



City Planning will
assign and stamp
reference numbers
here

Land Use Review Application

Department of City Planning

120 Broadway, 31st Floor, New York, NY 10271

170390 ZMK

APPLICATION NUMBER

N170391 ZRK

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Omni Enterprises, LLC¹

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

1220 Avenue P¹

STREET ADDRESS

Brooklyn¹ NY¹ 11229¹

CITY STATE ZIP

917-825-0743¹ 212-988-9231¹

AREA CODE TELEPHONE # FAX#

* List additional applicants below:

¹

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

¹

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

ADDITIONAL APPLICANT REPRESENTATIVE:

Richard J. Pierce, R.A., Terjesen Architects¹

212-239-1526¹

212-239-1532¹

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.)

TELEPHONE #

FAX #

1220 Avenue P¹

STREET ADDRESS

1220 Avenue P Rezoning¹

PROJECT NAME (IF ANY)

South side of Avenue P, btwn the midblockpoint of Coney Island Avenue and E 12th St and E 13th St¹

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

R5B¹

22d¹

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

ZONING SECTIONAL MAP NO(S).

Blk 6774 Lots 6, 7, 9; Blk 6775 Lots 1, 5, 9, 12, 13, 74, 75¹

Brooklyn¹

15¹

TAX BLOCK AND LOT NUMBER

BOROUGH

COMM. DIST.

N/A¹

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO ☒ YES ☐ IF YES, IDENTIFY

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

See attached description

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

- ☐ CHANGE IN CITY MAP.....MM \$ ¹
- ☒ ZONING MAP AMENDMENT.....ZM \$ 4,310¹
- ☒ ZONING TEXT AMENDMENT.....ZR \$ 5,445¹
- ☐ ZONING SPECIAL PERMIT.....ZS \$ ¹
- ☐ ZONING AUTHORIZATION.....ZA \$ ¹
- ☐ ZONING CERTIFICATION.....ZC \$ ¹
- ☐ PUBLIC FACILITY, SEL./ACQ.....PF \$ ¹
- ☐ DISPOSITION OF REAL PROP.....PP \$ ¹
- ☐ URBAN DEVELOP=MENT ACTION.....HA \$ ¹
- ☐ URBAN RENEWAL PROJECT.....* \$ ¹
- ☐ HOUSING PLAN & PROJECT.....* \$ ¹
- ☐ FRANCHISE.....* \$ ¹
- ☐ REVOCABLE CONSENT.....* \$ ¹
- ☐ CONCESSION.....* \$ ¹
- ☐ LANDFILL.....* \$ ¹
- ☐ OTHER (Describe) ¹ \$ ¹

☐ MODIFICATION

☐ FOLLOW-UP

☐ RENEWAL

☐ OTHER

APPLICATION NO.

APPLICATION NO.

SPECIFY

TOTAL FEE (For all actions) \$ 9,755¹

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

☐

Has pre-application meeting been held? ☐ NO ☒ YES

If yes **Daphne Lundi¹**

DCP Office/Representative

7/22/15¹

Date of meeting

REVISED

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY NYC Dept. of City Planning¹CEQR NUMBER 17DCP204K¹

TYPE OF CEQR ACTION:

☐ TYPE II Type II category: _____¹

Date determination was made: _____

☐ TYPE I } Has EAS been filed? Yes ☒ No ☐☒ UNLISTED } If yes, Date EAS filed: 6/22/17¹Has CEQR determination been made? Yes ☐ No ☒If yes, what was determination? Negative Declaration ☐CND ☐Positive Declaration ☐

Date determination made: _____ (Attach Copy)

If Positive Declaration, has PDEIS been filed? _____¹Has Notice of Completion (NOC) for DEIS been issued? _____¹ If yes, attach copy.If PDEIS has not been filed, has final scope been issued? _____¹ If yes, date issued: _____**6. COASTAL ZONE MANAGEMENT**IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No ☒ Yes ☐**7. RELATED ACTIONS BY CITY PLANNING**

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
C 060129 ZMK ¹	Homecrest Rezoning/ Completed/ Terminated ¹	14 ¹	2/15/2006 ¹
C 060130 ZMK ¹	Midwood Rezoning/ Completed/ Terminated ¹	22 ¹	4/5/2006 ¹

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
_____	_____	_____	_____
_____	_____	_____	_____

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

10. APPLICANT
(Attach authorizing resolution(s), if applicable)Richard Lobel, Managing Partner¹

NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT

DATE

Sheldon Lobel, P.C. Authorized Representative for Omni Enterprises, LLC¹

APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS

(Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT

DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL. NO. FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT

DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL. NO. FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

170390 ZMK
N170391 ZRK **REVISED**

City Map Change MM

Proposed City Map Change (Check appropriate boxes)

APPLICATION NO

1. ESTABLISH NEW.....☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE

2. ELIMINATE EXISTING.....☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE

3. CHANGE EXISTING STREET.....☐ WIDTH ☐ ALIGNMENT ☐ GRADE

4. EASEMENT
Delineate New.....☐ Remove Existing.....☐ Modify Existing.....☐

5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY☐

Zoning Map Change ZM

170390 ZMK

Proposed Zoning Map Change(s)

APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

CHANGE #	FROM:	TO:
CHANGE #1	R5B <input type="checkbox"/> EXISTING	R7A <input type="checkbox"/> PROPOSED
CHANGE #2	<input type="checkbox"/> EXISTING	<input type="checkbox"/> PROPOSED
CHANGE #3	<input type="checkbox"/> EXISTING	<input type="checkbox"/> PROPOSED
CHANGE #4	<input type="checkbox"/> EXISTING	<input type="checkbox"/> PROPOSED
CHANGE #5	<input type="checkbox"/> EXISTING	<input type="checkbox"/> PROPOSED

Zoning Text Amendment ZR

N170391 ZRK

Affected Zoning Resolution (ZR) Sections

APPLICATION NO

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
Appendix F <input type="checkbox"/>	Inclusionary Housing Designated Areas & MIH Areas <input type="checkbox"/>
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

