



COUNCIL OF THE CITY OF NEW YORK

CALENDAR
OF THE
LAND USE COMMITTEE
FOR THE WEEK OF APRIL 29, 2019 – MAY 7, 2019

RAFAEL SALAMANCA, JR., *Chair*, Land Use Committee

FRANCISCO P. MOYA, *Chair*, Subcommittee on Zoning and Franchises

ADRIENNE ADAMS, *Chair*, Subcommittee on Landmarks, Public Siting
and Maritime Uses

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

Table of Contents

<u>Item No.</u>		<u>Page</u>
<i><u>Subcommittee on Zoning and Franchises Public Hearing/Meeting Scheduled for 05/02/19 Commencing at 9:30 A.M., Council Chambers, City Hall</u></i>		
1.	Mana Products Text Amendments (Pre. L.U.).....	4-5
2.	66 Hudson Yards Streetscape Text Amendment (Pre. L.U.).....	6-8
3.	East Harlem Neighborhood Rezoning (Pre. L.U.s.).....	9
4.	47-15 34 th Avenue Rezoning (L.U. Nos. 403, 404).....	9-12
5.	1921 Atlantic Avenue (Pre. L.U. Nos. 386-389).....	12-15
6.	270 Park Avenue Text Amendment (L.U. No. 390).....	16-19
7.	1050 Pacific Street Rezoning (L.U. Nos. 391,392).....	19-23
8.	1010 Pacific Street Rezoning (L.U. Nos. 393, 394).....	24-26
9.	Staten Island Bus Franchise Authorizing Resolution (Res. 748)...	26

Subcommittee on Landmarks, Public Siting and Maritime Uses Public Hearing/Meeting Scheduled for 05/02/19 Commencing at 1:00 P.M., Council Chambers, City Hall

10.	Haven Green (Pre. L.U.).....	26-27
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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 Tuesday, May 7, 2019**, to consider some items reported out of the Subcommittees at the meetings held May 2, 2019, and conduct such other business as may be necessary.

LAND USE COMMITTEE
JOINT WITH
THE SUBCOMMITTEE ON ZONING AND FRANCHISES

The Land Use Committee meeting scheduled for 05/07/19 will commence at 11:00 A.M. in the Committee Room, City Hall

<u>Item No.</u>	Page
Oversight: Are City Environmental Quality Review (CEQR) procedures useful for accurately predicting and mitigating impacts of City Planning Commission decisions?	
1. <u>Int. 1531-2019</u> By Council Member Moya - <i>A Local Law</i> to amend the New York city charter, in relation to studying and reporting on the education capacity and overcrowding impacts of decisions of the city planning commission in connection with certain land use actions.....	28
2. <u>Int. 1523-2019</u> By Council Member Gjonaj - <i>A Local Law</i> to amend the New York city charter, in relation to studying and reporting on transportation impacts of decisions of the city planning commission in connection with certain land use actions.....	28
3. <u>Int. 252-2018</u> By Council Member Reynoso - <i>A Local Law</i> to amend the New York city charter, in relation to tracking mitigation strategies in final environmental impact statements as part of the uniform land use review process.....	28
4. <u>Int. 1487-2018</u> By Council Member Moya - <i>A Local Law</i> to amend the New York city charter, in relation to studying the incidence of secondary displacement resulting from neighborhood rezonings.....	28
5. <u>Res. 9-2018</u> By Council Member Barron - <i>Resolution</i> calling on the Mayor, the Mayor’s Office of Environmental Coordination, the New	

York City Planning Commission, the New York City Department of City Planning, and all other relevant City agencies to re-examine the standards in the CEQR regulations and the Technical Manual for assessing when a possible adverse impact on a neighborhood’s character or socioeconomic status requires a detailed analysis and possible mitigation, and calling on the relevant agencies, when such significant adverse impacts are identified, consistently to seek mitigation or development alternatives that provide long-term or permanent protection for the residents, businesses, and character of the affected community, including through the provision of permanently affordable housing and commercial space.....

28-29

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Council Chambers, City Hall**, New York City, New York 10007, commencing at **9:30 A.M., Thursday, May 2, 2019:**

PRECONSIDERED L.U.

MANA PRODUCTS TEXT AMENDMENTS

QUEENS CB - 2

N 180518 ZRQ

Application submitted by 27-11 49th Avenue 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, to expand the qualifications for enlargement in Article IV, Chapter 3 (Manufacturing District Regulations – Bulk Regulations).

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

ARTICLE IV

MANUFACTURING DISTRICT REGULATIONS

Chapter 3

Bulk Regulations

43-00

FLOOR AREA REGULATIONS

* * *

43-12

Maximum Floor Area Ratio

* * *

43-121

Expansion of existing manufacturing buildings

M1 M2 M3

In all districts, as indicated, where a #building or other structure# used for a conforming #manufacturing use# was in existence prior to December 15, 1961, such #building or other structure# may be expanded for a #manufacturing use#. Such expansion may consist of an #enlargement#, or additional #development#, on the same #zoning lot#, provided that:

(a) the resulting total #floor area# shall not be greater than the highest of:

- (1) 150 percent of the #floor area# existing on December 15, 1961; or
- (2) 110 percent of the maximum #floor area# otherwise permitted under the provisions of Section 43-12 (Maximum Floor Area Ratio).

