DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Anita Laremont, Director
Department of City Planning

January 14, 2022

John Raine, R.A.
Borough Commissioner
Department of Buildings
280 Broadway - 3rd Floor
New York, NY 10007

Re: Applic. No. C 210353 ZSM
New York Blood Center
310 East 67th Street
Block 1441, Lot 40
C2-7 District
Borough of Manhattan
Community District 8

Dear Commissioner Raine:

Please be advised that the application (C 210353 ZSM) submitted by New York Blood Center, Inc. for the grant of a special permit pursuant Section 74-48 of the Zoning Resolution, as follows:

1. to allow a scientific research and development facility as a commercial use;

2. to allow the floor area ratio regulations, up to the maximum floor area ratio permitted for community facility uses for the District, to apply to the scientific research and development facility use;

3. to modify the height and setback regulations of Section 33-432 (In other Commercial Districts), and the required yard equivalents regulations of Section 33-283 (Required rear yard equivalents); and

4. to modify the signage regulations of Section 32-641 (Total surface area of signs), Section 32-642 (Non-illuminated signs), Section32-643 (Illuminated non-flashing signs), Section 32-655 (Permitted Projections or Height of Signs), and Section 32-67 (Special Provisions Applying Along District Boundaries);

to facilitate a proposed commercial building, on property located at the above referenced location, was approved by the City Planning Commission on September 22, 2021 (Cal. No. 25) and by the City Council, with modification, on November 23, 2021 (Res. No. 1817), on which date said Resolution of Approval became effective.

Steven Lenard, Director
Ken Ramnarine, Deputy Director
120 Broadway, 31st Floor, New York, NY 10271
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THIS SPECIAL PERMIT (C 210353 ZSM) HAS BEEN APPROVED SOLELY PURSUANT TO SECTION 74-48 OF THE ZONING RESOLUTION AND IS SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Implementation of this proposed development also requires the following actions:

C 210351 ZMM – Zoning map amendment to change an R8B District to a C2-7 District and to change C1-9 to a C2-8 District was approved by the City Planning Commission on September 22, 2021 (Cal. No. 23), and by the City Council on November 23, 2021 (Res. No. 1815) .

N 210352 ZRM – Zoning text amendment to allow scientific research and development facilities in C2-7 Districts and allow related use and bulk modifications, and to establish a Mandatory Inclusionary Housing (MIH) area. was approved by the City Planning Commission on September 22, 2021 (Cal. No. 24), and by the City Council on November 23, 2021 (Res. No. 1816) .

Enclosed for your information are the following:

1. a copy of applications C 210351 ZMM, N 210352 ZRM and C 210353 ZSM;

2. a copy of the City Planning Commission reports C 210351 ZMM, N 210352 ZRM and C 210353 ZSM, dated September 22, 2021 (Cal. Nos. 23, 24, and 25 respectively);

3. a copy of the City Council's Resolution of Approvals (Res. Nos. 1815, 1816 and 1817, respectively); and

4. the following approved drawings prepared by Ennead Architects, LLP:

Dwg. No.	**Title**	**Last Revised Date**
Z-02	Zoning Analysis	November 17, 2021
Z-03	Zoning Lot Site Plan	November 17, 2021
Z-04	Waiver Plan	November 17, 2021
Z-05	Waiver North-South Section	November 17, 2021
Z-06	Waiver East-West Section	November 17, 2021
Z-07	Signage Waiver Elevations and Calculations	November 17, 2021

Sincerely,

Steven Lenard

cc: S. Amron
LURDOB_DL
K. Ramnarine
X. Chang
E. Botsford
S. Johnson
J. Mangin
Applicant