



CITY PLANNING COMMISSION

March 17, 2021 / Calendar No. 10

N 210131 ZRK

IN THE MATTER OF an application submitted by the New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XIII, Chapter 7 (Special Coastal Risk District) to establish the Gerritsen Beach Special Coastal Risk District.

This application for a zoning text amendment was filed by the New York City Department of City Planning on October 16, 2020, in conjunction with the related zoning map amendment (C 210130 ZMK), which will affect all or portions of 20 blocks in the neighborhood of Gerritsen Beach in Brooklyn Community District 15.

RELATED ACTION

In addition to the zoning text amendment (N 210131 ZRK) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 210130 ZMK Zoning map amendment to rezone all or portions of 20 blocks.

BACKGROUND

A full background discussion and description of this project appears in the report in the related application for a zoning map amendment (C 210130 ZMK).

ENVIRONMENTAL REVIEW

This application (N 210131 ZRK) and the related application (C 210130 ZMK) were 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 lead is the City Planning Commission. The designated CEQR number is 21DCP051K.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on October 19, 2020.

PUBLIC REVIEW

This application (N 210131 ZRK) was duly referred to Community Board 15 and the Borough President in accordance with the procedures for non-ULURP matters on October 19, 2020, along with the related action (C 210130 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

Brooklyn Community Board 15 held a public hearing on the application (N 210131 ZRK) and the related action (C 210130 ZMK), on November 17, 2020, and, on that date, by a vote of 41 in favor, none opposed, and none abstaining, adopted a resolution to approve the application.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on the application (N 210131 ZRK) and the related action (C 210130 ZMK) on November 30, 2020, and on January 21, 2021, issued a recommendation approving the application.

City Planning Commission Public Hearing

On January 20, 2021 (Calendar No. 3), the City Planning Commission scheduled February 3, 2021 for a public hearing on this application (N 210131 ZRK) and the related action (C 210130 ZMK). The hearing was duly held on February 3, 2021 (Calendar No. 25). There were no speakers on this application.

WATERFRONT REVITALIZATION PROGRAM

This application (N 210131 ZRK) was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State

Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 et seq.) The designated WRP number is 19-180. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 210131 ZRK), in conjunction with the related application for a zoning map amendment (C 210130 ZMK), is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the report on the related application for a zoning map amendment (C 210130 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, the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; 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 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 hereby amended by establishing a Special Coastal Risk District in the neighborhood of Gerritsen Beach in Brooklyn Community District 15.

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.

* * *

**ARTICLE XIII
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 7
Special Coastal Risk District (CR)**

* * *

**137-11
District Plan and Maps**

The District Maps are located in the Appendix to this Chapter and are hereby incorporated and made part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in this Chapter apply.

- Map 1 #Special Coastal Risk District# 1 (CR-1), in Broad Channel, Community District 14, Borough of Queens
- Map 2 #Special Coastal Risk District# 2 (CR-2), in Hamilton Beach, Community District 10, Borough of Queens
- Map 3 #Special Coastal Risk District# 3 (CR-3), encompassing New York State Enhanced Buyout Areas in Graham Beach and Ocean Breeze, Community District 2, Borough of Staten Island
- Map 4 #Special Coastal Risk District# 3 (CR-3), encompassing New York State Enhanced Buyout Areas in Oakwood Beach, Community District 3, Borough of Staten Island-
- Map 5 #Special Coastal Risk District# 4 (CR-4), in Gerritsen Beach, Community District 15, Borough of Brooklyn.

**137-12
Applicability of Special Regulations**

The special #use# and #bulk# regulations of this Chapter shall apply in the #Special Coastal Risk District# as set forth in the following table:

SPECIAL REGULATIONS

#Special Coastal Risk District#	#Residential Use# (137-21)	#Community Facility Use# (137-22)	Modified #Bulk# Requirements (137-31)	Modifications to Article V (137-40)	Special Requirements (137-50)
CR-1 (Broad Channel, Queens)	x	x			
CR-2 (Hamilton Beach, Queens)	x	x	x		
CR-3 (buyout areas, Staten Island)	x	x		x	x
<u>CR-4 (Gerritsen Beach, Brooklyn)</u>	<u>x</u>	<u>x</u>	<u>x</u>		

**137-20
SPECIAL USE REGULATIONS**

The special #use# regulations of this Section 137-20, inclusive, shall apply in the #Special Coastal Risk Districts# as set forth in the table in Section 137-12 (Applicability of Special Regulations).

