



## **CITY PLANNING COMMISSION**

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October 20, 2021 / Calendar No. 15

N 210120 ZRK

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**IN THE MATTER OF** an application submitted by PAB 3rd Avenue Holdings 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 6.

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This application for an amendment of the Zoning Resolution was filed by PAB 3rd Avenue Holdings LLC on October 1, 2020. This application, in conjunction with the related action, would facilitate the construction of a new five-story commercial building at 506 Third Avenue and commercial enlargements at 530 Third Avenue in the Gowanus neighborhood of Brooklyn, Community District 6.

### **RELATED ACTIONS**

In addition to the zoning text amendment (N 210120 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 210119 ZMK**      Zoning map amendment to rezone the project area from M2-1 to C4-4A

### **BACKGROUND**

A full background discussion and description of this application appears in the report for the related zoning map amendment action (C 210119 ZMK).

### **ENVIRONMENTAL REVIEW**

This application (N 210120 ZRK), in conjunction with the application for the related action (C 210119 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 20DCP129K.

A summary of the environmental review appears in the report for the related zoning map amendment action (C 210119 ZMK).

### **WATERFRONT REVITALIZATION PROGRAM**

This application (N 210120 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 18-183. This action was determined to be consistent with the policies of the WRP.

### **PUBLIC REVIEW**

This application (N 210120 ZRK) was duly referred to Brooklyn Community Board 6 and the Brooklyn Borough President on May 19, 2021, in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 210119 ZMK), which was certified as complete by the Department of City Planning and were duly referred to Brooklyn Community Board 6 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 6 held a public hearing on this application (N 210120 ZRK) on June 24, 2021, and on July 6, 2021, by a vote of 14 in favor, none in opposition, and two abstaining, adopted a resolution recommending approval of the application with conditions.

A summary of the Community Board's recommendation appears in the report for the related zoning map amendment action (C 210119 ZMK).

### **Borough President Recommendation**

The Brooklyn Borough President considered this application (N 210120 ZRK) and on September 16, 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 action (C 210119 ZMK).

### **City Planning Commission Public Hearing**

On September 1, 2021 (Calendar No. 7), the City Planning Commission scheduled August 18, 2021 for a public hearing on this application (N 210120 ZRK) and the related application (C 210119 ZMK). The hearing was duly held on August 18, 2021 (Calendar No. 39).

Six speakers testified in favor of the application, and none in opposition, as described in the report for the related zoning map amendment action (C 210119 ZMK), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the proposed zoning text amendment (N 210120 ZRK), in conjunction with the related action, 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 210119 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

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**APPENDIX F**  
**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

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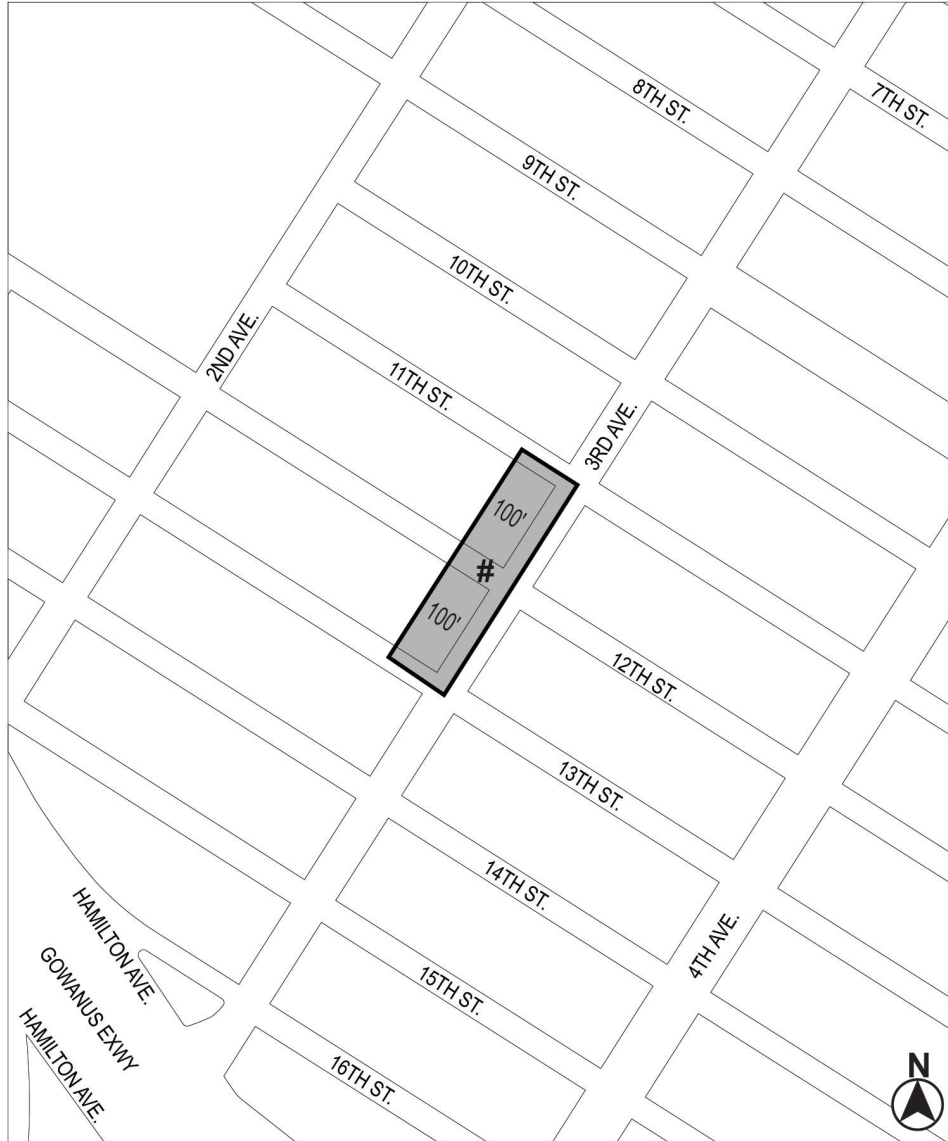
**BROOKLYN**


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**Brooklyn Community District 6**

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Map 3– [date of adoption]




Mandatory Inclusionary Housing Area see Section 23-154(d)(3)  
Area 2 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 6, Brooklyn

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The above resolution (N 210120 ZRK), duly adopted by the City Planning Commission on October 20, 2021 (Calendar No. 15), 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, Esq., *Chair***

**KENNETH J. KNUCKLES, Esq., *Vice-Chairman***

**DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED CERULLO, III,  
JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,  
ORLANDO MARIN, RAJ RAMPERSHAD, *Commissioners***