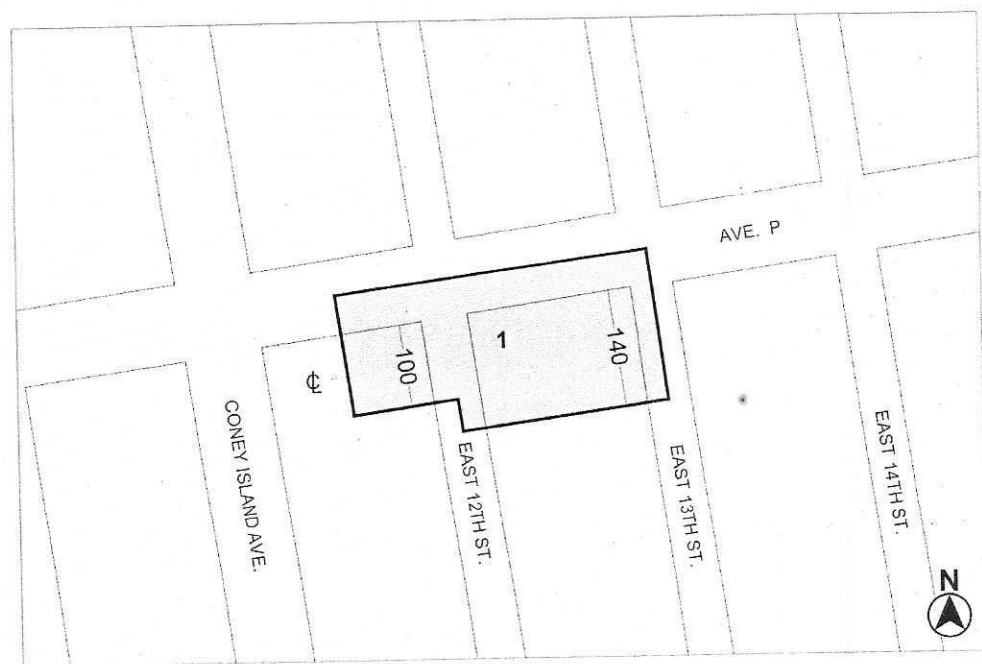
1220 Avenue P
Community District 15, Brooklyn
9/1/17
Zoning Map 22d


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 15
Map 1 - [date of adoption]



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

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

Portion of Community District 15, Brooklyn

* * *

**1220 Avenue P Rezoning
Community District 15, Brooklyn
September 1, 2017**

1) Introduction

Omni Enterprises, LLC (the “Applicant”), seeks a zoning map amendment to rezone portions of two blocks along Avenue P in the Midwood neighborhood within Brooklyn Community District 15 from an R5B to an R7A zoning district. The proposed rezoning extends the district boundary of an existing R7A zoning district east to include Block 6774, Lots 6, 7, and 9 and Block 6775 Lots 1, 5, 9, 12, 13, 74, and 75 (the “Project Area”). In addition, the Applicant seeks a zoning text amendment to Zoning Resolution (“ZR”) Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 15, Brooklyn to establish the Project Area as a Mandatory Inclusionary Housing (“MIH”) Area.

The proposed actions would facilitate the construction an enlargement to the NYU Langone Levitt Medical Center Midwood (the “Medical Center”). The Medical Center is an existing five-story, 19,536 sq. ft. Use Group 4 community facility located at 1220 Avenue P (Block 6775, Lot 9). The proposed project is a five-story, approximately 14,880 sq. ft. enlargement to the Medical Center. The enlargement would be located immediately south of the Medical Center on adjacent tax lots 12, 13, and 75 on Block 6775 (together with Lot 9, the “Project Site”). The proposed project results in an enlarged Medical Center building with 34,416 sq. ft. of floor area and a floor area ratio (“FAR”) of 3.44.

2) Background

The Medical Center is part of the NYU Langone network, which ranked tenth in the nation on U.S. News & World Report’s “Best Hospitals 2016–2017 Honor Roll.” Additionally, for the fifth year in a row, NYU Langone ranked No. 2 in New York State and No. 2 in the New York metro area. Through its outpatient locations, patients have seamless access to the world-class outpatient and inpatient care at NYU Langone Medical Center in Manhattan if they require more complex procedures or surgery. The Medical Center provides a wide range of general and specialized treatment services, in areas including: cardiology; family practice; general surgery; gynecology; internal medicine; occupational therapy; orthopedic; physical therapy; and wound care. In addition, doctors at the Medical Center provide diagnosis and treatment for patients with neurological disorders, including neuro-ophthalmology conditions, memory disorders, and epilepsy. The Medical Center’s doctors also provide multiple sclerosis care, in conjunction with the NYU Langone Multiple Sclerosis Comprehensive Care Medical Center.

The Department of City Planning (“DCP”) has previously initiated rezonings affecting the Project Area and the surrounding area, including the Homecrest Rezoning effective February 15, 2006 (C 060129 ZMK) and the Midwood Rezoning effective April 5, 2006 (C 060130 ZMK).

The Project Area was included in the 2006 Homecrest Rezoning, which mapped the current R5B zoning district to replace the previous R6 zoning district. The Homecrest Rezoning affected approximately 70 blocks of predominantly residential property generally bounded by Kings Highway to the north, Ocean Avenue to the east, Avenue S to the south, and Coney Island Avenue to the west. It was intended to preserve the existing neighborhood scale and character with lower density and contextual zoning districts. In addition, the Homecrest Rezoning mapped R7A and C4-4A (R7A equivalent) districts on portions of 62 blocks along Ocean Avenue, Kings Highway, and Coney Island Avenue to reflect the existing apartment building character of those streets and maintain opportunities for new apartment house construction appropriate for these wide streets with good transit access. In addition, these contextual districts eliminated the floor area bonus available to community facilities (from 4.8 to 4.0 FAR) and imposed limitations on building heights that did not exist in the previous R6 zoning district.

The southern boundary of the Midwood Rezoning area is immediately to the north of the Project Area running along the centerline of Avenue P. The Midwood Rezoning rezoned approximately 80 predominantly residential blocks generally bounded by Avenue H to the north, Ocean Avenue to the east, Avenue P and Kings Highway to the south and Coney Island Avenue to the west. Its purpose was to preserve the existing neighborhood scale and character with lower density and contextual zoning districts. In addition, the Midwood Rezoning mapped R7A and C4-4A (R7A

equivalent) districts to permit new, higher density residential development on selected wide streets including Avenue J, Avenue K, the Avenue M commercial corridor, Ocean Avenue, Coney Island Avenue, and Kings Highway.

3) Description of the Surrounding Area

The Project Area is located in the Midwood neighborhood within Brooklyn Community District 15. The existing land uses in the area immediately surrounding the Project Area are a mix of single- and multi-family residential buildings, community facilities, and commercial uses. The commercial uses near the Project Area include local retail businesses on Coney Island Avenue and Quentin Road, a gas station at the intersection of Coney Island Avenue and Avenue P, and several destination retail businesses to the east on East 14th Street. Several professional office buildings and Engine 276 of the Fire Department of the City of New York are also located to the east of the Project Area. The prevailing built form of the area is a mix of low- to mid-rise non-residential buildings and two- to six-story residential apartment buildings. In addition, there are detached single- and two-family residences located on East 12th Street, East 13th Street, and Avenue P. The majority of the southern portion of Block 6775 and the eastern half of Block 6774 consist of detached and semi-detached one- and two-family residential buildings. The western portion of Block 6774, which is not included in the proposed Project Area, consists primarily of attached and semi-detached commercial buildings, several of which have residential uses above the ground floor.

The proposed Project Area is within the Transit Zone pursuant to ZR Appendix I Map 14. the Transit Zone is generally mapped between East 12th and East 21st streets in the surrounding area. Public transportation options in the surrounding area include the B/Q subway lines accessible from the Kings Highway station and the B68, B82, B7, and B100 bus lines. The Project Area is located within a FRESH Program area that provides discretionary tax incentives. Avenue P, at 100-feet wide, is a wide street pursuant to ZR § 12-10. Avenue P is a two-way street running east/west between Nostrand Avenue and Bay Parkway with two travel lanes and two parking lanes in each direction.

