

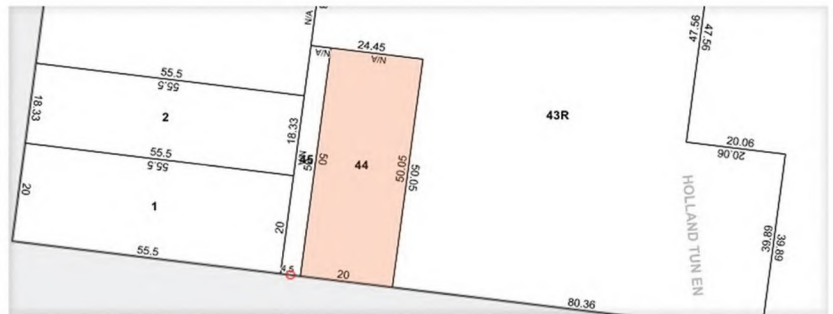
# 49 Dominick Street

NY 10013



Metro realty NY has been exclusively retained to facilitate the sale of 49 Dominick Street. A unique plot available in the Hudson Square neighborhood of lower Manhattan.

Positioned on the west side and a stone's throw from the Holland tunnel, the retail shops on Hudson street, and the Canal Street shopping mecca.



- Block & Lot: 579-44
- Lot dimensions 20x50
- Zoning M1-6
- FAR: 10
- Yearly Property Taxes - \$16,785.22

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## AERIAL SHOT



## TAX LOT



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## STREET VIEW



## ZONING MAP



## ZONING CALCULATIONS

BLOCK: 579 ZONE DISTRICT: M1-6  
 LOT: 44 SPECIAL DISTRICT HSQ  
 ZONING MAP: 12c

LOT AREA: 1,000 SQ.FT

## ZR 32-10 PERMITTED USE GROUP

IN DISTRICT M1 USE GROUP 4 - COMMUNITY FACILITIES  
 USE GROUP 5 THRU 11 - RETAIL AND COMMERCIAL  
 USE GROUP 12 THRU 14 - RECREATION  
 USE GROUP 16 - GENERAL SERVICE  
 USE GROUP 17 - MANUFACTURING

SPECIAL DIS: HSQ RESIDENTIAL USE: PERMITTED AS OF RIGHT ON ANY ZONING LOT THAN ON MARCH 20, 2013 WAS NOT OCCUPIED BY A QUALIFYING BUILDING.  
 -- COMPLIANCE

## MAX FLOOR AREA RATIO

HSQ RESIDENTIAL USE: BULK REGULATIONS OF AN R10 SHALL APPLY.  
 ZR 88-30 COMMERCIAL USE: (88-30) FOR DEVELOPMENTS CONTAINING MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES THE BULK REGULATION OF ARTICLE IV CHAPTER 3 (M1-6)

ZR 23-153 RESIDENTIAL  
 R10 MAX F.A.R.(QUALITY HOUSING): 10.00  
 MAX FLOOR AREA PERMITTED:  
 1,000 x 10.00 = 10,000 SQ. FT.

ZR 43-12 COMMERCIAL  
 M1-6 MAX F.A.R.:10.00  
 MAX FLOOR AREA PERMITTED:  
 1,000 x 10.00 = 10,000 SQ. FT.

ZR 43-12 COMMUNITY FACILITIES  
 M1-6 MAX F.A.R.:10.00  
 MAX FLOOR AREA PERMITTED:  
 1,000 x 10.00 = 10,000 SQ. FT.

## PROPOSED BUILDING

FLOOR	USES		
	RESIDENTIAL	COMMERCIAL	TOTAL
1ST FLOOR	1,000 SQ.FT	-	1,000 SQ.FT
2ND FLOOR	1,000 SQ.FT	-	1,000 SQ.FT
3RD FLOOR	1,000 SQ.FT	-	1,000 SQ.FT
4TH FLOOR	1,000 SQ.FT	-	1,000 SQ.FT
5TH FLOOR	1,000 SQ.FT	-	1,000 SQ.FT
6TH FLOOR	1,000 SQ.FT	-	1,000 SQ.FT
TOTAL AREA =	5,000 SQ.FT	1,000 SQ.FT	6,000 SQ.FT
PERMITTED	10,000 SQ.FT	10,000 SQ.FT	10,000 SQ.FT

## ZR 23-22 MAX NUMBER OF DWELLING UNIT

IN DISTRICT R10, FACTOR FOR DWELLING UNITS: 680  
 10,000 SQ.FT / 680 = 14  
 PROPOSED NUMBER OF UNITS:  $\frac{4000}{680} = 6$  UNITS  
 THEREFORE CONFORMING

## ZR 88-40 YARD REGULATIONS

IN SPECIAL DISTRICT HSQ THE YARD PROVISIONS APPLICABLE IN R10 DISTRICT SHALL APPLY TO RESIDENTIAL PORTION OF A BUILDING AND THE YARD PROVISIONS APPLICABLE IN C6 DISTRICTS SHALL APPLY TO NON-RESIDENTIAL BUILDINGS.

