CITY PLANNING COMMISSION

March 17, 2021/Calendar No. 15 N 200343 ZRK

IN THE MATTER OF an application submitted by Suydam, Inc. and 3210 Willoughby 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 Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

This application for an amendment of the Zoning Resolution of the City of New York was filed on September 2, 2020 by Suydam, Inc. and 3210 Willoughby LLC to modify Article XII, Chapter 3 (Special Mixed Use Districts) and Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing areas), in conjunction with the related applications for a zoning map amendment (C 200344 ZMK) and zoning special permit (C 200326 ZSK). Together, these actions would facilitate the development of a nine-story, 81,720-square-foot residential building with 95 affordable dwelling units at 1250 Willoughby Avenue and a 14,052-square-foot enlargement of an existing four-story industrial building at 349 Suydam Street in the Bushwick neighborhood of Brooklyn Community District 4.

RELATED ACTIONS

In addition to the zoning text amendment (N 200343 ZRK) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

C 200344 ZMK	Zoning map amendment to change an M1-1 zoning district to R7D/M1-5, M1-5, and R6 zoning districts and to map a Special Mixed Use District (MX-21)
C200326 ZSK	Special permit pursuant to Zoning Resolution (ZR) Section 74-533 to reduce parking to facilitate affordable housing

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 200344 ZMK).

ENVIRONMENTAL REVIEW

The application (N 200343 ZRK), in conjunction with the applications for the related actions (C 200344 ZMK and C 200326 ZSK), was reviewed pursuant to the New York State Environmental Quality Review (SEQRA), and SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the City Planning Commission. This designated CEQR numbers is 18DCP177K.

After the study of the potential environmental impact of the proposed action, a Negative Declaration was issued on November 2, 2020.

UNIFORM LAND USE REVIEW

This application (N 200343 ZRK) was duly referred to Brooklyn Community Board 4 and the Brooklyn Borough President on November 2, 2020 in accordance with the procedures for non-ULURP matters, along with the application for the related zoning map amendment (C 200344 ZMK) and special permit (C 200326 ZSK), was certified as complete by the Department of City Planning on November 2, 2020 and was duly referred in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

On November 24, 2020, Brooklyn Community Board 4 held a public hearing on this application (N 200343 ZRK) and the related applications for a zoning map amendment (C 200344 ZMK) and special permit (C 200326 ZSK). On December 16, 2020 and by a vote of 32 in favor, none opposed, and none abstaining, Community Board 4 adopted a resolution recommending approval of the application with conditions. A summary of the Community Board's conditions appears in the report for the related zoning map amendment (C 200344 ZMK).

Borough President Recommendation

On December 21, 2020, the Brooklyn Borough President held a public hearing on this

application (N 200343 ZRK) and the related actions for a zoning map amendment (C 200344 ZMK) and special permit (C 200326 ZSK). On February 11, 2021, the Borough President issued a recommendation approving the application with conditions. A summary of the Borough President's recommendation appears in the report for the related zoning map amendment (C 200344 ZMK).

City Planning Commission Public Hearing

On February 3, 2021 (Calendar No. 7), the City Planning Commission scheduled February 17, 2021 for a public hearing on this application (N 200343 ZRK) and the related actions for a zoning map amendment (C 200344 ZMK) and special permit (C 200326 ZSK). The hearing was duly held on February 17, 2020 (Calendar No. 28). Three speakers testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment (C 200344 ZMK).

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 200343 ZRK), in conjunction with the related zoning map amendment (C 200344 ZMK) and zoning special permit (C 200326 ZSK), is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related zoning map amendment (C 200344 ZMK).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment.

RESOLVED, by the City Planning Commission, pursuant to Sections 200 of the New York City Charter, that based on the environmental determination and the consideration described in the related report (C 200344 ZMK), the Zoning Resolution of the City Of New York, effective as of December 16, 1961, and subsequently modified, is further amended as follows:

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
*** indicates where unchanged text appears in the Zoning Resolution.

ARTICLE XII
SPECIAL PURPOSE DISTRICTS

Chapter 3
Special Mixed Use District

* * *

123-60
SPECIAL BULK REGULATIONS

* * *

123-63
Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

* * *

#Special Mixed Use District#	Designated #Residence District#
MX-1 – Community District 1, The Bronx	R6A R7D
MX 2 - Community District 2, Brooklyn	R7A R8A R8X
MX 4 – Community District 3, Brooklyn	R6A
MX 8 - Community District 1, Brooklyn	R6 R6A R6B R7A
MX 11 - Community District 6, Brooklyn	R7-2
MX 13 – Community District 1, The Bronx	R6A R7A R7X R8A
MX 14 - Community District 6, The Bronx	R7A R7X
MX 16 - Community Districts 5 and 16, Brooklyn	R6A R7A R7D R8A
MX 18 - Community District 1, The Bronx	R7X
MX 20 - Community District 8, Brooklyn	R7A
MX 21 - Community District 4, Brooklyn	R7D

* * *

123-90
SPECIAL MIXED USE DISTRICTS SPECIFIED

The #Special Mixed Use District# is mapped in the following areas:

* * *

#Special Mixed Use District# - 20: (5/8/19)
Crown Heights West, Brooklyn

The #Special Mixed Use District# - 20 is established in Crown Heights West in Brooklyn as indicated on the #zoning maps#.

#Special Mixed Use District# - 21: [date of adoption]

Bushwick, Brooklyn

The #Special Mixed Use District# - 21 is established in Bushwick in Brooklyn as indicated on the #zoning maps#.

