



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

To: City Planning Commission

From: Robert Dobruskin, AICP

Date: February 3, 2016

Re: **Technical Memorandum 001**  
**Zoning for Quality and Affordability Text Amendment**  
CEQR No. 15DCP104Y  
ULURP No. N160049ZRY

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On January 22, 2016, a Final Environmental Impact Statement (FEIS) was completed for the Zoning for Quality and Affordability (“ZQA”) Text Amendment, and a Notice of Completion was issued. This Technical Memorandum considers modifications the City Planning Commission is making to the zoning text as described below. This Technical Memorandum also describes minor errors in the FEIS which have been corrected.

The Technical Memorandum concludes that the proposed modifications will not result in any significant adverse environmental impact that had not been previously identified in the FEIS.

The table below lists, by Section of the Zoning Resolution, the proposed modifications to the proposed zoning text. These modifications are made to clarify and/or correct zoning text.

Section	Change
Article I, Chapter 2	
12-10	Putting quotation marks around former defined term “non-profit residences for the elderly”
12-10	Striking the word “however” from the paragraph (b) in the definition of long-term care facility
Article II, Chapter 3	
23-011 (b)(2)(ii)	Changing title in reference to Section 23-664
23-011 (b)(2)(ii)d.	Added clarifying text to cross-reference to types of transportation infrastructure listed in 23-664
23-14	Changed “as well as” to “and”

23-14	Struck "to buildings providing" in reference to AIRS
23-14	Matching text for mixed floor area with the phrasing used in other floor area sections
23-15	Added "containing residences" in reference to applicability of buildings in contextual districts
23-15	Struck "developments or enlargements providing..." and replaced with "buildings on zoning lots containing..." in reference to applicability of special provisions for affordable housing and AIRS
23-153	Struck "developments or enlargements"
23-153	Moved "in percent" from Table title to column of lot coverages
23-154	Changed "certain areas" to "specified Inclusionary Housing designated areas"
23-24	Matching text for mixed floor area with the phrasing used in other floor area sections
23-44 (b)(9)	Changing title in reference to Section 23-664
23-532	Deleted parentheses in reference to the rear yard equivalent being located within 5 feet of being midway between the two street frontages
23-533	Deleted parentheses in reference to the rear yard equivalent being located within 10 feet of being midway between the two street frontages
23-61	Added "containing residences" in reference to applicability of buildings
23-66	Changing title in reference to Section 23-664
23-66	Changing the word "through" to "pursuant to" in reference to CPC authorizations or special permits
23-661	Consolidating permitted articulation language into the prefatory language.
23-661 (a) and (b)	Restructuring phrasing of line-up provisions
23-661 (d)	Consolidating provisions pertaining to projections beyond the street line
23-662	Clarification of the measurement of the 13' in the definition of qualifying ground floor
23-662 (b)	Changed language in footnote 2 to clarify intention of rules
23-664	Change in Section title
23-664	Restructured order of prefatory sentence
23-664 (b)	Changed language in footnote 3 to clarify intention of rules
23-664 (c)	Changed the phrasing of language referring to the types of transportation infrastructure that unlock a more flexible building envelope
23-674	Changing title in reference to Section 23-664
23-692 (7)	Changing title in reference to Section 23-664
23-693	Changing title in reference to Section 23-664

Article II, Chapter 4	
24-013 (a)(4)	Clarification on application of AIRS regulations for LTCF
Article III, Chapter 3	
33-012 (a)(3)	Updating references to reflect new location of permitted obstruction in rear yard provisions
33-012 (a)(4)	Clarification on application of AIRS regulations for LTCF
Article III, Chapter 5	
35-012 (a)(3)	Updating references to reflect new location of permitted obstruction in rear yard provisions
35-012 (a)(4)	Clarification on application of AIRS regulations for LTCF
35-532	Moving rear yard obstruction provisions from height and setback section to yards section to be consistent with residential bulk structure
35-65	Changing title in reference to Section 23-664
35-651	Consolidating permitted articulation language into the prefatory language.
35-651 (c)	Correcting Section reference
35-651 (e)	Consolidating provisions pertaining to projections beyond the street line
35-651 (e)	Corrected references to street wall provisions of this Section
35-652	Changed word "within" to "in"
35-654	Change in Section title to mirror change in 23-664
35-654	Restructured order of prefatory sentence
35-654	Changing title in reference to Section 23-664
35-654	Changed the phrasing of language referring to the types of transportation infrastructure that unlock a more flexible building envelope
Article IV, Chapter 3	
43-624 (b)(2)(ii)	Changing title in reference to Section 23-664
43-624 (b)(3)(ii)	Changing title in reference to Section 23-664
Article VI, Chapter 2	
62-341 (d)	Changing title in reference to Section 23-664
62-836	Changing title to reflect new parking reduction component of special permit
62-836 (b)(3)	Denoted "community facilities" as a defined terms
Article VII, Chapter 3	
73-434	Changed "date of enactment" to "date of adoption" in describing applicability
73-435	Changed "date of enactment" to "date of adoption" in describing applicability
73-623 (a)	Changing title in reference to Section 23-664
Article VII, Chapter 4	
74-532	Denoted "community facilities" as a defined terms
Article VIII, Chapter 7	

87-21	Changing title in reference to Section 23-664
Article VIII, Chapter 8	
88-33 (b)(3)(ii)	Changing title in reference to Section 23-664
Article IX, Chapter 8	
98-423 (a)(2)	Changing title in reference to Section 23-664
Article X, Chapter 1	
101-222	Changing title in reference to Section 23-664
Article XI, Chapter 1	
111-20 (d)(4)	Changing title in reference to Section 23-664
Article XI, Chapter 5	
115-231	Inserting clarification language that the underlying height and setback provisions of Sections 23-951 and 23-664 are modified by the provisions of this Chapter
115-234	Changing title in reference to Section 23-664
Article XII, Chapter 3	
123-61	Inserting text to make clear the provisions pertaining to LTCF apply to AIRS
123-655	Inserting rear yard obstruction provision consistent with CPC modifications
123-662	Changing title in reference to Section 23-664
Article XII, Chapter 5	
125-22 (b)(2)(i)	Corrected typo in reference to underlying Inclusionary housing provisions
125-22 (b)(2)(i)	Changing title in reference to Section 23-664

The Executive Summary and Chapter 1, Project Description chapters of the FEIS have been revised to correct Tables 0-2, 1-2, and 1-20 all of which contained a typo in the column header. In addition, Chapter 22, Alternatives, has been revised to correct the name of an alternative in the Introduction section of the chapter.

These modifications and/or corrections have solely been made in order to provide further clarity in the zoning text and/or to correct minor typographical mistakes contained in the FEIS and do not alter the analytical framework or the conclusions of the FEIS. Therefore, this Technical Memorandum concludes that the proposed modifications will not result in any significant adverse environmental impact that had not been previously identified in the FEIS.