

CITY COUNCIL
LAND USE DIVISION

2017 DEC 15 A 9:46



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NYC COUNCIL

2017 DEC 15 A 9:28

SPEAKER'S OFFICE

December 13, 2017

City Council
City Hall
New York, NY 10007

Re: Self-service storage text amendment
ULURP No. N 170425 (A) ZRY
Related Applications: ULURP No. N 170425 ZRY
Citywide

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated December 8th, 2017, from the City Council regarding the proposed modifications to the above-referenced application submitted by the Department of City Planning for an amendment of the Zoning Resolution of the City of New York, to create a definition, a use and, in designated areas, a special permit for self-service storage facilities and to establish APPENDIX J (Designated Areas in Manufacturing Districts).

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on December 11th 2017, has determined that the City Council's proposed modifications raise no land use or environmental issues requiring further review.

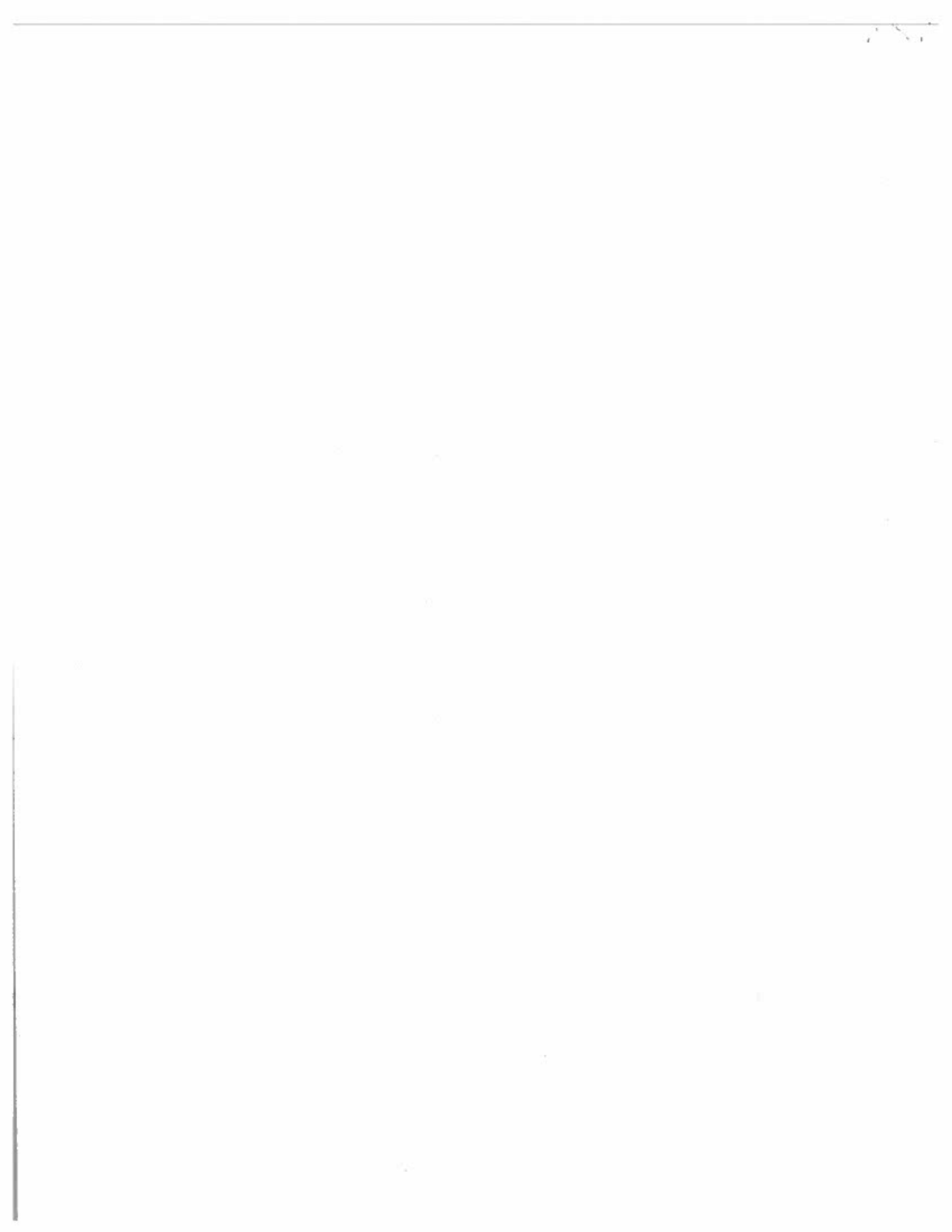
Very truly yours,

A handwritten signature in blue ink that reads "Marisa Lago".

Marisa Lago

c: J. Gravel D. DeCerbo A. Eyer R. Singer
A. Laremont J. Merani A. Fabre

Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271
(212) 720-3200
www.nyc.gov/planning





THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
250 BROADWAY - ROOM 1602
NEW YORK NEW YORK 10007

RAJU MANN
DIRECTOR

TEL.: 212-788-7335
RMANN@COUNCIL.NYC.GOV

December 8, 2017

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

Re: Application No.: N 170425 (A) ZRY (L.U. 817)
Self Storage

Dear Chair Lago:

On December 7, 2017, the Land Use Committee of the City Council, by vote of 17-1-0 for N 170425 (A) ZRY, recommended modifications of the City Planning Commission's decision in the above-referenced matter.

Pursuant to Section 197-d(d) of the City Charter and Section 11.70 of the Rules of the Council, 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 in ~~double-strikeout~~ is old, deleted by the City Council;

Matter in double underline is new, added by the City Council.

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

ARTICLE I
GENERAL PROVISIONS

Chapter 2

Construction of Language and Definitions

* * *

12-10

DEFINITIONS

* * *

Industrial floor space

“Industrial floor space” is #floor area# or #cellar# space, excluding mechanical space and common space such as hallways, lobbies or stairways, with a minimum clear height from floor to ceiling of 15 feet, and allocated to one or more of the #manufacturing#, semi-industrial or industrial #uses# listed in ~~Use Groups 9A (limited to art studios), 10A (limited to photographic or motion picture production studios and radio or television studios),~~ Use Groups 11A, 16A (excluding animal hospitals and kennels; animal pounds or crematoriums; automobile, motorcycle, trailer, or boat sales; crematoriums, human; motorcycle or motor scooter rental establishments; poultry or rabbit killing establishments; riding academies; stables for horses; and trade schools for adults), 16B, 16D (limited to wholesale establishments) ~~(other than a #self-service storage facility#),~~ 17 or 18A. #Industrial floor space# shall not include any diagnostic medical laboratories that receive patients.

* * *

Self-service storage facility

A “self-service storage facility” is a moving or storage office, or a warehouse establishment, as listed in Use Group 16D, for the purpose of storing personal property, where:

- (a) such facility is partitioned into individual, securely subdivided space for lease; or
- (b) such facility consists of enclosed or unenclosed floor space which is subdivided by secured bins, boxes, containers, pods or other mobile or stationary storage devices; and
- (c) such floor space or storage devices are less than 300 square feet in area and are to be leased or rented to persons or businesses to access, store or remove property on a self-service basis.

* * *

ARTICLE III COMMERCIAL DISTRICT REGULATIONS

Chapter 2

Use Regulations

* * *

32-10 USES PERMITTED AS-OF-RIGHT

* * *

32-25 Use Group 16

C8

Use Group 16 consists of automotive and other necessary semi-industrial #uses# which:

- (1) are required widely throughout the city; and
- (2) involve offensive noise, vibration, smoke, dust, or other particulate matter, odorous matter, heat, humidity, glare, or other objectionable influences, making such #uses# incompatible with #residential uses# and other #commercial uses#.

* * *

D. Heavy Service, Wholesale, or Storage Establishments

Carpet cleaning establishments [PRC-F]

Dry cleaning or cleaning and dyeing establishments, with no limitation on type of operation, solvents, #floor area# or capacity per establishment [PRC-F]

Laundries, with no limitation on type of operation [PRC-F]

Linen, towel or diaper supply establishments [PRC-F]

Moving or storage offices, with no limitation as to storage or #floor area# per establishment [PRC-G]*

Packing or crating establishments [PRC-G]

Photographic developing or printing with no limitation on #floor area# per establishment

[PRC-C]

Trucking terminals or motor freight stations, limited to 20,000 square feet of #lot area# per establishment [PRC-G]

Warehouses [PRC-G]*

Wholesale establishments, with no limitation on #accessory# storage [PRC-C]

E. #Accessory Uses#

* In designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, a #self-service storage facility# is subject to the provisions of Section 42-121 (Use Group 16D self-service storage facilities).

* * *

**ARTICLE IV
MANUFACTURING DISTRICT REGULATIONS**

**Chapter 2
Use Regulations**

* * *

**42-10
USES PERMITTED AS-OF-RIGHT**

* * *

**42-12
Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16**

M1 M2 M3

Use Group 3A shall be limited to Museums that are ancillary to existing Motion Picture Production Studios or Radio or Television Studios, provided they are located within 500 feet of such studios and

do not exceed 75,000 square feet of #floor area#.

Use Groups 6A except that food stores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 10,000 square feet of #floor area# per establishment, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16 as set forth in Sections 32-15 to 32-23, inclusive, and Section 32-25. However, in Community District 1, in the Borough of the Bronx, in M1-4 Districts, food stores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 30,000 square feet of #floor area# per establishment.

Use Group 10A shall be limited to depositories for storage of office records, microfilm or computer tapes, or for data processing; docks for ferries; office or business machine stores, sales or rental; photographic or motion picture production studios; and radio or television studios.

In the #Manhattan Core#, automobile rental establishments, #public parking garages# and #public parking lots# in Use Groups 8C and 12D are subject to the provisions of Article I, Chapter 3, and in the #Long Island City area#, as defined in Section 16-02 (Definitions), #public parking garages# and #public parking lots# in Use Groups 8C and 12D are subject to the provisions of Article I, Chapter 6.

In designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, a #self-service storage facility# is subject to the provisions of Section 42-121 (Use Group 16D self-service storage facilities).

42-121

Use Group 16D self-service storage facilities

In designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, a #self-service storage facility# is subject to the provisions of this Section. Designated areas in which #self-service storage facilities# are subject to the as-of-right provisions of Section 42-121 (Use Group 16D self-service storage facilities) are shown on the maps in Subarea 1, and those in which such #uses# are subject to special permit of the City Planning Commission pursuant to Section 74-932 (Self-service storage facility in designated area within Manufacturing Districts) are shown on the maps in Subarea 2.

A ~~Use Group 16D~~ #self-service storage facility# shall, in ~~designated areas within #Manufacturing Districts# as shown on the maps in~~ Subarea 1 of APPENDIX J (~~Designated Areas Within Manufacturing Districts~~) of this Resolution, be limited to establishments that provide an #industrial floor space# as defined in Section 12-10 (DEFINITIONS) or “business-sized” storage space as

specified in paragraph (b)(2) of this Section.

- a) On a #zoning lot# greater than or equal to ~~25~~50,000 square feet in area, a #self-service storage facility# shall provide #industrial floor space# that is:
- (1) equal in #floor area# or #cellar# space to ~~50~~25 percent of the #lot area#;
 - (2) located below the level of the third #story#, with at least 50 percent of such #industrial floor space# located on the ground floor, ~~where~~ such ground floor #story# is located within five feet of #curb level#, or #base plane#, as applicable and the remaining #industrial floor space# located on a level that is immediately above or below such #story#; and
 - (3) provided with access to freight elevators and the #accessory# off-street loading berth required for such #industrial floor space# in accordance with the provisions of Section 44-586 (Regulations for permitted or required loading berths for zoning lots containing self-service storage facilities in designated areas).
- b) On a #zoning lot# that on [date of adoption] is less than ~~25~~50,000 square feet in area, a #self-service storage facility# shall provide:
- (1) #industrial floor space# as specified in paragraph (a) of this Section; or
 - (2) #floor area# or #cellar# space containing securely subdivided space for lease within such #self-service storage facility#, where each subdivided space is not less than 100 square feet in area, and with a minimum clear height of 8 feet. Such spaces shall be categorized as "business-sized" for the purposes of this Section and the number and sizes of such spaces shall be shown on plans filed with the Department of Buildings. The total area of such business-sized storage space shall be equal in #floor area# or #cellar# space to ~~50~~ 25 percent of the #lot area#.
- c) On a #zoning lot# on which #industrial floor space# is provided in accordance with paragraph (a) or (b)(1) of this Section, an information #sign# shall be provided. Such required #sign# shall be mounted on an exterior #building# wall adjacent to and no more than five feet from all primary entrances of the #building# containing the #industrial floor space#. The #sign# shall be placed so that it is directly visible, without any obstruction, to persons entering the #building#, and at a height no less than four feet and no more than five and a half feet above the adjoining grade. Such #sign# shall be legible, no less than 12

inches by 12 inches in size and shall be fully opaque, non-reflective and constructed of permanent, highly durable materials. The information #sign# shall contain the name and address of the building in lettering no less than three-quarters of an inch in height; and the following statement in lettering no less than one-half inch in height, "This building is subject to Industrial Floor Space regulations which require a minimum amount of space to be provided for specific industrial uses." The information #sign# shall include an Internet URL, or other widely accessible means of electronically transmitting and displaying information to the public, where the information required in paragraph (d) of this Section is available to the public.

d) On a #zoning lot# on which #industrial floor space# is provided in accordance with paragraph (a) or (b)(1) of this Section, no later than June 30 of each year, beginning in the first calendar year in which a temporary or final certificate of occupancy was issued for the #industrial floor space#, the owner of the #building# subject to the #use# restrictions of this Section shall prepare a report on the existing conditions of the #building#. Such report shall be in a form provided by the Director of the Department of City Planning, and shall provide the following information at the designated Internet URL, or other widely accessible means of electronically transmitting and displaying information to the public:

(1) the total #floor area# of the #industrial floor space# in the #building# required by this Section;

(2) the name of each business establishment occupying #floor area# reserved for the #industrial floor space#. Such business establishment name shall include that name by which the establishment does business and is known to the public. For each business establishment, the amount of #floor area# the Use Group, subgroup and specific #use# as listed in this Resolution shall also be included;

(3) a description of each establishment using the North American Industry Classification System (NAICS) code and number of employees;

(4) the total amount of #industrial floor space# that is vacant, as applicable;

(5) the average annual rent for the portions of the #building#, in the aggregate, required to be #industrial floor space#.

(6) the number of new leases executed during the calendar year, categorized by lease duration, in five year increments from zero to five years, five to 10 years, 10 to 15 years, 15 to 20 years, and 20 years or greater.

The report shall be submitted to the Director of the Department of City Planning, by any method, including e-mail or other electronic means, acceptable to the Director. The applicable Community Board, Borough President and local Council Member shall be included in such transmission.

~~The Board of Standards and Appeals may permit a #self-storage service facility# that does not meet the requirements of paragraphs (a) and (b) of this Section pursuant to Section 73-37 (Self-Service Storage Facilities in Designated Areas Within Manufacturing Districts).~~

A #self-service storage facility# shall, in Subarea 2 of APPENDIX J of this Resolution, be permitted by special permit of the City Planning Commission pursuant to Section 74-932 (Self-service storage facility in designated area within Manufacturing Districts).

Any #self-service storage facility# existing on [date of adoption] located in a designated area within #Manufacturing Districts#, as shown on the maps in APPENDIX J, shall be considered a conforming #use#, provided that the owner of such #self-service storage facility# has filed documentation satisfactory to the Department of Buildings that it existed on such date [date of adoption] and met the definition of #self-service storage facility# set forth in Section 12-10 (DEFINITIONS). Any #enlargement# or #extension# to an existing conforming facility ~~and~~ need not provide #industrial floor space#, ~~or~~ business-sized storage, or apply for special permit of the City Planning Commission pursuant to Section 74-932 (Self-storage service facility in designated areas within Manufacturing Districts), as applicable, provided there is no increase in #lot area# of the #zoning lot# as it existed on [date of adoption]. In the event that a #building# for which satisfactory documentation has been filed with the Department of Buildings is damaged or destroyed by any means, such #building# may be reconstructed on the same #zoning lot# and continue as a #self-service storage facility# without providing #industrial floor space# or business-sized storage, as applicable, provided that the #floor area# of such reconstructed #self-service storage facility# does not exceed the #floor area# permitted pursuant to the provisions of Section 43-10 (FLOOR AREA REGULATIONS), inclusive.

Any #self-service storage facility# existing on [date of adoption] that does not file such documentation satisfactory to the Department of Buildings pursuant to the provisions of this Section shall be considered #non-conforming# and subject to the provisions of Article V (NON-CONFORMING USES AND NON-COMPLYING BUILDINGS) of this Resolution.

* * *

42-30

USES PERMITTED BY SPECIAL PERMIT

* * *

42-31

By the Board of Standards and Appeals

In the districts indicated, the following #uses# are permitted by special permit of the Board of Standards and Appeals, in accordance with standards set forth in Article VII, Chapter 3.

* * *

M1 M2 M3
Sand, gravel or clay pits

M1 M2 M3

~~#Self-service storage facilities# in designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, that do not meet the requirements of paragraphs (a) and (b) of Section 42-121 (Use Group 16D self-service storage facilities)~~

M1
#Schools#, provided they have no living or sleeping accommodations

* * *

42-32
By the City Planning Commission

In the districts indicated, the following #uses# are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4.

* * *

M1 M2 M3
Trade expositions, with rated capacity of more than 2,500 persons [PRC-D]

M1 M2 M3

#Self-service storage facilities# in designated areas within #Manufacturing Districts# in Subarea 2 as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution.

M1 M2 M3
#Uses# listed in a permitted Use Group for which #railroad or transit air space# is #developed#

M1
#Uses# listed in Use Group 4A Community Facilities, except ambulatory diagnostic or treatment health care facilities and houses of worship

M1
Variety stores, with no limitation on #floor area# per establishment [PRC-B]

**Chapter 3
Bulk Regulations**

* * *

**43-10
FLOOR AREA REGULATIONS**

* * *

43-123

Floor area increase for an industrial space within a self-service storage facility

In M1-1 Districts in designated areas in Subarea 1, as shown on the maps of APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, for any #zoning lot# containing a #self-service storage facility# that meets the requirements of paragraphs (a) or (b)(1) of Section 42-121 (Use Group 16D self-service storage facilities), the maximum permitted #floor area# for #commercial# or #manufacturing uses# on the #zoning lot# pursuant to the provisions of Section 43-12 (Maximum floor area ratio), inclusive, may be increased by a maximum of ~~50~~ 25 percent of the #lot area# or up to 20,000 square feet, whichever is less.

