



January 5, 2022/ Calendar No. 10

N 200328 ZRK

IN THE MATTER OF an application submitted by Mikerose Realty, Inc. 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 15.

This application for an amendment of the Zoning Resolution of the City of New York was filed by Mikerose Realty, Inc. on May 14, 2020. This application, in conjunction with the related action, would facilitate the development of a new nine-story, approximately 43,000-square-foot mixed-use development. The proposed development would contain approximately 3,800 square feet of commercial use and approximately 3,600 square feet of community facility use on the second floor facing the street, as well as 55 residential units on floors two through nine, approximately 14 of which would be designed as permanently affordable pursuant to the Mandatory Inclusionary Housing (MIH) program, at 2892 Nostrand Avenue in the Madison neighborhood of Community District 15, Brooklyn.

RELATED ACTION

In addition to the zoning text amendment (N 200328 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 200329 ZMK Zoning map amendment to change an R3-2 zoning district to R6B/C2-4, R7A, and R7A/C2-4 zoning districts

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 200329 ZMK).

ENVIRONMENTAL REVIEW

This application (N 200328 ZRK), in conjunction with the application for the related action (C 200329 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 20DCP148K.

A summary of the environmental review appears in the report for the related zoning map amendment (C 200329 ZMK).

PUBLIC REVIEW

This application (N 200328 ZRK) was duly referred to Brooklyn Community Board 15 and the Brooklyn Borough President on August 16, 2021 in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 200329 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 15 held a public hearing on this application (N 200328 ZRK) on October 26, 2021, and on October 26, 2021, by a vote of 17 in favor, 19 opposed, and none abstaining, adopted a resolution recommending disapproval of the application.

Borough President Recommendation

This application (N 200328 ZRK) was considered by the Brooklyn Borough President, who on December 17, 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 (C 200329 ZMK).

City Planning Commission Public Hearing

On November 17, 2021 (Calendar No. 2), the City Planning Commission scheduled December 1, 2021 for a public hearing on this application (N 200328 ZRK), in conjunction with the related

application (C 200329 ZMK). The hearing was duly held on December 1, 2021 (Calendar No. 27). Five speakers testified in favor of the application and 10 in opposition, as described in the report for the related zoning map amendment (C 200329 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 200328 ZRK), in conjunction with the application for the related action (C 200329 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 200329 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

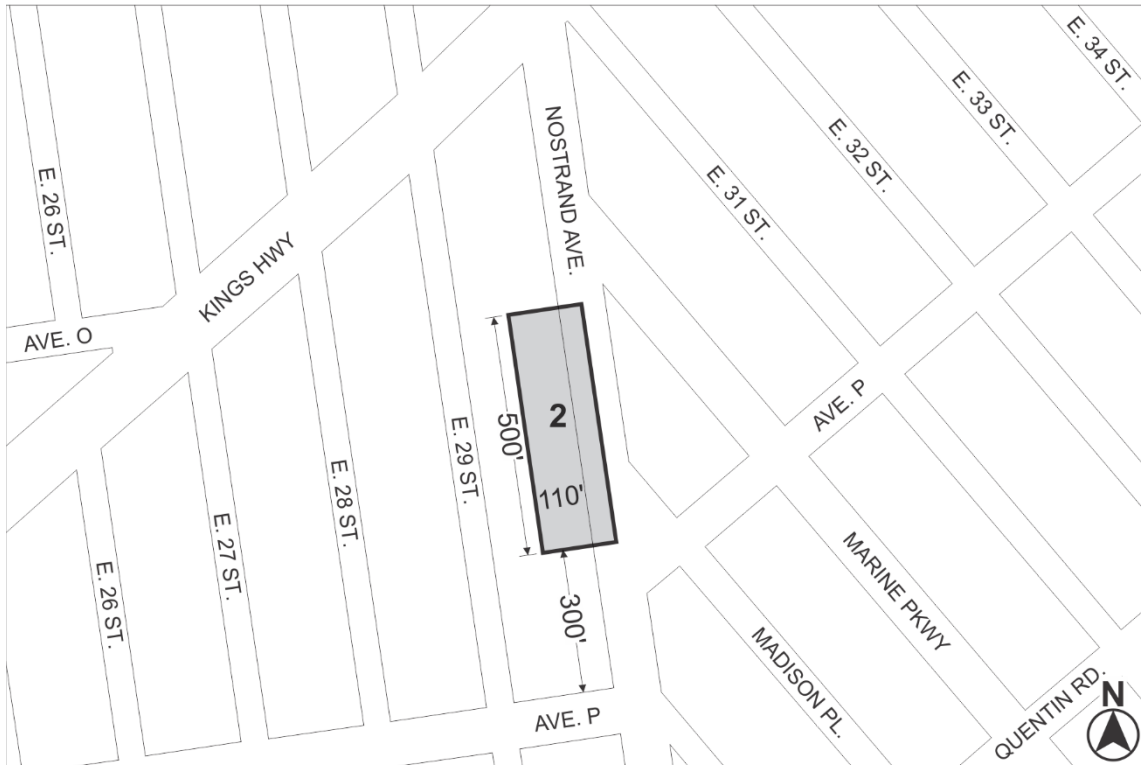
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BROOKLYN

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Brooklyn Community District 15

Map 2 - August 16, 2021



 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 15, Brooklyn

* * *

The above resolution (N 200328 ZRK), duly adopted by the City Planning Commission on January 5, 2022 (Calendar No. 10), 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, *Chair*

KENNETH J. KNUCKES, Esq., *Vice Chairman*

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

RICHARD W. EADDY, ANNA HAYES LEVIN, ORLANDO MARÍN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*

JOSEPH I. DOUEK, LEAH GOODRIDGE, *Commissioners, ABSTAINING*