# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 859 and 860**

**(Res. Nos. 1799 and 1800)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN CB-3 - TWO APPLICATIONS RELATED TO 270 NOSTRAND AVENUE**

**REZONING**

**C 210151 ZMK (L.U. No. 859)**

City Planning Commission decision approving with modifications an application submitted by BRP East Brooklyn Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a:

1. changing from an existing R7A District to an R8A District property bounded by a line midway between DeKalb Avenue and Kosciusko Street, a line 100 feet westerly of Nostrand Avenue, Kosciusko Street, and a line 240 feet westerly of Nostrand Avenue; and
2. establishing within a proposed R8A District a C2-4 District bounded by DeKalb Avenue, Nostrand Avenue, Kosciuszko Street, a line 100 feet westerly of Nostrand Avenue, a line midway between DeKalb Avenue and Kosciuszko Street, and a line 240 feet westerly of Nostrand Avenue;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of City Environmental Quality Review (CEQR) Declaration E-606.

**N 210152 ZRK (L.U. No. 860)**

City Planning Commission decision approving an application submitted by BRP East Brooklyn Development, 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

The application requested a zoning map amendment to change an R7A district to an R8A district and establish a C2-4 overlay; and amendment of the zoning text to designate a Mandatory Inclusionary Housing (MIH) area to facilitate the development of a new 14-story mixed-use building with approximately 487 dwelling units, 144 of which would be permanently affordable, along with ground floor commercial and community facility uses at 270 Nostrand Avenue (Block 1788, Lots 55 and p/o 49) in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3. The City Planning Commission modified the application as shown on a diagram (for illustrative purposes only) dated September 1, 2021.

## PUBLIC HEARING

**DATE:** September 24, 2021

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

## SUBCOMMITTEE RECOMMENDATION

**DATE:** October 20, 2021

The Subcommittee recommends that the Land Use Committee approve with modifications the decisions of the City Planning Commission on L.U. Nos. 859 and 860.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

**DATE:** October 21, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca Barron None

Gibson

Koo

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

Moya

Rivera

Riley

Brooks-Powers

Borelli

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

The City Planning Commission filed a letter dated November 1, 2021, with the Council on November 9, 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.