# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 779 and 780**

**(Res. Nos. 1657 and 1658)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN** **CB**-**1 - TWO APPLICATIONS RELATED TO ACME SMOKED**

 **FISH/GEM STREET**

**C 210138 ZMK (L.U. No. 779)**

City Planning Commission decision approvingan application submitted by RP Inlet, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12c and 13a, changing from an M3-1 District to an M1-5 District property bounded by Meserole Avenue, Banker Street, Wythe Avenue, North 15th Street, and Gem Street, Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated November 2, 2020, and subject to the conditions of CEQR Declaration E-585.

**C 210139 ZSK (L.U. No. 780)**

 City Planning Commission decision approvingan application submitted by RP Inlet, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 74-743 of the Zoning Resolution to modify the height and setback requirements of Section 43-43 (Special provisions for bulk modifications), in connection with a proposed mixed-use development, within a large scale general development, on property bounded by Meserole Avenue, Banker Street, Wythe Avenue, North 15th Street and Gem Street (Block 2615, Lot 1, 6, 19, 21, 25, 50 & 125), in an M1-5 District.

## INTENT

 To approve the amendment to rezone the project area from an M3-1 district to an M1-5 district and grant an approval of the special permit pursuant to ZR 74-743(a)(2) to permit modification of height and streetwall regulations, allowing front wall heights on Gem Street and Meserole Avenue of 104 feet, in excess of the 85 feet maximum, and penetration of the 2.7: 1 sky exposure plane in the M1-5 zoning district to facilitate the development of a new nine-story, approximately 583,700-square-foot mixed-use commercial and industrial building with 95,299 square feet of manufacturing space for the Acme Smoked Fish Company at 30 Gem Street (Block 2615, Lots 1, 6, 19, 21, 25, 50, and 125) in the Greenpoint neighborhood of Brooklyn, Community District 1.

## PUBLIC HEARING

 **DATE:** May 4, 2021

 **Witnesses in Favor:** Ten **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

 **DATE:** May 19, 2021

 The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on L.U. Nos. 779 and 780.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

 **DATE:** May 25, 2021

 The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Barron

Koo

Levin

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

R. Diaz Sr.

Moya

Rivera

Riley

Feliz

Borelli