Department of Housing Preservation & Development
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Commissioner

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Deputy Commissioner

Office of Neighborhood Strategies
100 Gold Street
New York, N.Y. 10038

June 4, 2021

Marisa Lago, Chair
City Planning Commission
120 Broadway
31st Floor
New York, NY 10271

RE: Chairperson Certification pursuant to Section 62-812(b) of the Zoning Resolution
Manhattan, Block 2197, Lot 75

The New York City Department of Small Business Services ("SBS") and Spectrum New York Metro, LLC ("Charter") have each applied for a zoning certification from the Chairperson of the City Planning Commission ("CPC") pursuant to Section 62-812(b) of the Zoning Resolution ("ZR") to subdivide two existing zoning lots located within a single waterfront block. The SBS application relates to City-owned property located in the Inwood neighborhood of Manhattan, Block 2197, Lot 75 ("Current City Lot"). The Charter application relates to privately owned property located adjacent to the Current City Lot, known as Block 2197, Lot 47 ("Current Charter Lot" and collectively with the Current City Lot, the "Current Lots").

The Current City Lot and the Current Charter Lot are each zoning lots located within a "waterfront area" (as defined in ZR Section 12-10) and on a waterfront block (as defined in ZR Section 62-11). ZR 62-812 permits the subdivision of existing zoning within a single waterfront block if a restrictive declaration is recorded against all resulting zoning lots. The restrictive declaration memorializes the requirements of ZR 62-52, such as the size and location of a waterfront public access area and visual corridors, or the requirements of a Waterfront Public Access Plan ("WAP") that may supersede that section of the ZR.

The City wishes to effectuate the subdivision of the Current Lots into separate zoning lots because the current configuration of the tax lots is not conducive to development. If the Chairperson of the CPC issues a certification pursuant to Section 62-812(b) of the ZR to each of SBS and Charter, and the lots thereafter subdivided accordingly, the City will be able to pursue the acquisition and disposition approved by the CPC concurrently with the Inwood Rezoning (ULURP Nos. C 180204(A) ZMM, N 180205(A) ZRM, C 180206 PPM, C 180207 PQM, C 180208 HAM, and C 180073 MMM). On August 8, 2018, by Resolution No. 483 and 506, the City Council approved the disposition of a section of the southern portion of Current City Lot to Charter ("South Current City Lot") and the acquisition by the City of the northern portion of Current Charter Lot ("North Current Charter Lot") from Charter pursuant to Sections 197-c and 197-d of the New York City Charter. The City will retain a section of the southern portion of the Current City Lot along the waterfront as well as a 20-foot wide strip

bordering Manhattan Block 2197, Lots 1 and 80 ("New Southern City Lot"). Exhibit A attached hereto shows the configuration of the Current Lots.

Once the subdivisions and conveyances are effectuated, the lots can be merged and reconfigured. Charter will be able to merge the South Current City Lot with the southern portion of the Current Charter Lot (as merged, the "New Charter Lot"). The City will be able to merge the remainder of the Current City Lot with the North Current Charter Lot (as merged, the "New Northern City Lot"). Exhibit A attached hereto also shows the reconfigured lots.

SBS intends to transfer jurisdiction of the New Northern City Lot to the New York City Department of Housing Preservation and Development (HPD) for future development. HPD expects to issue a Request for Proposals for the development of the New Northern City Lot as a mixed-use affordable housing project. SBS will retain jurisdiction over the New Southern City Lot.

Consistent with City practice regarding restrictions on City-owned land, in lieu of agreeing to record a restrictive declaration against the New Northern City Lot as typically contemplated by Section 62-812(b) of the ZR, HPD agrees that upon disposition of the New Northern City Lot, HPD's closing documents will include requirements equivalent to those that would be in a restrictive declaration required by Section 62-812(b) or a WAP that may supersede it. HPD agrees to present drafts of such documents to the Department of City Planning for review prior to execution to ensure that they meet the requirements of ZR 62-812 or a relevant WAP.

