# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 379 and 380**

**(Res. Nos. 886 and 887)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN CB-14 - TWO APPLICATIONS RELATED TO 1640 FLATBUSH**

**AVENUE REZONING**

**C 190053 ZMK (Pre. L.U. No. 379)**

City Planning Commission decision approving an application submitted by 1640 Flatbush Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23a:

1. changing from a C8-2 District to an R6 District property bounded by the southerly boundary line of a former public place, a line 200 feet easterly of East 31st Street, a line 100 feet northerly of Aurelia Court and its westerly prolongation, and a line midway between East 31st Street and Nostrand Avenue;

2. changing from an R6 District to a C4-4D District property bounded by a line 100 feet northerly of Aurelia Court, the northerly centerline prolongation of East 32nd Street, Aurelia Court, and a line 200 feet easterly of East 31st Street; and

3. changing from a C8-2 District to a C4-4D District property bounded by the southerly boundary line of a former public place and its easterly prolongation, Flatbush Avenue, Aurelia Court, the northerly centerline prolongation of East 32nd Street, a line 100 feet northerly of Aurelia Court, and a line 200 feet easterly of East 31st Street;

as shown on a diagram (for illustrative purposes only) dated October 29, 2018 and subject to the conditions of CEQR Declaration E-506.

**N 190054 ZRK (Pre. L.U. No. 380)**

City Planning Commission decision approving an application submitted by 1640 Flatbush Owner, 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 amendments to the Zoning Map and Text of the Zoning Resolution in order to rezone a portion of the Development Site (Block 7577, Lot 60) from a C8-2 district and R6 district to a C4-4D district, a portion of the Development site from an R6 district to a C4-4D district, and portions of Lot 25 Block 7577 and Lot 69 of Block 7576 from C8-2 to an R6 district; and to designate the Development Site (Block 7577, Lot 60) as a mandatory Inclusionary Housing Area in the Flatbush neighborhood of Brooklyn Community District 14.

## PUBLIC HEARING

**DATE:** March 19, 2019

**Witnesses in Favor:** Four **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** April 16, 2019

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission (“CPC”) for Pre. LU No. 379 and approve with modifications the decision of the CPC on Pre. L.U. No. 380.

**In Favor: Against: Abstain:**

Moya None None

Constantinides

Levin

Reynoso

Richards

Rivera

Torres

Grodenchik

**COMMITTEE ACTION**

**DATE:** April 17, 2019

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca Barron Miller

Gibson King

Constantinides

Deutsch

Koo

Lancman

Reynoso

Richards

Torres

Treyger

Grodenchik

Adams

Diaz, Sr.

Moya

Rivera

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

The City Planning Commission filed a letter dated April 26, 2019, with the Council on April 26, 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.