



CITY PLANNING COMMISSION

August 18, 2021/ Calendar No. 31

C 200203 ZMK

IN THE MATTER OF an application submitted by Lipkaw Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a, changing from an R5 to an R6 District property bounded by the Shore Parkway (northerly portion), Knapp Street, a line 250 feet northerly of Emmons Avenue, and Brigham Street and its northerly centerline prolongation, as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration of E-611.

This application for a zoning map amendment was filed by Lipkaw Realty, LLC on November 27, 2019. This application, in conjunction with the related action (N 200204 ZRK), 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 map amendment (C 200203 ZMK) 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:

N 200204 ZRK Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area

BACKGROUND

The applicant seeks a zoning map amendment to change an R5 zoning district to an R6 zoning district on the development site (Block 8808, Lot 45). The development site is located on the northern portion of a block (Block 8808) bounded generally by Shore Parkway and the Belt Parkway to the north, Knapp Street to the east, Emmons Avenue to the south and Brigham Street to the west. The development site, coterminous with the project area, is currently improved with a six-story community facility building that provides short- and long-term rehabilitation services

and long-term nursing care. The applicant also seeks a zoning text amendment to establish an MIH area coterminous with the development site.

The surrounding area contains a mix of uses, including residential, and commercial uses, as well as community facilities. Residential development in the surrounding area is primarily comprised of one- and two-family semi-detached and detached rowhouses and homes. The development site shares the block with a seven-story multi-family apartment building located at 3221 Emmons Avenue (Block 8808, Lot 59), immediately south of the development site. Several other long-term care facilities are located in the neighborhood. Emmons Avenue, to the west, is an active mixed-use corridor with a variety of multi-family residential buildings, as well as commercial uses that include restaurants, waterfront recreation, retail, and local services.

The area is served by multiple MTA bus routes. The BM3 express bus, providing service between Sheepshead Bay and Midtown, has a stop one block southwest of the development site. The B4, serving Sheepshead Bay and Bay Ridge, and the B44 and B44 select bus service, running from Sheepshead Bay to Williamsburg, both have stops at the intersection of Knapp Street and Shore Parkway. Approximately 1.3 miles west of the development site are the B and Q subway lines at Sheepshead Bay station, providing service from Coney Island to Bedford Park Boulevard in the Bronx and the Upper West Side, respectively.

The surrounding area includes R3-2 zoning districts mapped to the north and northwest of the development site, an R4 zoning district to the west, an R4-1 zoning district to the east, a C3 district to the north, and C2-2 overlays to the west along Emmons Avenue. R3-2 districts permit low-density residential uses at a maximum Floor Area Ratio (FAR) of 0.5. R4 and R4-1 zoning districts both permit low-density residential uses with a maximum FAR of 0.75. C3 districts permit waterfront recreational uses, in areas that are usually adjacent to residential districts. The maximum commercial FAR is 0.5. C2 overlays are mapped within residence districts to serve local retail needs. In R1 through R5 districts, the maximum commercial FAR is 1.0.

Also in the surrounding area is the Special Sheepshead Bay District (SSBD), created in 1973 (CP-22424) to encourage development that strengthens and protects the unique character of the

waterfront community. The SSBD encompasses approximately 20 blocks along Emmons Avenue and adjacent side streets from Sheepshead Bay Road to Knapp Street. In 2006, the Sheepshead Bay Rezoning and corresponding zoning text amendment (C 060132 ZMK and N 060133 ZRK) affected several blocks west of the development site. Several blocks were removed from the SSBD and rezoned to lower-density residential districts to match the existing built context. The SSBD is also the site of the 2021 zoning text amendment Resilient Neighborhoods: Sheepshead Bay (N 210132 ZRK).

The development site is located within an R5 zoning district. R5 districts permit one- and two-family detached, semi-detached, and attached homes, and multi-family homes with a maximum FAR of 1.25 and maximum lot coverage of 55 percent. Front, rear, and side yards are required. The maximum FAR for community facilities is 2.0; for long-term care facilities, the maximum FAR is 1.27.

