Land Use Review Application

Department of City Planning **120 Broadway, 31st Floor, New York, NY 10271**

City Planning will assign and stamp reference numbers here

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

City of New York, Dep't of Small Business Services
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

110 William Street, 7th Floor
STREET ADDRESS

New York **NY** **10038**
CITY STATE ZIP

(212) 513-6428
AREA CODE TELEPHONE # FAX#

Robert Holbrook
APPLICANT'S PRIMARY REPRESENTATIVE

New York City Economic Development Corporation
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

One Liberty Plaza, 165 Broadway, 14th Floor
STREET ADDRESS

New York **NY** **10006**
CITY STATE ZIP

(212) 312-3706
AREA CODE TELEPHONE # FAX#

*** List additional applicants below:**

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

4095 Ninth Avenue, New York, NY 10034
STREET ADDRESS

Block 2197, Lots 47 and 75 - Zoning Lot Subdivision
PROJECT NAME (IF ANY)

East side of Ninth Avenue between prolongations of West 218th and West 220th Streets
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

C6-2, Special Inwood Dist., Tip of Manhattan Subdistrict, Subarea B1
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

1d, 3c
ZONING SECTIONAL MAP NO(S).

Block 2197, Lot 75
TAX BLOCK AND LOT NUMBER

Manhattan
BOROUGH

12
COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO ☒ YES ☐ IF YES, IDENTIFY

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

See attached description

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

☐	CHANGE IN CITY MAP……MM	$
☐	ZONING MAP AMENDMENT……ZM	$
☐	ZONING TEXT AMENDMENT…… ZR	$
☐	ZONING SPECIAL PERMIT.....ZS	$
☐	ZONING AUTHORIZATION……ZA	$
☒	ZONING CERTIFICATION……ZC	$
☐	PUBLIC FACILITY, SEL../ACQ.....PF	$
☐	DISPOSITION OF REAL PROP……PP	$
☐	URBAN DEVELOP=T ACTION……HA	$
☐	URBAN RENEWAL PROJECT……..*	$
☐	HOUSING PLAN & PROJECT……..*	$
☐	FRANCHISE……..*	$
☐	REVOCABLE CONSENT……..*	$
☐	CONCESSION……..*	$
☐	LANDFILL……..*	$
☐	OTHER (Describe)	
		$

☐	MODIFICATION	$
☐	FOLLOW-UP (APPLICATION NO.)	$
☐	RENEWAL (APPLICATION NO.)	$
☐	OTHER (SPECIFY)	$

TOTAL FEE (For all actions) $

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

☒ **Applicant is a City agency**

Has pre-application meeting been held? ☐ NO ☒ YES

If yes **Sarah Ellmore** (DCP Office/Representative) **12/7/2018** (Date of meeting)

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY **Department of Small Business Services** CEQR NUMBER **20SBS004M**

TYPE OF CEQR ACTION:

☒ TYPE II Type II category: **617.5(c)(25)** Date determination was made: _____

☐ TYPE I } Has EAS been filed? Yes ☐ No ☐

☐ UNLISTED } If yes, Date EAS filed: _____

Has CEQR determination been made? Yes ☐ No ☐

If yes, what was determination? Negative Declaration ☐

CND ..... ☐

Positive Declaration ☐

} Date determination made: _____ (Attach Copy)

If Positive Declaration, has PDEIS been filed? _____

Has Notice of Completion (NOC) for DEIS been issued? _____ If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? _____ If yes, date issued: _____

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No ☐ Yes ☒

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
	See attached list		

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Andrew Schwartz, Deputy Commissioner — NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

Andrew Schwartz — SIGNATURE OF APPLICANT — 2/2/21 — DATE

New York City Department of Small Business Services

APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS

(Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS — CITY — STATE — ZIP — TEL.NO. — FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS — CITY — STATE — ZIP — TEL.NO. — FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

New York City Department of City Planning
Land Use Review Application **Supplemental Form**

Special Permit/Authorization/Certification. . . .ZS/ZA/ZC

APPLICATION NO.

APPLICATION NO.

APPLICATION NO.

(If more than five actions are being requested, enter "see attached" below, and list ALL PROPOSED ACTIONS in the same format as below on a separate sheet titled "Proposed Zoning Special Permits/ Authorization/ Certifications.")

Action(s) requested pursuant to ZR
(Check one box for each proposed action)

Special Permit (ZS)	Authorization (ZA)	Certification (ZC)	PURSUANT TO: ZONING RESOLUTION SECTION NUMBER	ZONING RESOLUTION SECTION TITLE	TO MODIFY: SECTION NO. (If applicable)
☐	☐	☒	**62-812**	**Zoning lot subdivision**	
☐	☐	☐			
☐	☐	☐			
☐	☐	☐			
☐	☐	☐			

HAS A DRAFT RESTRICTIVE DECLARATION BEEN INCLUDED WITH THIS APPLICATION? YES ☐ NO ☒

WILL ALL PARTIES IN INTEREST TO THE PROPERTY AGREE TO A RESTRICTIVE DECLARATION IF REQUIRED? YES ☐ NO ☒

Property ownership/ interest

CHECK APPLICABLE BOX(ES) (If more than one box is checked in the left column, please explain below).

APPLICANT:

- ☒ IS OWNER OF SUBJECT PROPERTY
- ☐ IS LESSEE OF SUBJECT PROPERTY
- ☐ HAS CONTRACT TO LEASE/BUY SUBJECT PROPERTY
- ☐ IS OTHER (explain real property interest below)

APPLICANT:

- ☒ IS A CITY AGENCY
- ☐ IS A STATE OR FEDERAL AGENCY

Discussion of findings

STATEMENT IN SUPPORT OF REQUIRED ZONING RESOLUTION FINDINGS/DECLARATION OF COMPLIANCE
(This is the same discussion/statement as in Attachment #11. If it fits below, it may be put here instead of in a separate attachment. If Attachment #11 has been completed, you may leave this area blank).

Block 2197, Lots 47 and 75 – Zoning Lot Subdivision
4095 Ninth Avenue (Lot 75), Manhattan

1. Introduction

The New York City Department of Small Business Services (the "Applicant") is seeking a certification (the "Proposed Action") from the Chairperson of the City Planning Commission pursuant to Section 62-812(b) of the Zoning Resolution (the "ZR") to subdivide the zoning lot that is coterminous with Manhattan Block 2197, Lot 75 (the "Development Site").

The Proposed Action is necessary to effect the disposition and acquisition of real property by the City of New York (the "City"), which was approved concurrently with the Inwood Rezoning actions discussed below. Each portion of the subdivided Development Site is proposed to be merged with a portion of an adjacent privately owned zoning lot coterminous with Manhattan Block 2197, Lot 47 ("Lot 47"), which is proposed to be subdivided pursuant to a concurrent related action. The Development Site and Lot 47 are irregularly shaped, but the land swap would create two more regularly shaped parcels, each with Ninth Avenue frontage, and a third lot to be reserved for future public open space.

2. Background

The Development Site is zoned C6-2 in the Special Inwood District (the "Special District"), Tip of Manhattan Subdistrict B, Subarea B1 and designated as Parcel 2/3 of the Inwood Waterfront Access Plan (the "WAP"). The Development Site is also in a Mandatory Inclusionary Housing ("MIH") area. The current zoning designations were enacted pursuant to the Inwood Rezoning (C 180204(A) ZMM, N 180205(A) ZRM, C 180206 PPM, C 180207 PQM, C 180208 HAM, and C 180073 MMM), which was approved by the City Planning Commission on June 25, 2018 and by the City Council on August 8, 2018. The Development Site is in the "waterfront area" (as defined in ZR Section 12-10) and on a "waterfront block" (as defined in ZR Section 62-11), therefore it may only be subdivided pursuant to ZR Section 62-812.

3. Description of the Surrounding Area

The Development Site is in the Inwood neighborhood of Manhattan, Community District 12. The major thoroughfare in the surrounding area is Broadway, one block west of the Development Site. The nearest subway station is at West 215th Street and Tenth Avenue, served by the No. 1 line. Nearby bus routes are the Bx7, Bx12, and BxM1, which run along Broadway, and the M100, which runs northbound on Broadway and southbound on Ninth Avenue.

The Development Site is in a C6-2 zoning district and comprises a substantial portion of Subarea B1 of the Special District. The C6-2 zoning district extends west to include the parcels along the north side of West 218th Street between Ninth Avenue and Broadway and the parcels along the west side of Ninth Avenue between West 218th and West 219th Streets; these parcels comprise Subarea B4 of the Special District. The C6-2 district is developed entirely with parking and auto-related uses.

