# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 707 and 708**

**(Res. Nos. 1520 and 1521)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN CB-2 - TWO APPLICATIONS RELATED TO 265 FRONT STREET**

**C 150178 ZMK (Pre. L.U. No. 707)**

 City Planning Commission decision approving an application submitted by application submitted by Michael Spinard, 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 M1-2 District to an R6A District property bounded by a line midway between Water Street and Front Street, a line 70 feet easterly of Gold Street, Front Street, and Gold Street; and
2. establishing within the proposed R6A District a C2-4 District property bounded by a line midway between Water Street and Front Street, a line 70 feet easterly of Gold Street, Front Street, and Gold Street

as shown on a diagram (for illustrative purposes only) dated January 21, 2020, and subject to the conditions of CEQR Declaration E-560.

**N 180178 ZRK (Pre. L.U. No. 708)**

 City Planning Commission decision approving an application submitted by Michael Spinard, 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 amendment to rezone the project area from M1-2 District to an R6A/C2-4 District and amend zoning text to designate a Mandatory Inclusionary Housing (MIH) area, would facilitate the construction of a nine dwelling unit four-story building with 11,932 square feet of residential floor area, and 4,995 square feet of ground floor commercial space at 265 Front Street (Block 43, lot 1 and p/o Lot 41), in Vinegar Hill neighborhood of Brooklyn, Community District 2.

## PUBLIC HEARING

 **DATE:** December 7, 2020

 **Witnesses in Favor:** Two **Witnesses Against:** Seven

 **Undecided:** One

## SUBCOMMITTEE RECOMMENDATION

**DATE:** December 16, 2020

 The Subcommittee recommends that the Land Use Committee approve the motion to file pursuant to withdrawal of the applications by the Applicant on Pre. L.U. Nos. 707 and 708.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

 **DATE:** December 16, 2020

 The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca None None

Gibson

Barron

Deutsch

Koo

Levin

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

R. Diaz

Moya

Rivera

Borelli