DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE DIRECTOR

October 15, 2024

New York City Council
City Hall
New York, NY 10007

Re: **135th Street Rezoning**
ULURP No. N 230207 ZRM (L.U. No. 150)
Related Applications: C 230206 ZMM (L.U. No. 149), C 230208 ZSM (L.U. No. 151), C 230209 ZSM (L.U. No. 152)
Borough of Manhattan

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated October 9, 2024, from the City Council regarding the proposed modification to the above-referenced application submitted by Crosscap Holdings LLC, pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution to modify certain provisions of the Special Manhattanville Mixed Use District.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on October 15, 2024, 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,

Daniel R. Garodnick

c: E. Botsford, S. Amron, N. Malik, D. Answini, A. Mohyuddin, D. DeCerbo, A. Wachs, S. Avila

Daniel R. Garodnick, Director
Department of City Planning
120 Broadway- 31st Fl., New York, N.Y. 10271-0001
(212) 720-3200 FAX (212) 720-3303
www.nyc.gov/planning

THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
250 BROADWAY - ROOM 1602
NEW YORK NEW YORK 10007

PERRIS STRAUGHTER
DIRECTOR

October 9, 2024

Honorable Daniel Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Application No. N 230207 ZRM (L.U. No. 150)
Related Application No. C 230206 ZMM (L.U. No. 149)
Related Application No. C 230208 ZSM (L.U. No. 151)
Related Application No. C 230209 ZSM (L.U. No. 152)

135th Street Rezoning

Dear Chair Garodnick:

On October 9, 2024, the Land Use Committee of the City Council, by a vote of 10-0-0 for Application **N 230207 ZRM** 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

* * *

ARTICLE X
SPECIAL PURPOSE DISTRICTS

Chapter 4
Special Manhattanville Mixed Use District

* * *

104-30
SPECIAL HEIGHT AND SETBACK REQUIREMENTS

* * *

The City Planning Commission may modify, by special permit, the special height and setback requirements of this Section pursuant to Section 104-60 (MODIFICATION OF ~~SPECIAL~~ BULK REQUIREMENTS AND TRANSFER OF FLOOR AREA BY SPECIAL PERMIT).

* * *

104-50
PERMITTED TRANSFER OF FLOOR AREA

* * *

Floor area may be transferred as follows:

* * *

(c) by special permit, in accordance with the provisions of Section 104-60 (MODIFICATION OF ~~SPECIAL~~ BULK REQUIREMENTS AND TRANSFER OF FLOOR AREA BY SPECIAL PERMIT), where the proposed development or enlargement on the receiving site requires modification of the bulk regulations of Section 104-30 (SPECIAL HEIGHT AND SETBACK REQUIREMENTS).

* * *

104-60
MODIFICATION OF ~~SPECIAL~~ BULK REQUIREMENTS AND TRANSFER OF FLOOR AREA BY SPECIAL PERMIT

The City Planning Commission may, by special permit:

(a) modify the special height and setback requirements of Section 104-30 (SPECIAL HEIGHT AND SETBACK REQUIREMENTS), inclusive, provided the Commission finds that such modifications are necessary to:

* * *

(b) permit the transfer of #floor area# from any granting site to a receiving site for a #development# that requires modification of the special height and setback requirements of Section 104-30, inclusive, provided the Commission finds:

* * *

(c) modify the applicable #bulk# requirements for any #development# or #enlargement# that is subject to the provisions of Section 74-681 (Development within or over a railroad or transit right-of-way or yard), except #floor area ratio# provisions, provided that such #bulk# modifications will:

(1) not unduly obstruct access to light and air to surrounding #streets# and properties; and

(2) be compatible with the essential character of the surrounding area.

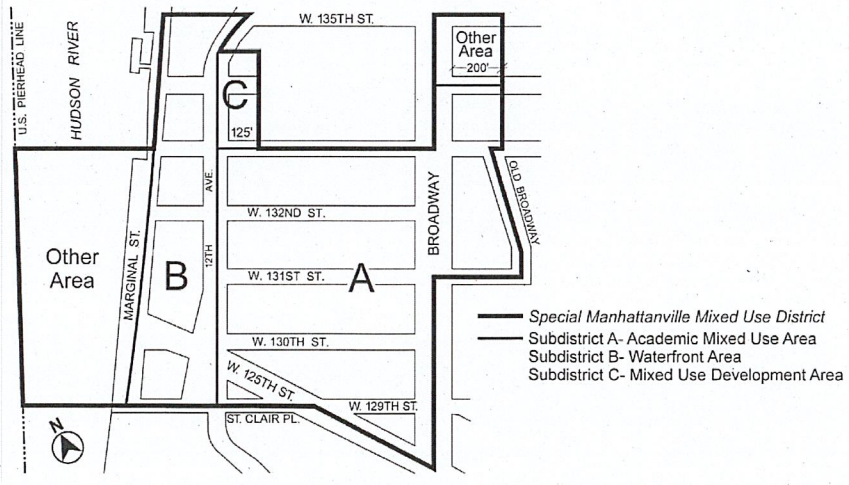
The Commission may prescribe additional conditions and safeguards to minimize adverse effects of the #development# or #enlargement# on the character of the surrounding area.