Parcels north of the Development Site, along the Harlem River, are zoned M1-4 and comprise Subarea B2 of the Special District; these parcels are currently used for surface parking. The blocks to the west of the Development Site (bounded generally by Ninth Avenue to the north and east, the centerline of the block between West 218th and West 219th Streets to the south, and Broadway to the west) are zoned M1-5 and comprise Subarea B3 of the Special District; these blocks are developed with two public schools, commercial buildings, and parking facilities. The superblock west of Broadway between West 218th Street and the Harlem River, west of the Development Site, is zoned R7-2 and is not part of the Special District; this superblock is developed with community facility uses including the Columbia University athletic complex and the New York-Presbyterian Allen Hospital. The blocks south of the Development Site are zoned for manufacturing uses, are not part of the Special District, and are developed primarily with public service and transportation uses.

4. Description of the Development Site

The Development Site is located at 4095 Ninth Avenue, Manhattan, on the east side of Ninth Avenue between West 218th and West 220th Streets and is bordered to the east by the Harlem River. Zoning permits residential (Use Groups 1 and 2), community facility (Use Groups 3 and 4), and commercial (Use Groups 5-12) uses as well as commercial or public utility vehicle storage, open or enclosed, including accessory fuel pumps (Use Group 16C). The maximum residential FAR is 7.2, the maximum commercial FAR is 6.0, and the maximum community facility FAR is 6.5. Residential development must provide affordable housing pursuant to MIH. Accessory automobile parking is generally required for 20% of market-rate residential units; accessory automobile parking is not required for other uses.

The WAP requires the Development Site to provide visual corridors at the prolongation of West 218th and West 220th streets, extending from Ninth Avenue to the Harlem River. Developments (excluding developments of commercial or public utility vehicle storage including accessory fuel pumps, as listed in Use Group 16C, and other exempt developments) on the Development Site must also provide upland connections along the prolongations of West 218th and West 220th Streets and a 40-foot-wide shore public walkway.

Today Spectrum New York Metro, LLC operates the Development Site and Lot 47 as one open storage facility for utility vehicles (Use Group 16C). The Development Site has a lot area of 113,084 square feet ("sf"); together with Lot 47, the open storage facility has a lot area of 168,720 sf. The open storage facility contains one building, located at the foot of West 219th Street, used to house accessory utilities. This building has a height of two stories and contains approximately 3,392 sf of floor area.

5. Description of the Proposed Development

The Proposed Action would permit the subdivision of the Development Site into three zoning lots, referred to herein and on the drawings included with this application as: Lot X, which would measure approximately 41,038 sf; Lot Y, which would measure approximately 52,697 sf; and Lot Z, which would measure approximately 19,349 sf. The Proposed Action and concurrent related action affecting Lot 47 would permit the reconfiguration of the existing Use Group 16C open utility vehicle storage facility, described above, into a new, smaller facility on Lot X and a portion of Lot 47. Lot Y and a portion of Lot 47 would be merged into a zoning lot referred to herein, and on the drawings included with this application, as the "Proposed Reconfigured North City Lot." The Proposed Reconfigured North City Lot would have an area of approximately 93,735 sf. It is anticipated that the Proposed Reconfigured North City Lot will be developed with a mixed-use affordable housing project with public waterfront open space at some point in the future following a Request for Proposals. While there is no specific development plan for the Proposed Reconfigured North City Lot at this time, it is assumed that the future development would be consistent with the development assumptions included in the environmental review completed for the Inwood Rezoning Proposal, which assumed the site would contain a mixed-use building with approximately 608,400 gross square feet of floor area, and up to approximately 575 housing units. Lot Z (also referred to on the drawings included with this application as the "Proposed Reconfigured South City Lot"), which would measure approximately 19,349 sf, would be reserved for future public waterfront open space.

Visual corridors would be required at the prolongations of West 218th and West 220th streets, extending from Ninth Avenue to the Harlem River. Future development of the Proposed Reconfigured North City Lot with non-exempt uses would require waterfront public access areas.

6. Actions Necessary to Facilitate the Project

The Proposed Action is necessary to permit the subdivision of the Development Site to effect the land swap that was approved concurrently with the Inwood Rezoning. Existing zoning lots within waterfront blocks may only be subdivided pursuant to a Chairperson certification under ZR Section 62-812. At the time of the development of a non-exempt use on the Development Site, upland connections, shore public walkway, and a visual corridor must be provided in accordance with the drawings included with this application. Absent the Proposed Action, the proposed land swap could not occur.

7. Conclusion

As discussed herein, the Applicant requests approval of the Proposed Action to permit the subdivision of the Development Site to effect the disposition and acquisition of City-owned property. The Proposed Action would require that each new zoning lot provide waterfront public access areas and visual corridors at the time of a development, other than an exempt development, as set forth in ZR Section 62-52 and the WAP.

Block 2197, Lots 47 and 75 – Zoning Lot Subdivision
4095 Ninth Avenue, Manhattan

Application No.	Description / Disposition / Status	Cal. No.	Date
C 180204(A) ZMM	Zoning map amendment – Approved	5	06/25/18
N 180205(A) ZRM	Zoning text amendments – Approved	7	06/25/18
C 180206 PPM	Disposition of City-owned property – Approved	8	06/25/18
C 180207 PQM	Acquisition of a condominium unit in a future development and of property for public access easements and to rationalize lot boundaries – Approved	9	06/25/18
C 180208 HAM	Urban Development Action Area Project (UDAAP) designation and project approval and the disposition of City-owned property – Approved	10	06/25/18
C 180073 MMM	City Map amendment to eliminate portions of streets in the Sherman Creek subarea – Approved	11	06/25/18

Block 2197, Lots 47 and 75 – Zoning Lot Subdivision
4095 Ninth Avenue (Lot 75), Manhattan

62-812
Zoning lot subdivision

An existing #zoning lot# within a #waterfront block#, or within any other #block# included in a Waterfront Access Plan, may be subdivided into two or more #zoning lots#, or reconfigured in a manner that would reduce its area or any dimension, only in accordance with the provisions of this Section or as modified pursuant to Section 62-822 (Modification of waterfront public access area and visual corridor requirements).

The property known as Manhattan Block 2197, Lot 75 (the "Development Site") is a waterfront zoning lot within a waterfront block. The Applicant is seeking a certification to subdivide the Development Site. Under a concurrent related action, another applicant is seeking a certification to subdivide an adjacent zoning lot, Manhattan Block 2197, Lot 47. Subsequently, portions of the subdivided zoning lots would be merged and reconfigured into more regularly shaped parcels.

This statement of findings pertains to the Development Site.

Such #zoning lot# may be subdivided or reconfigured provided that the Chairperson of the City Planning Commission certifies that:

(a) there are no requirements in this Chapter for a #waterfront public access area# or #visual corridors# on such #zoning lot# for any #use# permitted on such #zoning lot#; or

Not applicable because the Development Site is subject to requirements for waterfront public access areas and visual corridors for certain uses that are permitted on the Development Site.

(b) a restrictive declaration shall be recorded against each subdivided or reconfigured #zoning lot#, binding all such #zoning lots# to provide #waterfront public access areas# or #visual corridors# at the time of a #development#, other than an exempt #development#, as set forth in Section 62-52. Such restrictive declaration shall include a site plan that sets forth the amount and location of the required #waterfront public access areas# and #visual corridors# on all resulting #zoning lots#. Such #waterfront public access area# or #visual corridor# shall be provided as required for the original #zoning lot# at the time of #development# of a non-exempt #use#; or

Each subdivided portion of the Development Site will be subject to a restrictive declaration or land disposition agreement binding such zoning lot to provide waterfront public access areas and visual corridors at the time of a development, other than an exempt development, in accordance with the Zoning Resolution and an approved site plan indicating the amount and location of waterfront public access areas and visual corridors.

The Development Site has an area of approximately 113,084 square feet ("sf"). For the purposes of calculating waterfront public access area requirements for properties subject to the Inwood Waterfront Access Plan (the "WAP"), the lot area of the Development Site is approximately 89,382 sf, measured landward of the "shoreline" as defined in Section 142-08 (i.e., the mean high water line). At the time of the development of a non-exempt use on the Development Site, an amount of waterfront public access area equal to at least 20 percent of the zoning lot (approximately 17,876.4 sf) would be required.

