DEPARTMENT OF CITY PLANNING
CITY OF NEY YORK

TECHNICAL REVIEW DIVISION

Marisa Lago, Director
Department of City Planning

November 15, 2019

Scott Pavan, R.A.
Borough Commissioner
Development HUB
80 Centre Street, 3rd Floor
New York, New York 10013

Re: Applic. Nos. C 190333 PSY, N 190334 ZRY, C 190116 MMK, C 190339 ZSK, C 190335 ZSX, C 190336 ZMX, N 190337 ZRX, C 190338 HAX, C 190340 ZSM, C 190341PQM, C 190252 MMM, C 190342 ZSQ, C 190117 MMQ
Borough-Based Jails

275 Atlantic Avenue
Block 175 Lot 1 and p/o demapped portion of State Street
C6-2A District
Special Downtown Brooklyn District
Community District 2

124 & 125 White Street
Block 167, Lot 1 & Block 198, Lot 1 & portion of demapped White Street
C6-4 District
Borough of Manhattan
Community District 1

320 Concord Avenue, 745 E. 141st Street
Block 2574, Lot 1
M1-3 District
Borough of Bronx
Community District 1

126-02 82nd Avenue & 80-25 126th Street
Block 9653, Lot 1& Block 9657 Lot 1 & portion of demapped 82nd Avenue
C4-4 District
Borough of Queens
Community District 9

Dear Commissioner Pavan:

Please be advised of the applications (C 190339 ZSK, C 190335 ZSX, C 190340 ZSM, & C 190342 ZSQ) submitted by New York City Department of Correction and the Mayor's Office of Criminal Justice, as follows:

1. C 190339 ZSK - an application submitted by NYC Department of Correction and the Mayor's Office of Criminal Justice pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-832 of the Zoning Resolution to modify: the floor area ratio requirements of Sections 101-20 (SPECIAL BULK REGULATIONS) and 33-10 (Floor Area Regulations), the height and setback requirements of Sections 33-40 (HEIGHT AND SETBACK REGULATIONS) and 101-22 (Special Height and Setback Regulations), the permitted parking requirements of Section 36-12 (Maximum Size of Accessory Group Parking Facilities), the loading berth requirements of Section 36-60 (OFF-STREET LOADING REGULATIONS), the special ground floor use requirements of Section 101-11 (Special Ground Floor Use Regulations), and the

transparency requirements of Section 101-12 (Transparency Requirements) to facilitate the construction of a borough-based jail facility was approved by the City Planning Commission with modifications on September 3, 2019 (Calendar No. 7) and by the City Council with modifications on October 17, 2019 (Res. No. 1124), on which date said Resolution of approval became effective; and

2. C 190335 ZSX - an application submitted by NYC Department of Correction and the Mayor's Office of Criminal Justice pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-832 of the Zoning Resolution to modify the use regulations of Section 42-10 (USES PERMITTED AS-OF-RIGHT), the floor area ratio requirements of Section 43-10 (FLOOR AREA REGULATIONS), the height and setback requirements of Sections 43-40 (HEIGHT AND SETBACK REGULATIONS), the permitted parking requirements of Section 44-10 (PERMITTED ACCESSORY OFF-STREET PARKING SPACES), and the loading berth requirements of Section 44-50 (GENERAL PURPOSES) to facilitate the construction of a borough-based jail facility was approved by the City Planning Commission with modifications on September 3, 2019 (Calendar No. 3) and by the City Council with modifications on October 17, 2019 (Res. No. 1123), on which date said Resolution of approval became effective; and

3. C 190340 ZSM - an application submitted by NYC Department of Correction and the Mayor's Office of Criminal Justice pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-832 of the Zoning Resolution to modify the floor area ratio requirements of Section 33-10 (Floor Area Regulations), the height and setback requirements of Section 33-40 (HEIGHT AND SETBACK REGULATIONS), the loading berth requirements of Section 36-60 (OFF-STREET LOADING REGULATIONS) to facilitate the construction of a borough-based jail facility was approved by the City Planning Commission with modifications on September 3, 2019 (Calendar No. 9) and by the City Council with modifications on October 17, 2019 (Res. No. 1126), on which date said Resolution of approval became effective; and

