

CITY COUNCIL
LAND USE DIVISION

2014 NOV 21 A 10:13



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NYC COUNCIL

2014 NOV 21 A 10:02

SPEAKER'S OFFICE

November 17, 2014

City Council
City Hall
New York, NY 10007

Re: Astoria Cove Development
ULURP Nos. N140329(A)ZRQ,C 140323 (A) ZSQ, C140324(A)ZSQ
and N140325ZAQ
Related Applications: C 140322 ZMQ and C 130384 MMQ
Borough of Queens

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated November 13, 2014, from the City Council regarding the proposed modifications to the above-referenced applications submitted by 2030 Astoria Developers, LLC.

The Land Use Committee of the City Council recommended that the approval of the above-referenced applications be expressly conditioned on modification of the Commission's decision, as provided in the attached draft resolution.

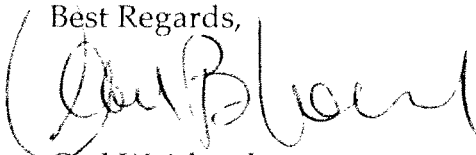
Carl Weisbrod, Chairman
22 Reade Street, New York, NY 10007-1216
(212) 720-3200, FAX (212) 720-3219
nyc.gov/planning



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

The report and recommendation was adopted by the Commission on November 17, 2014.

Best Regards,

A handwritten signature in black ink, appearing to read 'Carl Weisbrod', written in a cursive style.

Carl Weisbrod

C: A. Laremont
D. DeCerbo
J. Young
H. Yang
J. Harris
J. Lubin
File



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

RAJU MANN
DIRECTOR

PHONE: 212-788-7335
RMann@council.nyc.gov

November 13, 2014

BY HAND

Honorable Carl Weisbrod, Chairman
City Planning Commission
22 Reade Street, 2nd Flr. - 2W
New York, New York 10007-1216

RE: Application Nos.: N 140329 (A) ZRQ, C 140323 (A) ZSQ, C 140324 (A) ZSQ
and N 140325 ZAQ
Related Applications: C 140322 ZMQ and C 130384 MMQ
(Astoria Cove)

Dear Chairman Weisbrod:

On November 12, 2014, the Land Use Committee of the City Council, by a vote of 17-0-1 recommended modifications of the City Planning Commission's decisions 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 proposed modifications with the Commission:

Matter in underline is new, to be added;
Matter in ~~strikeout~~ is to be deleted;
Matter with # # is defined in Section 12-10;
Matter in ~~underlined double strikeout~~ is old, deleted by the Council;
Matter in **bold double-underlined** is new, added by the Council;
* * * indicates where unchanged text appears in the Zoning Resolution

N 140329 (A) ZRQ

23-90
INCLUSIONARY HOUSING

* * *

23-953
Special floor area compensation provisions in specified areas

Honorable Carl Weisbrod, Chairman

C 140322 ZMQ, C 140323 (A) ZSQ, C 140324 (A) ZSQ, C 130384 MMQ, N 140325 ZAQ, and
N 140329 (A) ZRQ

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- (a) Optional provisions for #large-scale general developments# in C4-6 or C5 Districts

* * *

- (b) Special provisions for #large-scale general developments# in Community District 1 in the Borough of Queens

Special provisions shall apply to #zoning lots# within a #large-scale general development# that contains R6B, R7A and R7-3 Districts within an #Inclusionary Housing designated area#, as follows:

- (1) For #zoning lots#, or portions thereof, that are located within R6B, R7A or R7-3 Districts, the base #floor area ratio# set forth in Section 23-952 shall not apply. No #residential development# or #enlargement# shall be permitted unless #affordable floor area# is provided pursuant to the provisions of this paragraph. The amount of #low-income floor area# provided shall equal no less than 10 percent of the #floor area# on such #zoning lot#, excluding any ground floor #non-residential floor area#, #floor area# within a #school#, or any #floor area# increase resulting from the provision of a #FRESH food store# ~~and the~~ ~~The sum of the~~ amount of #low-income floor area#, plus two thirds of the amount of #moderate-income floor area#, plus half of the amount of #middle income floor area#-provided shall equal no less than ~~20~~ **15** percent of the #floor area# on such #zoning lot#, excluding any ground floor #non-residential floor area#, #floor area# within a #school#, or any #floor area# increase resulting from the provision of a #FRESH food store#. **For the purposes of this paragraph (1), inclusive, #low income floor area# may be considered #moderate income floor area#;** and
- (2) The amount of #affordable floor area# utilizing #public funding# that may count toward satisfying the #affordable floor area# required in paragraph (b)(1) of this Section; ~~and the amount of #moderate income floor area# or #middle income floor area# that may be considered #low income floor area# for the purposes of satisfying the #affordable floor area# required in paragraph (b)(1) of this Section;~~ shall be determined in accordance with procedures prescribed by the City Planning Commission pursuant to the provisions of Section 74-743(Special provisions for bulk modification).

