DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

May 5, 2021

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

Re: Applic. Nos. C 200061(A) ZSM, C 200064 ZMM, N 200065 ZRM, N 200066 ZAM, N 200067 ZAM and M 790721(B) ZSM
GO Broome Street Development
Large-Scale Residential Development
Generally bounded by Broome Street, Suffolk Street, Grand Street and Essex Street
Block 346, Lots 1, 37, 75 and 95 & Block 351, Lot 1
R8 & R9-1/C2-5 Districts
Borough of Manhattan
Community District 3

Dear Commissioner Raine:

Previously, the Department of Buildings was advised that the application CP-19323 submitted by the New York City Housing Authority for an approval pursuant to Section of 150 of the New York State Public Housing Law of a creation of the Seward Park Extension Large Scale Residential Development and a project for a Federally-aided public housing project proposed to be erected within the Seward Park Extension Urban Renewal Area, on property at the above referenced location was approved by the City Planning Commission on May 11, 1966 (Cal. No. 2), on which date said Resolution of Approval became effective.

Subsequently, the Department of Buildings was advised that the application CP-20871 submitted by the New York City Housing Authority for a modification to the previously approved Large Scale Residential Development (CP-19323) involving updates of the previously approved plans of Parcels 1 and 4 and zoning calculations pursuant to:

1. Section 78-311(e), to authorize the location of buildings without regard for height and setback regulations which would otherwise apply along portions of streets wholly within the development;
2. Section 78-312(d), to authorize minor variations in the front height and setback regulations on the periphery of the development, for the purpose of introducing variety; and
3. Section 78-41, to authorize permitted or required accessory off-street parking spaces to be located anywhere within the development without regard for zoning lot lines;

Steven Lenard, Director
Ken Ramnarine, Deputy Director
120 Broadway – 31st Floor, New York, NY 10271-0001
(212) 720-3226 / FAX (212) 720-3400
www.nyc.gov/planning

on property bounded generally by Essex Street, Broome Street, Norfolk Street, an Unnamed Street, Willett Street and Grand Street, was approved by the City Planning Commission on December 23, 1969 (Cal. No. 22) and subsequently by the Board of Estimate on January 8, 1970 (Cal. No. 43), on which date said Resolution of Approval became effective.

Subsequently, the Department of Buildings was advised that the application CP-21371 submitted by the New York City Housing Authority for a second modification to the previously approved Large Scale Residential Development (CP-19323) involving updates of the previously approved plans of Parcel 3 and zoning calculations pursuant to:

1. Section 78-22, to authorize accessory commercial uses listed in Use Group 6A or 6F which in the aggregate occupy not more than two percent of the total floor area of the development;
2. Section 78-311(e), to authorize the location of buildings without regard for the height and setback regulations which would otherwise apply along portions of streets wholly within the development;
3. Section 78-312(d), to authorize minor variations in the front height and setback regulations on the periphery of the development;
4. Section 78-312(f), to authorize modifications of the minimum spacing requirements consistent with the intent of the provisions of Section 23-71; and
5. Section 74-53, to permit group parking facilities accessory to uses in the largescale residential development with more than 150 spaces;

on property bounded generally by Essex Street, Broome Street, Norfolk Street, an Unnamed Street, Willett Street and Grand Street, was approved by the City Planning Commission on October 14, 1970 (Cal. No. 46) and subsequently by the Board of Estimate on October 29, 1970 (Cal. No. 97), on which date said Resolution of Approval became effective. This approval was subsequently withdrawn.

Subsequently, the Department of Buildings was advised that the application CP-21573 submitted by the New York City the New York City Housing Authority for a third modification to the previously approved Large Scale Residential Development (CP-19323) and supersedes the second modification involving updates of the previously approved plans of Parcel 3 and zoning calculations pursuant to:

1. Section 78-22, to authorize accessory commercial uses listed in Use Group 6A or 6F which in the aggregate occupy not more than two percent of the total floor area of the development, to be located on Parcel 3;
2. Section 78-311(e), to authorize the location of buildings without regard for the height and setback regulations which would otherwise apply along portions of streets wholly within the development;
3. Section 78-312(d), to authorize minor variations in the front height and setback regulations on the periphery of the development;
4. Section 78-312(f), to authorize modifications of the minimum spacing requirements consistent with the intent of the provisions of 23-71;
5. Section 74-53, to permit group parking facilities accessory to uses in the large-scale residential development, with more than 150 spaces;
6. Section 78-41, to authorize accessory off-street parking spaces to be located anywhere within the development without regard for zoning lot lines; and
7. Section 78-311(a), to authorize the total rooms and dwelling units permitted for all zoning lots within the development to be distributed without regard for zoning lot lines;

on property bounded generally by Essex Street, Broome Street, Norfolk Street, an Unnamed Street, Willett Street, and Grand Street, was approved by the City Planning Commission on April 14, 1971 (Cal. No. 28), on which date said Resolution of Approval became effective.

