# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 700 and 701**

**(Res. Nos. 1505 and 1506)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN CB-16 – TWO APPLICATIONS RELATED TO 803 ROCKAWAY**

**AVENUE REZONING**

**N 200057 ZRK (Pre. L.U. No. 700)**

City Planning Commission decision approving an application submitted by Bridge Rockaway Housing Development Fund Company, 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 XII Chapter 3 for the purpose of amending restrictions for certain uses in MX-19 and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 16.

**C 200056 ZMK (Pre. L.U. No. 701)**

City Planning Commission decision approving an application submitted by Bridge Rockaway Housing Development Fund Company, Inc., pursuant to Sections 197‑c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d:

1. changing from an M1-1 District to an M1-4/R6A District property bounded by a line 100 feet southerly of Riverdale Avenue, Thatford Avenue, Newport Street, and a line 100 feet westerly of Thatford Avenue; and
2. changing from an M1-1 District to an M1-4/R7A District property bounded by a line 100 feet southerly of Riverdale Avenue, a line 100 feet westerly of Thatford Avenue, Newport Street, Rockaway Avenue and its southerly and northerly centerline prolongations; and

3. establishing a Special Mixed Use District (MX-19) bounded by a line 100 feet southerly of Riverdale Avenue, Thatford Avenue, Newport Street, Rockaway Avenue and its southerly and northerly centerline prolongations;

as shown on a diagram (for illustrative purposes only) dated February 3, 2020, and subject to the conditions of CEQR Declaration E-561.

## INTENT

To approve an amendment of the zoning text to modify restrictions for certain uses in MX-19 and to designate a Mandatory Inclusionary Housing (MIH) area utilizing Option 1; and amend the Zoning Map to change an M1-1 zoning district to M1-4/R7A and M1-4/R6A zoning districts and to map Special Mixed Use District (MX-19) to facilitate the development of a new seven-story, approximately 183,000-square-foot, mixed-use building with 174 units of supportive and affordable housing and ground floor light manufacturing and community facility space at 803 Rockaway Avenue in the Brownsville neighborhood of Brooklyn, Community District 16.

## PUBLIC HEARING

**DATE:** November 18, 2020

**Witnesses in Favor:** Nine **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** December 7, 2020

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on Pre. L.U. Nos. 700 and 701.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Rivera

**COMMITTEE ACTION**

**DATE:** December 9, 2020

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Koo

Levin

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

Diaz

Moya

Rivera