Approximately 23,666 sf of shore public walkway and approximately 10,927 sf of upland connections would be required on the Development Site. One upland connection would be located within the area located between a line parallel to and 20 feet south of the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline. A second upland connection would be required within the area located along the boundary of Parcel 1 and Parcel 2/3 within the WAP. Because the area of the required shore public walkway and upland connections (approximately 34,593 sf) would exceed 17,876.4 sf, no supplemental public access areas would be required.

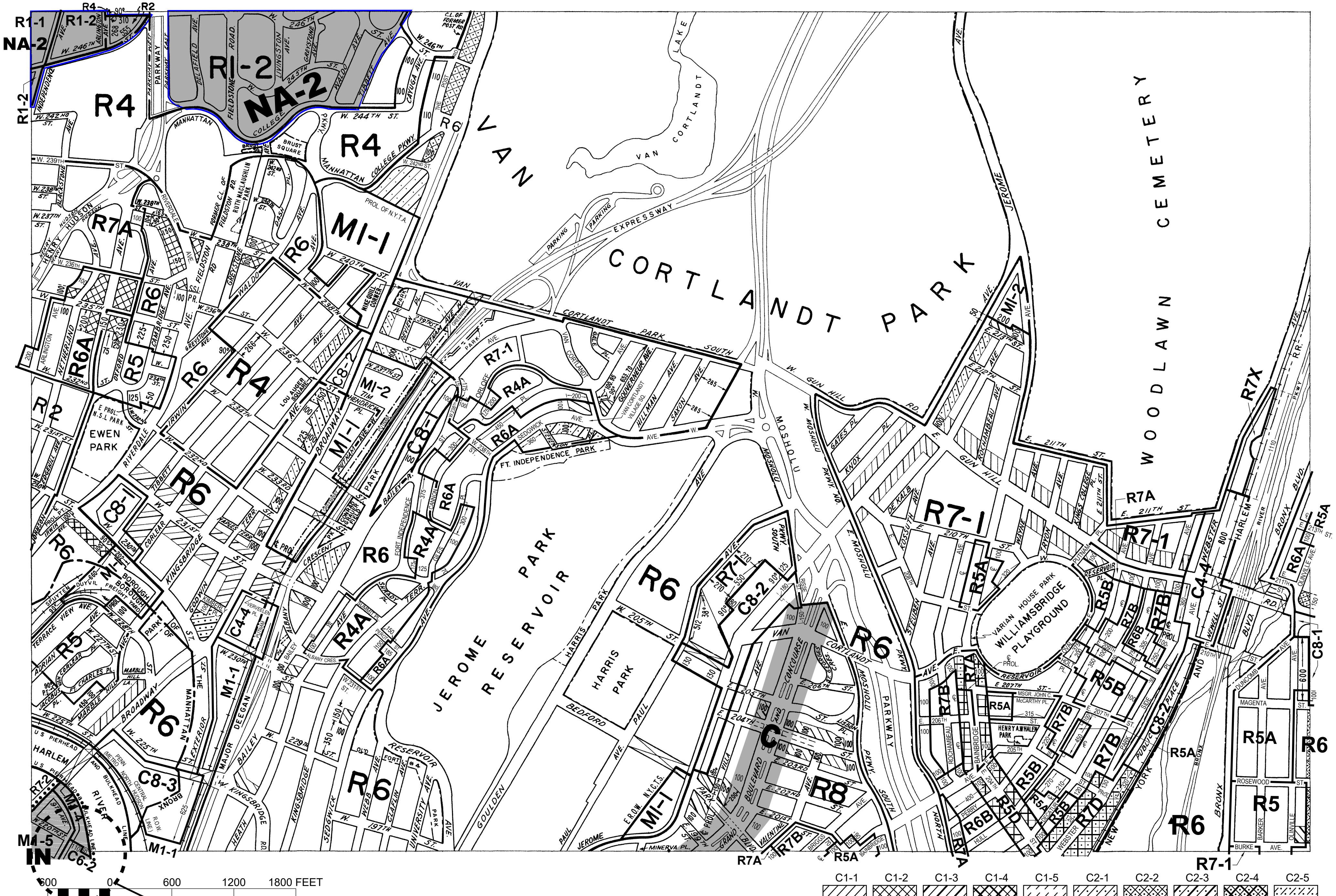
Additionally, one visual corridor would be required on the portion of the Development Site within the area located between the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline. This visual corridor would have a width of 30 feet because an open area abutting the visual corridor is subject to a recorded easement (dated as of May 31, 1990 and recorded at Reel 1737, Page 1524). A second visual corridor would be required on the portion of the Development Site within the prolongation of the street lines of West 220th Street.

The foregoing waterfront public access area and visual corridor requirements are illustrated in the drawings attached to this application.

(c) there are existing publicly accessible waterfront open areas on the #zoning lot# constructed as part of a previously approved site plan providing physical and visual access to and along the waterfront, and such open areas are no smaller in square footage than that required under the provisions of this Chapter for #waterfront public access areas# and #visual corridors#, and restrictions have been recorded against the property requiring such existing open area to remain accessible to the public for the life of the #development#.

Not applicable because there are no existing publicly accessible waterfront open areas on the Development Site.

Click blue outline on map to view diagram of **proposed** zoning change



Proposed Project Area

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

08-08-2018 C 180204(A) ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

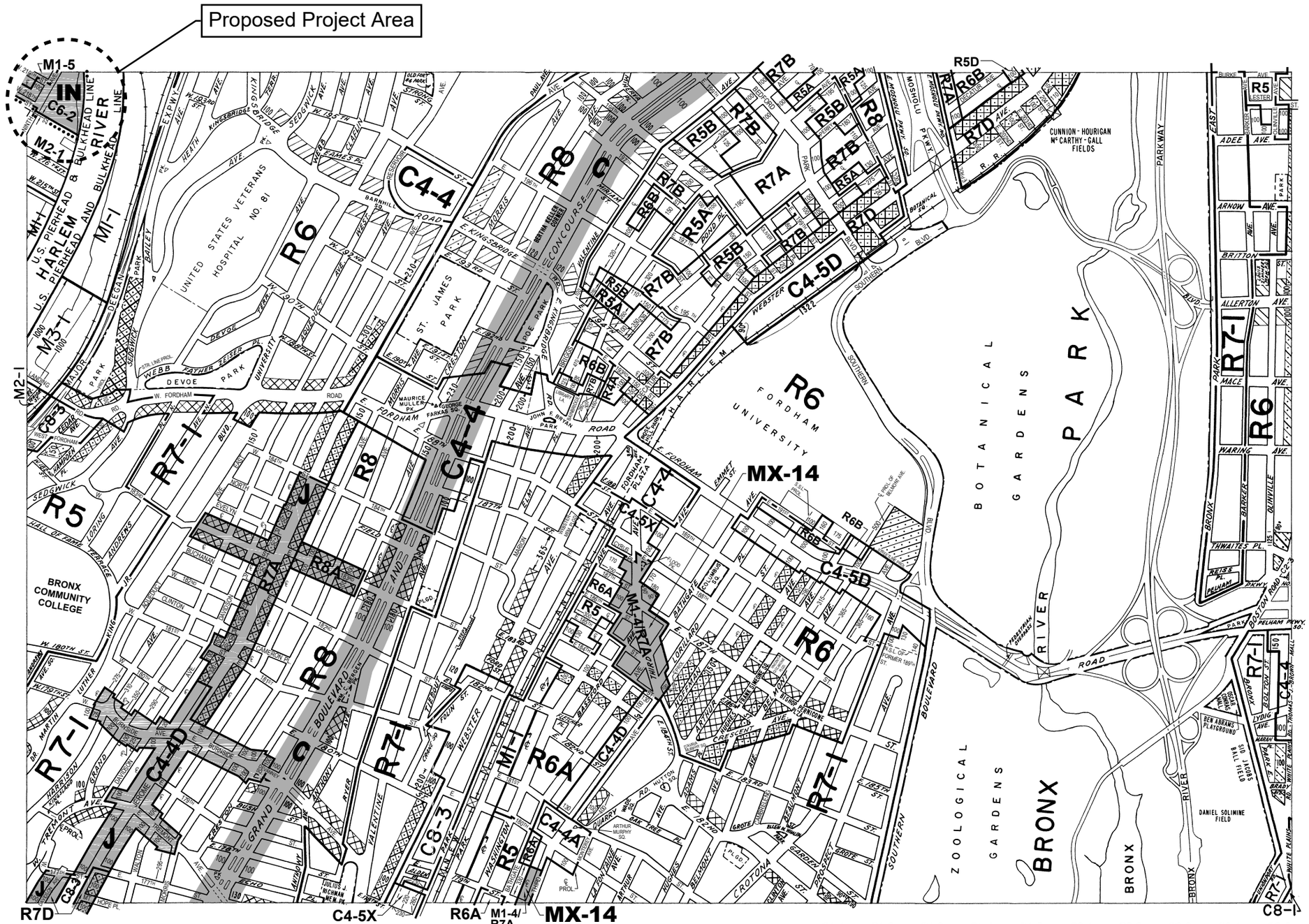
1a	1c	2a
1b	**1d**	2b
3a	3c	4a

N

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ZONING MAP **1d**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.