## MINIMUM REQUIRED FRONT YARDS

ZR 23-45 IN R10 NO FRONT YARD REQUIRED

## MINIMUM REQUIRED SIDE YARD

ZR 23-46 IN DISTRICT R10 NO SIDE YARD IS REQUIRED.

ZR 33-25 IN DISTRICT C6 NO SIDE YARD IS REQUIRED.

## MINIMUM REQUIRED REAR YARDS

ZR 23-47 ONE REAR YARD WITH A DEPTH OF NOT LESS THAN 30 FEET FOR RESIDENTIAL SHALL BE PROVIDED EXCEPT CORNER LOT AND THRU LOT.

ZR 33-26 ONE REAR YARD WITH A DEPTH OF NOT LESS THAN 20 FEET FOR COMMERCIAL & 30 FEET FOR RESIDENTIAL SHALL BE PROVIDED EXCEPT CORNER LOT AND THRU LOT.

## ZR 88-33 MAXIMUM HEIGHT OF WALLS AND REQUIRED SETBACKS

HSQ THE HEIGHT AND SETBACK REGULATIONS OF THE UNDERLYING DISTRICTS SHALL NOT APPLY TO ALL BUILDINGS.

STREET WALL LOCATION ALONG A NARROW ST:  
 MIN BASE HEIGHT: 60'  
 MAX BASE HEIGHT: 135'  
 REQUIRED SET BACKS AND MAX BUILDING HEIGHT:  
 SET BACK: 15'  
 MAX BUILDING HEIGHT: 290'