(b) the resulting #floor area ratio# shall not exceed the highest of:

- (1) 150 percent of the maximum #floor area ratio# otherwise permitted under the provisions of Section 43-12;
- (2) 110 percent of the #floor area ratio# existing on December 15, 1961; or
- (3) a #floor area ratio# of 2.4, provided that in the event this paragraph, (b)(3), is utilized, the City Planning Commission shall administratively certify and the City Council approve, that such expansion will not adversely affect the surrounding area.

In an M3-2 District within the Long Island City Subarea 2 Designated Area (as set forth in APPENDIX J of this Resolution), the provisions of this Section shall also apply to a #building or other structure# on a #zoning lot# larger than two acres, used for a conforming #manufacturing use#, that was in existence prior to December 31, 1965.

The parking reduction provisions of Section 44-27 (Special Provisions for Expansion of Existing Manufacturing Buildings) shall apply to such expansion.

* * *

PRECONSIDERED L.U.

66 HUDSON YARDS STREETScape TEXT AMENDMENT

MANHATTAN CB - 4

N 190205 ZRM

Application submitted by 509 W 34, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article IX, Chapter 3 (Special Hudson Yards District) for the purpose of modifying lobby and street tree provisions in Four Corners Subarea A2.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

ARTICLE IX - SPECIAL PURPOSE DISTRICTS

Chapter 3 Special Hudson Yards District

93-10

USE REGULATIONS

* * *

93-14 Ground Floor Level Requirements

The following provisions relating to retail continuity and transparency requirements shall apply to all subdistricts in the #Special Hudson Yards District#, except that the provisions of this Section shall not apply along the northern #street# frontage of West 35th through West 39th Streets within 100 feet of Eleventh Avenue, as shown on Map 2 (Mandatory Ground Floor Retail) in Appendix A of this Chapter. However, any #zoning lot# fronting on such #streets# and partially within 100 feet of Eleventh Avenue may, as an alternative, apply the provisions of this Section to the entire West 35th, West 36th, West 37th, West 38th or West 39th Street frontage of the #zoning lot#.

(a) Retail continuity along designated streets in Subdistricts A, B, C, D and E

Map 2 in Appendix A of this Chapter specifies locations where the special

ground floor use and transparency requirements of this Section apply. Such regulations shall apply along either 100 percent or 50 percent of the building's street frontage, as indicated on Map 2.

Uses within stories that have a floor level within five feet of curb level shall be limited to commercial uses permitted by the underlying district, not including uses listed in Use Groups 6B, 6E, 7C, 7D, 8C, 8D, 9B, 10B, 11 or 12D. Such uses shall comply with the minimum depth provisions of Section 37-32 (Ground Floor Depth Requirements for Certain Uses).

A building's street frontage shall be allocated exclusively to such uses, except for lobby space, entryways, entrances to subway stations, other subway-related uses as described in Section 93-65 (Transit Facilities), or within the Eastern Rail Yard Subarea A1 where such retail continuity requirements are applicable to building walls facing certain public access areas, pursuant to Section 93-71, as follows:

- (1) for building walls facing the outdoor plaza described in Section 93-71, paragraph (b): the through block connection described in Section 93-71, paragraph (d), and the connection to the public plaza described in Section 93-71, paragraph (e);
- (2) for building walls facing the through block connection described in Section 93-71, paragraph (d): the outdoor plaza described in Section 93-71, paragraph (b);
- (3) for building walls facing the connection to the public plaza described in Section 93-71, paragraph (e): the outdoor plaza described in Section 93-71, paragraph (b) and the public plaza described in Section 93-71, paragraph (c); or
- (4) a combination of retail uses and public access areas so as to satisfy such depth requirement for retail continuity.

The length of street frontage (exclusive of any portion of such street frontage allocated to entrances to subway stations and other subway-related

uses) occupied by lobby space or entryways shall comply with the

applicable provisions for Type 2 lobbies in Section 3733 (Maximum Width of Certain Uses), except ~~that~~ within the Eastern Rail Yard Subarea A1, where the width of a lobby located on a #building# wall facing the eastern boundary of the outdoor plaza may occupy 120 feet or 25 percent of such #building# wall, whichever is less-, and within the Four Corners Subarea A2 of the Large-Scale Plan Subdistrict A, for a #development# occupying a full #block# with frontage on Hudson Boulevard East and Tenth Avenue and having two million square feet or more of #floor area#, the width of a lobby located on the Hudson Boulevard East #street# frontage or the Tenth Avenue #street# frontage may occupy up to 70 feet of the #building# wall width of the #building# located on such frontage.

