



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR and AGENDA  
OF THE  
LAND USE COMMITTEE  
FOR THE MEETING OF MAY 16, 2019**

**RAFAEL SALAMANCA, JR.,** *Chair*, Land Use Committee

**FRANCISCO P. MOYA,** *Chair*, Subcommittee on Zoning and Franchises

**ADRIENNE ADAMS,** *Chair*, Subcommittee on Landmarks, Public Siting  
and Maritime Uses

<http://legistar.council.nyc.gov/Calendar.aspx>

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***The Land Use Committee Meeting Scheduled for 05/16/19  
Commencing at 11:00 A.M.***

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# **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a meeting on the following matters in the **Council Committee Room, 250 Broadway, 16<sup>th</sup> Floor**, New York City, New York 10007, commencing at **10:30 A.M., Thursday, May 16, 2019:**

## **PRECONSIDERED L.U. NO. 397**

*The public hearing on this item was held on April 16, 2019  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

## **RESIDENTIAL TOWER MECHANICAL VOIDS**

### **CITYWIDE**

**N 190230 ZRY**

Application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of Article II, Chapter 3 and related provisions of the Zoning Resolution of the City of New York, modifying residential tower regulations to require certain mechanical spaces to be calculated as residential floor area.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution.

## **ARTICLE II**

### **RESIDENCE DISTRICT REGULATIONS**

#### **Chapter 3**

#### **Residential Bulk Regulations in Residence Districts**

\* \* \*

#### **23-10**

#### **OPEN SPACE AND FLOOR AREA REGULATIONS**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

\* \* \*

Special #open space# and #floor area# provisions are set forth in Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas) for standard tower and tower-on-a-base #buildings# in R9 and R10 Districts, as well as for certain areas in Community District 7 and Community District 9 in the Borough of Manhattan, and Community District 12 in the Borough of Brooklyn. Additional provisions are set forth in Sections 23-17 (Existing Public Amenities for Which Floor Area Bonuses Have Been Received) and 23-18 (Special Provisions for Zoning Lots Divided by District Boundaries or Subject to Different Bulk Regulations).

\* \* \*

## 23-16

### Special Floor Area and Lot Coverage Provisions for Certain Areas

The #floor area ratio# provisions of Sections 23-14 (Open Space and Floor Area Regulations in R1 Through R5 Districts) and 23-15 (Open Space and Floor Area Regulations in R6 Through R10 Districts), inclusive, shall be modified for certain areas, as follows:

- (a) For standard tower and tower-on-a-base #buildings# in R9 and R10 Districts
  - (1) In R9 Districts, for #zoning lots# where #buildings# are #developed# or #enlarged# pursuant to the tower-on-a-base provisions of Section 23-651, the maximum #floor area ratio# shall be 7.52, and the maximum #lot coverage# shall be 100 percent on a #corner lot# and 70 percent on an #interior lot#.
  - (2) In R9 and R10 Districts, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of Section 23-65 (Tower Regulations), inclusive, any enclosed floor space used for mechanical equipment provided pursuant to paragraph (8) of the definition of #floor area# in Section 12-10 (DEFINITIONS), and any enclosed floor space that is or becomes unused or inaccessible within a #building#, pursuant to paragraph (k) of the definition of #floor area# in

Section 12-10, shall be considered #floor area# and calculated in accordance with the provisions of this Section, provided that such floor space:

- (i) occupies the predominant portion of a #story#;
- (ii) is located above the #base plane# or #curb level#, as applicable, and below the highest #story# containing #residential floor area#; and
- (iii) exceeds an aggregate height of 25 feet within any given 75-foot vertical segment of a #building#.

For the purpose of applying this provision, the height of such floor space shall be measured from the finished floor to the height of the structural ceiling. In addition, within a given 75-foot segment, each #story# of floor space, or each increment of 25 feet, rounded to the nearest integer divisible by 25, whichever results in a higher number, shall be counted separately in the #floor area# calculation.