* * *

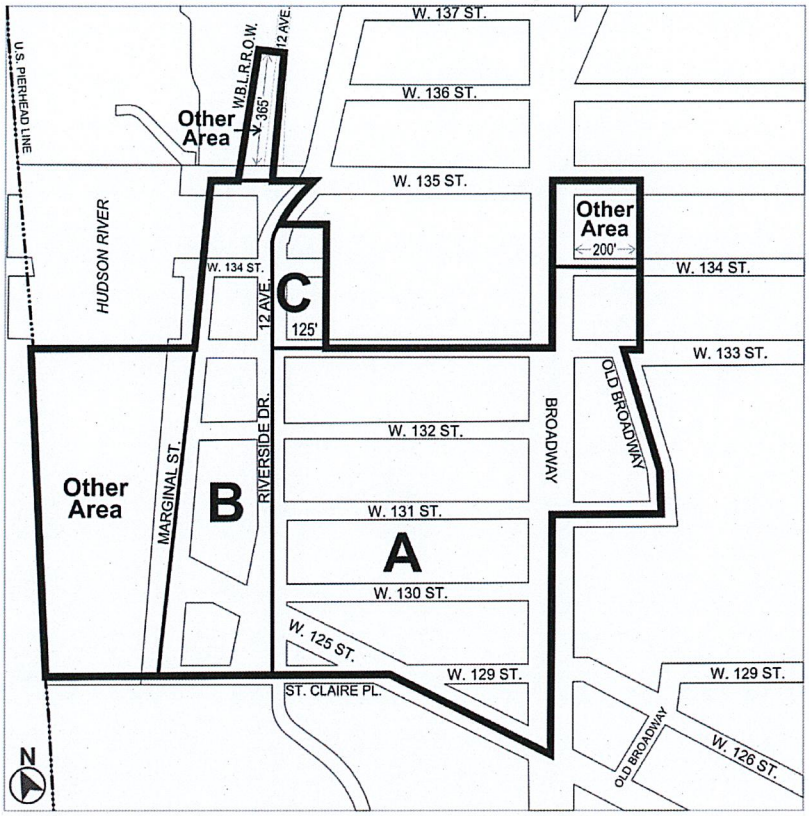
Appendix A
Special Manhattanville Mixed Use District Plan

Map 1 - Special Manhattanville Mixed Use District and Subdistricts

[EXISTING MAP]



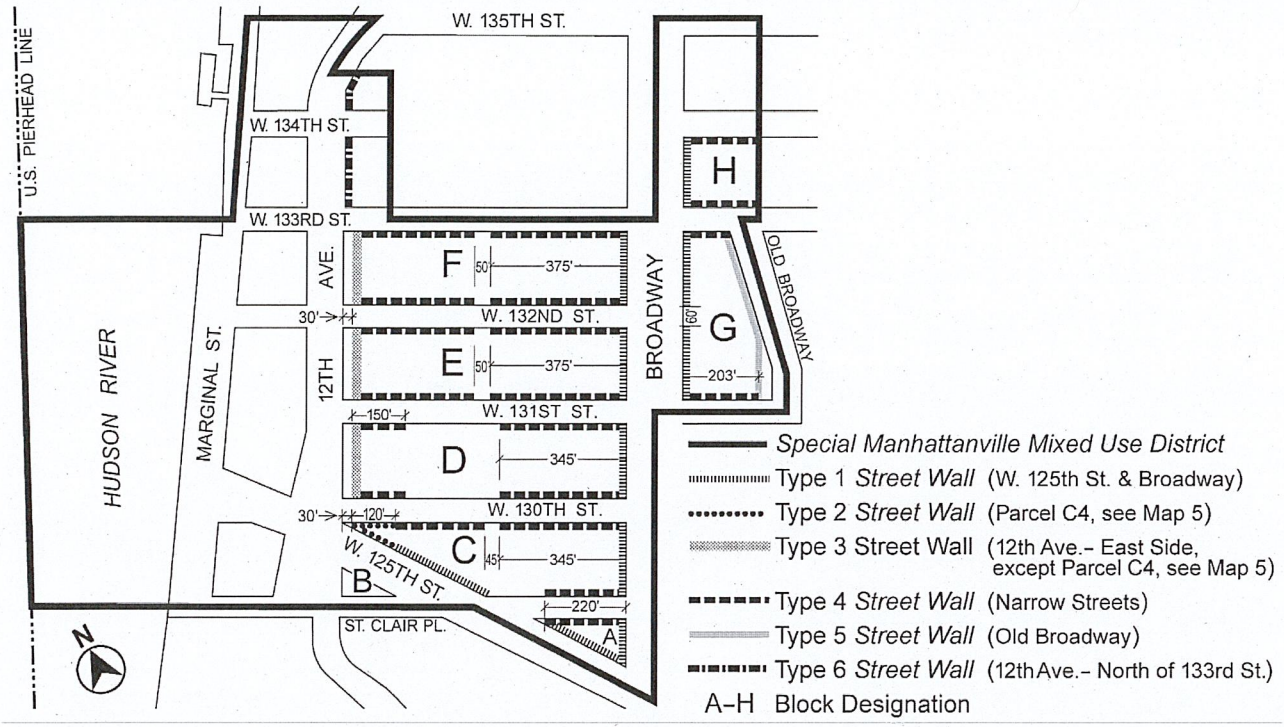
[PROPOSED MAP]



