



IN THE MATTER OF an application submitted by 1121 of Delaware, 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 Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 8.

This application (N 170357 ZRK) for an amendment of the Zoning Resolution of the City of New York concerning modifications to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) was filed by 1121 of Delaware, LLC (the applicant) on April 14, 2017 to establish a Mandatory Inclusionary Housing (MIH) area on a mid-block portion of Block 1137 (Lots 15, 16, 17, portions of 14, 18, 77, 81 and 82). This application, in conjunction with the related action (C 170356 ZMK), would facilitate the development of a new four-story building containing approximately 26 residential units, including 10 units of permanently affordable housing, in the Prospect Heights neighborhood of Community District 8, Brooklyn.

RELATED ACTION

In addition to the zoning text amendment (N 170357 ZRK) that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 170356 ZMK Zoning Map Amendment to change an M1-1 district to an R6B district.

BACKGROUND

A full background discussion and description of this application appears in the report for the related action for a zoning map amendment (C 170356 ZMK).

ENVIRONMENTAL REVIEW

This application (N 170357 ZRK), in conjunction with the application for the related action (C 170356 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 17DCP163K.

A summary of the environmental review appears in the report for the related zoning map amendment (C 170356 ZMK).

PUBLIC REVIEW

This application (N 170357 ZRK) was duly referred to Brooklyn Community Board 8 and the Brooklyn Borough President on July 24, 2017, in accordance with the procedures for non-ULURP matters, along with the application for the related action, (C 170356 ZMK), which was certified as complete by the Department of City Planning on July 24, 2017, and was duly referred to Brooklyn Community Board 8 and the Brooklyn Borough President, 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 8 held a public hearing on this application (N 170357 ZRK) on September 7, 2017. On September 14, 2017, by a vote of thirty seven in favor, two opposed, and with no abstentions, the Community Board adopted a recommendation to approve the application with conditions. A summary of the vote and recommendations of Community Board 8 appears in the report for the related action for a zoning map amendment (C 170356 ZMK).

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (N 170357 ZRK) on September 13, 2017, and on October 29, 2017 issued a recommendation to approve the application

with conditions. A summary of the Borough President's recommendation appears in the report of the related action for a zoning map amendment (C 170356 ZMK).

City Planning Commission Public Hearing

On October 18, 2017 (Calendar No. 3), the Commission scheduled October 30, 2017 for a public hearing on this application (N 170357 ZRK), in conjunction with the application for the related action (C 170356 ZMK). The hearing was duly held on October 30, 2017 (Calendar No. 21). There was one speaker from the applicant team in favor of the application, as described in the report for the related application for a zoning map amendment (C 170356 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 170357 ZRK), in conjunction with the related application for a zoning map amendment (C 170356 ZMK), is appropriate.

A full consideration and analysis of issues and the reasons for approving this application appear in the related report for the zoning map amendment (C 170356 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 amended, 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

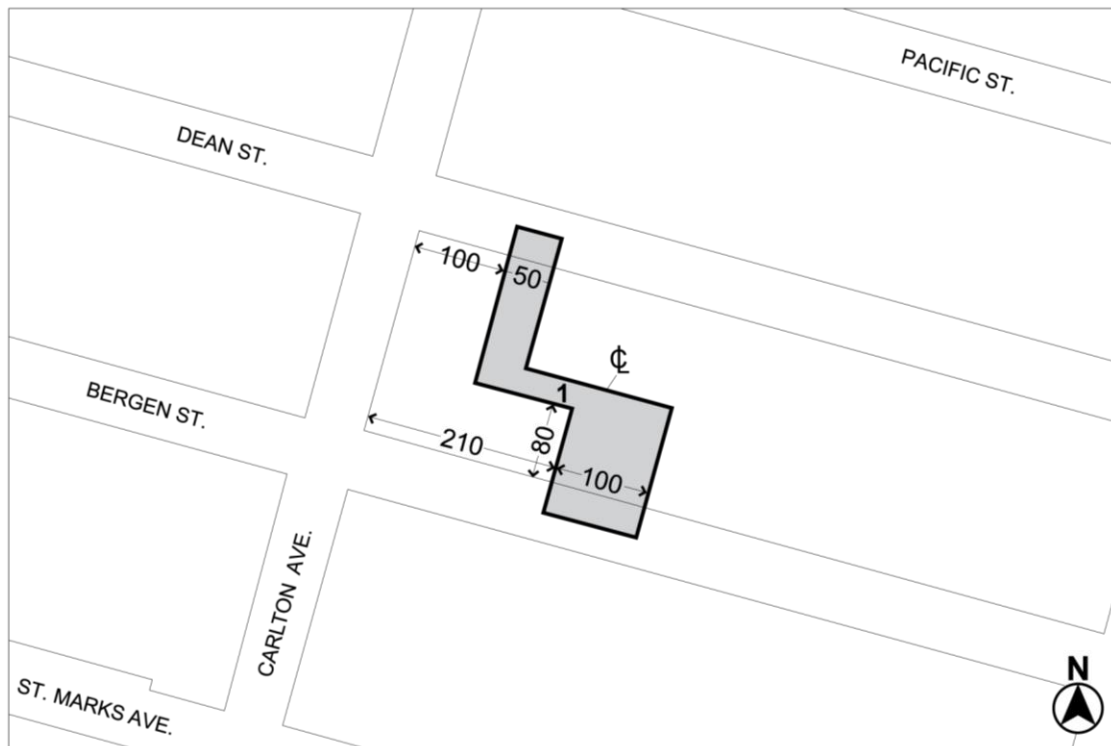
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Brooklyn Community District 8

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Map 2 - [date of adoption]

[PROPOSED MAP]



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

Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 8, Brooklyn

* * *

The above resolution (N 170357 ZRK), duly adopted by the City Planning Commission on November 29, 2017 (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.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, Esq., Vice Chair

RAYANN BESSER, ALFRED C. CERULLO, III,

MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,

CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISA ORTIZ, *Commissioners*