* * *

**Chapter 4
Accessory Off-street Parking and Loading Regulations**

* * *

**44-20
REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING,
COMMERCIAL OR COMMUNITY FACILITY USES**

* * *

**44-28
Parking Regulations for Residential Uses in M1-1D through M1-5D Districts**

* * *

44-29

Parking Regulations for Zoning Lots Containing Self-Service Storage Facilities in Designated Areas

M1-1 M1-2 M1-3 M2-1 M2-2 M3-1

In the Districts indicated, in designated areas within #Manufacturing Districts# in Subarea 1, as shown on the maps in of APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, the provisions of Section 44-21 (General Provisions) are modified as set forth in this Section for all #uses# within the #industrial floor space#.

For any #zoning lot# containing a #self-service storage facility# that meets the requirements of paragraphs (a) or (b)(1) of Section 42-121 (Use Group 16D self-service storage facilities), #accessory# off-street parking spaces, open or enclosed, shall not be required for #uses# within #industrial floor space#, where all such #uses# occupy less than 10,000 square feet of #floor area# or have fewer than 15 employees. For #industrial floor space# on such #zoning lots# where such #uses#, in total, occupy at least 10,000 square feet of #floor area# or have 15 or more employees, #accessory# off-street parking spaces, open or enclosed, shall be required for all #uses# within the #industrial floor space# at the rate of one space per 2,000 square feet of #floor area#, or one space per three employees, whichever will require a lesser number of spaces.

* * *

44-50

GENERAL PURPOSES

* * *

44-58

Additional Regulations for Permitted or Required Berths

* * *

44-586

Regulations for permitted or required loading berths for zoning lots containing self-service storage facilities in designated areas

M1-1 M1-2 M1-3 M2-1 M2-2 M3-1

In the Districts indicated, in designated areas within #Manufacturing Districts# in Subarea 1, as shown on the maps in of APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, the provisions of Sections 44-52 (Required Accessory Off-street Loading Berths) and 44-581 (Size of required loading berths) are modified as set forth in this Section.

For any #zoning lot# containing a #self-service storage facility# that meets the requirements of paragraphs (a) or (b)(1) of Section 42-121 (Use Group 16D self-service storage facilities), all required #accessory# off-street loading berths for a #self-service storage facility# shall have a minimum length of 37 feet. The dimensions of off-street loading berths shall not include driveways, or entrances to or exits from such off-street loading berths.

The number of #accessory# off-street loading berths required for #uses# occupying #industrial floor space# shall be as set forth in the following table:

<u>#Floor Area# (in square feet)</u>	<u>Required Loading Berths</u>
<u>First 15,000</u>	<u>None</u>
<u>Next 25,000</u>	<u>1</u>
<u>Next 40,000</u>	<u>1</u>
<u>Each additional 80,000 or fraction thereof</u>	<u>1</u>

Additional loading berths shall not be required for a change of #use# within an existing #building# from Use Group 16D to a #self-service storage facility#.

* * *

**ARTICLE VII
 ADMINISTRATION**

**Chapter 3
 Special Permits by the Board of Standards and Appeals**

* * *

**73-00
 SPECIAL PERMIT USES AND MODIFICATIONS**

* * *

**73-11
 General Provisions**

~~Subject to the general findings required by Section 73-03 and in accordance with the provisions contained in Sections 73-12 to 72-36 73-37, inclusive, the Board of Standards and Appeals shall have the power to permit special permit #uses#, and shall have the power to impose appropriate conditions and safeguards thereon.~~

~~* * *~~

~~73-36~~

~~Physical Culture or Health Establishments~~

~~* * *~~

~~73-37~~

~~Self-service Storage Facilities in Designated Areas Within Manufacturing Districts~~

~~On #zoning lots# in designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, the Board of Standards and Appeals may modify the requirements of paragraphs (a) or (b) of Section 42-121 (Use Group 16D self-service storage facilities), permitting #self-service storage facilities# provided the Board finds that:~~

~~(a) such requirements create practical difficulties, with no reasonable possibility that a #development#, #enlargement#, or #conversion# on the #zoning lot# in strict compliance with the provisions of Section 42-121 (Use Group 16D self-service storage facilities) will bring a reasonable return, and that a reduction or modification of these requirements is therefore necessary to enable the owner to realize a reasonable return from such #development#, #enlargement#, or #conversion# on the #zoning lot#; and~~

~~(b) the reduction or modification of such requirements is the minimum necessary to afford relief;~~

~~The Board may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.~~

~~* * *~~

Chapter 4: Special Permits by the City Planning Commission

~~* * *~~

74-90

USE AND BULK MODIFICATIONS FOR CERTAIN COMMUNITY FACILITY USES

~~* * *~~

74-93

Special Commercial and Manufacturing Developments

* * *

74-931

Special commercial or mixed-use developments in commercial districts

* * *

74-932

Self-service storage facility in designated areas within Manufacturing Districts

On #zoning lots# in designated areas within #Manufacturing Districts# in Subarea 2, as shown on the maps of Appendix J (Designated Areas Within Manufacturing Districts) of this Resolution, the City Planning Commission may permit the #development#, #enlargement# not permitted pursuant to the provisions of Section 42-121, or change of #use# of a #building# for #self-service storage facility use#.

In order to grant such permit, the Commission shall find that the #zoning lot# is appropriate for such #self-service storage facility use#, based on the land use characteristics of the proposed #zoning lot# and the surrounding area. In making this determination, the Commission may consider the following:

- (1) whether such #use# is consistent with the economic development objectives of the City for the designated area in which the #self-service storage facility# seeks to be located, and may, in making this determination, consult with the Department of Small Business Services;
- (2) whether recent trends for and levels of investment by #uses# listed in Use Groups 16D (other than a #self-service storage facility#), 17 or 18 demonstrate that there is minimal demand for space for such #uses# in the surrounding area;
- (3) whether the size and configuration of the #zoning lot# make it better suited for #self-service storage facility use# than for other #uses# listed in Use Groups 16D, 17 or 18;
- (4) for changes of #use# to existing #buildings#, whether the design and layout of loading docks, interior column spacing, floor-to-ceiling height and other relevant physical characteristics of the existing #building# make the #building# better suited for #self-service storage facility use# than for other #uses# listed in Use Groups 16D, 17 or 18;

- (5) whether the distance of the #zoning lot# from an arterial highway or a designated truck route, or lack of frontage on a #wide street#, makes the #zoning lot# better suited for #self-service storage facility use# than for other #uses# listed in Use Groups 16D, 17 or 18;
- (6) whether the distance of the #zoning lot# from mass transit to serve employees makes the #zoning lot# better suited for #self-service storage facility use# than for other #uses# listed in Use Groups 16D, 17 or 18;
- (7) whether the establishment of a #self-service storage facility# will cause environmental remediation work to be undertaken on the #zoning lot#; or
- (8) whether there is a concentration of existing #self-service storage facilities# in the surrounding area.

The Commission may impose appropriate conditions and safeguards to minimize any adverse effects upon the existing #uses# in the surrounding area.

* * *

APPENDIX J – Designated Areas Within Manufacturing Districts

The boundaries of certain designated areas within #Manufacturing Districts# are shown on the maps in this APPENDIX. ~~and include areas in the following Community Districts:~~ Designated areas in which #self-service storage facilities# are subject to the as-of-right provisions of Section 42-121 (Use Group 16D self-service storage facilities) are shown on the maps in Subarea 1, and those in which such #uses# are subject to special permit of the City Planning Commission pursuant to Section 74-932 (Self-service storage facility in designated area within Manufacturing Districts) are shown on the maps in Subarea 2.

<u>Borough</u>	<u>Community Districts</u>	<u>Name of Designated Area in M-District</u>	<u>Map No</u>
<u>The Bronx</u>	<u>1, 2</u>	<u>Port Morris</u>	<u>Maps 1-3</u>
<u>The Bronx</u>	<u>2</u>	<u>Hunts Point</u>	<u>Maps 1-3</u>
<u>The Bronx</u>	<u>9, 10</u>	<u>Zerega</u>	<u>Maps 1, 2</u>
<u>The Bronx</u>	<u>3, 4, 6</u>	<u>Bathgate</u>	<u>Map 1</u>
<u>The Bronx</u>	<u>10, 12</u>	<u>Eastchester</u>	<u>Map 1</u>
<u>Brooklyn</u>	<u>2</u>	<u>Brooklyn Navy Yard</u>	<u>Map 1</u>

Honorable Marisa Lago, Chair
 Application No.: N 170425 (A) ZRY (L.U. 817)
 Self Storage
 December 8, 2017
 Page 16 of 76

<u>Brooklyn</u>	<u>6,7</u>	<u>Southwest Brooklyn</u>	<u>Maps 1-5</u>
<u>Brooklyn</u>	<u>5, 16, 17, 18</u>	<u>Flatlands/Fairfield</u>	<u>Maps 1-4</u>
<u>Brooklyn</u>	<u>5, 16</u>	<u>East New York</u>	<u>Maps 1, 2</u>
<u>Brooklyn/Queens</u>	<u>BK 4/QN 5</u>	<u>Ridgewood</u>	<u>Map 1</u>
<u>Brooklyn</u>	<u>±</u>	<u>Williamsburg/Greenpoint</u>	<u>Map 1</u>
<u>Brooklyn/Queens</u>	<u>BK 1, 4/QN 2</u>	<u>North Brooklyn/Long Island City/ Maspeth</u>	<u>Maps 1-3</u>
<u>Queens/Brooklyn</u>	<u>QN 2, 5/BK 1</u>	<u>Maspeth/North Brooklyn</u>	<u>Maps 1-4</u>
<u>Queens</u>	<u>1, 2</u>	<u>Long Island City</u>	<u>Maps 1-4</u>
<u>Queens</u>	<u>2</u>	<u>Woodside</u>	<u>Map 1</u>
<u>Queens</u>	<u>±</u>	<u>Steinway</u>	<u>Maps 1, 2</u>
<u>Queens</u>	<u>9, 12</u>	<u>Jamaica</u>	<u>Maps 1-4</u>
<u>Queens</u>	<u>10, 12, 13</u>	<u>JFK</u>	<u>Maps 1-3</u>
<u>Staten Island</u>	<u>±</u>	<u>North Shore</u>	<u>Maps 1-5</u>
<u>Staten Island</u>	<u>1, 2</u>	<u>West Shore</u>	<u>Maps 1-3</u>
<u>Staten Island</u>	<u>2</u>	<u>Rossville</u>	<u>Map 1</u>

SUBAREA 1

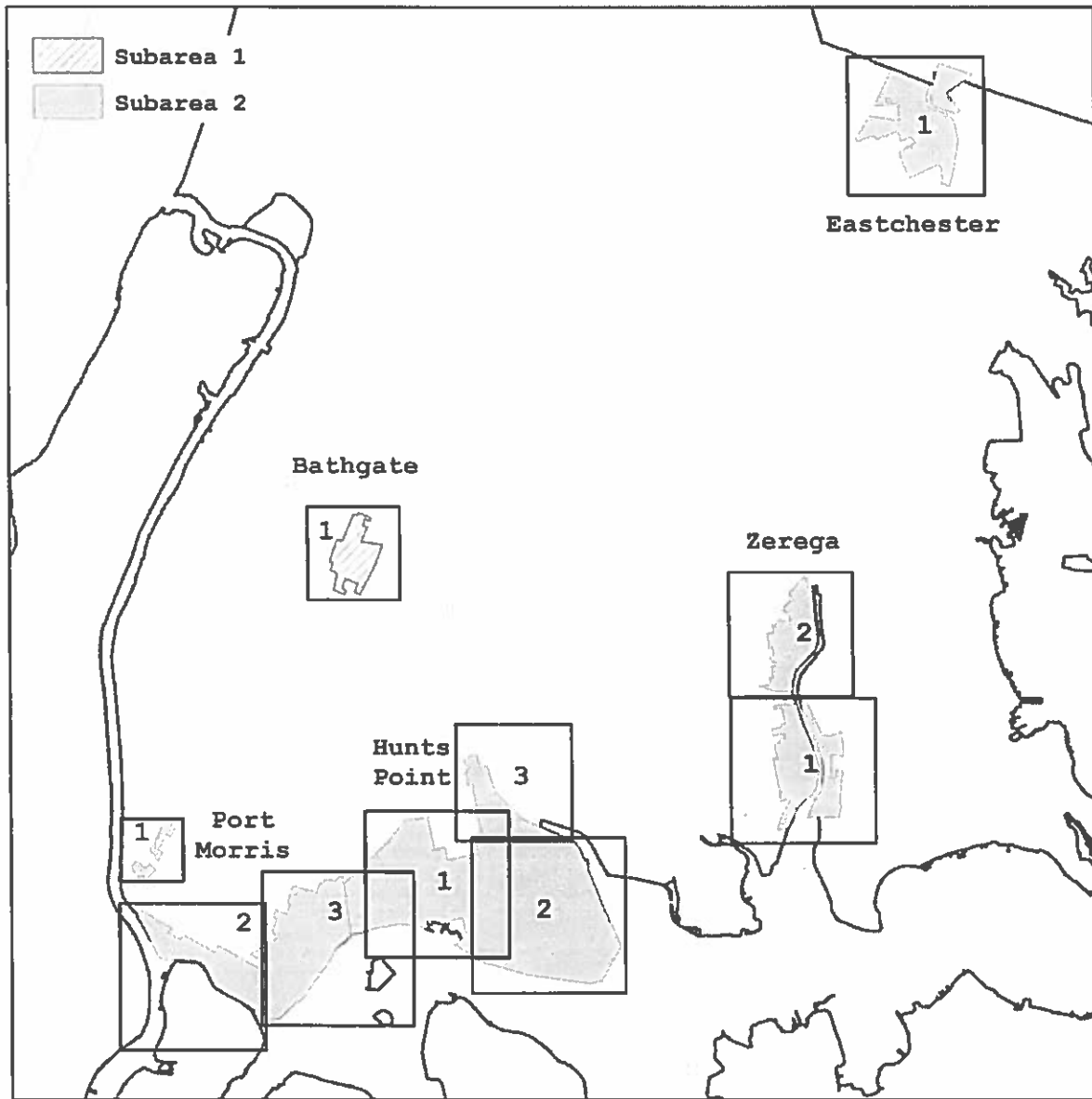
<u>Borough</u>	<u>Community Districts</u>	<u>Name of Designated Area in M District</u>	<u>Map No</u>
<u>The Bronx</u>	<u>3, 4, 6</u>	<u>Bathgate</u>	<u>Map 1</u>
<u>Queens</u>	<u>1</u>	<u>Steinway</u>	<u>Maps 1, 2</u>
<u>Queens</u>	<u>9</u>	<u>Richmond Hill</u>	<u>Map 1</u>
<u>Staten Island</u>	<u>1, 2</u>	<u>West Shore</u>	<u>Maps 1-3</u>
<u>Staten Island</u>	<u>3</u>	<u>Rossville</u>	<u>Map 1</u>

SUBAREA 2

<u>Borough</u>	<u>Community Districts</u>	<u>Name of Designated Area in M District</u>	<u>Map No</u>
<u>The Bronx</u>	<u>1, 2</u>	<u>Port Morris</u>	<u>Maps 1-3</u>
<u>The Bronx</u>	<u>2</u>	<u>Hunts Point</u>	<u>Maps 1-3</u>
<u>The Bronx</u>	<u>9, 10</u>	<u>Zerega</u>	<u>Maps 1, 2</u>
<u>The Bronx</u>	<u>10, 12</u>	<u>Eastchester</u>	<u>Map 1</u>
<u>Brooklyn</u>	<u>2</u>	<u>Brooklyn Navy Yard</u>	<u>Map 1</u>
<u>Brooklyn</u>	<u>6, 7</u>	<u>Southwest Brooklyn</u>	<u>Maps 1-5</u>
<u>Brooklyn</u>	<u>5, 16, 17, 18</u>	<u>Flatlands/Fairfield</u>	<u>Maps 1-4</u>
<u>Brooklyn</u>	<u>5, 16</u>	<u>East New York</u>	<u>Maps 1, 2</u>
<u>Brooklyn/Queens</u>	<u>BK 4/ON 5</u>	<u>Ridgewood</u>	<u>Map 1</u>
<u>Brooklyn</u>	<u>1</u>	<u>Williamsburg/Greenpoint</u>	<u>Map 1</u>
<u>Brooklyn/Queens</u>	<u>BK 1, 4/ON 2</u>	<u>North Brooklyn/Long Island City/Maspeth</u>	<u>Maps 1-3</u>
<u>Queens/Brooklyn</u>	<u>ON 2, 5/BK 1</u>	<u>Maspeth/North Brooklyn</u>	<u>Maps 1-4</u>
<u>Queens</u>	<u>1, 2</u>	<u>Long Island City</u>	<u>Maps 1-4</u>
<u>Queens</u>	<u>2</u>	<u>Woodside</u>	<u>Map 1</u>
<u>Queens</u>	<u>12</u>	<u>Jamaica</u>	<u>Maps 1-3</u>
<u>Queens</u>	<u>10, 12, 13</u>	<u>JFK</u>	<u>Maps 1-3</u>
<u>Staten Island</u>	<u>1</u>	<u>North Shore</u>	<u>Maps 1-5</u>

