



IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d:

1. eliminating from within an existing R6 District a C2-3 District bounded by a line 150 feet northerly of Blake Avenue, Hinsdale Street, Blake Avenue, and Snediker Avenue;
2. changing from an R6 District to an R6A District property bounded by a line 150 feet southerly of Sutter Avenue, Hinsdale Street, a line 100 feet northerly of Blake Avenue, and Snediker Avenue;
3. changing from an R6 District to an R7D District property bounded by a line 100 feet northerly of Blake Avenue, Hinsdale Street, Blake Avenue, and Snediker Avenue;
4. changing from a C4-3 District to an R7D District property bounded by Sutter Avenue, Hinsdale Street, a line 150 feet southerly of Sutter Avenue, and Snediker Avenue;
5. establishing within a proposed R7D District a C1-4 District bounded by a line 100 feet northerly of Blake Avenue, Hinsdale Street, Blake Avenue, and Snediker Avenue; and
6. establishing within a proposed R7D District a C2-4 District bounded by Sutter Avenue, Hinsdale Street, a line 150 feet southerly of Sutter Avenue, and Snediker Avenue;

Borough of Brooklyn, Community District 5, as shown on a diagram (for illustrative purposes only) dated May 20, 2019.

This application for a zoning map amendment (C 190410 ZMK) was filed by the New York City Department of Housing Preservation and Development (HPD) on May 17, 2019. The proposed action, 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 195 units, and commercial and community facility spaces located at 515 Blake Avenue in the East New York neighborhood of Brooklyn Community District 5.

RELATED ACTIONS

In addition to the zoning map amendment (C 190410 ZMK) 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:

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|---------------------|---|
| C 190409 HAK | UDAAP designation, project approval, and disposition of City-owned property to dispose of the subject property. |
| N 190411 ZRK | Zoning Text Amendment to designate a Mandatory Inclusionary Housing Area for the project area. |
| 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 included in the report for the related UDAAP action (C 190409 HAK).

ENVIRONMENTAL REVIEW

The application (C 190410 ZMK), in conjunction with the applications for the related actions (C 190409 HAK, N 190411 ZRK 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.

UNIFORM LAND USE REVIEW

The application (C 190410 ZMK), in conjunction with the applications for the related actions (C 190409 HAK, and C 190421 ZSK), were certified as completed by the Department of City Planning on May 20, 2019 and duly referred to Brooklyn Community Board 5 and the Brooklyn Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 190411 ZRK), which was referred in accordance with the procedures for non-ULURP actions.

Community Board Public Hearing

Brooklyn Community Board 5 did not hold a public hearing on this application (C 190410 ZMK), and did not submit a recommendation.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on The application (C 190410 ZMK), 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. 2), the City Planning Commission scheduled September 11, 2019 for a public hearing on this application (C 190410 ZMK). The hearing was duly held on September 11, 2019 (Calendar No. 28). 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 (C 190410 ZMK) for the zoning map amendment, in conjunction with the applications for the related actions (C 190409 HAK, N 190411 ZRK 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 Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and 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 by changing the Zoning Map, Section No. 17d:

1. eliminating from within an existing R6 District a C2-3 District bounded by a line 150 feet northerly of Blake Avenue, Hinsdale Street, Blake Avenue, and Snediker Avenue;
2. changing from an R6 District to an R6A District property bounded by a line 150 feet southerly of Sutter Avenue, Hinsdale Street, a line 100 feet northerly of Blake Avenue, and Snediker Avenue;
3. changing from an R6 District to an R7D District property bounded by a line 100 feet northerly of Blake Avenue, Hinsdale Street, Blake Avenue, and Snediker Avenue;
4. changing from a C4-3 District to an R7D District property bounded by Sutter Avenue, Hinsdale Street, a line 150 feet southerly of Sutter Avenue, and Snediker Avenue;
5. establishing within a proposed R7D District a C1-4 District bounded by a line 100 feet northerly of Blake Avenue, Hinsdale Street, Blake Avenue, and Snediker Avenue; and
6. establishing within a proposed R7D District a C2-4 District bounded by Sutter Avenue, Hinsdale Street, a line 150 feet southerly of Sutter Avenue, and Snediker Avenue;

