



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES  
60 HUDSON STREET, NEW YORK, NY 10013

CHARLES M. SMITH, Jr., R.A., Commissioner

November 7, 1986

CORNELIUS F. DENNIS, P.E.

Deputy Commissioner

312-8120

Mr. Richard Siegler  
Stroock & Stroock & Lavan  
Seven Hanover Square  
New York, New York 10005

Re: Special Madison Avenue  
Preservation District  
Section 99-03 New York  
City Zoning Resolution

Dear Mr. Siegler:

Your letter of September 24th concerning basement uses in the Special Madison Avenue Preservation Area was referred to me for reply.

The above referenced section of the New York City Zoning Resolution mandates certain "commercial uses shall occupy at least the first story above curb level". A basement is a story one-half or more above curb level. It is the decision of this department that the basement or if no basement the first floor is the first story controlled by this section. Existing basements are not exempt from the dictates of Section 99-03 New York City Zoning Resolution.

Sincerely,

Cornelius F. Dennis, P.E.  
Deputy Commissioner