* * *

93-60

MANDATORY IMPROVEMENTS

* * *

93-62 Street Tree Planting

In addition to the applicable underlying #street# tree planting requirements, in the Four Corners Subarea A2 of the Large-Scale Subdistrict A, trees shall also be planted along the #street# edge of the mandatory sidewalk widenings along West 34th Street. All such trees shall be provided for the entire length of the #street# frontage of the #zoning lot#, at maximum intervals of 25 feet.

Trees shall be planted in gratings flush to grade in at least 200 cubic feet of soil per tree with a depth of soil at least three feet, six inches. Species shall be selected and installed in accordance with specifications established by the Department of Parks and Recreation. The provisions of this Section shall not apply where the Department of Parks and Recreation determines that such tree planting would be infeasible.

* * *

PRECONSIDERED L.US. ARE RELATED

PRECONSIDERED L.U.

EAST HARLEM NEIGHBORHOOD REZONING

MANHATTAN CB - 11

C 190235 ZMM

Application submitted by New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b by eliminating a Special East Harlem Corridors District (EHC) bounded by a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue, East 115th Street, and a line 100 feet easterly of Park Avenue, as shown on a diagram (for illustrative purposes only) dated December 17, 2018.

PRECONSIDERED L.U.

EAST HARLEM NEIGHBORHOOD REZONING

MANHATTAN CB - 11

N 190236 ZRM

Application submitted by the New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article III, Chapter 7 (Special Urban Design Regulations) and modifying the Special East Harlem Corridors District (Article XIII, Chapter 8).

The full zoning text may be viewed at the following website:

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

L.U. NOS. 403 AND 404 ARE RELATED

L.U. No. 403

47-15 34TH AVENUE REZONING

QUEENS CB - 1

C 180530 ZMQ

Application submitted by Ashley Young LLC and John Young Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b:

1. changing from an R5 District to an R6B District property bounded by a line 150

northeasterly of 34th Avenue, 47th Street, a line 140 feet northeasterly of 34th Avenue, and a line midway between 46th Street and 47th Street;

2. changing from a C8-1 District to an R6B District property bounded by a line 140 feet northeasterly of 34th Avenue, 47th Street, 34th Avenue a line 50 feet northwesterly of 47th Street, a line 100 feet northeasterly of 34th Avenue, and a line midway between 46th Street and 47th Street;
3. changing from an R5 District to an R7X District property bounded by a line 150 feet northeasterly of 34th Avenue, 48th Street, a line 140 feet northeasterly of 34th Avenue, and 47th Street;
4. changing from a C8-1 District to an R7X District property bounded by a line 140 feet northeasterly of 34th Avenue, 48th Street, 34th Avenue, and 47th Street;
5. establishing within existing and proposed R6B Districts a C2-4 district bounded by a line 150 feet northeasterly of 34th Avenue, 47th Street, 34th Avenue, and a line midway between 46th Street and 47th Street; and,
6. establishing within a proposed R7X District a C2-4 District bounded by a line 150 feet northeasterly of 34th Avenue, 48th Street, 34th Avenue, and 47th Street;

as shown on a diagram (for illustrative purposes only) dated November 13, 2018, and subject to the conditions of CEQR Declaration E-509.

L.U. No. 404

47-15 34TH AVENUE REZONING

QUEENS CB - 1

N 180529 ZRQ

Application submitted by Ashley Young, LLC, and John Young Associates, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

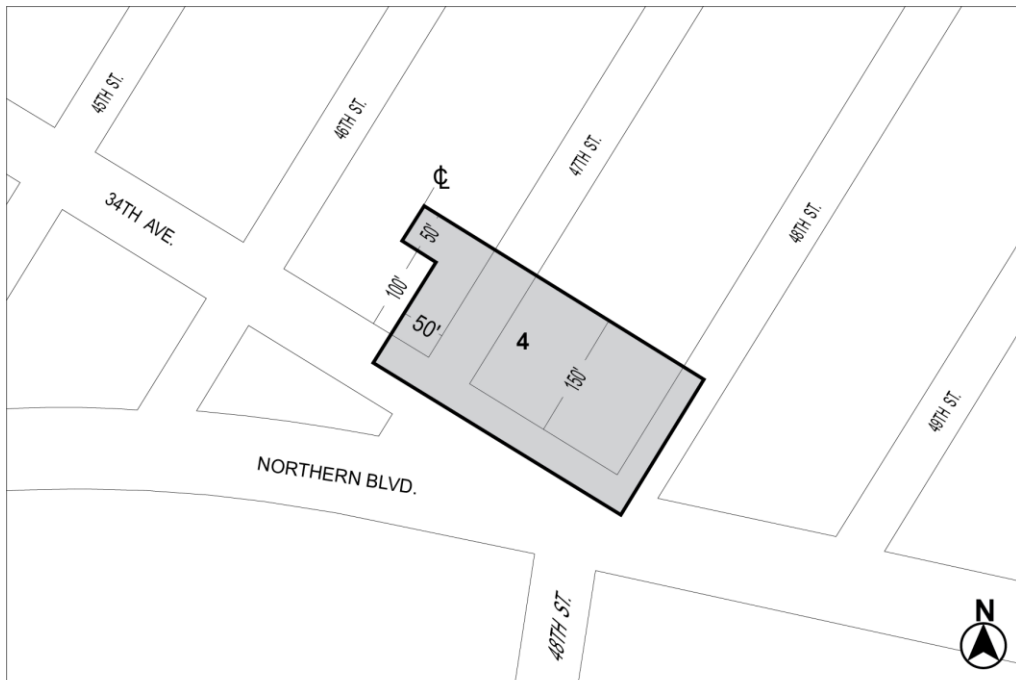
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Queens Community District 1

