



## THE COUNCIL OF THE CITY OF NEW YORK

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**\*\*FOR IMMEDIATE RELEASE\*\***

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### ***BREWER, CHIN OFFICIALLY FILE ZONING TEXT AMENDMENT TO CLARIFY TWO BRIDGES RULES, END ABUSE OF 'MINOR MODIFICATION' LOOPHOLE ALLOWING OUT-OF- SCALE LUXURY DEVELOPMENT***



NEW YORK – Wednesday afternoon, Manhattan Borough President Gale A. Brewer and Council Member Margaret S. Chin officially filed paperwork at the Department of City Planning's 120 Broadway intake office to amend the zoning text governing the Two Bridges neighborhood and protect the area from out-of-scale luxury developments made possible by the abuse of a zoning loophole. The application is the first submitted solely by elected officials in roughly 15 years.

“This is the real estate business in New York: there's intense pressure to find and exploit loopholes to build huge

ultraluxury buildings,” said **Manhattan Borough President Gale A. Brewer**. “That's what's happening in Two Bridges, where huge out-of-scale towers could move forward because of a staff-level determination that they are only a ‘minor modification’ to the neighborhood's plan. Sometimes you need to clarify rules to make sure they're enforced, and that's what we're doing here.”

“Today, I join Manhattan Borough President Brewer to renew our demand that our city provide the Two Bridges community a real opportunity to shape the future of their neighborhood,” said **Council Member Margaret S. Chin**. “In order to turn the tide against out-of-control overdevelopment across our City, we need to act decisively and close loopholes that would allow for the construction of out-of-scale luxury towers without a robust and transparent public review. This text amendment marks the latest chapter in our fight to strengthen the community's voice in the land use process, and preserve the legacy of affordable housing that Two Bridges residents are fighting to protect.”

The Two Bridges Large Scale Residential Permit, first issued in 1972, governs two blocks within the former Two Bridges Urban Renewal Area, which was created in 1967. These blocks' zoning, in effect, was adopted as a single, highly specific special permit. Today, developers are attempting to carve pieces out of this comprehensively-planned area and proceed with out-of-scale luxury developments soaring to heights as high as 950 feet, departing dramatically from the special permit.

While Borough President Brewer, Council Member Chin, and the area's other city, state, and federal elected officials argued in a joint letter to the Department of City Planning that these development proposals constituted major departures from the special permit and therefore required a full public review through the Uniform Land Use Review Procedure (ULURP), staff at the Department of City Planning decided to treat these as "minor modifications" exempt from ULURP, requiring only a joint environmental impact review. Brewer, Chin, and attorneys from the Urban Justice Center all argued this interpretation was incorrect and created a massive loophole in the zoning rules.

The draft zoning text amendment submitted by Brewer and Chin would require a new special permit for certain developments in the Two Bridges Large Scale Residential Area, to clarify that large, out-of-scale development proposals are not "minor modifications" to this area's plan and would require full public review under the city's Uniform Land Use Review Procedure (ULURP) process.

Brewer and Chin provided the Dept. of City Planning with a proposed draft of their planned zoning amendment on Oct. 12, along with a letter explaining why the Department should waive a number of its pre-application steps, as it often does for applications from government agencies. Since then, the Council enacted Local Law 234, legislation sponsored by Council Member Chin that allows borough presidents and the Land Use Committee of the City Council to exempt their applications from the Department's time-consuming pre-application filing and meeting requirements.

Today's filing was made under the new law, so Brewer and Chin's application will proceed directly to technical review and then be referred out by the Department of City Planning for the formal public review process.

## 高步邁和陳倩雯正式提出土地使用文本修正案，澄清兩橋法規，終止容許超出規模的豪華發展案的“小規模修改”漏洞

紐約 - 在周三下午，曼哈頓區長高邁（Gale A. Brewer）和市議員陳倩雯在紐約市城市規劃局的百老匯大街120號的辦公室正式提交文件，修改“兩橋”社區的土地規劃文本，地區因分區規劃的漏洞使得超規模豪華公寓發展變得氾濫這份。這申請是15年以首次來由民選官員第一份提交。

曼哈頓區長高步邁（Gale A. Brewer）說：“這是紐約的房地產業現實：市場有巨大的壓力去尋找和利用漏洞來建設巨大的超豪華建築。而這正正是兩橋地區發生的情況，有超出規模的大廈得以進行下去，只因為工作人員認為他們只是對鄰里計劃的一個“小規模的修改。”有時候你需要澄清規則，以確保他們得到執行，這就是我們所做的事情“。

市議員陳倩雯說：“今天，我和曼哈頓區長高邁邁一起重申我們的要求，要紐約市為兩橋社區提供了一個塑造社區未來的真正機會。為了扭轉整個城市失控的地產發展局面，我們需要採取果斷的行動，堵塞不需經過健全和透明的審核下建造超規模豪華大樓的漏洞。本文的修訂標誌著我們在加強社區在土地使用過程中有一把強大的聲音的鬥爭中的最新行動，並保存兩橋居民正在全力抗爭保護的可負擔房屋”。

一九七二年首次推出的“兩橋大型居住許可證”管轄於一九六七年創建的前二橋市區更新區內的兩個街區，實際上這些街區的區劃是作為單一的，高度特殊的特殊許可證而採用的。今天，開發商正在試圖從這個綜合規劃區域中分割出一部分，並進行大規模的豪華公寓開發，最高達950英尺的大樓，與該特殊許可證的原意相去甚遠。

區長高步邁，市議員陳倩雯以及該地區的其他市，州和聯邦當選官員在致市規劃局的一封聯合信件中強調，這些發展建議與特別許可證構成重大偏差，因此需要進行全面公開審查的“土地使用統一評估程序”（ULURP），但城市規劃局的工作人員決定將這些作為ULURP豁免的“小規模修改”，只需要進行聯合環境影響評估。高步邁，陳倩雯和都市正義中心的律師都強調，這種解釋是不正確的，並在分區規劃法規中造成了巨大的漏洞。

高步邁和陳倩雯提交的分區規劃文本修訂草案要求兩橋大型住宅區的某些開發項目需要新的特別許可證，以澄清大型的不合理規模的開發案不屬於地區計劃的“小規模修改”，而且需要在“土地使用統一評估程序”規定下進行公眾審核。

高步邁和陳倩雯在10月12日向城市規劃部門提交了他們計劃的分區修正草案，並附上一封信，解釋為什麼該部門應該免除一些前期申請步驟，正如由市政府單位提出的方案一樣。從那時起，市議會通過了由市議員陳倩雯贊助的地方法第234條，允許區長和市議會土地使用委員會免除申請方案的要經過很花時間的申請前和會議要求。

今天的修正案是新法以下提交的，所以高步邁和陳倩雯的申請會直接進入技術審查，然後由城市規劃局提出來進行正式的公眾審核程序。

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