



IN THE MATTER OF an application submitted by the New York City Economic Development Corporation (NYCEDC), on behalf of the Deputy Mayor for Housing and Economic Development (ODMHED) 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 Inclusionary Housing area, Borough of Brooklyn, Community District 9.

This application (N 170417 ZRK) for a zoning text amendment was filed by the New York City Economic Development Corporation (NYCEDC), on behalf of the Deputy Mayor for Housing and Economic Development (ODMHED) on May 16, 2017 to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the rezoning area. This application, in conjunction with the related actions, would facilitate a mixed-use development located at 1555 Bedford Avenue (Block 1274, Lot 1) in the Crown Heights neighborhood of Brooklyn, Community District 9.

RELATED ACTIONS

In addition to the zoning text amendment (N 170417 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 170416 ZMK Zoning map amendment to change the project area from an R6 district to R7-2 and R7-2/C2-4 districts;

- C 170418 ZSK Special permit to create a large-scale general development (LSGD);

- C 170419 ZSK Special permit to modify parking requirements; and

- C 170420 PPK Disposition of City-owned property

BACKGROUND

A full background discussion and description of this application appears in the report of the related disposition action (C 170420 PPK).

ENVIRONMENTAL REVIEW

This application (N 170417 ZRK), in conjunction with the applications for the related actions (C 170416 ZMK, C 170418 ZSK, C 170419 ZSK, and C 170420 PPK), 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 16DME005K. The lead agency is the Office of the Deputy Mayor for Housing and Economic Development.

A full background discussion and description of this application appears in the report of the related disposition action (C 170420 PPK).

PUBLIC REVIEW

This application (N 170417 ZRK) was duly referred to Community Board 9 and the Brooklyn Borough President on May 22, 2017, in accordance with the procedures for non-ULURP actions, in conjunction with the related actions (C 170416 ZMK, C 170418 ZSK, C 170419 ZSK, and C 170420 PPK), which were 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

Brooklyn Community Board 9 held a public hearing on this application (N 170417 ZRK) and the related applications on June 19, 2017, and on June 27, 2017, by a vote of none in favor, 35 opposed, and with one abstention, issued a recommendation to disapprove with modifications. A revised Community Board recommendation was received on September 21, 2017 to reflect Community Board 9's accurate recommendation to, disapprove without modifications. A summary of the recommendation appears in the report of the related disposition action (C 170420 PPK).

Borough President Recommendation

This application (N 170417 ZRK) was considered by the Borough President, who held a public hearing on July 10, 2017, and on September 1, 2017, issued a recommendation disapproving the application with modifications. A summary of the Borough President's recommendation appears in the report of the related disposition action (C 170420 PPK)

City Planning Commission Public Hearing

On September 6, 2017 (Calendar No. 8), the City Planning Commission scheduled September 19, 2017, for a public hearing on this application (N 170417 ZRK), in conjunction with the related applications. The hearing was duly held on September 19, 2017 (Calendar No. 19). There were 23 speakers in favor of the application and 14 in opposition as described in the report for the related disposition application (C 170420 PPK), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 170417 ZRK), in conjunction with the related actions for a zoning map amendment (C 170416 ZMK), special permit for a Large Scale General Development (C 170418 ZSK), special permit to modify parking requirement (C 170419 ZSK), and disposition of city-owned property (C 170420 PPK), is appropriate.

A full consideration and analysis of issues and the reasons for approving this application appear in the related report for the disposition of City-owned property (C 170420 PPK).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on October 19, 2017, with respect to this application (CEQR No. 16DME005K) the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, pursuant to the Restrictive Declaration attached as Exhibit A hereto, those project components related to the environment and mitigation measures that were identified as practicable.

This report of the City Planning Commission, together with the FEIS, constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, that 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:

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

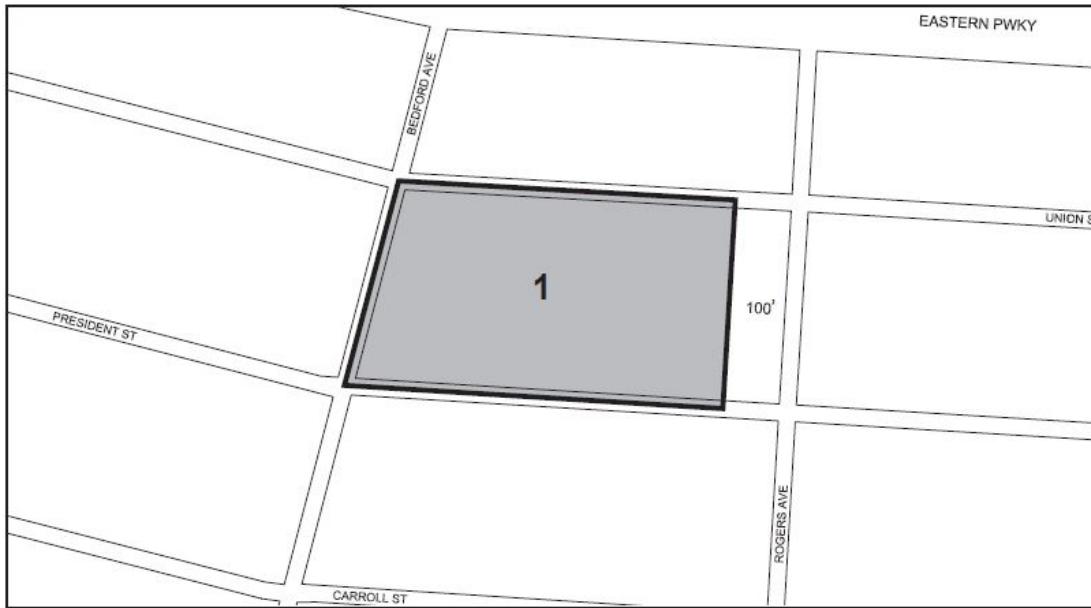
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Brooklyn Community District 9

In the R7-2 District within the area shown on the following Map 1:

Map 1 (date of adoption)

[PROPOSED MAP]



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

Area 1- (date of adoption) - MIH Program Option 2

Portion of Community District 9, Brooklyn

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The above resolution (N 170417 ZRK), duly adopted by the City Planning Commission on October 30, 2017 (Calendar No. 2) 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. KNUCKES, ESQ., *Vice Chairman*

**RAYANN BESSER, ALFRED C. CERULLO, III, JOSEPH DOUEK,
RICHARD W. EADDY, CHERYL COHEN EFFRON, HOPE KNIGHT,
ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ**, *Commissioners*

MICHELLE R. DE LA UZ, *Commissioner*, voting “No”