NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: C 230209 ZSM	**Project Name**: 135th Street Rezoning
CEQR Number: 23DCP140M	**Borough(s)**: Manhattan **Community District Number(s)**: 9

Please use the above application number on all correspondence concerning this application

***Docket Description**:*

IN THE MATTER OF an application submitted by Crosscap Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter 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 located at 701 West 135th Street (Block 2101, Lot 58), in an R7-2/C2-4* District, within a Special Manhattanville Mixed Use District (MMU)*, Borough of Manhattan, Community District 9.

*Note: The site is proposed to be rezoned by changing an existing M1-1 District to an R7-2/C2-4/MMU District, under a concurrent related application for a Zoning Map change (C 230206 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at https://zap.planning.nyc.gov/projects/2022M0159 or at the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

Related Applications:	C 230206 ZMM	N 230207 ZRM	C 230208 ZSM		

Applicant(s):	**Applicant Contact**:
Crosscap Holdings LLC Rick Serrapica 1841 Broadway, Suite 811 New York, NY 10023	Neil Weisbard Pryor Cashman LLP 7 Times Square New York, NY 10036

Contact: *Address questions about this application to the following DCP Office:*

DEPARTMENT OF CITY PLANNING
Manhattan Office
Address: 120 Broadway 31st Floor New York, NY 10271
Phone: 212-720-3480
Email: MN_DL@planning.nyc.gov

Public Review Timeline:

On **04/01/2024** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **04/10/2024** and must be completed by **06/10/2024**