DEPARTMENT OF CITY PLANNING
CITY OF NEY YORK

TECHNICAL REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

November 1, 2024

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

Re: Applic. Nos. C 230206 ZMM, N 230207 ZRM, C 230208 ZSM & C 230209 ZSM
135th Street Rezoning
701 West 135th Street
Block 2101, Lot 58
R7-2/C2-4 District
Borough of Manhattan
Special Manhattanville Mixed Use District
Community District 9

Dear Commissioner Raine:

Please be advised of the applications (C 230208 ZSM and C 230209 ZSM) submitted by Crosscap Holdings LLC, as follows:

1. C 230208 ZSM – an application for the grant of a special permit pursuant to Section 74-61of the Zoning Resolution to allow a portion of the railroad or transit right-of-way or yard which will be completely covered over by a permanent platform to be included in the lot area, in connection with a proposed 7-story mixed use building on property at the above referenced location, was approved by the City Planning Commission on August 21, 2024 (Cal. No. 8) and by the City Council on October 23, 2024 (Res. No. 639), on which date said Resolution of Approval became effective; and

2. C 230209 ZSM – an application for the grant of a special permit pursuant to Section 104-60 of the Zoning Resolution to modify the rear yard regulations of Section 23-52 (Special Provisions for Shallow Interior Lots) and the lot coverage requirements of Section 23-153 (For Quality Housing buildings), in connection with a proposed 7-story mixed use building on property at the above referenced location, was approved by the City Planning Commission on August 21, 2024 (Cal. No. 9) and by the City Council on October 23, 2024 (Res. No. 640), on which date said Resolution of Approval became effective.

THE SPECIAL PERMITS (C 230208 ZSM and C 230209 ZSM) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTIONS 74-681 and 104-60, RESPECTIVELY, OF THE ZONING RESOLUTION AND ARE SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Steven Lenard, *Director*
Ken Ramnarine, *Deputy Director*
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Implementation of this proposal also requires the following related actions:

1. C 230206 ZMM – an application submitted by Crosscap Holdings LLC, for an amendment of the Zoning Map, Section No. 5c, by changing from a M1-1 District to an R7-2 District and establishing within the proposed R7-2 District a C2-4 District and by establishing a Special Manhattanville Mixed Use District (MMU) , was approved by the City Planning Commission on August 21, 2024 (Cal. No. 6) and by the City Council on October 23, 2024 (Res. No. 637), on which date said Resolution of Approval became effective; and

2. NN 230207 ZRM – an application submitted by Crosscap Holdings LLC, for an amendment of the Zoning Resolution of the City of New York, modifying special permit provisions of Article X, Chapter 4 (Special Manhattanville Mixed Use District) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, was approved by the City Planning Commission on August 21, 2024 (Cal. No. 7) and by the City Council on October 23, 2024 (Res. No. 638), on which date said Resolution of Approval became effective.

Enclosed for your information are the following:

1. a copy of applications C 230206 ZMM, N 230207 ZRM, C 230208 ZSM & C 230209 ZSM;

2. a copy of the City Planning Commission reports for applications C 230206 ZMM, N 230207 ZRM, C 230208 ZSM & C 230209 ZSM, dated August 21, 2024 (Cal. Nos. 6, 7, 8, 9 respectively);

3. a copy of the City Council's Resolution of Approvals for applications C 230206 ZMM, N 230207 ZRM, C 230208 ZSM & C 230209 ZSM, dated October 23, 2024 (Res. Nos. 637, 638, 639 & 640 respectively); and

4. the following approved drawings prepared by SWA Architecture:

C 230208 ZSM & C 230209 ZSM

Dwg. No.	Title	Last Date Revised
03	Zoning Site Plan	03/11/2024
04	Zoning Analysis and Diagrams	03/11/2024
05	Zoning Waiver Plan	03/11/2024
08	Illustrative Zoning Sections	03/11/2024
09	Illustrative Zoning Sections	03/11/2024

Sincerely,

Kenny Ramnarine

cc: LURDOB_DL
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