

Paragraph (b) of subdivisions 9 of section 7 or chapter 592 of the laws of 1998...is amended...: No less than the equivalent of sixty-five percent of the footprint of Pier 40 shall be passive and active public open space; provided that up to one hundred percent of this pier may be limited to park use by the general project plan. Notwithstanding any other provision of this act to the contrary, Pier 40 may be used for parking for passenger vehicles with a seating capacity of 10 passengers or less, provided however such use shall be predominantly for long-term local residential parking. No business, professional, or governmental office space shall exceed seven hundred thousand square feet, provided the trust may utilize up to an additional fifty thousand square feet of office space and fifty thousand square feet for operations space, notwithstanding the existing legal park-based commercial uses, park space, open space, parking, or any other component that will contribute to total zoning square footage, and provided further that no building or structure, including mechanical structures on top of a building or between floors, shall exceed a maximum height of eighty-eight feet. Any proposal for development or redevelopment shall give preference to adaptive re-use of the historical structure located on the pier as of the effective date of this act, provided, however, that if such re-use is determined to be unfeasible after public review of proposals submitted, any new structure erected shall maintain a public open perimeter waterside walkway surrounding the entirety of the pier or so much of the pier as is feasible and provide for playing fields no less than exists on the pier as of the effective date of this act. Development or redevelopment shall comply with all zoning and other land use laws and regulations of the city of New York, and any passive and active space that may be developed or redeveloped pursuant to any overall pier development or redevelopment proposal shall be available to the general public without professional or commercial activity;

Subdivision 11 of section 7 of chapter 592 of 1998 is amended to read as follows:

11. Except as otherwise provided in this subdivision, in paragraph (j) of subdivision 1 of this section, in paragraph (b) of subdivision 3 of this section or in chapter 288 of the laws of 2005, the trust may not enter into a lease, concession agreement, license or other agreement relating to any part of the park for periods in excess of thirty years in total; except that such duration restriction shall not apply to piers 57, 59, 60, 61, 76, 81, 83 and 98 where the trust may enter into a lease, concession agreement, license or other agreement for a term or terms that may be up to forty-nine years and except that such duration restriction shall not apply to such piers where the trust may enter into a lease, concession agreement, license or other agreement for a term or terms that may be up to ninety-nine years, provided, however, such lease, concession agreement, license or other agreement shall only occur upon the condition that such agreements are identified and authorized in a memorandum of understanding between the governor, the mayor of the city of New York, the temporary president of the senate and the speaker of the assembly after consultation with the members of the assembly and senate representing the area where the pier that is the subject of the agreement is located, and (iii) Pier 40, where the trust may enter into a lease, concession agreement, license or other agreement for a term or terms that may be up to 49 years with the option of one twenty-five year renewal, provided, however, such lease, concession agreement, license or other agreement on Pier 40 shall only occur upon a majority vote of the board.

Paragraph (vi) of subdivision (g) of section 3 of chapter 592 of the laws of 1998, as amended by chapter 517 of the laws of 2013, is amended to read as follows:

(vi) Solely on Pier 40 pursuant to the restrictions in paragraph (b) of subdivision 9 of section 7 and Pier 57, business, professional or governmental offices;

This act shall take effect immediately.