C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

08–08–2018 C 180204(A) ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

N

MAP KEY

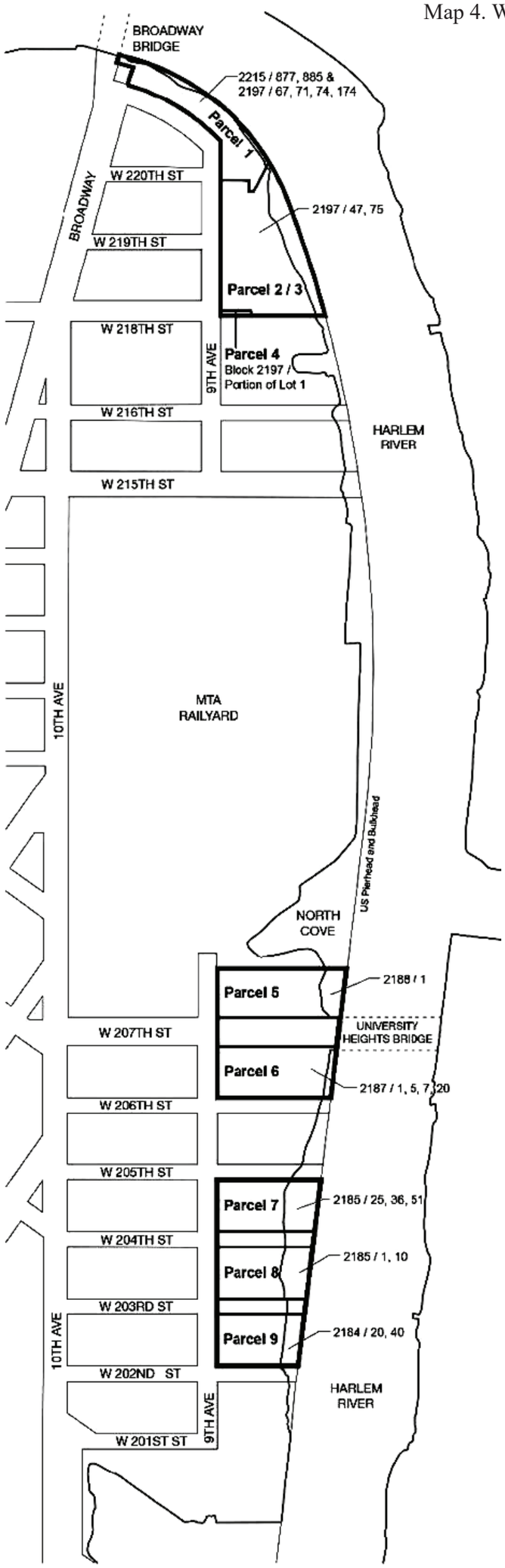
1b	1d	2b
3a	**3c**	4a
3b	3d	4b

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ZONING MAP **3c**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

Map 4. Waterfront Access Plan: Parcel Designation



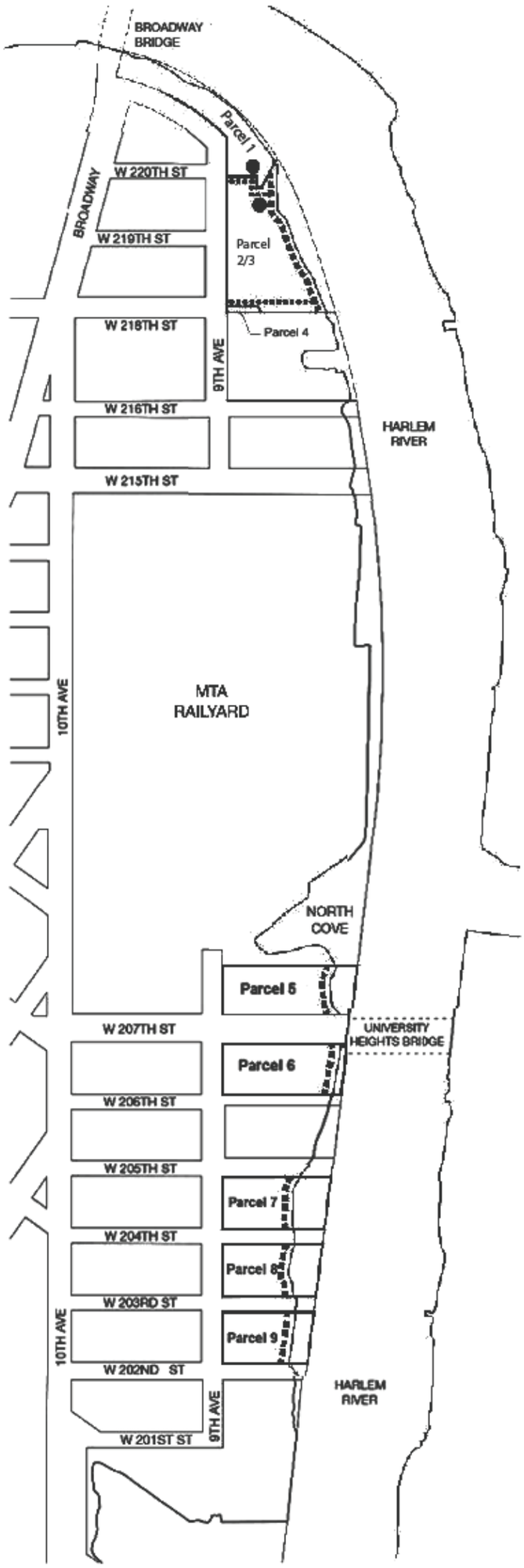
Parcel Designation

WAP boundary

Parcel line

2185 / 1, 10 Tax *Block* / *Lot* numbers

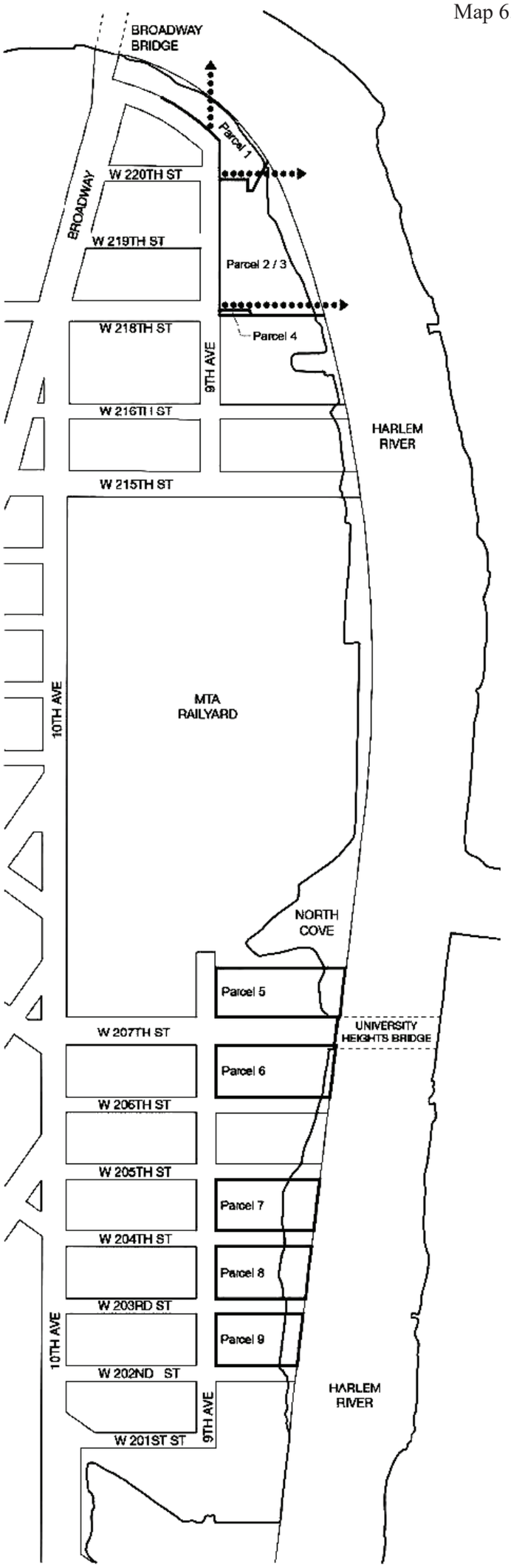
Map 5. Waterfront Access Plan: Public Access Areas



