DEPARTMENT OF CITY PLANNING
CITY OF NEY YORK

TECHNICAL REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

October 28, 2022

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

Re: Applic. Nos. N 220219 ZRM, C 220220 ZMM, C 220221(A) ZSM, C 220222 PPM & C 220223PQM
The Lirio/MTA Site - 806 9th Avenue
806 9th Avenue
Block 1044, Lot 3
C6-2 District
Special Clinton District
Borough of Manhattan
Community District 4 Dear
Commissioner Raine:

Please be advised that the application (C 220221(A) ZSM) submitted by NYC Department of Housing Preservation & Development (HPD) for the grant of a special permit pursuant to Section 96-104 of the Zoning Resolution to modify the lot coverage and usable landscaped open area requirements of Section 96-102 (Lot Coverage Regulations) and the height and setback requirements of Section 96-104 (Height and setback regulations), in connection with a proposed mixed-use development on property at the above referenced location, was approved by the City Planning Commission on June 8, 2022 (Cal. No. 18) and by the City Council on August 11, 2022 (Res. No 301), on which date said Resolution of Approval became effective.

THE SPECIAL PERMIT (C 220221(A) ZSM) HAS BEEN APPROVED SOLELY PURSUANT TO SECTION 96-104 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 proposal also requires the following related actions:

1. N 220219 ZRM - an application submitted by NYC Department of Housing Preservation and Development for an amendment of the Zoning Resolution of the City of New York, to modify the regulations of Article IX, Chapter 6 (Special Clinton District), which was approved by the City Planning Commission on June 8, 2022 (Cal. No. 16) and by the City Council with modification, on August 11, 2022 (Res. No. 299), on which date said Resolution of Approval became effective;

2. C 220220 ZMM - an application submitted by NYC Department of Housing Preservation and

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Development for an amendment of the Zoning Map, Section No. 8c, by changing and existing R8 and R8/C1-5 Districts to a C6-2 District, which was approved by the City Planning Commission on June 8, 2022 (Cal. No. 15) and by the City Council on August 11, 2022 (Res. No. 300), on which date said Resolution of Approval became effective;

3. C 220222 PPM - an application submitted by New York City Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the disposition of city owned property located at 806 9th Avenue (Block 1044, Lot 3), to facilitate a building containing approximately 111 affordable and supportive housing units, and community facility and retail space, which was approved by the City Planning Commission on June 8, 2022 (Cal. No. 19) and by the City Council on August 11, 2022 (Res. No. 302), on which date said Resolution of Approval became effective; and

4. C 220223 PQM - an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property generally located at 806 9th Avenue (Block 1044, Lot 3) to facilitate the expansion of the Metropolitan Transportation Authority's New York City Transit Operations, which was approved by the City Planning Commission on June 8, 2022 (Cal. No. 20) and by the City Council on August 11, 2022 (Res. No. 303), on which date said Resolution of Approval became effective.

Subsequent to adoption of the application (C 220221(A) ZSM) by the City Council, the applicant submitted to the Department of City Planning updated drawings to reflect modifications made by the Council to relevant proposed zoning text in their adoption of a related application (N 220219 ZRM). The Department of City Planning has determined that the updated drawings accurately reflect those modifications to the zoning text and in all other ways are consistent with the adopted application (C 220221(A) ZSM).

Enclosed for your information are the following:

1. a copy of applications N 220219 ZRM, C 220220 ZMM, C 220221(A) ZSM, C 220222 PPM & C 220223 PQM;

2. a copy of the City Planning Commission reports for applications N 220219 ZRM, C 220220 ZMM, C 220221(A) ZSM, C 220222 PPM & C 220223 PQM, dated June 8, 2022 (Cal. Nos. 15, 16, 18, 19 & 20, respectively);

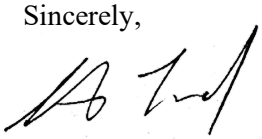
3. a copy of the City Council's Resolution of Approvals for applications N 220219 ZRM, C 220220 ZMM, C 220221(A) ZSM, C 220222 PPM & C 220223 PQM, dated August 11, 2022 (Res. Nos. 299, 300, 301, 302 & 303, respectively); and

4. the following approved drawings prepared by Centra Ruddy Architecture DPC:

Dwg. No.	**Title**	**Last Date Revised**
U-001.00	Zoning Lot Site Plan	08/09/2022
U-002.00	Zoning Analysis	08/09/2022

U-004.00	Waiver Plan	08/09/2022
U-006A.00	Waiver Sections	08/09/2022
U-006B.00	Waiver Sections	08/09/2022

Sincerely,



Steven Lenard

cc: S. Amron
LURDOB_DL
K. Ramnarine
A. Greenidge
E. Botsford
A. Cantu
A.McCabe
Applicant