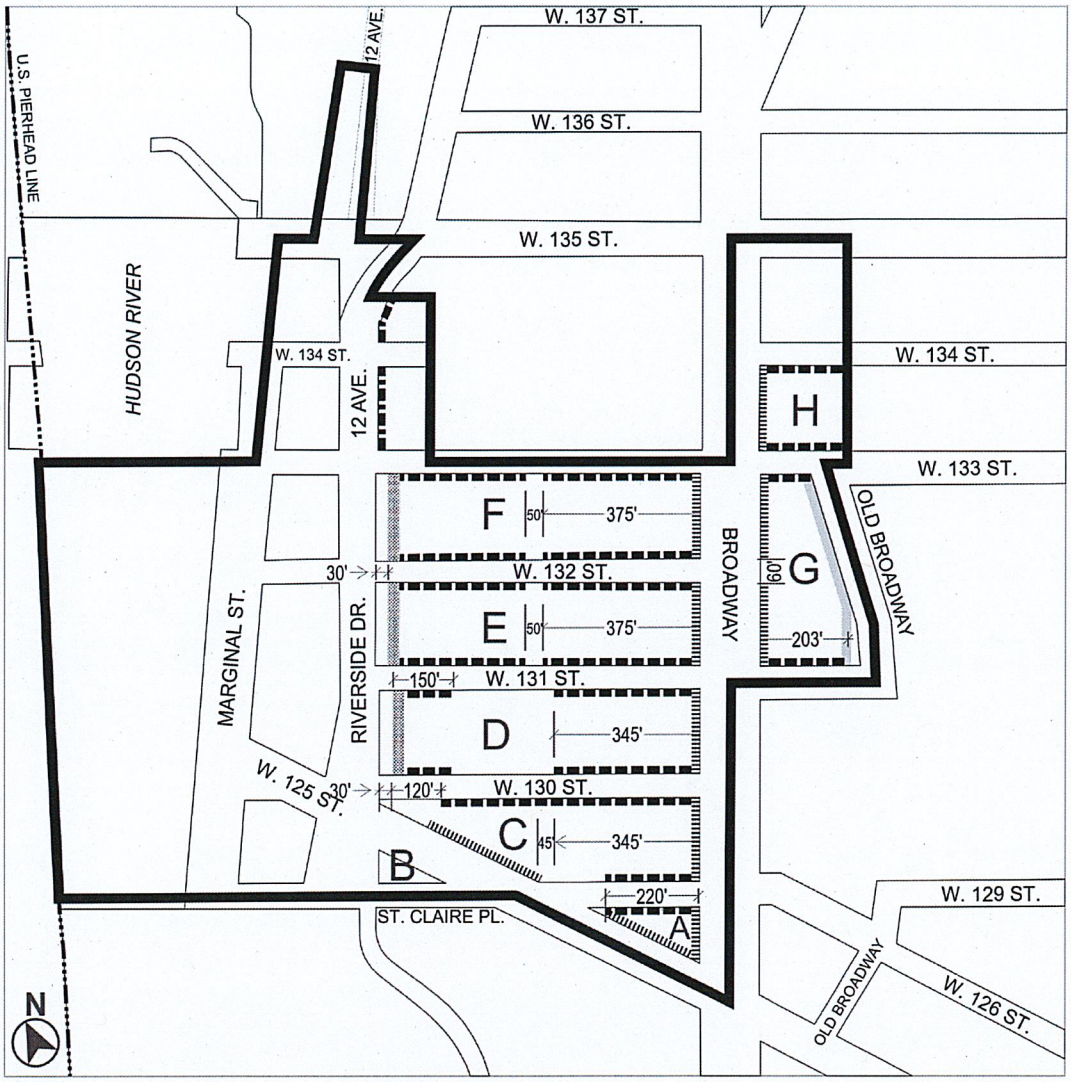
* * *

Map 4 - Street Wall Types and Locations

[EXISTING MAP]


W. 135TH ST.
W. 134TH ST.
W. 133RD ST.
U.S. PIERHEAD LINE
HUDSON RIVER
MARGINAL ST.
12TH AVE.
BROADWAY
OLD BROADWAY
W. 132ND ST.
W. 131ST ST.
W. 130TH ST.
W. 125TH ST.
ST. CLAIR PL.
F
E
D
C
B
A
G
H
50'
375'
30'
150'
345'
120'
45'
220'
60'
203'
N
Special Manhattanville Mixed Use District
Type 1 Street Wall (W. 125th St. & Broadway)
Type 2 Street Wall (Parcel C4, see Map 5)
Type 3 Street Wall (12th Ave.- East Side, except Parcel C4, see Map 5)
Type 4 Street Wall (Narrow Streets)
Type 5 Street Wall (Old Broadway)
Type 6 Street Wall (12th Ave.- North of 133rd St.)
A–H Block Designation