Public Access Areas

- Parcel line
- Shore Public Walkway - 40-ft minimum required, or as modified by Section 142-63(a)
- Supplemental Public Access Area
- Upland Connection (Designated Location)

Map 6. Waterfront Access Plan: Visual Corridors



Visual Corridors

Parcel line

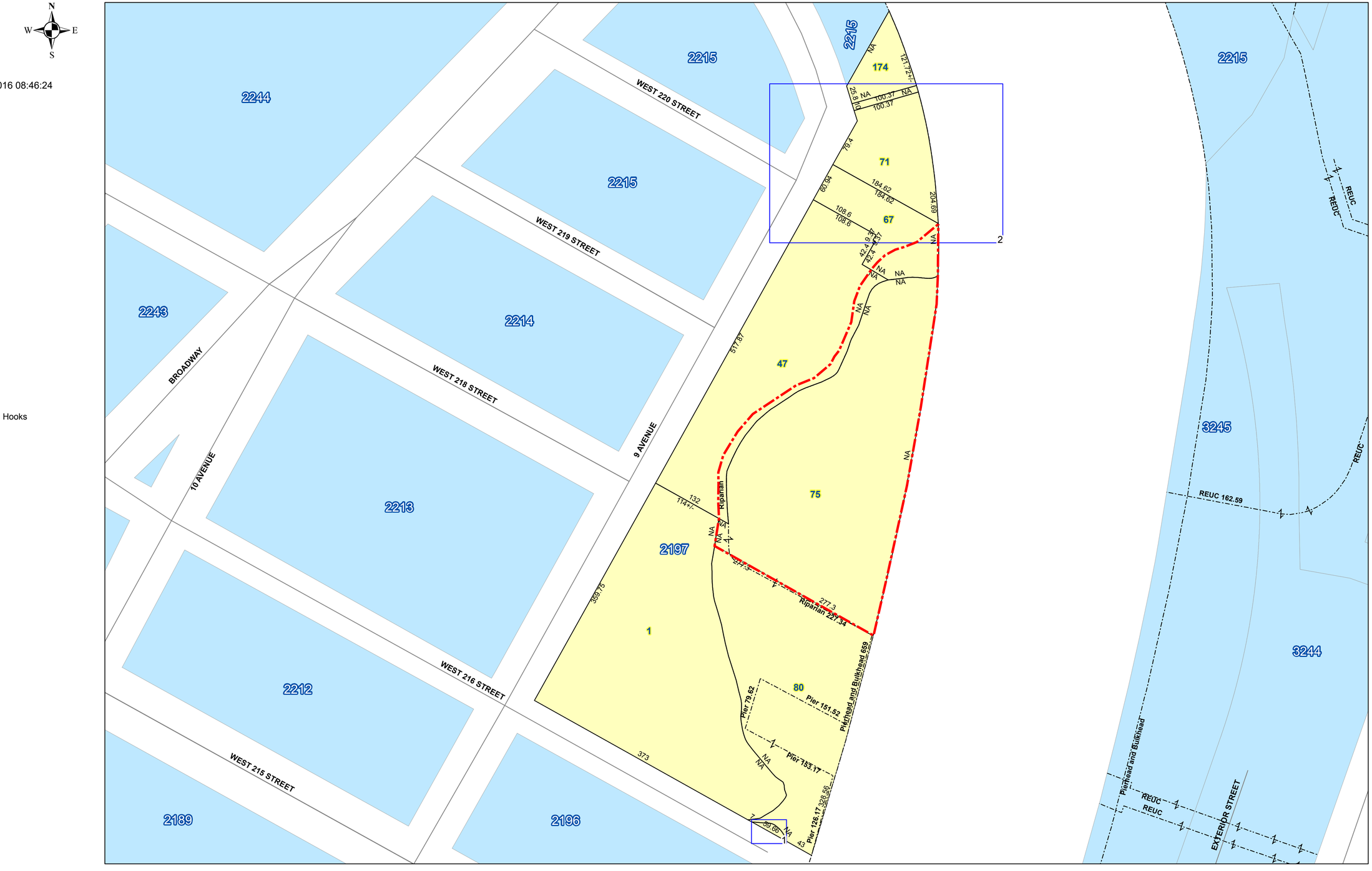
Visual Corridor

NYC Finance

NYC Digital Tax Map

Effective Date : 03-29-2016 08:46:24
End Date : Current

Manhattan Block: 2197



Block 2197, Lots 47 and 75 - Zoning Lot Subdivision Area Map

Project

- Project Area
- Rezoning Area
- Development Site
- 600 Foot Radius

Zoning

- Zoning District
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

Land Use

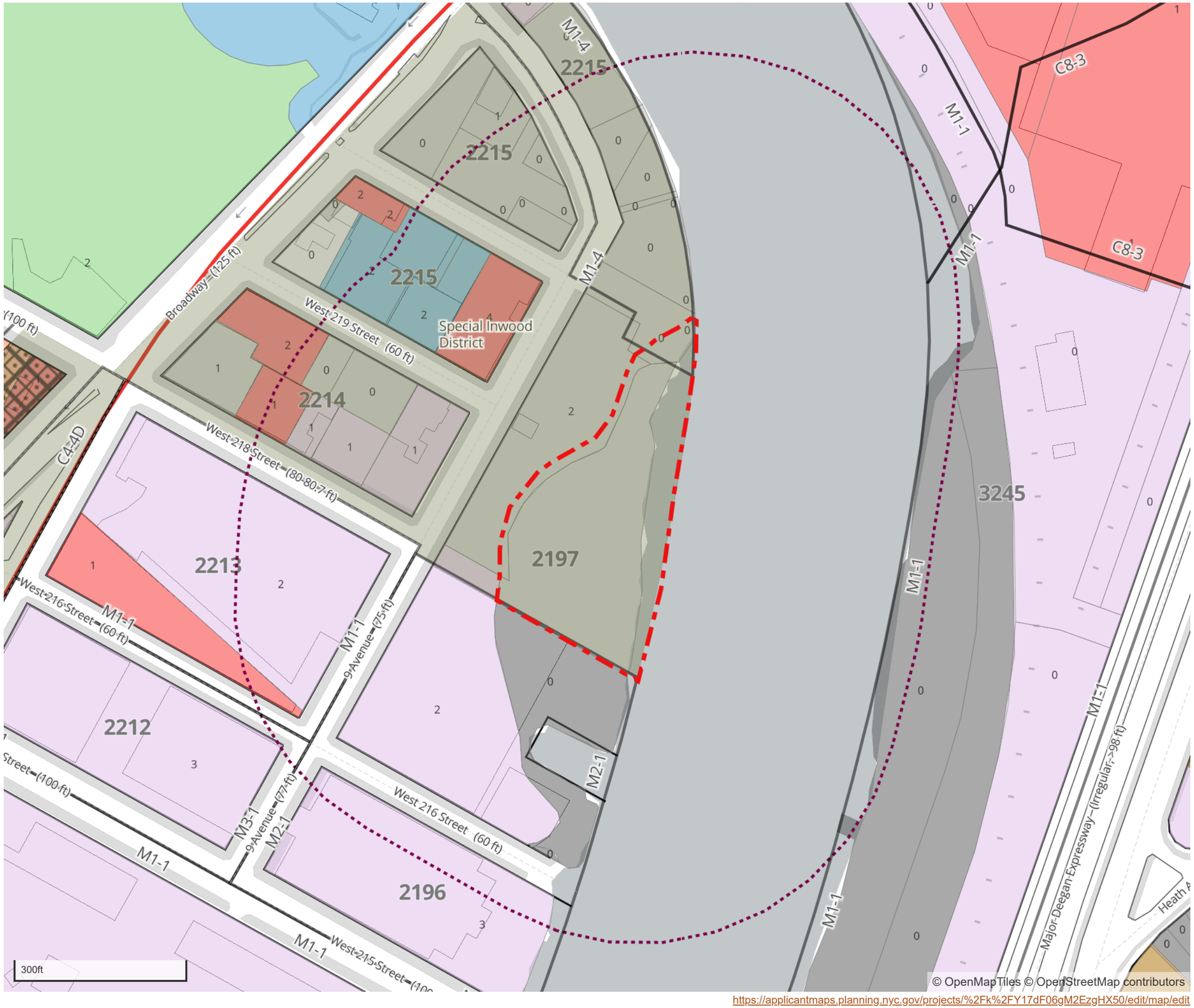
- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Instiutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other

