



IN THE MATTER OF an application submitted by 2118 Avenue U 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 15.

This application for a zoning text amendment was filed by 2118 Avenue U LLC on May 16, 2023. This application, in conjunction with the related action for a zoning map amendment (C 230351 ZMK), would facilitate the development of a five-story, approximately 20,450-square-foot mixed-use development containing 15,650 square feet of residential space with 10 dwelling units, approximately three of which would be income restricted, as well as approximately 4,800 square feet of ground-floor commercial space at 2118 Avenue U (Block 7354, Lot 8) in the Madison neighborhood of Brooklyn, Community District 15.

RELATED ACTION

In addition to the zoning text amendment (N 230352 ZRK) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

C 230351 ZMK Zoning map amendment to change an R4/C1-3 zoning district to R6A/C2-4 and R4 zoning districts

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 230352 ZMK).

ENVIRONMENTAL REVIEW

This application (N 230352 ZRK), in conjunction with the application for the related action (C 230351 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 24DCP013K.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on February 2, 2024. A summary of the environmental review appears in the report for the related zoning map amendment (C 230351 ZMK).

WATERFRONT REVITALIZATION PROGRAM

This application (N 230352 ZRK), and its related action (C 230351 ZMK), was reviewed by the Department of City Planning 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 March 15, 2018, pursuant to the New York State Waterfront Revitalization and Coastal Resource Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 20-190.

This action was determined to be consistent with the policies of the WRP.

PUBLIC REVIEW

This application (N 230352 ZRK) was duly referred to Brooklyn Community Board 15 and the Brooklyn Borough President on February 5, 2024, in accordance with the procedures for non-ULURP matters, in conjunction with the application for the related action (C 230351 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 230352 ZRK) and the related action (C 230351 ZMK) on February 27, 2024, and on that date, by a vote of 33 in

favor, two opposed, and none abstaining, recommended approval of the application without conditions.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (N 230352 ZRK) and the related action (C 230351 ZMK) on March 26, 2024, and on April 1, 2024, 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 230351 ZMK).

City Planning Commission Public Hearing

On April 3, 2024 (Calendar No. 2), the City Planning Commission scheduled April 17, 2024, for a public hearing on this application (N 230352 ZRK), in conjunction with the related action (C 230351 ZMK). The hearing was duly held on April 17, 2024 (Calendar No. 14).

Two speakers testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment (C 230351 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 230352 ZRK), in conjunction with the application for the related action (C 230351 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 230351 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.

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APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

Brooklyn Community District 15

* * *

[PROPOSED MAP]

Map 6 – [date of adoption]



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

Area # – [date of adoption] MIH Option 1 and Option 2

Portion of Community District 15, Brooklyn

* * *

The above resolution (N 230352 ZRK), duly adopted by the City Planning Commission on May 15, 2024 (Calendar No. 5), 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.

DANIEL R. GARODNICK, Esq., Chair

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

GAIL BENJAMIN, ALFRED C. CERULLO, III, ANTHONY CROWELL, Esq.,

LEAH GOODRIDGE, Esq., RASMIA KIRMANI-FRYE, ORLANDO MARÍN,

RAJ RAMPERSHAD, *Commissioners*