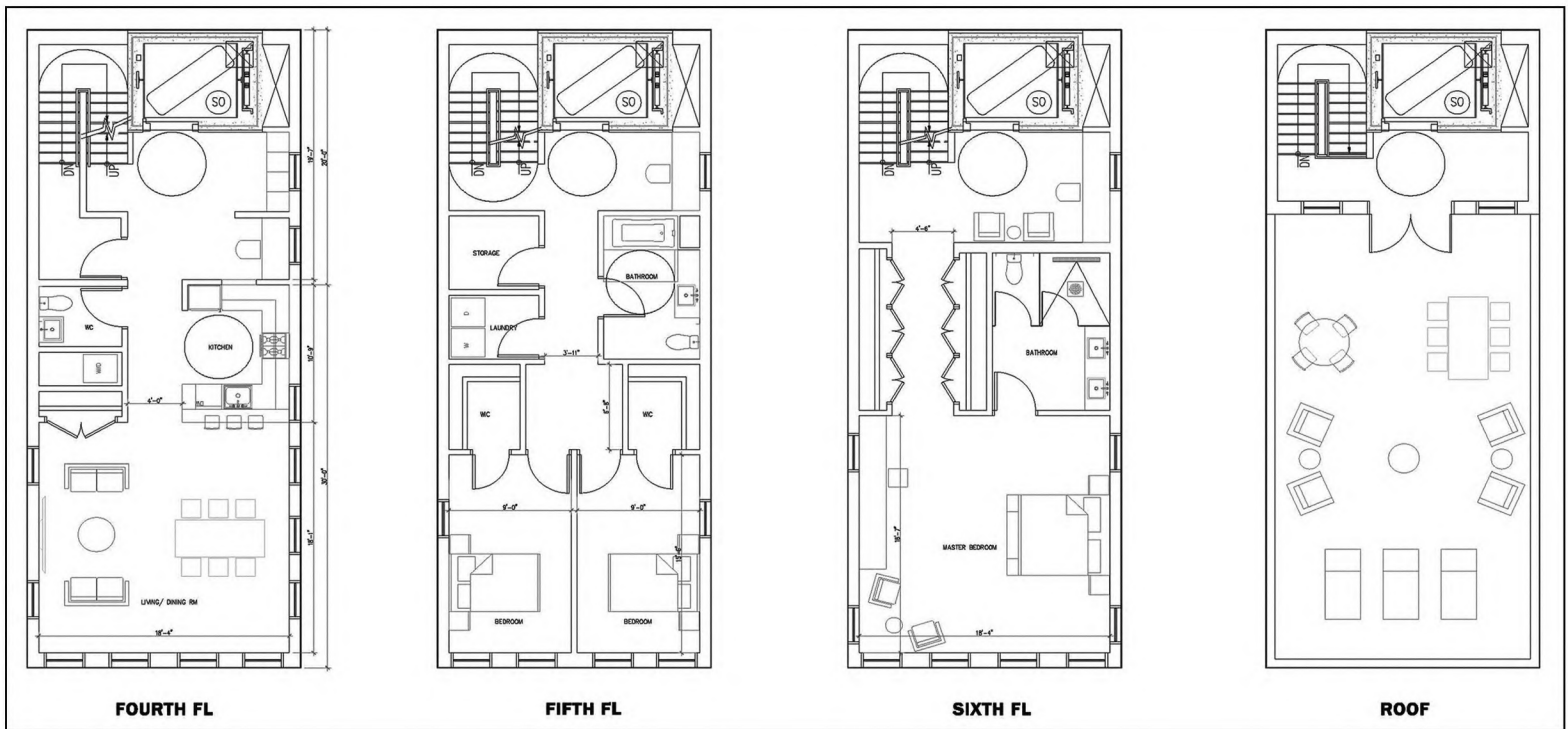
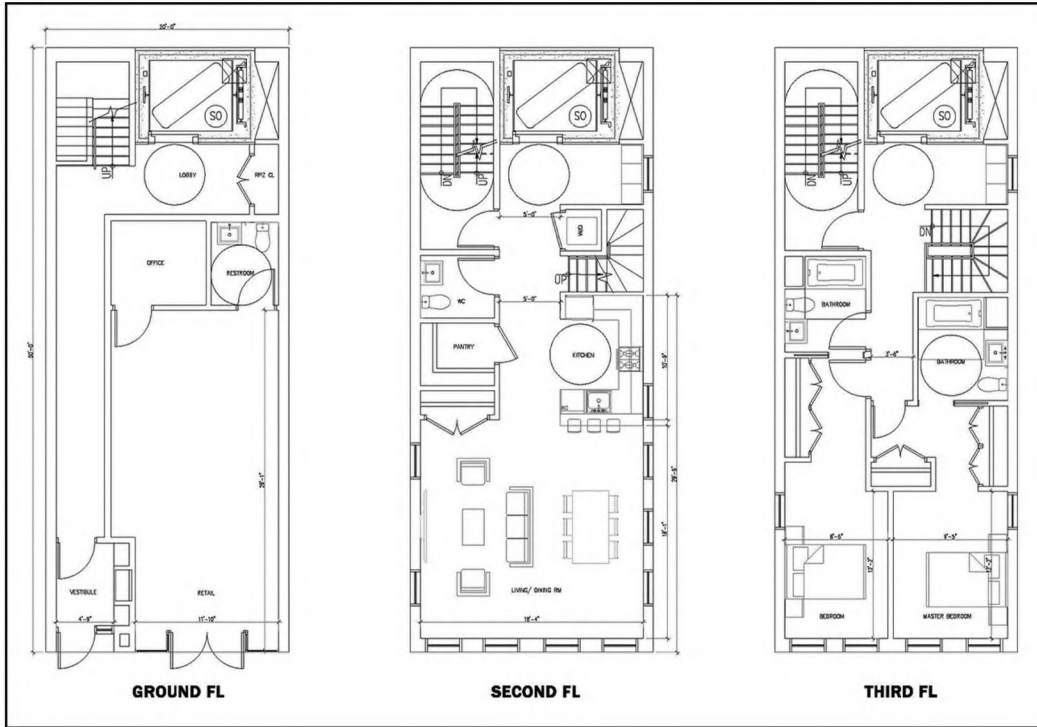
## ZR 88-50 PARKING AND LOADING REGULATIONS

HSQ THE PARKING REGULATIONS APPLICABLE AS SET FORTH IN ARTICLE I CHAPTER 3 SHALL APPLY .

## ZR 13-10 REQUIRED ACCESSORY OFF-STREET PARKING SPACES

NO PARKING SHALL BE REQUIRED WITHIN THE MANHATTAN CORE.

