# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 335, 336, and 337**

**(Res. Nos. 791, 792, and 793)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN CB-2 – THREE APPLICATIONS RELATED TO 570 FULTON STREET**

**N 180457 ZRK (L.U. No. 335)**

City Planning Commission decision approving an application submitted by 570 Fulton Street Property, LLC, and One Flatbush Avenue Property, 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 Article X, Chapter 1 (Special Downtown Brooklyn District).

**C 180458 ZSK (L.U. No. 336)**

 City Planning Commission decision approving an application submitted by 570 Fulton Street Property, LLC, and One Flatbush Avenue property, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 101-82 of the Zoning Resolution to modify height and setback requirements and tower lot coverage requirements of Section 101-223 (Tower Regulations), to modify the rear yard requirements of Section 33-26 (Minimum Required Rear Yards) and Section 23-47 (Minimum Required Rear Yards), and to modify the inner court recess requirements of Section 23-852(b) (Inner court recesses), in connection with a proposed mixed use development on property located at 570 Fulton Street a.k.a. 1-25 Flatbush Avenue (Block 2106, Lots 26, 35, & p/o 24), in a C6-9 District, within the Special Downtown Brooklyn District.

**C 180459 ZMK (L.U. No. 337)**

 City Planning Commission decision approving an application submitted by 570 Fulton Street Property, LLC, and One Flatbush Avenue Property, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from a C6-4 District to a C6-9 District property bounded by Fulton Street, a line perpendicular to the southwesterly street line of Fulton Street distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Fulton Street and the westerly streetline of Rockwell Place, a line perpendicular to the northeasterly street line of Flatbush Avenue distant 190 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Flatbush Avenue and the southeasterly street line of Hudson Avenue, and Flatbush Avenue, Borough of Brooklyn, Community District 2, as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of CEQR Declaration E-490.

## INTENT

 To approve the amendments to the Zoning Map and Text of the Zoning Resolution

in order to change from C6-4 to C6-9 district within the Special Downtown Brooklyn District (SDBD); establish bulk regulations for C6-9 zoning districts mapped within the Special Downtown Brooklyn District (SDBD) and create a new special permit within the SDBD; and approve special permit to modify to bulk regulations on irregular sites in C6-9 districts within the SDBD to facilitate the construction of a new, approximately 200,000-square-foot mixed-use development with retail, office space, and residential units at 570 Fulton Street in the Downtown Brooklyn neighborhood, Community District 2.

## PUBLIC HEARING

 **DATE:** January 31, 2019

 **Witnesses in Favor:** Seven **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

 **DATE:** March 6, 2019

 The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission (“CPC”) on L.U. Nos. 336 and 337, and approve with modifications the decision of the CPC on L.U. No. 335.

**In Favor: Against: Abstain:**

Moya None None

Constantinides

Lancman

Levin

Reynoso

Rivera

Torres

Grodenchik

**COMMITTEE ACTION**

 **DATE:** March 7, 2019

 The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca Barron None

Gibson

Deutsch

Kallos

Koo

Levin

Miller

Reynoso

Richards

Grodenchik

Adams

Diaz

Moya

Rivera

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

 The City Planning Commission filed a letter dated March 11, 2019, with the Council on March 12, 2019, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.