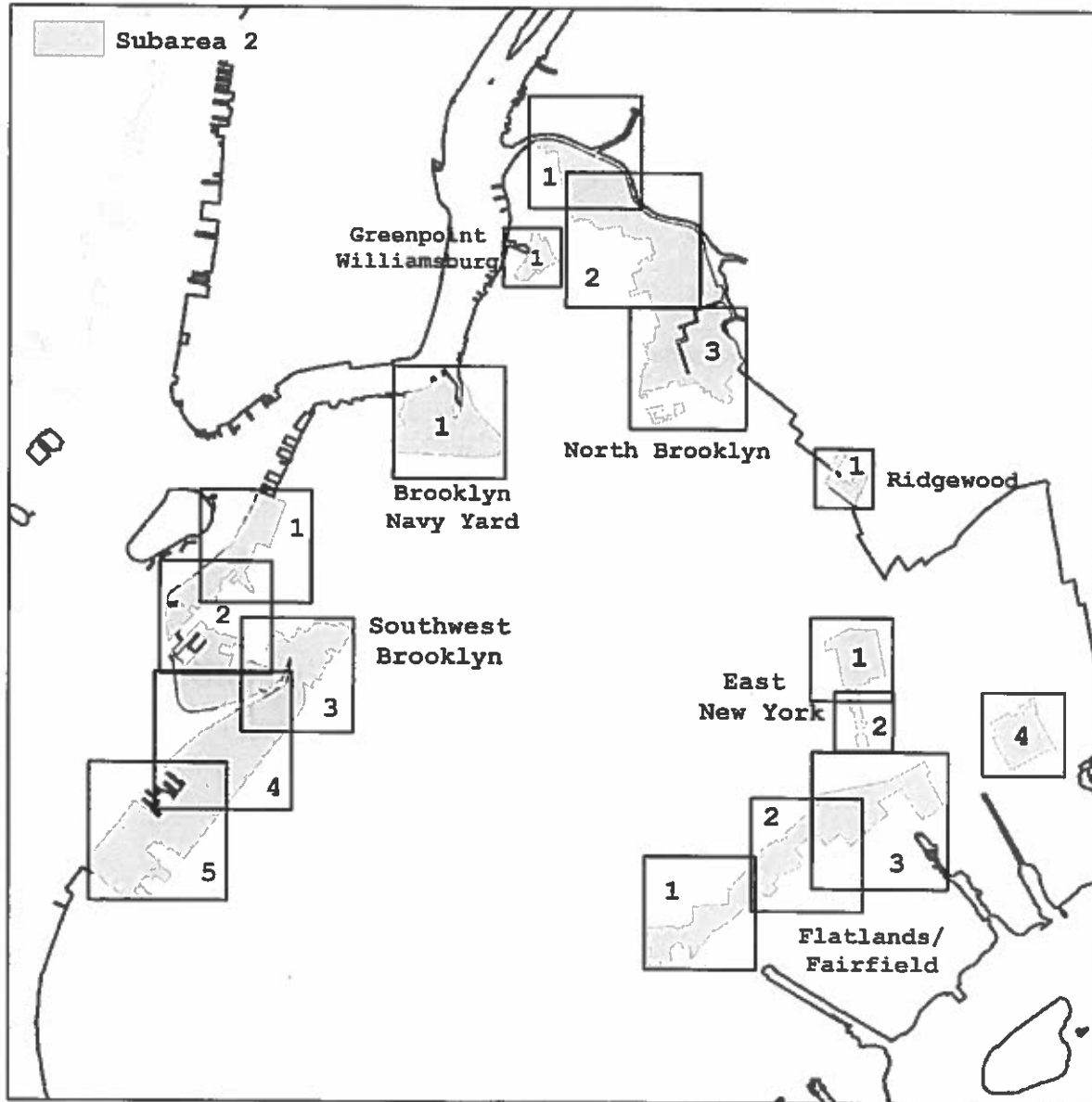
INDEX MAPS OF DESIGNATED AREAS

The Bronx



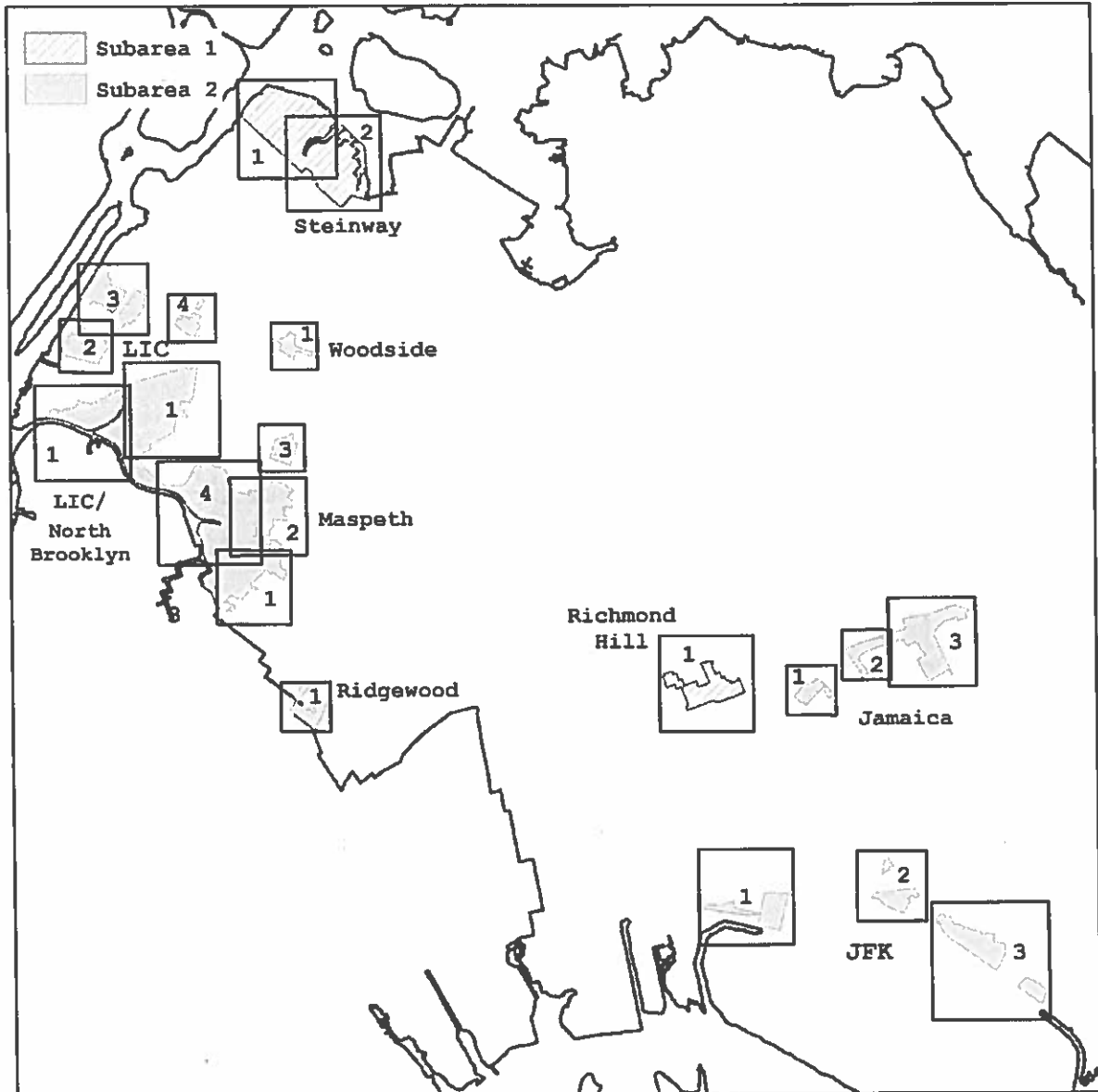
The numbers on this Index Map correspond with the map numbers for this borough.

Brooklyn



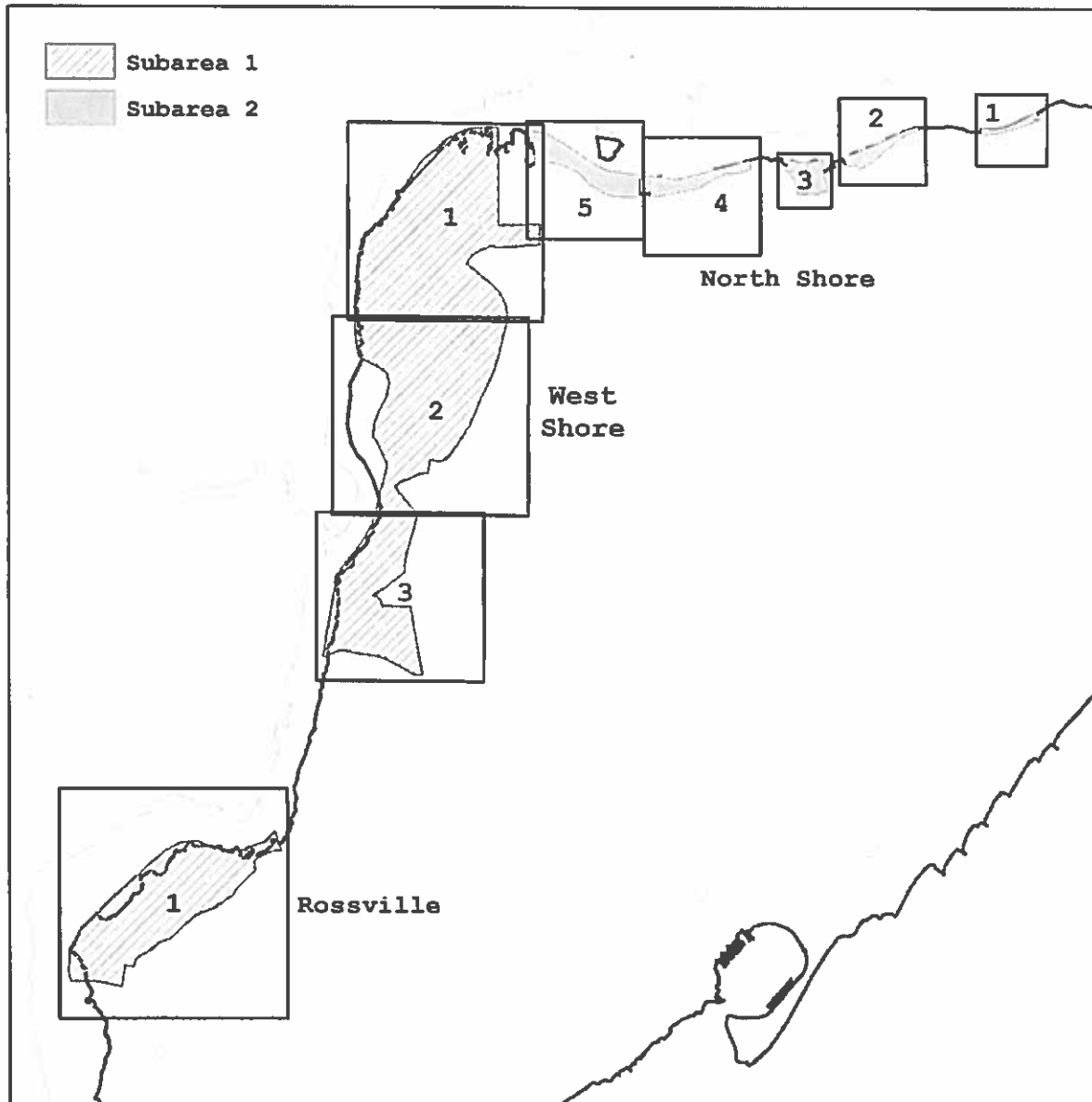
The numbers on this Index Map correspond with the map numbers for this borough.

Queens



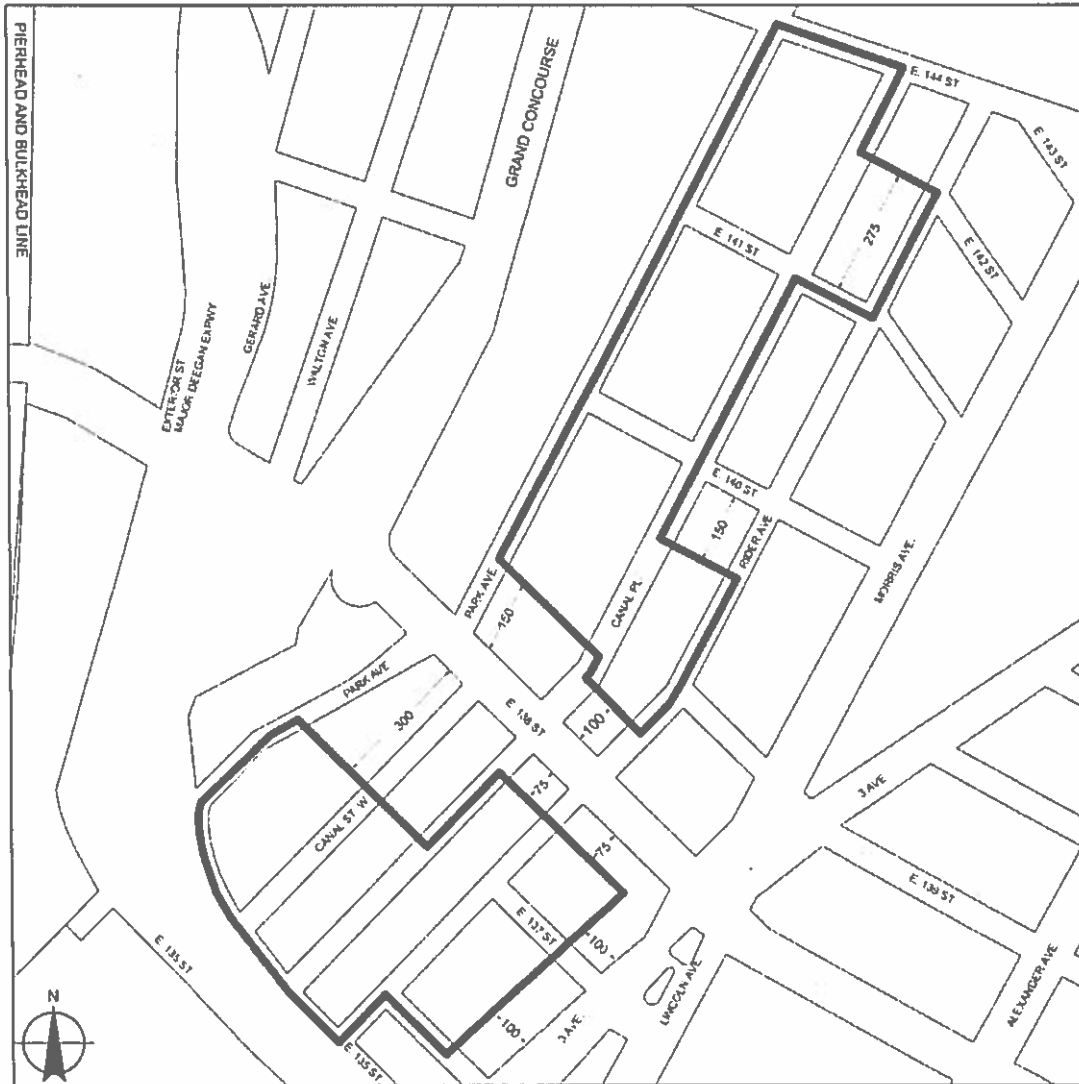
The numbers on this Index Map correspond with the map numbers for this borough.

Staten Island



The numbers on this Index Map correspond with the map numbers for this borough.

Port Morris
Map 1, Subarea 2



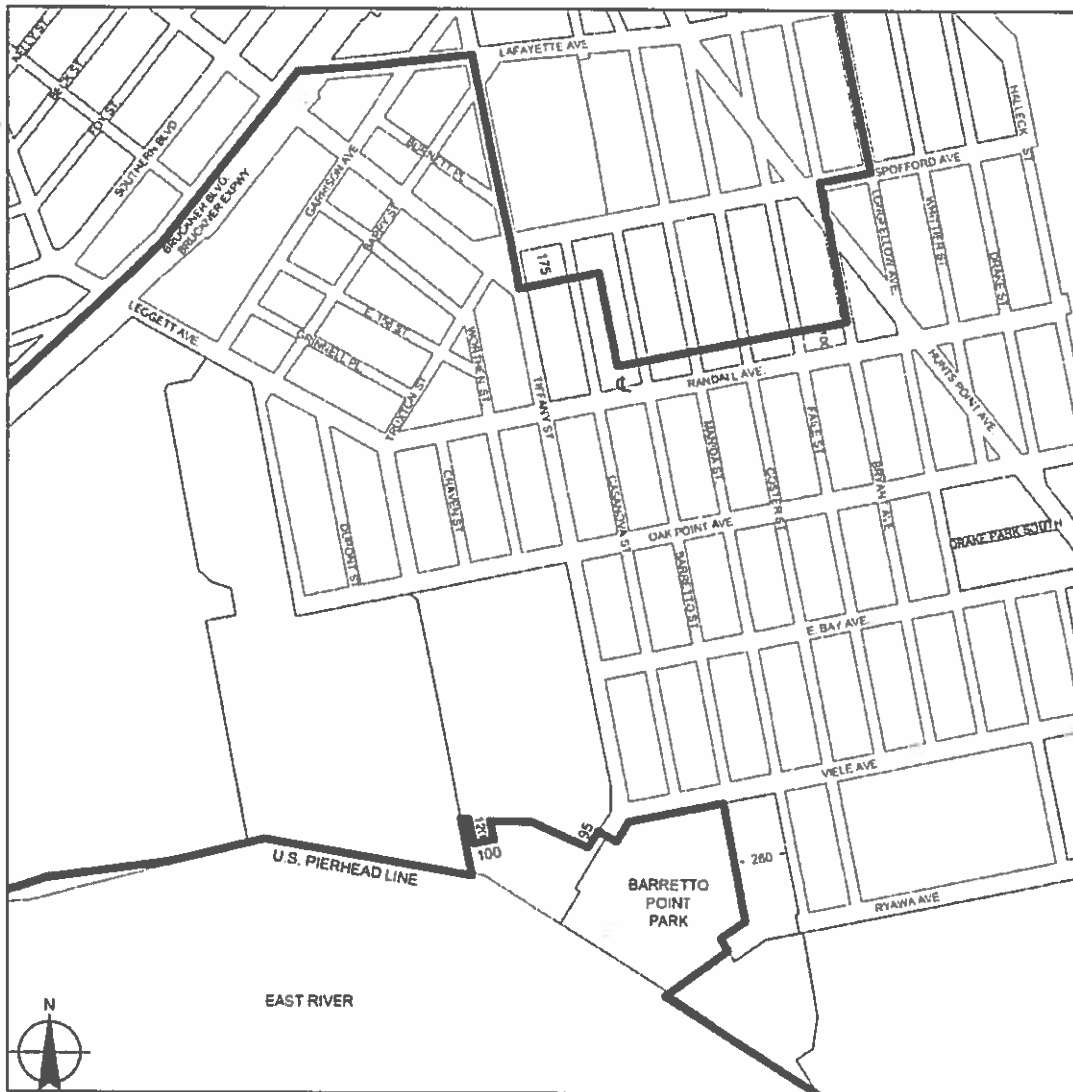
Portion of Community District 1, The Bronx

