

CITY COUNCIL  
LAND USE DIVISION

2017 SEP 19 A 10:09



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

NYC COUNCIL

2017 SEP 19 A 9:53

SPEAKER'S OFFICE

September 18, 2017

City Council  
City Hall  
New York, NY 10007

Re: 126<sup>th</sup> Street Bus Depot  
ULURP Nos. N 170276 ZRM, C 170278 PPM  
Related Applications: C 170275 ZMM, C 170093 MMM  
Borough of Manhattan

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated September 8, 2017, from the City Council regarding the proposed modification to the above-referenced applications submitted by New York City Economic Development Corporation and the Department of Citywide Administrative Services for the disposition of property located at 2460 Second Avenue (Block 1803, Lot 1), and for a zoning text amendment to modify Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing area.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on September 18, 2017, has determined that the City Council's proposed modification raises no land use or environmental issues requiring further review.

Best Regards,

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

Marisa Lago

c: Edith Hsu-Chen  
A. Laremont

D. DeCerbo  
Alison McCabe

Edwin Marshall  
Ryan Singer

Marisa Lago, Chair  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Fl. - New York, N.Y. 10271  
(212) 720-3200  
[www.nyc.gov/planning](http://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**

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

September 8, 2017

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

**Re: Application Nos.: N 170276 ZRM (L.U. No. 734)  
C 170278 PPM (L.U. No. 736)**

**Related Applications: C 170275 ZMM (L.U. No. 733)  
C 170093 MMM (L.U. No. 735)**

**126<sup>th</sup> Street Bus Depot**

Dear Chair Lago:

On September 6, 2017, the Land Use Committee of the City Council, by vote of 18-0-0 for Applications N 170276 ZRM and C 170278 PPM, recommended modifications of the City Planning Commission's decisions in the above-referenced matters.

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:

**C 170278 PPM (L.U. No. 736)**

The disposition is restricted to require the provision of a minimum of 18,000 square feet of publicly accessible open space, to be located to the maximum extent feasible, within the historic footprint of the Harlem African Burial Ground on the Disposition Area.

**Honorable Marisa Lago, Chair**

**Applications: N 170276 ZRM (L.U. No. 734) and C 170278 PPM (L.U. No. 736)**

**Related Applications: C 170275 ZMM (L.U. No. 733) and C 170093 MMM (L.U. No. 735)**

**126<sup>th</sup> Street Bus Depot**

**September 8, 2017**

**Page 2 of 4**

**N 170276 ZRM (L.U. No. 734)**

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

\* \* \*

**APPENDIX F**

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

\* \* \*

**MANHATTAN**

\* \* \*

**Manhattan Community District 11**

\* \* \*

In the C6-3 District within the area shown on the following Map 2:

Map 2. (date of adoption)

Honorable Marisa Lago, Chair

Applications: N 170276 ZRM (L.U. No. 734) and C 170278 PPM (L.U. No. 736)

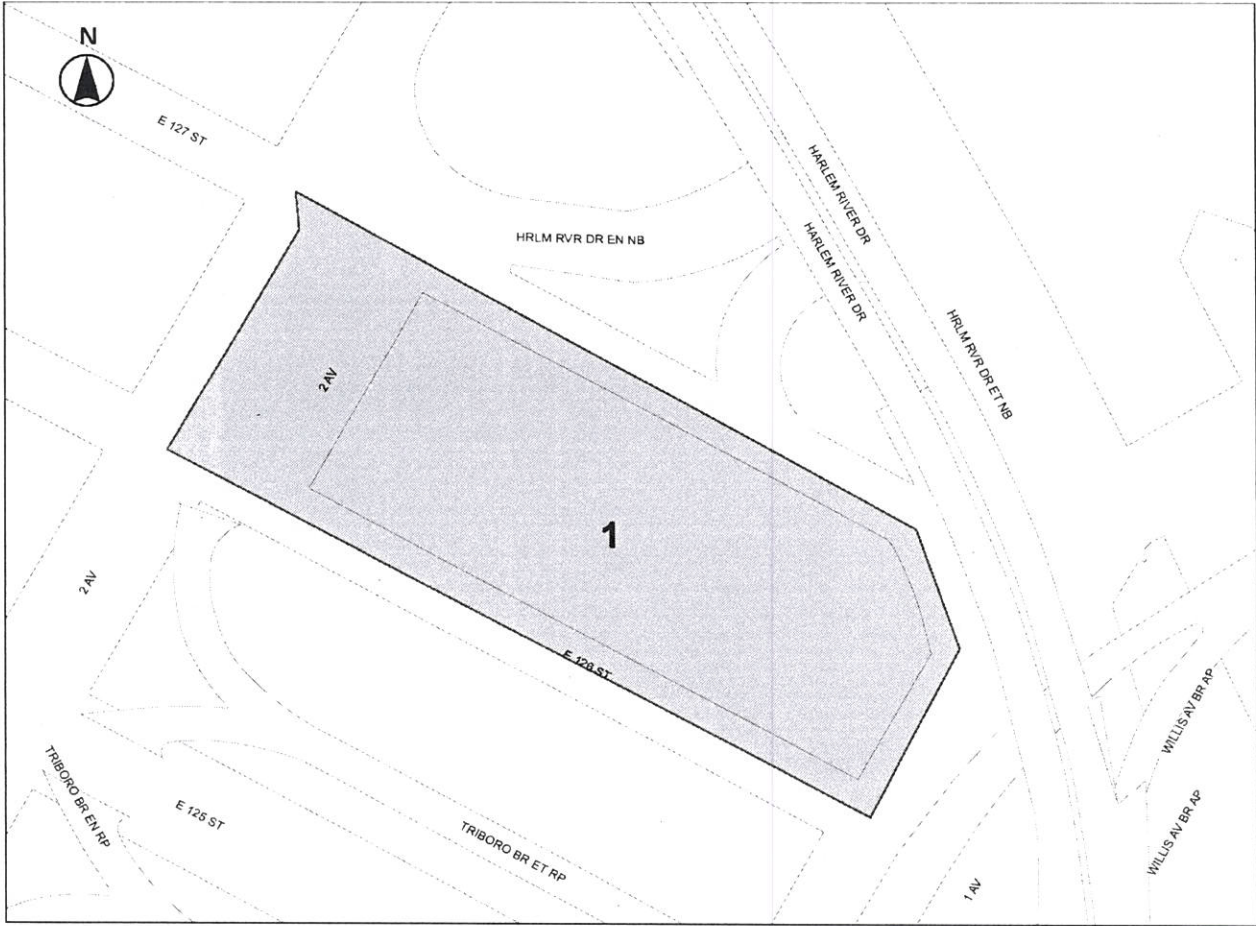
Related Applications: C 170275 ZMM (L.U. No. 733) and C 170093 MMM (L.U. No. 735)

126<sup>th</sup> Street Bus Depot

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[PROPOSED MAP]



Mandatory Inclusionary Housing area *see Section 23-154(d)(3)*

Area 1 (date of adoption) — MIH Program Option 1 and ~~Option 2~~ Deep Affordability Option

Portion of Community District 11, Manhattan

\* \* \*

**Honorable Marisa Lago, Chair**

**Applications: N 170276 ZRM (L.U. No. 734) and C 170278 PPM (L.U. No. 736)**

**Related Applications: C 170275 ZMM (L.U. No. 733) and C 170093 MMM (L.U. No. 735)**

**126<sup>th</sup> Street Bus Depot**

**September 8, 2017**

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

Sincerely,



.....  
Julie Lubin, Esq.  
General Counsel

JL:mg

RECEIVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

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