# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 875 through 878**

**(Res. Nos. 1776 through 1779)**

**By Council Members Salamanca and Moya**

## SUBJECT

**BROOKLYN CB-2 - FOUR APPLICATIONS RELATED TO 130 ST. FELIX STREET**

**C 210278 ZMK (L.U. No. 875)**

City Planning Commission decision approving an application submitted by 130 St. Felix Street, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. changing from an existing C6-1 District to an C6-4 District property bounded by a line 330 feet northerly of Hanson Place, St. Felix Street, Hanson Place, a line midway between Ashland Place and St. Felix Street, a line 100 feet northerly of Hanson Place, Ashland Place, a line 250 feet northerly of Hanson Place, and a line midway between Ashland Place and St. Felix Street; and

2. changing from an existing C6-1 District to an C6-6 District property bounded by a line 100 feet northerly of Hanson Place, a line midway between Ashland Place and St. Felix Street, Hanson Place, and Ashland Place;

as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-616.

**N 210279 ZRK (L.U. No. 876)**

City Planning Commission decision approving an application submitted by 130 St. Felix Street, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying provisions of Article X, Chapter 1 (Special Downtown Brooklyn District) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

**C 210280 ZSK (L.U. No. 877)**

City Planning Commission decision approving an application submitted by 130 St. Felix Street, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property generally bounded by a line 330 feet northerly of Hanson Place, St. Felix Street, a line 165 feet northerly of Hanson Place, a line midway between Ashland Place and St. Felix Street, Hanson Place, Ashland Place, a line 250 feet northerly of Hanson Place, and a line midway between Ashland Place and St. Felix Street (Block 2111, Lots 37, 40, & 1001-1199), in C6-4 and C6-6 Districts, within the Special Downtown Brooklyn District.

**C 210281 ZSK (L.U. No. 878)**

City Planning Commission decision approving an application submitted by 130 St. Felix Street, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 101-82 of the Zoning Resolution to modify the tower lot coverage requirements of Section 101-223 (Tower Regulations), to modify the rear yard requirements of Section 23-532 (Required rear yard equivalents), to modify the inner court dimension requirements of Section 23-851 (Minimum dimensions of inner courts), in connection with a proposed mixed-use development, on property generally bounded by a line 330 feet northerly of Hanson Place, St. Felix Street, a line 165 feet northerly of Hanson Place, a line midway between Ashland Place and St. Felix Street, Hanson Place, Ashland Place, a line 250 feet northerly of Hanson Place, and a line midway between Ashland Place and St. Felix Street (Block 2111, Lots 37, 40, & 1001-1199), in C6-4 and C6-6 Districts, within the Special Downtown Brooklyn District.

## INTENT

To approve the amendment to change a portion of a C6-1 to C6-4 and C6-6, within the Special Downtown Brooklyn District (SDBD); amend zoning text to designate a Mandatory Inclusionary Housing (MIH) area Option 1-Workforce Option, change the residential floor area allowed within a C6-6/SDBD zoning district where MIH is mapped, and to make an existing special permit applicable within C6-4/SDBD and C6-6/SDBD zoning districts; grant an approval to waive required residential parking to facilitate affordable housing; and grant an approval to modify bulk regulations to facilitate the construction of a 23-story, approximately 147,000-square-foot mixed-use residential and community facility building with approximately 120 dwelling units at 130 St. Felix Street (Block 2111, Lot 40) in the Downtown Brooklyn neighborhood of Brooklyn Community District 2.

## PUBLIC HEARING

**DATE:** October 5, 2021

**Witnesses in Favor:** Thirty-four **Witnesses Against:** Five

## SUBCOMMITTEE RECOMMENDATION

**DATE:** October 12, 2021

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on L.U. Nos. 875 through 878.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

**DATE:** October 21, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca Barron None

Gibson

Koo

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

Moya

Rivera

Riley

Brooks-Powers

Borelli