# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 572 through 575**

**(Res. Nos. 1187 through 1190)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN CB-5 - FOUR APPLICATIONS RELATED TO 515 BLAKE AVENUE**

**C 190409 HAK (L.U. No. 572)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development (HPD);

1. pursuant to Article 16 of the General Municipal Law of New York State for:
   1. the designation of property located at (Block 3766, Lot 1) as an Urban Development Action Area; and
   2. Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the construction of four new buildings containing approximately 195 redeveloped homeless shelter units and approximately 324 affordable housing units and commercial and community facility space.

**C 190410 ZMK (L.U. No. 573)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d:

1. eliminating from within an existing R6 District a C2-3 District bounded by a line 150 feet northerly of Blake Avenue, Hinsdale Street, Blake Avenue, and Snediker Avenue;

2. changing from an R6 District to an R6A District property bounded by a line 150 feet southerly of Sutter Avenue, Hinsdale Street, a line 100 feet northerly of Blake Avenue, and Snediker Avenue;

3. changing from an R6 District to an R7D District property bounded by a line 100 feet northerly of Blake Avenue, Hinsdale Street, Blake Avenue, and Snediker Avenue;

4. changing from a C4-3 District to an R7D District property bounded by Sutter Avenue, Hinsdale Street, a line 150 feet southerly of Sutter Avenue, and Snediker Avenue;

5. establishing within a proposed R7D District a C1-4 District bounded by a line 100 feet northerly of Blake Avenue, Hinsdale Street, Blake Avenue, and Snediker Avenue; and

6. establishing within a proposed R7D District a C2-4 District bounded by Sutter Avenue, Hinsdale Street, a line 150 feet southerly of Sutter Avenue, and Snediker Avenue;

as shown on a diagram (for illustrative purposes only) dated May 20, 2019.

**N 190411 ZRK (L.U. No. 574)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development, 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 Housing Inclusionary area.

**C 190421 ZSK (L.U. No. 575)**

City Planning Commission decision approving an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following Section 74-743(a) of the Zoning Resolution to allow the distribution of total allowable floor area without regard for zoning district lines in connection with a proposed mixed-use development, within a large-scale general development bounded by Sutter Avenue, Hinsdale Street, a line 50 feet northerly of Blake Avenue, a line midway between Snediker Avenue and Hinsdale Street, Blake Avenue, and Snediker Avenue (Block 3766, Lot 1), in R6A, R7D/C1-4, and R7D/C2-4 Districts.

## INTENT

To approve an urban development action area designation, project approval, and disposition of city-owned property; to approve an amendment to rezone the project area from C4-3, R6, and R6/C2-3 zoning districts to R7D/C2-4, R7D/C1-4, and R6A zoning districts; amend zoning text to modify Appendix F and map the Project Area as a Mandatory Inclusionary Housing (MIH) area utilizing Option 1; and grant an approval of the special permit to modify bulk regulations to redistribute floor area across the development site within a large-scale general development, to facilitate the redevelopment of an existing 192-unit family homeless shelter with four new buildings providing approximately 324 affordable units, a new homeless family shelter with approximately 195 units, and commercial and community facility spaces located at 515 Blake Avenue (Block 3766, Lot 1) in the East New York neighborhood of Brooklyn, Community District 5.

## PUBLIC HEARING

**DATE:** November 4, 2019

**Witnesses in Favor:** Twenty-one **Witnesses Against:** Two

## SUBCOMMITTEE RECOMMENDATION

**DATE:** December 3, 2019

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission (“CPC”) on L.U. Nos. 572 through 575.

**In Favor: Against: Abstain:**

Moya None None

Levin

Richards

Lancman

Grodenchik

Rivera

**COMMITTEE ACTION**

**DATE:** December 3, 2019

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Koo

Lancman

Levin

Miller

Richards

Treyger

Grodenchik

Diaz

Moya

Rivera