# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 436 and 437**

**(Res. Nos. 994 and 995)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN CB-3 – TWO APPLICATIONS RELATED TO 2 HOWARD AVENUE**

**REZONING**

**C 180292 ZMK (Pre. L.U. No. 436)**

City Planning Commission decision approving an application submitted by Merrick Capital Corp., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a:

1. eliminating from within an existing R6B District a C2-4 District bounded by Monroe Street, Howard Avenue, Madison Street and a line 100 feet westerly of Howard Avenue; and

2. changing from an R6B District to a C4-4L District property bounded by Monroe Street, Howard Avenue, Madison Street and a line 100 feet westerly of Howard Avenue;

as shown on a diagram (for illustrative purposes only) dated December 3, 2018, and subject to the conditions of CEQR Declaration E-513.

**N 180293 ZRK (Pre. L.U. No. 437)**

City Planning Commission decision approving an application submitted by Merrick Capital Corp., 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 amendments to the Zoning Map and Text of the Zoning Resolution in order to change from R6B/C2-4 to C4-4L and establish Mandatory Inclusionary Housing (MIH) area utilizing Option 2, to facilitate the construction of a new six-story, approximately 36,000-square-foot, mixed-use building with 30 residential units and ground floor commercial space at 2 Howard Avenue (Block 1481, Lot 35) in the Bedford-Stuyvesant neighborhood of Brooklyn Community District 3.

## PUBLIC HEARING

**DATE:** May 14, 2019

**Witnesses in Favor:** One **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** June 6, 2019

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission (“CPC”) for Pre. L.U. No. 436 and approve with modifications the decision of the City Planning Commission for Pre. L.U. No. 437.

**In Favor: Against: Abstain:**

Moya None None

Constantinides

Lancman

Reynoso

Richards

Rivera

Torres

Grodenchik

**COMMITTEE ACTION**

**DATE:** June 11, 2019

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Koo

Lancman

Miller

Reynoso

Richards

Treyger

Grodenchik

Adams

Diaz

Moya

Rivera

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

The City Planning Commission filed a letter dated June 26, 2019, with the Council on June 26, 2019, indicating that the proposed modifications are not subject to additional environmental review or additional review pursuant to Section 197-c of the City Charter.