DEPARTMENT OF CITY PLANNING
CITY OF NEY YORK

TECHNICAL REVIEW DIVISION

Marisa Lago, Director
Department of City Planning

May 17, 2017

Martin Rebholz, R.A.
Borough Commissioner
Department of Buildings
280 Broadway, 3rd Floor
New York, NY 10007

Re: Applic. Nos. C 160310 ZSM, C 160311 ZSM, C 160312 ZSM, C 160313 ZSM,
N 160314 ZAM, N 160315 ZAM, N 160316 ZAM & N 160317 ZCM
Special Hudson River Park District/550 Washington Street
Receiving Site- 550 Washington Street (A2):
Block 596, Lot 1,
C6-3, C6-4 & M1-5 Districts
Granting Site- Pier 40 (A1):
Block 656, Lot 1
M2-3 District
Special Hudson River Park District
Borough of Manhattan
Community District 2

Dear Commissioner Rebholz:

Please be advised of the applications (C 160310 ZSM, C 160311 ZSM, C 160312 ZSM, C 160313 ZSM, N 160314 ZAM, N 160315 ZAM, N 160316 ZAM & N 160317 ZCM) submitted by SJC 33 Owner 2015 LLC for property at the above referenced location, as follows:

1. C 160310 ZSM - an application for the grant of a special permit pursuant to Section 89-21 of the Zoning Resolution to allow the distribution of 200,000 square feet of floor area from a granting site (A1, Block 656, Lot 1)) to a receiving site (A2, Block 596, Lot 1), and to modify the height and setback requirements of Sections 23-60 (Height and Setback Regulations) and Section 43-40 (Height and Setback Regulations), the height factor requirements of 23-151 (Basic regulations for R6 through R9 Districts) and the rear yard requirements of Section 43-20 (Rear Yard Regulations), in connection with a proposed mixed use development, on property at the above referenced location was approved by the City Planning Commission on October 17, 2016 (Cal. No. 3) and by the City Council, as modified, on December 15, 2016 (Res. No. 1344), on which date said Resolution of Approval became effective;

2. C 160311 ZSM - an application for the grant of a special permit pursuant to Sections 13-45 and 13-451 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 236 spaces on portions of the ground floor and cellar of a proposed mixed use development (North Site), on property at the above referenced location was approved by the City

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Planning Commission on October 17, 2016 (Cal. No. 4) and by the City Council, as modified, on December 15, 2016 (Res. No. 1345), on which date said Resolution of Approval became effective;

3. C 160312 ZSM - an application for the grant of a special permit pursuant to Sections 13-45 and 13-451 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 95 spaces on portions of the ground floor and cellar of a proposed mixed use development (Center Site), on property at the above referenced location was approved by the City Planning Commission on October 17, 2016 (Cal. No. 5) and by the City Council, as modified, on December 15, 2016 (Res. No. 1346), on which date said Resolution of Approval became effective;

4. C 160313 ZSM - an application for the grant of a special permit pursuant to Sections 13-45 and 13-451 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 94 spaces on portions of the ground floor and cellar of a proposed mixed use development (South Site), on property at the above referenced location was approved by the City Planning Commission on October 17, 2016 (Cal. No. 6) and by the City Council, as modified, on December 15, 2016 (Res. No. 1347), on which date said Resolution of Approval became effective;

5. N 160314 ZAM - an application for the grant of an authorization pursuant to Section 13-441 of the Zoning Resolution to allow a 22-foot wide curb cut (including splays) on West Street (a wide street) to facilitate access to an attended accessory parking garage on portions of the ground floor and cellar of a proposed mixed use development (North Site), on property at the above referenced location was approved by the City Planning Commission on October 17, 2016 (Cal. No. 7);

6. N 160315 ZAM - an application for the grant of an authorization pursuant to Section 13-441 of the Zoning Resolution to allow a 22-foot wide curb cut (including splays) on West Street (a wide street) to facilitate access to a through-block driveway to a passenger drop-off area and an attended accessory parking garage on portions of the ground floor and cellar of a proposed mixed use development (Center Site), on property at the above referenced location was approved by the City Planning Commission on October 17, 2016 (Cal. No. 8);

7. N 160316 ZAM - an application for the grant of an authorization pursuant to Section 13-441 of the Zoning Resolution to allow a 22-foot wide curb cut (including splays) on West Street (a wide street) to facilitate access to an attended accessory parking garage on portions of the ground floor and cellar of a proposed mixed use development (South Site), on property at the above referenced location was approved by the City Planning Commission on October 17, 2016 (Cal. No. 9); and

. N 160317 ZCM - an application for certification by the Chairperson of the City Planning Commission pursuant to Section 89-21(d)(1) of the Zoning Resolution that the owner of the receiving site and Hudson River Park Trust have jointly executed documents sufficient to facilitate a payment schedule associated with the transfer of floor area, on property at the above referenced location was approved by the Chairperson of the City Planning Commission on October 17, 2016.

