



Christopher Marte

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June 16, 2026

New York City Department of Buildings
280 Broadway
New York, NY 10007

**Subject: Zoning Challenge against the Manhattan Borough Based Jail (BBJ)
125 White Street, Job No. M01294322-I1**

To Whom It May Concern:

Please accept this letter as a challenge against the zoning approval by the Department of Buildings (DOB) related to the proposed Manhattan Borough Based Jail at 125 White Street. The filing proposes a 353-foot, 16-story building containing primarily jail facility uses with community facility and commercial uses on the ground floor. This challenge asserts that ***the building as proposed fails to meet conditions associated with project approval by the City Planning Commission (the Commission).***

In 2019, the Commission voted to approve a package of land use applications to facilitate this project as well as three other jails throughout the city. The applications associated with the Manhattan BBJ included a citywide site selection, citywide text amendment, site acquisition, map change, and special permit (ULURP Nos. C190333PSY, N190334ZRY, C190341PQM, C190252MMM, C190340ZSM, respectively). The special permit involved zoning waivers related to floor area ratio, height, setback, and loading berth requirements to permit the proposed jail within the underlying C6-4 zoning district.

As is custom, the Commission granted an approval of the special permit contingent on several conditions, including the following:

The property that is the subject of this application (C 190340 ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by Perkins Eastman, filed with this application and incorporated in this resolution:

[List of drawings Z-020, Z-030, Z-040, Z-050, Z-060 as revised on 8/30/2019]

The drawings as referenced above detail a 24-story, 508-foot structure with 1,437 jail beds and 1,270,000 gross square feet of floor area. The structure includes setbacks at varying base heights and three connected towers with carveouts facing Baxter Street. The accepted zoning diagram of the current proposal details a 16-story, 353-foot structure with 1,040 jail beds and approximately 1,068,000 gross square feet of floor area. The new proposal includes base heights, bulk dimensions, and overall layout specifications which differ significantly from the drawings referenced above.

Such a change in dimensions, specifications, and zoning computations from the approved drawings to the current diagram cannot adhere to this strict condition of the 2019 CPC approval, and thus cannot be accepted by the DOB as compliant with all applicable zoning regulations, waivers, and approvals. Any approval by the CPC of updated drawings reflecting these changes must be sought before the DOB can rightfully process this zoning approval and permit this job application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christopher Marte', with a stylized, cursive script.

Christopher Marte
New York City Council Member
District 1 - Lower Manhattan