# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 370, 371, and 372**

**(Res. Nos. 837, 838, and 839)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN CB-1 – THREE APPLICATIONS RELATED TO 103 NORTH 13TH STREET**

**N 190083 ZRK (L.U. No. 370)**

City Planning Commission decision approving an application submitted by North 13 Holdings LLC pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, adding an Industrial Business Incentive Area to Article VII, Chapter 4 (Special Permits by the City Planning Commission).

**C 190084 ZSK (L.U. No. 371)**

City Planning Commission decision approving an application submitted by North 13 Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-962 of the Zoning Resolution to modify the permitted floor area requirements of Section 43-12 (Maximum Floor Area Ratio) for a proposed seven-story mixed-use building within an Industrial Business Incentive Area, on property located at 103 North 13th Street (Block 2279, Lot 34), in an M1-2 District.

**C 190085 ZSK (L.U. No. 372)**

City Planning Commission decision approving an application submitted by North 13 Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-963 of the Zoning Resolution to reduce the off-street parking requirements of Section 44-20 (Required accessory off-street parking spaces for manufacturing, commercial or community facility uses) and to reduce the loading berth requirements of Section 44-50 (Off-street loading regulations), in connection with a proposed seven-story commercial building within an Industrial Business Incentive Area, on property located at 103 North 13th Street (Block 2279, Lot 34), in an M1-2 District.

## INTENT

To approve a zoning text amendment to add an Industrial Business Incentive Area (IBIA), grant an approval of the special permit pursuant to ZR Section 74-962 to increase the maximum permitted floor area ratio of Section 43-12, and ZR Section 74-963 to modify the off-street parking requirements of Section 44-20 and the loading berth requirements of Section 44-50, which in conjunction with the related actions would facilitate the construction of a new seven-story, 110-foot-high, 59,986-square-foot mixed-use development at 103 North 13th Street (Block 2279, Lot 34), in the Williamsburg neighborhood of Brooklyn Community District 1.

## PUBLIC HEARING

**DATE:** March 19, 2019

**Witnesses in Favor:** Four **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** April 2, 2019

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission (“CPC”) for L.U. Nos. 370, 371, and 372.

**In Favor: Against: Abstain:**

Moya None None

Constantinides

Lancman

Levin

Reynoso

Richards

Rivera

Torres

Grodenchik

**COMMITTEE ACTION**

**DATE:** April 3, 2019

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Constantinides

Deutsch

Kallos

Koo

Lancman

Miller

Reynoso

Richards

Torres

Treyger

Grodenchik

Adams

Diaz, Sr.

Moya

Rivera