# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 65 and 66**

**(Res. Nos. 252 and 253)**

**By Council Members Salamanca and Riley**

## SUBJECT

**BROOKLYN CB-2 - TWO APPLICATIONS RELATED TO 98 THIRD AVENUE**

**C 200335 ZMK (L.U. No. 65)**

City Planning Commission decision approving an application submitted by 98 Third Avenue Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. changing from an M1-2 District to an R6B District property bounded by a line midway between Bergen Street and Wyckoff Street, a line 100 feet northwesterly of 3rd Avenue, Wyckoff Street, and a line 120 feet northwesterly of 3rd Avenue;
2. changing from an M1-2 District to an R7D District property bounded by Bergen Street, 3rd Avenue, Wyckoff Street, and a line 100 feet northwesterly of 3rd Avenue; and
3. establishing within the proposed R7D District a C2-4 District bounded by Bergen Street, 3rd Avenue, Wyckoff Street, and a line 100 feet northwesterly of 3rd Avenue;

as shown on a diagram (for illustrative purposes only) dated December 13, 2021, and subject to the conditions of CEQR Declaration E-647.

**N 200336 ZRK (L.U. No. 66)**

City Planning Commission decision approving an application submitted by 98 Third Avenue Realty, 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 M1-2 zoning district to an R7D/C2-4 zoning district and an R6B zoning district, and amend the zoning text to designate a Mandatory Inclusionary Housing (MIH) area to facilitate the construction of a new mixed-use development containing approximately 24 dwelling units, approximately eight of which would be affordable under the Mandatory Inclusionary Housing (MIH) Program, as well as approximately 3,500 square feet of commercial floor area on the ground floor of the building, located at 98 Third Avenue (Block 388, Lot 31) in the Boerum Hill neighborhood of Community District 2, Brooklyn.

## PUBLIC HEARING

**DATE:** May 31, 2022

**Witnesses in Favor:** One **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** June 14, 2022

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on L.U. Nos. 65 and 66.

**In Favor: Against: Abstain:**

Riley None None

Moya

Louis

Abreu

Bottcher

Hanks

Schulman

Carr

**COMMITTEE ACTION**

**DATE:**  June 14, 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

Mealy

Sanchez

Borelli