Subsequently, the Department of Buildings was advised that the application 790721 ZSM submitted by the New York City Department of Housing Preservation and Development for a fourth modification to the previously approved Large Scale Residential Development (CP-19323) involving a special permit and an authorization pursuant to:

1. Section 78-311(e), to authorize the location of buildings without regard to the height and setback regulations which would otherwise apply along a portion of Norfolk Street, a street wholly within the development; and
2. Section 78-312(d), to permit minor variations in the height and setback regulations which would otherwise apply along Grand Street, a street on the periphery of the development;

to facilitate the construction of a 14-story building providing 156 units of rental housing for low and moderate-income elderly persons, on property bounded generally by Essex Street, Broome Street, Norfolk Street, an Unnamed Street, Willett Street, and Grand Street, was approved by the City Planning Commission on March 12, 1980 (Cal. No. 47), on which date said Resolution of Approval became effective.

Subsequently, on February 19, 2020, the Department of Buildings was advised that the applications M 790721(A) ZSM & M 200058 ZSM submitted by NYC Department of Housing Preservation and Development for a fifth modification of the previously approved large-scale residential development (C 790721 ZSM) to remove Parcel 2B (Block 346, Lots 39 & 1001-1005) from the previously approved large scale plans and zoning calculations as a corrective action, and as a consequence, subdivide the previously approved large-scale residential development (C 790721 ZSM) into two non-contiguous large-scale residential developments M 790721(A) ZSM (Block 346, Lots 1, 75 & 95; Block 351, Lot 1) & M 200058 ZSM (Block 336, Lots 1, 5, p/o 28 & 35; Block 341, Lots 1, 58 & 70; Block 347, Lot 80), on property bounded generally by Essex Street to the west, Broome Street and Delancey Street to the north, Bialystoker Place-Willett Street to the east, and Grand Street to the south, was approved by the City Planning Commission on September 23, 2019.

Subsequently, on November 16, 2020, the Department of Buildings was advised that the application (M (200058 (A) ZSM) submitted by Clinton Broome Development LLC, Grand Street Guild Housing Development Fund Company, Inc., Grand Street Guild East Housing Development Fund Company, Inc., and Southeast Grand Street Guild Housing Development Fund Company, Inc. for a sixth modification of the previously approved large-scale residential development (M 200058 ZSM) to update the previously approved plans and zoning calculations to reflect the merging of Parcels 3A, 3B, and 3C into one zoning lot (Parcel 3), and to reflect the proposed development on Parcel 3, the existing 1-story maintenance building, and open space improvements on property at the above referenced location, was approved by the City Planning Commission on August 31, 2020.

Presently, please be advised of the following applications (C 200061 (A) ZSM, C 200061 ZSM, N 200066 ZAM, N 200067 ZAM and M 790721(B) ZSM) submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. in connection with a proposed

mixed-use development within the large scale residential development, on property at the above referenced location:

1. C 200061(A) ZSM – an application for the grant of a special permit pursuant to Section 78-312 of the Zoning Resolution to allow floor area permitted by the applicable district regulations to be distributed without regard for zoning lot lines, to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings), was approved by the City Planning Commission on January 21, 2020 (Cal. No. 2) and by the City Council on February 27, 2020 (Res. No. 1265), on which date said Resolution of Approval became effective;

2. N 200066 ZAM – an application for the grant of an authorization pursuant to Section 78-311 of the Zoning Resolution to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings), was approved by the City Planning Commission on January 21, 2020 (Cal. No. 5);

3. N 200067 ZAM – an application or the grant of an authorization pursuant to Section 13-443 of the Zoning Resolution to eliminate 33 existing parking spaces required by Section 25-23 (Requirements Where Group Parking Facilities Are Provided), was approved by the City Planning Commission on January 21, 2020 (Cal. No. 6); and

4. M 790721(B) ZSM – an application for modification to the previously approved large-scale residential development (LSRD) (C 790721 ZSM), as subsequently modified, to update the previously approved LSRD plans and zoning calculations, to reflect the enlargement of the LSRD to include Block 346, Lot 37, to reflect the splitting of existing zoning lot Parcel 2A into two zoning lots- Parcel 2A-1 (Block 346, Lots 1, 37 & 75) and Parcel 2A-2 (Block 346, Lot 95), and to reflect the proposed mixed use development on Parcel 2A-1 and the existing commercial development on Parcel 2A-2, was approved by the City Planning Commission on January 21, 2020 (Cal. No. 7);

THE SPECIAL PERMIT (C 200061(A) ZSM) AND AUTHORIZATIONS (N 200066 ZAM & N 200067 ZAM) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTIONS 78-321, 78-311 AND 13-443, 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.

