

CITY COUNCIL
LAND USE DIVISION

2016 NOV 14 P 3:44



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NYC COUNCIL

2016 NOV 14 P 3:12

SPEAKER'S OFFICE

November 14, 2016

City Council
City Hall
New York, NY 10007

Re: 141 Willoughby Street
Application No.: N 160029 ZRK (LU 474)
Related Applications Nos.: C 160030 ZMK (LU 472) and C 160054 MMK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated November 4, 2016, from the City Council regarding the proposed modification to the above-referenced application submitted by 385 Gold Property Investors IIA, LLC modifying Article X, Chapter 1 (Special Downtown Brooklyn District) to add a C6-6 District and update its bulk and envelope regulations, and modifying Appendix F (Inclusionary Housing Designated Areas) to add a Mandatory Inclusionary Housing Area within Community District 2 in Brooklyn.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on November 14, 2016, has determined that the City Council's proposed modification raises no land use or environmental issues requiring further review.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kenneth J. Knuckles".

Kenneth J. Knuckles, Esq.
Vice Chairman

c: W. Von Engel
A. Laremont

D. DeCerbo
J. Harris

A. Sommer
J. Mangin

Carl Weisbrod, Chairman
City Planning Commission
22 Reade Street – 2N, New York, N.Y. 10007-1216
(212) 720-3200 FAX (212) 720-3219
www.nyc.gov/planning



THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
250 BROADWAY - ROOM 1602
NEW YORK NEW YORK 10007

RAJU MANN
DIRECTOR

TEL.: 212-788-7335
RMann@council.nyc.gov

November 4, 2016

BY HAND

Honorable Carl Weisbrod, Chairman
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

RE: 141 Willoughby Street Rezoning
Application No.: N 160029 ZRK (LU 474)
Related Applications Nos.: C 160030 ZMK (LU 472) and C 160054 MMK

Dear Chairman Weisbrod:

On November 3, 2016, the Land Use Committee of the City Council, by a vote of 17-1-1 for N 160029 ZRK, recommended modifications of the City Planning Commission's decision in the above-referenced matter.

Pursuant to Section 197-d(d) of the City Charter and Section 11.70 of the Rules of the Council, I hereby file the proposed modifications with the Commission:

Matter in underline is new, to be added;

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

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

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

Matter in ~~double-strikeout~~ is deleted by the City Council;

Matter in double-underline is added by the City Council

ARTICLE X:
SPECIAL PURPOSE DISTRICTS

Chapter 1
Special Downtown Brooklyn District

Honorable Carl Weisbrod
Application No.: N 160029 ZRK (LU 474)
Related: C 160030 ZMK (LU 472), C 160054 MMK (LU 473)
November 4, 2016
Page 2 of 7

* * *

101-20
SPECIAL BULK REGULATIONS

101-21
Special Floor Area and Lot Coverage Regulations
R7-1 C6-1 C6-4.5 C6-6

* * *

(d) In C6-6 Districts

In C6-6 Districts, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be ~~18.0~~15.00, and the maximum #residential floor area ratio# shall be 9.0. No #floor area# bonuses shall be permitted.

* * *

101-222
Standard height and setback regulations

C2-4/R7-1 C6-1 C6-4.5 C6-6

In the districts indicated, except C6-1A Districts, a #building or other structure# shall not exceed the applicable maximum #building# height set forth in the table in this Section. Furthermore, any portion of a #building or other structure# that exceeds the applicable maximum base height shall be set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#.

Honorable Carl Weisbrod
 Application No.: N 160029 ZRK (LU 474)
 Related: C 160030 ZMK (LU 472), C 160054 MMK (LU 473)
 November 4, 2016
 Page 3 of 7

MAXIMUM BASE HEIGHTS AND MAXIMUM BUILDING HEIGHTS
 IN C2-4/R7-1, C6-1, AND C6-4.5 AND C6-6 DISTRICTS

District	Maximum Base Height		Maximum #Building# Height	
	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#
* * *	* * *	* * *	* * *	* * *
C6-4.5 <u>C6-6</u>	125	150	250	250

101-223

Tower regulations

C5-4 C6-1 C6-4 C6-6

In the districts indicated, except C6-1A Districts, the provisions of this Section shall apply as an alternative to the provision of Section 101-222 (Standard height and setback regulations).

* * *

(b) Setback requirements for #commercial# or #community facility# towers

For #buildings# that contain #commercial# or #community facility floor area# above a height of 85 feet, a setback is required for all portions of such #buildings# that exceed a height of 85 feet.

For #zoning lots# that do not exceed a #lot area# of 15,000 square feet, such portions of buildings# shall be set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#. For #zoning lots# that exceed an area of 15,000 square feet, such portions shall be set back at least 20 feet from any #street line#.

Honorable Carl Weisbrod

Application No.: N 160029 ZRK (LU 474)

Related: C 160030 ZMK (LU 472), C 160054 MMK (LU 473)

November 4, 2016

Page 4 of 7

However, setbacks shall not be required for any portion of a #building# fronting upon the south side of Willoughby Street between Gold Street and the Flatbush Avenue Extension, or upon that portion of the Flatbush Avenue Extension between Willoughby Street and DeKalb Avenue within 250 feet of Willoughby Street, or for any #building# fronting upon the north side of Willoughby Street between Gold Street and the Flatbush Avenue Extension, provided that this exemption shall not be applicable to portions of #buildings# above 85 feet that contain #residential floor area#.

