



IN THE MATTER OF an application submitted by 90 Sands Street Housing Development Fund, 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 in the Borough of Brooklyn, Community District 2.

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 Areas) was filed by 90 Sands Street Housing Development Fund Corporation to establish a Mandatory Inclusionary Housing (MIH) area on Block 87, Lots 5 and 9. This application, in conjunction with the related zoning map amendment (C 200059 ZMK), would facilitate the conversion of an existing building to a community facility, which would include 508 units of supportive and affordable housing at 90 Sands Street in the DUMBO neighborhood of Brooklyn, Community District 2.

RELATED ACTION

In addition to the zoning text amendment (N 200060 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 200059 ZMK Zoning map amendment to rezone an M1-6 district to an M1-6/R10 district and to establish a Special Mixed Use District (MX-2).

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 200059 ZMK).

ENVIRONMENTAL REVIEW

This application (N 200060 ZRK), in conjunction with the application for the related action (C 200059 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 20DCP018K.

A summary of the environmental review appears in the report for the related zoning map amendment (C 200059 ZMK).

PUBLIC REVIEW

This application (N 200060 ZRK) was duly referred to Brooklyn Community Board 2 and the Brooklyn Borough President on October 15, 2019 in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 200059 ZMK), which was certified as complete by the Department of City Planning on October 15, 2019 and duly referred to Brooklyn Community Board 2 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 2 held a public hearing on this application (C 200060 ZRK) on November 20, 2019, and on December 11, 2019, by a vote of 39 in favor, none opposed, and with none abstaining, recommended approval of the application. A summary of the Community Board's recommendation appears in the report for the related zoning map amendment action (C 200059 ZMK).

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (N 200059 ZRK) on

December 10, 2019, and on January 15, 2020 issued a recommendation to approve the application. A summary of the Borough President's recommendation appears in the report for the related zoning map amendment action (C 200059 ZRK).

City Planning Commission Public Hearing

On January 8, 2020 (Calendar No. 3), the City Planning Commission scheduled January 22, 2020, for a public hearing on this application (N 200060 ZRK), in conjunction with the related application (C 200059 ZMK). The hearing was duly held on January 22, 2020 (Calendar No. 24).

Four people spoke in favor of the application and none in opposition, as described in the report for the related zoning map amendment action (C 200059 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 200060 ZRK), in conjunction with the application for the related action (C 200059 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 action (C 200059 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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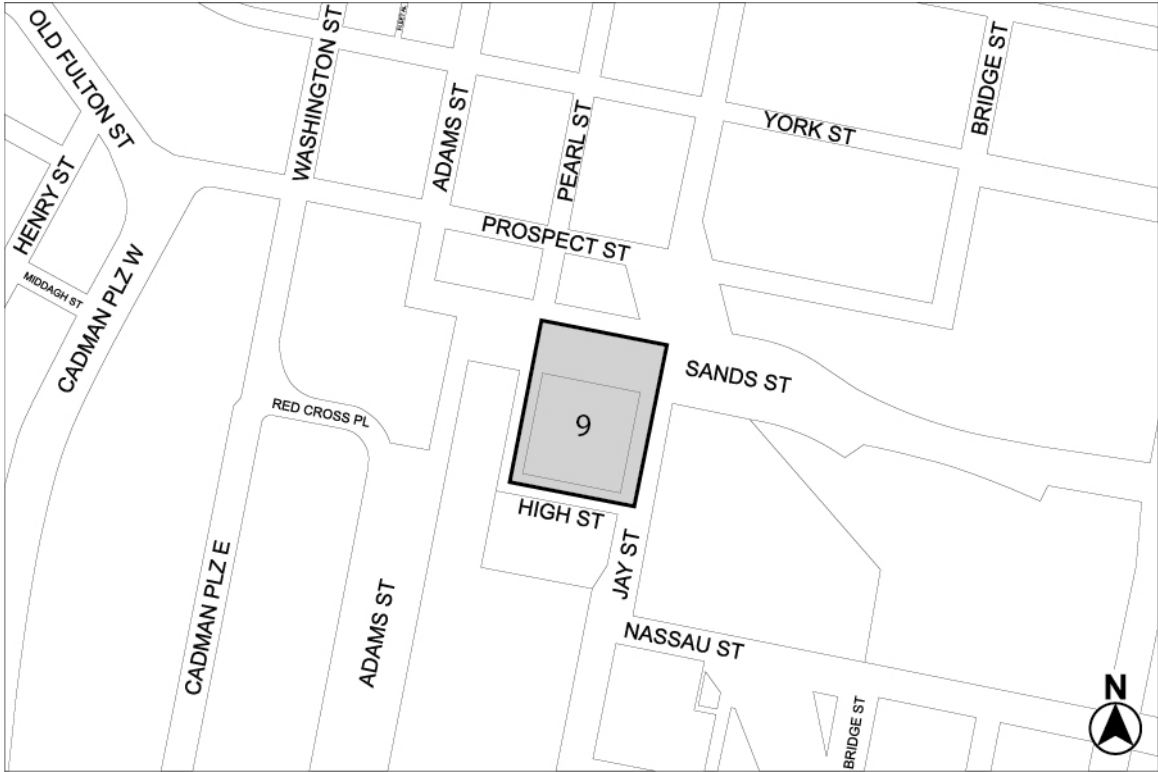
BROOKLYN

* * *

Brooklyn Community District 2

Map 9 - [date of adoption]

[PROPOSED MAP]



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

Area 9 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 2 Brooklyn

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The above resolution (N 200060 ZRK), duly adopted by the City Planning Commission on February 19, 2020 (Calendar No. 7), 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, ALFRED C. CERULLO, III,
JOSEPH I. DOUEK, RICHARD W. EADDY,
HOPE KNIGHT, ORLANDO MARIN, LARISA ORTIZ,
RAJ RAMPERSHAD, *Commissioners*