# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 914 and 915**

**(Res. Nos. 1887 and 1888)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN CB-2 – TWO APPLICATIONS RELATED TO SPECIAL BROOKLYN**

 **NAVY YARD DISTRICT**

**C 210462 ZMK (Pre. L.U. No. 914)**

 City Planning Commission decision approving an application submitted by Building 77 QALICB, Inc. and the NYC Small Business Services, 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 R6B District to an M2-1 District property bounded by the following courses:

(i) a line 400 feet northeasterly of Navy Street;

(ii) a line perpendicular to the last named course at a point 400 feet southeasterly (as measured on such named course) from the point of intersection of the southerly street line of Evans Street and the easterly street line of Little Street;

(iii) a line passing through a point along the northeasterly street line of Navy Street, 95 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Navy Street and the easterly prolongation of a line 100 feet northerly of York Street and proceeding northerly at an angle 138 degrees to the northeasterly street line of Navy Street;

(iv) a line passing through a point along the last named course, 170 feet northerly of the northeasterly street line of Navy Street (as measured along the last named course), proceeding easterly at an angle 92 degrees to the last named course; and

(v) a line passing through a point along the last named course, 131 feet easterly of the intersection of the last named course and Course 1(iii) above (as measured along the last named course), proceeding northeasterly at an angle 117 degrees to the last named course;

2. changing from an M1-2 District to an M2-1 District property bounded by:

a. a line 400 feet northeasterly and easterly of Navy Street, the easterly centerline prolongation of Sands Street, Navy Street, and Course 1(ii); and

b. a line 400 feet northerly of Flushing Avenue, the northerly centerline prolongation of North Oxford Street, Flushing Avenue, and a line 680 feet easterly of Navy Street;

3. changing from an M3-1 District to an M2-1 District property bounded by:

a. a line 400 feet northerly of Flushing Avenue, a line 3,515 feet easterly of Navy Street, Flushing Avenue, and the northerly centerline prolongation of North Oxford Street; and

b. the following courses:

(i) Kent Avenue;

(ii) the southwesterly prolongation of the northwesterly street line of Clymer Street;

(iii) a line passing through the intersection of the southwesterly prolongation of the northwesterly street line of Clymer Street and the southwesterly street line of Kent Avenue and proceeding southerly at an angle 46 degrees from the southwesterly street line of Kent Avenue;

(iv) the southwesterly centerline prolongation of Taylor Street;

(v) a line passing through a point along the last named course 311 feet southwesterly (as measured along the last named course) of the intersection of the last named course and Course 3b(iii), proceeding northwesterly at an angle 100 degrees to the last named course;

(vi) the U.S. Pierhead and Bulkhead Line;

(vii) a line passing through a point along Course 3b(v) distant 919 feet northwesterly (as measured along Course 3b(v)) from the intersection of Course 3b(v) and Course 3b(iv), proceeding northeasterly at an angle 90 degrees to Course 3b(v);

(viii) a line passing through two points, the first being a point along the last named course 350 feet northeasterly of the intersection of the last named course and **Course 3b(vi)** and the second being a point on the U.S. Pierhead and Bulkhead Line distant 149 feet southerly (as measured along the US Pierhead and Bulkhead Line) from the point of intersection of the U.S. Pierhead and Bulkhead Line and a southerly boundary line of the NYC Pierhead Line;

(ix) the U.S. Pierhead and Bulkhead Line; and

(x) the easterly prolongation of the NYC Pierhead Line; and

c. the following courses:

(i) a line 400 feet northeasterly and easterly of Navy Street;

(ii) a line passing through the point of intersection of the last named course and Course 1(v) proceeding easterly at an angle 115 degrees to Course 1(v);

(iii) a line passing through a point along the last named course 540 feet easterly (as measured along the last named course) from the intersection of the last named course and Course 1(v) proceeding southerly at an angle 90 degrees to the last named course; and

(iv) a line passing through a point along the last named course 294 feet southerly (as measured along the last named course) from the intersection of the last named course and Course 3c(ii) proceeding southwesterly at an angle 141 degrees to the last named course;

4. establishing a Special Brooklyn Navy Yard District (BNY) bounded by the following courses:

(i) the U.S. Pierhead and Bulkhead Line;

(ii) the NYC Pierhead Line and its easterly prolongation;

(iii) Kent Avenue;

(iv) the northerly centerline prolongation of Classon Avenue;

(v) Williamsburg Street West;

(vi) Flushing Avenue;

(vii) a line 680 feet easterly of Navy Street;

(viii) a line 350 feet northerly of Flushing Avenue;

(ix) a line passing through a point on the last named course 272 feet westerly of the intersection of the last named course and Course 4(vii) proceeding northwesterly at an angle 135 degrees to the last named course;

(x) a line 34 feet southerly of the easterly centerline prolongation of Sands Street;

(xi) a line 132 feet easterly of Navy Street;

(xii) a line 50 feet southerly of the easterly centerline prolongation of Sands Street;

(xiii) Navy Street;

(xiv) Course 1(iii)

(xv) Course 1(iv)

(xvi) Course 1(v)

(xvii) Course 3c(ii)

(xviii) the northerly prolongation of Course 3c(iii)

as shown on a diagram (for illustrative purposes only) dated June 7, 2021.

**N 210463 (A) ZRK (Pre. L.U. No. 915)**

 City Planning Commission decision approving an application submitted by Building 77 QALICB, Inc. and NYC Small Business Services, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Brooklyn Navy Yard District (Article XIV, Chapter 4) and modifying related sections.

## INTENT

 To approve the amendment to rezone the project area to change an R6B, M1-2, and M3-1 district to an M2-1 district and to establish the Special Brooklyn Navy Yard District (BNY); and amend zoning text amendment to establish the Special Brooklyn Navy Yard District (Article XIV, Chapter 4) and modify underlying regulations with regards to use, bulk, signage, ground floor streetscape, open space, parking and loading, and the waterfront area to facilitate a 4.6 million square foot expansion of the Brooklyn Navy Yard with new industrial, commercial, and community facility uses throughout the waterfront campus, located in Brooklyn, Community District 2.

## PUBLIC HEARING

 **DATE:** October 25, 2021

 **Witnesses in Favor:** Twelve **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

 **DATE:** December 2, 2021

 The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission on Pre. L.U. No. 914 and approve with modifications the decision of the City Planning Commission on Pre. L.U. No. 915.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

 **DATE:** December 7, 2021

 The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Koo

Levin

Reynoso

Treyger

Grodenchik

Diaz, Sr.

Riley

Brooks-Powers

Feliz

Borelli

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

 The City Planning Commission filed a letter dated \_\_\_\_\_\_\_\_\_, 2021, with the Council on \_\_\_\_\_\_\_\_\_\_, 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.