Transportation

- Subway Stop
- Subway Entrance

Map Created: Sep 11, 2020, 7:03pm
Data Sources: layers-api.planninglabs.nyc/v1/sources
pluto MapPLUTO™ 20v4, Bytes of the Big Apple (July 2020); zoning-districts (June 2020); digital-citymap (June 2020); planimetrics (26 February 2019); transportation (21 November 2017); supporting-zoning (June 2020)





https://applicantmaps.planning.nyc.gov/projects/%2Fk%2FY17dF06gM2EzgHX50/edit/map/edit



1. View from intersection of W 218th Street and 9th Avenue looking northeast toward project area



2. View from W 219th Street and 9th Avenue looking east toward project area



3. Between W 219th and 220th streets looking southeast across on 9th Avenue toward project area



Block 2197, Lots 47 and 75 – Zoning Lot Subdivision

Photographs taken January 9, 2019



4. View from W 219th Street and 9th Avenue looking south (project area on the left)



5. View along 9th Avenue between W 219th and W 220th streets looking north (project area on the right)

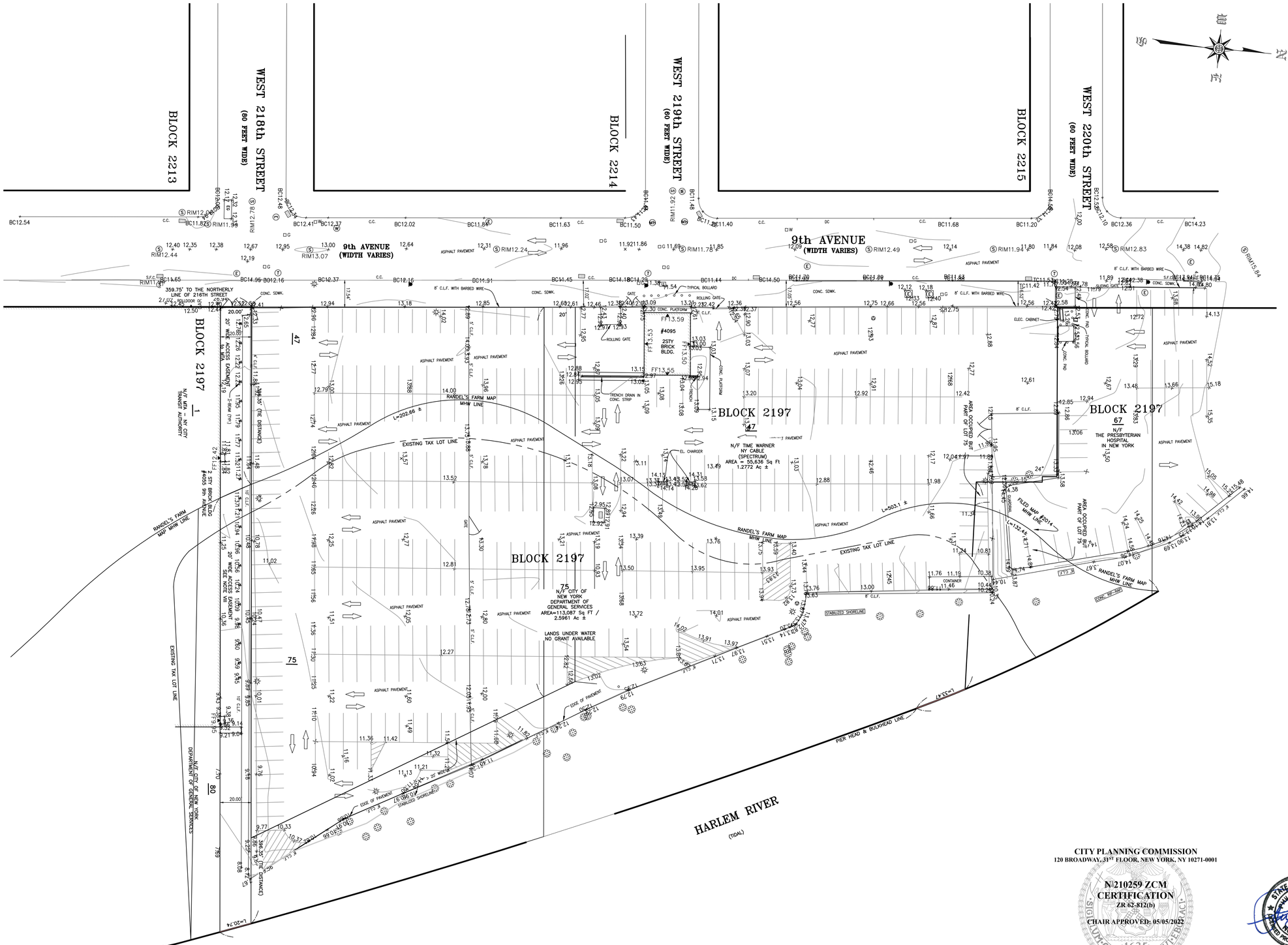


6. View from W 220th Street and 9th Avenue looking east at area directly north of project area



Block 2197, Lots 47 and 75 – Zoning Lot Subdivision

Photographs taken January 9, 2019



CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

N/210259 ZCM
CERTIFICATION
ZR 62-812(d)

CHAIR APPROVED: 05/05/2022

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

INWOOD CHARTER SITE
LAND SWAP

NEW YORK, NEW YORK

APPLICANT:

NEW YORK CITY DEPARTMENT OF SMALL BUSINESS SERVICES AND TIME WARNER CABLE NEW YORK CITY LLC

SURVEYOR:

NV5
32 OLD SLIP - SUITE 401
NEW YORK, NY 10005
Tel: 212-741-8090

WATERFRONT CERTIFICATION PREPARED BY:

PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY 10016
Tel: 212-929-5656

NO.	DATE	REVISION

WATERFORNT CERTIFICATION DRAWING

NEW CITY LOT EXISTING SURVEY

Date:	02-05-2021
Scale:	1" = 30'
Job No.:	1969
Drawn By:	DP
Check By:	PH

Drawing No.:

1 of 5

Block	2197
Lot	75
Street address	4095 Ninth Avenue
Zoning District	C6-2; Special Inwood District, Tip of Manhattan Subdistrict B, Subarea B1
WAP Parcel	2/3
Zoning Section Map No.	1d, 3c
Community District	12 (Manhattan)
Zoning Lot Area	Total: 113,084 SF
	Landward of #shoreline#: 89,382 SF