The development site consists of one irregularly shaped tax lot (Block 8808, Lot 45) that is approximately 29,500 square feet in area. Lot 45 was developed as a nursing home in 1969 and has since been renovated in 1997 and 2007. The building contains 80,875 square feet of floor area (2.74 FAR), with a height of 61 feet (six stories) and an initial setback of approximately 11.5 feet on Knapp Street. The facility currently contains 200 beds. Eighteen parking spaces and seven bicycle parking spaces are provided in a surface parking area along the southern end of the property. The property is currently non-compliant with FAR, building height, parking, and yard regulations.

The proposed project includes an interior renovation and expansion of the existing nursing home, which would increase the building's square footage from 80,875 to 85,971 square feet (2.91 FAR). This renovation would consist of changes to the ground floor and basement. The renovation would consist of a new 4,940-square-foot dialysis center in the basement and an additional 156 square feet on the ground floor to facilitate a new stairwell. In addition, a new 20-space attended parking area would be provided in the basement. Two existing curb cuts on Brigham Street would remain, one providing access to a drop-off area and parking and the other providing access to the loading bay. The proposed development would not change the existing

building envelope, and the facility would continue to house 200 beds. Additionally, the proposed development would include relocating building mechanical systems from the basement to the roof. Though the development site is not in the 1% annual chance floodplain, the mechanicals would be relocated as a proactive floodproofing measure.

This application would rezone the development site from an R5 zoning district to an R6 zoning district. R6 districts are non-contextual residential zoning districts that permit medium-density residential development in a variety of building types. The maximum residential FAR ranges from 0.78 to 2.43. After a maximum street wall height of six stories or 60 feet, R6 districts are regulated by a sky exposure plane and open space ratio ranging from 27.5 to 37.5. Under Quality Housing regulations, a maximum FAR of 3.0 is permitted in R6 districts, or 3.6 under MIH. Parking is required for 70 percent of dwelling units. The maximum community facility FAR is 4.8, and long-term care facilities have a maximum FAR of 3.6. Long-term care facilities require one parking space per 20 beds, and health care facilities require one parking space per 800 square feet.

This zoning map amendment, in addition to facilitating the proposed development, would also resolve several existing non-compliances, including FAR, building height, parking, and yards:

1. FAR: The 2.74 FAR building exceeds the maximum R5 community facility FAR of 2.0. The proposed development would result in a new FAR of 2.91, complying with the R6 community facility maximum FAR of 4.8 and long-term care facility maximum FAR of 3.6.
2. Building height: The 61-foot, six-story building exceeds the R5 maximum height of 35 feet. In R6 districts, height is regulated by the sky exposure plane after a building reaches six stories or 60 feet. Under the proposed rezoning, the building would comply with the sky exposure plane.
3. Parking: Long-term care facilities in R5 districts require one parking space per 10 beds. Currently, this 200-bed facility provides 18 parking spaces. R6 districts require one parking space per 20 beds for long-term care facilities, and one parking space per 800 square feet for health care facilities. The proposed development would require 16 parking

spaces (10 for the nursing home and six for the dialysis center), which falls below the 25-space parking waiver threshold.

4. Yards: Community facilities in R5 districts require two side yards. At this site, each side yard must be equal to no less than 10 percent of the aggregated width of the street walls, or 52.5 feet. Currently, there are no side yards. Side yards are not required in R6 districts.

In addition to the proposed rezoning, the applicant also requests a related zoning text amendment (N 200204 ZRK) to modify Appendix F to designate an MIH area mapped with Options 1 and 2 coterminous with the development site. As this is not a proposed residential development, no new affordable housing units would be provided at this time. The text amendment would ensure that any future residential development would provide affordable units.

ENVIRONMENTAL REVIEW

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

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on April 19, 2021. To support the Negative Declaration, an (E) Designation (E-611) related to air quality and noise has been assigned to the site in connection with the proposed action.

WATERFRONT REVITALIZATION PROGRAM

This application (C 200203 ZMK) 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.