The existing zoning districts in the surrounding area of the Project Area are R5B, R7A, R7A/C2-3, C4-4A, C8-2, R5, and R4-1, which permit a range of residential, commercial, and mixed development as follows:

R5B

The Project Area is within an R5B zoning district generally mapped 100 feet north of Avenue P to the north, approximately 100 feet east of Coney Island Avenue to the west, approximately 100-feet north of Quentin Road and north of Kings Highway to the south, and East 18th Street to the east. R5B is a contextual district that permits a maximum residential FAR of 1.35 and community facility FAR of 2.0. The maximum street wall height is 30 feet, above which a building must slope or set back to a maximum height of 33 feet. The front yard must be at least five feet deep and it must be at least as deep as one adjacent front yard and no deeper than the other, but it need not exceed a depth of 20 feet. Attached row houses do not require side yards but there must be at least eight feet between the end buildings in a row and buildings on adjacent zoning lots. Curb cuts are prohibited on zoning lot frontages less than 40 feet. Where off-street parking is required, on-site spaces must be provided for two-thirds of the dwelling units although parking can be waived when only one space is required. Front yard parking is prohibited.

R7A and R7A/C2-3

There is an R7A zoning district mapped immediately to the west of the Project Area generally along the east side of Coney Island Avenue, portions of which are mapped with a C2-3 commercial overlay. There is also an R7A district mapped to the east of the Project Area on Avenue P generally between East 18th Street and East 24th Street, portions of which are mapped with a C2-3 commercial overlay. R7A is a contextual district that allows for new medium-density residential development and community facilities. R7A districts allow for residential development up to 4.0 FAR, up to 4.6 FAR in Inclusionary Housing Designated Areas and MIH Areas, and community facility uses up to 4.0 FAR. The building form requires a street wall of 40 to 75 feet, a setback above

the maximum base height, and a maximum building height of up to 95 feet for Inclusionary Housing buildings with a qualifying ground floor. New residences are required to provide one off-street parking space for 50 percent of the dwelling units, with an exemption for affordable housing. C2-3 is a commercial overlay district mapped within residential districts to allow local retail and service uses. In R7A districts, the maximum commercial FAR is 2.0.

C4-4A

There is a C4-4A zoning district mapped to the south of the Project Area generally along both sides of Kings Highway between Coney Island Avenue and East 18th Street and a portion of the north side of Quentin Road between Coney Island Avenue and East 13th Street. C4-4A is a medium-density contextual commercial district that allows residential, commercial, community facility and mixed buildings with a maximum FAR of 4.0 for all uses, a maximum street wall height of 65 feet, and a maximum building height of 80 feet (R7A equivalent for height and bulk). The Quality Housing Program is mandatory and parking is required for half of the units.

C8-2

There is a C8-2 zoning district mapped to the west of the Project Area at two locations on the western side of Coney Island Avenue between Avenue N and Quentin Road, and extending west along Quentin Road midway between East 8th Street and East 9th Street. The C8-2 district allows commercial buildings of up to 2.0 FAR and community facility buildings of up to 4.8 FAR with no height limit. The C8-2 district allows a variety of retail and service uses including small appliance repair and upholstery shops as well as automotive service facilities, lumberyards and other heavy commercial uses. Residential uses are not permitted in C8-2 zoning districts.

R5

To the west of the Project Area there is an R5 zoning district mapped generally between Avenue K and Avenue H to the north, Coney Island Avenue to the east, Quentin Road and Kings Highway to the south, and Ocean Parkway to the west. R5 districts allow a residential FAR of 1.25 and community facility FAR of 2.0. The maximum street wall height of a new building is 30 feet and the maximum building height is 40 feet. Above a height of 30 feet, a setback of 15 feet is required from the street wall of the building. In addition, any portion of the building that exceeds a height of 33 feet must be set back from a rear or side yard line. Detached houses must have two side yards that total at least 13 feet, each with a minimum width of five feet. Semi-detached houses must have one eight-foot wide side yard. Apartment houses need two side yards, each at least eight feet wide. Front yards must be 10 feet deep. Off-street parking is required for 85 percent of the dwelling units in the building.

R4-1

There is an R4-1 zoning district to the north of the Project Area generally mapped between a line along East 13th Street, a line 100 feet southerly of Avenue N, a line midway between East 15th Street and East 16th Street, a line 300 feet northerly of Avenue O, East 15th Street, a line 100 feet northerly of Avenue P, a line midway between Coney Island Avenue and East 12th Street, Avenue O, East 12th Street, and a line 425 feet southerly of Avenue N. R4-1 is a low-density residential district that allows detached and semi-detached one- and two-family houses, with a maximum FAR of 0.9 and requires two side yards if the houses are detached and one if the houses are semi-detached. R4-1 districts require one parking space for each unit and have a perimeter wall height limit of 21 feet and an overall building height of 35 feet. Community facilities in R4-1 districts have a maximum FAR of 2.0.

The above zoning districts are mapped to provide lower density protections in homeowner dominated areas on the side streets, while accommodating higher-density development on the major north/south streets such as Coney Island Avenue and Ocean Avenue, and on a number of

cross-streets including Kings Highway, and portions of Avenue P, Avenue M, Elm Avenue, Chestnut Avenue, and Locust Avenue.

4) Description of the Proposed Project Area

The proposed Project Area is located in the Midwood neighborhood in Brooklyn Community District 15. The Project Area is near the southern borders of Community Districts 12 and 14, both of which have district boundaries running along Avenue P. The Project Area consists of 10 tax lots fronting Avenue P, East 12th Street, and East 13th Street. The Project Area is generally bounded by Avenue P to the north, East 13th Street to the east, a line 100-ft. and 140-ft. from Avenue P to the south, and a line 100-ft. from Coney Island Avenue to the west. The Project Area consists of Block 6775, Lots 1, 5, 9, 12, 13, 74 and 75; and Block 6774, Lots 6, 7 and 9. The Project Area is approximately 38,000 sq. ft.

The proposed Project Area is located within an R5B zoning district, adjacent to the district boundary of an existing R7A zoning district immediately to the west. The R5B zoning district is generally mapped 100 feet north of Avenue P to the north, East 18th Street to the east, approximately 100-ft. north of Quentin Road and north of Kings Highway to the south, and approximately 100 feet east of Coney Island Avenue to the west. The R7A zoning district to the west of the Project Area is generally mapped along the eastern portion of Coney Island Avenue, portions of which are mapped with a C2-3 commercial overlay.

The proposed Project Area is primarily developed with community facility and residential uses. The properties within the Project Area are developed as follows:

Block 6774, Lot 6 is an approximately 3,000 sq. ft. lot fronting Avenue P. It is improved with a 2.75-story Use Group 2 residential building with three dwelling units.

Block 6774, Lot 7 is an approximately 3,000 sq. ft. lot fronting Avenue P. It is with a 2.75-story Use Group 2 residential building with two dwelling units.

