# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 479 and 480**

**(Res. Nos. 1055 and 1056)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN CB-11 – TWO APPLICATIONS RELATED TO 273 AVENUE U**

 **REZONING**

**C 180164 ZMK (Pre. L.U. No. 479)**

 City Planning Commission decision approving an application submitted by Ciarafour Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c changing from an R5B District to an R6A District property bounded by a line 100 feet northerly of Avenue U, McDonald Avenue, Avenue U, and Lake Street, Borough of Brooklyn, Community District 11, as shown on a diagram (for illustrative purposes only) dated February 11, 2019, and subject to the conditions of CEQR Declaration E-525.

**N 180165 ZRK (Pre. L.U. No. 480)**

 City Planning Commission decision approving an application submitted by Ciarafour 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 R5B/C2-3 to an R6A/C2-3 district and amend zoning text to modify Appendix F and map the Project Area as a Mandatory Inclusionary Housing (MIH) area utilizing Option 2, to facilitate the construction of a new four-story, approximately 16,930-square-foot, mixed-use building with nine apartments and ground floor commercial space at 273 Avenue U (Block 7103, Lot 40,42 and 138 and parts of 36, 38C, and 49) in the Gravesend neighborhood of Brooklyn, Community District 11.

## PUBLIC HEARING

 **DATE:** July 16, 2019

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

## SUBCOMMITTEE RECOMMENDATION

 **DATE:** August 14, 2019

 The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission (“CPC”) on Pre. L.U. No. 479 and approve with modifications the decision on Pre.LU. No. 480.

**In Favor: Against: Abstain:**

Moya None None

Levin

Richards

Lancman

Reynoso

Grodenchik

Rivera

**COMMITTEE ACTION**

 **DATE:** August 14, 2019

 The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Deutsch

Koo

Lancman

Levin

Miller

Reynoso

Richards

Treyger

Grodenchik

Adams

Diaz

Moya

Rivera

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

 The City Planning Commission filed a letter dated August 27, 2019, with the Council on September 11, 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.