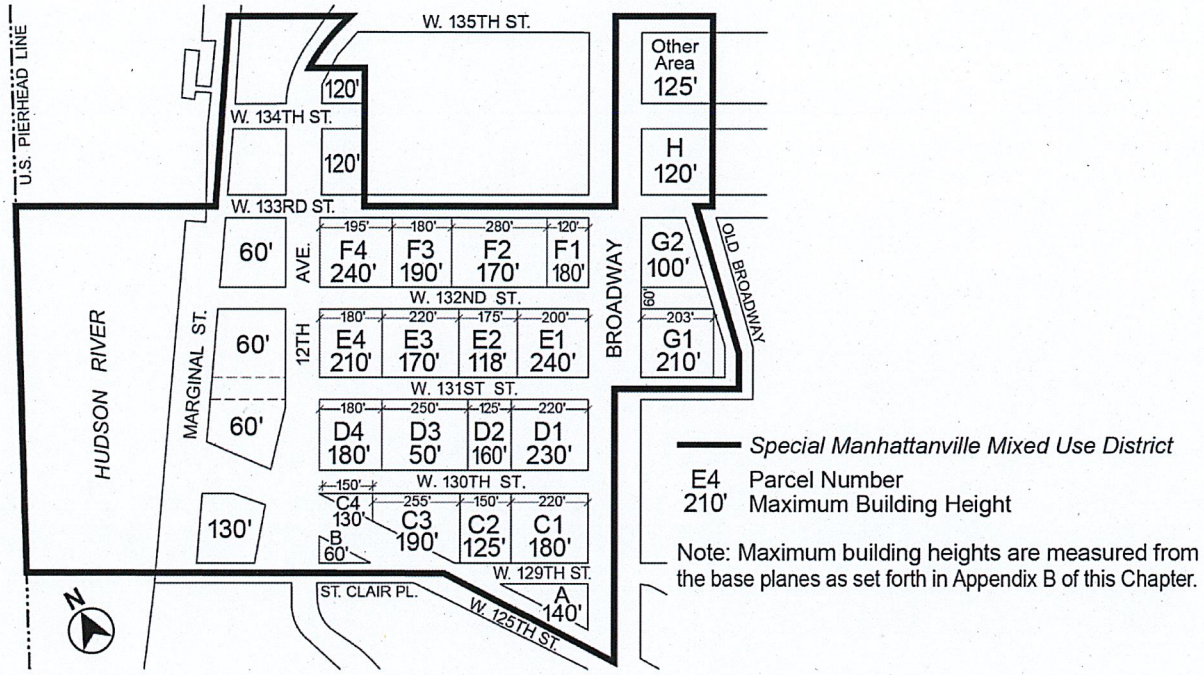
[PROPOSED MAP]



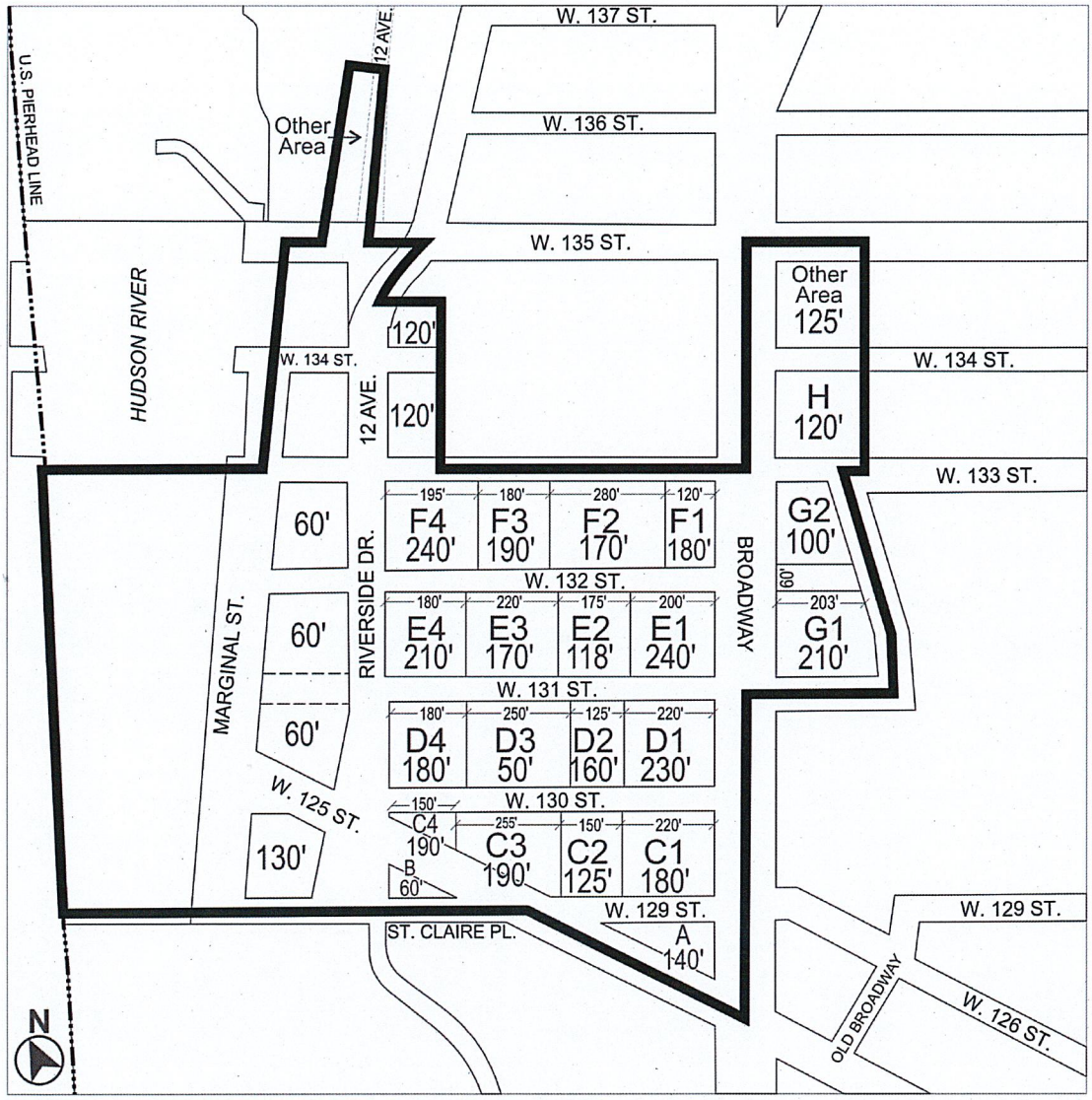
Special Manhattanville Mixed Use District
Type 1 Street Wall (W. 125th St. & Broadway)
Type 2 Street Wall (Parcel C4, see Map 5)
Type 3 Street Wall (12th Ave.- East Side, except Parcel C4, see Map 5)
Type 4 Street Wall (Narrow Streets)
Type 5 Street Wall (Old Broadway)
Type 6 Street Wall (12th Ave.- North of 133rd St.)
A–H Block Designation

