

CITY COUNCIL
LAND USE DIVISION

2019 MAY 24 A 9: 29



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NYC COUNCIL
SPEAKER'S OFFICE
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2019 MAY 24 A 9: 12

May 20, 2019

City Council
City Hall
New York, NY 10007

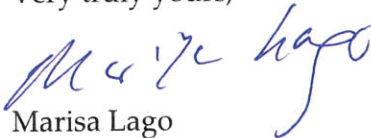
**Re: Mana Products Text Amendment
N 180518 ZRQ
Borough of Queens**

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated May 16, 2019, from the City Council regarding the proposed modifications, by the City Council and the private applicant, to the above-referenced application submitted by 27-11 49th Avenue Realty, LLC for an amendment of the Zoning Resolution of the City of New York.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on May 20, 2019 has determined that the City Council's proposed modification raises no land use or environmental issues requiring further review.

Very truly yours,


Marisa Lago

cc: J. Young D. DeCerbo S. Amron R. Singer
A. Wheeler A. Fabre J. Gaylard O. Abinader

Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271
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May 16, 2019

Honorable Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Application No.: N 180518 ZRQ (Pre. L.U. No. 411)

Mana Products Text Amendments

Dear Chair Lago:

On May 16, 2019 the Land Use Committee of the City Council, by a vote 15-0-0 for Application N **180518 ZRQ**, recommended modifications of the City Planning Commission's decision in the above-referenced matter.

Pursuant to Section 197-d(d) of the City Charter I hereby file the proposed modifications with the Commission:

Matter underlined is new, to be added;
Matter ~~struck-out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
Matter ~~double-struck-out~~ is old, deleted by the City Council;
Matter double-underlined is new, added by the City Council
* * * indicates where unchanged text appears in the Zoning Resolution.

**ARTICLE IV
MANUFACTURING DISTRICT REGULATIONS**

**Chapter 3
Bulk Regulations**

**43-00
FLOOR AREA REGULATIONS**

* * *

43-12
Maximum Floor Area Ratio

* * *

43-121
Expansion of existing manufacturing buildings

M1 M2 M3

In all districts, as indicated, where a #building or other structure# used for a conforming #manufacturing use# was in existence prior to December 15, 1961, such #building or other structure# may be expanded for a #manufacturing use#. Such expansion may consist of an #enlargement#, or additional #development#, on the same #zoning lot#, provided that:

- (a) the resulting total #floor area# shall not be greater than:
 - (1) 150 percent of the #floor area# existing on December 15, 1961; or
 - (2) 110 percent of the maximum #floor area# otherwise permitted under the provisions of Section 43-12 (Maximum Floor Area Ratio).
- (b) the resulting #floor area ratio# shall not exceed the highest of:
 - (1) 150 percent of the maximum #floor area ratio# otherwise permitted under the provisions of Section 43-12;
 - (2) 110 percent of the #floor area ratio# existing on December 15, 1961; or
 - (3) a #floor area ratio# of 2.4, provided that in the event this paragraph, (b)(3), is utilized, the City Planning Commission shall administratively certify and the City Council approve, that such expansion will not adversely affect the surrounding area.

In an- Within M3-2 Districts in the portion of Queens Community District 2 located within the Long Island City a Subarea 2 Designated Area (as set forth in APPENDIX J of this Resolution), the provisions of this Section shall also apply to where a #building or other structure# on a #zoning lot# larger than two acres, used for a conforming #manufacturing use#, that was in existence prior to December 31, 1965.

The parking reduction provisions of Section 44-27 (Special Provisions for Expansion of Existing Manufacturing Buildings) shall apply to such expansion.

Honorable Marisa Lago, Chair
Application No.: N 180518 ZRQ (Pre. L.U. No. 411)
May 16, 2019
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* * *

Please feel free to contact me at (212) 482-5185 if you or your staff have any questions in this regard.

Sincerely,


.....
Julie Lubin,
General Counsel



JL:mcs

RECEIVED BY: Ms. Susan
DATE: May 16, 2019
TIME: 1:30 PM

C: Members, City Planning Commission
Raju Mann, Director, Land Use Division
Amy Levitan, Deputy Director
Jeff Campagna, Deputy General Counsel
Angelina Martinez-Rubio, Deputy General Counsel
Arthur Huh, Assistant General Counsel
John Douglas, Project Manager
Susan Amron, Esq., DCP
Danielle J. DeCerbo, DCP
File