UNIFORM LAND USE REVIEW

This application (C 200203 ZMK) was certified as complete by the Department of City Planning on April 19, 2021 and was duly referred to Brooklyn Community Board 15 and the Brooklyn Borough President, in accordance with Title 62 of the rules of the City of New York, Section 2-02(b), along with the related action (N 200204 ZRK), which was duly referred in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Brooklyn Community Board 15 held a public hearing on the application (C 200203 ZMK), and the related action (N 200204 ZRK), on May 25, 2021, by a vote of 34 in favor, none opposed, and none abstaining, adopted a resolution to approve the application with the following condition:

“... we are requesting a deed restriction for possible future sale of the site.”

Borough President Recommendation

The Brooklyn Borough President held a public hearing on the application (C 200203 ZMK), and the related action (N 200204 ZRK), on June 2, 2021, and on July 8, 2021, issued a recommendation approving the application, on the condition that the applicant “provide written commitments to City Council clarifying intent to:

- a. Retain Brooklyn-based contractors and subcontractors, especially those who are designated local business enterprises (LBEs) consistent with Section 6-108.1 of the City’s Administrative Code, and minority- and women-owned business enterprises (MWBEs) as a means to meet or exceed standards per Local Law 1 (no less than 20 percent participation), as well as coordinate the oversight of such participation by an appropriate monitoring agency

b. Engage Brooklyn Community Board 15 (CB 15), area elected officials, and non-profit organizations to maximize local hiring."

City Planning Commission Public Hearing

On June 23, 2021 (Calendar No. 2), the City Planning Commission scheduled July 14, 2021 for a public hearing on this application (C 200203 ZMK), and the related action (N 200204 ZRK). The hearing was duly held on July 14, 2021 (Calendar No. 37 and 38). One speaker testified in favor and none in opposition.

A representative of the applicant described the proposed land use actions and intended interior renovation of the building.

There were no other speakers and the hearing was closed.

CONSIDERATION

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

The proposed actions will facilitate the addition of a new dialysis center to the existing Sheepshead Nursing and Rehabilitation Center. The expansion and renovation will allow the applicant to continue to provide medical care to residents, while also resolving a number of existing non-compliances, including regulations for building height, FAR, yards, and parking. The building's height, which will not change under the proposed development, and the increased FAR will comply under R6 bulk rules. The newly provided parking area will also satisfy R6 parking requirements, and the lack of existing yard is permitted in R6 districts.

The Commission believes the proposed R6 zoning district to be appropriate at this location. Immediately south of the development site is a seven-story building, and Emmons Avenue to the west is developed with many mid-height, mid-density residential, commercial, and mixed-use buildings. Knapp Street is classified as a wide street (100 feet wide), as is Shore Parkway (200+ feet wide). The Commission also believes the increased density is appropriate at the proposed

location given the access to multiple MTA bus routes and the proximity to the Sheepshead Bay B/Q subway station.

Pursuant to the Community Board's concern that the R6 zoning district facilitates additional development potential on this site, the Commission notes that the R6 zoning district allows a maximum FAR of 3.6 for residential uses and 4.8 for community facility uses. The facility, after the proposed enlargement, will achieve an FAR of 2.91, leaving only a limited amount of developable floor area under the proposed zoning.

The Commission believes that the proposed zoning text amendment (N 200204 ZRK) is appropriate. The action will designate a new MIH area coterminous with the development site. Designating an MIH area coterminous with the rezoning area is consistent with citywide objectives of promoting production of affordable housing outlined in *Housing New York*. The MIH area will be mapped with Options 1 and 2. While the proposed development will renovate an existing community facility and not provide any new residential floor area or dwelling units at this time, the zoning text amendment ensures that any future residential development will provide permanently affordable units. The Commission notes that this MIH designation will be only the second mapping of MIH within Community District 15, and believes that this is an area where it is particularly desirable to support transit-oriented development and new opportunities to provide permanently affordable housing.

While the development site is not within the one percent or 0.2 % annual chance floodplain, it is within the Coastal Zone and subject to the Waterfront Revitalization Program consistency assessment. The proposed development also includes relocating building mechanicals currently in the basement to the roof. This is not required but is being undertaken as a proactive resiliency measure. The Commission welcomes the inclusion of building-level resiliency measures. The new dialysis center may also help residents access much-needed medical facilities after a potential future storm event.