Map 5 - Parcel Designation and Maximum Building Heights

[EXISTING MAP]



[PROPOSED MAP]



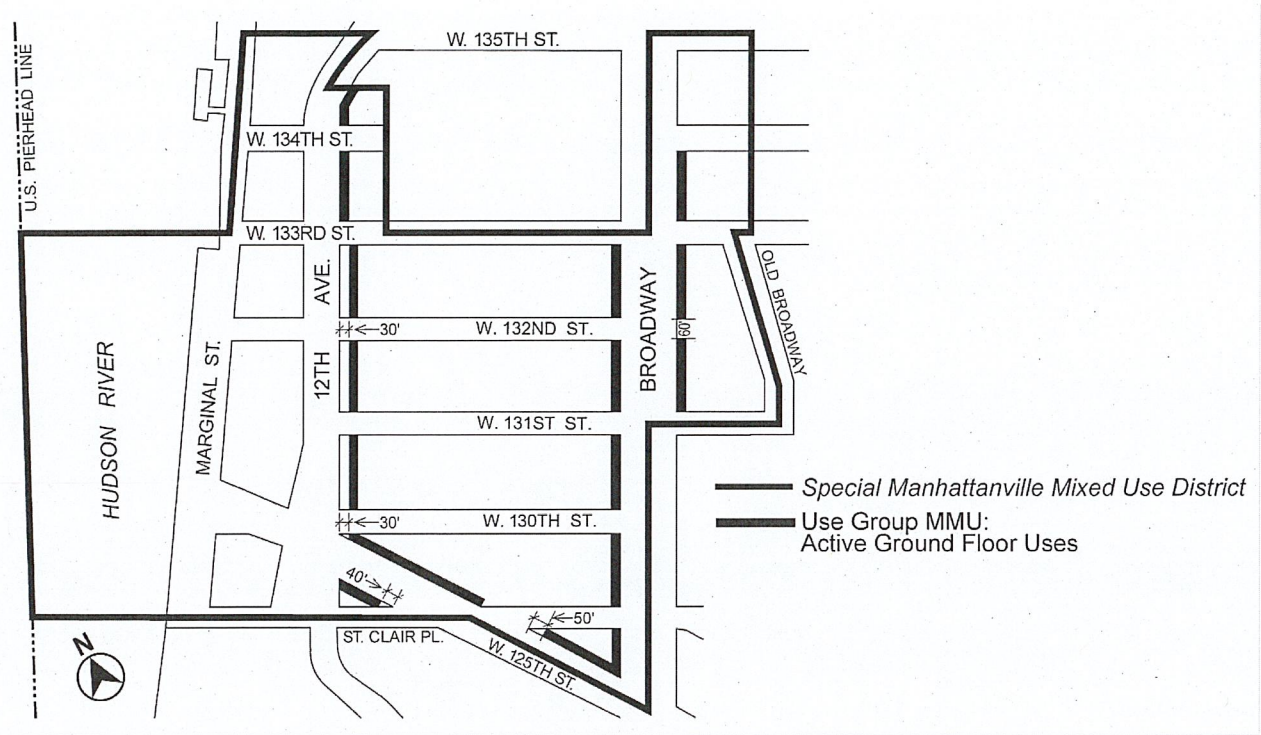
Special Manhattanville Mixed Use District

