# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 840 and 841**

**(Res. Nos. 1758 and 1759)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN** **CB**-**1 – TWO APPLICATIONS RELATED TO 307 KENT AVENUE**

**REZONING**

**C 200306 ZMK (L.U. No. 840)**

City Planning Commission decision approvingan application submitted by 307 Kent Associates, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an M3-1 Districts to an M1-5 District property bounded by South 2nd Street, a line 300 feet northwesterly of Wythe Avenue, South 3rd Street, and Kent Avenue;
2. changing from an M3-1 district to an M1-4/R6A District property bounded by South 2nd Street, a line 210 feet northwesterly of Wythe Avenue, South 3rd Street, and a line 300 feet northwesterly of Wythe Avenue; and
3. establishing a Special Mixed Use District (MX-8) bounded by South 2nd Street, a line 210 feet northwesterly of Wythe Avenue, South 3rd Street, and a line 300 feet westerly of Wythe Avenue;

as shown on a diagram (for illustrative purpose only) dated on April 5, 2021, and subject to the conditions of CEQR Declaration E-592.

**N 200307 ZRK (L.U. No. 841)**

City Planning Commission decision approvingan application submitted by 307 Kent Associates, 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 the amendment to rezone the Project Area from an M3-1 zoning district to an M1-5 and M1-4/R6A zoning districts within a Special Mixed Use District (MX-8) districts and amend zoning text to designate a Mandatory Inclusionary Housing (MIH) area for the portion of the Project Area proposed as M1-4/R6A (MX-8) to facilitate the development of a new nine-story, mixed-use building containing approximately 93,000-square-foot mixed-use building containing retail and commercial office uses at 307 Kent Avenue in Williamsburg neighborhood of Brooklyn, Community District 1.

## PUBLIC HEARING

**DATE:** September 10, 2021

**Witnesses in Favor:** Eight **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** September 24, 2021

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on L.U. Nos. 840 and 841.

**In Favor: Against: Abstain:**

Moya None None

Levin

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

**DATE:** September 30, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Koo

Levin

Miller

Grodenchik

Adams

Ayala

Moya

Rivera

Riley

Feliz

Borelli