# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 727 and 728**

**(Res. Nos. 1580 and 1581)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN CB-10 – TWO APPLICATIONS RELATED TO 9114 FIFTH**

 **AVENUE REZONING**

**C 190447 ZMK (Pre. L.U. No. 727)**

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

1. changing from an existing C8-2 District to an R7A District property bounded by a line 85 feet southwesterly of 91st Street, 5th Avenue, 92nd Street, a line 185 feet northwesterly of Fifth Avenue, a line 75 feet northeasterly of 92nd Street, and a line 125 feet northwesterly of Fifth Avenue; and
2. establishing within a proposed R7A District a C2-4 District bounded by a line 85 feet southwesterly of 91st Street, Fifth Avenue, 92nd Street, a line 185 feet northwesterly of Fifth Avenue, a line 75 feet northeasterly of 92nd Street, and a line 125 feet northwesterly of Fifth Avenue;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of City Environmental Quality Review (CEQR) Declaration E-577.

**N 190448 ZRK (Pre. L.U. No. 728)**

 City Planning Commission decision approving an application submitted by Bayride 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 an amendment to rezone from C8-2 to an R7A/C2-4 and amend a zoning text to modify Appendix F to designate a Mandatory Inclusionary Housing (MIH) area with Options 1 and 2 to facilitate the construction of a new nine-story, approximately 45,000-square-foot mixed-use building with approximately 41 dwelling units and ground floor commercial uses at 9114 Fifth Avenue (Block 6087, Lots 23 and 31) in the Bay Ridge neighborhood of Brooklyn, Community District 10.

## PUBLIC HEARING

**DATE:** February 9, 2021

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

## SUBCOMMITTEE RECOMMENDATION

 **DATE:** February 23, 2021

 The Subcommittee recommends that the Land Use Committee approve with modifications the decisions of the City Planning Commission on Pre. L.U. Nos. 727 and 728.

**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 Barron

Gibson

Deutsch

Koo

Levin

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

Diaz Sr.

Moya

Rivera

Riley

Borelli

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

 The City Planning Commission filed a letter dated March 15, 2021, with the Council on March 16, 2021, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.