# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 561 and 562**

**(Res. Nos. 1193 and 1194)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN** **CB**-**2 - TWO APPLICATIONS RELATED TO 101 FLEET PLACE**

 **REZONING**

**C 180524 ZMK (Pre. L.U. No. 561)**

City Planning Commission decision approving with modifications an application submitted by Fleet Center, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. changing from an R6 District to a C6-4 District property bounded by the easterly centerline prolongation of former Fair Street, a line 200 feet easterly of Fleet Place, a line 150 feet northerly of Willoughby Street, and Fleet Place; and

2. establishing a Special Downtown Brooklyn District bounded by the easterly centerline prolongation of former Fair Street, a line 200 feet easterly of Fleet Place, a line 150 feet northerly of Willoughby Street, and Fleet Place;

as shown on a diagram (for illustrative purposes only) dated June 17, 2019, and subject to the conditions of CEQR Declaration E-539.

**N 180525 ZRK (Pre. L.U. No. 562)**

City Planning Commission decision approving an application submitted by Fleet Center, Inc., 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) for the purpose of modifying the Special Downtown Brooklyn District boundary and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

## INTENT

 The application sought a rezoning of the project area from an R6 district to a C6-4 district, to amend zoning text to modify the boundary of the Special Downtown Brooklyn District (SDBD), and to designate a Mandatory Inclusionary Housing (MIH) area utilizing Options 1 and 2, to facilitate the development of a new 14-story, approximately 200,000-square-foot, commercial office building at 101 Fleet Place (Block 2061, Lot 100) in Downtown Brooklyn, Community District 2. The City Planning Commission decision approved the application with a modification: the proposed C6-4 designation was changed to C6-1.

## PUBLIC HEARING

 **DATE:** October 16, 2019

 **Witnesses in Favor:** Four **Witnesses Against:** One

## SUBCOMMITTEE RECOMMENDATION

 **DATE:** November 20, 2019

 The Subcommittee recommends that the Land Use Committee approve with modifications the decision of the City Planning Commission on Pre. L.U. No. 561 and Pre. L.U. No. 562.

**In Favor: Against: Abstain:**

Moya None None

Levin

Richards

Lancman

Grodenchik

Rivera

**COMMITTEE ACTION**

 **DATE:** November 20, 2019

 The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Koo

Lancman

Levin

Miller

Richards

Grodenchik

Adams

Diaz

Moya

Rivera

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

 The City Planning Commission filed a letter dated December 2, 2019, with the Council on December 6, 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.