project also requires [BSA VARIANCE/OTHER] in order to proceed, to address [REASON FOR OTHER ACTION].

1. **Prior and Current Unrelated Actions (if applicable)**

The certification to allow a limited increase in street wall width requires demonstration that not more than one other establishment (including vacant frontages) exceeds 40 feet in frontage on, across from, or adjacent to the block on which this project is proposed. Additionally, the certification requires verification that at the time of this application, no other approved applications exist for certifications or authorizations under Section 132-50 in the geographic boundaries defined by this project area.

*If a certification or authorization application has been approved in the project area but no other establishment in the area exceeds 40’, describe the details of the approved application with project name, date, address.*

[Since no other applications exist] [OR] [Since one application exists but no other establishment in the project area exceeds 40 feet in frontage], I understand I meet the condition of 132-51(c) of this certification.

1. **Description of the Surrounding Area**

The project is located in Manhattan Community Board 7. The area is known as the Upper West Side. The project falls within [LANDMARK DISTRICT/BID/OTHER].

The neighborhood is characterized by a diversity of retail and commercial options with multiple storefronts per block. Buildings typically have narrow footprints, with commercial uses on the ground floor and occasionally on the second floor, with generally 4-10 residential stories above. It is a dense, active neighborhood, close to numerous public transportation options including the 1/2/3 subway line on Broadway and the A/C/B/D subway line on Central Park West. The commercial neighborhood is defined by Broadway, with larger building footprints and a mix of ground floor commercial frontages, and by Amsterdam and Columbus avenues, which generally have narrower building footprints and smaller commercial frontages. No other avenues and only a small number of side streets are zoned for commercial uses in this neighborhood, resulting in an unusually high demand for commercial square footage.

1. **Description of Project Area**

The specific blocks comprising the project area, [LIST BLOCKS “AVENUE between STREETS and STREETS”], generally resemble blocks throughout EC-2. They are characterized by multiple stores per block, with a mix of retail and commercial services on the ground floor and residential units above. The [NUMBER OF BLOCKS IN PROJECT AREA] have a combined [NUMBER OF STOREFRONTS], with [NUMBER OF STOREFRONTS] on the block for which establishment represented by this application is on, averaging [FEET] in frontage. The retail and commercial uses on this block include [NAME USES] and [NUMBER] residential entries. The number of storefronts on this block will be reduced to [PROPOSED NUMBER] upon completion of the expansion proposed by this application.

*If relevant:* The project area is near [SIGNIFICANT PARK/MUSEUM/COMMUNITY FACILITY/SCHOOL/OTHER].

The project is located in [ZONING DISTRICT]. The project area is also zoned [OTHER ZONING DISTRICTS].

1. **Description of Proposed Development Site (if different than the Project Area)**

The project site is located in Manhattan CB7 on tax block [BLOCK] and lot [LOT]. The site has an existing frontage of [FEET] along [AVENUE].

1. **Description of the Proposed Development**

As illustrated in the attached Base Map, the project site includes frontage currently occupied by [APPLICANT ESTABLISHMENT] with [FRONTAGE] along the [EAST/WEST] side of [AVENUE] between [STREET] and [STREET], and adjacent frontage to be expanded into, currently occupied by [ESTABLISHMENT/USE/VACANT/OTHER] with [FRONTAGE] along [AVENUE].

[APPLICANT] is applying for the certification for a limited increase in street wall width in order to accommodate the existing establishment’s expansion. [USE] has been at this location for [TIME] and wishes to expand in order to [IMPROVE/EXPAND/OTHER] operations. This use cannot extend its square footage without increase the street wall width because of [“physical restrictions created by the building design, including [RESTRICTION]” OR “the presence of other uses with ongoing or expected occupancy within the building” OR “regulatory limitations that prevent expansion to the second floor”].

1. **Action(s) Necessary to Facilitate the Project**

Certification to Allow a Limited Increase in Street Wall Width (Section 132-51). The certification would allow the extension of [AMOUNT] feet of street frontage to the existing establishment at [ADDRESS], which currently has [AMOUNT] feet of street frontage. The approved certification would result in a total street frontage of [AMOUNT<=60 feet] feet along the [EAST/WEST] side of [AVENUE] between [STREET] and [STREET]

1. **Conclusion**

Approval of the certification to allow a limited increase in street wall width (132-51) will allow the project site to extend the frontage of [ADDRESS] from [AMOUNT] feet to [AMOUNT] feet. As demonstrated in the findings, the project site has been in existence for at least a year, and also meets the land use criteria that not more than one other establishment with frontage greater than 40 feet exists on the block on which the project site is located, adjacent to, or directly across the street within EC-2. The certification is necessary to allow the project site to [EXPAND OPERATIONS/IMPROVE/OTHER] in a way that is consistent with the land use character and retail environment of this Special District.