Implementation of this proposal also requires the following related actions:

C 200064 ZMM – an application submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. for an amendment to the Zoning Map, Section No. 12c, by changing an R8 District to an R9-1/C2-5 District, which was approved by the City Planning Commission on January 21, 2020 (Cal. No. 3), and by the City Council on February 27, 2020 (Res. No. 1266), on which date said Resolution of Approval became effective; and

N 200065 ZRM – an application submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc., for an amendment of the Zoning Resolution

of the City of New York, modifying the Quality Housing provisions of Article II, Chapters 3 and 8, and related provisions, and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, was approved by City Planning Commission on January 21, 2020 (Cal. No. 4) and by the City Council, with modifications, on February 27, 2020 (Res. No. 1267), on which date said Resolution of Approval became effective;

In connection with the applications (C 200061(A) ZSM, N 200066 ZAM, N 200067 ZAM and M 790721(B) ZSM), the applicant executed a Go Broome Street Development Restrictive Declaration, which was recorded on January 20, 2021 (CRFN: 2021000022732), and which contains special conditions to the issuance of a building permit and/or certificate of occupancy. Questions regarding these provisions should be directed to DCP Counsel John Mangin at (212) 720-3454.

Enclosed for your information are the following:

1. a copy of the applications (C 200061(A) ZSM, C 200064 ZMM, N 200065 ZRM, N 200066 ZAM, N 200067 ZAM and M 790721(B) ZSM);

2. a copy of the City Planning Commission reports for applications (C 200061(A) ZSM, C 200064 ZMM and N 200065 ZRM), dated January 21, 2020 (Cal. Nos. 2, 3 and 4, respectively);

3. a copy of the City Council's Resolutions of Approvals for applications (C 200061 (A) ZSM, C 200064 ZMM and N 200065 ZRM), dated February 27, 2020 (Res. Nos. 1265, 1266 and 1267, respectively);

4. a copy of the Go Broome Street Development Restrictive Declaration, dated December 23, 2020, executed by CPC One LLC, Go Broome LLC and Go Norfolk LLC, and recorded in New York County Office of the City Register on January 20, 2021 (CRFN. 2021000022732); and

5. the following approved drawings prepared by Dattner Architects:

M 790721(B) ZSM

Dwg. No.	Title	Last Revised Date
Z-103	Seward Park Extension West LSRD Site Plan (Proposed)	01/17/2020
Z-104	Seward Park Extension West LSRD Zoning Analysis (1 of 2)	08/16/2019
Z-105	Seward Park Extension West LSRD Zoning Analysis (2 of 2)	10/07/2019

C 200061(A) ZSM & N 200066 ZAM

Dwg. No.	Title	Last Revised Date
Z-201	Parcel 2A – Zoning Analysis (1 of 2), Curb Level & Base Plane (Development Site)	08/16/2019

Z-202	Parcel 2A – Zoning Analysis (2 of 2), Curb Level & Base Plane	10/7/ 2019
Z-203	Parcel 2A – Zoning Lot Site Plan (Development Site)	01/17/2020
Z-205	Parcel 2A – Development Waiver Plan	01/17/2020
Z-206	Parcel 2A – Waiver Sections	01/17/2020
Z-207	Parcel 2A – Waiver Sections	01/17/2020
Z-208	Parcel 2A – Waiver Sections	01/17/2020
Z-209	Parcel 2A – Waiver Sections	10/07/2019
Z-210	Parcel 2A – Waiver Sections	10/07/2019
Z-211	Parcel 2A – Waiver Sections	08/16/2019
Z-212	Parcel 2A – Waiver Sections	08/16/ 2019
Z-213	Parcel 2A – Waiver Sections	10/07 2019

N 200067 ZAM

Dwg. No.	**Title**	**Last Revised Date**
Z-201	Parcel 2A – Zoning Analysis (1 of 2), Curb Level & Base Plane (Development Site)	08/16/2019
Z-202	Parcel 2A – Zoning Analysis (2 of 2), Curb Level & Base Plane (Development Site)	10/7/ 2019
Z-203	Parcel 2A – Zoning Lot Site Plan (Development Site)	01/17/2020

Sincerely,

Steven Lenard

cc: A. Laremont
S. Amron
LURBDOB_DL
K. Ramnarine
A. Greenidge
Y. Li
E. Botsford
S. Williamson

M. Pietrus
A. McCabe
J. Mangin
Applicant