## FLOOR PLAN



# 49 Dominick Street

NY 10013

## ID RECORDS

CITY OF NEW YORK - DEPARTMENT OF HOUSING AND BUILDINGS - DIVISION OF HOUSING - Q-1-A

STREET: Dominick NO. 49 WARD 10 DIST. 10 DATE: 1/22/19 58538

NO.	NAME	TYPE	DATE	STATUS	REMARKS
1	J.P. Miller	1	1/22/19	P	1/22/19
2	J.P. Miller	1	1/22/19	P	1/22/19
3	J.P. Miller	1	1/22/19	P	1/22/19

APPROVED BY: Richard Berger 1/22/19

INSPECTOR: Survey Dept 5/7/19

REASON FOR REVISION: Survey Dept

REASON FOR REVOCATION: Survey Dept

REASON FOR CANCELLATION: Survey Dept

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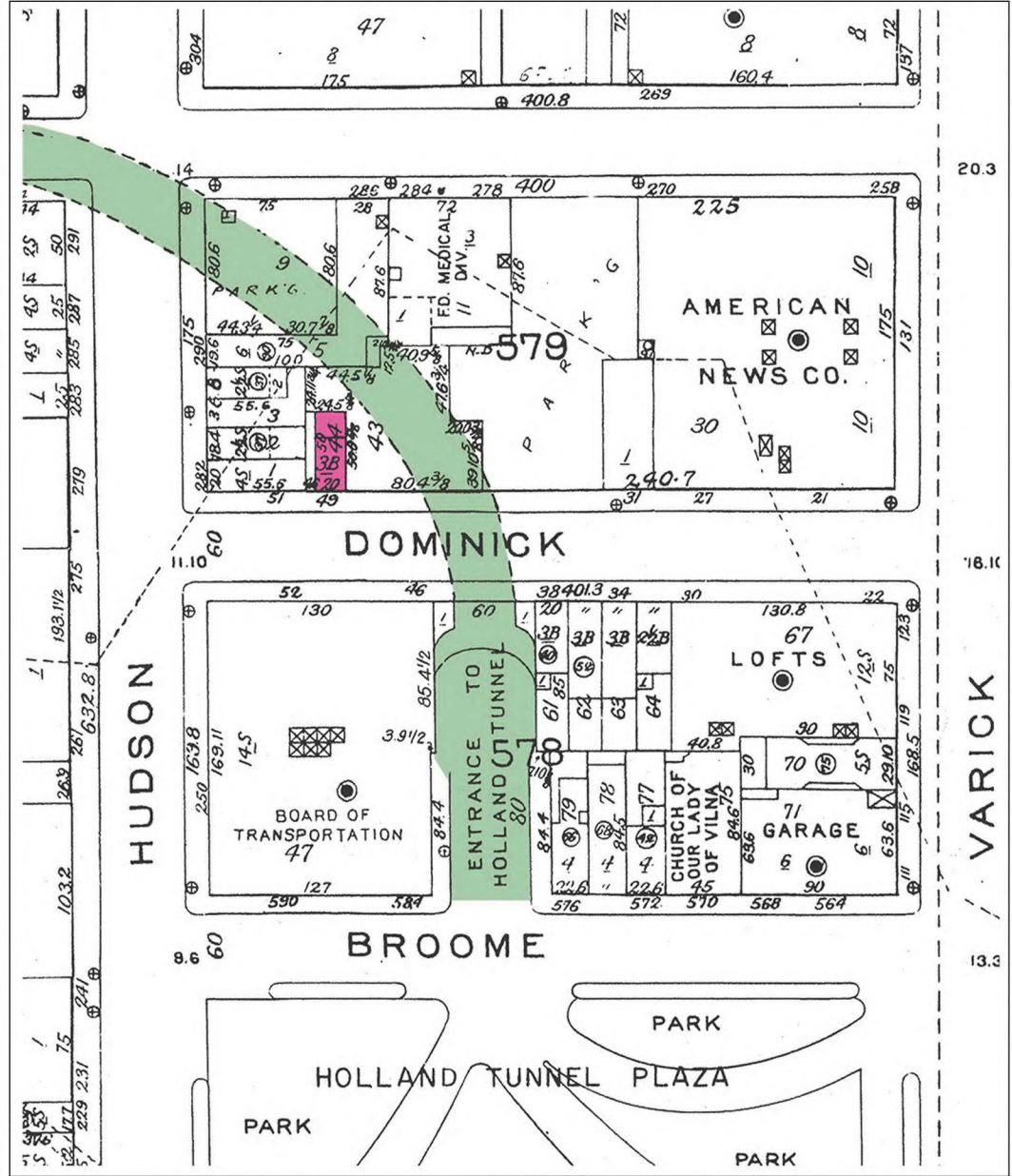
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## HOLLAND TUNNEL LOCATION



# 49 Dominick Street

NY 10013

**MR**  
METRO REALTY  
WWW.MRNYS.COM



For more information or inspection; please contact exclusive agent:

Lior Lev  
Licensed Real Estate Broker  
(C) 212-777-7757 | Contact@mrnys.com



Listing Drone Video

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