**137-21
Residential Use**

In #Special Coastal Risk Districts# 1 and 3, #residential uses# shall be limited to #single-family detached residences# and #accessory uses# as set forth in Section 22-11 (Use Group 1).

In #Special Coastal Risk District# 2, #residential uses# shall be limited to #single-# or #two-family detached residences# and #accessory uses# as set forth in paragraphs A. and B. of Section 22-12 (Use Group 2).

In #Special Coastal Risk District# 4, #residential uses# shall be permitted as follows:

- (a) for #zoning lots# with a #lot area# of less than 3,000 square feet, #residential uses# shall be limited to #detached# or #semi-detached single-family residences#; and
- (b) for #zoning lots# with a #lot area# of 3,000 square feet or more, #residential uses# shall be

limited to #detached# or #semi-detached# #single-# or #two-family residences#.

The inclusion of #accessory residential uses# shall not be precluded by the provisions of this Section.

* * *

**137-30
SPECIAL BULK REGULATIONS**

* * *

**137-32
Height and Setback Regulations**

[Note: Proposed Section 64-333 is part of a separate land use application: Zoning for Coastal Flood Resiliency (N 21095 ZRY)]

In #Special Coastal Risk District# 4, all #detached# or #semi-detached# #single-# or #two-family residences# shall be subject to the height and setback provisions set forth in Section 64-333 (Height and setback regulations for cottage envelope buildings).

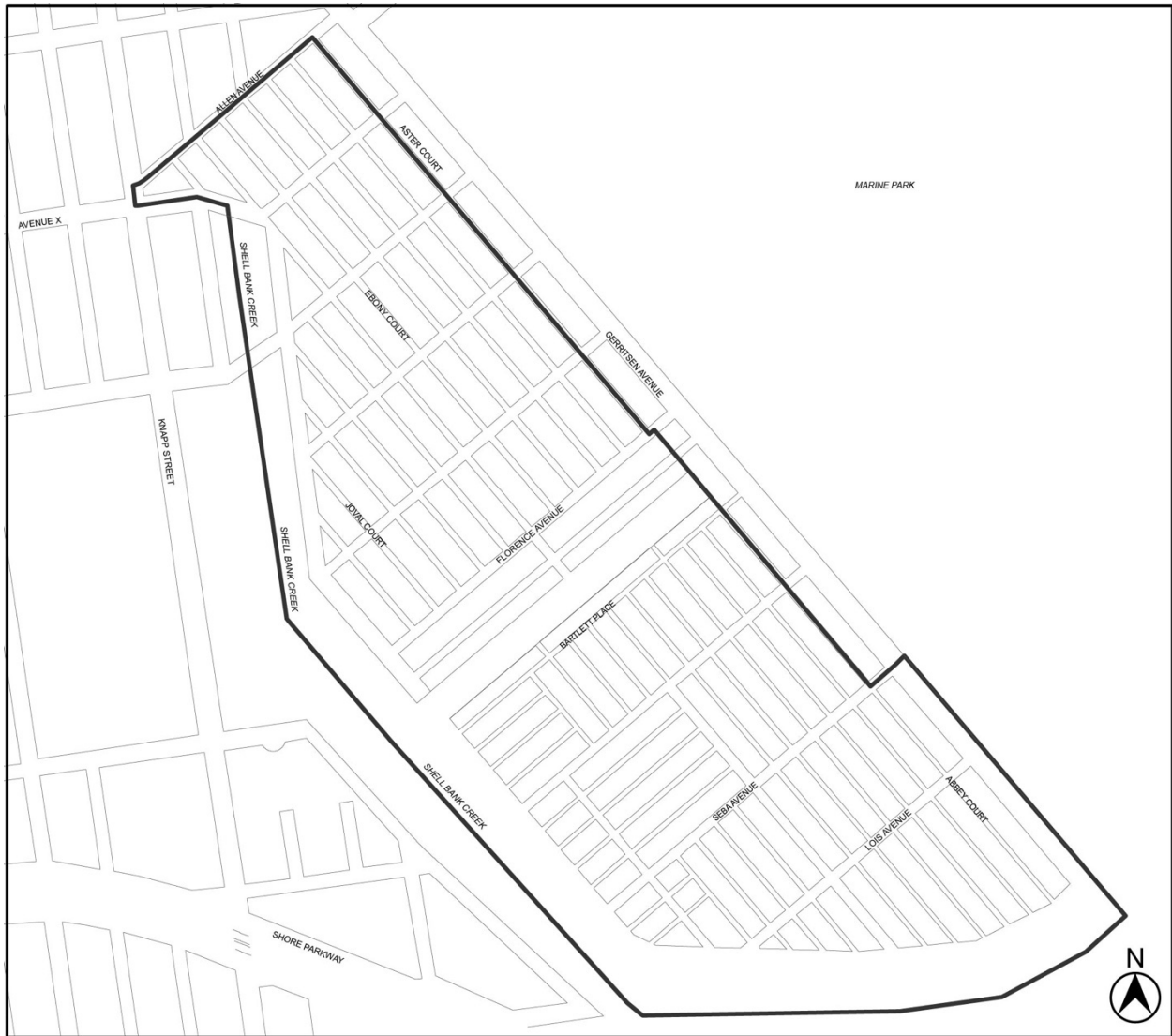
**137-40
SPECIAL APPLICABILITY OF ARTICLE V**

