

NOTICE OF PUBLIC HEARING

A VIRTUAL PUBLIC HEARING IS BEING CALLED by the President of the Borough of The Bronx, Honorable Vanessa L. Gibson. This public hearing will be held on Tuesday, September 15, 2026 commencing at 10:00 a.m. The public hearing may be accessed virtually using the link provided:

Bronx Borough President Public Hearing Notice – 110 East 138th Street/63 Exterior Street and Related Actions

The following applications (C 260193 HAX, C 260190 ZSX, N 260194 ZAX, N 260195 ZAX, N 260336 ZAX, and N 260191 ZCX) will be heard together.

<https://bit.ly/PaddedWagon>

Meeting ID: 287 542 681 462 998

Passcode: 9kC94fS2

Or call in: 646-561-8032

Conference ID: 992 837 698#

Please submit any written testimony to: publictestimony@bronxbp.nyc.gov. Written testimony will always be accepted, but only testimony received by Friday, September 18th will be considered for the Borough President's recommendation.

APPLICATION NO: C 260193 HAX – 110 East 138th Street/63 Exterior Street

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1) pursuant to Article 16 of the General Municipal Law of New York State for:

- a. the designation of property located at 63 Exterior Street (Block 2323, Lots 28 and 29) and 110 East 138th Street (Block 2323, Lot 43), as an Urban Development Action Area; and
- b. an Urban Development Area Project for such area; and

2) pursuant to Section 197-c of the New York City Charter for the disposition of property located at 63 Exterior Street (Block 2323, Lots 28 and 29) to a developer to be selected by HPD;

to facilitate the development of two buildings containing approximately 537 income restricted units and commercial community facility, community facility, and publicly accessible open space, Borough of the Bronx, Community District 1.

APPLICATION NO: C 260190 ZSX – 110 East 138th Street/63 Exterior Street

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development and East 138th Street JV Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-837 of the Zoning Resolution to modify the height and setback requirements of Section 23-432 (Height and setback requirements) and 23-433 (Standard setback regulations), the special height and setback regulations of Section 87-322 (Base heights and transition heights) and 87-323 (Tower provisions), and the waterfront yard requirements of Section 62-332 (Rear yards and waterfront yards), to facilitate the development of two new mixed buildings on property located at 63 Exterior Street and 110 East 138th Street (Block 2323, Lots 28, 29 & 43), in an R7-2/C2-4 District, within the Special Harlem River Waterfront District (Core Subdistrict), Borough of the Bronx, Community District 1.

Related Applications: N 260194 ZAX, N 260195 ZAX, N 260336 ZAX, and N 260191 ZCX

The full proposal can be accessed on the Zoning Application Portal:

<https://zap.planning.nyc.gov/projects/2022X0393>

Please direct any questions concerning this hearing to the Office of The Bronx Borough President:

bxbpplanning@bronxbp.nyc.gov.