ZR Section	Permitted / Required	Requirement if Developed with Non-Exempt Use	Compliance
Visual Corridors			
62-512, 142-62(e), and 142-00 Appendix Map 6	Visual corridors shall be provided: 1. Within the prolongation of the W. 220th St. street lines (60' wide) **Visual corridor on portion of zoning lot within prolongation of W. 220th St. street lines** 2. Between a line parallel to and 20' south of the prolongation of the centerline of W. 218th St. and a line parallel to and 30' north of such centerline. If such visual corridor abuts an open area with a minimum depth of 20' along the entire length of such visual corridor, and an easement for such open area has been recorded against the property, the minimum dimension of such visual corridor may be reduced to 30'. **30'-wide visual corridor on portion of zoning lot between prolongation of the centerline of W. 218th St. and a line parallel to and 30' north of such centerline (easement for 20'-wide open area along entire length of visual corridor has been recorded)**	**Visual corridor on portion of zoning lot within prolongation of W. 220th St. street lines** **30'-wide visual corridor on portion of zoning lot between prolongation of the centerline of W. 218th St. and a line parallel to and 30' north of such centerline (easement for 20'-wide open area along entire length of visual corridor has been recorded)**	COMPLIES
Shore Public Walkway			
142-00 Appendix Map 5, 62-53	The shore public walkway shall have a seaward edge contiguous with the seaward edge of the waterfront yard (the stabilized natural shore) and a minimum width of 40' measured from the seaward edge of the waterfront yard. **Shore public walkway within portion of zoning lot within 40' of waterfront yard's seaward edge**	**23,666-SF shore public walkway within portion of zoning lot within 40' of waterfront yard's seaward edge**	COMPLIES
Upland Connections			
142-00 Appendix Map 5, 62-56, and 142-62(c)	Upland connections shall be provided: 1. Along the shared boundary between Parcels 1 and 2/3 **30'-wide upland connection along boundary with Parcel 1** 2. Between a line parallel to and 20' south of the prolongation of the centerline of W. 218th St. and a line parallel to and 30' north of such centerline. **50'-wide upland connection on the portion of the zoning lot between a line parallel to and 20' south of prolongation of the centerline of W. 218th St. and a line parallel to and 30' north of such centerline**	**10,927 SF of upland connections:** **Minimum 30'-wide upland connection along boundary with Parcel 1** **50'-wide upland connection between prolongation of the centerline of W. 218th St. and a line parallel to and 30' north of such centerline**	COMPLIES
Supplemental Public Access Areas			
62-57 and 142-62(d)(2)	If the aggregate area of the required shore public walkways and upland connections is less by 750 SF or more than the amount of waterfront public access area required by the table in Section 62-57, then supplemental public access areas shall be provided in order to meet the total amount of required waterfront public access area. Supplemental public access area, if required, shall be located at the intersection of the upland connection and the shore public walkway. Required WPAA: 20% x 89,382 SF = 17,876.4 SF Proposed WPAA: 23,666 SF of shore public walkway + 10,927 SF of upland connections = 34,593 SF 34,593 SF > 17,876.4 SF **No supplemental public access area required**	**No supplemental public access area**	COMPLIES

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INWOOD CHARTER SITE
LAND SWAP

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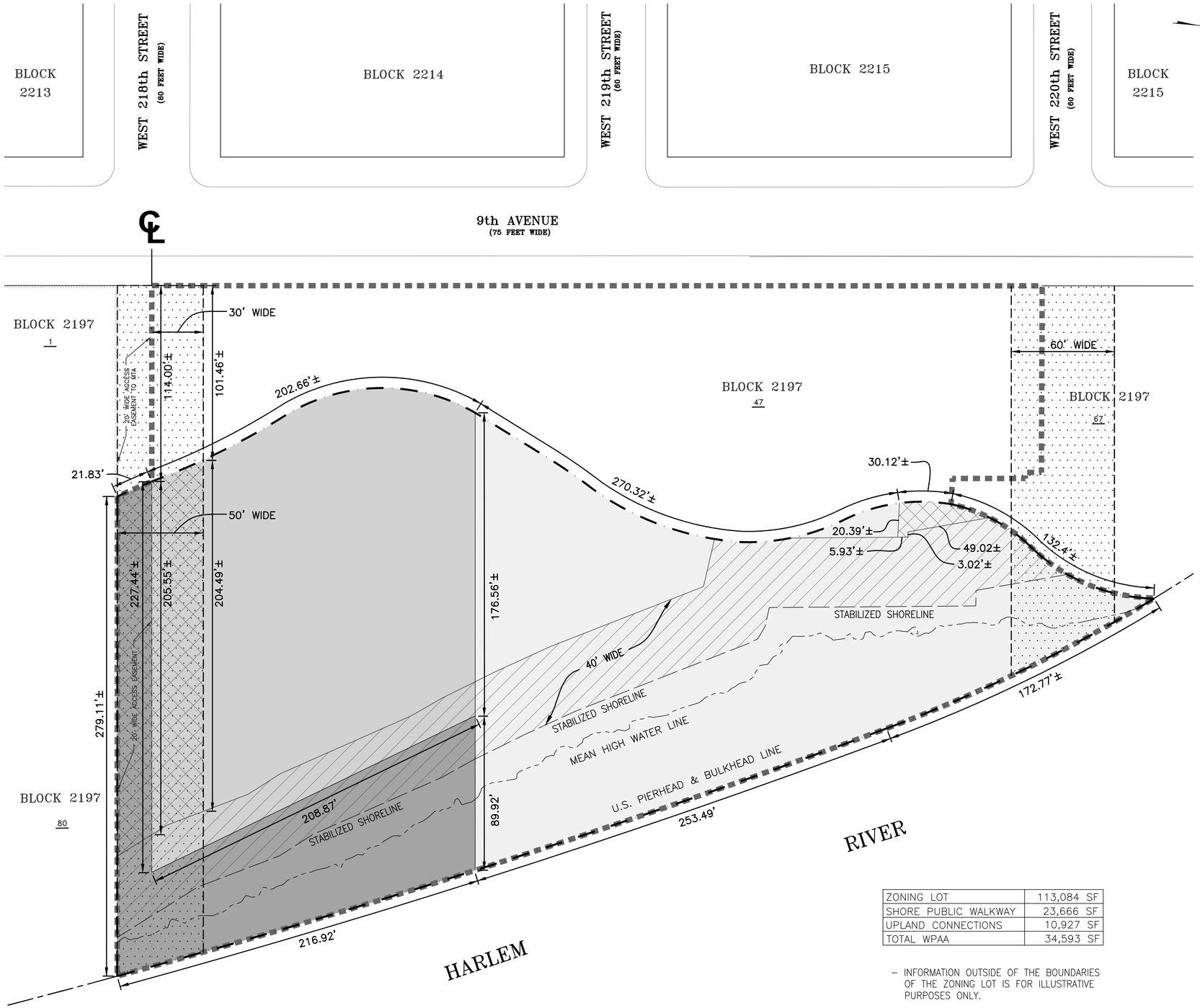
NO.	DATE	REVISION

WATERFORNT CERTIFICATION DRAWING

EXISTING WATERFRONT REQUIREMENTS ON CURRENT ZONING LOT 75 ON BLOCK 2197

Date:	02-05-2021
Scale:	1" = 30'
Job No.:	1969
Drawn By:	DP
Check By:	PH

Drawing No.:



LEGEND

- WAP PARCEL 2/3
- U.S. PIERHEAD & U.S. BULKHEAD LINE
- ZONING LOT LINE
- MEAN HIGH WATER LINE
- STABILIZED SHORELINE
- LOT X
- LOT Y
- LOT Z
- SHORE PUBLIC WALKWAY
- UPLAND CONNECTION
- VISUAL CORRIDOR

ZONING LOT	113,084 SF
SHORE PUBLIC WALKWAY	23,666 SF
UPLAND CONNECTIONS	10,927 SF
TOTAL WPAA	34,593 SF

– INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY.

