



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK
OFFICE OF THE DIRECTOR

August 11, 2016

Hon. Margaret Chin
Council Member, District 1
250 Broadway, Suite 1882
New York, NY 10007

Hon. Rosie Mendez
Council Member, District 2
250 Broadway, Suite 1734
New York, NY 10007

Hon. Gale Brewer
Manhattan Borough President
1 Centre Street, 19th Floor
New York, NY 10007

Hon. Daniel Squadron
NYS State Senator, District 26
250 Broadway, Suite 2011
New York, NY 10007

Hon. Alice Cancel
NYS Assembly Member, District 65
250 Broadway, Room 2212
New York, NY 10007

Hon. Nydia Velazquez
U.S. Congresswoman, District 7
500 Pearl Street, Suite 973
New York, NY 10007

**RE: Pre-Application Statements (PAS) for Two Bridges
Manhattan Blocks 246, 247 and 248**

Dear Council Member Chin, Council Member Mendez, Borough President Brewer, Senator Squadron, Assembly Member Cancel, and Congresswoman Velazquez:

I appreciate your concerns regarding the proposed changes to the existing Two Bridges Large Scale Residential Development (Two Bridges LSRD) within the former Two Bridges Urban Renewal Area, as expressed in your letter to me dated June 22, 2016. I agree that the development contemplated here is significant when each proposed development is considered individually, and that the potential impacts to the surrounding neighborhood require unique consideration when the three proposed projects are assessed cumulatively.

As you are aware, the City Planning Commission created the Two Bridges LSRD in 1972 to support the Two Bridges Urban Renewal Area approved by the Commission in 1967. Through the LSRD regulations, the Commission granted waivers for distribution of permitted rooms without regard for zoning lots or district boundaries; for yard, height, and setback regulations wholly within the development; and for height and setback regulations on the periphery of the development. In 1995, the Commission granted additional waivers for height and setback regulations wholly within the development and for minimum distance between buildings.

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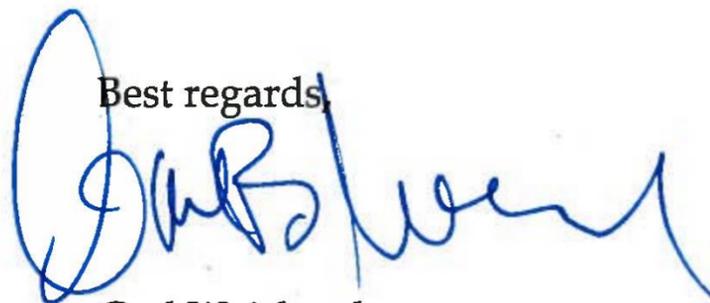
The determination of whether a modification to a prior special permit is "major" or "minor" is based on whether the proposed modification would require new waivers or zoning actions or increase the extent of any previously granted waivers. The criteria governing this determination are those codified in Section 2-(6)(g)(5)(ii) of the ULURP Rules (attached). Here, because the proposed modifications will not require any new waivers or zoning actions or increase the extent of previously granted waivers, the modifications will be treated as "minor".

However, although these proposals will not be reviewed as major modifications, the Department of City Planning is committed to working with you closely as we review the applications for these developments. We are requiring the completion of an Environmental Impact Statement (EIS) in conjunction with these applications, and are pleased that the applicants have agreed to a coordinated review of the proposals, to ensure that both any cumulative and project-specific potential impacts are identified and addressed through the public process mandated by CEQR,

We are committed to ensuring that the proposed projects are reviewed in accordance with urban design principles that result in, among other things, an improved streetscape and pedestrian condition along both South Street and Cherry Street and attention to the relationship between existing and new buildings on the project sites. We will also closely examine the affect the proposed buildings will have on light and air in the surrounding area, as well as the neighborhood consequences related to increased density (such as the need for schools), among many other factors.

I know that the development of this area is of significant consequence to you and the neighborhood. We appreciate your engagement with these important land use matters and look forward to working closely with you as we review these proposals. Please feel free to reach out to us with any questions at any time.

Best regards,



Carl Weisbrod

Encl: *Section 2-06 City Planning Commission Actions*

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Section 2-06 - City Planning Commission Actions

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(5) Review of Council Modifications

The Commission shall receive from the City Council during its fifty (50) day period for review copies of the text of any proposed modification to the Commission's prior approval of an action. Upon receipt the Commission shall have fifteen (15) days to review and to determine:

(i) in consultation with the Office of Environmental Coordination and lead agency as necessary, whether the modification may result in any significant adverse environmental effects which were not previously addressed; and

(ii) whether the modification requires the initiation of a new application. In making this determination, the Commission shall consider whether the proposed modification:

(A) increases the height, bulk, envelope or floor area of any building or buildings, decreases open space, or alters conditions or major elements of a site plan in actions (such as a zoning special permit) which require the approval or limitation of these elements;

(B) increases the lot size or geographic area to be covered by the action;

(C) makes necessary additional waivers, permits, approvals, authorizations or certifications under sections of the Zoning Resolution, or other laws or regulations not previously acted upon in the application; or

(D) adds new regulations or deletes or reduces existing regulations or zoning restrictions that were not part of the subject matter of the earlier hearings at the community board or Commission.

If the Commission has determined that no additional review is necessary and that, either, no significant impacts will result, or that possible environmental impacts can be addressed in the time remaining for Council review, it shall so report to the Council. The Commission may also transmit any comment or recommendation with respect to the substance of the modification, and any proposed further amendment to the modification which it deems as necessary or appropriate.

If the Commission has determined that the proposed modification will require a supplementary environmental review or the initiation of a new application, it shall so advise the Council in a written statement which includes the reasons for its determination.