



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF 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>

LAND USE COMMITTEE

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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

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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.....	7
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4. **Int. 1487-2018** 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..... 8

5. **Res. 9-2018** 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..... 8

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.

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

PRECONSIDERED L.U. NO. 386

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

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

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.

PRECONSIDERED L.U. No. 389

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

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.

L.U. NOS. 391 AND 392 ARE RELATED

L.U. No. 391

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.

L.U. No. 392

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.

L.U. NOS. 393 AND 394 ARE RELATED

L.U. No. 393

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

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.

LAND USE COMMITTEE
JOINT WITH
THE SUBCOMMITTEE ON ZONING AND FRANCHISES

In addition to 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?