Port Morris
Map 2, Subarea 2



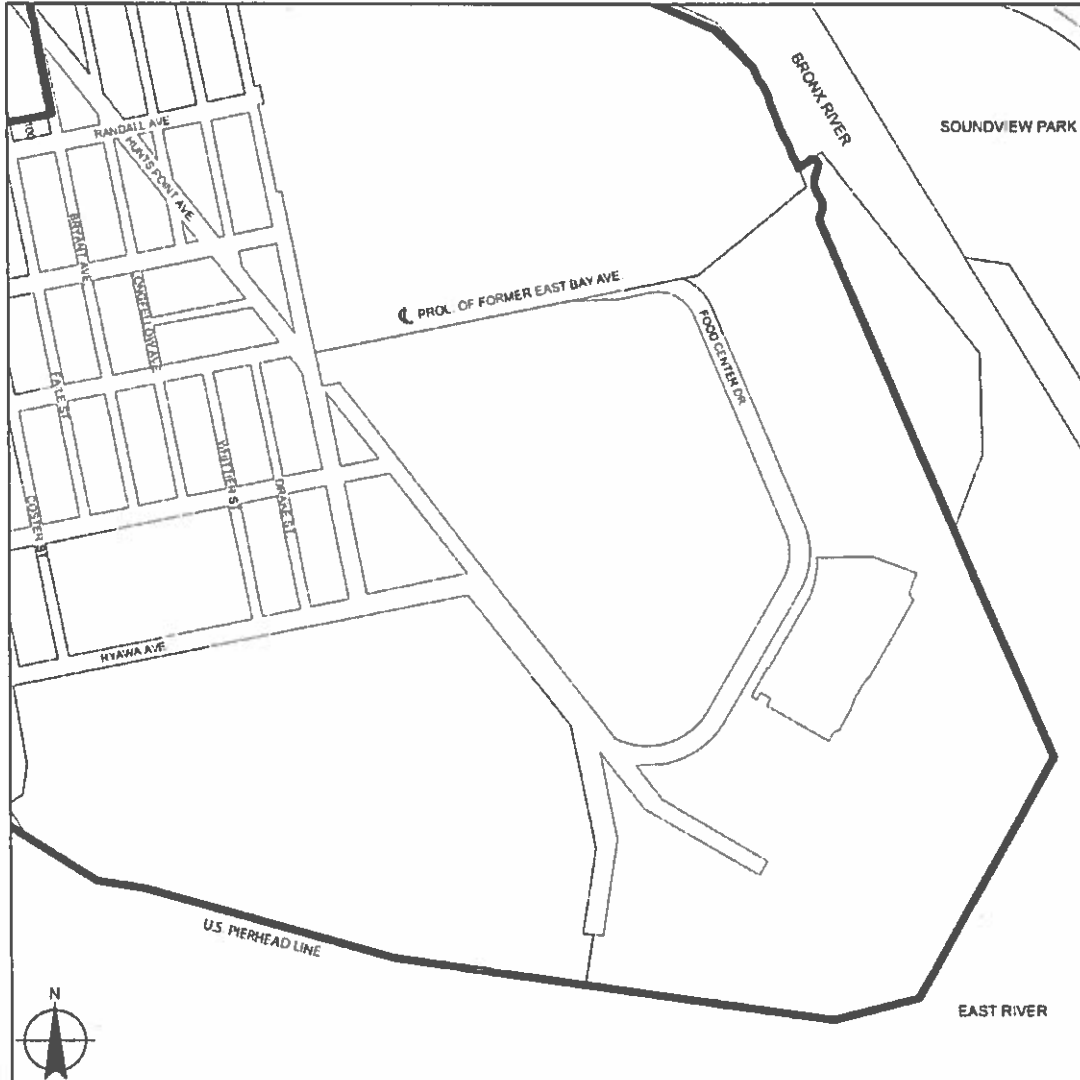
Portion of Community District 1, The Bronx

Hunts Point
Map 1, Subarea 2



Portion of Community District 2, The Bronx

Hunts Point
Map 2, Subarea 2



Portion of Community District 2, The Bronx

Hunts Point
Map 3, Subarea 2



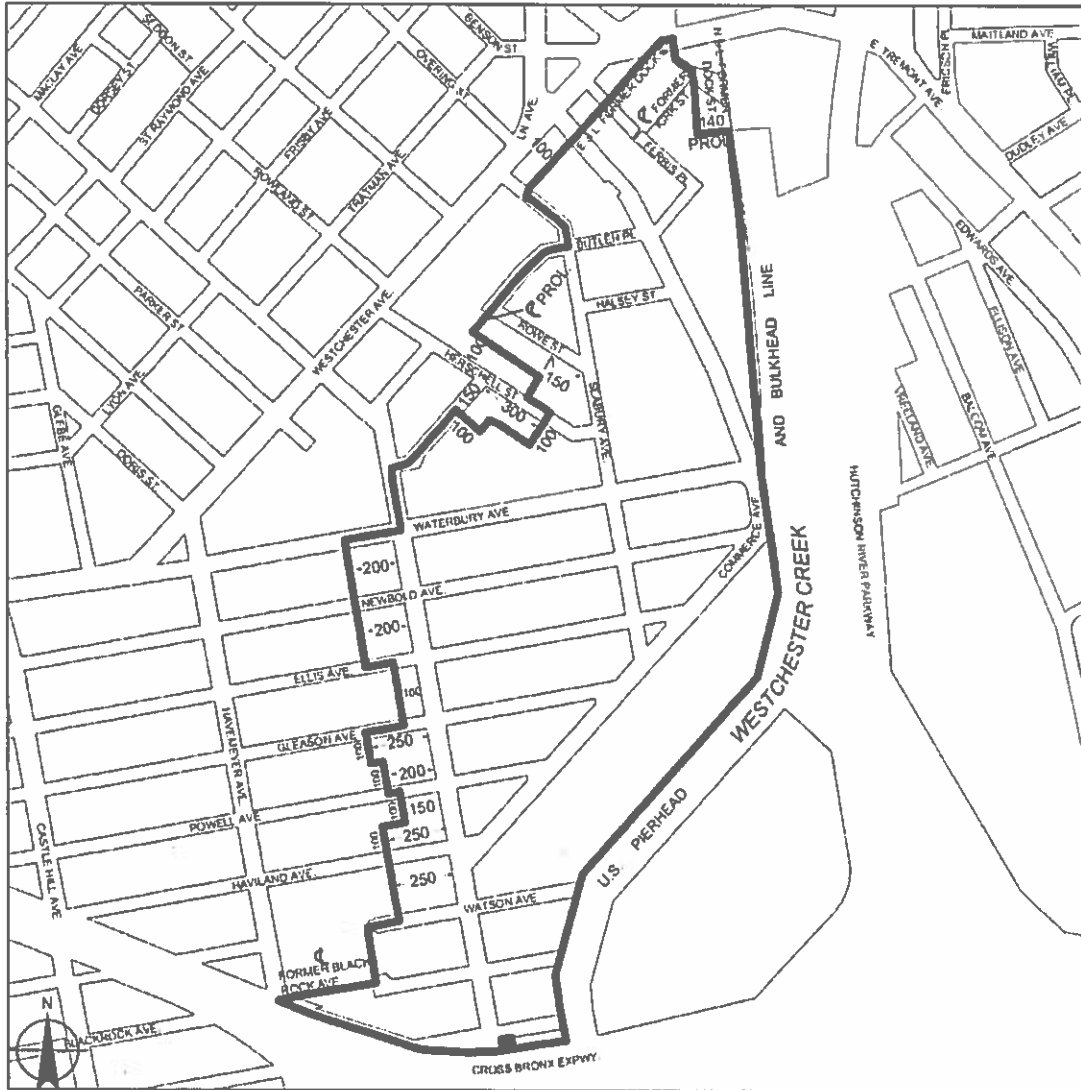
Portion of Community District 2, The Bronx

Zerega
Map 1, Subarea 2



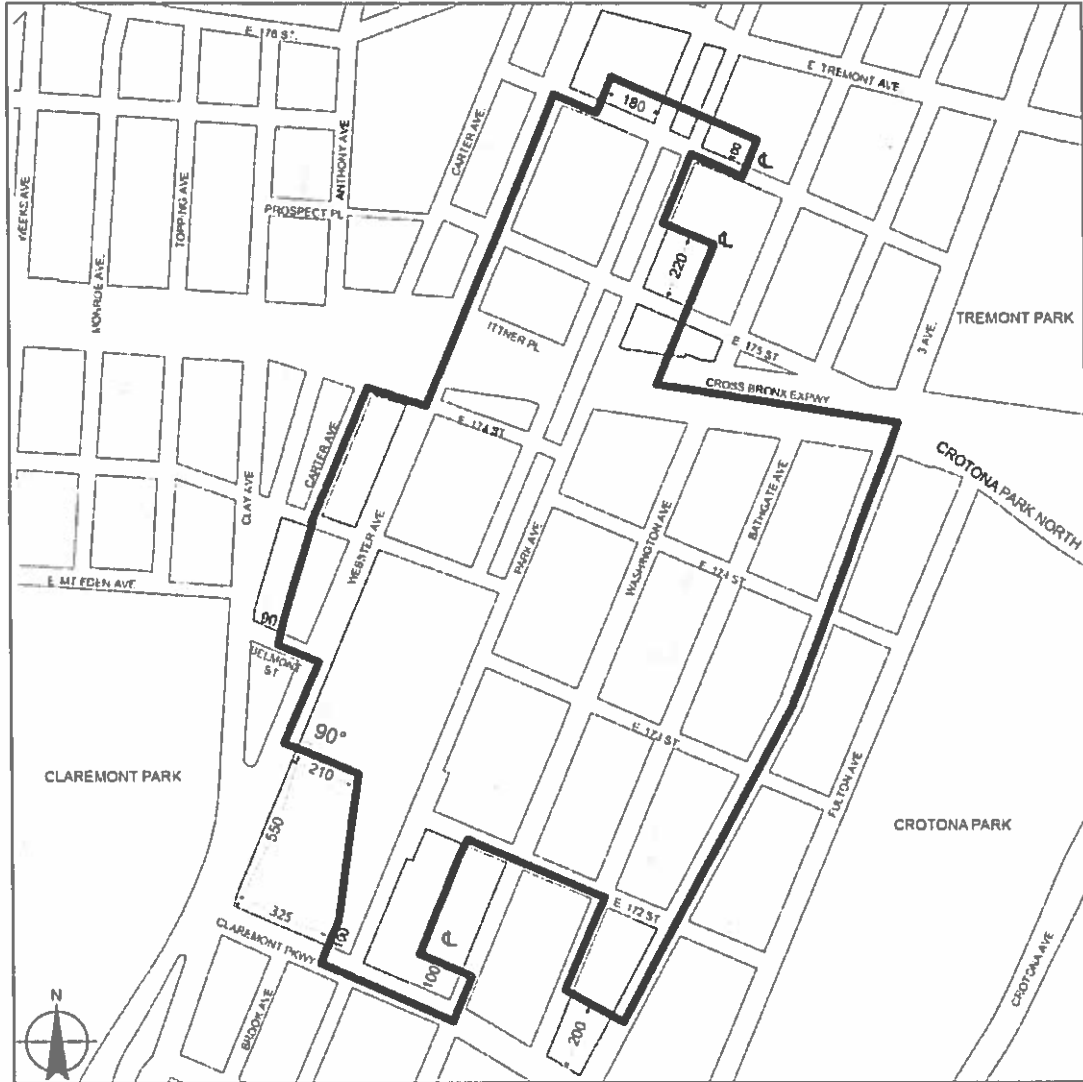
Portion of Community District 9, The Bronx

Zerega
Map 2, Subarea 2



Portions of Community Districts 9 and 10, The Bronx

Bathgate
Map 1, Subarea 1



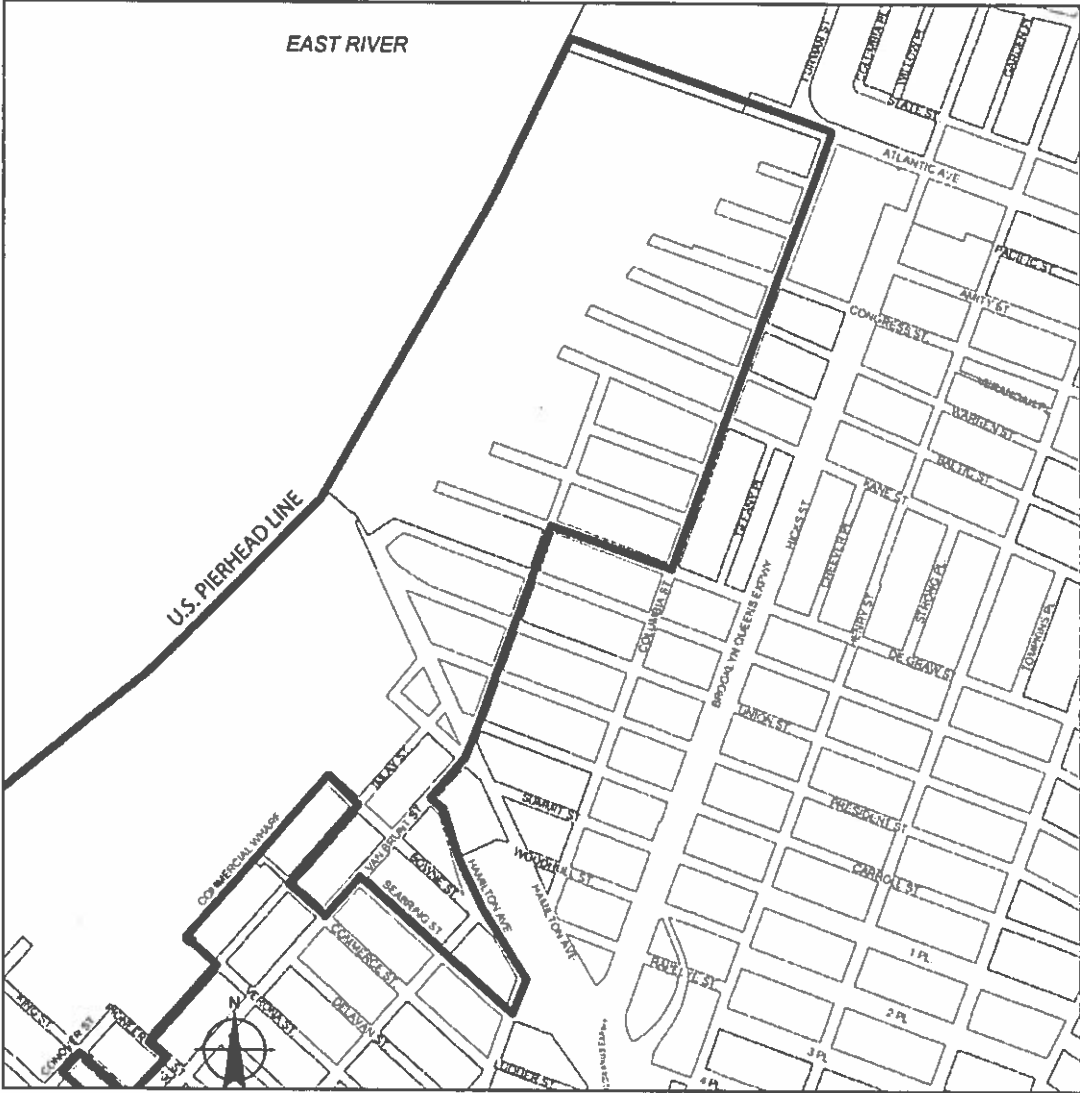
Portion of Community Districts 3, 4, and 6, The Bronx

Eastchester
Map 1, Subarea 2



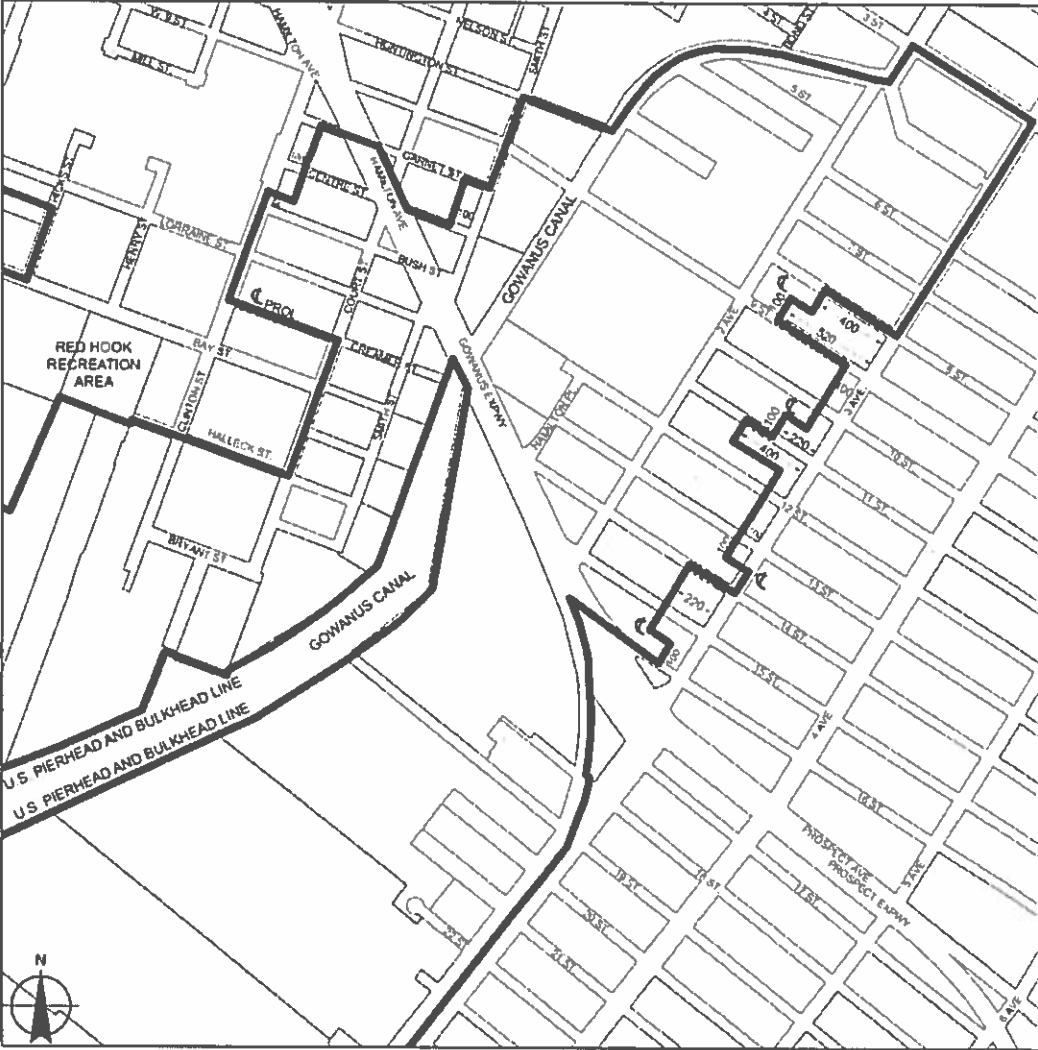
Portions of Community Districts 10 and 12, The Bronx

