DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Marisa Lago, Director
Department of City Planning

November 25,2020

Rodney Gittens, R.A.
Borough Commissioner
Department of Buildings
1932 Arthur Avenue, 5th Floor
Bronx, New York 10457

Re: Applic. No. C 170315 ZSX + 200239 CSX
Lower Concourse North Rezoning
575 Exterior Street
Block 2356, p/o Lot 2, Block 2539, p/o Lot 2, and p/o bed of former E. 150thStreet
R7-2/C2-5 District
Special Harlem River Waterfront District
Borough of Bronx
Community District 4

Dear Commissioner Gittens:

Please be advised that the application (C 170315 ZSX) submitted by the NYC Economic Development Corporation for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces for dwelling units in a proposed mixed use development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, on the property at the above referenced location, was approved by the City Planning Commission on August 23, 2017 (Cal. No. 9) and by the City Council, with modifications, on October 17, 2017 (Res. No. 1695), on which date said Resolution of Approval became effective.

THE SPECIAL PERMIT (C 170315 ZSX), HAS BEEN APPROVED SOLELY PURSUANT TO SECTION
74-533 OF THE ZONING RESOLUTION AND IS SUBJECT TO VERFICIATION 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:

C 170311 ZMX - an application submitted by NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a: changing an M2-1 District to an R7-2 District, establishing within the proposed R7-2 District a C2-5 District, and establishing a Special Harlem River Waterfront District, which was approved by the City Planning Commission on August 23, 2017 (Cal. No. 6) and by the City Council, on October 17, 2017 (Res. No. 1692), on which date said Resolution of Approval became effective.

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N 170312 ZRX - an application submitted by New York City Economic Development Corporation pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VIII, Chapter 7, for the purpose of establishing two subdistricts within the Special Harlem River Waterfront District and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, which was approved by the City Planning Commission on August 23, 2017 (Cal. No. 7) and by the City Council, with modifications, on October 17, 2017 (Res. No. 1693), on which date said Resolution of Approval became effective.

C 170314 PPX - an application submitted by the NYC Department of Citywide Administrative Services (DCAS), Division of Real Estate Services, pursuant to Section 197-c of New York City Charter, for the disposition of five city-owned properties, which was approved by the City Planning Commission on August 23, 2017 (Cal. No. 8) and by the City Council, on October 17, 2017 (Res. No. 1694), on which date said Resolution of Approval became effective.

Subsequently, the NYC Economic Development Corporation submitted to the Department of City Planning an application (N 200239 CSX) including drawings related to the special permit (C 170315 ZSX) that reflected minor changes to the subject zoning lot and a reapportionment of tax lots. These drawings were determined by the Department of City Planning to be substantially compliant with the original special permit (C 170315 ZSX).

Copies of the applications C 170311 ZMX, N 170312 ZRX, C 170314 PPX, and C170315 ZSX are currently unavailable in electronic format, but can be provided upon request.

Enclosed for your information are the following:

1. a copy of the City Planning Commission reports for applications C 170311 ZMX, N 170312 ZRX, C 170314 PPX, and C170315 ZSX, dated August 23, 2017 (Cal. Nos. 6, 7, 8 and 9, respectively);

2. a copy of the City Council's Resolutions of Approvals for applications C 170311 ZMX, N 170312 ZRX, C 170314 PPX, and C170315 ZSX, dated October 17, 2017 (Res. Nos. 1692, 1693, 1694, and 1695, respectively); and

3. the following approved drawings prepared by Langan Engineering and S9 Architecture:

Dwg. No.	**Title**	**Last Date Revised**
- -	Zoning Compliance Tabulations	11/24/2020
ZD-01	Zoning Lot Sketch Plan	04/24/2020

Sincerely,

Steven Lenard

cc. A. Laremont
J. Merani
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