* * *

(b)(c) Special provisions for #compensated zoning lots#

* * *

**74-74
Large-Scale General Development**

* * *

**74-743
Special provisions for bulk modification**

(a) For a #large-scale general development#, the City Planning Commission may permit:

* * *

(b) In order to grant a special permit pursuant to this Section for any #large-scale general development#, the Commission shall find that:

* * *

In addition, within the former Washington Square Southeast Urban Renewal Area, within Manhattan Community District 2, where the Commission has approved a #large-scale general development#, and a #lot line# of such #large-scale general development# coincides with the boundary of a mapped #public park#, such #lot line# shall be considered to be a #street line# of a #wide street# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

Within Community District 1 in the Borough of Queens, the Commission may prescribe additional conditions to ensure that the purpose of the Inclusionary Housing program as set forth in Section 23-92 (General Provisions) is achieved in a #large-scale general development#. The Commission may establish procedures resulting in limiting the amount of #affordable floor area# utilizing #public funding# that may count toward satisfying the #affordable floor area# required in paragraph (b)(1) of Section 23-953, and in conjunction therewith, the Commission may also institute procedures that result in establishing an amount of #moderate income floor area# or #middle income floor area# that may be considered #low income floor area# for the purposes of satisfying the #affordable floor area# required in paragraph (b)(1) of Section 23-953. Any such procedures established by the Commission shall be set forth in the restrictive declaration required in connection with the grant of a special permit for such #large-scale general development#.

Honorable Carl Weisbrod, Chairman

**C 140322 ZMQ, C 140323 (A) ZSQ, C 140324 (A) ZSQ, C 130384 MMQ, N 140325 ZAQ, and
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For a phased construction program of a multi-#building# complex, the Commission may, at the time of granting a special permit, require additional information, including but not limited to a proposed time schedule for carrying out the proposed #large-scale general development#, a phasing plan showing the distribution of #bulk# and #open space# and, in the case of a site plan providing for common #open space#, common open areas or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

The Commission may prescribe additional conditions and safeguards to improve the quality of the #large-scale general development# and to minimize adverse effects on the character of the surrounding area.

* * *

In addition, the Land Use Committee approved modifications to the restrictive declaration attached as Exhibit A to the Commission's decision in C 140323(A) ZSQ, as more particularly set forth in the enclosed revised restrictive declaration. Furthermore, the following modifications are made with respect to C 140323(A) ZSK, C 140324(A) ZSQ and N 140325 ZAQ:

C 140323(A) ZSQ

1. The property that is the subject of this application (C 140323 (A) ZSQ) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by STUDIO V Architects, PLLC and WORKSHOP: Ken Smith Landscape Architect, filed with this application and incorporated in this resolution:

<u>Drawing No.</u>	<u>Title</u>	<u>Last Date Revised</u>
Z-102.A	Zoning Analysis	07/07/2014
Z-102.B	Zoning Analysis	09/22/2014
Z-103.00	Site Plan	07/07/2014
Z-200.00	Building 1 Site Plan & Base Plan Calculations	07/07/2014
Z-201.00	Building 1 Height & Setback Diagram	07/07/2014
Z-210.00	Building 2 Site Plan & Base Plan Calculations	09/22/2014
Z-211.00	Building 2 Height & Setback Diagram	07/07/2014

