240 Nassau Street

CD 2 **C 260397A ZSK**

IN THE MATTER OF an application submitted by New York City Educational Construction Fund and 240 Nassau Street Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure, for the grant of a special permit pursuant to Section 74-752* of the Zoning Resolution to modify:

1. the affordable housing requirements of Section 27-131 (Mandatory Inclusionary Housing), Section 27-151 (Additional Requirements for MIH developments and UAP developments), and Section 27-16 (Requirements for MIH Sites or UAP Sites);
2. the bulk requirements of Section 23-342 (Rear yard requirements), Section 23-43 (Height and Setback Requirements in R6 Through R12 Districts), Section 23-435 (Tower regulations), Section 33-43 (Maximum Height of Walls and Required Setbacks), Section 35-631 (Street wall location), and Section 23-371 (Standard minimum distance between buildings); and
3. the requirements of Section 36-62 (Required Accessory Off-street Loading Berths) to waive one required loading berth;

in connection with a proposed mixed-use development that include one or more schools, on property located at 240 Nassau Street (Block 110, Lot 25 and Block 111, Lot 1), in a C6-12** District.

* Note: a zoning text amendment is proposed to modify Section 74-752 (Educational Construction Fund projects in certain areas) under a concurrent related application (N 260396 ZRK).

** Note: the site is proposed to be rezoned by changing from an R6 District to a C6-12 District under a concurrent related application for a Zoning Map Change (C 260395 ZMK).

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/2026K0233 or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.