This letter relates solely to the New Northern City Lot and is being provided in connection with a certification under Section 62-812 of the ZR. HPD makes no representation about zoning requirements for the New Northern City Lot pursuant to the ZR. HPD has no responsibility for Charter's compliance with the ZR with respect to the New Charter Lot.

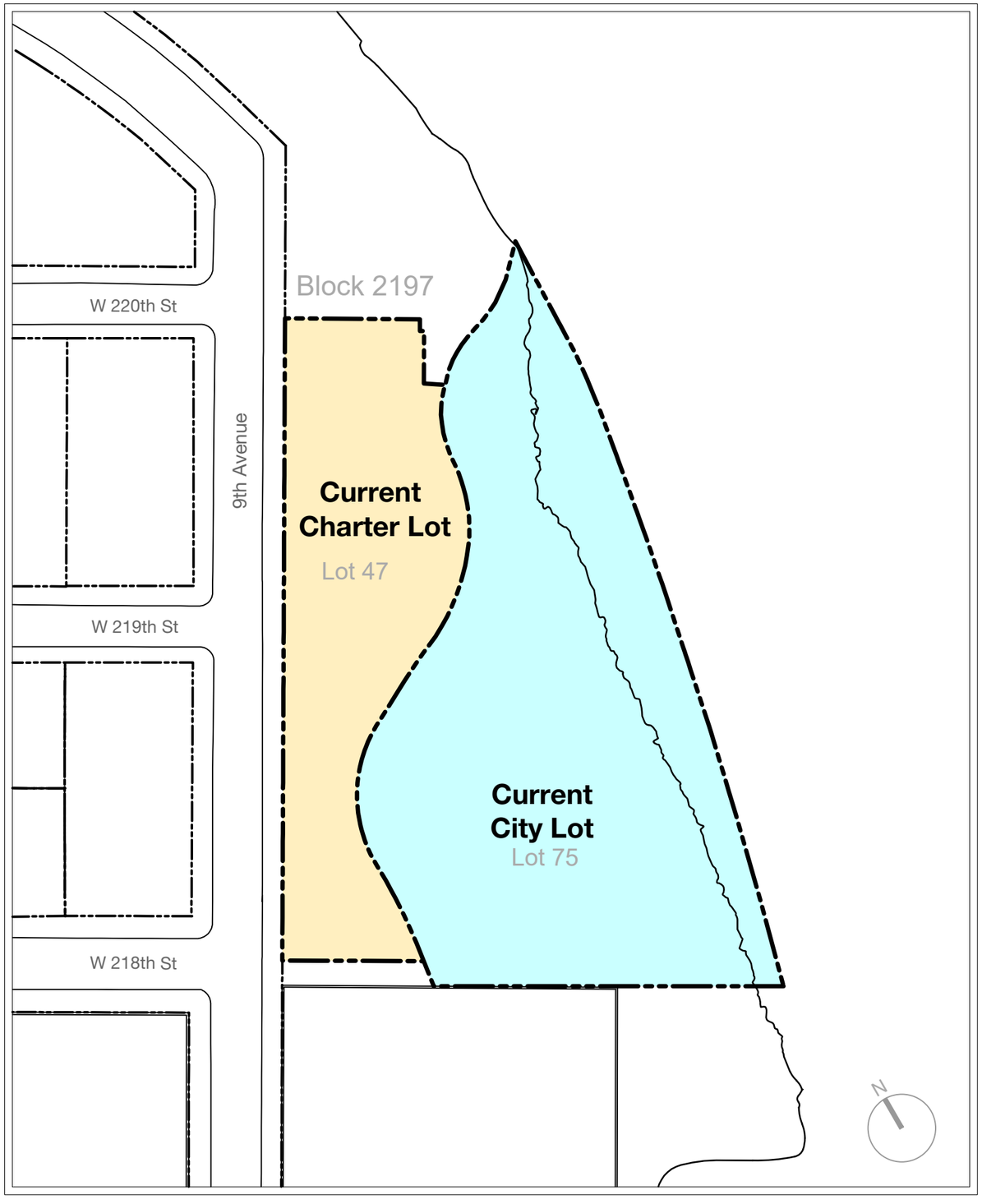
Sincerely,



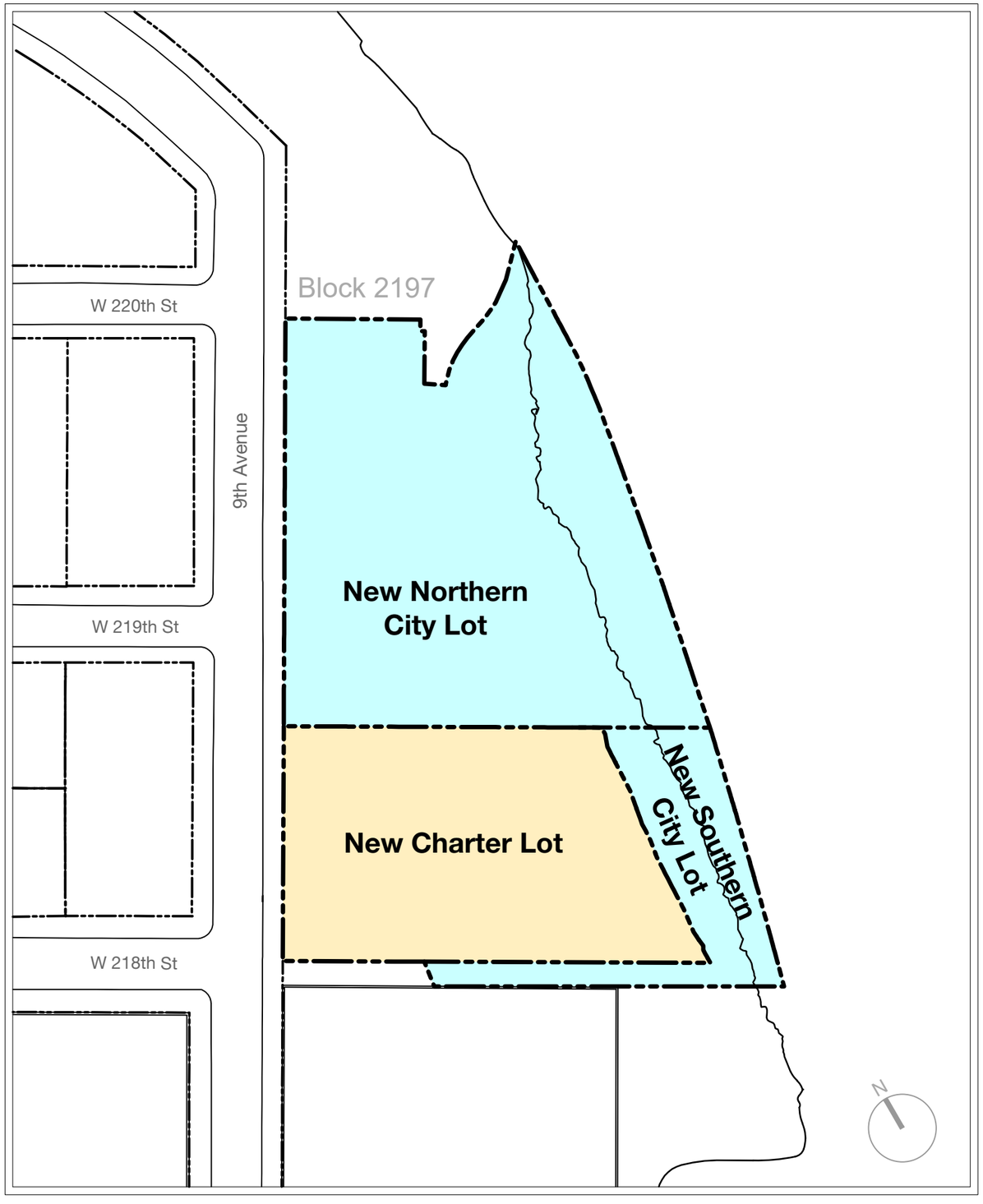
Ahmed Tigani
Deputy Commissioner
New York City Department of Housing Preservation and Development

Encl.

Exhibit A
(attached)



Current Zoning Lots



New Zoning Lots