\* \* \*

## **Chapter 4**

### **Bulk Regulations for Community Facilities in Residence Districts**

\* \* \*

#### **24-10**

#### **FLOOR AREA AND LOT COVERAGE REGULATIONS**

\* \* \*

#### **24-112**

#### **Special floor area ratio provisions for certain areas**

The #floor area ratio# provisions of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage), inclusive, shall be modified for certain areas as follows:

- (a) in R8B Districts within Community District 8, in the Borough of Manhattan, the maximum #floor area ratio# on a #zoning lot# containing #community facility uses# exclusively shall be 5.10; ~~and~~

- (b) in R10 Districts, except R10A or R10X Districts, within Community District 7, in the Borough of Manhattan, all #zoning lots# shall be limited to a maximum #floor area ratio# of 10.0; and
- (c) in R9 and R10 Districts, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of Section 23-65 (Tower Regulations), inclusive, the provisions of paragraph (a)(2) of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas) shall apply:
- (1) to only the #residential# portion of a #building# where less than 75 percent of the total #floor area# of such #building# is allocated to #residential use#; and
  - (2) to the entire #building# where 75 percent or more of the total #floor area# of such #building# is allocated to #residential use#.

\* \* \*

## **ARTICLE III COMMERCIAL DISTRICT REGULATIONS**

### **Chapter 5 Bulk Regulations for Mixed Buildings in Commercial Districts**

\* \* \*

#### **35-35 Special Floor Area Ratio Provisions for Certain Areas**

\* \* \*

#### **35-352 Special floor area regulations for certain districts**

In C1 or C2 Districts mapped within R9 and R10 Districts, or in #Commercial Districts# with a residential equivalent of an R9 or R10 District, for #zoning lots#

containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings), the provisions of paragraph (a)(2) of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas) shall apply:

- (a) to only the #residential# portion of a #building# where less than 75 percent of the total #floor area# of such #building# is allocated to #residential use#; and
- (b) to the entire #building# where 75 percent or more of the total #floor area# of such #building# is allocated to #residential use#.

\* \* \*

**ARTICLE IX  
SPECIAL PURPOSE DISTRICTS**

\* \* \*

**Chapter 6  
Special Clinton District**

\* \* \*

**96-20  
PERIMETER AREA**

\* \* \*

**96-21  
Special Regulations for 42nd Street Perimeter Area**

\* \* \*

(b) #Floor area# regulations

\* \* \*

(2) #Floor area# regulations in Subarea 2

\* \* \*

(3) Additional regulations for Subareas 1 and 2

In Subareas 1 and 2, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings), the provisions of paragraph (a)(2) of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas) shall apply:

- (i) to only the #residential# portion of a #building# where less than 75 percent of the total #floor area# of such #building# is allocated to #residential use#; and
- (ii) to the entire #building# where 75 percent or more of the total #floor area# of such #building# is allocated to #residential use#.

\* \* \*

**Chapter 8  
Special West Chelsea District**

\* \* \*

**98-20  
FLOOR AREA AND LOT COVERAGE REGULATIONS**

\* \* \*

**98-22  
Maximum Floor Area Ratio and Lot Coverage in Subareas**

\* \* \*

**98-221 Additional regulations for Subdistrict A**

In Subdistrict A, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of Section 98-423 (Street wall location, minimum and maximum base heights and maximum building heights),



the provisions of paragraph (a)(2) of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas) shall apply:

- (a) to only the #residential# portion of a #building# where less than 75 percent of the total #floor area# of such #building# is allocated to #residential use#; and
- (b) to the entire #building# where 75 percent or more of the total #floor area# of such #building# is allocated to #residential use#.

\* \* \*

**L.U. NOS. 403 AND 404 ARE RELATED**

**L.U. No. 403**

*The public hearing on this item was held on May 2, 2019  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**47-15 34<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 1**

**C 180530 ZMQ**

Application submitted by Ashley Young LLC and John Young Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b:

1. changing from an R5 District to an R6B District property bounded by a line 150 northeasterly of 34<sup>th</sup> Avenue, 47<sup>th</sup> Street, a line 140 feet northeasterly of 34<sup>th</sup> Avenue, and a line midway between 46<sup>th</sup> Street and 47<sup>th</sup> Street;
2. changing from a C8-1 District to an R6B District property bounded by a line 140 feet northeasterly of 34<sup>th</sup> Avenue, 47<sup>th</sup> Street, 34<sup>th</sup> Avenue a line 50 feet northwesterly of 47<sup>th</sup> Street, a line 100 feet northeasterly of 34<sup>th</sup> Avenue, and a line midway between 46<sup>th</sup> Street and 47<sup>th</sup> Street;
3. changing from an R5 District to an R7X District property bounded by a line 150 feet northeasterly of 34<sup>th</sup> Avenue, 48<sup>th</sup> Street, a line 140 feet northeasterly of 34<sup>th</sup> Avenue, and 47<sup>th</sup> Street;

