DRAFT

2300 CROPSEY AVENUE

City Planning Commission Review Session

March 14, 2022

NYC PLANNING

Introduction



Applicants Cropsey Partners LLC

Actions Requested Zoning Map Amendment to establish a C2-4 commercial overlay within an existing R6 zoning district

Location 2300 Cropsey Avenue, Gravesend neighborhood, CD 11, Brooklyn

Proposed Development Commercial uses on ground floor of an as-of-right 23-story mixed-use building

Land Use and Zoning

2300 Cropsey Avenue, Brooklyn
Block 6471, Lots 109 (p/o) & 13 (p/o) & Block 6925, Lot 55 (p/o)

Project Information
- 600' Radius
- Development Site
- Area Proposed to be Rezoned
- Zoning Districts
- Special Districts

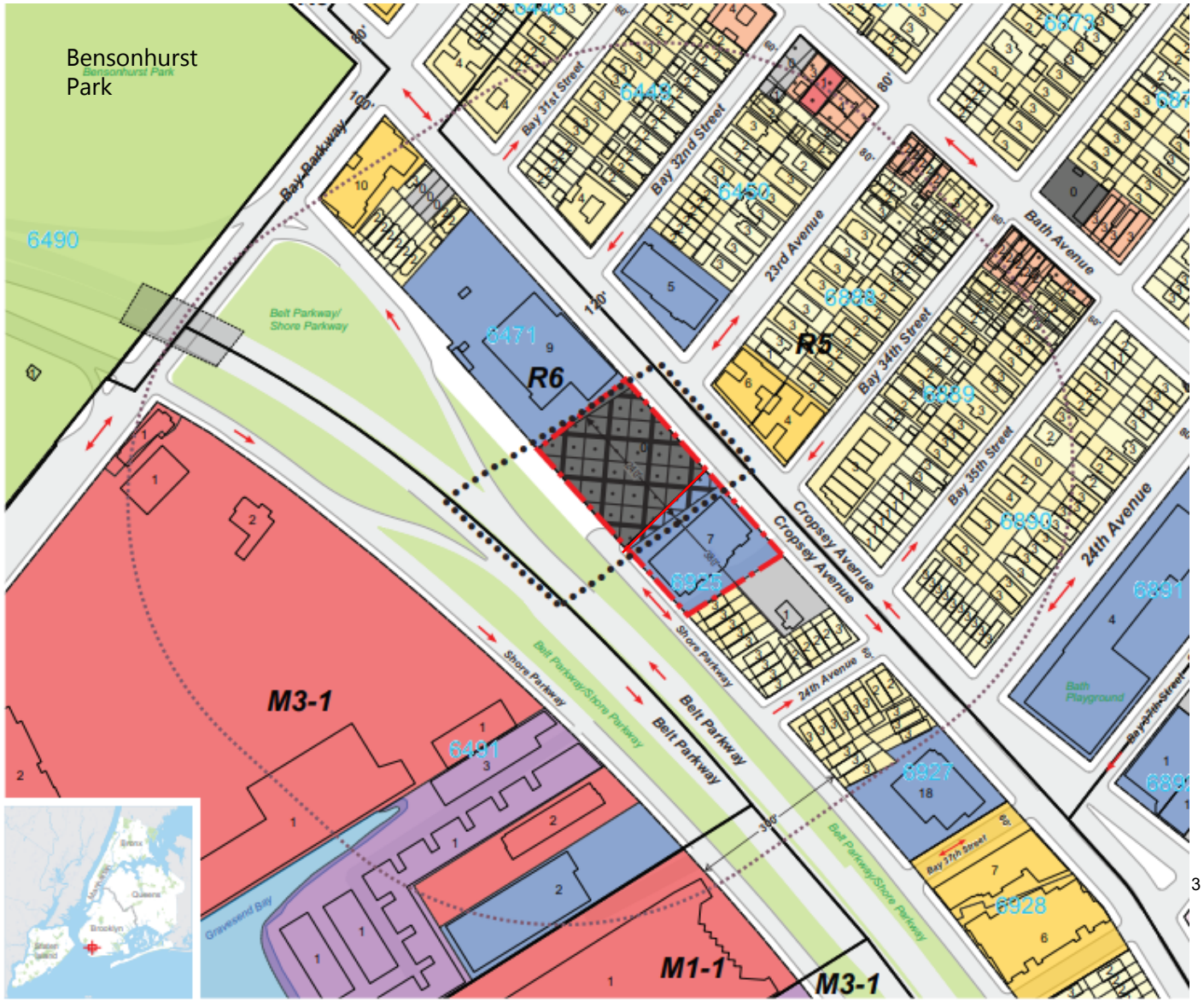
Existing Commercial Overlays

C1-1	C2-1
C1-2	C2-2
C1-3	C2-3
C1-4	C2-4
C1-5	C2-5

- Subway Entries
- 5037 Block Numbers
- Elevated Rail or Roadway
- Property Lines
- 5 Number of Floors