* * *

Map 5 - [date of adoption]

[PROPOSED MAP]



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

Area 4 — [date of adoption] — MIH Program Option 2

Portion of Community District 1, Queens

PRECONSIDERED L.U. NOS. 386 THROUGH 389 ARE RELATED

PRECONSIDERED L.U. NO. 386

The public hearing on this item was held on April 2, 2019

and closed. It was laid over by the Subcommittee on

Zoning and Franchises

1921 ATLANTIC AVENUE

BROOKLYN CB - 3

C 190160 HAK

Application submitted by the NYC Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of properties located at 17-23 Prescott Place, 18-22 Bancroft Place and 1911-1923 Atlantic Avenue (Block 1557, Lots 1, 2, 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37 and 38) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of properties located at Block 1557, Lots 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36 and 37 to a developer to be selected by HPD;

to facilitate a mixed-use development containing approximately 235 affordable housing units, commercial and community facility space.

PRECONSIDERED L.U. NO. 387

The public hearing on this item was held

on April 2, 2019

*and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

1921 ATLANTIC AVENUE

BROOKLYN CB - 3

C 190161 ZMK

Application submitted by NYC Department of Housing Preservation and Development and DTF Atlantic, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17a:

1. eliminating a Special Mixed Use District (MX-10) bounded by a line midway between Herkimer Street and Atlantic Avenue, Bancroft Place, the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), and Prescott Place;
2. changing an M1-1/R7D District to an R8A District property bounded by a line midway between Herkimer Street and Atlantic Avenue, Bancroft Place, the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), and Prescott Place; and
3. establishing within the proposed R8A District a C2-4 District bounded by a line 100 feet northerly of Atlantic Avenue, Bancroft Place, the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), and Prescott Place;

as shown on a diagram (for illustrative purposes only) dated November 13, 2018.

PRECONSIDERED L.U. NO. 388

The public hearing on this item was held on April 2, 2019

*and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

1921 ATLANTIC AVENUE

BROOKLYN CB - 3

N 190162 ZRK

Application submitted by NYC Department of Housing Preservation and Development and DTF Atlantic, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York,

modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

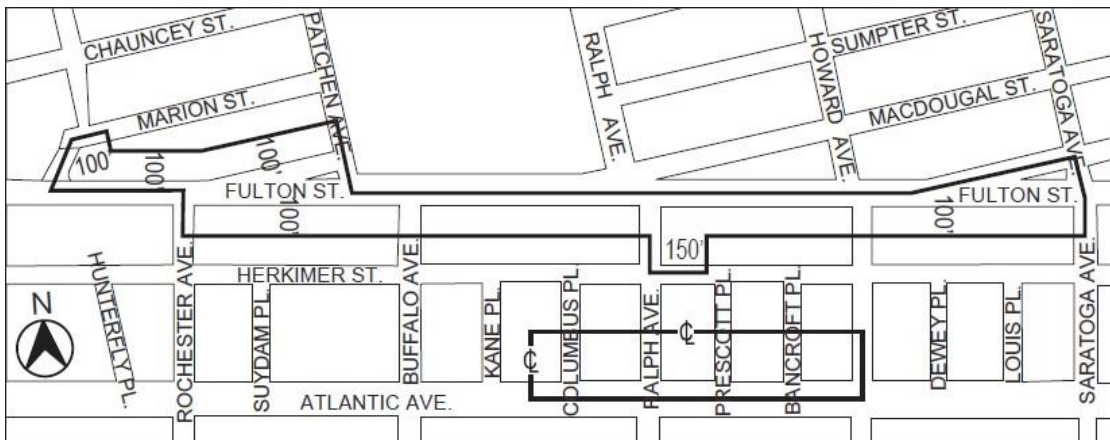
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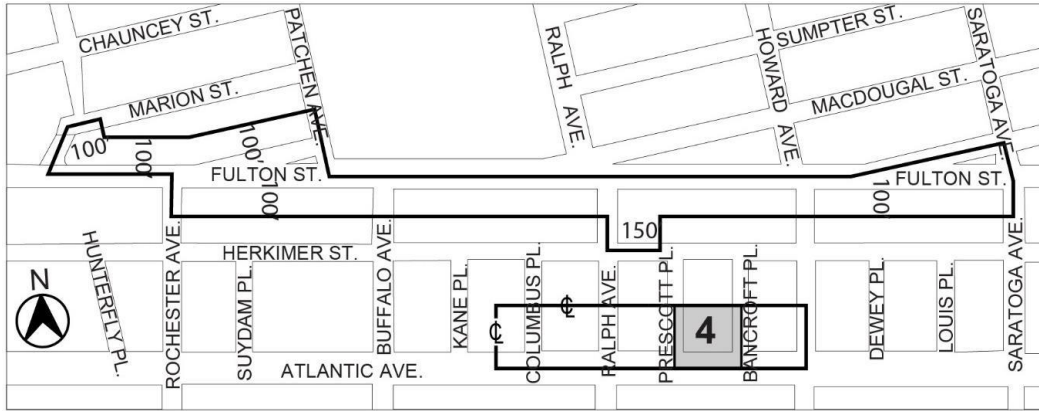
Brooklyn Community District 3



