# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 722 and 723**

**(Res. Nos. 1552 and 1553)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN CB-12 – TWO APPLICATIONS RELATED TO 16TH AVENUE**

**REZONING**

**C 200062 ZMK (Pre. L.U. No. 722)**

City Planning Commission decision approving an application submitted by Borough Park Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d:

1. eliminating from within an existing R5 District a C2-2 District bounded by 58th Street, 16th Avenue, 59th Street and a line 150 feet northwesterly of 16th Avenue; and

2. changing from an existing R5 District a C4-4A District property bounded by 58th Street, 16th Avenue, 59th Street and a line 100 feet northwesterly of 16th Avenue;

as shown on a diagram (for illustrative purposes only) dated February 18, 2020, and subject to the conditions of CEQR Declaration E-565.

**N 200063 ZRK (Pre. L.U. No. 723)**

City Planning Commission decision approving an application submitted by Borough Park 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, Borough of Brooklyn, Community District 12.

## INTENT

To approve zoning map amendment to rezone from R5 and R5/C2-2 to C4-4A, elimination of a commercial overlay from R5/C2-2 to R5 and amend zoning text to designate a Mandatory Inclusionary Housing (MIH) area to facilitate the construction of a five-story, approximately 16,000-square-foot commercial office building at 5802, 5804, and 5806 16th Avenue (Block 5502, Lots 38, 39, and 40) in the Borough Park neighborhood of Brooklyn, Community District 12.

## PUBLIC HEARING

**DATE:** January 26, 2021

**Witnesses in Favor:** Three **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** February 23, 2021

The Subcommittee recommends that the Land Use Committee disapprove the decisions of the City Planning Commission on Pre. L.U. Nos. 722 and 723.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

**DATE:** February 24, 2021

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 Sr.

Moya

Rivera

Riley

Borelli