* * *

(d) Maximum #building# height

In C6-1 Districts, the maximum height of a #building or other structure# shall be 495 feet. No height limit shall apply within a C5-4, ~~or~~ C6-4 or C6-6 District.

* * *

101-40

MANDATORY DISTRICT PLAN ELEMENTS

101-41

Special Street Wall Location Regulations

Map 4 (Street Wall Continuity and Mandatory Sidewalk Widening) in Appendix E of this Chapter specifies locations where the special #street wall# location regulations of this Section apply. However, such regulations shall not apply along the #street# frontage of that portion of any #zoning lot# occupied by existing #buildings# to remain.

* * *

(d) All other areas

On all other #streets# shown on Map 4, at least 70 percent of the #aggregate width of street walls# of any #building# shall be located within eight feet of the #street line# and extend to at least a height of 40 feet in R7-1 Districts mapped within C2-4 Districts and at least a height of 60 feet in all other districts, or the height of the #building#, whichever is less,

Honorable Carl Weisbrod

Application No.: N 160029 ZRK (LU 474)

Related: C 160030 ZMK (LU 472), C 160054 MMK (LU 473)

November 4, 2016

Page 5 of 7

except that on #corner lots#, no #street wall# shall be required within 100 feet of the intersection of two #street lines# where the interior angle formed by such intersecting #street lines# is 45 degrees or less. However, such regulations shall not apply to any #building# fronting upon the north side of Willoughby Street between Gold Street and the Flatbush Avenue Extension.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

Brooklyn Community District 2

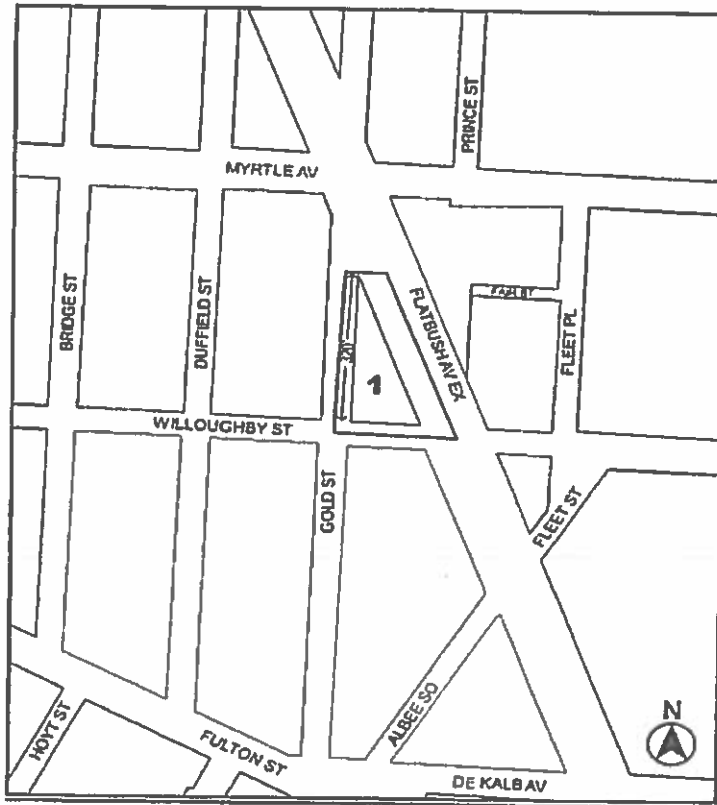
* * *

In the R10 District within the area shown on the following Map 5:

Map 5 - (date of adoption)

Honorable Carl Weisbrod
Application No.: N 160029 ZRK (LU 474)
Related: C 160030 ZMK (LU 472), C 160054 MMK (LU 473)
November 4, 2016
Page 6 of 7

[PROPOSED MAP]



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

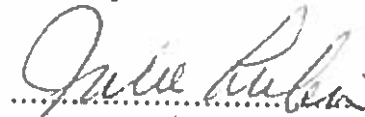
Area 1 (date of adoption) - MIH Program Option 2

Portion of Community District 2, Brooklyn

Honorable Carl Weisbrod
Application No.: N 160029 ZRK (LU 474)
Related: C 160030 ZMK (LU 472), C 160054 MMK (LU 473)
November 4, 2016
Page 7 of 7

Please feel free to contact me at (212) 482-5185 if you or your staff has any questions in this regard.

Sincerely,



Julie Lubin, Esq.
General Counsel

JL:mg

RECEIVED BY: _____

DATE: _____

TIME: _____

- c: Members, City Planning Commission
- Raju Mann, Director, Land Use Division
- Amy Levitan, Deputy Director, Land Use Division
- Brian Paul, Project Manager, Land Use Division
- Anita Laremont, Esq., DCP
- Danielle J. DeCerbo, DCP
- File