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**APPENDIX
Special Coastal Risk District Plan**

Map 5 – Special Coastal Risk District 4, in Gerritsen Beach, Community District 15, Borough of Brooklyn [date of adoption]

[PROPOSED MAP]



 District boundary

The above resolution (N 210131 ZRK), duly adopted by the City Planning Commission on March 17, 2021 (Calendar No. 10), 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 BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO III,

JOSEPH DOUEK, RICHARD W. EADDY, HOPE KNIGHT,

ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Resilient Neighborhoods: Gerritsen Beach	
Applicant: DCP - Department of City Planning Brooklyn Office	Applicant's Administrator: DCP - Department of City Planning Brooklyn Office
Application # 210130ZMK	Borough: Brooklyn
CEQR Number: 21DCP051K	Validated Community Districts: K15

Docket Description:

IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 29a:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. Gerritsen Avenue, Bijou Avenue, Aster Court, and Allen Avenue;
 - b. Gerritsen Avenue, Devon Avenue, Aster Court, and Channel Avenue; and
 - c. Gerritsen Avenue, Bartlett Place, a line 100 feet southwesterly of Gerritsen Avenue, Florence Avenue, Aster Court, and Everett Avenue;
2. eliminating from within an existing R4 District a C2-2 District bounded by Gerritsen Avenue, Everett Avenue, Aster Court, and Devon Avenue;
3. changing from an R4 District to an R4-1 District property bounded by Aster Court, Florence Avenue, a line 100 feet southwesterly of Gerritsen Avenue, Bartlett Place, Abbey Court, Seba Avenue and its northeasterly centerline prolongation, a southwesterly and northerly boundary line of Brooklyn Marine Park, the centerline of Shell Bank Creek and its southeasterly prolongation, the centerline of Canal and its southwesterly prolongation, Knight Court and its southeasterly centerline prolongation, Everett Avenue, a line midway between Ira Court and Joval Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Devon Avenue, a line midway between Fane Court and Garland Court, a line midway between Channel Avenue and Devon Avenue, a line midway between Ebony Court and Fane Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Channel Avenue, Dictum Court, Bijou Avenue, Ebony Court, and Allen Avenue;
4. changing from a C3 District to an R4-1 District property bounded by:
 - a. Dictum Court, Channel Avenue, a line midway between Dictum Court and Ebony Court, and Bijou Avenue;
 - b. Channel Avenue, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, and a line midway between Ebony Court and Fane Court; and
 - c. Devon Avenue, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, and a line midway between Ira Court and Joval Court;
5. changing from an R4 District to a C3A District property bounded by:
 - a. a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, a line midway between Ebony Court and Fane Court, and a line midway between Channel Avenue and Devon Avenue;
 - b. a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, a line midway between Fane Court and Garland Court, and Devon Avenue; and
 - c. a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, a line midway between Ira Court and Joval Court, and Everett Avenue;
6. changing from a C3 District to an C3A District property bounded by Allen Avenue,