The Commission also recognizes the Brooklyn Borough President's recommendation to approve with conditions. Though the request for local hiring commitments is beyond the scope of the

application, the Commission encourages the applicant to continue working with the local community.

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 Sections 197-c and 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 by changing the Zoning Map, Section No. 29a, changing from an R5 to an R6 District property bounded by the Shore Parkway (northerly portion), Knapp Street, a line 250 feet northerly of Emmons Avenue, and Brigham Street and its northerly centerline prolongation, as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration of E-611.

The above resolution (C 200203 ZMK), duly adopted by the City Planning Commission on August 18, 2021 (Calendar No. 31), 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



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 2840 Knapp Street Rezoning	
Applicant: Lipkaw Realty, LLC	Applicant's Primary Contact: Eric Palatnik
Application # 200203ZMK	Borough:
CEQR Number: 20DCP077K	Validated Community Districts: K15

Docket Description:

IN THE MATTER OF an application submitted by Lipkaw Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a, changing from an R5 to an R6 District property bounded by the Shore Parkway (northerly portion), Knapp Street, a line 250 feet northerly of Emmons Avenue, and Brigham Street and its northerly centerline prolongation, as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration of E-611.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 34	# Against: 0	# Abstaining: 0	Total members appointed to the board: 34
Date of Vote: 5/25/2021 12:00 AM		Vote Location: Webex	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 5/25/2021 6:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	Webex

CONSIDERATION: approve with modifications; we are requesting a deed restriction for possible future sale of the site.

Recommendation submitted by	BK CB15	Date: 5/26/2021 11:49 AM
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Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION
120 Broadway, 31st Floor, New York, NY 10271
CalendarOffice@planning.nyc.gov

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION

2840 KNAPP STREET – 200203 ZMK, 200204 ZRK

Applications submitted by Lipkaw Realty LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for a zoning map amendment to change the northern portion of a block bounded by Brigham Street, Emmons Avenue, Knapp Street, and Shore Parkway from R5 to R6, and a zoning text amendment to establish the project site as a Mandatory Inclusionary Housing (MIH) area. Such actions would facilitate interior renovations to the existing six-story and basement Sheepshead Nursing and Rehabilitation Center, located in Brooklyn Community District 15 (CD 15), and increase the building's floor area ratio (FAR) from 2.74 to 2.91. The improvements would enable the construction of a dialysis center in the basement, and relocation of mechanical systems from the basement to the building's roof. The renovated basement would contain a new 20-space attended parking area.

BROOKLYN COMMUNITY DISTRICT NO. 15

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE

APPROVE WITH
MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

SEE ATTACHED

Ethi L. Adams

July 8, 2021

BROOKLYN BOROUGH PRESIDENT

DATE

RECOMMENDATION FOR: 2840 KNAPP STREET – 200203 ZMK, 200204 ZRK

Lipkaw Realty LLC submitted applications, pursuant to Sections 197-c and 201 of the New York City Charter, for a zoning map amendment to change the northern portion of a block bounded by Brigham Street, Emmons Avenue, Knapp Street, and Shore Parkway from R5 to R6, and a zoning text amendment to establish the project site as a Mandatory Inclusionary Housing (MIH) area. Such actions would facilitate interior renovations to the existing six-story and basement Sheepshead Nursing and Rehabilitation Center, located in Brooklyn Community District 15 (CD 15), and increase the building's floor area ratio (FAR) from 2.74 to 2.91. The improvements would enable the construction of a dialysis center in the basement, and relocation of mechanical systems from the basement to the building's roof. The renovated basement would contain a new 20-space attended parking area.

On June 2, 2021, Brooklyn Borough President Eric Adams held a remote public hearing on these zoning map and text amendments. There were no speakers on the item.

In response to Borough President Adams' inquiry as to how the eventual renovation plans would take advantage of updated waterfront zoning regulations, the representative noted that the relocation of mechanical equipment above ground would be in line with the City's resiliency goals.

