



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

MANHATTAN OFFICE

Marisa Lago
DIRECTOR

Edith Hsu-Chen
DIRECTOR
MANHATTAN OFFICE

Erik Botsford
DEPUTY DIRECTOR
MANHATTAN OFFICE

May 13, 2019

Corey Johnson, Speaker
Rafael Salamanca Jr., Land Use Committee Chair
Francisco Moya, Zoning Subcommittee Chair
City Hall
New York, NY 10007

Dear Honorable Members of the Council,

Based on conversations with the City Council, the Department of City Planning (DCP) memorializes its commitment to the following additional steps regarding residential mechanical voids:

DCP will enact a follow up action to apply limits on mechanical voids to residential buildings in central business districts. These districts include the Lower Manhattan, Midtown, Hudson Yards, Long Island City, and Downtown Brooklyn Special Districts. The provisions of this follow up action will apply the principles of the mechanical voids text to the local conditions of central business districts. This follow up action will be shared with the Council in August 2019 in advance of referral in September 2019.

DCP will conduct a study of unenclosed voids in residential buildings, exploring potential abuses of the zoning resolution while considering the many desirable architectural and functional uses of unenclosed space. This study will be completed and its results shared with the Council in the Summer of 2020.

DCP will conduct a study related to the establishment of a minimum lot size for non-residential zoning lots, exploring how small, otherwise unusable zoning lots may yield unintended building forms in certain zoning districts. The results of the study will be shared with the Council in August 2019.

Sincerely,

Edith Hsu-Chen
Director, Manhattan Office
ehsuch@planning.nyc.gov

EDITH HSU-CHEN, DIRECTOR