BOROUGH PRESIDENT RECOMMENDATION



Ebony Court, Bijou Avenue, a line midway between Dictum Court and Ebony Court, Channel Avenue, a line midway between Ebony Court and Fane Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Devon Avenue, a line midway between Ira Court and Joval Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Knight Court and its southeasterly centerline prolongation, the centerline of Canal and its southwesterly prolongation, the centerline of Shell Bank Creek and its northerly prolongation, , Avenue X, Knapp Street, and Allen Avenue;

7. establishing within an existing R4 District a C2-3 District bounded by:

- a. Gerritsen Avenue, Bijou Avenue, a line midway between Gerritsen Avenue and Aster Court, and Allen Avenue; and
- b. Gerritsen Avenue, Bartlett Place, a line 50 feet southwesterly of Gerritsen Avenue, Florence Avenue, a line midway between Gerritsen Avenue and Aster Court, and Channel Avenue; and

8. establishing a Special Coastal Risk District bounded by Aster Court, Florence Avenue, a line 100 feet southwesterly of Gerritsen Avenue, Bartlett Place, Abbey Court, Seba Avenue and its northeasterly centerline prolongation, a southwesterly and northerly boundary line of Brooklyn Marine Park, the centerline of Shell Bank Creek and its southeasterly and northerly prolongations, Avenue X, Knapp Street and Allen Avenue; Borough of Brooklyn, Community District 15, as shown on a diagram (for illustrative purposes only) dated October 19, 2020.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	BK BP	Date: 1/22/2021 12:00 AM
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Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION

120 Broadway, 31st Floor, New York, NY 10271

CalendarOffice@planning.nyc.gov

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION #: Resilient Neighborhoods: Gerritsen Beach and Sheepshead Bay (210130 ZMK, 210131 ZRK & 210132 ZRK)

Applications by the New York City Department of City Planning (DCP) for zoning map and text amendments to ensure flood resiliency of future development in the Gerritsen Beach and Sheepshead Bay neighborhoods of Brooklyn Community District 15 (CD 15). Such actions would change the zoning on approximately 20 blocks from R4, C3, and C1-2/C2-2 commercial overlays to R4-1, C3A, and C2-3 commercial overlays, and establish a new Special Coastal Risk District (SCRD) in Gerritsen Beach, and amend New York City Zoning Resolution (ZR) sections of the Special Sheepshead Bay District (SSBD).

BROOKLYN COMMUNITY DISTRICT NO. 15

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE
 APPROVE WITH
MODIFICATIONS/CONDITIONS

DISAPPROVE
 DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

SEE ATTACHED

Ethi L. Adams

January 21, 2021

BROOKLYN BOROUGH PRESIDENT

DATE

RECOMMENDATION FOR: Resilient Neighborhoods: Gerritsen Beach and Sheepshead Bay (210130 ZMK, 210131 ZRK & 210132 ZRK)

The New York City Department of City Planning (DCP) submitted applications for zoning map and text amendments to ensure flood resiliency of future development in the Gerritsen Beach and Sheepshead Bay neighborhoods of Brooklyn Community District 15 (CD 15). Such actions would change the zoning on approximately 20 blocks from R4, C3, and C1-2/C2-2 commercial overlays to R4-1, C3A, and C2-3 commercial overlays, and establish a new Special Coastal Risk District (SCRD) in Gerritsen Beach, and amend New York City Zoning Resolution (ZR) sections of the Special Sheepshead Bay District (SSBD).

On November 30, 2020, Brooklyn Borough President Eric Adams held a remote public hearing on these zoning map and text amendments. There were no speakers on the item.

In response to Borough President Adams' inquiry as to whether the City would consider providing real estate tax incentives to offset additional costs for property owners who may have to take out construction loans on top of existing mortgages in order to comply with flood resiliency guidelines, the DCP representative clarified that the proposed changes would not introduce any requirements beyond Appendix G (Flood-Resistant Construction) of the New York City Building Code. Rather, these amendments would provide zoning relief for homeowners to make resiliency improvements over time. As for financial incentives, the City has been advocating for direct assistance to homeowners at the State and Federal level.

