



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA  
OF THE  
LAND USE COMMITTEE  
FOR THE MEETING OF MARCH 17, 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>

**AGENDA  
OF THE  
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**, and will consider the following items and conduct such other business as may be necessary:

**L.U. No. 334  
MANDATORY INCLUSIONARY HOUSING  
CITYWIDE N 160051 ZRY**

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 to create a Mandatory Inclusionary Housing program that would require, through zoning actions, a share of new housing to be permanently affordable.

To view the proposed text amendment, see <http://labs.council.nyc/land-use/mih-zqa/mih/>, or contact the New York City Council, Land Use Division, 250 Broadway, 16<sup>th</sup> Floor, New York, NY 10007, PHONE # 212-788-7302.

**L.U. No. 335  
ZONING FOR QUALITY AND AFFORDABILITY  
CITYWIDE N 160049 ZRY**

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 to modify various sections to change definitions and regulations for bulk and parking.

To view the proposed text amendment, see <http://labs.council.nyc/land-use/mih-zqa/zqa/>, or contact the New York City Council, Land Use Division, 250 Broadway, 16<sup>th</sup> Floor, New York, NY 10007, PHONE # 212-788-7302.

**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. 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).

**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.