Southwest Brooklyn
Map 1, Subarea 2



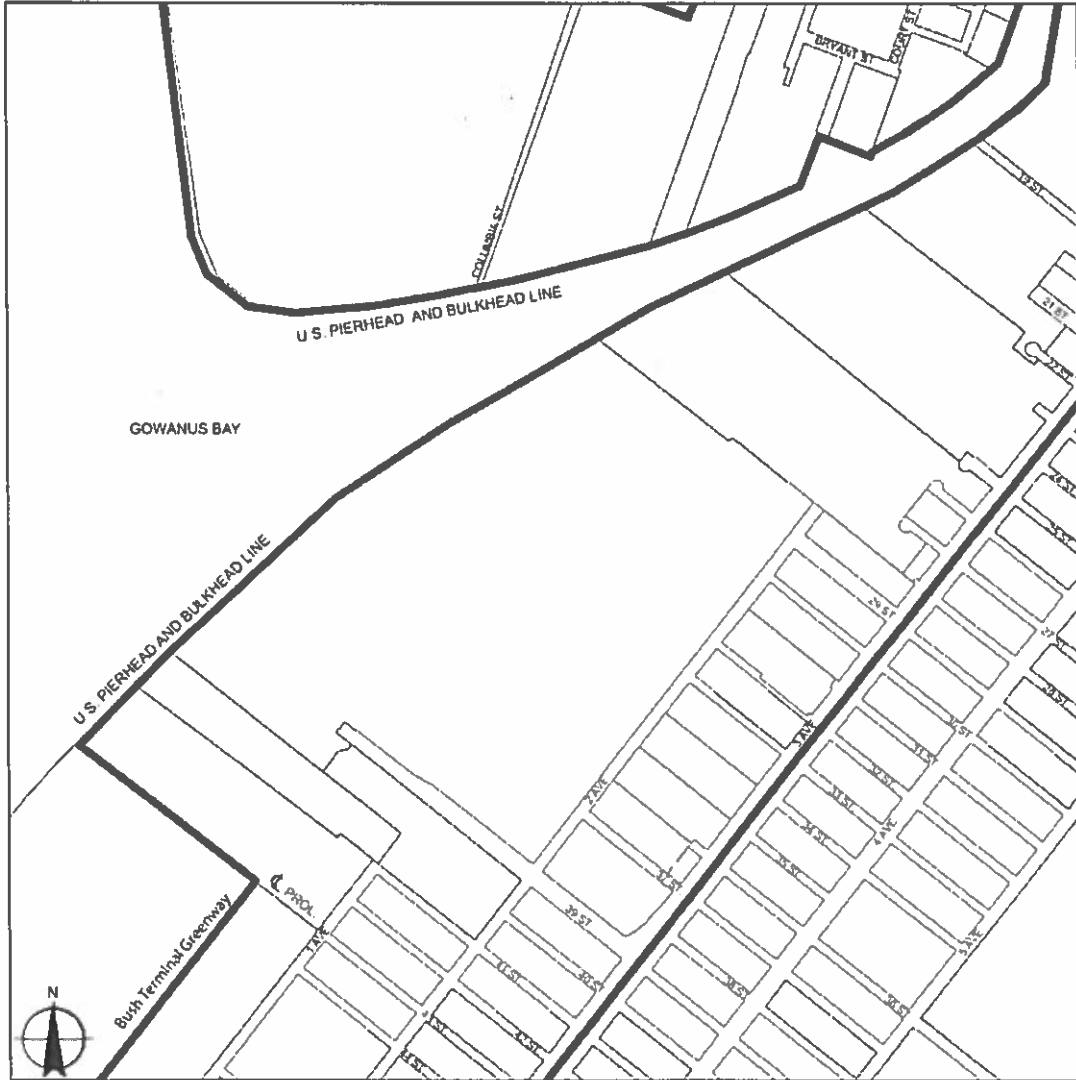
Portion of Community District 6, Brooklyn

Southwest Brooklyn
Map 3, Subarea 2



Portions of Community Districts 6 and 7, Brooklyn

Southwest Brooklyn
Map 4, Subarea 2



Portions of Community Districts 6 and 7, Brooklyn

Southwest Brooklyn
Map 5, Subarea 2



Portion of Community District 7, Brooklyn

Flatlands/Fairfield
Map 1, Subarea 2



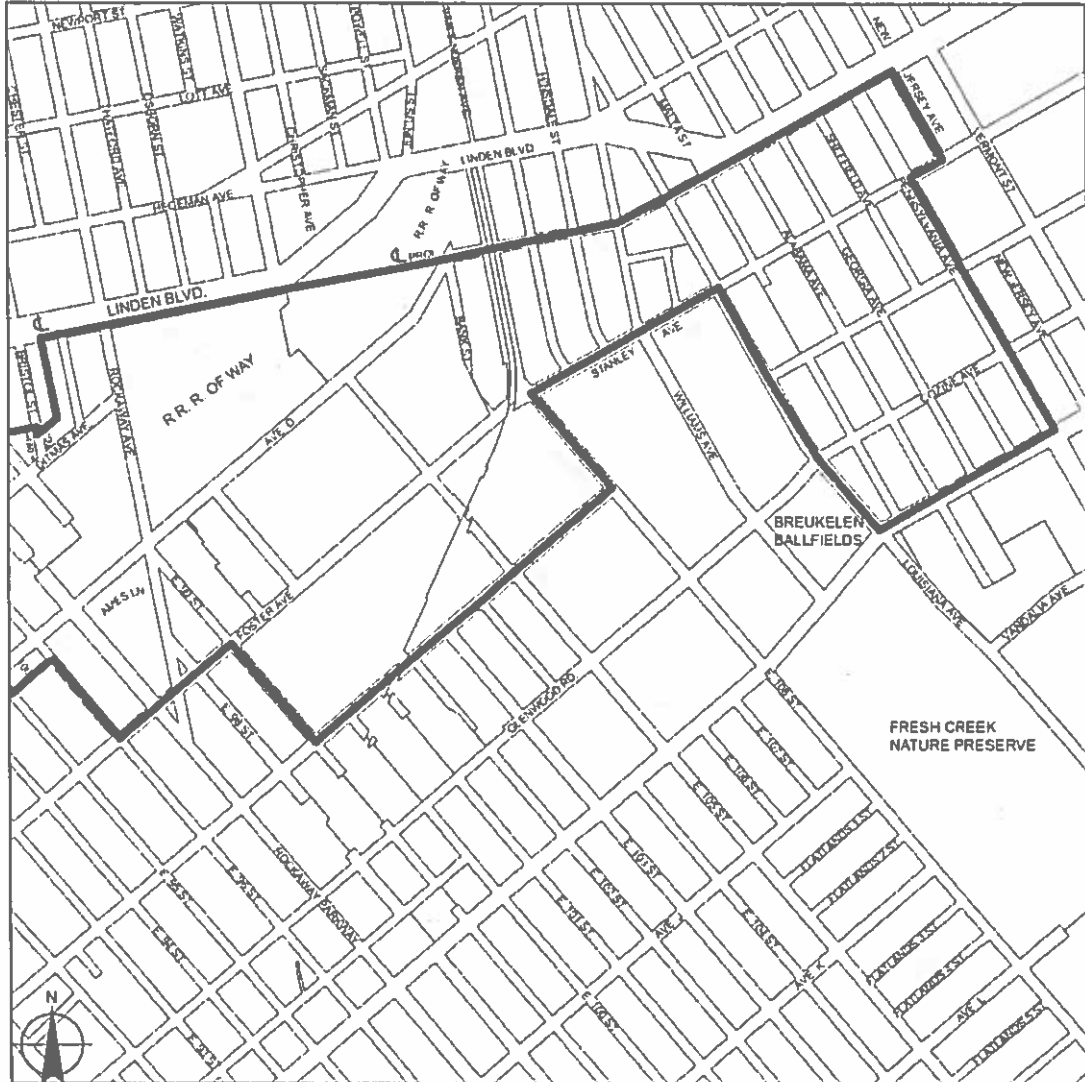
Portions of Community Districts 17 and 18, Brooklyn

Flatlands/Fairfield
Map 2, Subarea 2



Portions of Community Districts 17 and 18, Brooklyn

Flatlands/Fairfield
Map 3, Subarea 2



Portions of Community Districts 5, 16, and 18, Brooklyn

Flatlands/Fairfield
Map 4, Subarea 2



Portion of Community District 5, Brooklyn

East New York
Map 1, Subarea 2



Portion of Community District 5, Brooklyn

East New York
Map 2, Subarea 2



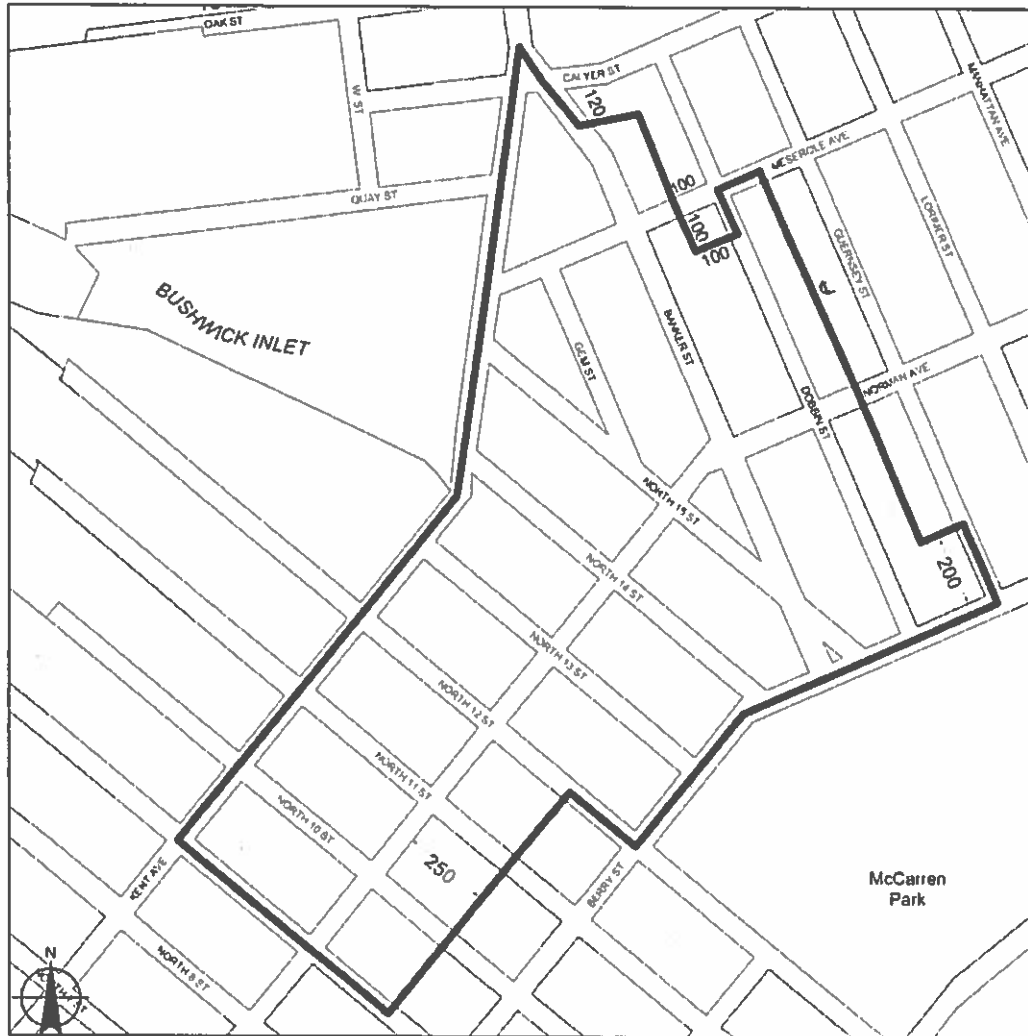
Portions of Community Districts 5 and 16, Brooklyn

Ridgewood
Map 1, Subarea 2



Portions of Community District 4, Brooklyn and Community District 5, Queens

Williamsburg/Greenpoint
Map 1, Subarea 2



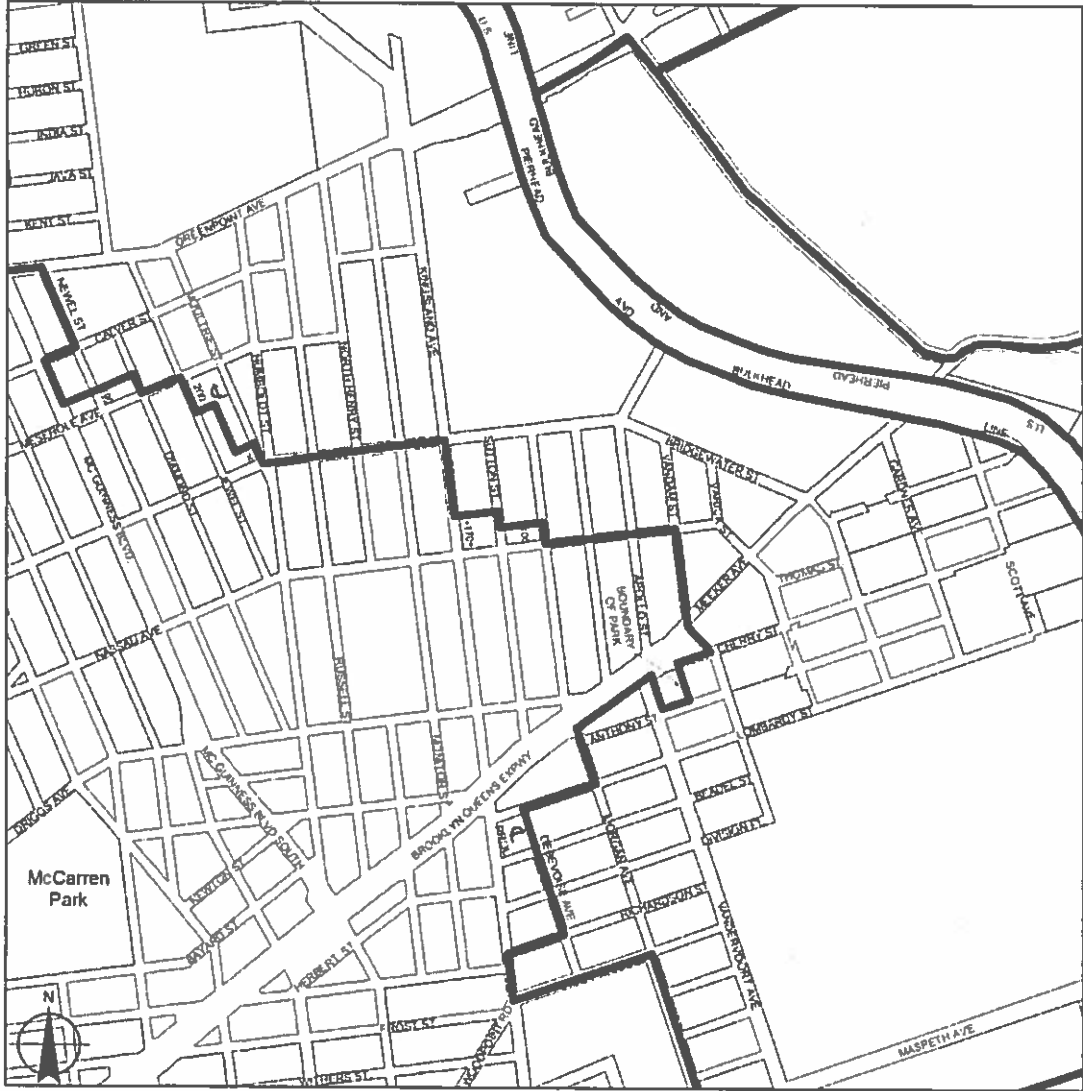
Portion of Community District 1, Brooklyn

North Brooklyn/Long Island City
Map 1, Subarea 2



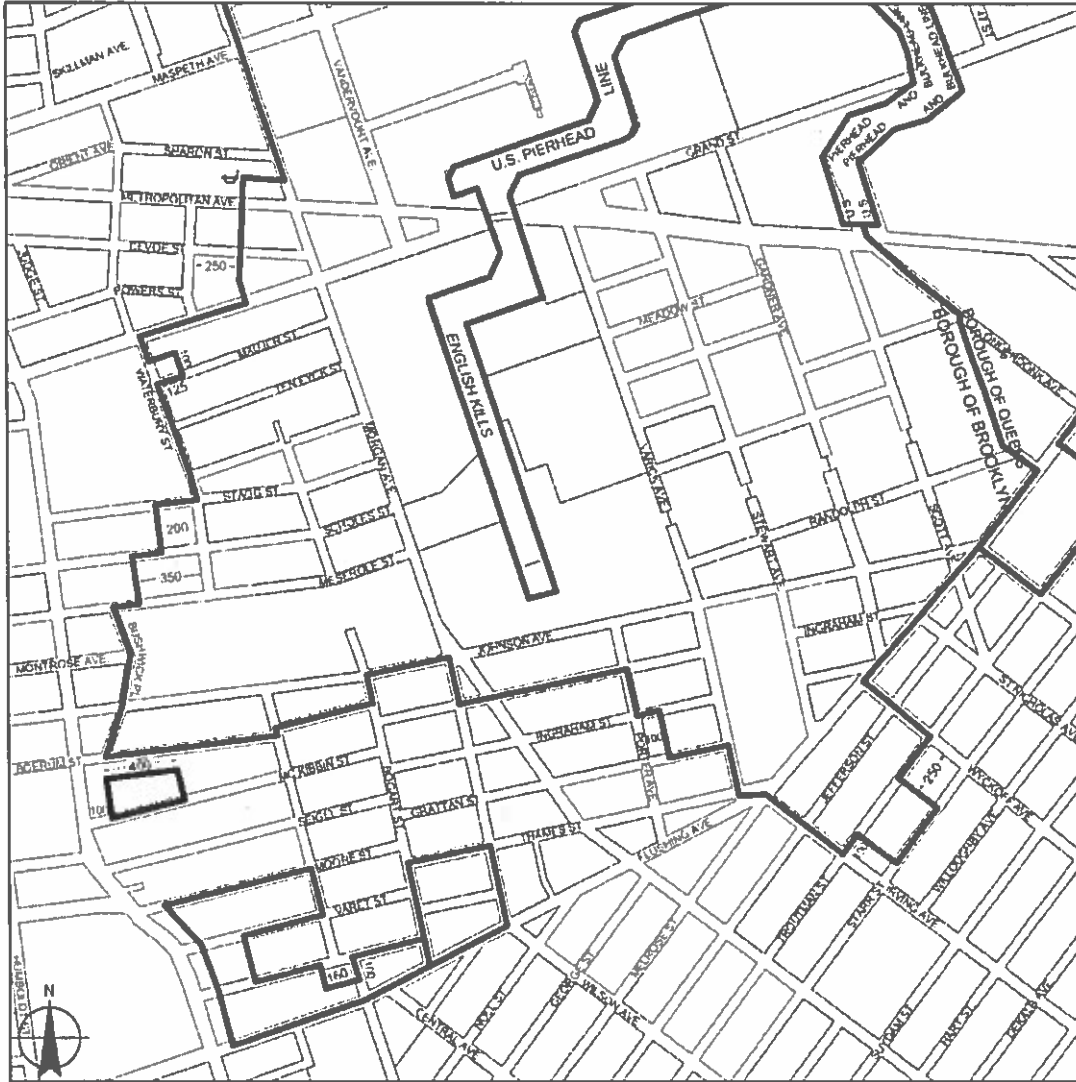
Portions of Community District 1, Brooklyn and Community District 2, Queens