* * *

APPENDIX F

INCLUSIONARY HOUSING DESIGNATED AREAS AND MANDATORY INCLUSIONARY HOUSING AREAS

* * *

BROOKLYN

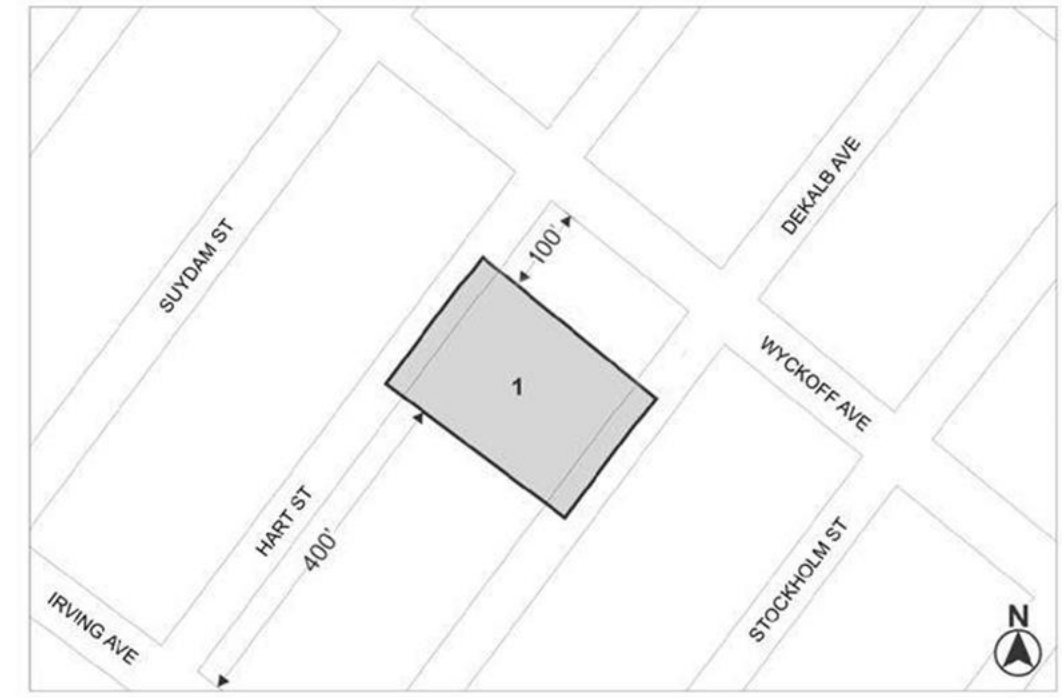
* * *

Brooklyn Community District 4

* * *

Map 1 – ~~(9/12/18)~~ [date of adoption]

[EXISTING]

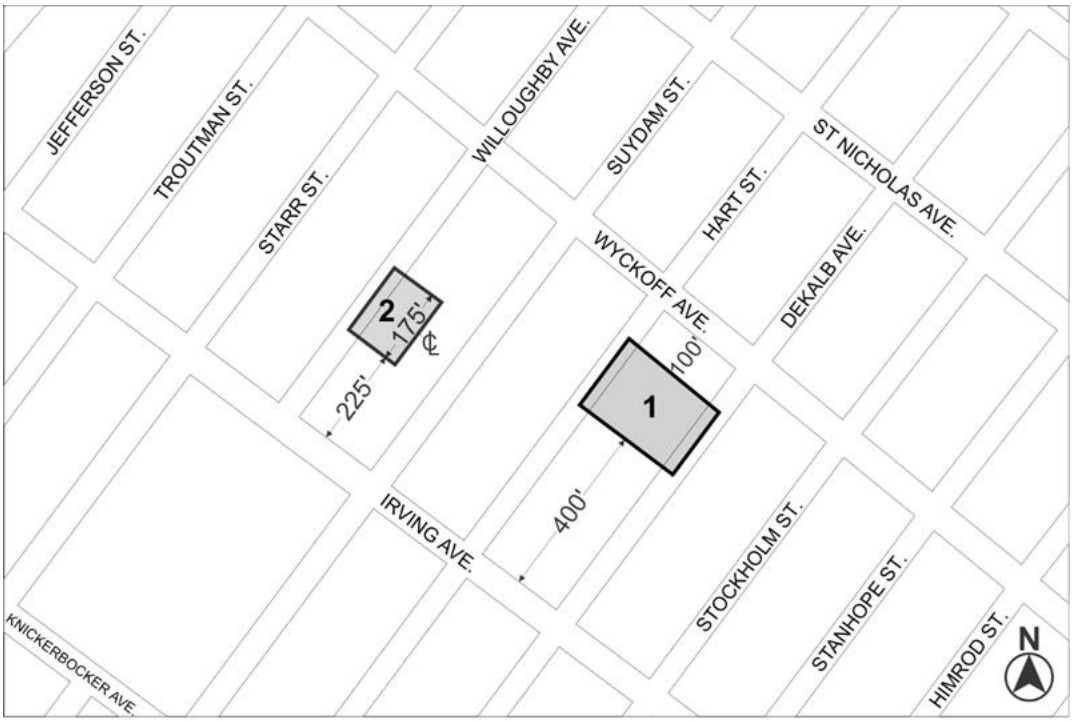


Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area **1** — 9/12/18 MIH Program Option 1 and Deep Affordability Option

* * *

[PROPOSED]



Portion of Community District 4, Brooklyn

* * *

The above resolution (C 200343 ZRK), duly adopted by the City Planning Commission on March 17, 2021 (Calendar No. 14), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
DAVID BURNEY, ALLEN P. CAPPELLI ESQ., ALFRED C. CERULLO III, JOSEPH I. DOUEK, RICHARD EADDY, HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*