CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

November 17, 2021

City Council
City Hall
New York, NY 10007

Re: New York Blood Center
ULURP No. C 210353 ZSM
Related Applications: C 210351 ZMM, N 210352 ZRM
Borough of Manhattan

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated November 12, 2021, from the City Council regarding the proposed modification to the above-referenced application submitted by New York Blood Center, Inc. for special permits pursuant to Section 74–48 of the Zoning Resolution.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on November 17, 2021, has determined that the City Council's proposed modification does not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

Anita Laremont

c: E. Hsu-Chen D. DeCerbo S. Williamson H. Marcus
S. Amron R. Singer J. Mangin

Anita Laremont, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271
(212) 720-3200
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THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
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November 12, 2021

Honorable Anita Laremont, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Application No.: C 210353 ZSM (L.U. No. 866)
Related Application Nos.: C 210351 ZMM (L.U. No. 864) and
N 210352 ZRM (L.U. No. 865)

New York Blood Center

Dear Chair Laremont:

On November 10, 2021 the Land Use Committee of the City Council, by a vote of 15-2-1 for Application **C 210353 ZSM** recommended modifications of the City Planning Commission's decision in the above-referenced matter.

Pursuant to Section 197-d(d) of the City Charter I hereby file the proposed modifications with the Commission:

Matter ~~double struck out~~ is old, deleted by the City Council;
Matter double-underlined is new, added by the City Council

1. The property that is the subject of this application (C 210353 ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by Don Weinreich, Ennead Architects, filed with this application and incorporated in this resolution:

Drawing No.	Title	Last Revised Date
Z-02	Zoning Analysis	~~4/6/2020~~ 11/ /2021
Z-03	Zoning Lot Site Plan	~~3/17/2021~~ 11/ /2021

Z-04	Waiver Plan	~~3/17/2021~~ 11/ /2021
Z-05	Waiver North-South Section	~~3/17/2021~~ 11/ /2021
Z-06	Waiver East-West Section	~~3/17/2021~~ 11/ /2021
Z-07	Signage Waiver Elevations and Calculations	~~3/17/2021~~ 11/ /2021

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.

3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.

4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.

5. Development pursuant to this resolution shall be allowed only after the attached restrictive declaration dated September 20, 2021, executed by New York Blood Center, Inc., the terms of which are hereby incorporated in this resolution, shall have been recorded and filed in the Office of the Register of the City of New York, County of New York.

6. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure or breach of any of the conditions as stated above, may constitute grounds for the City Planning Commission or City Council, as applicable, to disapprove any application for modification, renewal or extension of the special permit hereby granted or of the attached restrictive declaration.

7. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

Please feel free to contact me at (917) 999-8054 if you or your staff have any questions in this regard.

Sincerely,

Julie Lubin,
General Counsel

JL:mcs

C: Members, City Planning Commission
Raju Mann, Director, Land Use Division
Amy Levitan, Deputy Director
Jeff Campagna, Deputy General Counsel
Angelina Martinez-Rubio, Deputy General Counsel
Arthur Huh, Assistant General Counsel
Andrew Lassiter, Project Manager
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File