[EXISTING MAP]

Map 2 – (10/29/07)



[PROPOSED MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area see Section 23-154 (d) (3)

Area 4 [date of adoption] – MIH Program Option 1

Portion of Community District 3, Borough of Brooklyn

PRECONSIDERED L.U. NO. 389

The public hearing on this item was held on April 2, 2019 and closed. It was laid over by the Subcommittee on Zoning and Franchises

1921 ATLANTIC AVENUE

BROOKLYN CB - 3

C 190163 HUK

Application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the first amendment to the Saratoga Square Urban Renewal Plan for the Saratoga Square Urban Renewal Area.

L.U. No. 390

The public hearing on this item was held 15

on April 16, 2019

*and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

270 Park Avenue Text Amendment

MANHATTAN CB-5

N 190180 (A) ZRM

Application submitted by JPMorgan Chase Bank, N.A., pursuant to Section 201 of the New York City Charter, for an amendment of Article VIII, Chapter 1 (Special Midtown District) of the Zoning Resolution of the City of New York, modifying retail continuity, street wall and plaza design requirements for publicly accessible spaces in the East Midtown Subdistrict.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

ARTICLE VIII

SPECIAL PURPOSE DISTRICTS

Chapter 1

Special Midtown District

* * *

81-681

Mandatory requirements for qualifying sites

* * *

(b) Mandatory publicly accessible space requirements for qualifying sites

* * *

(1) Type and minimum size

* * *

(iii) A #qualifying site# with a #lot area# of 65,000 square feet or greater shall provide an open publicly accessible space with an

area of not less than 10,000 square feet. Where such #qualifying site# has a #through lot# portion, such #qualifying site# shall provide an open publicly accessible space across the #through lot# portion.

However, for a #qualifying site# with a #lot area# of 80,000 square feet or greater that includes an existing entrance to a rail mass-transit facility located outside the #through lot# portion of the #zoning lot#, such open publicly accessible space may be located so as to include the entrance to a rail masstransit facility, provided that such open publicly accessible space adjoins a #street# or a required sidewalk widening, as applicable.

(1) Design requirements for publicly accessible spaces

(i) Open publicly accessible space

For open publicly accessible space, the provisions of Section 37-70, inclusive, shall apply, except that the provisions of Section 37-713 (Locational restrictions) shall not apply. In addition, the following modifications or waivers may be applied under certain circumstances:

a. For #qualifying sites# where an open publicly accessible space is permitted to adjoin a #street# or a required sidewalk widening to accommodate an entrance to a rail mass-transit facility in accordance with paragraph (b)(1)(iii) of this Section, and the majority of the subsurface area of such #qualifying site# is occupied by a railroad right-of-way, thus imposing practical difficulty in configuring the #building# or required publicly accessible space:

1. the provisions of Sections 81-42 (Retail Continuity Along Designated Streets), 81-43 (Street Wall Continuity Along Designated Streets), and 81-671 (Special street wall requirements), paragraph (d) of

Section 37-₁₇715 (Requirements for major portions of

public plazas) need not apply;

2. where #street wall# requirements are not applied, the provisions of paragraph (a) and (b) of Section 37-726 (Permitted obstructions) may be modified to allow a portion of a publicly accessible open space to be covered by a #building or other structure#, provided that there is an average separation of at least 50 feet between the level of such publicly accessible open space and any portion of #building# above, and further provided that any such portion shall be located no lower than 40 feet above the level of such publicly accessible open space. In addition, such #building or other structure# shall not obstruct more than 60 percent of the area of such publicly accessible open space;
3. the provisions of paragraphs (a) and (c) of Section 37-76 (Mandatory Allocation of Frontages for Permitted Uses) need not apply, where at least one food service kiosk shall abut or be included within such open publicly accessible space. The size limitations of paragraph (a), and the certification requirements of paragraph (c) of Section 37-73 shall not apply to such kiosk.
4. where the provisions of paragraph (d) of Section 37-715 are not applied , the provisions of Section 37-721(a) (Sidewalk frontage) may be modified to require no more than 40 percent of the area within 15 feet of any such #street line# to be free of obstructions and the provisions of Section 37-741 (Seating), may be modified to exclude the length of any such #street line# from the calculation of the amount of seating required within 15 feet of such #street line#.

b. For #qualifying sites# where an open publicly accessible

space is permitted to adjoin a #street# or a required sidewalk widening to accommodate an entrance to a rail mass-transit facility in accordance with paragraph (b)(1)(iii) of this Section, the Chairperson of the City Planning Commission shall permit modifications to the remaining provisions of Section 37-70, inclusive, upon certification to the Department of Buildings that such modifications address practical difficulties resulting from the presence of the entrance to a rail masstransit facility within the open publicly accessible space .