Block 6774, Lot 9 is an approximately 4,000 sq. ft. lot fronting Avenue P. It is improved with a 2.75-story residential building with, according to the Certificate of Occupancy, three Use Group 2 dwelling units and a home occupation medical office on the ground floor.

Block 6775, Lot 1 is an approximately 8,000 sq. ft. lot fronting Avenue P. It is improved with a two-story community facility building owned by the Jewish Center of Kings Highway and occupied by Yeshivat Shaare Torah, a Use Group 3 private religious high school and Use Group 4 house of worship.

Block 6775, Lot 5 is an approximately 8,000 sq. ft. lot fronting Avenue P. It is improved with a two-story building owned and occupied by the Jewish Center of Kings Highway, a Use Group 4 house of worship.

Block 6775, Lot 9 (part of the Project Site) is an approximately 4,000 sq. ft. lot fronting Avenue P. It is improved with a five-story building occupied by the Use Group 4 Medical Center. It was constructed in 2000 on an as-of-right basis under the R6 zoning district mapped at that time.

Block 6775, Lot 12 (part of the Project Site) is an approximately 2,000 sq. ft. lot fronting East 13th Street. It is unimproved and used as surface parking lot.

Block 6775, Lot 13 (part of the Project Site) is an approximately 2,000 sq. ft. lot fronting East 13th Street. It is improved with a two-story building with one Use Group 2 dwelling unit and an accessory home occupation use.

Block 6775, Lot 74 is an approximately 2,000 sq. ft. lot fronting East 12th Street. It is improved with a two-story residential building with two dwelling units.

Block 6775, Lot 75 (part of the Project Site) is an approximately 2,000 sq. ft. lot fronting East 12th Street. It is improved with a two-story building that was previously used as a religious community facility use, but is currently vacant.

5) Description of the Proposed Project Site

The proposed Project Site consists of four contiguous tax lots, Block 6775, Lots 9, 12, 13, and 75, that would be developed as a single zoning lot with a combined area of 10,000 sq. ft. The Project Site has 40-ft. of frontage on Avenue P, 140-ft. of frontage on East 13th Street, and 20-ft. of frontage on East 12th Street. The proposed five-story enlargement would be constructed on Lot 12, which is presently unimproved, and on Lot 13, which contains a two-story building that would be demolished. Lot 75 contains a vacant two-story building that would be demolished to provide six permitted accessory attended parking spaces for the proposed enlargement.

6) Description of the Proposed Project

The proposed project is a five-story Use Group 4 enlargement to the Medical Center with approximately 14,880 sq. ft. of additional floor area. The proposed enlargement is situated at the rear of the existing Medical Center building on adjacent Lots 12 and 13 to the south fronting East 13th Street. Six accessory attended parking spaces would be provided on Lot 75. The proposed five-story enlargement has full lot coverage on the first floor as a permitted obstruction and a 32'-0" rear yard above the first floor. The proposed enlargement has a height of 63'-4". The proposed 14,880 sq. ft. of floor area combined with the existing 19,536 sq. ft. of floor area on Lot 9 results in 34,416 total sq. ft. of Use Group 4 community facility floor area and an FAR of 3.44.

7) Action(s) Necessary to Facilitate the Project

The actions necessary to facilitate the proposal are: 1) a zoning map amendment to map an R7A zoning district in the Project Area currently zoned as R5B; and 2) a zoning text amendment to ZR Appendix F to establish the Project Area as an MIH Area.

Zoning Map Amendment - Proposed R7A Zoning District

While community facility uses are permitted conforming uses in R5B zoning districts, the maximum FAR for community facilities is 2.0. The maximum FAR for community facilities is 4.0 in the proposed R7A zoning district. The proposed zoning map amendment would facilitate the enlargement of a community facility use with an FAR of 3.44, below the maximum permitted FAR of 4.0 for a community facility use. Absent the proposed zoning map amendment action, the Applicant would be unable to construct the proposed enlargement under the existing bulk regulations for a community facility in an R5B district. The proposed building complies with the bulk regulations and the proposed community facility use conforms with the use provisions of the proposed R7A zoning district. There are no additional actions needed pursuant to any other City, State, or Federal agency. The proposal is appropriate because it is located in an area primarily consisting of community facility uses, including the existing Medical Center and Jewish Center of Kings Highway buildings that comprise the Avenue P blockfront of Block 6775.

The proposed rezoning addresses the City's need for modern medical facilities by facilitating this project. The proposal promotes wellness in the community by providing convenient, local access to a range of modern healthcare treatment options. The expanded building allows the Medical Facility to serve an increased demand for healthcare and medical services in community at an established facility. The Medical Center's affiliation with the NYU Langone network creates access to a top-rated citywide network of general and specialized services. The proposed text amendment to Appendix F ensures that opportunities for housing development include mandatory affordable housing.

In addition to facilitating the enlargement to the Medical Center, the R7A zoning district proposed for the Project Area would allow medium-density apartment buildings at a maximum FAR of 4.6 for developments that provide affordable housing pursuant to the MIH program requirements. The maximum building height for eligible MIH program buildings with qualifying ground floors is 95 feet or 9 stories. Buildings must set back above a maximum base height of 75 feet to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising

up to the maximum building height. Off-street parking is required for 50 percent of the residential dwelling units, but is not required for affordable housing units within the Transit Zone.

Mapping an R7A zoning district in the Project Area is appropriate because of its location on Avenue P, a 100-foot wide street, which is close to public transportation, including the B/Q subway lines accessible from the Kings Highway station and the B68, B82, B7, and B100 bus lines. The R7A district would provide opportunities for medium-density housing development under the MIH program, which would ensure affordable housing set asides. The proposed R7A zoning district would allow for residential development compatible with the existing land use patterns of higher-density development on the major north/south streets such as Coney Island Avenue and Ocean Avenue, and on a number of cross-streets including Kings Highway, and portions of Avenue P, Avenue M, Elm Avenue, Chestnut Avenue, and Locust Avenue.

