



IN THE MATTER OF an application submitted by 1529-33 60th Street 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 12.

This application for a zoning text amendment was filed by 1529-33 60th Street LLC on September 3, 2019. This application, in conjunction with the related action (C 200086 ZMK), would facilitate the construction of three mixed-use buildings containing a total of approximately 102 residential dwelling units and 32,219 square feet of ground floor commercial space on 60th Street (Block 5509, Lots 58, 64, 65, 68, 70 and Block 5516, Lots 14, 17, 20, and 21) in the Borough Park neighborhood of Brooklyn Community District 12.

RELATED ACTION

In addition to the zoning text amendment (N 200087 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 200086 ZMK Zoning map amendment to change an M1-1 zoning district to an R7A/C2-4 district

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 200086 ZMK).

ENVIRONMENTAL REVIEW

This application (N 200087 ZRK), in conjunction with the application for the related action (C 200086 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 18DCP038K.

A summary of the environmental review appears in the report for the related zoning map amendment (C 200086 ZMK).

PUBLIC REVIEW

In response to the COVID-19 pandemic, the Mayor issued Emergency Executive Order No. 100 on March 16, 2020 that suspended certain time requirements relating to the Uniform Land Use Review Procedure (ULURP) and other land use processes as of March 12, 2020. The suspension included portions of sections 195, 197-c and 197-d of the New York City Charter, as well as sections of the Administrative Code and the Rules of the City of New York, pertaining to time limitations. The CPC ceased meeting immediately after issuance of the Executive Order until August 3, 2020, when the regular schedule of meetings was resumed. The ULURP time requirements suspended by Emergency Executive Order No. 100 began running on September 14, 2020.

This application (N 200087 ZRK) was duly referred to Brooklyn Community Board 12 and the Brooklyn Borough President on February 3, 2020 in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 200086 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

On February 12, 2020, Brooklyn Community Board 12 held a public hearing on this application (N 200087 ZRK) and on that date, by a vote of 24 in favor, two opposed, and no abstentions, adopted a resolution recommending approval of the application with modifications. A summary of the Community Board's recommendation appears in the report for the related zoning map amendment (C 200086 ZMK).

Borough President Recommendation

This application (N 200087 ZRK) was considered by the Brooklyn Borough President, who on October 13, 2020 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 200086 ZMK).

City Planning Commission Public Hearing

On October 7, 2020 (Calendar No. 2), the City Planning Commission scheduled October 21, 2020 for a public hearing on this application (N 200087 ZRK) and the application for the related action (C 200086 ZMK). The hearing was duly held on October 21, 2020 (Calendar No. 7).

Two speakers testified in favor of the application, as described in the report for the related zoning map amendment (C 200086 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 200087 ZRK), in conjunction with the related action (C 200086 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 200086 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**

* * *

BROOKLYN

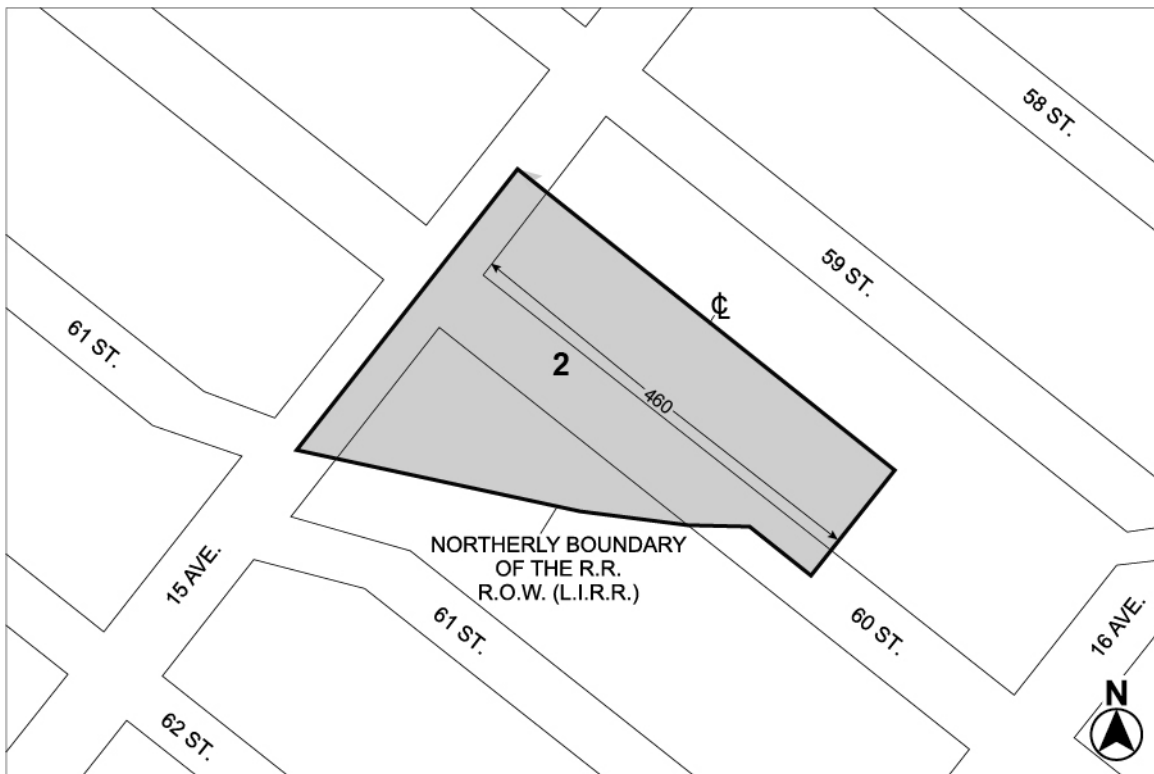
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Brooklyn Community District 12

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Map 2 - [date of adoption]

[PROPOSED MAP]



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

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

Portion of Community District 12, Brooklyn

* * *

The above resolution (N 200087 ZRK), duly adopted by the City Planning Commission on November 18, 2020 (Calendar No. 6), 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 Chair*

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

MICHELLE de la UZ, JOSEPH DOUEK, RICHARD W. EADDY, HOPE KNIGHT,

ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ, RAJ RAMPERSHAD *Commissioners*