



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR**  
**OF THE**  
**LAND USE COMMITTEE**  
**FOR THE WEEK OF MARCH 14, 2016 - MARCH 18, 2016**

**DAVID G. GREENFIELD**, *Chair*, Land Use Committee

**DONOVAN J. RICHARDS**, *Chair*, Subcommittee on Zoning and Franchises

**PETER KOO**, *Chair*, Subcommittee on Landmarks, Public Siting  
and Maritime Uses

**INEZ DICKENS**, *Chair*, Subcommittee on Planning, Dispositions  
and Concessions

<http://legistar.council.nyc.gov/Calendar.aspx>

## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 A.M. on Tuesday, March 15, 2016:**

### **L.U. NOS. 345 AND 346 ARE RELATED**

#### **L.U. No. 345**

#### **3133-3135 EMMONS AVENUE**

**BROOKLYN - CB 15**

**C 150343 ZSK**

Application submitted by STGG Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant Section 94-096 of the Zoning Resolution to modify the floor area requirements of Sections 94-092 (Maximum floor area ratio), to modify the location of use requirements of Section 32-421 (Limitation on floors occupied by commercial use), the height requirements of Section 33-43 (Maximum Height of Walls and Required Setbacks), and the accessory parking requirements of Section 36-21 (General Provisions) to facilitate the 1-story enlargement of an existing 2-story commercial building, on property located at 3133-3135 Emmons Avenue (Block 8804, Lot 75), in an R5/C2-2 District, within the Special Sheepshead Bay District.

#### **L.U. No. 346**

#### **3133-3135 EMMONS AVENUE**

**BROOKLYN - CB 15**

**N 150342 ZRK**

Application submitted by STGG Realty, LLC pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning use, bulk and parking regulations in Article IX, Chapter 4 (Special Sheepshead Bay District),

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is old, to be deleted; Matter

in # # is defined in Section 12-10;

\* \* \* indicate where unchanged text appears in the Zoning Resolution

# ARTICLE IX - Special Purpose Districts

## Chapter 4 - Special Sheepshead Bay District

\* \* \*

### 94-064

#### Supplementary use regulations

The provisions of Article VII, Chapter 3 (Special Permits by the Board of Standards and Appeals), Sections 73-10 through 73-52, relating to modifications of #use#, shall not apply in the Special District, except that Section 73-36 (Physical Culture or Health Establishments) shall be applicable.

\* \* \*

### 94-09

#### Special Bulk Regulations

\* \* \*

### 94-092

#### Maximum floor area ratio

The permitted basic #floor area ratio# for #residential# or #community facility use# is 1.25 and for #commercial use# is 1.00. The permitted basic #floor area ratio# may be increased on any #zoning lot# by the amount set forth in Section 94-08 (Special Floor Area Bonus Provisions), or through transfer provisions pursuant to Section 94-094 (Authorization provisions for transfer of development rights to receiving lots) or by special permit pursuant to Section 94-096 (Special permit for floor area, location within buildings, building height and related parking modifications within Area G).

\* \* \*

### 94-096

#### Special permit for floor area, location within buildings, building height and related parking modifications within Area G

For #enlargements# to #buildings# in Area G, on #zoning lots# with a #lot area# of at least 10,000 square feet and existing on (effective date of amendment), the City Planning Commission may:

- (a) modify the provisions of Section 94-092 (Maximum floor area ratio) to increase the permitted #floor area ratio# for #commercial use# to 2.0 provided that such #enlargement#:
- (1) is designed so as not to impair the character of the surrounding area or its future development; and
  - (2) will not cause undue congestion on local #streets# or impair pedestrian circulation;
- (b) modify the height provisions of paragraph (a) of Section 33-431 (In C1 or C2 Districts with bulk governed by surrounding Residence District) relating to the requirements in Section 32-42 for location of #uses# within #buildings#, to allow a #commercial building# or portion thereof to exceed 30 feet in height or two #stories#, provided that such #building# shall not exceed a maximum height of 35 feet or three #stories#, whichever is less; and provided that the distribution of the #bulk# permits adequate access of light and air to surrounding #streets# and properties, and does not impair the view of the Bay; and
- (c) waive or reduce the number of #accessory# off-street parking spaces required by Section 36-21 (General Provisions) for such #use#, provided that the applicant has demonstrated that the number of #accessory# off-street parking spaces supplied is sufficient to meet the parking needs of such #use#.

The City Planning Commission may prescribe appropriate additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

\* \* \*

## **94-11 Special Parking Provisions**

\* \* \*

## **94-114 Exceptions to application of waiver provisions and applicability of special permits related to parking**

In areas A, B, C, D, E and F, the provisions of Section 36-23 (Waiver of

Requirements for Spaces below Minimum Number) do not apply.

The provisions relating to modifications of #parking# requirements of Article VII, Chapter 3 (Special Permits by the Board of Standards and Appeals) in Sections 73-10 through 73-52, shall not apply in the Special District.



### **SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES**

The Subcommittee on Landmarks, Public Siting and Maritime Uses public hearing scheduled for **Tuesday, March 15, 2016, in the Council Committee Room, 16th Floor, 250 Broadway, New York City, New York 10007, commencing at 11:00 A.M. has been DEFERRED.**



## **SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS**

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 P.M. on Tuesday, March 15, 2016:**

### **L.U. No. 339**

#### **JUDGE GILBERT RAMIREZ APARTMENTS**

**BRONX - CB 1**

**20165375 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for the approval of an amendment to a previously approved real property tax exemption pursuant to Subdivision 1(a) of Section 422 of the Real Property Tax Law and Section 577 of the Private Housing Finance Law for property located at Block 2283, Lot 33, Borough of the Bronx, Community District 1, Council District 8.

### **L.U. No. 340**

#### **CARMEN PARSONS HOUSING FOR THE ELDERLY**

**BRONX - CB 1**

**20165376 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for the approval of an amendment to a previously approved tax exemption pursuant to Subdivision 1(a) of Section 422 of the Real Property Tax Law and Section 577 of the Private Housing Finance Law for property located at 723 Elton Avenue (Block 2377, Lot 20), Borough of the Bronx, Community District 1, Council District 17.

### **L.U. No. 347**

#### **ACACIA GARDENS - EAST 120<sup>TH</sup> STREET**

**MANHATTAN - CB 11**

**20165414 HAM**

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for the approval of an amendment of a previously approved urban development action area project under Article 16 of the General Municipal Law; approval of the designation of the Disposition Area as an Urban Development Action Area pursuant to Section 693 of the General Municipal Law; and approval of

the Amended Project as an Urban Development Action Area Project for property located at 401-411 East 120<sup>th</sup> Street, aka 2340-2350 First Avenue (Block 1808, Lot 10 (formerly p/o 8), Borough of Manhattan, Community District 11, Council District 8.

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## **LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Committee Room, City Hall, New York City, New York 10007**, commencing at **11:00 A.M. on Thursday, March 17, 2016**, to consider all items reported out of the Subcommittees at the meetings held on Tuesday, March 15, 2016 and conduct such other business as may be necessary.