

MARCE KESNER, AICP
PLANNING AND DEVELOPMENT SPECIALIST
PHONE 212-715-7564
FAX 212-715-8239
MKESNER@KRAMERLEVIN.COM

August 20, 2010

Maurice Spreiregen
Central Intake
Department of City Planning
22 Reade Street
New York, NY 10007

Received by Central Intake on August 20, 2010



Re: Riverside Center
N 100294 (A) ZRM
C 100296 (A) ZSM

Dear Maurice:

I am sending you one (1) original set and thirteen (13) copies of two amended applications in order to facilitate development of the Riverside Center project in Community District 7, Manhattan. The original applications were certified by the City Planning Commission on May 24, 2010. The first is an amended text amendment (N 100294 ZRM). Please note that there are no changes to N 100295 ZRM, also certified as part of the same project.

The amended application N 100294 (A) ZRM incorporates proposed modifications to Sections 23-144, 23-954, 74-743, and Appendix F of the Zoning Resolution. The intent of the amendment is to apply the Inclusionary Housing Program to a designated area within Manhattan Community District 7 and to allow, by general large-scale special permit, the modification of base FAR, maximum FAR and distribution of affordable units as set forth in the restrictive declaration. The other text amendment included in N 100294 ZRM, as previously certified, remains unchanged.

In addition, I am also amending N 100296 ZSM, the special permit pursuant to Section 74-743 within a general large-scale development, to modify base and maximum floor area ratios and distribution of affordable housing units as set forth in a restrictive declaration.

Please note that N 100294 (A) ZRM supersedes N 100294 ZRM, and C 100296 (A) ZSM supersedes C 100296 ZSM.

Maurice Spreiregen
August 20, 2010
Page 2

I am sending you the following documents:

- Form LR (first page)
- Form ZR
- Form ZS
- Form LR Item 3 - Description of the Proposal
- Form LR Item 3 – Statement of Findings
- Map 2

Please call me if you have any questions regarding the amended application.

Sincerely,



Marcie Kesner, AICP

MK:rd
Attachments

cc: Anthony Mannarino-- EXTELL Development Company
Donna Gargano – EXTELL Development Company
Adam Meagher – Department of City Planning

City Map Change.....MM

Proposed City Map Change

(Check appropriate boxes)

APPLICATION NO

- 1. ESTABLISH NEW..... STREET PARK PUBLIC PLACE GRADE
- 2. ELIMINATE EXISTING..... STREET PARK PUBLIC PLACE GRADE
- 3. CHANGE EXISTING STREET WIDTH ALIGNMENT GRADE
- 4. EASEMENT
Delineate New..... Remove Existing Modify Existing.....
- 5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY

Zoning Map ChangeZM

APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

Proposed Zoning Map Change(s)

CHANGE #1	FROM:	_____	TO:	_____
		EXISTING		PROPOSED
CHANGE #2	FROM:	_____	TO:	_____
		EXISTING		PROPOSED
CHANGE #3	FROM:	_____	TO:	_____
		EXISTING		PROPOSED
CHANGE #4	FROM:	_____	TO:	_____
		EXISTING		PROPOSED
CHANGE #5	FROM:	_____	TO:	_____
		EXISTING		PROPOSED

Zoning Text Amendment.....ZR

N 100294 (A) ZRM

APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

Affected Zoning Resolution (ZR) Sections

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
74-743(a)(7)(i); 74-743(a)(7)(ii)	Special provisions for Bulk Modifications (previously filed; unchanged)
23-144	Designated Areas where Inclusionary Housing Program is Applicable (new)
74-743(a)(8); 74-743(b)(7)	Special Provisions for Bulk Modification (new)
Appendix F	Inclusionary Housing Designation Areas (new):
23-954	Additional Requirements for Compensated Developments

Received by Central Intake on August 20, 2010



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

C 100296(A) ZSM

APPLICATION NO.

