IN THE MATTER OF an application submitted by Prospect Park Land LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, in the Borough of Brooklyn, Community District 14.

This application for an amendment of the Zoning Resolution (ZR) (N 220450 ZRK) for modifications to Appendix F was filed by Prospect Park Land LLC on June 2, 2022. This application, in conjunction with the related action for a zoning map amendment (C 220449 ZMK), would facilitate a nine-story, approximately 157,000 square-foot long-term care facility with approximately 300 beds, accessory office space, a small café, and a house of worship for residents located at 1455 Coney Island Avenue in the Midwood neighborhood of Brooklyn, Community District 14.

RELATED ACTION

In addition to the zoning text amendment (N 220450 ZRK) that is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission (CPC) on the following application, which are being considered concurrently with this application:

C 220449 ZMK	Zoning map amendment to change an R5/C2-3 zoning district to an C4-4D district.

BACKGROUND

A full background discussion and description of this application appear in the report for the related action for a zoning map amendment (C 220449 ZMK).

ENVIRONMENTAL REVIEW

This application (N 220450 ZRK), in conjunction with the application for the related action (C 220449 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 CPC. The designated CEQR number is: 23DCP018K.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on May 7, 2026. A full description of the environmental review is included in the report for the related zoning map amendment action (C 220449 ZMK).

PUBLIC REVIEW

This application (N 220450 ZRK) was referred to Community Board 14 and the Brooklyn Borough President, in accordance with the procedures for non-ULURP actions, in conjunction with the application for the related action (C 220449 ZMK), which was certified as complete by the Department of City Planning on May 11, 2026, and was duly referred in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

This action is eligible for potential review by the Affordable Housing Appeals Board pursuant to Section 197-g of the New York City Charter.

Community Board Public Hearing

On June 4, 2026, Brooklyn Community Board 14 held a public hearing on this application (N 220450 ZRK), along with the related application for a zoning map amendment (C 220449 ZMK), and on June 8, 2026, by a vote of 25 in favor, four in opposition, and three abstaining, adopted a resolution recommending approval of the application. A summary of the Community Board's recommendation appears in the report for the related zoning map amendment action (C 220449 ZMK).

Borough President Recommendation

The Brooklyn Borough President considered this application (N 220450 ZRK), along with the related application for a zoning map amendment (C 220449 ZMK), held a public hearing on July 8, 2026, and on July 10, 2026, issued a recommendation to approve the application. A summary of the recommendation appears in the report for the related zoning map amendment (C 220449

ZMK).

City Planning Commission Public Hearing

On July 15, 2026 (Calendar No. 2), the CPC scheduled a public hearing on this application (N 220450 ZRK), and the related action for a zoning map amendment (C 220449 ZMK), for July 29, 2026. The hearing was duly held on July 29, 2026 (Calendar No. 11).

One speaker testified in support of the application and none opposition, as described in the report for the related zoning map amendment (C 220449 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 220450 ZRK), in conjunction with the application for the related action (C 220449 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 220449 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 201 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 <u>underlined</u> 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
Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

* * *

BROOKLYN

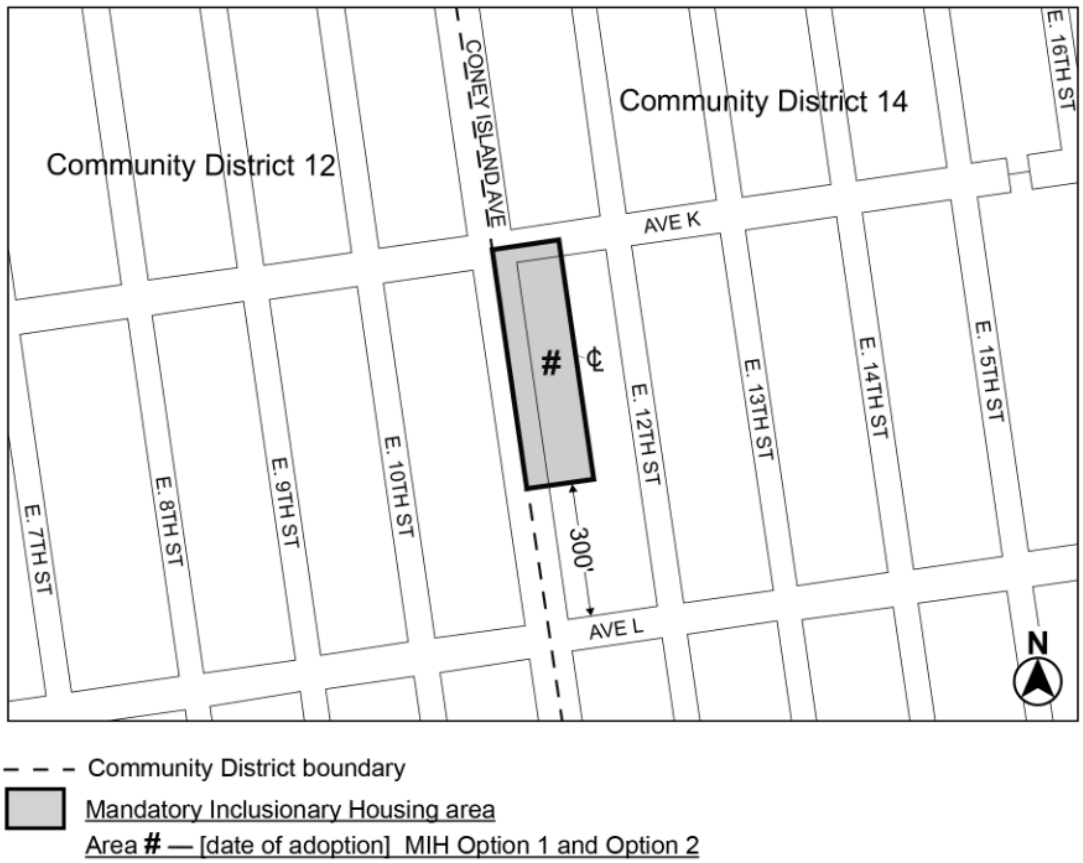
* * *

Brooklyn Community District 14

* * *

Map 7 – [date of adoption]

[PROPOSED MAP]



Portion of Community District 14, Brooklyn

* * *

The above resolution (N 220450 ZRK), duly adopted by the City Planning Commission on September 9, 2026 (Calendar No. 2), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

SIDEYA SHERMAN, *Chair*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,
ANTHONY W. CROWELL, Esq., JOSEPH I. DOUEK,
RASMIA KIRMANI-FRYE, DAVID GOLD, Esq.,
RAJU MANN, ORLANDO MARÍN, JUAN CAMILO OSORIO, Ph.D.,
RAJ RAMPERSHAD, *Commissioners*

LEAH GOODRIDGE, Esq., *Commissioner*, **ABSTAINING**