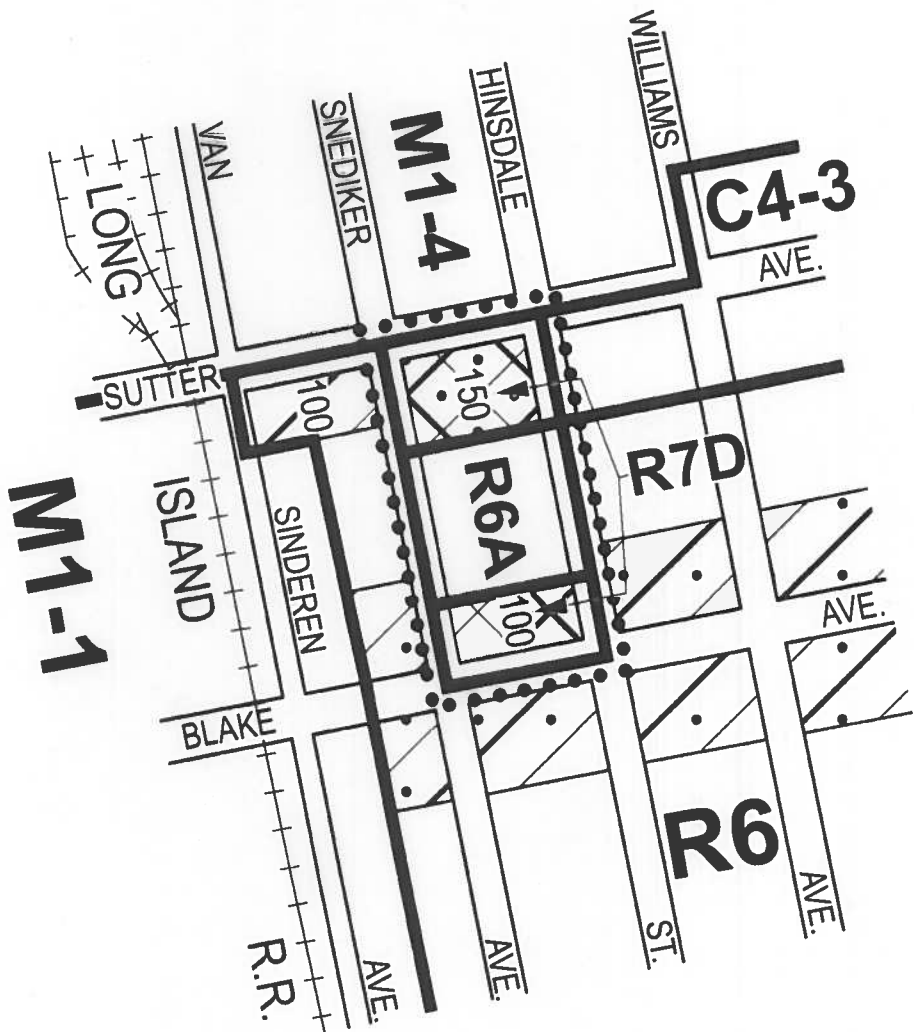
Borough of Brooklyn, Community District 5, as shown on a diagram (for illustrative purposes only) dated May 20, 2019.

The above resolution (C 190410 ZMK), duly adopted by the City Planning Commission on October 16, 2019 (Calendar No.3), 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



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP
17d
BOROUGH OF
BROOKLYN



New York, Certification Date:
MAY 20, 2019

S. Lenard, Director
Technical Review Division



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by eliminating a C2-3 District from within an existing R6 District, by changing R6 and C4-3 Districts to R6A and R7D Districts, and by establishing C1-4 and C2-4 Districts within the proposed R7D Districts.
- Indicates a C1-3 District
- Indicates a C1-4 District
- Indicates a C2-3 District
- Indicates a C2-4 District

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.