DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Marisa Lago, Director
Department of City Planning

January 8, 2020

Martin Rebholz, RA
Borough Commissioner
Department of Buildings
280 Broadway, 3rd Floor
New York, N.Y. 10007

Re: Applic. Nos. C 170442 ZMM, N 170443 ZRM, and C 170444 ZSM
National Black Theater
2031-2033 Fifth Avenue
Block 1750, Lot 1
C4-4A District
Special 125th Street District
Borough of Manhattan
Community District 11

Dear Commissioner Rebholz:

Please be advised of the application (C 170444 ZSM) submitted by NBT Victory Development LLC for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all 72 required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed use development, was approved by the City Planning Commission on October 18, 2017 (Cal. No. 19) and by the City Council with modifications, on December 19, 2017 (Res. No. 1799) on which date said Resolution of Approval became effective.

THE SPECIAL PERMIT (C 170444 ZSM) HAS BEEN APPROVED SOLELY PURSUANT TO SECTION 74-533 OF THE ZONING RESOLUTION AND IS SUBJECT TO VERIFICATION 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:

1. C 170442 ZMM – an application submitted by NBT Victory Development LLC for an amendment of the Zoning Map, Section No. 6a, changing from a C4-4A District to a C4-7 District, which was approved by the City Planning Commission on October 18, 2017 (Cal. No. 17) and by the City Council on December 19, 2017 (Res. No. 1797), on which date said Resolution of Approval became effective; and

2. N 170443 ZRM – an application submitted by NBT Victory Development LLC for an amendment of the Zoning Resolution, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing Areas, which was approved by the City Planning Commission on October 18, 2017 (Cal. No. 18) and by the City Council on December 19, 2017 (Res. No. 1798) on which date said Resolution of Approval became effective.

Enclosed for your information are the following:

1. a copy of applications C 170442 ZMM, N 170443 ZRM and C 170444 ZSM;

2. a copy of the City Planning Commission report for applications C 170442 ZMM, N 170443 ZRM and C 170444 ZSM, dated October 18, 2017 (Cal. Nos. 17, 18 and 19, respectively);

3. a copy of the City Council's Resolutions of Approvals for applications C 170442 ZMM, N 170443 ZRM and C 170444 ZSM, dated December 19, 2017 (Res. Nos. 1797, 1798 and 1799, respectively); and

4. the following approved drawings prepared by Dattner Architects:

Dwg. No.	Title	Last Date Revised
Z-100.00	Zoning Site Plan For Special Permit Pursuant To ZR 74-533	05/22/2017
Z-101.00	Zoning Site Plan For Special Permit Pursuant To ZR 74-533	12/11/2017

Sincerely,

Steven Lenard

cc. A. Laremont
J. Merani
H. Marcus
D. Givens
E. Addae
S. Ng
S. Avila
S. Whitham
R. Singer
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Applicant