4. C 190342 ZSQ - an application submitted by NYC Department of Correction and the Mayor's Office of Criminal Justice pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-832 of the Zoning Resolution to modify the floor area ratio requirements of Section 33-10 (Floor Area Regulations), the height and setback requirements of Section 33-40 (HEIGHT AND SETBACK REGULATIONS), the permitted accessory parking requirements of Section 36-12 (Maximum Size of Accessory Group Parking Facilities), the permitted public parking garage requirements of Section 32-10 (USES PERMITTED AS OF RIGHT), and the loading berth requirements of Section 36-60 (OFF-STREET LOADING REGULATIONS) to facilitate the construction of a borough-based jail facility was approved by the City Planning Commission with modifications on September 3, 2019 (Calendar No. 12) and by the City Council with modifications on October 17, 2019 (Res. No. 1129), on which date said Resolution of approval became effective.

THE SPECIAL PERMITS (C 190339 ZSK, C 190335 ZSX, C 190340 ZSM AND C 190342 ZSQ) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTION 74-832 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.

Implementation of this proposal also requires the following related actions:

1. C 190333 PSY – an application submitted by the Department of Correction, the Mayor's Office of Criminal Justice and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at:
    a. 745 East 141st Street (Block 2574, p/o Lot 1), Bronx Community District 1;
    b. 275 Atlantic Avenue (Block 175, Lot 1) Brooklyn Community District 2;
    c. 124 White Street (Block 198, lot 1) and 125 White Street (Block 167, Lot 1) Manhattan Community District 1; and
    d. 126-02 82nd Avenue (Block 9653, Lot 1), 80-25 126th Street (Block 9657, Lot 1) and the bed of 82nd Avenue between 126th and 132nd Streets, Queens Community District 9;

    for borough-based jail facilities was approved by the City Planning Commission with modifications on September 3, 2019 (Calendar No. 1) and by the City Council on October 17, 2019 (Res. No. 1122), on which date said Resolution of approval became effective; and

2. N 190334 ZRY - an application submitted by the New York City Department of Correction and the Mayor's Office of Criminal Justice, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission) to create a special permit for a borough-based jail system was approved by the City Planning Commission on September 3, 2019 (Calendar No. 2) and by the City Council on October 17, 2019 (Res. No. 1118), on which date said Resolution of approval became effective; and

3. N 190336 ZMX - an application submitted by New York City Department of Correction and the Mayor's Office of Criminal Justice pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c changing from an M1-3 District to an M1-4/R7X District property bounded by East 142nd Street, a line 100 feet southeasterly of Concord Avenue, East 141st Street, and Concord Avenue; and establishing a Special Mixed Use District (MX-18) bounded by East 142nd Street, a line 100 feet southeasterly of Concord Avenue, East 141st Street, and Concord Avenue was approved by the City Planning Commission on September 3, 2019 (Calendar No. 4) and by the City Council on October 17, 2019 (Res. No. 1119), on which date said Resolution of approval became effective; and

4. N 190337 ZRX – an application submitted by the New York City Department of Correction and the Mayor's Office of Criminal Justice, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XII Chapter 3 for the purpose of establishing a Special 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 September 3, 2019 (Calendar No. 5) and by the City Council on October 17, 2019 (Res. No. 1120), on which date said Resolution of approval became effective; and

5. C 190338 HAX - an application submitted by The Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for: the designation of property located at 320 Concord Avenue and 745 E. 141st Street (Block 2574, p/o Lot 1) as an Urban Development Action Area: an Urban Development Action Area Project for such area; and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD to facilitate a development containing approximately 235 affordable housing units, community facility and/or retail space was approved by the City

Planning Commission on September 3, 2019 (Calendar No. 6) and by the City Council on October 17, 2019 (Res. No. 1121), on which date said Resolution of approval became effective; and

6. C 190116 MMK - an application submitted by the New York City Department of Correction pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving the elimination, discontinuance and closing of State Street between Boerum Place and Smith Street above a lower limiting plane and below an upper limiting plane and the adjustment of grades and block dimensions necessitated thereby including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. X-2753 dated March 25, 2019 and signed by the Borough President was approved by the City Planning Commission with modifications on September 3, 2019 (Calendar No. 8) and by the City Council on October 17, 2019 (Res. No. 1125), on which date said Resolution of approval became effective; and

