



IN THE MATTER OF an application submitted by Lipkaw Realty, 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 a zoning text amendment was filed by Lipkaw Realty, LLC, on November 27, 2019. This application, in conjunction with the related action (C 200203 ZMK), would facilitate the interior renovation and expansion of an existing long-term care facility located at 2840 Knapp Street (Block 8808, Lot 45) in the Sheepshead Bay neighborhood of Brooklyn, Community District 15.

RELATED ACTION

In addition to the zoning text amendment (N 200204 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 200203 ZMK Zoning map amendment to change an R5 district to an R6 district

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 200203 ZMK).

ENVIRONMENTAL REVIEW

This application (N 200204 ZRK), in conjunction with the related action (C 200203 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 20DCP077K.

A summary of the environmental review appears in the report for the related zoning map amendment (C 200203 ZMK).

WATERFRONT REVITALIZATION PROGRAM

This application (N 200204 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 18-065. This action was determined to be consistent with the policies of the WRP.

PUBLIC REVIEW

This application (N 200204 ZRK) was duly referred to Brooklyn Community Board 15 and the Brooklyn Borough President on April 19, 2021, in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 200203 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 the application (N 200204 ZRK), and the related action (C 200203 ZMK), on May 25, 2021, and adopted a resolution to approve the application. A summary of the vote and recommendation appears in the report for the related zoning map amendment action.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on the application (N 200204 ZRK), and the related action (C 200203 ZMK), on June 2, 2021, and on July 8, 2021, issued a recommendation approving the application with conditions. A summary of the Borough

President's recommendation appears in the report for the related zoning map amendment (C 200203 ZMK).

City Planning Commission Public Hearing

On June 23, 2021 (Calendar No. 3), the City Planning Commission scheduled July 14, 2021, for a public hearing on this application (N 200204 ZRK), and the related action (C 200203 ZMK). The hearing was duly held on July 14, 2021 (Calendar No. 38). One speaker testified in favor and none in opposition, as described in the report for the related action (C 200203 ZMK).

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application (N 200204 ZRK) for a zoning text amendment, in conjunction with the related action (C 200203 ZMK), are 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 200203 ZMK).

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS), for which a Negative Declaration was issued on April 19, 2021, with respect to this application (CEQR No. 20DCP077K), 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:

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

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APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

Brooklyn Community District 15

* * *

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 200204 ZRK), duly adopted by the City Planning Commission on August 18, 2021 (Calendar No. 32), 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, HOPE KNIGHT, ORLANDO MARIN, RAJ RAMPERSHAD,**
Commissioners