In response to Borough President Adams' inquiry as to why the applicant is seeking a height factor zoning district in lieu of its height-limited contextual equivalent, the representative stated that the existing building's bulk would not be compliant under mandatory contextual height regulations.

In response to Borough President Adams' inquiry regarding the inclusion and participation of locally-owned business enterprises (LBEs) and minority- and women-owned business enterprises (MWBES) in the construction process, the representative stated the nursing home often awards construction projects to contractors who employ minority workers and subcontractors.

In response to Borough President Adams' inquiry as to how the Sheepshead Nursing and Rehabilitation Center would maximize community outreach when hiring additional staff, the representative stated that the nursing home disseminates information about open positions at Brooklyn Community Board 15 (CB 15) meetings, community fairs, and local churches.

Consideration

CB 15 voted to approve this application on May 25, 2021.

The proposed actions would facilitate interior renovations to the Sheepshead Nursing and Rehabilitation Center, which would enlarge the building by approximately 5,096 square feet (sq. ft.). The applicant is seeking to add a Use Group (UG) 4 dialysis center in the basement and add a new stairwell to the ground floor, which would increase the total zoning floor area from 80,875 to 85,971 sq. ft.

The existing facility is a six-story group nursing home situated on a 29,519 sq. ft. through lot, with 90 feet of frontage on Knapp Street, 205 feet of frontage on Brigham Street, and 231 feet of frontage along Shore Parkway. The facility contains 200 beds and employs a staff of 300. The building was constructed in 1969, with subsequent renovations in 1997 and 2007. Surface parking is located on the south side of the property, while the basement provides space for 18 cars and seven bicycles.

While the project site is zoned R5, the building's floor area, height, parking provision, and side yards are all non-compliant under existing regulations. Its 2.71 FAR bulk exceeds the permitted 2.0 FAR for community facility uses; its height is greater than the 40-foot maximum; it lacks either of the

required side yards, and it does not contain sufficient parking. Notably, the nursing home was constructed as a non-compliant building, with approval from the New York City Department of Buildings (DOB).

The proposed zoning map amendment would facilitate the requested enlargement and resolve the building's zoning noncompliance. The requested R6 zone permits 4.8 community facility FAR, which would accommodate both the current and proposed bulk. Building height is governed by a sky exposure plane, which would legalize the nursing home's massing. Furthermore, R6 districts do not mandate provision of side yards and permit a waiver of parking requirements below 25 spaces. The proposed text amendment, while not necessary to enable the renovations, would designate the site an MIH area to ensure that any future housing on this property would incorporate affordability.

The surrounding context is primarily residential, with elevator buildings around the site, and one to three-story homes to the north and west. Nearby community facilities include medical centers and nursing homes. The project area is within the New York City Waterfront Revitalization Plan (WRP) coastal zone boundary and was included in the 2017 Resilient Neighborhoods Sheepshead Bay study. However, it is not located in the one percent chance annual flood zone.

Borough President Adams supports proposals to upgrade skilled nursing homes, particularly where the objectives include job creation opportunities and flood adaptation measures. He also supports actions to bring existing buildings into zoning compliance and conformance. If approved, this application would allow the nursing home to serve its residents medical needs onsite and relocate vulnerable mechanical equipment above ground.

Borough President Adams supports efforts that facilitate the creation or growth of Brooklyn-based businesses. Among his priorities is to have accessible, affordable, and state-of-the-art medical services available in all neighborhoods of Brooklyn. Borough President Adams recognizes that health care and related professions are a major source of employment for Brooklyn residents. Moreover, these job sectors are projected to grow significantly in the coming years.

While the requested R6 district would provide a permanent solution to the above issues, its regulations enable future high-rise residential construction on the site. As R6 zoning tends to promote "tower in the park" development, given the size and orientation of the property, it could enable a residential tower approaching the height to the recently developed Avalon Brooklyn Bay permitted as-of-right. Given the adjacent lower-density residential districts, such height would not be desirable in the community. However, given the extent the nursing home has already been developed, it is not economically reasonable to expect that it would eventually be demolished to construct a building of similar floor area.

