# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 861 and 862**

**(Res. Nos. 1801 and 1802)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN CB-12 - TWO APPLICATIONS RELATED TO 1776 48th STREET**

**REZONING**

**C 200296 ZMK (L.U. No. 861)**

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

1. changing from an R5 District to an R6B District property bounded by 48th Street, 18th Avenue, 49th Street and a line 100 northwesterly of 18th Avenue; and
2. establishing within the proposed R6B District a C2-4 District bounded by 48th Street, 18th Avenue, 49th Street and a line 35 feet northwesterly of 18th Avenue;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-609.

**N 200297 ZRK (L.U. No. 862)**

City Planning Commission decision approving an application submitted by Mr. Yitzchok Stern, pursuant to Section 201 of the New York City Charter modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

## INTENT

To approve an amendment to rezone the Project Area from an R5 District to an R6B District and establish within the proposed R6B District a C2-4 District and amend zoning text to establish the Project Area as a Mandatory Inclusionary Housing (“MIH”) area to facilitate a new three-story, mixed-use, building with residential and commercial uses at 1776 48th Street located in the Borough Park neighborhood of Brooklyn, Community District 12.

## PUBLIC HEARING

**DATE:** September 24, 2021

**Witnesses in Favor:** One **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. No. 861 and L.U. No. 862.

**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.