L.U. NOS. 391 AND 392 ARE RELATED

L.U. No. 391

*The public hearing on this item was held on April 16, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

1050 PACIFIC STREET REZONING

BROOKLYN CB - 8

C 160175 ZMK

Application submitted by 1050 Pacific LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c by:

1. changing from an M1-1 District to an M1-4/R7A District property bounded by Pacific Street, a line 225 feet southeasterly of Classon Avenue, Dean Street, and Classon Avenue; and,
2. establishing a Special Mixed Use District (MX-20) bounded by Pacific Street, a line 225 feet southeasterly of Classon Avenue, Dean Street, and Classon Avenue;

as shown on a diagram (for illustrative purposes only) dated October 29, 2018 and subject to the conditions of CEQR Declaration E-510.

*The public hearing on this item was held on April 16, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

1050 PACIFIC STREET REZONING

BROOKLYN CB - 8

N 160176 ZRK

Application submitted by 1050 Pacific LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York,

modifying Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a Special Mixed Use District (MX-20) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

**ARTICLE XII
SPECIAL PURPOSE DISTRICTS**

**Chapter 3
Special Mixed Use District**

* * *

123-63

**Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots
Containing Only Residential Buildings in R6, R7, R8 and R9 Districts**

* * *

#Special Mixed Use District#	Designated #Residence District#
MX-1 – Community District 1, The Bronx	R6A R7D
MX 2 - Community District 2, Brooklyn	R7A R8A
MX 4 – Community District 3, Brooklyn	R6A
MX 8 - Community District 1, Brooklyn	R6 R6A R6B R7A
MX 11 - Community District 6, Brooklyn	R7-2

MX 13 – Community District 1, The Bronx	R6A R7A R7X R8A
MX 14 - Community District 6, The Bronx	R7A R7X
MX 16 - Community Districts 5 and 16, Brooklyn	R6A R7A R7D R8A
<u>MX 20 – Community District 8, Brooklyn</u>	<u>R7A</u>

* * *

123-90

SPECIAL MIXED USE DISTRICTS SPECIFIED

The #Special Mixed Use District# is mapped in the following areas:

* * *

#Special Mixed Use District# - 17: (3/22/18)

Hunts Point, the Bronx

The #Special Mixed Use District# - 17 is established in Hunts Point in The Bronx as indicated on the #zoning maps#.

#Special Mixed Use District# - 20: [date of adoption]

Crown Heights West, Brooklyn

The #Special Mixed Use District# - 20 is established in Crown Heights West in Brooklyn as indicated on the #zoning maps#.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

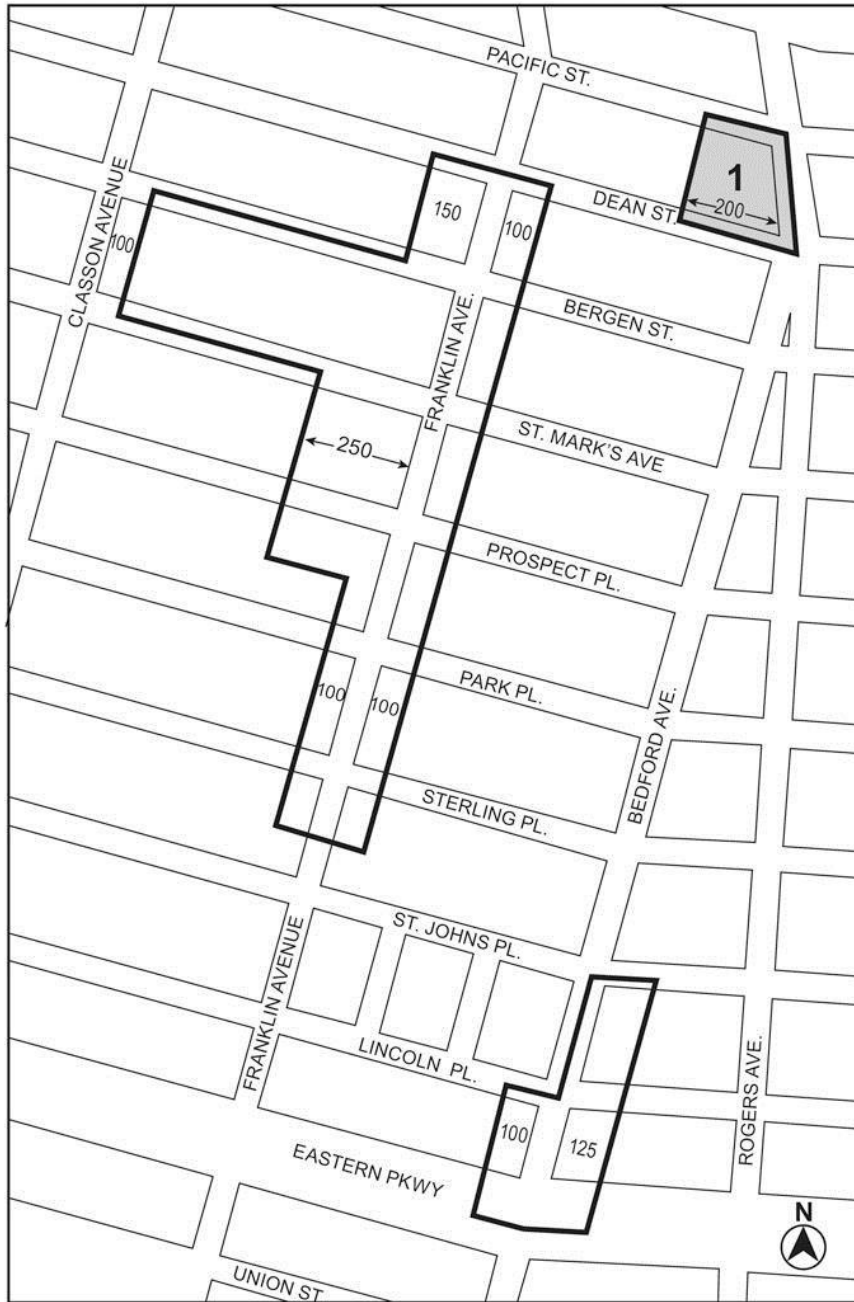
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* * *