THE SPECIAL PERMITS (C 160310 ZSM, C 160311 ZSM, C 160312 ZSM AND C 160313 ZSM), AUTHORIZATIONS (N 160314 ZAM, N 160315 ZAM AND N 160316 ZAM), AND CERTIFICATION (N 160317 ZCM) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTIONS 89-21, 13-45 & 13-451, 13-45 & 13-451, 13-45 & 13-451, 13-411, 13-411 13-411 AND 89-21(d)(1), 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:

1. C 160309 ZMM – an application submitted by SJC 33 Owner 2015 LLC for an amendment of the Zoning Map, Section No. 12a by changing M1-5 and M2-1 Districts to C6-3, C6-4 and M1-5 Districts, and by establishing a Special Hudson River Park District at the above referenced location which was approved by the City Planning Commission on October 17, 2016 (Cal. No. 2) and by the City Council on December 15, 2016 (Res. No. 1343), on which date said Resolution of Approval became effective;

2. N 160308 ZRM – an application submitted by the Department of City Planning for an amendment of the Zoning Resolution of the City of New York, relating to Article VIII, Chapter 9 (Special Hudson River Park District) to establish the Special Hudson River Park District, which was approved by the City Planning Commission on October 17, 2016 (Cal. No. 1) and by the City Council on December 15, 2016 (Res. No. 1342), on which date said Resolution of Approval became effective;

In connection with the application (C 160310 ZSM), the applicant executed a Restrictive Declaration (St. John's Terminal Restrictive Declaration, recorded on December 21, 2016 (CRFN: 2016000452290) 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 Alison McCabe at (212) 720-3402.

Enclosed for your information are the following:

1. a copy of applications N 160308 ZRM, C 160309 ZMM, C 160310 ZSM, C 160311 ZSM, C 160312 ZSM, C 160313 ZSM, N 160314 ZAM, N 160315 ZAM, N 160316 ZAM & N 160317 ZCM;

2. a copy of the City Planning Commission Reports for applications N 160308 ZRM, C 160309 ZMM, C 160310 ZSM, C 160311 ZSM, C 160312 ZSM, C 160313 ZSM, dated October 17, 2016 (Cal. Nos. 1, 2, 3, 4, 5, and 6 respectively);

3. a copy of the City Council's Resolutions of Approval for applications N 160308 ZRM, C 160309 ZMM, C 160310 ZSM, C 160311 ZSM, C 160312 ZSM, C 160313 ZSM, dated December 15, 2016 (Res. Nos. 1342, 1343, 1344, 1345, 1346, and 1347, respectively);

4. a copy of the St. John's Terminal Restrictive Declaration, dated December 15, 2016, executed by SJC 33 Owner 2015 LLC and recorded in the New York County Office of the City Register on December 21, 2016 (CRFN: 2016000452290); and

5. the following approved drawings prepared by CookFox Architects, DPC:

C 160310 ZSM:

Dwg. No.	Title	Last Date Revised
Z-001	Granting Site Survey	10/14/2016
Z-004	Zoning Calculations	12/05/2016
Z-005	Project Area Site Plan	10/14/2016
Z-006	Zoning Lot Site Plan	10/14/2016
Z-101	Ground Floor Plan	12/05/2016
Z-110	Waiver Plan	10/14/2016
Z-200	Waiver Sections	10/14/2016
Z-201	Waiver Sections	10/14/2016
Z-202	Waiver Sections	10/14/2016
Z-203	Waiver Sections	10/14/2016
Z-204	Waiver Sections	10/14/2016
Z-205	Waiver Sections	10/14/2016
Z-206	Waiver Sections	10/14/2016
Z-250	Design Control Diagram Waiver North-East Axonometric	10/14/2016
Z-251	Design Control Diagram Waiver South-West Axonometric	10/14/2016
Z-252	Design Control Diagram Waiver North-West Axonometric	10/14/2016
Z-253	Design Control Diagram Waiver South-East Axonometric	10/14/2016
Z-254	Design Control Notes	12/05/2016
L-100	Public Access Area Site Plan	12/05/2016
L-101	Public Access Area Enlargement Plan	12/05/2016

C 160311 ZSM:

Dwg. No.	Title	Last Date Revised
P-001	Parking Plan North Site Ground Level	12/05/2016
P-002	Parking Plan North Site Cellar Level	12/05/2016

C 160312 ZSM:

Dwg. No.	Title	Last Date Revised
P-003	Parking Plan Center Site Ground Level	12/05/2016
P-004	Parking Plan Center Site Cellar Level	12/05/2016

C 160313 ZSM:

Dwg. No.	Title	Last Date Revised
P-005	Parking Plan South Site Ground Level	12/05/2016
P-006	Parking Plan South Site Cellar Level	12/05/2016

N 160314 ZAM:

Dwg. No.	Title	Last Date Revised
P-001	Parking Plan North Site Ground Level	12/05/2016

N 160315 ZAM:

Dwg. No.	Title	Last Date Revised
P-003	Parking Plan Center Site Ground Level	12/05/2016

N 160316 ZAM:

Dwg. No.	Title	Last Date Revised
P-001	Parking Plan South Site Ground Level	12/05/2016

Sincerely,

Steven Lenard

cc. J. Harris
J. Merani
H. Marcus
M. Rachel
E. Botsford
S. Johnson
S. Li
K. Ramnarine
A. McCabe
Applicant