# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 100 and 101**

**(Res. Nos. 357 and 358)**

**By Council Members Salamanca and Riley**

## SUBJECT

**BROOKLYN CB-11 – TWO APPLICATIONS RELATED TO 2080 MCDONALD**

**AVENUE**

**C 210174 ZMK (Pre. L.U. No. 100)**

City Planning Commission decision approving an application submitted by Jackson Ex 2 Avenue S, LLC, application pursuant to Sections 197‑c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c:

1. changing from an R5B District to a C4-4L District property bounded by a line 170 feet northerly of Avenue S, a line midway between Lake Street and McDonald Avenue, a line 160 feet southerly of Avenue S, and Lake Street; and
2. changing from an M1-1 District to a C4-4L District property bounded by a line 170 feet northerly of Avenue S, McDonald Avenue, a line 160 feet southerly of Avenue S and a line midway between Lake Street and McDonald Avenue;

as shown on a diagram (for illustrative purposes only) dated April 11, 2022, and subject to the conditions of CEQR Declaration E-662.

**N 210175 ZRK (Pre. L.U. No. 101)**

City Planning Commission decision approving an application submitted by Jackson Ex 2 Avenue S, LLC, for an amendment of the text 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 M1-1 and R5-B zoning districts to a C4-4L zoning district and amend zoning text to designate a Mandatory Inclusionary Housing (MIH) area to facilitate the development of an eight-story, mixed-use building containing a total of 120,625 square feet of space, including 66 dwelling units as well as 18,783 square feet of retail space and 3,953 square feet of community facility space, in the Gravesend neighborhood of Brooklyn, Community District 11.

## PUBLIC HEARING

**DATE:** September 7, 2022

**Witnesses in Favor:** Two **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** October 6, 2022

The Subcommittee recommends that the Land Use Committee approve with modifications the decisions of the City Planning Commission on Pre. L.U. Nos. 100 and 101.

**In Favor: Against: Abstain:**

Riley None None

Moya

Louis

Abreu

Bottcher

Hanks

Schulman

Carr

**COMMITTEE ACTION**

**DATE:** October 6, 2022

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Moya

Louis

Riley

Bottcher

Hanks

Kagan

Krishnan

Mealy

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.