Brooklyn Community District 8

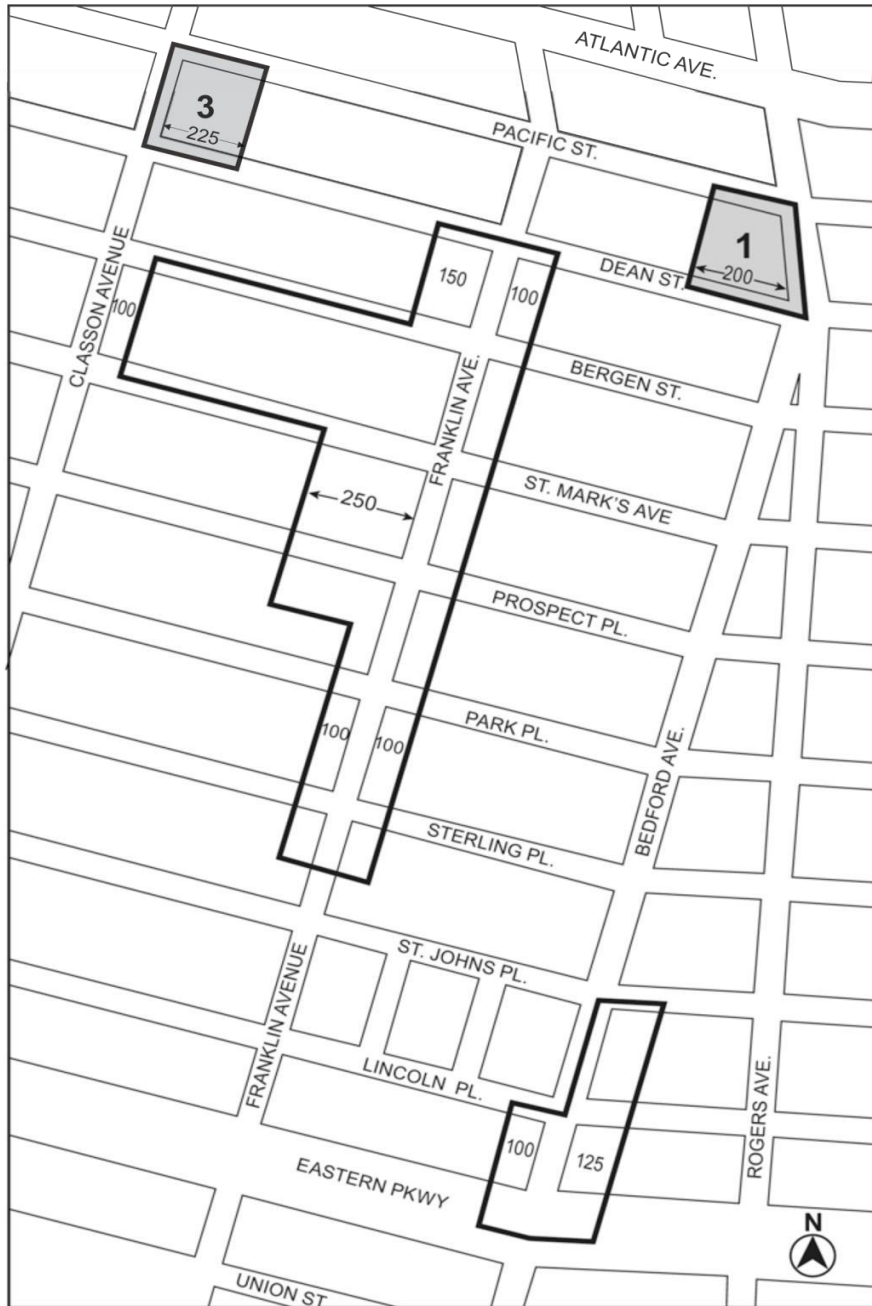
Map 1 - (date of adoption)