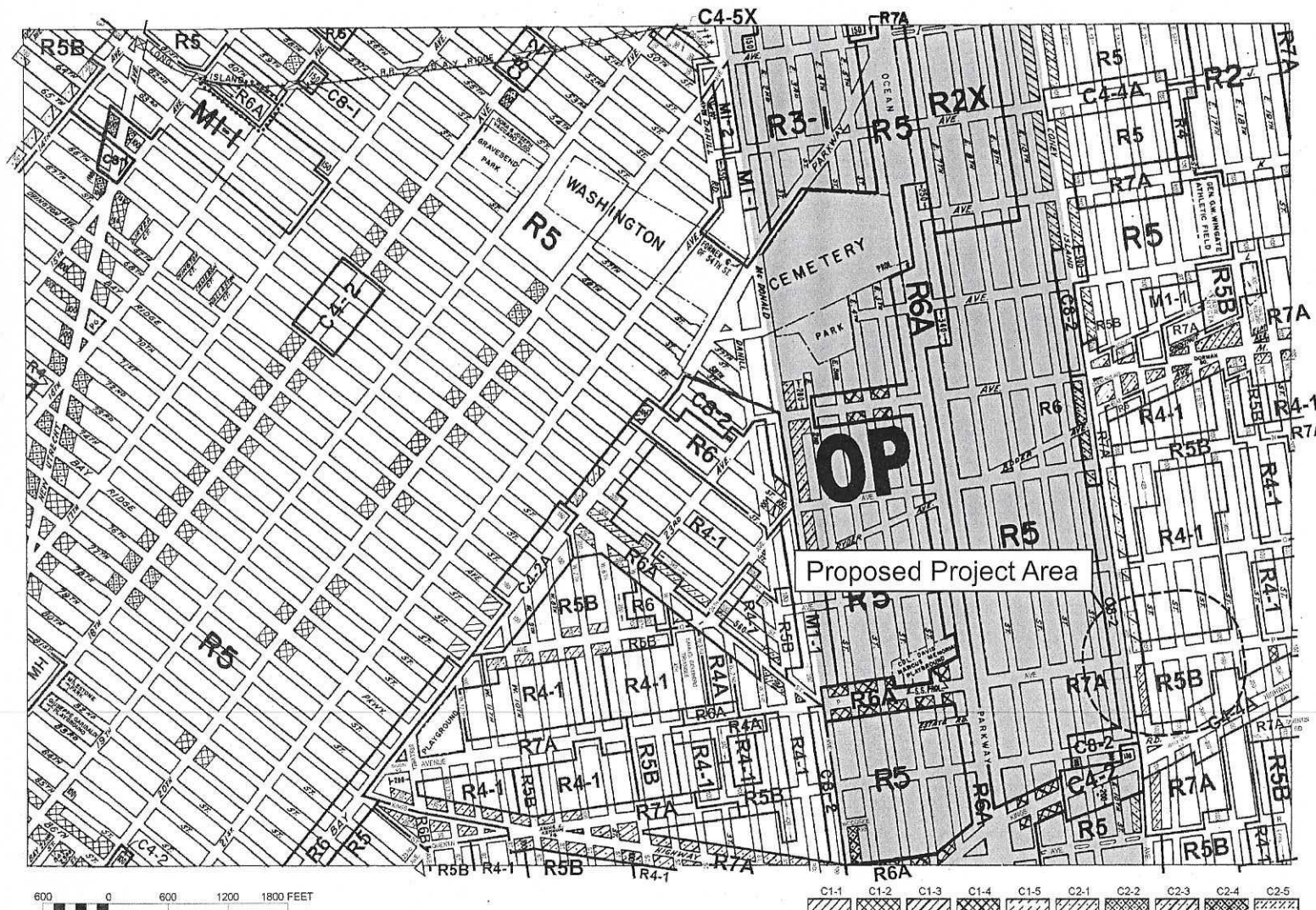
Mandatory Inclusionary Housing Area Text Amendment

While the proposed project does not contain any new residential use, the proposed text amendment would require that new residential development within the Project Area be developed in accordance with the MIH program. Under the City's MIH program, certain new residential developments are required to provide a percentage of the residential floor area for affordable units. MIH Option 1 requires at least 25 percent of the residential floor area at an average of 60 percent of the area median income ("AMI") with 10 percent at 40 percent AMI. MIH Option 2 requires at least 30 percent of the residential floor area at an average of 80 percent AMI. In addition, the City Council and the City Planning Commission may apply the Deep Affordability Option or the Workforce Option the Project Area.

8) Conclusion

The Applicant proposes a zoning map amendment and text amendment to facilitate the enlargement of an existing community facility building in the Midwood neighborhood of Brooklyn within Community District 15. The proposed zoning map amendment to establish an R7A zoning district would treat a portion of the Avenue P corridor similar to other cross-street corridors in this neighborhood. It would permit increased community facility bulk, which is not otherwise permitted within the current R5B zoning district. The proposed text amendment to ZR Appendix F establishes the Project Area as an MIH Area. The proposed rezoning addresses the City's need for modern medical facilities and promotes wellness in the community by providing convenient, local access to a range of modern healthcare treatment options. The proposed text amendment to Appendix F ensures that opportunities for housing development include mandatory affordable housing.

1220 Avenue P, Brooklyn



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follows an R, C or M District designation indicating use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
 02-27-2013 C 090154 ZMK

Special Requirements:
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
 For a list of lots subject to "D" restrictive decorations, see APPENDIX D.
 For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