In response to Borough President Adams' inquiry as to what assistance the City would provide owners whose properties would require major alterations to meet the new rules, the DCP representative referenced the New York City Department of Housing Preservation and Development (HPD) HomeFix program, which offers low- and no-interest loans for certain repairs, and FloodHelpNY, a non-profit initiative that provides free and low-cost technical services to homeowners.

Consideration

Brooklyn Community Board 15 (CB 15) voted to approve these applications on November 17, 2020.

The Gerritsen Beach and Sheepshead Bay proposals entered public review parallel to Zoning for Coastal Flood Resiliency (ZCFR), a citywide text amendment that would create permanent rules for resilient building design and retrofits.

On January 5, 2021, the Brooklyn Borough Board held a hearing on ZCFR and approved the proposal. Its resolution called on the Administration and City Council to assist homeowners who would spend more than 30 percent of their income to finance the costs of mandatory flood insurance and the reconstruction/elevation of their homes with monetary incentives such as low-cost loans, real estate tax abatements/exemptions, and other financial mechanisms, to households earning up to 250 percent of Area Median Income (AMI).

The proposed Gerritsen Beach actions would affect approximately 2,050 tax lots within a rezoning area bounded by Allen Avenue, Gerritsen Avenue, and Marine Park to the north, and Plumb Beach Channel and Shell Bank Creek to the south. According to a DCP analysis, approximately 77 percent of these lots are developed with residential uses, mostly single-family, detached homes. Another 16 percent represents vacant land often utilized for parking, storage, or water access. The remaining properties host a variety of non-residential uses, which comprise less than eight percent of the lots. Much of the residential area is zoned R4, with C1-2 and C2-2 overlays mapped on some blocks of Gerritsen Avenue. The northern portion of the Plumb Beach Channel waterfront is zoned C3, a district

that allows residential construction pursuant to R3-2 regulations, which permit attached and multi-family buildings on lots of at least 1,700 square feet.

In 2012, Gerritsen Beach was among the communities most affected by Superstorm Sandy. The following year, DCP launched its Resilient Neighborhoods initiative to strengthen neighborhoods in the city's floodplain via place-based strategies, including zoning changes. The study found that existing land use patterns in Gerritsen Beach do not reflect current and future inundation risk. Many blocks contain small, shallow lots of 24 x 66 feet or 40 x 45 feet, with limited street widths. Though Gerritsen Beach was once a summer community, year-round occupancy and habitation below the design flood elevation (DFE) have become the norm. Much of the neighborhood's vulnerability to flooding results from its limited drainage infrastructure, which is not designed to handle storm surges. To protect Gerritsen Beach from such events, DCP seeks to limit growth potential in the area, by reducing the permitted residential density.

The proposed map amendments would create a new zoning envelope by changing the existing R4 district to R4-1, thus reducing the side yard requirement. Additionally, the C3 district along the waterfront would be rezoned to C3A, with some blocks converted to R4-1 to reflect existing character. The C3A equivalent R3A district would permit one and two-family detached homes on lots with a minimum area of 2,375 square feet, a reduction in density from R3-2. Finally, commercial overlays on Gerritsen Avenue would be updated to C2-3 and reduced to half-block depth, fronting only that corridor. The new overlay would allow additional use groups, including home maintenance and repair services, which would support building upgrades after flood events.

Such actions would restrict the scale and character of future development, while expanding the range of commercial uses in Gerritsen Beach. The proposed text amendment would create an SCRD, which would further modify what is permitted under the new zoning to improve the neighborhood's overall resiliency. The SCRD stipulations would prohibit new attached or multi-family residences in the R4-1 district. Only single-family detached buildings would be permitted on lots less than 3,000 square feet, though two-family homes would be allowed on larger lots. Building heights would be limited to 25 feet above the ground-floor, which would be wet-proofed to flood-resistant construction standards. Together, these zoning map and text changes would ensure that future construction in Gerritsen Beach is not only resilient, but appropriate for its small lots and narrow streets.

The separate Sheepshead Bay application would update the SSBD regulations to encourage an active and flood-resilient public realm. The changes would strengthen requirements for aspects of plaza design, including access, seating, and signage. The new rules would also disallow below-grade plazas and consolidate or eliminate certain public space bonuses.