[EXISTING MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area 1 – 7/20/17 MIH Program Option 1

[PROPOSED MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
- Area 1 – 7/20/17 MIH Program Option 1
- Area 3 – [date of adoption] – MIH Program Option 1 and Option 2

Portion of Community District 8, Brooklyn

L.U. No. 393

*The public hearing on this item was held on April 16, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

1010 PACIFIC STREET REZONING

BROOKLYN CB - 8

C 180042 ZMK

Application submitted by 1010 Pacific Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 16c:

1. changing from an M1-1 District to an R7D District property bounded by Pacific Street, Classon Avenue, a line midway between Pacific Street and Dean Street, and a line 440 feet northwesterly of Classon Avenue; and
2. establishing within the proposed R7D District a C2-4 District bounded by Pacific Street, Classon Avenue, a line midway between Pacific Street and Dean Street, and a line 440 feet northwesterly of Classon Avenue;

as shown on a diagram (for illustrative purposes only) dated October 29, 2018, and subject to the conditions of CEQR Declaration E-503.

L.U. No. 394

*The public hearing on this item was held on April 16, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

1010 PACIFIC STREET REZONING

BROOKLYN CB - 8

N 180043 ZRK

Application submitted by 1010 Pacific Street LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

Brooklyn Community District 8

* * *

Map 3 - [date of adoption]



Inclusionary Housing Designated Area



Mandatory Inclusionary Housing Program Area - *see Section 23-154(d)(3)*
Area 3 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 8, Brooklyn

* * *

RES. NO. 748

*The public hearing on this item was held on **February 14, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

CITYWIDE

20195397 BFY

Resolution pursuant to Section 363 of the New York City Charter, authorizing the New York City Department of Transportation to grant a non-exclusive franchise for the provision of bus service between Manhattan and Staten Island.



SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matter in the **Council Chambers, City Hall**, New York City, New York 10007, commencing at **1:00 P.M. Thursday, May 2, 2019:**

PRECONSIDERED L.U.

HAVEN GREEN

MANHATTAN CB - 2

C 190184 HAM

Application submitted by the NYC Department of Housing Preservation and Development (HPD)

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 199-207 Elizabeth Street a.k.a 222-230 Mott Street (Block 493, Lot 30) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;

2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate development of a building containing approximately 123 affordable housing units, community facility and open space.

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 Tuesday, May 7, 2019**, to consider some items reported out of the Subcommittees at the meetings held May 2, 2019, and conduct such other business as may be necessary.

THE LAND USE COMMITTEE JOINT WITH THE SUBCOMMITTEE ON ZONING AND FRANCHISES

In addition the regular business of the Land Use committee, on **May 7, 2019 at 11:00 A.M., in the City Hall Committee Room**, the Committee on Land Use will hold a joint hearing with the Subcommittee on Zoning and Franchises on the following oversight topic and legislation. Anyone who wishes to testify on this topic or this legislation should bring **30 copies** of their written testimony to the hearing.

Int. No. 1531

By Council Member Moya

A Local Law to amend the New York city charter, in relation to studying and reporting on the education capacity and overcrowding impacts of decisions of the city planning commission in connection with certain land use actions.

Int. No. 1523

By Council Member Gjonaj

A Local Law to amend the New York city charter, in relation to studying and reporting on transportation impacts of decisions of the city planning commission in connection with certain land use actions.

Int. No. 252

By Council Member Reynoso

A Local Law to amend the New York city charter, in relation to tracking mitigation strategies in final environmental impact statements as part of the uniform land use review process.

Int. No. 1487

By Council Member Moya

A Local Law to amend the New York city charter, in relation to studying the incidence of secondary displacement resulting from neighborhood rezonings.

Res. No. 9

By Council Member Barron

Resolution calling on the Mayor, the Mayor's Office of Environmental Coordination, the New York City Planning Commission, the New York City Department of City Planning, and all other relevant City agencies to re-examine the standards in the CEQR regulations and the Technical Manual for assessing when a possible adverse impact on a

neighborhood's character or socioeconomic status requires a detailed analysis and possible mitigation, and calling on the relevant agencies, when such significant

adverse impacts are identified, consistently to seek mitigation or development alternatives that provide long-term or permanent protection for the residents, businesses, and character of the affected community, including through the provision of permanently affordable housing and commercial space.

Oversight: Are City Environmental Quality Review (CEQR) procedures useful for accurately predicting and mitigating impacts of City Planning Commission decisions?

Contact: Jeff Campagna, Deputy General Counsel at jcampagna@council.nyc.gov

