# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS,**

**AND DISPOSITIONS**

**L.U. Nos. 889 through 893**

**(Res. Nos. 1828-1832)**

**By Council Members Salamanca and Riley**

## SUBJECT

**BROOKLYN CB-1 – FIVE APPLICATIONS RELATED TO COOPER PARK**

**COMMONS**

**C 210480 ZMK (L.U. No. 889)**

City Planning Commission decision approving an application submitted by Maspeth Manager, LLC and the New York City Department of 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 Nos. 13a and 13b:

1. changing from an R6 District to an R7-2 District property bounded by Jackson Street, Debevoise Avenue, Maspeth Avenue, and Kingsland Avenue; and
2. establishing within the proposed R7-2 District a C2-4 District bounded by a line 150 feet northerly of Maspeth Avenue, Debevoise Avenue, Maspeth Avenue, and Kingsland Avenue.

as shown on a diagram (for illustrative purposes only) dated June 21, 2021 and subject to the terms of CEQR Declaration E-629.

**C 210481 ZSK (L.U. No. 890)**

City Planning Commission decision approving an application submitted by Maspeth Manager, LLC and the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and Section 23-711 (Standard minimum distance between buildings), in connection the development of two new buildings and the enlargement and conversion of two existing buildings, within a large-scale general development generally bounded by Jackson Avenue, Debevoise Avenue, Maspeth Avenue and Kingsland Avenue (Block 2885, Lots 1, 20, 23, 28 and 32), in R7-2 and R7-2/C2-4 Districts.

**N 210482 ZRK (L.U. No. 891)**

City Planning Commission decision approving an application submitted by Maspeth Manager, LLC and 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 210483 HAK (L.U. No. 892)**

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:

1. the designation of property located at 288 Jackson Avenue (Block 2885, Lot 1) as an Urban Development Action Area; and
2. 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 enlargement of two existing buildings and the construction of two new buildings containing 556 affordable and senior housing units, a 200-bed homeless shelter, community facility and commercial space.

**C 210484 PPK (L.U. No. 893)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, to modify the restriction limiting use of property located at 20 Kingsland Avenue (Block 2885, Lot 10) from a health care facility use to a general community facility use.

## INTENT

To approve the amendment to rezone the Project Area from an R6 zoning district to R7-2 and R7-2/C2-4 zoning districts; grant an approval of the special permit pursuant to ZR Section 74-74 and 74-743(a)(2) to establish a Large-Scale General Development (LSGD); amend the zoning text to establish the Project Area as a Mandatory Inclusionary Housing (MIH) area; approval of an Urban Development Action Area (UDAA) designation, Urban Development Action Area Project (UDAAP) approval, and disposition of City-owned Development Site (Block 2885, Lot 1); and disposition approval on Block 2885, Lot 10 (formerly p/o of Lot 1), to change use restriction from a health care facility to a general community facility use to facilitate a mixed-use development comprised of two new residential buildings and of two renovated existing buildings containing a total of 556 units of affordable housing and replacement of the existing 200-bed homeless shelter, community facility, and commercial space in the East Williamsburg neighborhood of Brooklyn, Community District 1.

## PUBLIC HEARING

**DATE:** October 13, 2021

**Witnesses in Favor:** Nine **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 on L.U. Nos 889, 892, and 893, and approve with modifications the decisions of the City Planning Commission on L.U. Nos. 890 and 891.

**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.