# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 386 through 389**

**(Res. Nos. 876 through 879)**

**By Council Members Salamanca, Jr. and Moya**

## SUBJECT

**BROOKLYN CB-3 - FOUR APPLICATIONS RELATED TO 1921 ATLANTIC AVENUE**

**C 190160 HAK (Pre. L.U. No. 386)**

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 properties located at 17-23 Prescott Place,18-22 Bancroft Place and 1911-1923 Atlantic Avenue (Block 1557 Lots 1, 2, 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37, 38) 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 properties located at Block 1557, Lots 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37 to a developer to be selected by HPD;

to facilitate a mixed-use development containing approximately 235 affordable housing units, commercial and community facility space.

**C 190161 ZMK (Pre. L.U. No. 387)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development and DTF Atlantic, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17a:

1. eliminating a Special Mixed Use District (MX-10) bounded by a line midway between Herkimer Street and Atlantic Avenue, Bancroft Place, the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), and Prescott Place;
2. changing an M1-1/R7D District to an R8A District property bounded by a line midway between Herkimer Street and Atlantic Avenue, Bancroft Place, the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), and Prescott Place; and
3. establishing within the proposed R8A District a C2-4 District bounded by a line 100 feet northerly of Atlantic Avenue, Bancroft Place, the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), and Prescott Place;

as shown on a diagram (for illustrative purposes only) dated November 13, 2018.

**N 190162 ZRK (Pre. L.U. No. 388)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development and DTF Atlantic, 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.

**C 190163 HUK (Pre. L.U. No. 389)**

City Planning Commission decision approving an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the first amendment to the Saratoga Square Urban Renewal Plan for the Saratoga Square Urban Renewal Area.

## INTENT

To designate an Urban Development Action Area; approve the project as an Urban Development Action Area Project located at 17, 19, 21, 23 Prescott Place; 18, 22 Bancroft Place; and 1911, 1911A, 1913, 1915, 1915A, 1917, 1919, 1921, 1923 Atlantic Avenue (Block 1557 Lots 1, 2, 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37, 38); approve the disposition of city-owned property located at 17, 19 Prescott Place; 18, 22 Bancroft Place; and 1911A, 1913, 1915, 1915A, 1917, 1919, 1921, 1923 Atlantic Avenue (Block 1557 Lots 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37); approve an amendment to remove the MX-10 special district zoning, and change the underlying M1-1/R7D zoning districts to R8A and R8A/C2-4 zoning districts; approve an amendment to designate Mandatory Inclusionary Housing area utilizing Option 1; and approve an amendment to the Saratoga Square Urban Renewal Plan to modify the use restrictions associated with the URP to facilitate the development of a new 14-story building containing approximately 235 units of affordable housing plus one superintendent’s unit, as well as ground-floor retail and community facility space, at 1921 Atlantic Avenue in the Bedford Stuyvesant neighborhood of Brooklyn, Community District 3.

## PUBLIC HEARING

**DATE:** April 2, 2019

**Witnesses in Favor:** Three **Witnesses Against:** One

## SUBCOMMITTEE RECOMMENDATION

**DATE:** May 2, 2019

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission (“CPC”) on Pre. L.U. Nos. 386 through 389.

**In Favor: Against: Abstain:**

Moya None None

Constantinides

Reynoso

Richards

Rivera

Torres

Grodenchik

**COMMITTEE ACTION**

**DATE:** May 7, 2019

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca Barron None

Gibson

Constantinides

Deutsch

Koo

Miller

Reynoso

Richards

Torres

Grodenchik

Adams

Diaz, Sr.

Moya

Rivera