# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS,**

**AND DISPOSITIONS**

**L.U. Nos. 848 through 851**

**(Res. Nos. 1811 through 1814)**

**By Council Members Salamanca and Riley**

## SUBJECT

**BROOKLYN CB-16 – FOUR APPLICATIONS RELATED TO GLENMORE MANOR**

**C 210253 ZMK (L.U. No. 848)**

City Planning Commission decision approving an application submitted by the New York City Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17c and 17d:

1. changing from an R6 District to an R7A District property bounded by Liberty Avenue, Christopher Avenue, a line 100 feet northerly of Glenmore Avenue, and a line midway between Mother Gaston Boulevard and Christopher Avenue;
2. changing from an R6 District to an R7D District property bounded by a line 100 feet northerly of Glenmore Avenue, Christopher Avenue, Glenmore Avenue, and Mother Gaston Boulevard;
3. establishing within the proposed R7A District a C2-4 District bounded by Liberty Avenue, Christopher Avenue, a line 100 feet northerly of Glenmore Avenue, and a line midway between Mother Gaston Boulevard and Christopher Avenue; and,
4. establishing within the proposed R7D District a C2-4 District bounded by a line 100 feet northerly of Glenmore Avenue, Christopher Avenue, Glenmore Avenue, and Mother Gaston Boulevard;

as shown on a diagram (for illustrative purposes only) dated April 19, 2021.

**N 210254 ZRK (L.U. No. 849)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD), 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.

**C 210255 HAK (L.U. No. 850)**

City Planning Commission decision approving an application submitted by the 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 305-313 Mother Gaston Boulevard (Block 3692, Lots 1, 2, 3, and 4), 46-64 Christopher Avenue (Block 3692, Lots 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32), and 109-117 Glenmore Avenue (Block 3692, Lots 34, 35, and 37) 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 such property to a developer to be selected by HPD;

to facilitate the development of an 11-story mixed use development containing approximately 232 affordable housing units, commercial and community facility space.

**C 210256 HUK (L.U. No. 851)**

City Planning Commission decision approving an 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 third amendment to the Brownsville II Urban Renewal Plan.

## INTENT

To approve the amendment to rezone the Project Area from an R6 to R7D/C2-4 and R7A/C2-4; amend the zoning text to designate a Mandatory Inclusionary Housing (MIH) area; approve an urban development action area designation, project approval, and disposition of City-owned property located at 305-313 Mother Gaston Boulevard (Block 3692, Lots 1, 2, 3, and 4), 46-64 Christopher Avenue (Block 3692, Lots 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32), and 109-117 Glenmore Avenue (Block 3692, Lots 34, 35, and 37) to a developer selected by HPD; and approve the Third Amended Urban Renewal Plan for the Brownsville II Urban Renewal Plan to facilitate the development of a new approximately 204,000-square-foot mixed-use building with approximately 232 units of affordable housing, and 19,000 square feet of commercial and community facility space within a project area generally bounded by Mother Gaston Boulevard, Glenmore Avenue, Liberty Avenue and Christopher Avenue in Brownsville.

## PUBLIC HEARING

**DATE:** October 13, 2021

**Witnesses in Favor:** Three **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** October 26, 2021

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission and the HPD requests on L.U. Nos. 848, 850 and 851, and approve with modifications the decision of the City Planning Commission on L.U. No. 849.

**In Favor: Against: Abstain:**

Riley None None

Koo

Barron

Treyger

**COMMITTEE ACTION**

**DATE:** November 10, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain**

Salamanca None None

Gibson

Barron

Koo

Levin

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

R. Diaz Sr.

Moya

Rivera

Riley

Brooks-Powers

Feliz

Borelli

**FILING OF MODIFICATIONS WITH THE CITY PLANNING COMMISSION**

The City Planning Commission filed a letter dated November 15, 2021, with the Council on November 22, 2021, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.