22a	22c	23a
22b	22d	23b
28a	28c	29a

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 22d



NYC Digital Tax Map

Effective Date : 12-07-2008 10:59:00
End Date : Current
Brooklyn Block: 6775



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

—— Zoning District Line

----- Special District Line

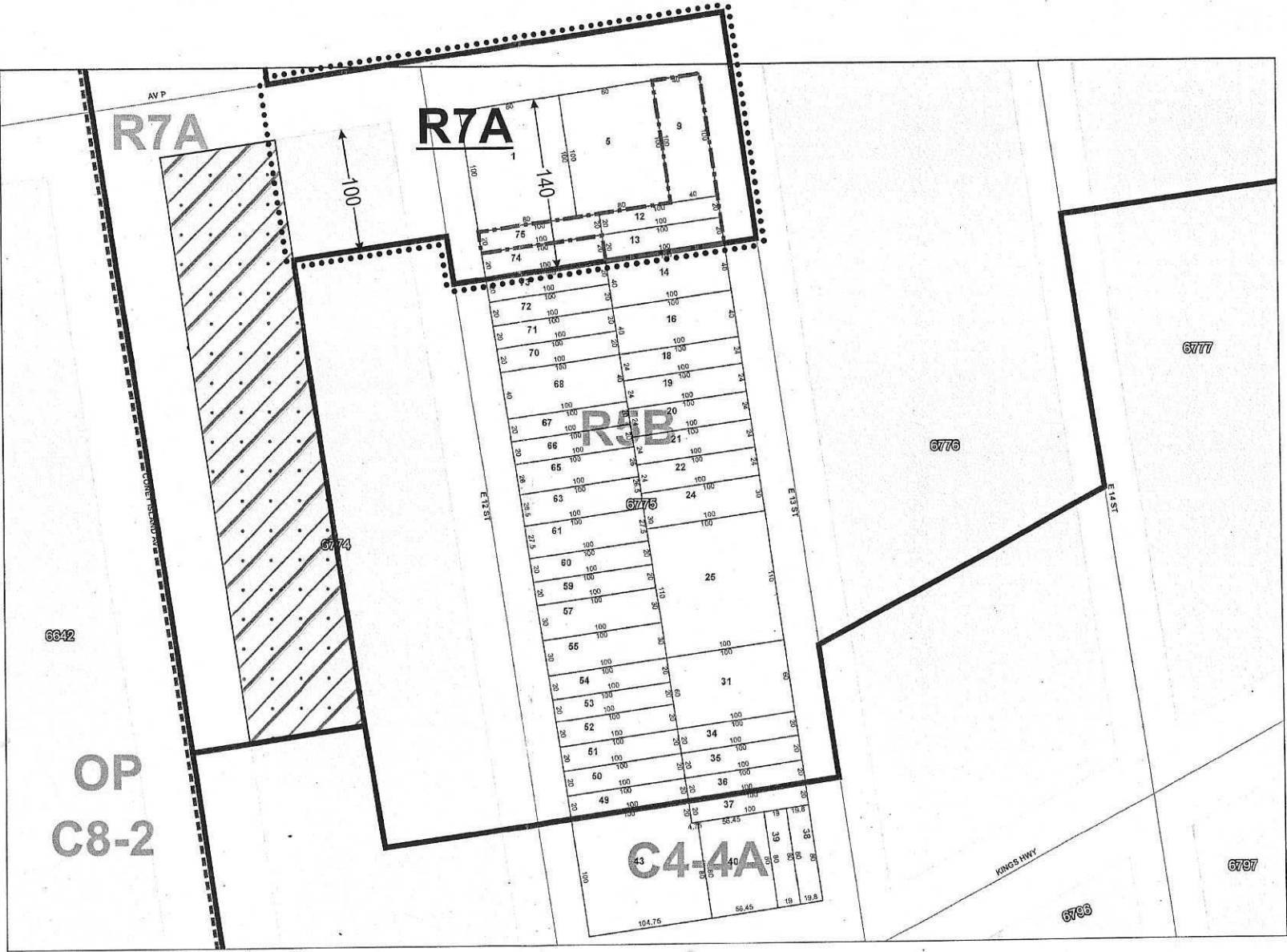
--- Development Site

..... Area Proposed to be Rezoned

C2-3 Commercial Overlay

R7A Existing Zoning District

R7A Proposed Zoning District





NYC Digital Tax Map

Effective Date : 12-07-2008 10:58:18
 End Date : Current
 Brooklyn Block: 6774

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

— Zoning District Line

- - - Special District Line

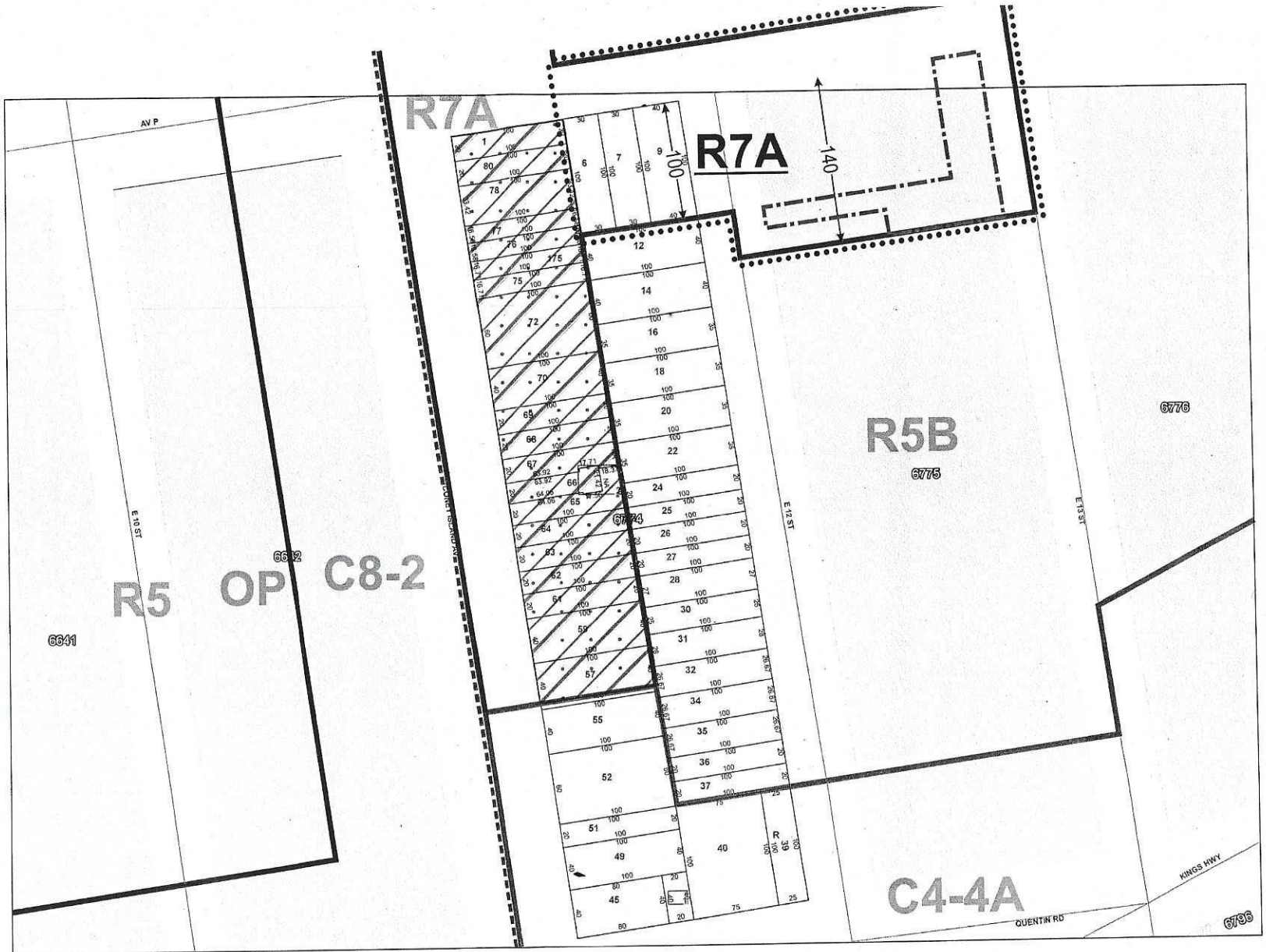
- . - . - Development Site

• • • • • Area Proposed to be Rezoned

 C2-3 Commercial Overlay

R7A Existing Zoning District

R7A Proposed Zoning District



Land Use/Area Map

1220 Avenue P, Brooklyn

Block 6774, Lots 6, 7 & 9 and

Block 6775, Lots 9, 12, 13 & 75

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned
- Zoning Districts
- Special Districts