4. changing from a C8-1 District to an R7X District property bounded by a line 140 feet northeasterly of 34<sup>th</sup> Avenue, 48<sup>th</sup> Street, 34<sup>th</sup> Avenue, and 47<sup>th</sup> Street;
5. establishing within existing and proposed R6B Districts a C2-4 district bounded by a line 150 feet northeasterly of 34<sup>th</sup> Avenue, 47<sup>th</sup> Street, 34<sup>th</sup> Avenue, and a line midway between 46<sup>th</sup> Street and 47<sup>th</sup> Street; and,
6. establishing within a proposed R7X District a C2-4 District bounded by a line 150 feet northeasterly of 34<sup>th</sup> Avenue, 48<sup>th</sup> Street, 34<sup>th</sup> Avenue, and 47<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated November 13, 2018, and subject to the conditions of CEQR Declaration E-509.

**L.U. No. 404**

*The public hearing on this item was held on **May 2, 2019***

*and closed. It was laid over by the Subcommittee on*

*Zoning and Franchises*

**47-15 34<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 1**

**N 180529 ZRQ**

Application submitted by Ashley Young, LLC, and John Young Associates, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution.

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

# QUEENS

\* \* \*

## Queens Community District 1

\* \* \*

Map 5 - [date of adoption]

### [PROPOSED MAP]



- Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))
- Area 4 — [date of adoption] — MIH Program Option 2

### Portion of Community District 1, Queens

\* \* \*

**PRECONSIDERED L.U. NO. 411**

*The public hearing on this item was held on May 2, 2019  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**MANA PRODUCTS TEXT AMENDMENTS**

**QUEENS CB - 2**

**N 180518 ZRQ**

Application submitted by 27-11 49th Avenue Realty, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to expand the qualifications for enlargement in Article IV, Chapter 3 (Manufacturing District Regulations – Bulk Regulations).

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* 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 the highest of:

- (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 M3-2 District within the Long Island City Subarea 2 Designated Area (as set forth in APPENDIX J of this Resolution), the provisions of this Section shall also apply to 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.

\* \* \*

**PRECONSIDERED L.U. NO. 412**

*The public hearing on this item was held on May 2, 2019  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**66 HUDSON YARDS STREETScape TEXT AMENDMENT**

**MANHATTAN CB - 4**

**N 190205 ZRM**

Application submitted by 509 W 34, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article IX, Chapter 3 (Special Hudson Yards District) for the purpose of modifying lobby and street tree provisions in Four Corners Subarea A2.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution.

**ARTICLE IX - SPECIAL PURPOSE DISTRICTS**

**Chapter 3 Special Hudson Yards District**

**93-10**

**USE REGULATIONS**

\* \* \*

**93-14 Ground Floor Level Requirements**

The following provisions relating to retail continuity and transparency requirements shall apply to all subdistricts in the #Special Hudson Yards District#, except that the provisions of this Section shall not apply along the northern #street# frontage of West 35th through West 39th Streets within 100 feet of Eleventh Avenue, as shown on Map 2 (Mandatory Ground Floor Retail) in Appendix A of this Chapter. However, any #zoning lot# fronting on such #streets# and partially within 100 feet of Eleventh Avenue may, as an alternative, apply the provisions of this Section to the entire West 35th, West 36th, West 37th, West 38th or West 39th Street frontage of the #zoning lot#.

(a) Retail continuity along designated streets in Subdistricts A, B, C, D and E

Map 2 in Appendix A of this Chapter specifies locations where the special ground floor #use# and transparency requirements of this Section apply. Such regulations shall apply along either 100 percent or 50 percent of the #building's street# frontage, as indicated on Map 2.

#Uses# within #stories# that have a floor level within five feet of #curb level# shall be limited to #commercial uses# permitted by the underlying district, not including #uses# listed in Use Groups 6B, 6E, 7C, 7D, 8C, 8D, 9B, 10B, 11 or 12D. Such #uses# shall comply with the minimum depth provisions of Section 37-32 (Ground Floor Depth Requirements for Certain Uses).

