



IN THE MATTER OF an application submitted by Coyle Properties 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 15.

This application for an amendment of the Zoning Resolution of the City of New York was filed by Coyle Properties LLC on December 31, 2020. This application, in conjunction with the related action, would facilitate the construction of a five-story, 129,000-square-foot mixed-use building containing 120 dwelling units, approximately 36 of which would be designated as permanently affordable, as well as approximately 32,000 square feet of ground floor commercial space at 2134 Coyle Street in the Sheepshead Bay neighborhood of Brooklyn, Community District 15.

RELATED ACTIONS

In addition to the zoning text amendment (N 210240 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 210239 ZMK Zoning map amendment to change an R4/C1-2 zoning district to an R6A/C2-4 zoning district

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 210239 ZMK).

ENVIRONMENTAL REVIEW

This application (N 210240 ZRK), in conjunction with the application for the related action (C 210239 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 21DCP123K.

A summary of the environmental review appears in the report for the related zoning map amendment (C 210239 ZMK).

WATERFRONT REVITALIZATION PROGRAM

This application (N 210240 ZRK), and its related action (C 210239 ZMK), was reviewed by the Department of City Planning 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 March 15, 2018, (New York State Executive Law, Section 910 *et seq.*). The designated WRP number is 20-133.

This action was determined to be consistent with the policies of the WRP.

PUBLIC REVIEW

This application (N 210240 ZRK) was duly referred to Brooklyn Community Board 15 and the Brooklyn Borough President on August 31, 2021, in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 210239 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 15 held a public hearing on this application (N 210240 ZRK) on October 26, 2021, and on October 26, 2021, by a vote of 28 in favor, six opposed, and none abstaining, recommended approval of the application without conditions.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (N 210240 ZRK) on November 22, 2021, and on November 22, 2021, issued a recommendation to approve the application with conditions. A summary of the Borough President's recommendation appears in the report for the related zoning map amendment (C 210239 ZMK).

City Planning Commission Public Hearing

On November 17, 2021 (Calendar No. 4), the City Planning Commission scheduled December 1, 2021 for a public hearing on this application (N 210240 ZRK), in conjunction with the related application (C 210239 ZMK). The hearing was duly held on December 1, 2021 (Calendar No. 29).

One speaker testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment (C 210239 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 210240 ZRK), in conjunction with the application for the related action (C 210239 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 210239 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

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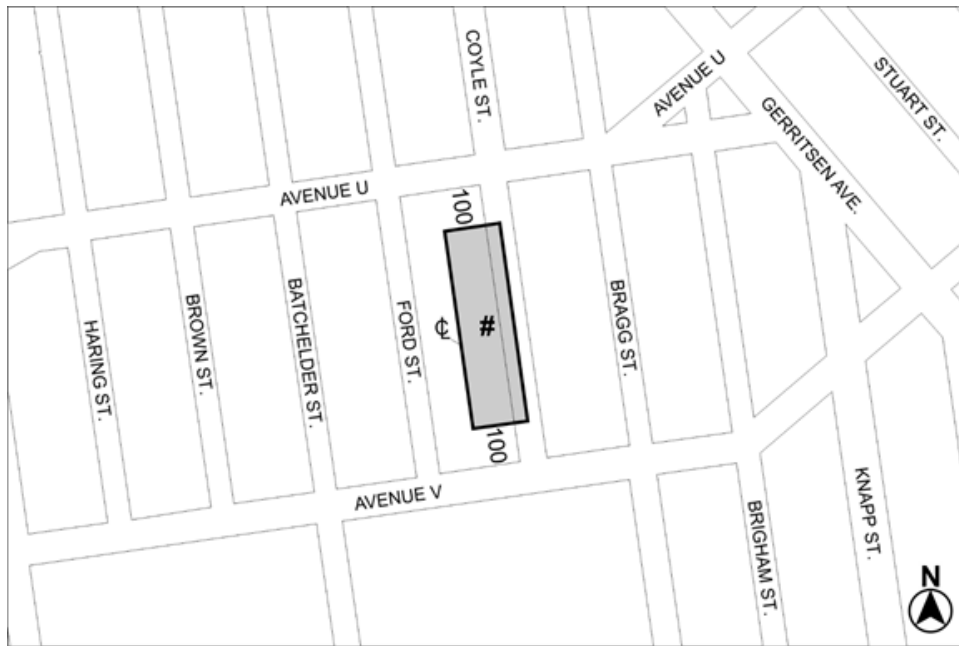
BROOKLYN

* * *

Brooklyn Community District 15

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Map 2 – [date of adoption]



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

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

Portion of Community District 15, Brooklyn

* * *

The above resolution (N 210240 ZRK), duly adopted by the City Planning Commission on January 5, 2022 (Calendar No. 12), 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.

ANITA LAREMONT, *Chair*

KENNETH J. KNUCKES, Esq., *Vice Chairman*

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

JOSEPH I. DOUEK, RICHARD W. EADDY, LEAH GOODRIDGE,

ANNA HAYES LEVIN, ORLANDO MARÍN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*