

EXHIBIT **VIII.C.3.b.**

APPLICABLE ZONING DESIGNATION



See attached for a memorandum from Greenberg Traurig, the Applicant's counsel.

**Memorandum**

**TO:** NYS Funding LLC

**FROM:** William A. Hurst

**DATE:** June 26, 2014

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**EXHIBIT VIII.C.3.b**

**8.4. ZONING DESIGNATION FOR THE PROJECT SITE**

The Project site is currently zoned “Planned Development District.” The allowable densities at the site under the Planned Development District regulations are: 515 residential units; 165,000 square feet of retail space; 250,000 square feet of office space; a 300-room hotel; and 1830 parking spaces, with a 30% variance of any of the above density allocations being permissible.