Borough President Adams believes it is necessary to optimize the ZR to ensure that both existing and future homes in Gerritsen Beach achieve optimal flood mitigation via measures such as wet proofing. Moreover, he recognizes that resilient construction and renovation is an effective way to lower flood insurance payments. Borough President Adams believes that the proposed SSBD modifications would also promote best practices and help drive economic development in sustainable businesses. Therefore, the City Planning Commission (CPC) and/or City Council should approve these applications.

While Borough President Adams supports the proposed changes and concurs with the Brooklyn Borough Board's position on ZCFR, he is concerned that compliance with the new regulations would present a hardship for homeowners of limited means, including the many who are located on properties added to the flood risk zone, as they would be burdened by the cost of affording flood insurance payments to adequately protect their assets. He therefore seeks robust financial assistance to mitigate the additional costs of flood-resistant construction and renovation.

Financial Assistance for Homeowners in Flood Zones

Federal law stipulates that lenders of government-backed mortgages must require homeowners to purchase flood insurance for properties located in Special Flood Hazard Areas (SFHAs). The Federal government provides coverage through the National Flood Insurance Program (NFIP), administered by the Federal Emergency Management Agency (FEMA). It is anticipated that Congressional changes to the NFIP and updates to Flood Insurance Rate Maps (FIRMs) will lead to increased premiums for many policyholders. These costs will also be driven by sea level rise, which will produce higher flood levels in the coming decades.

DCP estimates that homes with living space four feet below the DFE will incur annual flood insurance costs of \$9,000. Raising such space to or above the DFE would sharply reduce premiums to \$1,450, or even less, depending on the degree of flood elevation. As an incremental step, property owners could lower their payments by elevating mechanical equipment above flood levels, which requires few structural changes, and therefore tends to be highly cost-effective. One of DCP's primary goals with ZCFR is to facilitate flood resiliency improvements by streamlining zoning rules that limit the location of infrastructure and uses on various levels.

Borough President Adams believes that retrofitting homes in areas prone to inundation is an important strategy for neighborhood resiliency and an important investment to lower flood insurance premiums. However, he is aware that a significant number of households in the New York City floodplain pay 30 percent or more of their annual income toward property taxes, homeowners' insurance, and flood insurance. As a result of these obligations, many lack discretionary income to defray the added costs of retrofitting their homes and would have to refinance their mortgages or take out loans to implement flood-proofing best practices. The most effective measure, home elevation, can be prohibitively expensive up front, even with long-term flood insurance savings. When confronted with such options, property owners beset by high premiums may choose to seek other forms of relief rather than undertake costly renovation projects.

Borough President Adams believes that it is in the City's interest to support homeowners who wish to make their properties more resilient. Monetary incentives would encourage such improvements in flood-prone areas across the five boroughs and ensure that ZCFR achieves its intended goal of neighborhood resiliency. In older communities such as those ranging from Canarsie to Red Hook and including Brighton, Gerritsen, and Plumb beaches; Coney Island and Sheepshead Bay, and other southern Brooklyn communities, many buildings predate flood-resistant building codes, and homeowners earn moderate to middle incomes. Without some form of financial relief, the added cost of flood-resistant renovation could result in overleveraging and foreclosure of such properties.

Therefore, to assist homeowners who would spend more than 30 percent of their income to finance the costs of mandatory flood insurance and the reconstruction/elevation of their homes (via alternative refinancing or secondary mortgages), the Administration and the City Council should provide low-cost loans, real estate tax abatements/exemptions, and other financial mechanisms to households earning up to 250 percent AMI.

Recommendation

Be it resolved that the Brooklyn borough president, pursuant to Section 197-c of the New York City Charter, recommends that the CPC and City Council approve these applications.

Be it further resolved:

That the Administration and City Council, to assist homeowners who would spend more than 30 percent of their income to finance the costs of mandatory flood insurance and the reconstruction/elevation of their homes (via alternative refinancing or secondary mortgages), provide monetary incentives for such improvements via low-cost loans, real estate tax abatements/exemptions, and other financial mechanisms, to households earning up to 250 percent of Area Median Income (AMI).



