



## **CITY PLANNING COMMISSION**

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December 1, 2021/ Calendar No. 8

N 210167 ZRK

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**IN THE MATTER OF** an application submitted by Quay Plaza LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying ZR 123-63 and 123-90 to add R7D to the list of Designated Residence Districts for the MX-8 Special Mixed Use District and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 1.

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This application for a zoning text amendment was filed by Quay Plaza LLC, on November 17, 2020, to designate a Mandatory Inclusionary Housing (MIH) area, and add R7D to the list of Designated Residence Districts in the Special Mixed Use District MX-8. This application, in conjunction with the related action (C 210166 ZMK), would facilitate the construction of a new mixed-use development containing 86 dwelling units, of which between 22 and 26 would be affordable under the MIH program, and approximately 10,580 square feet of commercial floor area on the ground floor, located at 79 Quay Street (Block 2589, Lot 1) in the Greenpoint neighborhood of Community District 1, Brooklyn.

### **RELATED ACTION**

In addition to the zoning text amendment (N 210167 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 210166 ZMK**      Zoning map amendment to change an M1-2/R6A (MX-8) district to an M1-4/R7D (MX-8) district

### **BACKGROUND**

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 210166 ZMK).

### **ENVIRONMENTAL REVIEW**

This application (N 210167 ZRK), in conjunction with the related action (C 210166 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 lead is the City Planning Commission. The designated CEQR number is 21DCP010K.

A summary of the environmental review appears in the report for the related zoning map amendment (C 210166 ZMK).

### **WATERFRONT REVITALIZATION PROGRAM**

This application (N 210167 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 19-170. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

### **PUBLIC REVIEW**

This application (N 210167 ZRK) was duly referred to Brooklyn Community Board 1 and the Brooklyn Borough President on June 21, 2021, in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 210166 ZMK), which was certified as complete 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 1 held a public hearing on the application (N 210167 ZRK), and the related action (C 210166 ZMK), on September 9, 2021, and on September 14, 2021, by a vote of

29 in favor, none opposed, and none abstaining, adopted a recommending approval of the application with conditions. A summary of the community board's conditions appears in the report for the related zoning map amendment.

### **Borough President Recommendation**

The Brooklyn Borough President held a public hearing on the application (N 210167 ZRK), and the related action (C 210166 ZMK), on October 6, 2021, and on November 10, 2021, issued a recommendation approving the application with conditions.

A summary of the Borough President's recommendations appears in the report for the related zoning map amendment.

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

On October 20, 2021 (Calendar No. 2), the City Planning Commission scheduled November 3, 2021, for a public hearing on this application (N 210167 ZRK), and the related action (C 210166 ZMK). The hearing was duly held on November 3, 2021 (Calendar No. 21). One speaker testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment (C 210166 ZMK), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the proposed zoning text amendment (N 210167 ZRK), in conjunction with the related application (C 210166 ZMK) is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related zoning map amendment (C 210166 ZMK).

### **RESOLUTION**

~~**RESOLVED**, that having considered the Environmental Assessment Statement (EAS), for which a Negative Declaration was issued on June 21, 2021, with respect to this application (CEQR No. 21DCP010K), the City Planning Commission finds that the action described herein will have no significant impact on the environment.~~

**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:

\* \* \*

**79 QUAY STREET**

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 XII – Special Purpose Districts**

**SPECIAL MIXED USE DISTRICT REGULATIONS**

\* \* \*

**Chapter 3 - Special Mixed Use District (MX-1), (MX-2), (MX-4), (MX-5), (MX-6), (MX-7), (MX-8), (MX-9), (MX-10), (MX-11), (MX-12), (MX-13), (MX-14), (MX-15), (MX-16), (MX-17), (MX-18), (MX-19), (MX-20)**

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**123-63**

**Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts**

\* \* \*

#Special Mixed Use District#	Designated #Residence District#
MX-1 – Community District 1, The Bronx	R6A R7D
MX 2 - Community District 2, Brooklyn	R7A R8A R8X
MX 4 – Community District 3, Brooklyn	R6A
MX 8 - Community District 1, Brooklyn	R6 R6A R6B R7A <u>R7D</u>
MX 11 - Community District 6, Brooklyn	R7-2
MX 13 – Community District 1, The Bronx	R6A R7A R7X R8A
MX 14 - Community District 6, The Bronx	R7A R7X

MX 16 - Community Districts 5 and 16, Brooklyn	R6A R7A R7D R8A
MX 18 - Community District 1, The Bronx	R7X
MX 20 - Community District 8, Brooklyn	R7A

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## **123-90**

### **Special Mixed Use Districts Specified**

\* \* \*

#Special Mixed Use District# - 8: (5/11/05)  
Greenpoint-Williamsburg, Brooklyn

The #Special Mixed Use District#- 8 is established in Greenpoint-Williamsburg in Brooklyn as indicated on the #zoning maps#.

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## **APPENDIX F**

### **Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

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## **BROOKLYN**

### **Brooklyn Community District 1**

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[EXISTING MAP]

Map 1 – (12/10/12) [date of adoption]





**OR LANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners***