DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Dan Garodnick, Director
Department of City Planning

February 24, 2025

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

Re: Applic. Nos. C 240369 ZMM, C 240370 ZSM, C 240372 PPM, C 240373 PCM, C 240390 ZSM, C 240391 PQM, N 240371 ZRM, & C 240309 MMM
SPARC Kips Bay
425 East 25th Street
Block 962, p/o Lot 100
C6-4 District
Borough of Manhattan
Community District 6

Dear Commissioner Raine:

Please be advised of the applications (C 240370 ZSM and C 240390 ZSM) submitted by the New York City Economic Development Corporation in connection with a proposed development on property at the above referenced location, as follows:

1. C 240370 ZSM – an application for the grant of a special permit pursuant to Section 74-171 of the Zoning Resolution to permit a laboratory listed under Use Group VII, not otherwise allowed by the underlying use regulations, was approved by the City Planning Commission on December 16, 2024 (Cal. No. 19) and by the City Council on February 13, 2025 (Res. No. 0757) on which date said Resolution of Approval became effective; and

2. C 240390 ZSM – an application for the grant of a special permit pursuant to Section 74-901 of the Zoning Resolution to modify the height and setback requirements of Section 33-422 (Alternate Front Setbacks In Other Commercial Districts), was approved by the City Planning Commission on December 16, 2024 (Cal. No. 20) and by the City Council on February 13, 2025 (Res. No. 0762) on which date said Resolution of Approval became effective.

THE SPECIAL PERMITS (C 240370 ZSM AND C 240390 ZSM) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTIONS 74-171 AND 74-901, 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.

Steven Lenard, Director
Kenny Ramnarine., Deputy Director
120 Broadway, 31st Floor 10271
(212) 720-3226 / FAX (212) 720-3244
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Implementation of the proposal also requires the following related actions:

1. C 240369 ZMM – an application for the amendment of the Zoning Map, Section Nos. 8d and 12c, changing from an R8 District to a C6-4 District, was approved by the City Planning Commission on December 16, 2024 (Cal. No. 18) and by the City Council on February 13, 2025 (Res. No. 0756) on which date said Resolution of Approval became effective;

2. N 240371 ZRM – an application for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing Area, was approved by the City Planning Commission on December 16, 2024 (Cal. No. 21) and by the City Council on February 13, 2025 (Res. No. 0758) on which date said Resolution of Approval became effective;

3. C 240372 PPM – an application for the disposition of city-owned property at the above referenced location was approved by the City Planning Commission on December 16, 2024 (Cal. No. 22) and by the City Council on February 13, 2025 (Res. No. 0759) on which date said Resolution of Approval became effective;

4. C 240373 PCM – an application for the site selection and acquisition at the above referenced location for use as a forensic pathology center and medical examiner facility was approved by the City Planning Commission on December 16, 2024 (Cal. No. 23) and by the City Council on February 13, 2025 (Res. No. 0760) on which date said Resolution of Approval became effective;

5. C 240391 PQM – an application for the acquisition of property at the above referenced location was approved by the City Planning Commission on December 16, 2024 (Cal. No. 24) and by the City Council on February 13, 2025 (Res. No. 0763) on which date said Resolution of Approval became effective; and

6. C 240309 MMM – an amendment to the City Map involving the elimination of the pedestrian overpass over FDR Drive at East 25 Street, the adjustment of grades, block dimensions and angles necessitated thereby, and the disposition of such demapped areas, was approved by the City Planning Commission on December 16, 2024 (Cal. No. 25) and by the City Council on February 13, 2025 (Res. No. 0761) on which date said Resolution of Approval became effective.

Please note, however, that amendment to the City Map (C 240309 MMM) **WILL NOT TAKE EFFECT** until certified copies of the alteration map containing the amendment to the City Map are filed by the Department of City Planning in accordance with Section 198-c of the City Charter.

Enclosed for your information are the following:

1. a copy of applications C 240369 ZMM, C 240370 ZSM, C 240372 PPM, C 240373 PCM, C 240390 ZSM, C 240391 PQM, and N 240371 ZRM;

2. a copy of the City Planning Commission Reports for applications C 240369 ZMM, C 240370 ZSM, C 240372 PPM, C 240373 PCM, C 240390 ZSM, C 240391 PQM, N 240371 ZRM, & C 240309 MMM dated December 16, 2024 (Cal. Nos. 18, 19, 20, 21, 22, 23, 24, and 25 respectively);

3. a copy of the City Council's Resolutions of Approval for applications C 240369 ZMM, C 240370 ZSM, C 240372 PPM, C 240373 PCM, C 240390 ZSM, C 240391 PQM, N 240371 ZRM, & C 240309 MMM dated February 13, 2025 (Res. Nos. 0756, 0757, 0758, 0759, 0760, 0761, 0762, and 0763, respectively); and

4. the following approved drawings prepared by Studio V:

C 240370 ZSM & C 240390 ZSM

Dwg. No.	Title	Last Date Revised
Z-002.00	Zoning Analysis	12/11/2024
Z-110.00	Zoning Lot Site Plan	12/11/2024
Z-120.00	Waiver Plan	12/11/2024
Z-200.00	Waiver Section	12/11/2024
Z-201.00	Waiver Section	12/11/2024
Z-202.00	Waiver Section	12/11/2024
Z-203.00	Waiver Section	12/11/2024

Sincerely,

Steven Lenard

cc: LURDOB_DL
K. Ramnarine
C. Ogilvie-Laing
G. Tellez
E. Botsford
A. Mohyuddin
A. Song
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Applicant