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**November 4, 2019**

Via E-mail

Land Use Zoning, Public & Private Housing  
Committee  
Manhattan Community Board 3  
59 East 4th Street  
New York, NY 10003

Re: GO Broome Street Development

Dear Members of the Committee:

We are writing to explain why an amended application was filed with the Department of City Planning for the GO Broome Street project. The amended application was necessary because we became aware of the need for a small addition to the zoning waivers after the initial filing of the land use application. There are no changes at all in the project that was the subject of the Board's resolution dated October 23, 2019.

The additional waiver is minor and technical in nature. The minimum distance between building regulations of the Zoning Resolution provide that portions of buildings located above 125 feet in height, and that together exceed a lot coverage of 40 percent, must be spaced at least 80 feet apart. Because the existing Hong Ning building is just over 126 feet tall, the proposed buildings plus the Hong Ning building would together exceed a lot coverage of 40 percent above 125 feet for about one foot. Thus, between the heights of 125 feet and 126.13 feet, the technical requirement is that the three buildings must be located at least 80 feet apart from one another. This would not be possible for this development, which is why the additional waiver is needed. Enclosed is an annotated excerpt from revised Drawing Z-207 that illustrates the limited extent of the new waiver.

The only changes to the application from the version that was the subject of the Board's resolution are: (1) an update to the drawings to show the additional waiver graphically, and (2) one additional paragraph added to each of the Project Description and the Statement of Findings to describe the additional waiver.



Please do not hesitate to contact us if you require any further information.

Sincerely,

A handwritten signature in blue ink that reads "Elise Wagner". The signature is fluid and cursive.

Elise Wagner

Enclosure

# Broome Street Development

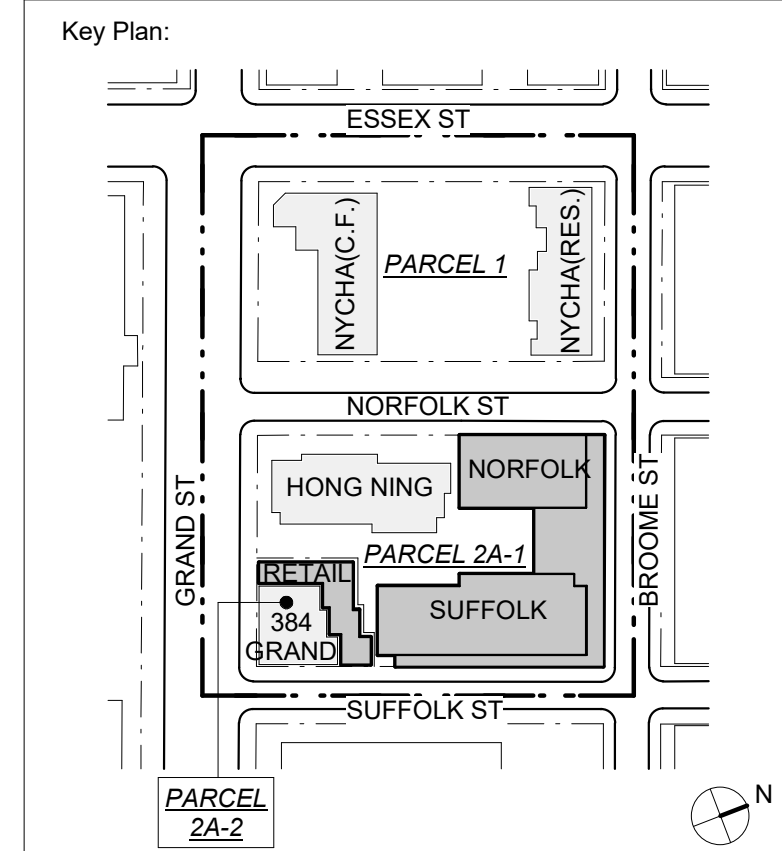
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1 Revised ULURP Submission 2019-10-07  
Revisions:

Issue: ULURP Submission



Key Plan  
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## Parcel 2A - Waiver Sections

Date 08/16/2019  
Scale As indicated  
Drawn By AM / RGB  
Checked By JW / DH  
Project No. 1713  
Sheet No.



# Z-207.00