E4 210' Parcel Number / Maximum Building Height

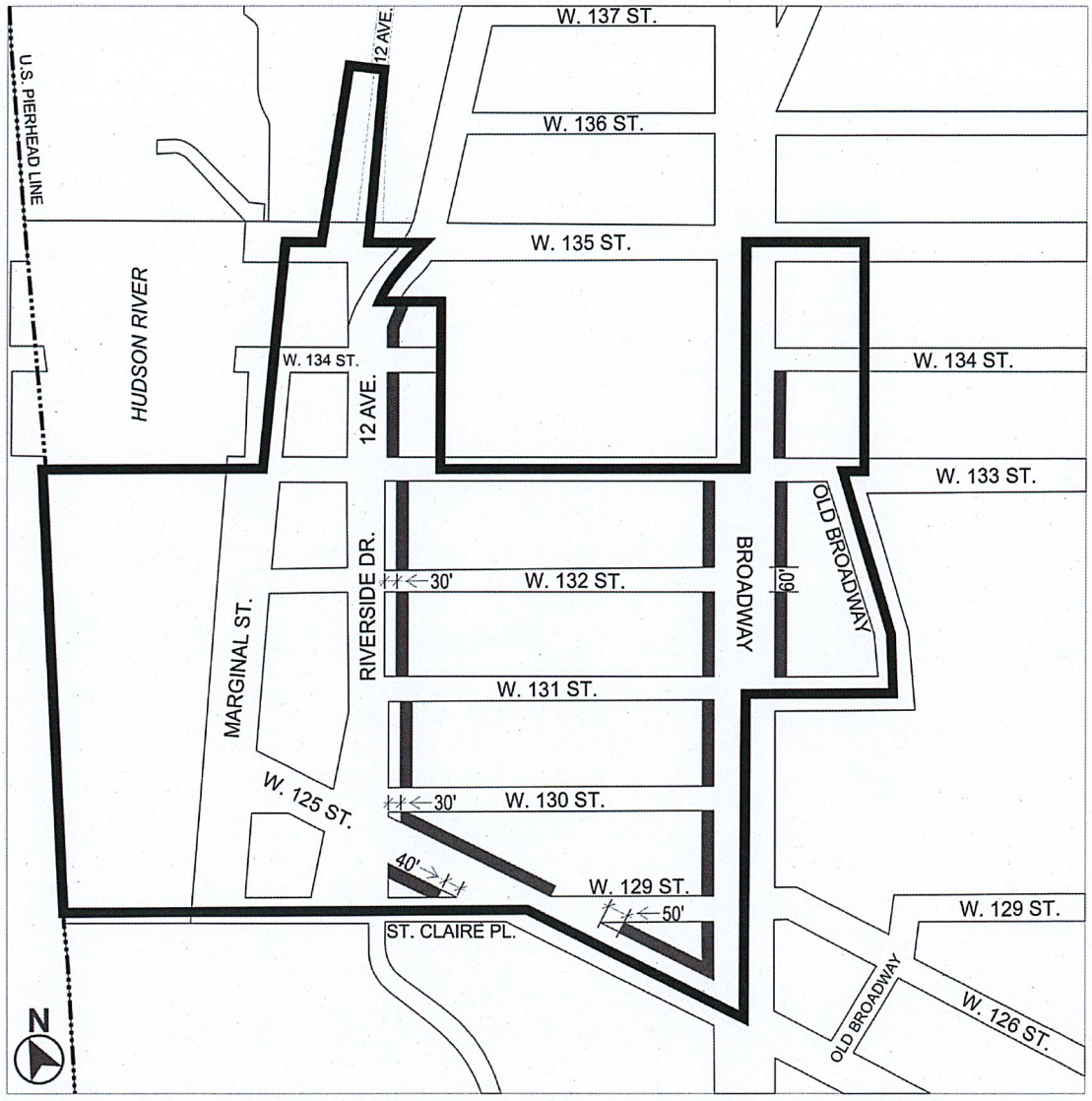
Note: Maximum building heights are measured from the base planes as set forth in Appendix B of this Chapter.

Map 6 - Ground Floor Use and Frontage

[EXISTING MAP]



[PROPOSED MAP]