7. C 190341 PQM - an application submitted by the Department of Correction, the Mayor's Office of Criminal Justice, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 124 White Street (Block 198, Lot 1) for a borough-based jail facility was approved by the City Planning Commission on September 3, 2019 (Calendar No. 10) and by the City Council on October 17, 2019 (Res. No. 1127), on which date said Resolution of approval became effective; and

8. C 190252 MMM - an application submitted by the New York City Department of Correction pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving the elimination, discontinuance and closing of a volume of a portion of White Street from Center Street to Baxter Street within limiting planes and the adjustment of grades and block dimensions necessitated thereby including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Acc. No. 30265 dated March 28, 2019 and signed by the Borough President was approved by the City Planning Commission on September 3, 2019 (Calendar No. 11) and by the City Council on October 17, 2019 (Res. No. 1128), on which date said Resolution of approval became effective; and

9. C 190117 ZMQ - an application submitted by the New York City Department of Correction pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving the elimination, discontinuance and closing of 82nd Avenue between 126th Street and 132nd Street, the elimination of two Public Places within the area bounded by Union Turnpike, 132nd Street, Hoover Avenue, Queens Boulevard, 82nd Avenue and 126th Street, and the adjustment of grades and block dimensions necessitated thereby including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. C.P.C. 190117 MMQ dated March 25, 2019 and signed by the Director of the Department of City Planning was approved by the City Planning Commission on September 3, 2019 (Calendar No. 13) and by the City Council on October 17, 2019 (Res. No. 1130), on which date said Resolution of approval became effective; and

Enclosed for your information are the following:

1. a copy of applications C 190333 PSY, N 190334 ZRY, C 190116 MMK, C 190339 ZSK, C 190335 ZSX, C 190336 ZMX, N 190337 ZRX, C 190338 HAX, C 190340 ZSM, C 190341PQM, C 190252 MMM, C 190342 ZSQ, C 190117 MMQ;

2. a copy of the City Planning Commission Reports for applications C 190333 PSY, N 190334 ZRY, C 190116 MMK, C 190339 ZSK, C 190335 ZSX, C 190336 ZMX, N 190337 ZRX, C 190338 HAX, C 190340 ZSM, C 190341PQM, C 190252 MMM, C 190342 ZSQ, C 190117 MMQ, dated September 3, 2019 (Cal. Nos. 1 through 13 inclusive);

3. a copy of the City Council's Resolutions of Approvals for C 190333 PSY, N 190334 ZRY, C 190116 MMK, C 190339 ZSK, C 190335 ZSX, C 190336 ZMX, N 190337 ZRX, C 190338 HAX, C 190340 ZSM, C 190341PQM, C 190252 MMM, C 190342 ZSQ, C 190117 MMQ, dated October 17, 2019 (Res. Nos. 1118 through 1130, inclusive); and

4. the following approved drawings prepared by Perkins Eastman:

C 190339 ZSK

Dwg. No.	Title	Last Date Revised
Z-020	Zoning Analysis	10/11/2019
Z-030	Zoning Lot Site Plan	10/11/2019
Z-040	Ground Floor Plan	10/11/2019
Z-050	Waiver Plan – Roof Plan	10/11/2019
Z-060	Sections	10/11/2019

C 190335 ZSX

Dwg. No.	Title	Last Date Revised
Z-020	Zoning Analysis	10/11/2019
Z-030	Zoning Lot Site Plan	10/11/2019
Z-040	Ground Floor Plan	10/11/2019
Z-050	Waiver Plan – Roof Plan	10/11/2019
Z-060	Sections	10/11/2019

C 190340 ZSM

Dwg. No.	Title	Last Date Revised
Z-020	Zoning Analysis	10/11/2019
Z-030	Zoning Lot Site Plan	10/11/2019
Z-040	Ground Floor Plan	10/11/2019
Z-050	Waiver Plan – Roof Plan	10/11/2019
Z-060	Section A	10/11/2019
Z-061	Sections	10/11/2019
Z-062	Section D	10/11/2019

C 190342 ZSQ

Dwg. No.	Title	Last Date Revised
Z-020	Zoning Analysis	10/11/2019
Z-030	Zoning Lot Site Plan	10/11/2019
Z-040	Ground Floor Plan	10/11/2019
Z-050	Waiver Plan – Roof Plan	10/11/2019
Z-060	Sections	10/11/2019

Sincerely,

Steven Lenard

cc. A. Laremont
J. Merani
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