CITY PLANNING COMMISSION

October 16, 2019 / Calendar No. 4 N 190411 ZRK

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development, 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 Housing Inclusionary area, Borough of Brooklyn, Community District 5.

This application for a zoning text amendment was filed by the New York City Department of Housing Preservation and Development (HPD) on May 17, 2019 to establish a Mandatory Inlusionary Housing (MIH) area coterminous with the proposed rezoning area (Block 3766, Lots 1 and 49). Approval of this application, in conjunction with related actions, would facilitate the redevelopment of an existing 192-unit family homeless shelter located at 515 Blake Avenue (Block 3766, Lot 1), with four new buildings providing 324 affordable units, , a new homeless family shelter with approximately 195 units, and commercial and community facility spaces.

RELATED ACTIONS

In addition to the zoning text amendment (N 190411 ZRK) that is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

C 190409 HAK UDAAP designation, project approval, and disposition of City-owned property to dispose of the subject property.

C 190410 ZMK Zoning Map Amendment to change a C4-3 district, an R6 district and an R6/C2-3 district to an R6A district, an R7D/C1-4 district and R7D/C2-4 district on the entirety of Block 3766.

C 190421 ZSK Large-Scale General Development Special Permit pursuant to ZR section 74-743 to waive bulk regulations pursuant to ZR section 77-22 to redistribute floor area across the development site.

BACKGROUND

A description of this application, the surrounding area and the proposed project is includedin the report on the related UDAAP action (C 190409 HAK).

ENVIRONMENTAL REVIEW

The application (N 190411 ZRK), in conjunction with the applications for the related actions (C 190409 HAK, C 190410 ZMK and C 190421 ZSK), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the 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 designated CEQR number is 19HPD058K. The lead agency is HPD.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on May 16, 2019.

PUBLIC REVIEW

The application (N 190411 ZRK), was referred to Brooklyn Community Board 5 and the Brooklyn Borough President in accordance with the procedures for non-ULURP actions, in conjunction with the applications for the related actions (C 190409 HAK, C 190410 ZMK and C 190421 ZSK), which were certified as completed by the Department of City Planning and duly referred in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Brooklyn Community Board 5 did not hold a public hearing on this application (N 190411 ZRK), and did not submit a recommendation.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on the application (N 190411 ZRK), on July 2, 2019 and on September 11, 2019 issued a recommendation to approve with conditions. A

summary of the Borough President's recommendation appears in the report for the related UDAAP action (C 190409 HAK).

City Planning Commission Public Hearing

On August 28, 2019 (Calendar No. 3), the City Planning Commission scheduled September 11, 2019 for a public hearing on this application (N 190411 ZRK). The hearing was duly held on September 11, 2019 (Calendar No. 29). There were a number of speakers as described in the report for the related UDAAP action (C 190409 HAK), and the hearing was closed.

CONSIDERATION

The Commission believes that this application (N 190411 ZRK), for the zoning text amendment, in conjunction with the applications for the related actions (C 190409 HAK, C 190410 ZMK and C 190421 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 UDAAP action (C 190409 HAK).

RESOLUTION

RESOLVED, the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

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

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

Brooklyn Community District 5

* * *

Map 3 - [date of adoption]

[PROPOSED MAP]



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

Area **3** — (date of adoption) MIH Program Option 1

Portion of Community District 5, Brooklyn

* * *

The above resolution (N 190411 ZRK), duly adopted by the City Planning Commission on October 16, 2019 (Calendar No. 4), 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 J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III, MICHELLE de la UZ, JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD,
Commissioners