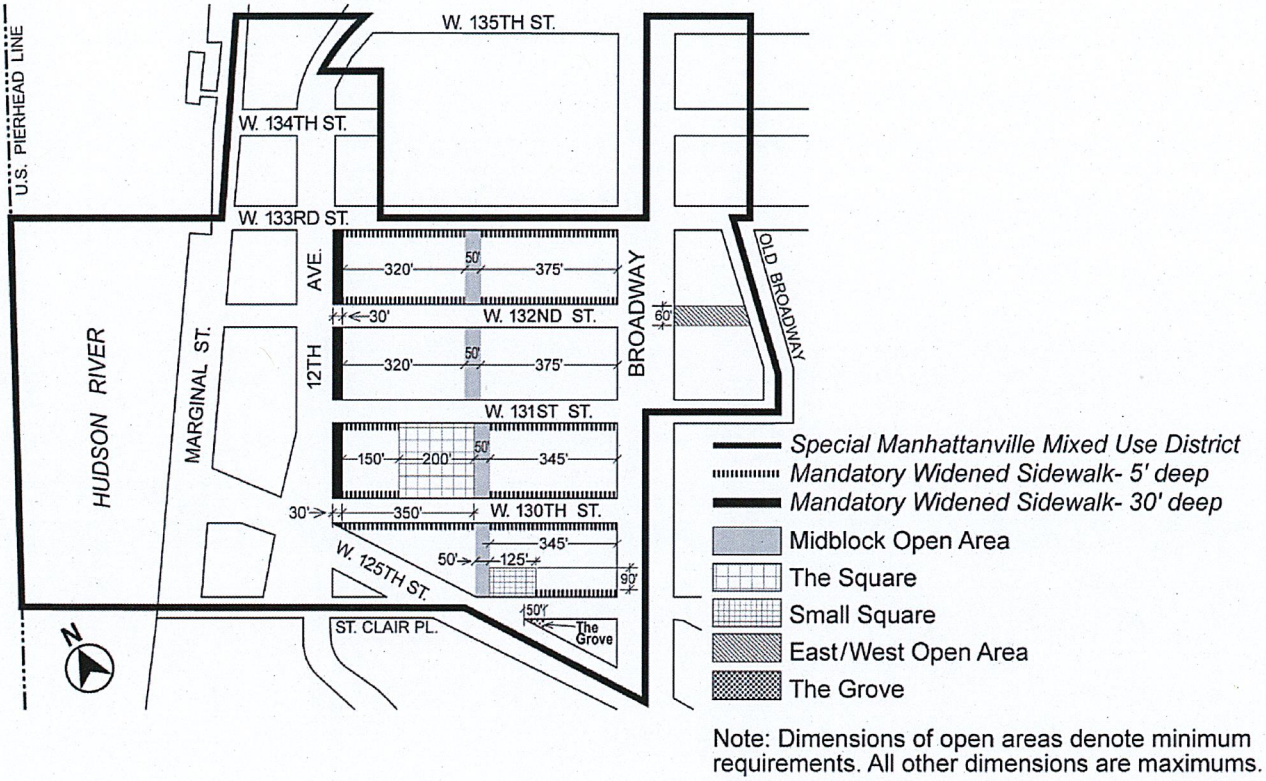


Special Manhattanville Mixed Use District

Use Group MMU:
Active Ground Floor Uses

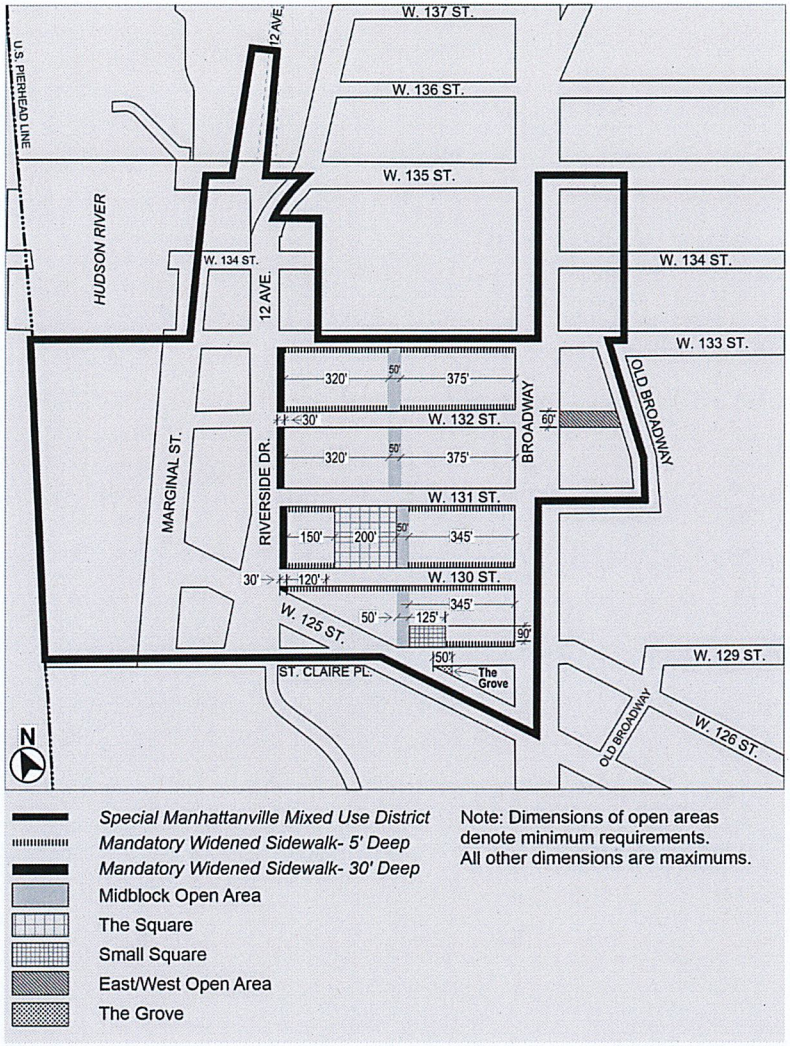
Map 7 – Mandatory Open Areas

[EXISTING MAP]



Note: Dimensions of open areas denote minimum requirements. All other dimensions are maximums.

[PROPOSED MAP]



* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

* * *

Manhattan Community District 9

* * *

Map 2 – [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area # — [date of adoption] MIH Program Option 1 ~~and Option 2~~

Portion of Community District 9, Manhattan

* * *

Please feel free to contact me at AMcCaughey@council.nyc.gov if you or your staff have any questions in this regard.

Sincerely,

.....
Anne F. McCaughey
General Counsel

AFM:kg

CC: Susan Amron, DCP General Counsel
Danielle DeCerbo, DCP
James Harris, DCP
Perris Straughter, Director, Planning and Land Use Division
Brian Paul, Deputy Director
Chelsea Kelley, Deputy Director
Arthur Huh, Deputy General Counsel
Gabriella Vallario, Planner
File

File #:	Res 0637-2024 **Version:** *	**Name:**	LU 149 - Zoning, 135th Street Rezoning, Manhattan (C 230206 ZMM).
Type:	Resolution	**Status:**	Adopted
		Committee:	Committee on Land Use
On agenda:	10/23/2024		
Enactment date:		**Law number:**	
Title:	Resolution approving the decision of the City Planning Commission on ULURP No. C 230206 ZMM, a Zoning Map amendment (L.U. No. 149).		
Sponsors:	Rafael Salamanca, Jr., Kevin C. Riley, Darlene Mealy		
Council Member Sponsors:	3		
Attachments:	1. Hearing Transcript - Stated Meeting 9-12-24, 2. September 12, 2024 - Stated Meeting Agenda, 3. Calendar of the Zoning Subcommittee Meeting - September 17, 2024, 4. Illustrative Zoning Elevations - Zoning 9/17/24, 5. 9/17/24 Zoning Appearance Cards, 6. Hearing Transcript - Zoning 9-17-24, 7. Calendar of the Subcommittee Meetings - October 7, 2024, 8. City Planning Commission Approval Letter, 9. Committee Report, 10. Res. No. 637, 11. October 23, 2024 - Stated Meeting Agenda		