Existing Commercial Overlays

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

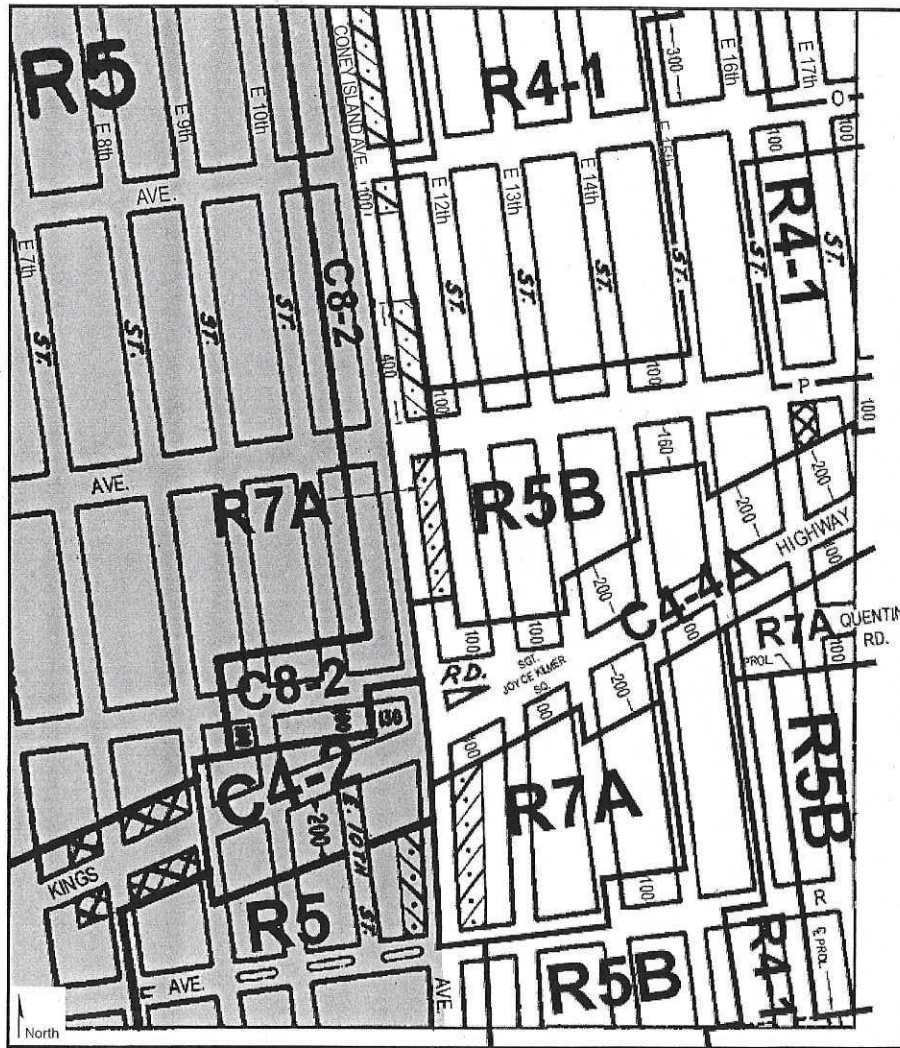
Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land

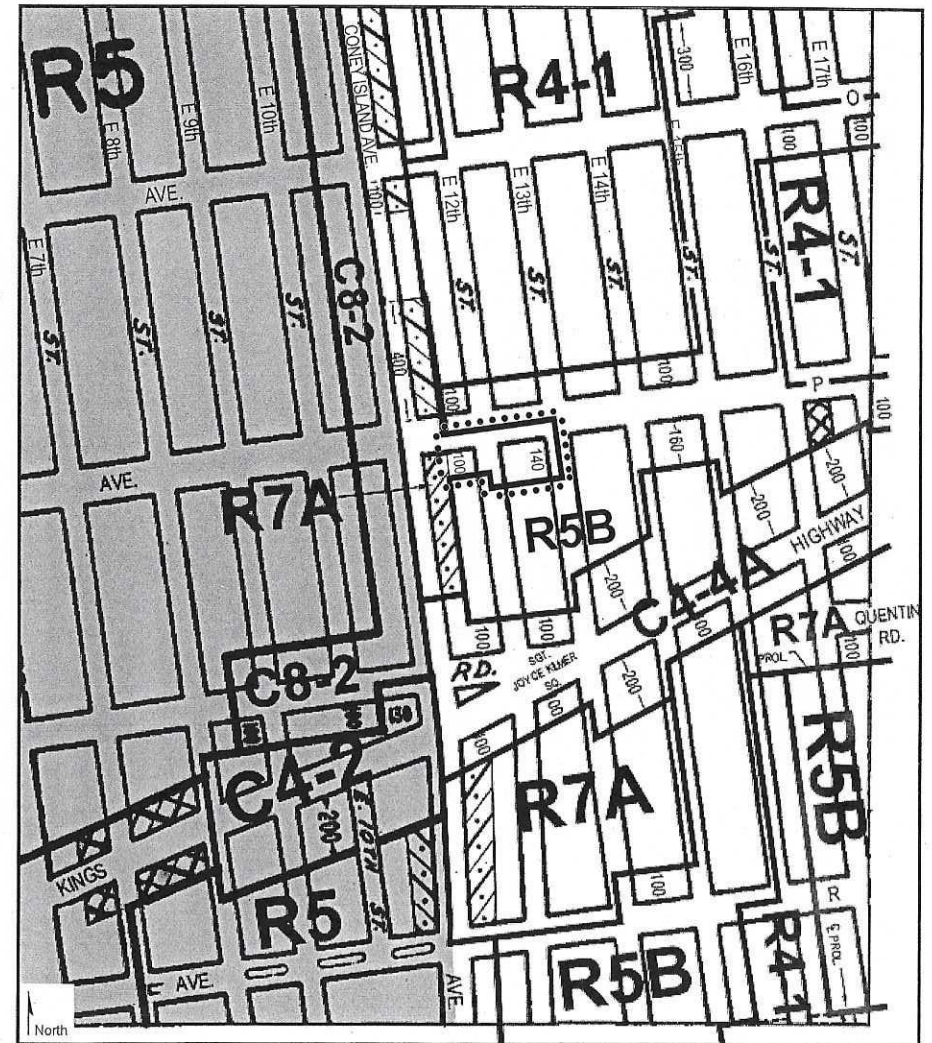


Prepared by Urban Cartographics April 2016

Zoning Change Map



Current Zoning Map (22d)



Proposed Zoning Map (22d) -

Area Proposed to be Rezoned is outlined with dotted lines.

Rezoning from R5B to R7A

Zoning Comparison Table

1220 Avenue P Rezoning, Brooklyn

	Permitted/Required			
	Existing Zoning (R5B)		Proposed Zoning R7A (Under MIH Zoning)	
	ZR Section #	R5B	ZR Section #	R7A
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
MAXIMUM FAR				
Residential	23-142	1.35	23-154*	4.6
Affordable Independent Residences for Seniors (AIRS)	23-142/23-144	1.35	23-155	5.01
Community Facility	24-11	2	24-11	4
Commercial	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45	5'	n/a	n/a
Minimum Side Yard	23-461/23-462	0'-4' (min) by use, 8' (total) / 0'-8' by use	23-462	None or 8'
Minimum Rear Yard	23-47	30'	23-47	30'
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-662	40'
Maximum Base Height	23-631	30'	23-664*	75'
Maximum Building Height	23-631	33'	23-664*	95' / 9-Stories
Maximum Height of Front Wall	23-631	30'	23-664*	75'
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	23-662	15'
Setbacks from Wide Streets	n/a	n/a	23-662	10'
OPEN SPACE				
Minimum Open Space Ratio/ Max. Lot Coverage	23-142	45% / 55%	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	23-142/24-11	55% / 55%	23-153/24-11	65% / 65%
Corner Lot	23-142/24-11	55% / 60%	23-153/24-11	100% / 80%
DENSITY				
Affordable Dwelling Units	23-22	900 sf/DU / 1,350 sf/DU**	23-22	680 sf/DU
AIRS	23-22	n/a	23-22	n/a
PARKING				
Residential	25-23	66%	25-23	50%
Community Facility	25-30	By Use	25-30	By Use
Income-Restricted Housing Units	12-10/25-251	None in Transit Zone	12-10/25-251	None in Transit Zone
Affordable Independent Residences for Seniors	12-10/25-252	None in Transit Zone	12-10/25-252	None in Transit Zone
Government Assisted Dwelling Units	12-10/25-253	70%	12-10/25-253	25%
BICYCLE PARKING				
Residential	25-811	1 per 2 dwelling units	25-811	1 per 2 dwelling units
AIRS	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Community Facility	25-811	by use	25-811	by use