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(IN FEET)
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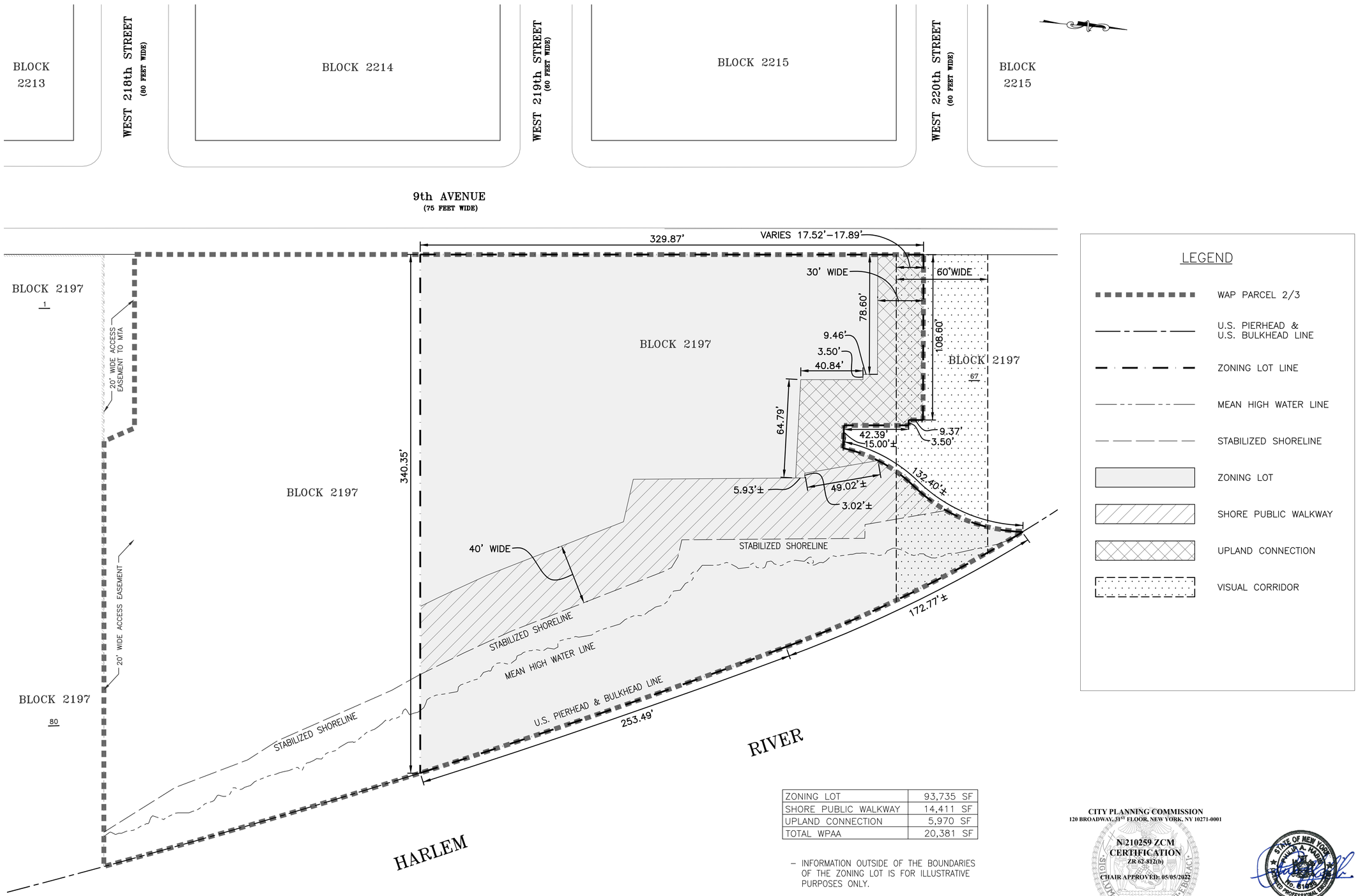
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WATERFORNT CERTIFICATION DRAWING

EXISTING WATERFRONT REQUIREMENTS ON CURRENT ZONING LOT 75 ON BLOCK 2197

Date:	02-05-2021
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Check By:	PH

Drawing No.: 3 of 5



ZONING LOT	93,735 SF
SHORE PUBLIC WALKWAY	14,411 SF
UPLAND CONNECTION	5,970 SF
TOTAL WPAA	20,381 SF

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LEGEND

- WAP PARCEL 2/3
- U.S. PIERHEAD & U.S. BULKHEAD LINE
- ZONING LOT LINE
- MEAN HIGH WATER LINE
- STABILIZED SHORELINE
- ZONING LOT
- SHORE PUBLIC WALKWAY
- UPLAND CONNECTION
- VISUAL CORRIDOR

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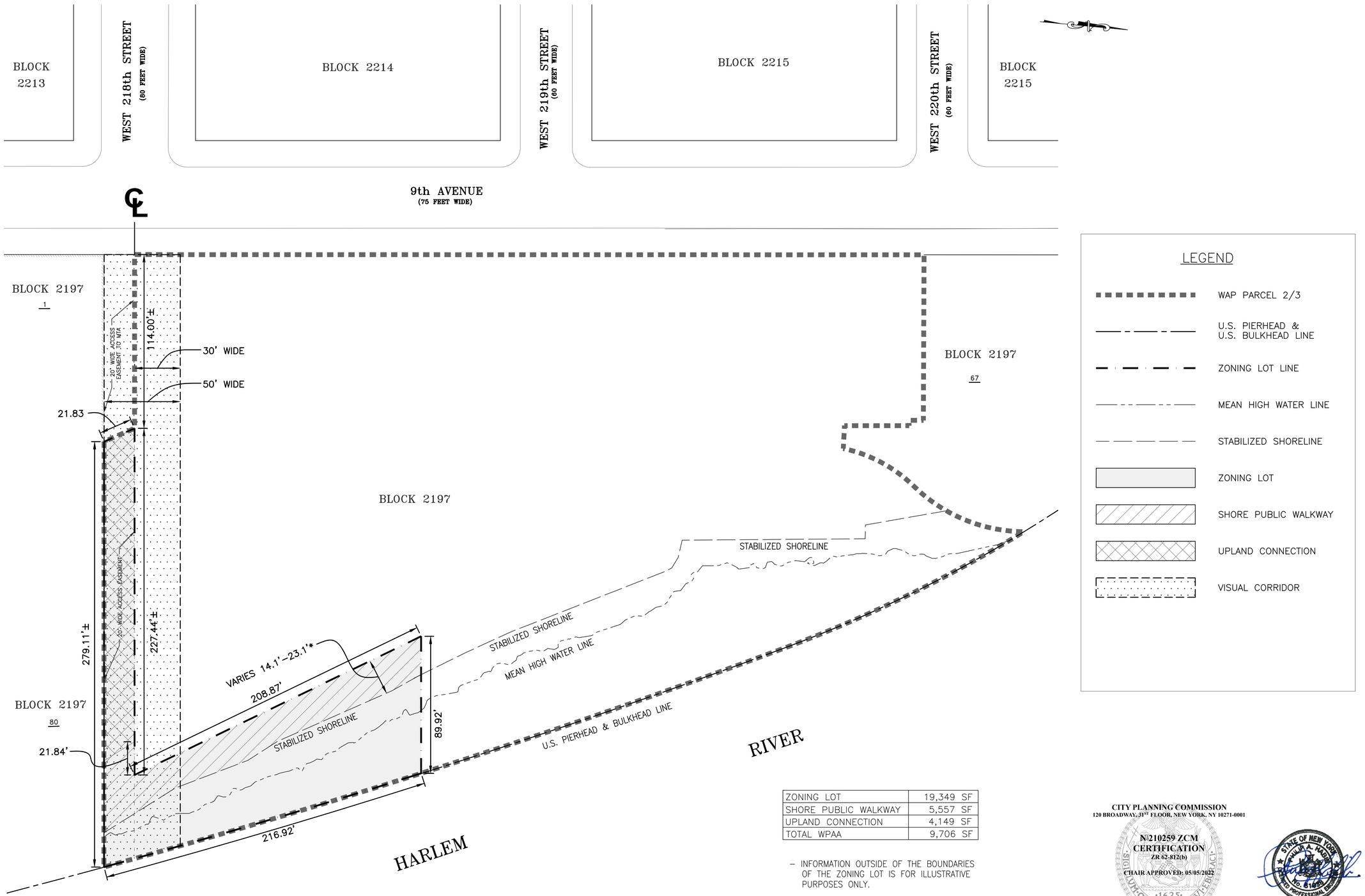
NO.	DATE	REVISION

WATERFRONT CERTIFICATION DRAWING

PROPOSED NEW RECONFIGURED NORTH CITY LOT WATERFRONT REQUIREMENTS

Date:	02-05-2021
Scale:	1" = 30'
Job No.:	1969
Drawn By:	DP
Check By:	PH

Drawing No.: 4 of 5



* REMAINDER OF 40' SHORE PUBLIC WALKWAY TO BE PROVIDED IN PROPOSED NEW CHARTER LOT

LEGEND

- WAP PARCEL 2/3
- U.S. PIERHEAD & U.S. BULKHEAD LINE
- ZONING LOT LINE
- MEAN HIGH WATER LINE
- STABILIZED SHORELINE
- ZONING LOT
- SHORE PUBLIC WALKWAY
- UPLAND CONNECTION
- VISUAL CORRIDOR

ZONING LOT	19,349 SF
SHORE PUBLIC WALKWAY	5,557 SF
UPLAND CONNECTION	4,149 SF
TOTAL WPAA	9,706 SF

– INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY.

THE NEW RECONFIGURED SOUTH CITY LOT WATERFRONT PUBLIC ACCESS AREAS SHOWN ON THIS DRAWING ARE TO BE PROVIDED BY THE OWNER OF THE NEW RECONFIGURED CHARTER LOT PURSUANT TO A SEPARATE AGREEMENT WITH THE CITY TO BE RECORDED AGAINST SUCH LOT.

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NO.	DATE	REVISION

WATERFORNT CERTIFICATION DRAWING

PROPOSED NEW RECONFIGURED SOUTH CITY LOT WATERFRONT REQUIREMENTS

Date:	02-05-2021
Scale:	1" = 30'
Job No.:	1969
Drawn By:	DP
Check By:	PH

Drawing No.: 5 of 5