



---

**IN THE MATTER OF** an application submitted by 1600/20 Realty Corp., pursuant to Sections 197-c and 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 14.

---

This application for an amendment of the Zoning Resolution of the City of New York was filed by 1600/20 Realty Corp. on June 18, 2018. This application, in conjunction with the related zoning map amendment (C 180496 ZMK), would facilitate the construction of a mixed-use building containing a total of approximately 85 residential dwelling units and 9,560 square feet of ground floor commercial space at 1620 Cortelyou Road in the Ditmas Park neighborhood of Brooklyn, Community District 14.

### **RELATED ACTION**

In addition to the zoning text amendment (N 180497 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 180496 ZMK**      Zoning map amendment to change an R6A/C2-4 zoning district to an R7D/C2-4 district.

### **BACKGROUND**

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 180496 ZMK).

### **ENVIRONMENTAL REVIEW**

This application (N 180497 ZRK), in conjunction with the application for the related action (C 180496 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 20DCP101K.

A summary of the environmental review appears in the report for the related zoning map amendment (C 180496 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 180497 ZRK) was duly referred to Brooklyn Community Board 14 and the Brooklyn Borough President on March 2, 2020 in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 180496 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 14 held a public hearing on this application (N 180497 ZRK) on October 21, 2020 and on November 9, 2020, by a vote of 24 in favor, five opposed, and four abstentions, recommended approval of the application with conditions. A summary of the Community Board's recommendation appears in the report for the related zoning map amendment (C 180496 ZMK).

### **Borough President Recommendation**

This application (N 180497 ZRK) was considered by the Brooklyn Borough President, who on December 14, 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 180496 ZMK).

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

On December 2, 2020, (Calendar No. 2), the City Planning Commission scheduled December 16, 2020 for a public hearing on this application (N 180497 ZRK), in conjunction with the related application (C 180496 ZMK). The hearing was duly held on December 16, 2020 (Calendar No. 17).

Four speakers testified in favor of the application and 28 in opposition, as described in the report for the related zoning map amendment (C 180496 ZMK), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the proposed zoning text amendment (N 180497 ZRK), in conjunction with the application for the related action (C 180496 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 180496 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**

\* \* \*



##### **Brooklyn Community District 14**

\* \* \*

Map 6 – [date of adoption]

[PROPOSED]



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

**Area 4** — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 14, Brooklyn

\* \* \*

The above resolution (N 180497 ZRK), duly adopted by the City Planning Commission on January 20, 2021 (Calendar No. 11), 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. KNUCKES, Esq.**, *Vice Chairman*

**DAVID BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,  
MICHELLE DE LA UZ, RICHARD W. EADDY, HOPE KNIGHT, ORLANDO MARÍN,  
LARISA ORTIZ, RAJ RAMPERSHAD**, *Commissioners*

**ANNA HAYES LEVIN**, *Commissioner, Voting No*