Land Uses
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

North



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Surrounding Area



Proposed Development



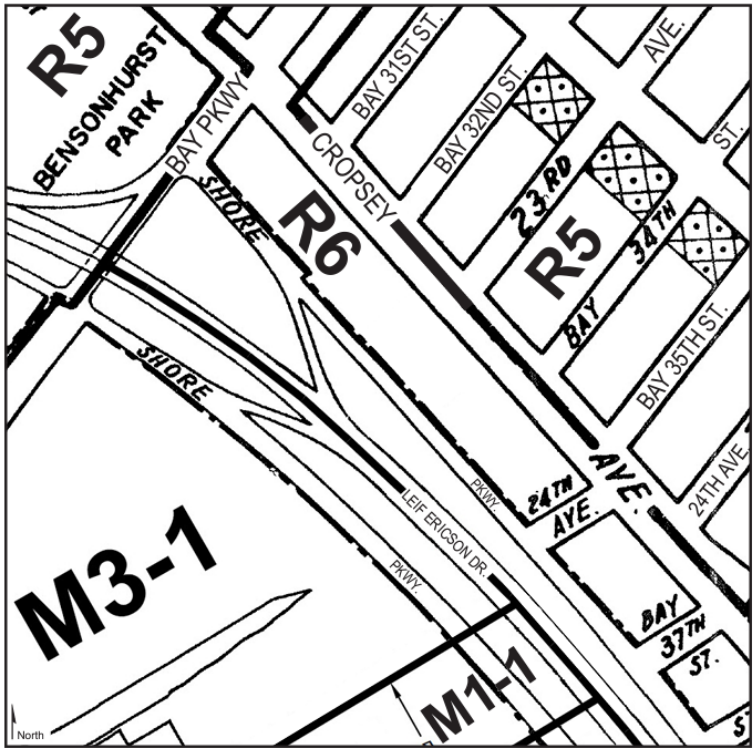
Rendering of the proposed development



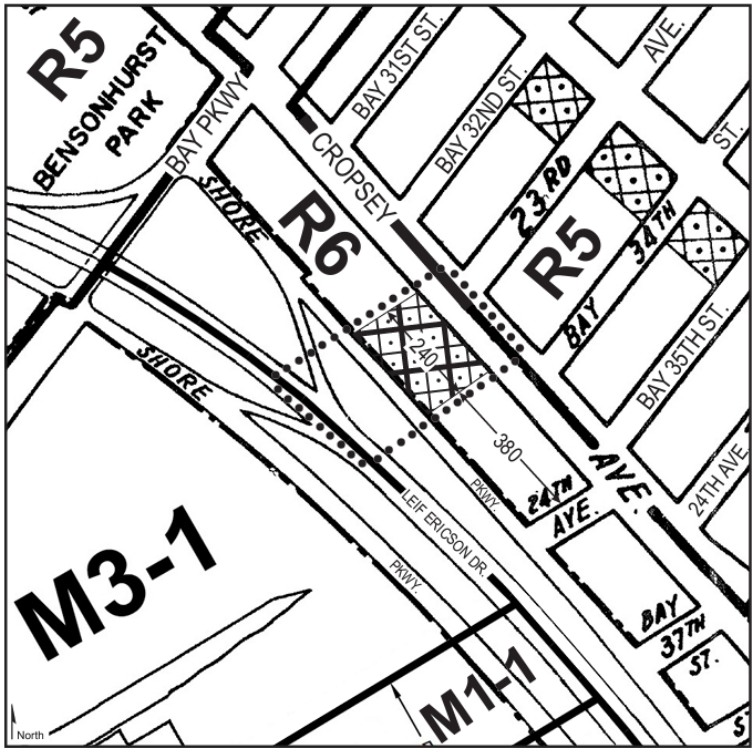
View from Cropsey Avenue of the as-of-right under construction building

Summary

Proposed Action: Zoning Map Amendment to establish a C2-4 commercial overlay within an existing R6 zoning district



Current Zoning Map (28c)



Proposed Zoning Map (28c) - Area being rezoned is outlined with dotted lines

Rezoning from R6 to R6/C2-4

Would facilitate approx. **35,230 square feet of commercial floor area (supermarket and local retail use)** in an as-of-right 23-story mixed-use development.

Community Board Recommendation

On Feb 10, 2022, Brooklyn Community Board 11 held a public hearing on this application and on that date, by a vote of 26 in favor, 0 against, and 0 abstaining, adopted resolution recommending approval of the application with following conditions:

1. No loading/unloading to take place on street.
2. To minimize impact to the residential portions of 24th Avenue and Shore Parkway, no commercial deliveries on Shore Parkway.
3. Deliveries to be coordinated to prevent conflict with arrival and departure of students
4. Managed parking operation to ensure that there is enough capacity for the mixed-uses.
5. School buses will not be stored on the street or within the building lines other than for drop-off or pickup.
6. Traffic Impact Study to be performed 12 months post development."

Borough President Recommendation

The Brooklyn Borough president held a public hearing on February 17, 2022 on the application (C 200358 ZMK), and issued a recommendation on March 14, 2022 to approve the application with following conditions:

"That Cropsey Partners LLC:

a. Work with local elected officials, city agencies, and grocers to locate a food store in the ground floor affordable to the local population
b. Ensure Community Board 11 (CB 11), the Brooklyn Borough President and the City Council receive the loading and parking plans for the intended mix of uses
c. Develop a traffic monitoring program, approved by the Department of Transportation (DOT) to be conducted 12 months after the development is fully tenanted.
d. Make any necessary improvements to mitigate unexpected traffic impacts not analyzed in the project's Environmental Assessment Statement (EAS). A summary of the Borough President's recommendation and modifications/conditions appears in the report for the related zoning special permit (C 210139 ZSK)."