North Brooklyn/Maspeth
Map 2, Subarea 2



Portions of Community District 1, Brooklyn and Community District 2, Queens

North Brooklyn
Map 3, Subarea 2



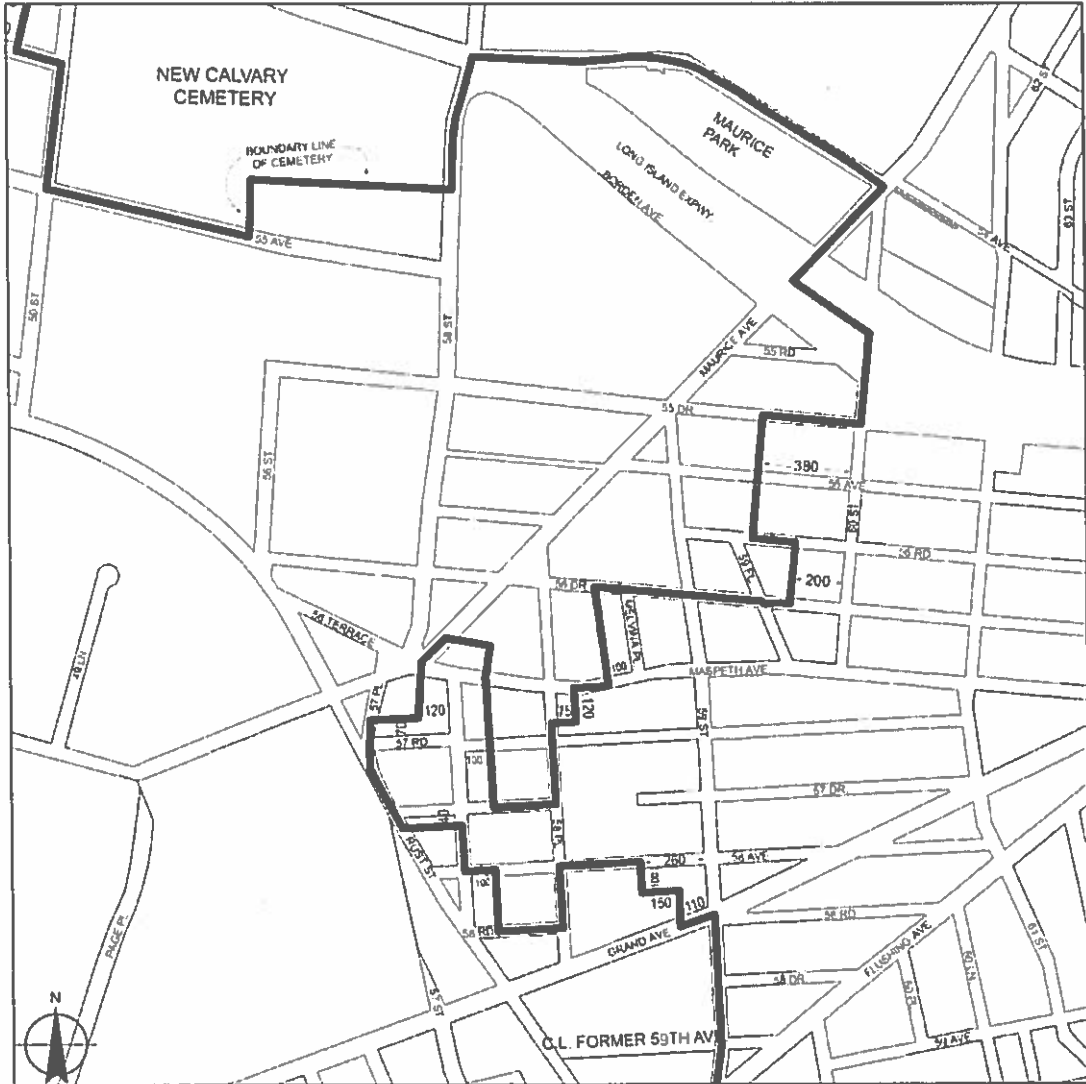
Portions of Community District 1, Brooklyn and Community District 4, Queens

Maspeth
Map 1, Subarea 2



Portion of Community District 5, Queens

Maspeth
Map 2, Subarea 2



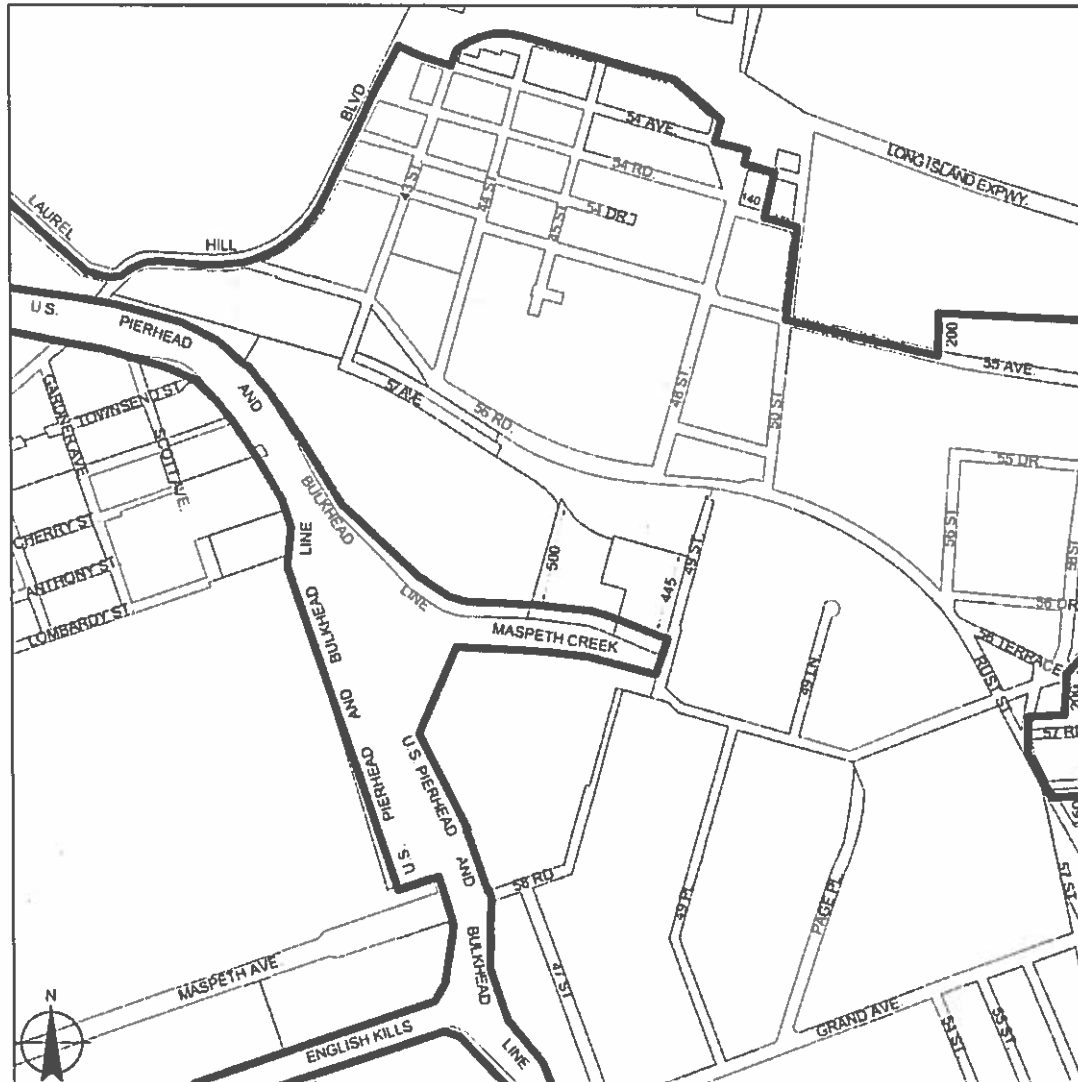
Portions of Community Districts 2 and 5, Queens

Maspeth
Map 3, Subarea 2



Portion of Community District 2, Queens

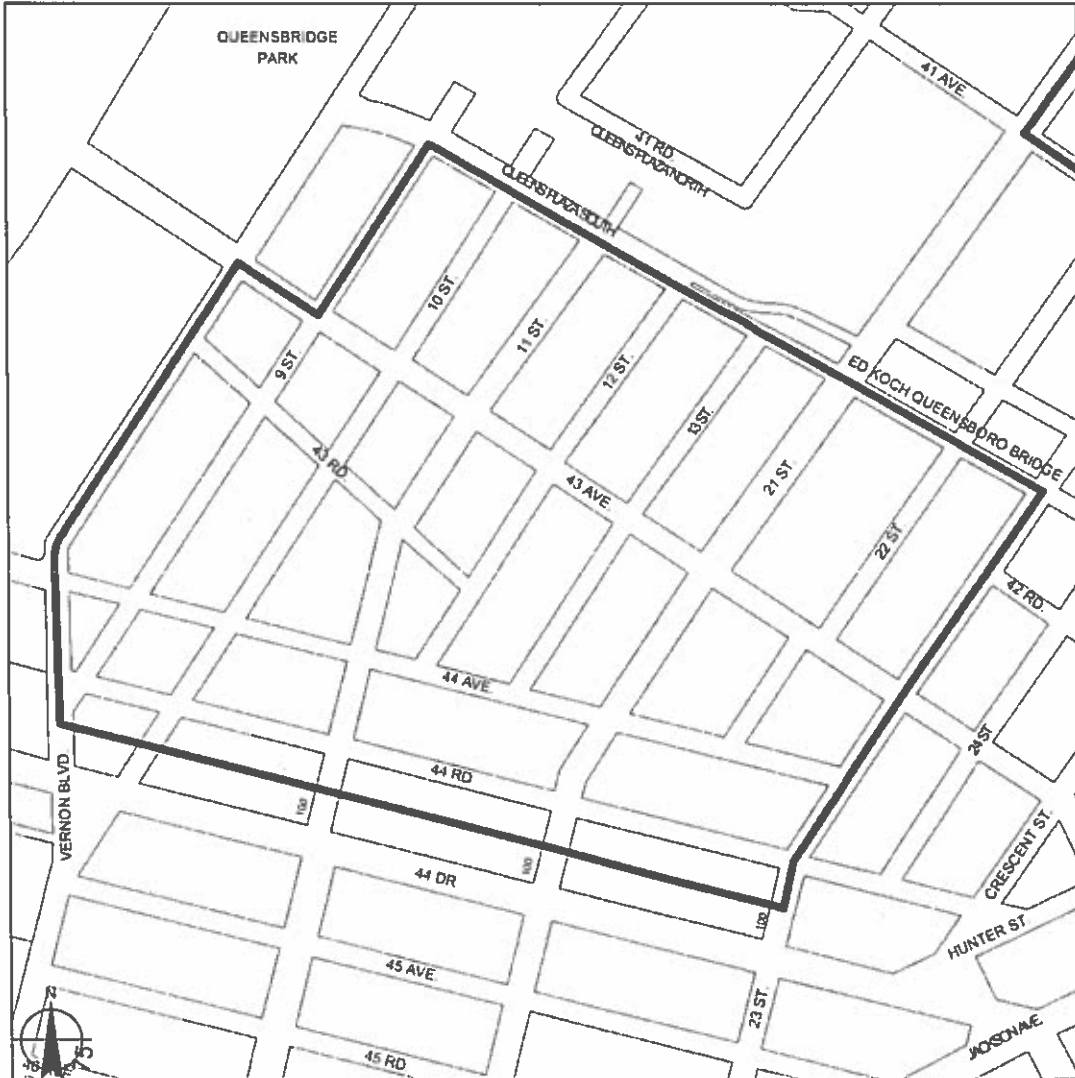
Maspeth/North Brooklyn
Map 4, Subarea 2



Portions of Community Districts 2 and 5, Queens and Community District 1, Brooklyn

Honorable Marisa Lago, Chair
Application No.: N 170425 (A) ZRY (L.U. 817)
Self Storage
December 8, 2017
Page 54 of 76

