# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 718 and 719**

**(Res. Nos. 1578 and 1579)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN CB-14 – TWO APPLICATIONS RELATED TO 1620 CORTELYOU**

**ROAD REZONING**

**C 180496 ZMK (Pre. L.U. No. 718)**

City Planning Commission decision approving an application submitted by 1600/20 Realty Corp., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by changing from an existing R6A/C2-4 District to an R7D/C2-4 District property bounded by Cortelyou Road, East 17th Street, a line 100 feet southeasterly of Cortelyou Road, and East 16th Street, Borough of Brooklyn, Community District 14, as shown on a diagram (for illustrative purposes only) dated March 2, 2020, and subject to the conditions of CEQR Declaration E-564.

**N 180497 ZRK (Pre. L.U. No. 719)**

City Planning Commission decision approving an application submitted by 1600/20 Realty Corp., pursuant to Sections 197-c and 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, Borough of Brooklyn, Community District 14.

## INTENT

To approve an amendment to rezone from R6A/C2-4 to an R7D/C2-4 districts and amend zoning text to map MIH utilizing Options 1 and 2, to facilitate a mixed-use development with approximately 85 residential units and 10,000 square feet of ground-floor retail space at 1620 Cortelyou Road in the Ditmas Park neighborhood of Brooklyn, Community District 14.

## PUBLIC HEARING

**DATE:** January 26, 2021

**Witnesses in Favor:** Five **Witnesses Against:** Nineteen

## SUBCOMMITTEE RECOMMENDATION

**DATE:** March 4, 2021

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission on Pre. L.U. No. 718 and approve with modifications the decision of the City Planning Commission on Pre. L.U. No. 719.

**In Favor: Against: Abstain:**

Moya Ayala None

Levin

Reynoso

Grodenchik

Rivera

Borelli

**COMMITTEE ACTION**

**DATE:** March 10, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca Ayala Barron

Gibson

Deutsch

Koo

Levin

Reynoso

Treyger

Grodenchik

Adams

Diaz Sr.

Moya

Rivera

Riley

Borelli

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

The City Planning Commission filed a letter dated March 15, 2021, with the Council on March 16, 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.