



## **CITY PLANNING COMMISSION**

July 25, 2012 / Calendar No. 13

N 100042 ZRK

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**IN THE MATTER OF IN THE MATTER OF** an application submitted by Walton Reality Associates pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Appendix F (Inclusionary Housing Designated Areas) in Community District 1, Borough of the Brooklyn.

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The application for an amendment to the Zoning Resolution was filed by Walton Reality Associates on July 28, 2009. The proposed Zoning Text Amendment will make the Inclusionary Housing Program applicable in a proposed R7A/C2-4 district to facilitate the development of two seven-story buildings with 69 residential units with 14 affordable apartments on Walton Street, in Community District 1, Brooklyn.

### **RELATED ACTIONS**

In addition to the amendment of the Zoning Resolution, which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following application that is being considered concurrently with this application:

C 100041 ZMK                      **Zoning map amendment:** changing three blocks from M1-2 and M3-1 to R6A and R7A districts with a C2-4 overlay along Marcy Avenue on Block 2245.

### **BACKGROUND**

A full background discussion and description of this application appears in the report on the related zoning map amendment application (C 100041 ZMK).

## **ENVIRONMENTAL REVIEW**

This application (N 100042 ZRK), in conjunction with the related application (C 100041 ZMK), 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 10DCP001K. The lead is the New York City Planning Commission.

A full summary of the environmental review appears in the report on the related application for a zoning map amendment (C 100041 ZMK).

## **PUBLIC REVIEW**

On March 26, 2012, this application (N 100042 ZRK) was referred to Brooklyn Community Board 1 and the Brooklyn Borough President in accordance with the procedures for non-ULURP matters, along with the application for a Zoning Map Amendment (C 100041 ZMK) which was certified as complete by the Department of City Planning in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **Community Board Public Hearing**

Community Board 1 held a public hearing on this application (N 100042 ZRK) and on the related zoning amendment application (C 100041 ZMK) on April 17, 2012, and on May 8, by a vote of 16 in favor, 11 opposed, and 4 abstaining, adopted a resolution recommending approval of these applications.

A summary of the recommendations of Community Board 1 appears in the report on the related application for a zoning map amendment (C 100041 ZMK)

### **Borough President Recommendation**

This application (N 100042 ZRK) was considered by the Borough President, which issued a recommendation approving the application on June 12, 2012.

A summary of the recommendations of the Borough President appears in the report on the related application for a zoning map amendment (C 100041 ZMK).

### **City Planning Commission Public Hearing**

On June 6, 2012 (Calendar No. 3), the City Planning Commission scheduled June 20, 2012 for a public hearing on this application (N 100042 ZRK). The hearing was duly held on June 20, 2012 (Calendar No. 24) in conjunction with the hearing on the related action (C 100041 ZMK).

There were two speakers in favor, as described in the report on the related zoning map amendment application (C 100041 ZMK).

### **CONSIDERATION**

The Commission believes that this amendment to the zoning text (N 100042 ZRK) is appropriate, along with the related Zoning Map Amendment (C 100041 ZMK).

A full consideration and analysis of the issues, and the reasons for approving this application appear in the report on the related zoning map amendment application (C 100041 ZMK).

### **RESOLUTION**

**RESOLVED**, that 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 modified, is further amended as follows:

## **APPENDIX F**

### **Inclusionary Housing Designated Areas**

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this APPENDIX F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

\* \* \*

#### Brooklyn, Community District 1

In Waterfront Access Plan BK-1 and in the R6, R6A, R6B, R7A, R7-3 and R8 Districts within the areas shown on the following Maps 1, 2, 3 and 4:

\* \* \*

**EXISTING  
(TO BE DELETED)**  
Map 4 (12/21/09)  
Portion of Community District 1, Brooklyn



**PROPOSED  
(TO REPLACE EXISTING)**

Map 4 (xx/xx/xx)



Portion of Community District 1, Brooklyn

\* \* \*

The above resolution (N 100042 ZRK), duly adopted by the City Planning Commission on July 25, 2012 (Calendar No. 13), 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.

**AMANDA M. BURDEN, FAICP, Chair**  
**KENNETH J. KNUCKLES, ESQ., Vice Chairman**  
**ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,**  
**ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,**  
**MARIA M. DEL TORO, RICHARD W. EADDY, ANNA HAYES LEVIN,**  
**ORLANDO MARIN, SHIRLEY A. MCRAE,**