Honorable Carl Weisbrod, Chairman

**C 140322 ZMQ, C 140323 (A) ZSQ, C 140324 (A) ZSQ, C 130384 MMQ, N 140325 ZAQ, and
N 140329 (A) ZRQ**

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Z-220.00	Building 3 Site Plan & Base Plan Calculations	07/07/2014
Z-221.00	Building 3 Height & Setback Diagram	07/07/2014
Z-230.00	Building 4 Site Plan & Base Plan Calculations	09/22/2014
Z-231.00	Building 4 Height & Setback Diagram	09/22/2014
Z-240.00	Building 5 & School Site Plan & Base Plan Calculations	09/22/2014
Z-241.00	Building 5 & School Height & Setback Diagram	09/22/2014
Z-500.00	Overall Phasing Plan	07/07/2014
Z-501.00	Phasing Plan Phase 1	07/07/2014 <u>11/ /2014</u>
Z-502.00	Phasing Plan Phase 2	07/07/2014 <u>11/ /2014</u>
Z-503.00	Phasing Plan Phase 3	07/07/2014 <u>11/ /2014</u>
Z-504.00	Phasing Plan Phase 4	07/07/2014 <u>11/ /2014</u>
L-100.00	Waterfront Public Access Area Plan	07/07/2014
L-110.00	Zoning Calculations 1	07/07/2014
L-111.00	Zoning Calculations 2	07/07/2014
L-112.00	Zoning Calculations 3	07/07/2014
L-300.00	Overall Site Plan	07/07/2014
L-310.00	Dimension Plan North	07/07/2014
L-311.00	Dimension Plan South	07/07/2014
L-320.00	Materials Plan North	07/07/2014
L-321.00	Materials Plan South	07/07/2014
L-330.00	Grading Plan North	07/07/2014
L-331.00	Grading Plan South	07/07/2014
L-340.00	Seating Plan North	07/07/2014

Honorable Carl Weisbrod, Chairman

C 140322 ZMQ, C 140323 (A) ZSQ, C 140324 (A) ZSQ, C 130384 MMQ, N 140325 ZAQ, and

N 140329 (A) ZRQ

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L-341.00	Seating Plan South	07/07/2014
L-350.00	Furnishings Plan North	07/07/2014
L-351.00	Furnishings Plan South	07/07/2014
L-360.00	Planting Plan North	07/07/2014
L-361.00	Planting Plan South	07/07/2014
L-400.00	Landscape Sections	07/07/2014
L-401.00	Landscape Sections	07/07/2014
L-402.00	Landscape Sections	07/07/2014
L-500.00	Landscape Details Paving	07/07/2014
L-501.00	Landscape Details, Curbs, Stairs, Walls	07/07/2014
L-502.00	Landscape Details, Curbs, Stairs, Walls	07/07/2014
L-503.00	Landscape Details Fence & Gate Details	07/07/2014
L-510.00	Landscape Details Site Furnishings	07/07/2014
L-511.00	Landscape Details Site Furnishings	07/07/2014
L-512.00	Landscape Details Play Equipment	07/07/2014
L-513.00	Landscape Details Play Equipment	07/07/2014
L-514.00	Landscape Details Play Equipment	07/07/2014
L-515.00	Landscape Details Signage	07/07/2014
L-520.00	Landscape Details Planting	07/07/2014
LT-100.00	Lighting Plan North	07/07/2014
LT-101.00	Lighting Plan South	07/07/2014
LT-110.00	Photometric Plan North	07/07/2014
LT-111.00	Photometric Plan South	07/07/2014
LT-200.00	Lighting Fixture Details	07/07/2014
LT-201.00	Lighting Fixture Details	07/07/2014

Honorable Carl Weisbrod, Chairman

C 140322 ZMQ, C 140323 (A) ZSQ, C 140324 (A) ZSQ, C 130384 MMQ, N 140325 ZAQ, and
N 140329 (A) ZRQ

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LT-202.00	Lighting Fixture Details	07/07/2014
LT-400.00	Lighting Section	07/07/2014
LT-401.00	Lighting Section	07/07/2014
LT-402.00	Lighting Section	07/07/2014

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.
4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.
5. Development pursuant to this resolution shall be allowed only after the attached Restrictive Declaration attached as Exhibit A to CPC Decision C 140323(A) ZSQ, **as modified by the New York City Council as of November 12, 2014,** subject to administrative and technical changes acceptable to Counsel to the Department, is executed by 2030 Astoria Developers, LLC or its successors, and such declaration shall have been recorded and filed in the Office of the Register of the City of New York, County of Queens.
6. Such development shall conform to the procedures and requirements for determining the amount of publicly-subsidized affordable housing that may be counted toward the Inclusionary Housing requirement, as delineated in the above-mentioned Restrictive Declaration, **as modified by the New York City Council as of November 12, 2014.**
7. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of

Honorable Carl Weisbrod, Chairman

C 140322 ZMQ, C 140323 (A) ZSQ, C 140324 (A) ZSQ, C 130384 MMQ, N 140325 ZAQ, and
N 140329 (A) ZRQ

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revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.

8. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agents failure to act in accordance with the provisions of this special permit.

