# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 29 and 30**

**(Res. Nos. 149 and 150)**

**By Council Members Salamanca and Riley**

## SUBJECT

**BROOKLYN CB-5 – TWO APPLICATIONS RELATED TO SUTTER AVENUE**

**REZONING**

**C 210031 ZMK (Pre. L.U. No. 29)**

City Planning Commission decision approving an application submitted by Almonte Lincoln, LLC, application pursuant to Sections 197‑c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 17c and 18a:

1. changing from an R5 District to an R6A District property bounded by a line 90 feet northerly of Sutter Avenue, Lincoln Avenue, Sutter Avenue, and Autumn Avenue; and
2. establishing within the proposed R6A District a C2-4 District bounded by a line 90 feet northerly of Sutter Avenue, Lincoln Avenue, Sutter Avenue, and Autumn Avenue;

as shown on a diagram (for illustrative purposes only) dated October 4, 2021, and subject to the conditions of CEQR Declaration E-633.

**N 210032 ZRK (Pre. L.U. No. 30)**

City Planning Commission decision approving an application submitted by Almonte Lincoln, LLC, 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.

## INTENT

To approve the amendment to rezone the project area from an R5 zoning district to an R6A/C2-4 zoning district and amend the zoning text to designate a Mandatory Inclusionary Housing (MIH) area with Options 1 and 2 to facilitate the construction of a new five-story mixed-use building containing 28 dwelling units, eight of which would be permanently affordable, as well as approximately 7,400 square feet of commercial floor area on the ground floor, located at 1377 Sutter Avenue (Block 4254, Lots 39 and 41) in the East New York neighborhood of Brooklyn, Community District 5.

## PUBLIC HEARING

**DATE:** March 8, 2022

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

## SUBCOMMITTEE RECOMMENDATION

**DATE:** April 12, 2022

The Subcommittee recommends that the Land Use Committee approve with modifications the decisions of the City Planning Commission on L.U. Nos. 29 and 30.

**In Favor: Against: Abstain:**

Riley None None

Moya

Louis

Abreu

Bottcher

Hanks

Schulman

Carr

**COMMITTEE ACTION**

**DATE:** April 12, 2022

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Moya

Rivera

Louis

Riley

Brooks-Powers

Bottcher

Hanks

Kagan

Krishnan

Sanchez

Borelli

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

The City Planning Commission filed a letter dated \_\_\_\_\_\_\_\_\_, 2022, with the Council on \_\_\_\_\_\_\_\_\_\_\_\_, 2022, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.