



IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development and DTF Atlantic, 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.

This application 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 Area) (N 190162 ZRK) was filed by the Department of Housing Preservation and Development (HPD) and DTF Atlantic, LLC on October 26, 2018 to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the proposed rezoning area (Block 1557, Lots 1, 2, 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37, 38).

Approval of this application would facilitate the development of a new 14-story building containing approximately 235 units of affordable housing plus one superintendent's unit, as well as ground-floor retail and community facility space at 1921 Atlantic Avenue in the Bedford Stuyvesant neighborhood of Brooklyn, Community District 3.

RELATED ACTIONS

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

C 190160 HAK Urban Development Action Area Project (UDAAP) Designation, Project Approval and Disposition of City-Owned Property

C 190161 ZMK Zoning map amendment to eliminate the MX-10 Special District, change the underlying M1-1/R7D zoning district to an R8A zoning district, and establish a C2-4 commercial overlay within 100 feet of Atlantic Avenue

C 190163 HUK First amendment to the Saratoga Square Urban Renewal Plan (URP).

BACKGROUND

A description of this application, the surrounding area, and the proposed project is included in the report for the related URP action (C 190163 HUK).

ENVIRONMENTAL REVIEW

The application (N 190162 ZRK) in conjunction with the applications for the related actions (C 190160 HAK, and C 190161 ZMK, C 190163 HUK), 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 18HPD104K. The lead agency is HPD.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on November 9, 2018.

PUBLIC REVIEW

This application (N 190162 ZRK) was referred to Brooklyn Community Board 3 and the Brooklyn Borough President in accordance with the procedures for non-ULURP actions, along with the applications for related actions (C 190160 HAK, and C 190161 ZMK, C 190163 HUK), which were certified as complete by the Department of City Planning on November 13, 2018 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 3 held a public hearing on this application (N 190162 ZRK) on January 7, 2019, and on that date, by a vote of 39 in favor, none opposed, and no abstentions, recommended approval of the project.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on application (N 190162 ZRK) on January 23, 2019, and on February 21, 2019 issued a recommendation to approve with conditions, as described in the report for the related URP action (C 190163 HUK), and the hearing was closed.

City Planning Commission Public Hearing

On February 13, 2019 (Calendar No. 5) the CPC scheduled February 27, 2019 for a public hearing on this application (N 190162 ZRK) and the applications for the related actions (C 190160 HAK, and C 190161 ZMK, C 190163 HUK). The hearing was duly held on February 27, 2019 (Calendar No. 30).

Three speakers testified in favor of the project, and one speaker testified in opposition, as described in the report on the related URP action (C 190163 HUK), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning map amendment (N 190162 ZRK), in conjunction with the related actions (C 190160 HAK, and C 190161 ZMK, C 190163 HUK) is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related URP action (C 190163 HUK).

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

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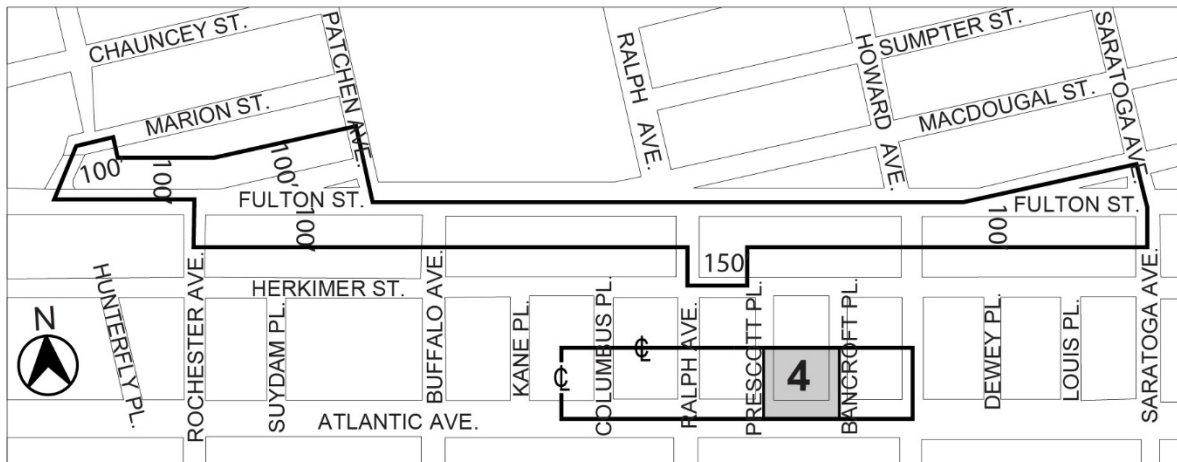
BROOKLYN

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Brooklyn Community District 3

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Map 2 – [date of adoption]



Inclusionary Housing designated area



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

Area 4 [date of adoption] – MIH Program Option 1

Portion of Community District 3, Borough of Brooklyn

* * *

The above resolution (N 190162 ZRK), duly adopted by the City Planning Commission on March 27, 2019 (Calendar No. 4), 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*

ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,

MICHELLE R. de la UZ, JOSEPH I. DOUEK,

HOPE KNIGHT, ANNA HAYES LEVIN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*