C 140324(A) ZSQ

1. The property that is the subject of this application (C 140324 (A) ZSQ) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by STUDIO V Architects, PLLC and WORKSHOP: Ken Smith Landscape Architect, filed with this application and incorporated in this resolution:

<u>Drawing No.</u>	<u>Title</u>	<u>Last Date Revised</u>
Z-102.A	Zoning Analysis	07/07/2014
Z-102.B	Zoning Analysis	09/22/2014
Z-103.00	Site Plan	07/07/2014
Z-200.00	Building 1 Site Plan & Base Plan Calculations	07/07/2014
Z-201.00	Building 1 Height & Setback Diagram	07/07/2014
Z-210.00	Building 2 Site Plan & Base Plan Calculations	09/22/2014
Z-211.00	Building 2 Height & Setback Diagram	07/07/2014
Z-220.00	Building 3 Site Plan & Base Plan Calculations	07/07/2014
Z-221.00	Building 3 Height & Setback Diagram	07/07/2014

Honorable Carl Weisbrod, Chairman

C 140322 ZMQ, C 140323 (A) ZSQ, C 140324 (A) ZSQ, C 130384 MMQ, N 140325 ZAQ, and
N 140329 (A) ZRQ

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Z-230.00	Building 4 Site Plan & Base Plan Calculations	09/22/2014
Z-231.00	Building 4 Height & Setback Diagram	09/22/2014
Z-240.00	Building 5 & School Site Plan & Base Plan Calculations	09/22/2014
Z-241.00	Building 5 & School Height & Setback Diagram	09/22/2014
L-100.00	Waterfront Public Access Area Plan	07/07/2014
L-110.00	Zoning Calculations 1	07/07/2014
L-111.00	Zoning Calculations 2	07/07/2014
L-112.00	Zoning Calculations 3	07/07/2014
L-300.00	Overall Site Plan	07/07/2014
L-310.00	Dimension Plan North	07/07/2014
L-311.00	Dimension Plan South	07/07/2014
L-320.00	Materials Plan North	07/07/2014
L-321.00	Materials Plan South	07/07/2014
L-330.00	Grading Plan North	07/07/2014
L-331.00	Grading Plan South	07/07/2014
L-340.00	Seating Plan North	07/07/2014
L-341.00	Seating Plan South	07/07/2014
L-350.00	Furnishings Plan North	07/07/2014

Honorable Carl Weisbrod, Chairman

C 140322 ZMQ, C 140323 (A) ZSQ, C 140324 (A) ZSQ, C 130384 MMQ, N 140325 ZAQ, and

N 140329 (A) ZRQ

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L-351.00	Furnishings Plan South	07/07/2014
L-360.00	Planting Plan North	07/07/2014
L-361.00	Planting Plan South	07/07/2014
L-400.00	Landscape Sections	07/07/2014
L-401.00	Landscape Sections	07/07/2014
L-402.00	Landscape Sections	07/07/2014
L-500.00	Landscape Details Paving	07/07/2014
L-501.00	Landscape Details, Curbs, Stairs, Walls	07/07/2014
L-502.00	Landscape Details, Curbs, Stairs, Walls	07/07/2014
L-503.00	Landscape Details Fence & Gate Details	07/07/2014
L-510.00	Landscape Details Site Furnishings	07/07/2014
L-511.00	Landscape Details Site Furnishings	07/07/2014
L-512.00	Landscape Details Play Equipment	07/07/2014
L-513.00	Landscape Details Play Equipment	07/07/2014
L-514.00	Landscape Details Play Equipment	07/07/2014
L-515.00	Landscape Details Signage	07/07/2014
L-520.00	Landscape Details Planting	07/07/2014
LT-100.00	Lighting Plan North	07/07/2014
LT-101.00	Lighting Plan South	07/07/2014
LT-110.00	Photometric Plan North	07/07/2014

Honorable Carl Weisbrod, Chairman

C 140322 ZMQ, C 140323 (A) ZSQ, C 140324 (A) ZSQ, C 130384 MMQ, N 140325 ZAQ, and
N 140329 (A) ZRQ

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LT-111.00	Photometric Plan South	07/07/2014
LT-200.00	Lighting Fixture Details	07/07/2014
LT-201.00	Lighting Fixture Details	07/07/2014
LT-202.00	Lighting Fixture Details	07/07/2014
LT-400.00	Lighting Section	07/07/2014
LT-401.00	Lighting Section	07/07/2014
LT-402.00	Lighting Section	07/07/2014

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.
4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.
5. Development pursuant to this resolution shall be allowed only after the attached Restrictive Declaration attached as Exhibit A to CPC Decision C 140323(A) ZSQ, **as modified by the New York City Council as of November 12, 2014,** subject to administrative and technical changes acceptable to Counsel to the Department, is executed by 2030 Astoria Developers, LLC or its successors, and such declaration shall have been recorded and filed in the Office of the Register of the City of New York, County of Queens.
6. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the

Honorable Carl Weisbrod, Chairman

**C 140322 ZMQ, C 140323 (A) ZSQ, C 140324 (A) ZSQ, C 130384 MMQ, N 140325 ZAQ, and
N 140329 (A) ZRQ**

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special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.

7. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agents failure to act in accordance with the provisions of this special permit.

N 140325 ZAQ

1. The property that is the subject of this application (N 140325 ZAQ) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plan, prepared by WORKSHOP: Ken Smith Landscape Architect, filed with this application and incorporated in this resolution:

<u>Drawing No.</u>	<u>Title</u>	<u>Last Date Revised</u>
L-100.00	Waterfront Public Access Area Plan	07/07/2014
L-110.00	Zoning Calculations 1	07/07/2014
L-111.00	Zoning Calculations 2	07/07/2014
L-112.00	Zoning Calculations 3	07/07/2014
L-300.00	Overall Site Plan	07/07/2014
L-310.00	Dimension Plan North	07/07/2014
L-311.00	Dimension Plan South	07/07/2014
L-320.00	Materials Plan North	07/07/2014
L-321.00	Materials Plan South	07/07/2014
L-330.00	Grading Plan North	07/07/2014
L-331.00	Grading Plan South	07/07/2014
L-340.00	Seating Plan North	07/07/2014
L-341.00	Seating Plan South	07/07/2014

Honorable Carl Weisbrod, Chairman

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N 140329 (A) ZRQ**

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L-350.00	Furnishings Plan North	07/07/2014
L-351.00	Furnishings Plan South	07/07/2014
L-360.00	Planting Plan North	07/07/2014
L-361.00	Planting Plan South	07/07/2014
L-400.00	Landscape Sections	07/07/2014
L-401.00	Landscape Sections	07/07/2014
L-402.00	Landscape Sections	07/07/2014
L-500.00	Landscape Details Paving	07/07/2014
L-501.00	Landscape Details, Curbs, Stairs, Walls	07/07/2014
L-502.00	Landscape Details, Curbs, Stairs, Walls	07/07/2014
L-503.00	Landscape Details Fence & Gate Details	07/07/2014
L-510.00	Landscape Details Site Furnishings	07/07/2014
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L-512.00	Landscape Details Play Equipment	07/07/2014
L-513.00	Landscape Details Play Equipment	07/07/2014
L-514.00	Landscape Details Play Equipment	07/07/2014
L-515.00	Landscape Details Signage	07/07/2014
L-520.00	Landscape Details Planting	07/07/2014
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LT-101.00	Lighting Plan South	07/07/2014
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LT-200.00	Lighting Fixture Details	07/07/2014
LT-201.00	Lighting Fixture Details	07/07/2014
LT-202.00	Lighting Fixture Details	07/07/2014
LT-400.00	Lighting Section	07/07/2014
LT-401.00	Lighting Section	07/07/2014

Honorable Carl Weisbrod, Chairman

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LT-402.00

Lighting Section

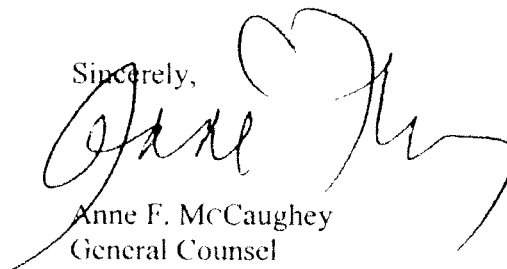
07/07/2014

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.
4. Development pursuant to this resolution shall be allowed only after the attached Restrictive Declaration attached as Exhibit A to CPC Decision C 140323(A) ZSQ, **as modified by the New York City Council as of November 12, 2014,** subject to administrative and technical changes acceptable to Counsel to the Department, is executed by 2030 Astoria Developers, LLC or its successors, and such declaration shall have been recorded and filed in the Office of the Register of the City of New York, County of Queens.
5. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the authorization.
6. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agents failure to act in accordance with the provisions of this authorization.

Honorable Carl Weisbrod, Chairman
C 140322 ZMQ, C 140323 (A) ZSQ, C 140324 (A) ZSQ, C 130384 MMQ, N 140325 ZAQ, and
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November 13, 2014
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Please feel free to contact me at (212) 788-7312 if you or your staff has any questions in this regard.

Sincerely,



Anne F. McCaughey
General Counsel

RECEIVED BY: _____

DATE: _____

TIME: _____

Encl.

- c: Members, City Planning Commission
- Raju Mann, Director, Land Use Division
- Amy Levitan, Deputy Director
- Anita Laremont, Esq., DCP
- Danielle DeCerbo, DCP
- File