Long Island City
Map 2, Subarea 2



Portion of Community District 2, Queens

Long Island City
Map 3, Subarea 2



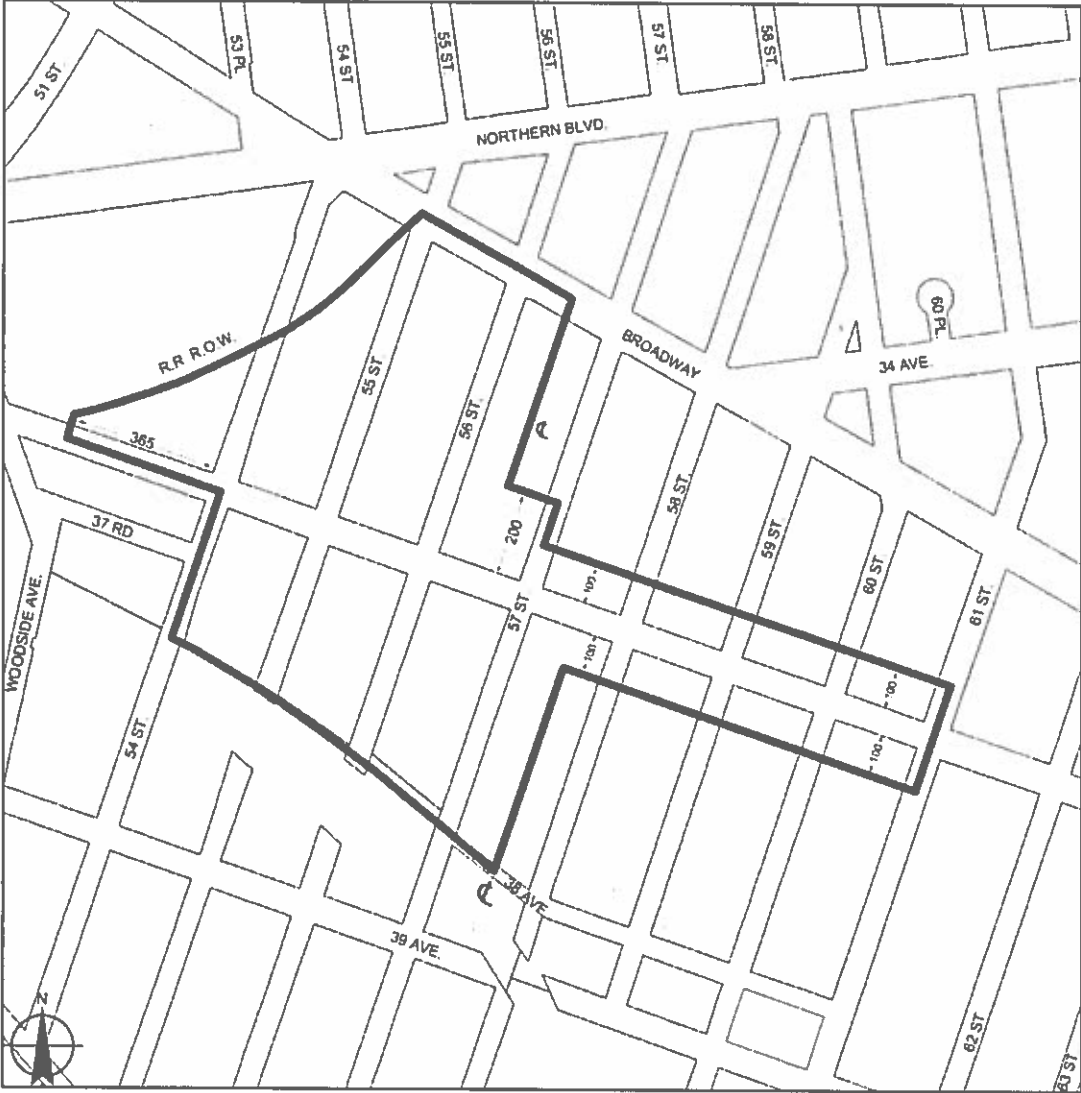
Portion of Community District 1, Queens

Long Island City
Map 4, Subarea 2



Portion of Community District 1, Queens

Woodside
Map 1, Subarea 2



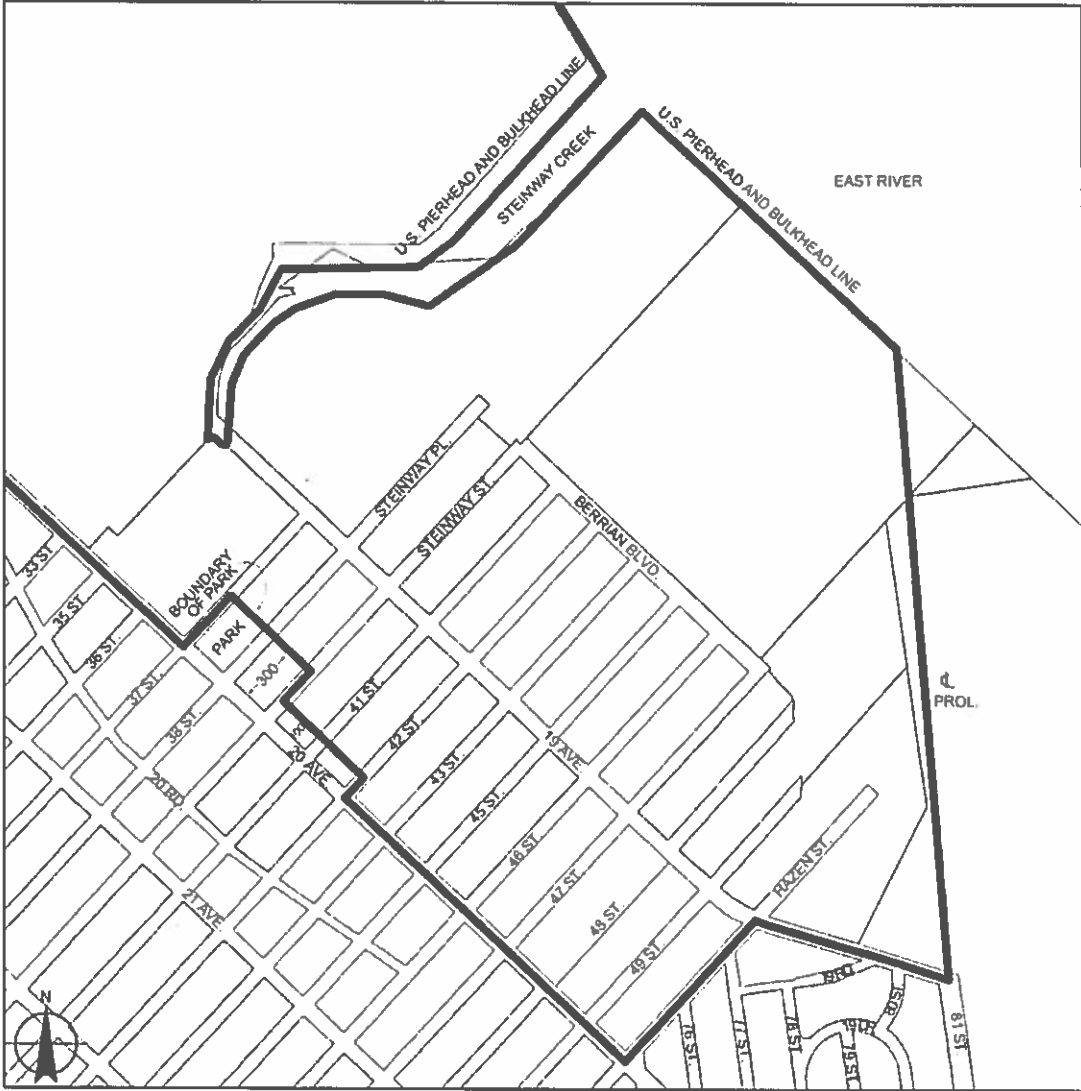
Portion of Community District 2, Queens

Steinway
Map 1, Subarea 1



Portion of Community District 1, Queens

Steinway
Map 2, Subarea 1



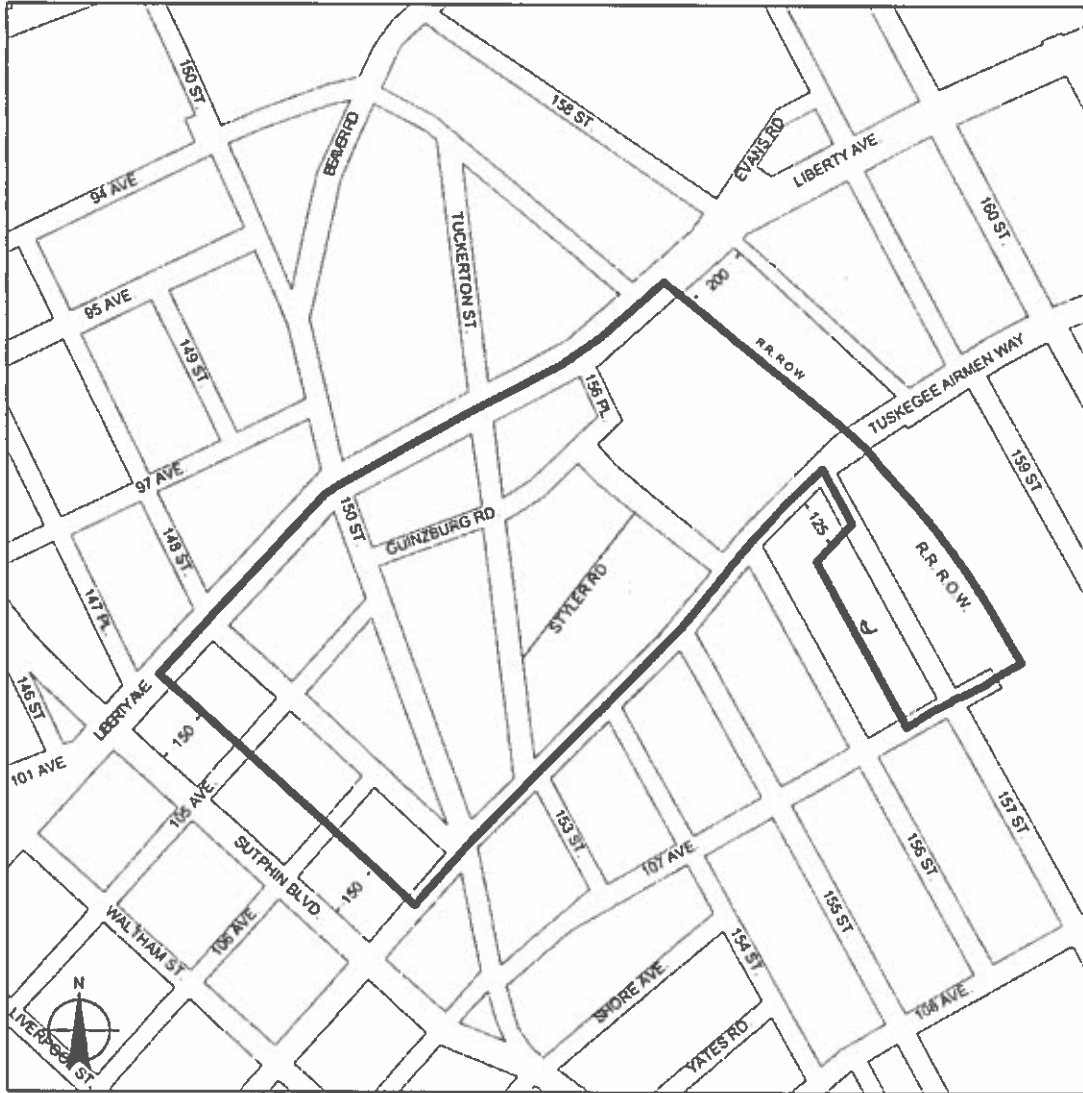
Portion of Community District 1, Queens

Richmond Hill
Map 1, Subarea 1



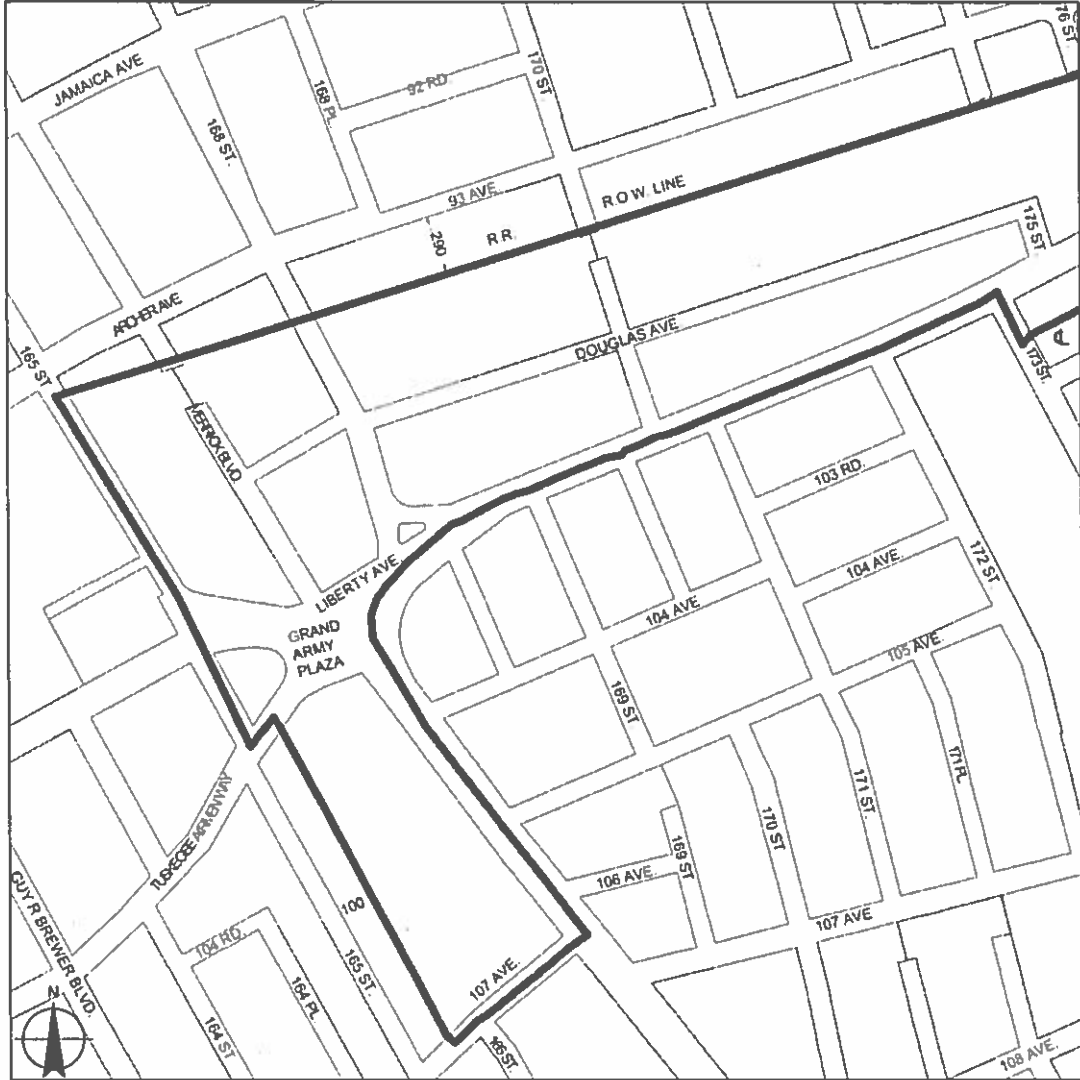
Portion of Community District 9, Queens

Jamaica
Map 1, Subarea 2



Portion of Community District 12, Queens

Jamaica
Map 2, Subarea 2



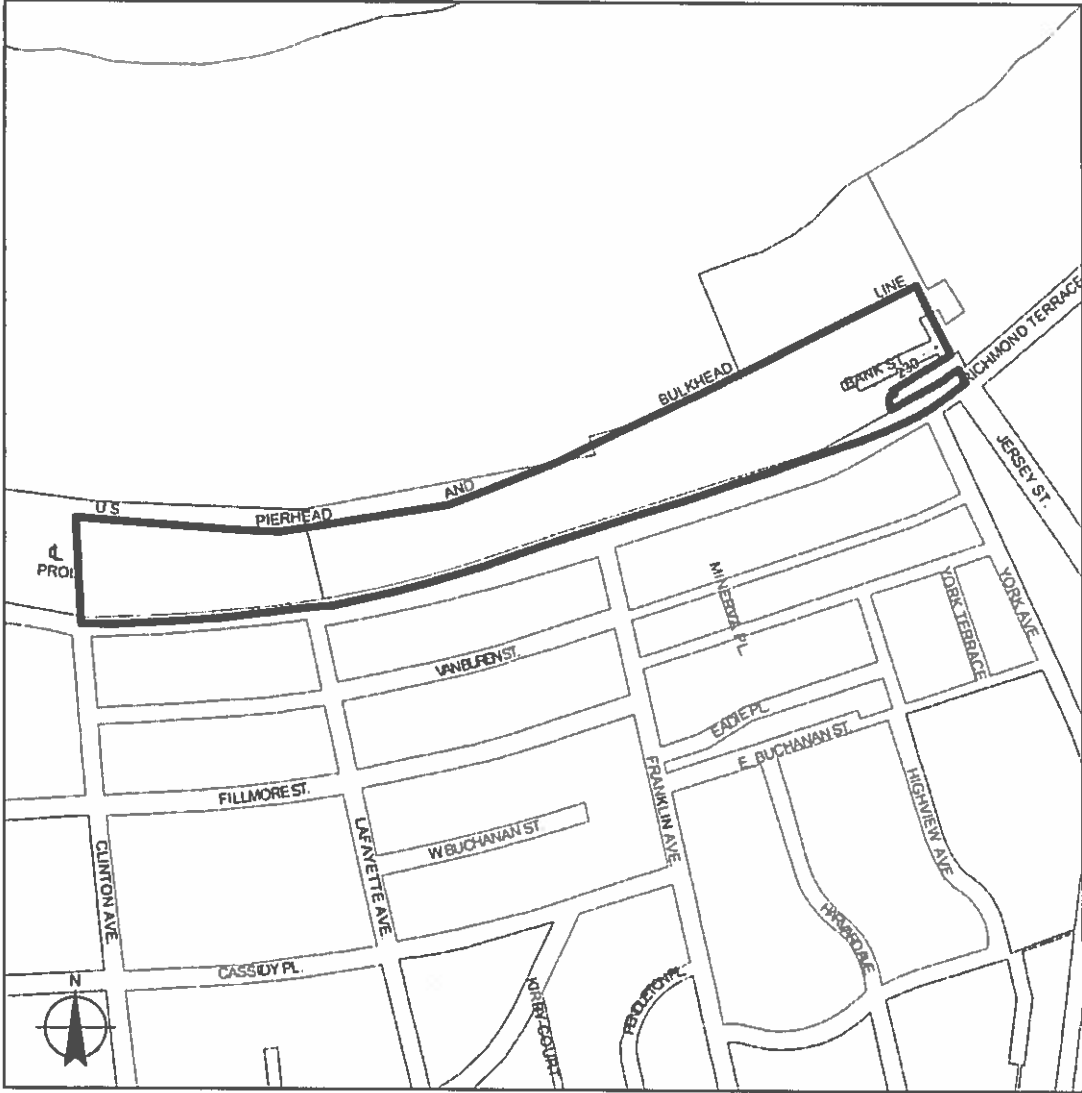
Portion of Community District 12, Queens

Jamaica
Map 3, Subarea 2



Portion of Community District 12, Queens

North Shore
Map 1, Subarea 2



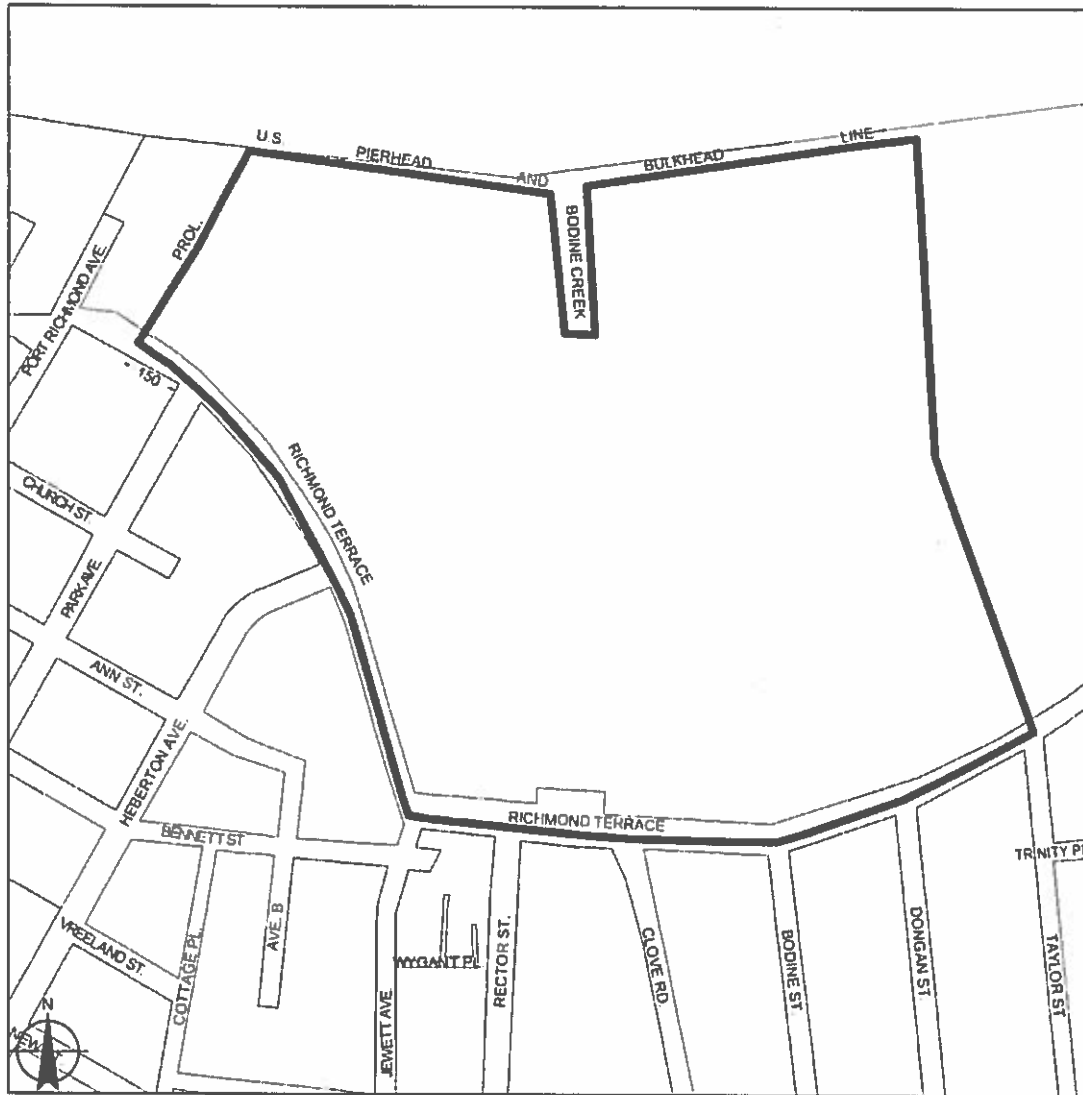
Portion of Community District 1, Staten Island

North Shore
Map 2, Subarea 2



Portion of Community District 1, Staten Island

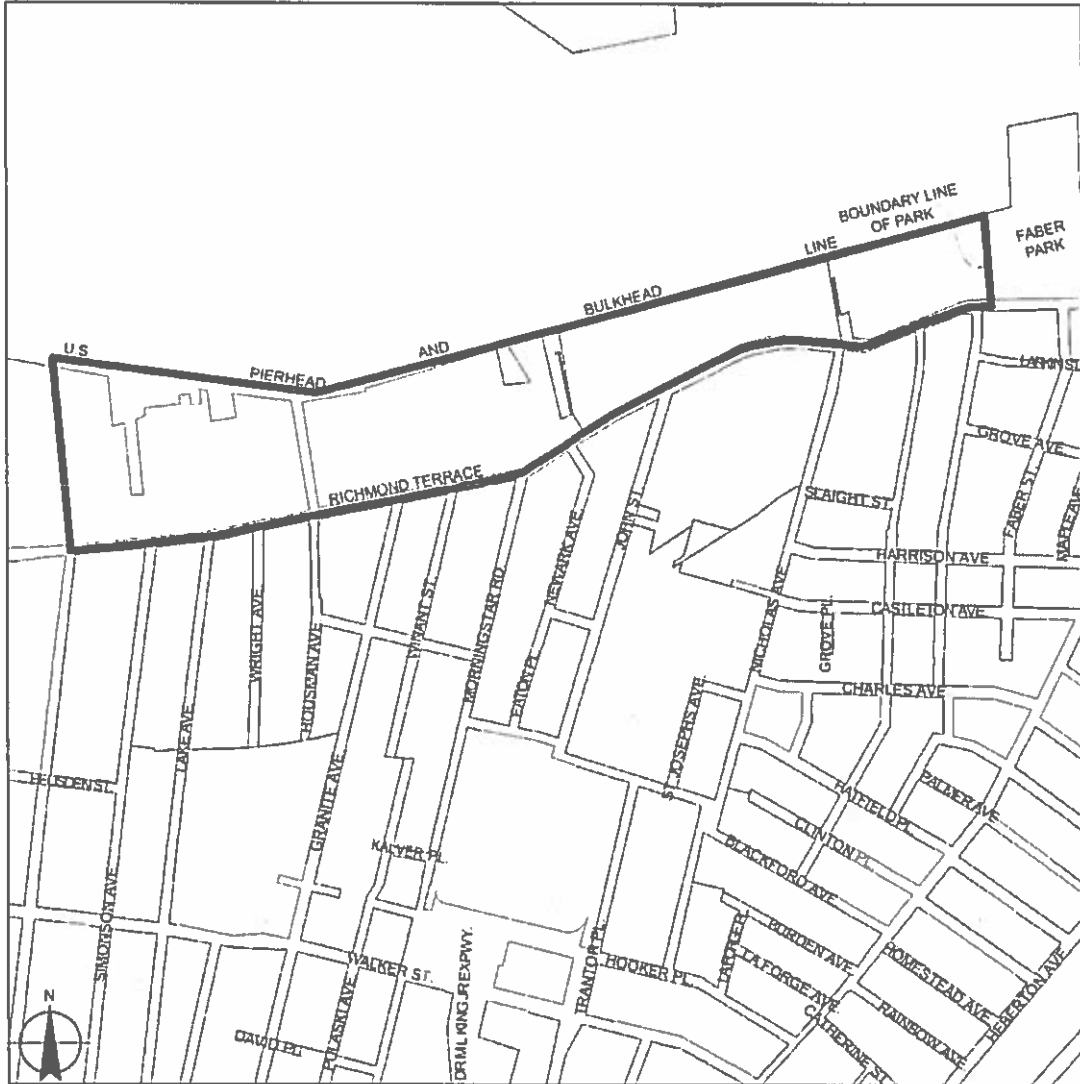
North Shore
Map 3, Subarea 2



Portion of Community District 1, Staten Island

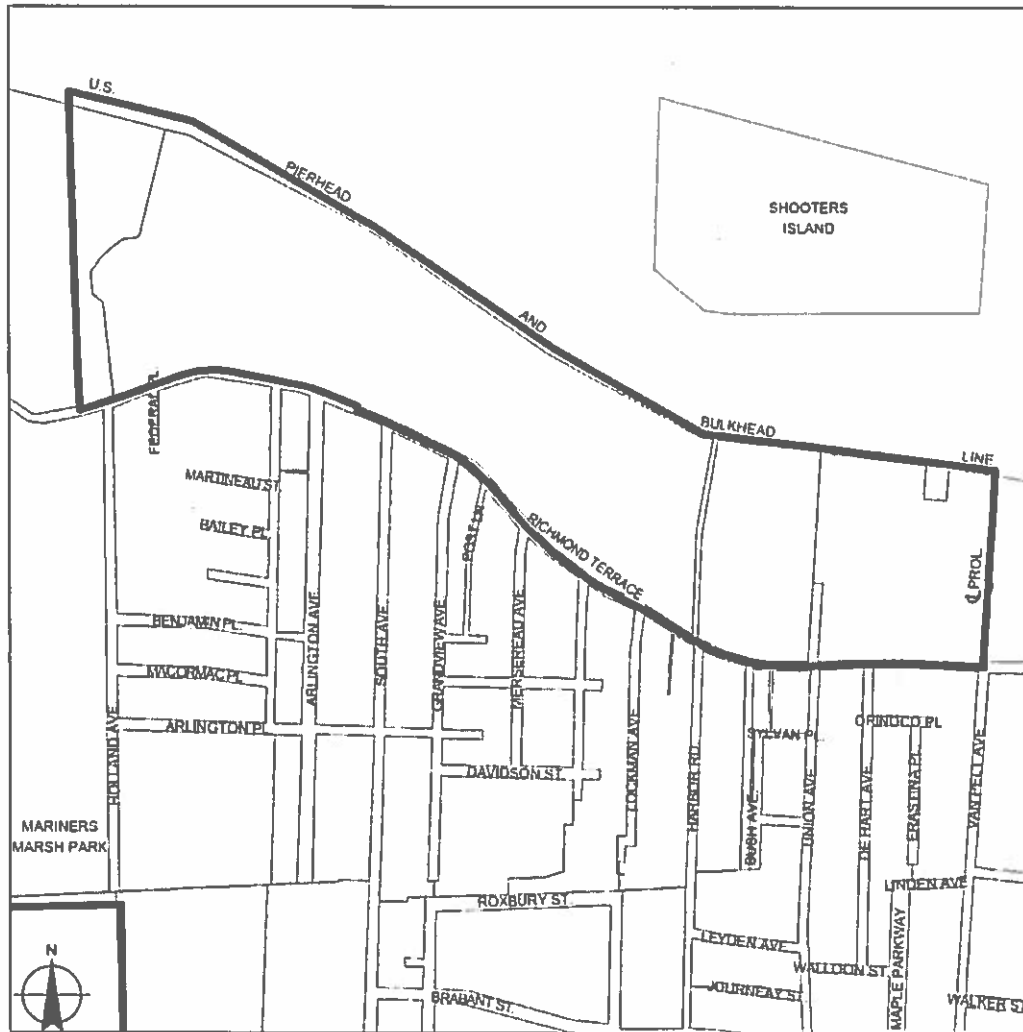
Honorable Marisa Lago, Chair
Application No.: N 170425 (A) ZRY (L.U. 817)
Self Storage
December 8, 2017
Page 70 of 76

North Shore
Map 4, Subarea 2



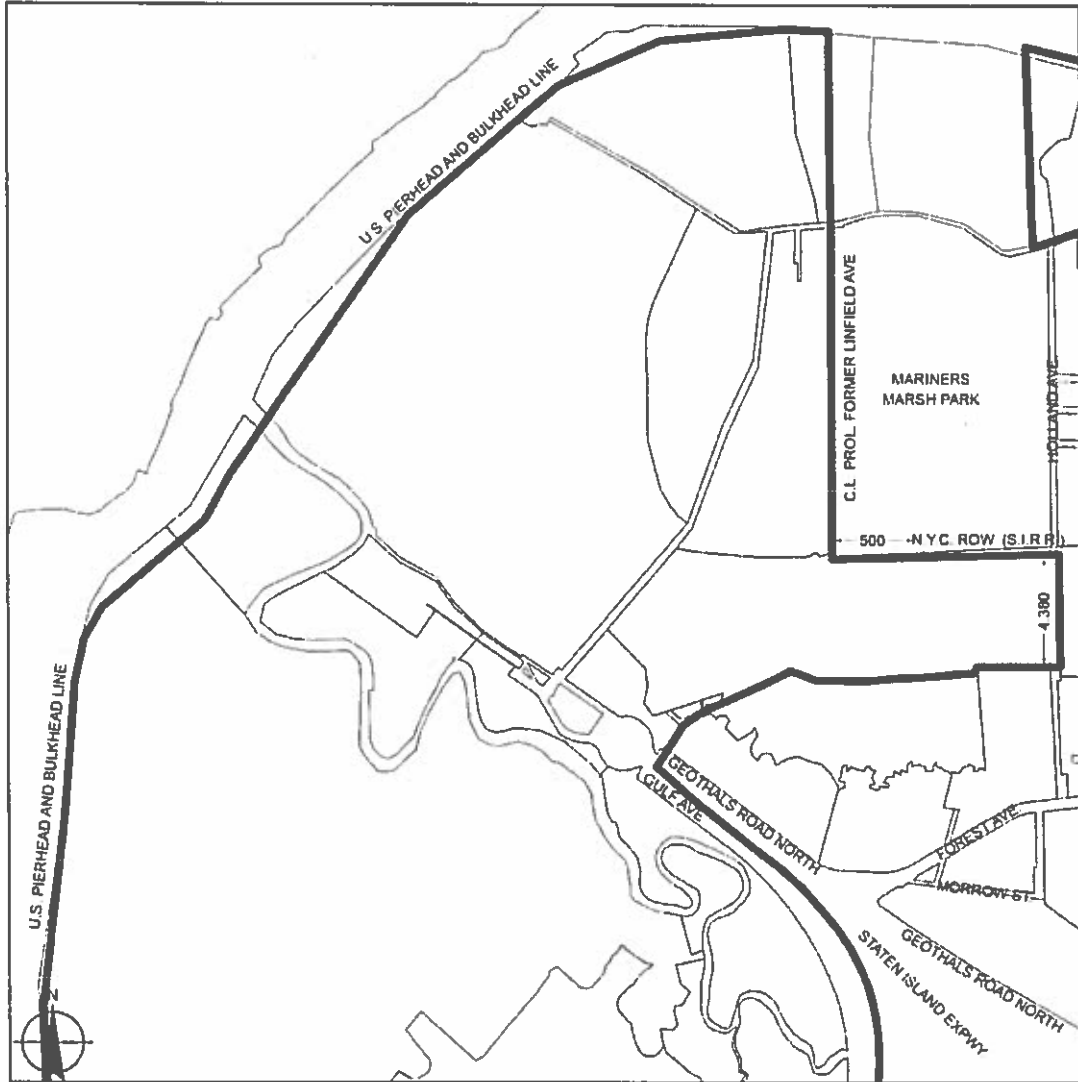
Portion of Community District 1, Staten Island

North Shore
Map 5, Subarea 2



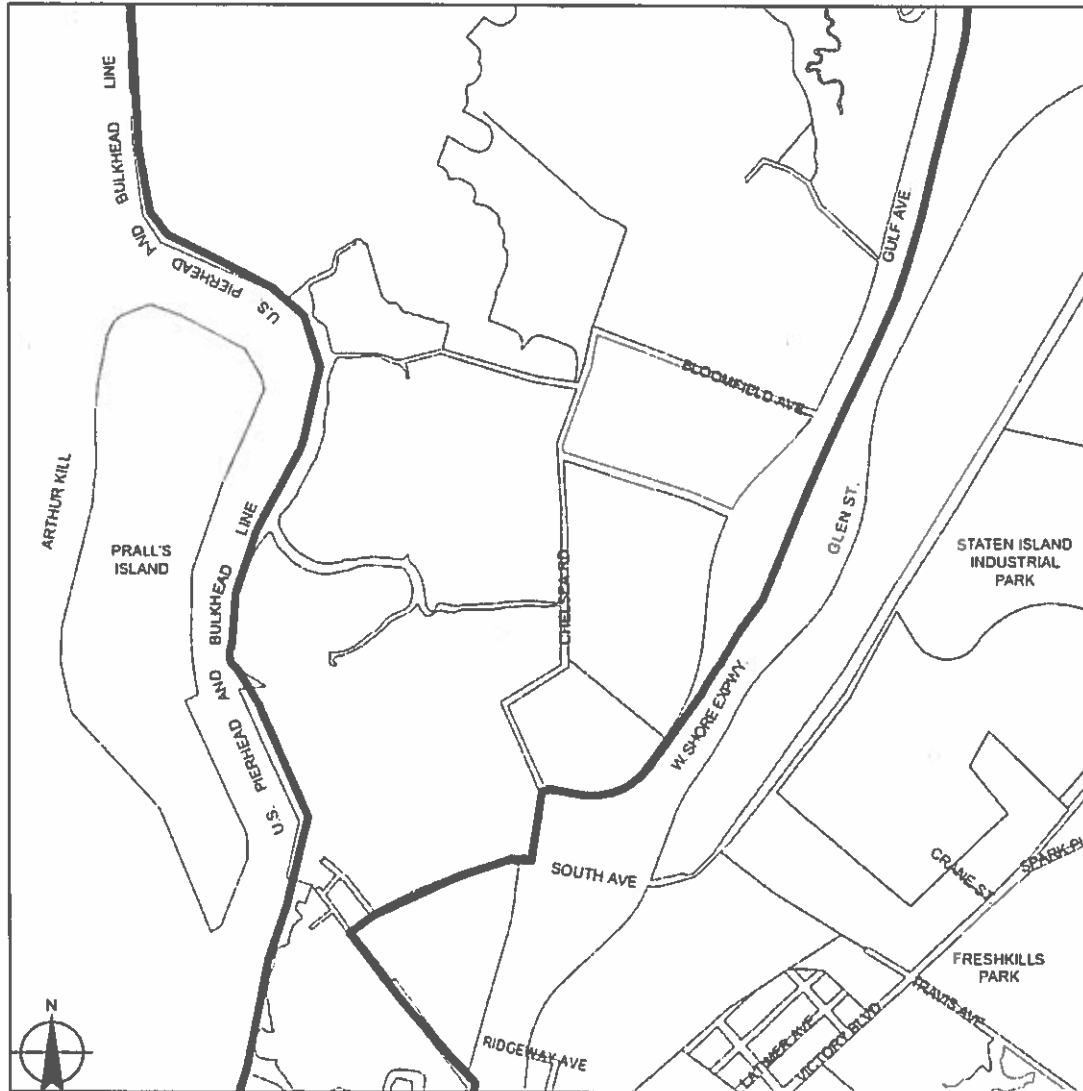
Portion of Community District 1, Staten Island

West Shore
Map 1, Subarea 1



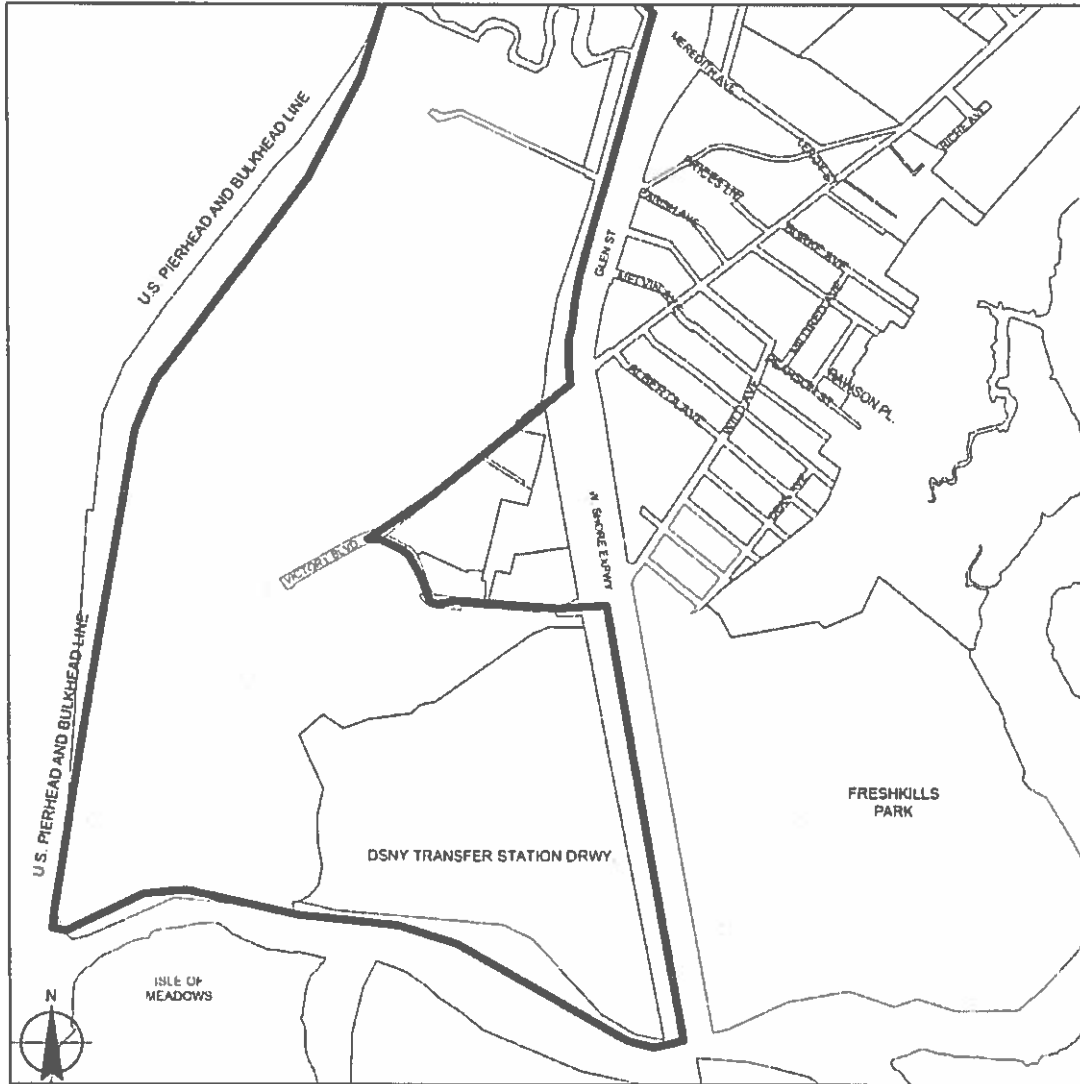
Portion of Community District 1, Staten Island

West Shore
Map 2, Subarea 1



Portion of Community District 2, Staten Island

West Shore
Map 3, Subarea 1

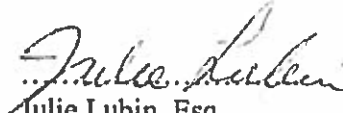


Portion of Community District 2, Staten Island

Honorable Marisa Lago, Chair
Application No.: N 170425 (A) ZRY (L.U. 817)
Self Storage
December 8, 2017
Page 76 of 76


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

Sincerely,


Julie Lubin, Esq.
General Counsel

JL:mg

RECEIVED BY: _____

 Anthony Fabre

DATE: _____

12-8-2017

TIME: _____

3:07 PM

C: Members, City Planning Commission
Raju Mann, Director, Land Use Division
Amy Levitan, Deputy Director
Dylan Casey, Esq., Deputy General Counsel
Brian Paul, Project Manager
Anita Larcmont, Esq., DCP
Danielle J. DeCerbo, DCP
File