# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. No. 627 (Res. No. 1318)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN CB - 13 C 190172 ZMK**

City Planning Commission decision approving an application submitted by 271 Sea Breeze Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d, by establishing within an existing R6 District a C2-4 District bounded by West Brighton Avenue, West 2nd Street, Sea Breeze Avenue and West 5th Street, Borough of Brooklyn, Community District 13, as shown on a diagram (for illustrative purposes only) dated September 23, 2019, and subject to the conditions of CEQR Declaration E-535.

## INTENT

To approve the amendment to the Zoning Map, Section No. 28d, to change from an R6 District to R6/C2-4 District to facilitate commercial use and allow for the applicant to apply for a Board of Standard Appeals (BSA) special permit for a Physical Culture or Health Establishment (PCE) in an existing 20-story building at 271 Sea Breeze Avenue located in the West Brighton neighborhood of Brooklyn, Community District 13.

## PUBLIC HEARING

**DATE:** February 12, 2020

**Witnesses in Favor:** One **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** February 26, 2020

The Subcommittee recommends that the Land Use Committee approve with modifications the decision of the City Planning Commission.

**In Favor: Against: Abstain:**

Moya None None

Levin

Richards

Reynoso

Grodenchik

Rivera

**COMMITTEE ACTION**

**DATE:** March 3, 2020

The Committee recommends that the Council approve the attached resolution.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Deutsch

Koo

Miller

Reynoso

Richards

Treyger

Grodenchik

Ayala

Diaz

Moya

Rivera

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

The City Planning Commission filed a letter dated April 20, 2020, with the Council on April 20, 2020, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.