Therefore, Borough President Adams believes that the requested zoning district is justified as a means to accomplish the applicant's near-term objective to modernize the building. Consistent with his policies, Borough President Adams seeks LBE/MWBE participation in the construction process and local hiring for medical jobs.

Maximizing Local Hiring Opportunities

Borough President Adams is concerned that too many Brooklyn residents are currently unemployed or underemployed. It is his policy to promote economic development that creates more employment opportunities. According to the Furman Center's "State of New York City's Housing and Neighborhoods in 2017," double-digit unemployment remains a pervasive reality for several of Brooklyn's neighborhoods, with more than half of the borough's community districts experiencing poverty rates of nearly 20 percent or greater. The ongoing COVID-19 pandemic has only exacerbated widespread job insecurity. Borough President Adams believes that prioritizing local hiring would assist in addressing this employment crisis.

Additionally, promoting Brooklyn-based businesses, including those that qualify as LBEs and MWBEs, is central to Borough President Adams' economic development agenda. This proposal provides opportunities for the developer to retain a Brooklyn-based contractor and subcontractor, especially those that are designated LBEs consistent with Section 6-108.1 of the City's Administrative Code, and MWBEs who meet or exceed standards per Local Law 1 (no less than 20 percent participation).

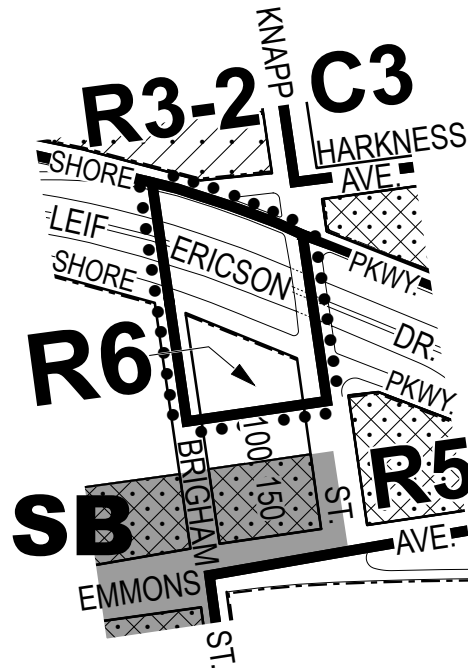
In Sheepshead Bay, mission-driven organizations that work to connect residents to job opportunities include adult education and social service providers. One such entity, CAMBA, offers academic and skills training to residents of Sheepshead Bay Houses, a nearby New York City Housing Authority (NYCHA) complex.

Borough President Adams believes that prior to considering the application, the City Council should obtain written commitments from the applicant, Lipkaw Realty LLC, to retain Brooklyn-based contractors and subcontractors, especially those designated LBEs consistent with Section 6-108.1 of the City's Administrative Code and MWBE as a means to meet or exceed such standards. Borough President Adams calls on the Sheepshead Nursing and Rehabilitation Center operator to engage CB 15, local elected officials, and non-profit organizations, to maximize community hiring.

Recommendation

Be it resolved that the Brooklyn borough president, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this application with the following conditions:

1. That prior Lipkaw Realty LLC provide written commitments to City Council clarifying intent to:
 - a. Retain Brooklyn-based contractors and subcontractors, especially those who are designated local business enterprises (LBEs) consistent with Section 6-108.1 of the City's Administrative Code, and minority- and women-owned business enterprises (MWBEs) as a means to meet or exceed standards per Local Law 1 (no less than 20 percent participation), as well as coordinate the oversight of such participation by an appropriate monitoring agency
 - b. Engage Brooklyn Community Board 15 (CB 15), area elected officials, and non-profit organizations to maximize local hiring



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP
29a
 BOROUGH OF
BROOKLYN



New York, Certification Date:
 April 19, 2021

S. Lenard
 S. Lenard, Director
 Technical Review Division



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by changing from an R5 District to an R6 District.
- Indicates a C2-1 District
- Indicates a C2-2 District
- Indicates a Special Sheepshead Bay District