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Resilient Neighborhoods: Gerritsen Beach			
Applicant:	DCP - Department of City Planning Brooklyn Office	Applicant's Primary Contact:	DCP - Department of City Planning Brooklyn Office
Application #	210130ZMK	Borough:	
CEQR Number:	21DCP051K	Validated Community Districts:	K15

Docket Description:

IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 29a:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. Gerritsen Avenue, Bijou Avenue, Aster Court, and Allen Avenue;
 - b. Gerritsen Avenue, Devon Avenue, Aster Court, and Channel Avenue; and
 - c. Gerritsen Avenue, Bartlett Place, a line 100 feet southwesterly of Gerritsen Avenue, Florence Avenue, Aster Court, and Everett Avenue;
2. eliminating from within an existing R4 District a C2-2 District bounded by Gerritsen Avenue, Everett Avenue, Aster Court, and Devon Avenue;
3. changing from an R4 District to an R4-1 District property bounded by Aster Court, Florence Avenue, a line 100 feet southwesterly of Gerritsen Avenue, Bartlett Place, Abbey Court, Seba Avenue and its northeasterly centerline prolongation, a southwesterly and northerly boundary line of Brooklyn Marine Park, the centerline of Shell Bank Creek and its southeasterly prolongation, the centerline of Canal and its southwesterly prolongation, Knight Court and its southeasterly centerline prolongation, Everett Avenue, a line midway between Ira Court and Joval Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Devon Avenue, a line midway between Fane Court and Garland Court, a line midway between Channel Avenue and Devon Avenue, a line midway between Ebony Court and Fane Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Channel Avenue, Dictum Court, Bijou Avenue, Ebony Court, and Allen Avenue;
4. changing from a C3 District to an R4-1 District property bounded by:
 - a. Dictum Court, Channel Avenue, a line midway between Dictum Court and Ebony Court, and Bijou Avenue;
 - b. Channel Avenue, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, and a line midway between Ebony Court and Fane Court; and
 - c. Devon Avenue, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, and a line midway between Ira Court and Joval Court;
5. changing from an R4 District to a C3A District property bounded by:
 - a. a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, a line midway between Ebony Court and Fane Court, and a line midway between Channel Avenue and Devon Avenue;
 - b. a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, a line midway between Fane Court and Garland Court, and Devon Avenue; and
 - c. a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, a line midway between Ira Court and Joval Court, and Everett Avenue;
6. changing from a C3 District to an C3A District property bounded by Allen Avenue, Ebony Court, Bijou Avenue, a line midway between Dictum Court and Ebony Court, Channel Avenue, a line midway between Ebony Court and Fane Court, a line connecting



COMMUNITY/BOROUGH BOARD RECOMMENDATION

two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Devon Avenue, a line midway between Ira Court and Joval Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Knight Court and its southeasterly centerline prolongation, the centerline of Canal and its southwesterly prolongation, the centerline of Shell Bank Creek and its northerly prolongation, , Avenue X, Knapp Street, and Allen Avenue;

7. establishing within an existing R4 District a C2-3 District bounded by:

a. Gerritsen Avenue, Bijou Avenue, a line midway between Gerritsen Avenue and Aster Court, and Allen Avenue; and

b. Gerritsen Avenue, Bartlett Place, a line 50 feet southwesterly of Gerritsen Avenue, Florence Avenue, a line midway between Gerritsen Avenue and Aster Court, and Channel Avenue; and

8. establishing a Special Coastal Risk District bounded by Aster Court, Florence Avenue, a line 100 feet southwesterly of Gerritsen Avenue, Bartlett Place, Abbey Court, Seba Avenue and its northeasterly centerline prolongation, a southwesterly and northerly boundary line of Brooklyn Marine Park, the centerline of Shell Bank Creek and its southeasterly and northerly prolongations, Avenue X, Knapp Street and Allen Avenue; Borough of Brooklyn, Community District 15, as shown on a diagram (for illustrative purposes only) dated October 19, 2020.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 41	# Against: 0	# Abstaining: 0	Total members appointed to the board: 41
Date of Vote: 11/17/2020 12:00 AM		Vote Location: webex	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 11/17/2020 6:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	webex

CONSIDERATION: This project will prevent future damage due to flood.		
Recommendation submitted by	BK CB15	Date: 12/29/2020 2:07 PM