A #building's street# frontage shall be allocated exclusively to such #uses#, except for lobby space, entryways, entrances to subway stations, other subway-related #uses# as described in Section 93-65 (Transit Facilities), or within the Eastern Rail Yard Subarea A1 where such retail continuity requirements are applicable to #building# walls facing certain public access areas, pursuant to Section 93-71, as follows:

- (1) for #building# walls facing the outdoor plaza described in Section 93-71, paragraph (b): the through block connection described in Section 93-71, paragraph (d), and the connection to the public plaza described in Section 93-71, paragraph (e);
- (2) for #building# walls facing the through block connection described in Section 93-71, paragraph (d): the outdoor plaza described in Section 93-71, paragraph (b);
- (3) for #building# walls facing the connection to the #public plaza# described in Section 93-71, paragraph (e): the outdoor plaza described in Section 93-71, paragraph (b) and the public plaza described in Section 93-71, paragraph (c); or
- (4) a combination of retail #uses# and public access areas so as to satisfy such depth requirement for retail continuity.

The length of #street# frontage (exclusive of any portion of such #street# frontage allocated to entrances to subway stations and other subway-related #uses#) occupied by lobby space or entryways shall comply with the applicable provisions for Type 2 lobbies in Section 3733 (Maximum Width of Certain Uses), except ~~that~~ within the Eastern Rail Yard Subarea A1, where the width of a lobby located on a #building# wall facing the eastern boundary of the outdoor plaza may occupy 120 feet or 25 percent of such #building# wall, whichever is less, and within the Four Corners Subarea A2 of the Large-Scale Plan Subdistrict A, for a #development# occupying a full #block# with frontage on Hudson Boulevard East and Tenth Avenue and having two million square feet or more of #floor area#, the width of a lobby located on the Hudson Boulevard East #street# frontage or the Tenth Avenue #street# frontage may occupy up to 70 feet of the #building# wall width of the #building# located on such frontage.

\* \* \*

**93-60  
MANDATORY IMPROVEMENTS**

\* \* \*

**93-62 Street Tree Planting**

In addition to the applicable underlying #street# tree planting requirements, in the Four Corners Subarea A2 of the Large-Scale Subdistrict A, trees shall also be planted along the #street# edge of the mandatory sidewalk widenings along West 34th Street. All such trees shall be provided for the entire length of the #street# frontage of the #zoning lot#, at maximum intervals of 25 feet.

Trees shall be planted in gratings flush to grade in at least 200 cubic feet of soil per tree with a depth of soil at least three feet, six inches. Species shall be selected and installed in accordance with specifications established by the Department of Parks and Recreation. The provisions of this Section shall not apply where the Department of Parks and Recreation determines that such tree planting would be infeasible.

\* \* \*



**PRECONSIDERED L.U. NOS. 413 AND 414 ARE RELATED**

**PRECONSIDERED L.U. NO. 413**

*The public hearing on this item was held on May 2, 2019  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**EAST HARLEM NEIGHBORHOOD REZONING**

**MANHATTAN CB - 11**

**C 190235 ZMM**

Application submitted by New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b by eliminating a Special East Harlem Corridors District (EHC) bounded by a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue, East 115<sup>th</sup> Street, and a line 100 feet easterly of Park Avenue, as shown on a diagram (for illustrative purposes only) dated December 17, 2018.

**PRECONSIDERED L.U. NO. 414**

*The public hearing on this item was held on May 2, 2019  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**EAST HARLEM NEIGHBORHOOD REZONING**

**MANHATTAN CB - 11**

**N 190236 ZRM**

Application submitted by the New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article III, Chapter 7 (Special Urban Design Regulations) and modifying the Special East Harlem Corridors District (Article XIII, Chapter 8).

**The full zoning text may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

**AGENDA  
OF THE  
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Council Committee Room, 250 Broadway, 16<sup>th</sup> Floor**, New York City, New York 10007, commencing at **11:00 A.M. on Thursday, May 16, 2019**, to consider some items reported out of the Subcommittee at the meeting held May 16, 2019, and conduct such other business as may be necessary:

**PRECONSIDERED L.U. NO. 397  
RESIDENTIAL TOWER MECHANICAL VOIDS**

**CITYWIDE**

**N 190230 ZRY**

Application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of Article II, Chapter 3 and related provisions of the Zoning Resolution of the City of New York, modifying residential tower regulations to require certain mechanical spaces to be calculated as residential floor area.