History (2) | Text

2 records | Group | Export

Date	Ver.	Prime Sponsor	Action By	Action	Result	Action Details	Meeting Details	Multimedia
10/23/2024	*	Rafael Salamanca, Jr.	City Council	Approved, by Council	Pass	Action details	Meeting details	Not available
10/9/2024	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC		Action details	Meeting details	Not available

File #:	Res 0638-2024 **Version:** *	**Name:**	LU 150 - Zoning, 135th Street Rezoning, Manhattan (N 230207 ZRM).
Type:	Resolution	**Status:**	Adopted
		Committee:	Committee on Land Use
On agenda:	10/23/2024		
Enactment date:		**Law number:**	
Title:	Resolution approving with modifications the decision of the City Planning Commission on Application No. N 230207 ZRM, for an amendment of the text of the Zoning Resolution (L.U. No. 150).		
Sponsors:	Rafael Salamanca, Jr., Kevin C. Riley, Darlene Mealy		
Council Member Sponsors:	3		
Attachments:	1. Hearing Transcript - Stated Meeting 9-12-24, 2. September 12, 2024 - Stated Meeting Agenda, 3. Calendar of the Zoning Subcommittee Meeting - September 17, 2024, 4. Illustrative Zoning Elevations - Zoning 9/17/24, 5. 9/17/24 Zoning Appearance Cards, 6. Hearing Transcript - Zoning 9-17-24, 7. Calendar of the Subcommittee Meetings - October 7, 2024, 8. City Planning Commission Approval Letter, 9. Committee Report, 10. Res. No. 638, 11. October 23, 2024 - Stated Meeting Agenda		

History (2) | Text

2 records | Group | Export

Date	Ver.	Prime Sponsor	Action By	Action	Result	Action Details	Meeting Details	Multimedia
10/23/2024	*	Rafael Salamanca, Jr.	City Council	Approved, by Council	Pass	Action details	Meeting details	Not available
10/9/2024	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC		Action details	Meeting details	Not available

File #:	Res 0639-2024 **Version:** *	**Name:**	LU 151 - Zoning, 135th Street Rezoning, Manhattan (C 230208 ZSM).
Type:	Resolution	**Status:**	Adopted
		Committee:	Committee on Land Use
On agenda:	10/23/2024		
Enactment date:		**Law number:**	
Title:	Resolution approving the decision of the City Planning Commission on ULURP No. C 230208 ZSM, for the grant of a special permit (L.U. No. 151).		
Sponsors:	Rafael Salamanca, Jr., Kevin C. Riley, Darlene Mealy		
Council Member Sponsors:	3		
Attachments:	1. Hearing Transcript - Stated Meeting 9-12-24, 2. September 12, 2024 - Stated Meeting Agenda, 3. Calendar of the Subcommittee Meetings - September 24, 2024, 4. Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, 5. Calendar of the Subcommittee Meetings - October 7, 2024, 6. Hearing Transcript - Zoning 9-24-24, 7. City Planning Commission Approval Letter, 8. Committee Report, 9. Res. No. 639, 10. October 23, 2024 - Stated Meeting Agenda		

History (2) | Text

2 records | Group | Export

Date	Ver.	Prime Sponsor	Action By	Action	Result	Action Details	Meeting Details	Multimedia
10/23/2024	*	Rafael Salamanca, Jr.	City Council	Approved, by Council	Pass	Action details	Meeting details	Not available
10/9/2024	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC		Action details	Meeting details	Not available

File #:	Res 0640-2024 **Version:** *	**Name:**	LU 152 - Zoning, 135th Street Rezoning, Manhattan (C 230209 ZSM).
Type:	Resolution	**Status:**	Adopted
		Committee:	Committee on Land Use
On agenda:	10/23/2024		
Enactment date:		**Law number:**	
Title:	Resolution approving the decision of the City Planning Commission on ULURP No. C 230209 ZSM, for the grant of a special permit (L.U. No. 152).		
Sponsors:	Rafael Salamanca, Jr., Kevin C. Riley, Darlene Mealy		
Council Member Sponsors:	3		
Attachments:	1. Hearing Transcript - Stated Meeting 9-12-24, 2. September 12, 2024 - Stated Meeting Agenda, 3. Calendar of the Subcommittee Meetings - September 24, 2024, 4. Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, 5. Calendar of the Subcommittee Meetings - October 7, 2024, 6. Hearing Transcript - Zoning 9-24-24, 7. City Planning Commission Approval Letter, 8. Committee Report, 9. Res. No. 640, 10. October 23, 2024 - Stated Meeting Agenda		

History (2) | Text

2 records | Group | Export

Date	Ver.	Prime Sponsor	Action By	Action	Result	Action Details	Meeting Details	Multimedia
10/23/2024	*	Rafael Salamanca, Jr.	City Council	Approved, by Council	Pass	Action details	Meeting details	Not available
10/9/2024	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC		Action details	Meeting details	Not available