Received by Central Intake on August 20, 2010



(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)

74-743

General Large-Scale Development

23-634, 23-65,
 33-432, 33-433,
 33-45, 35-60 (height
 and setback)

23-71 (minimum
 distance between
 buildings)

12-10, 23-84 (outer
 courts)

12-10, 23-85 (inner
 courts)

23-952; 23-96(b)
 (Inclusionary Housing
 Program)

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).

See Attached.

APPENDIX F: INCLUSIONARY HOUSING DESIGNATED AREAS

* * *

Manhattan

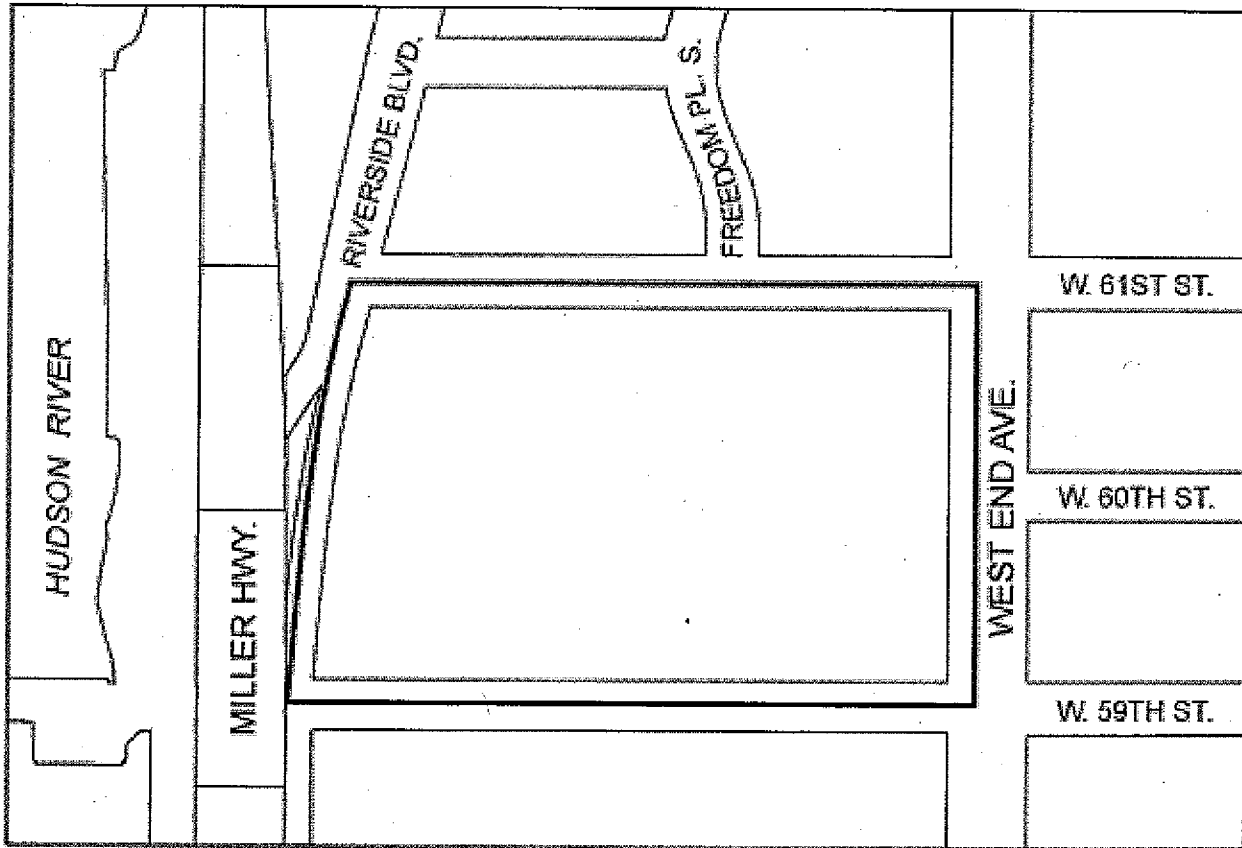
* * *

Manhattan Community District 7

In the R9A and R10 Districts within the areas shown on the following Maps 1 and 2:

* * *

Map 2



Portion of Community District 7, Manhattan