**L.U. NOS. 403 AND 404 ARE RELATED**

**L.U. No. 403**

**47-15 34<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 1**

**C 180530 ZMQ**

Application submitted by Ashley Young LLC and John Young Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b:

1. changing from an R5 District to an R6B District property bounded by a line 150 northeasterly of 34<sup>th</sup> Avenue, 47<sup>th</sup> Street, a line 140 feet northeasterly of 34<sup>th</sup> Avenue, and a line midway between 46<sup>th</sup> Street and 47<sup>th</sup> Street;
2. changing from a C8-1 District to an R6B District property bounded by a line 140 feet northeasterly of 34<sup>th</sup> Avenue, 47<sup>th</sup> Street, 34<sup>th</sup> Avenue a line 50 feet northwesterly of 47<sup>th</sup> Street, a line 100 feet northeasterly of 34<sup>th</sup> Avenue, and a

line midway between 46<sup>th</sup> Street and 47<sup>th</sup> Street;

3. changing from an R5 District to an R7X District property bounded by a line 150 feet northeasterly of 34<sup>th</sup> Avenue, 48<sup>th</sup> Street, a line 140 feet northeasterly of 34<sup>th</sup> Avenue, and 47<sup>th</sup> Street;
4. changing from a C8-1 District to an R7X District property bounded by a line 140 feet northeasterly of 34<sup>th</sup> Avenue, 48<sup>th</sup> Street, 34<sup>th</sup> Avenue, and 47<sup>th</sup> Street;
5. establishing within existing and proposed R6B Districts a C2-4 district bounded by a line 150 feet northeasterly of 34<sup>th</sup> Avenue, 47<sup>th</sup> Street, 34<sup>th</sup> Avenue, and a line midway between 46<sup>th</sup> Street and 47<sup>th</sup> Street; and,
6. establishing within a proposed R7X District a C2-4 District bounded by a line 150 feet northeasterly of 34<sup>th</sup> Avenue, 48<sup>th</sup> Street, 34<sup>th</sup> Avenue, and 47<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated November 13, 2018, and subject to the conditions of CEQR Declaration E-509.

### **L.U. No. 404**

#### **47-15 34<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 1**

**N 180529 ZRQ**

Application submitted by Ashley Young, LLC, and John Young Associates, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

### **PRECONSIDERED L.U. NO. 411**

#### **MANA PRODUCTS TEXT AMENDMENTS**

**QUEENS CB - 2**

**N 180518 ZRQ**

Application submitted by 27-11 49th Avenue Realty, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of

New York, to expand the qualifications for enlargement in Article IV, Chapter 3 (Manufacturing District Regulations – Bulk Regulations).

**PRECONSIDERED L.U. NO. 412**

**66 HUDSON YARDS STREETScape TEXT AMENDMENT**

**MANHATTAN CB - 4**

**N 190205 ZRM**

Application submitted by 509 W 34, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article IX, Chapter 3 (Special Hudson Yards District) for the purpose of modifying lobby and street tree provisions in Four Corners Subarea A2.

**PRECONSIDERED L.U. NOS. 413 AND 414 ARE RELATED**

**PRECONSIDERED L.U. NO. 413**

**EAST HARLEM NEIGHBORHOOD REZONING**

**MANHATTAN CB - 11**

**C 190235 ZMM**

Application submitted by New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b by eliminating a Special East Harlem Corridors District (EHC) bounded by a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue, East 115<sup>th</sup> Street, and a line 100 feet easterly of Park Avenue, as shown on a diagram (for illustrative purposes only) dated December 17, 2018.

**PRECONSIDERED L.U. NO. 414**

**EAST HARLEM NEIGHBORHOOD REZONING**

**MANHATTAN CB - 11**

**N 190236 ZRM**

Application submitted by the New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article III, Chapter 7 (Special Urban Design Regulations) and modifying the Special East Harlem Corridors District (Article XIII, Chapter 8).