*When providing affordable housing pursuant to the Inclusionary Housing Program set forth in ZR Section 23-90

**For zoning lots with less than 40 feet of street frontage and existing on the effective date of establishing such districts on the zoning maps



1. View of the sidewalk along the east side of East 12th Street facing north (Site at right).



2. View of East 12th Street facing north (Site at right).

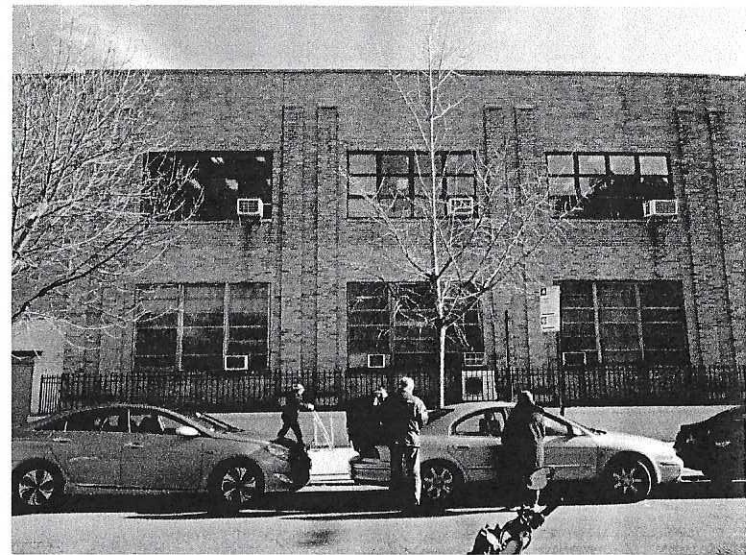


3. View of the Site facing northeast from East 12th Street.

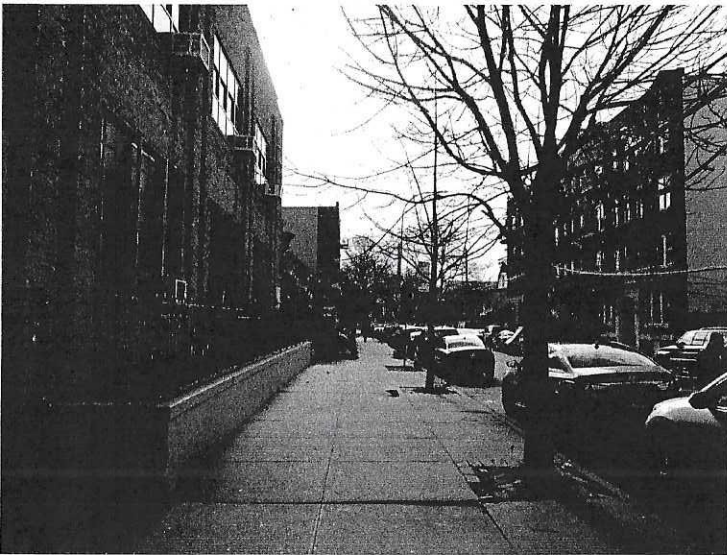




4. View of East 12th Street facing southwest from the Site.



5. View of the Site facing east from East 12th Street.

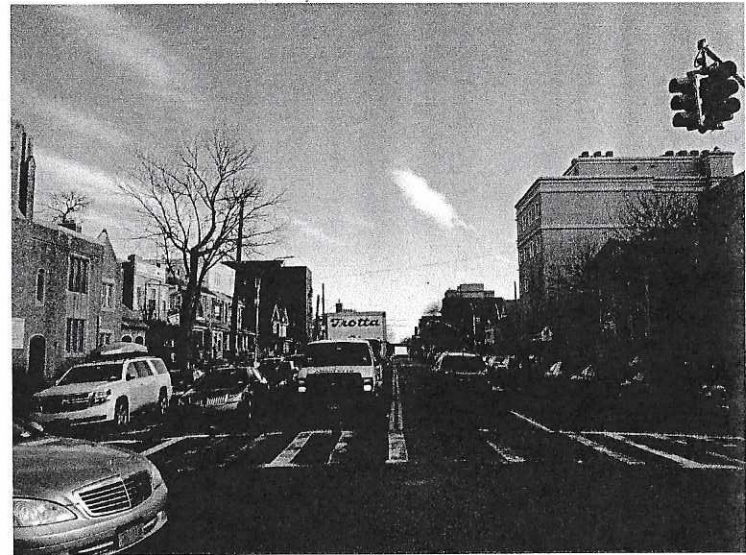


6. View of the sidewalk along the east side of East 12th Street facing south from Avenue P (Site at left).





7. View of the Site facing southeast from the intersection of East 12th Street and Avenue P.

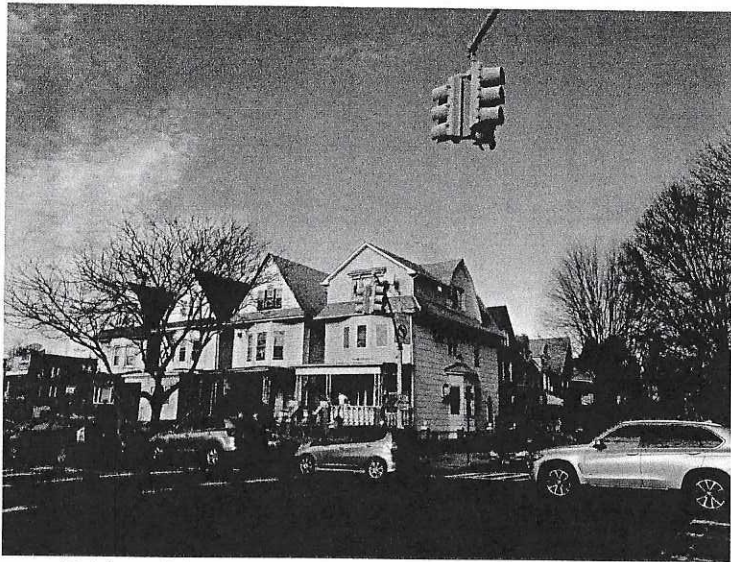


8. View of Avenue P facing east from East 12th Street (Site at right).

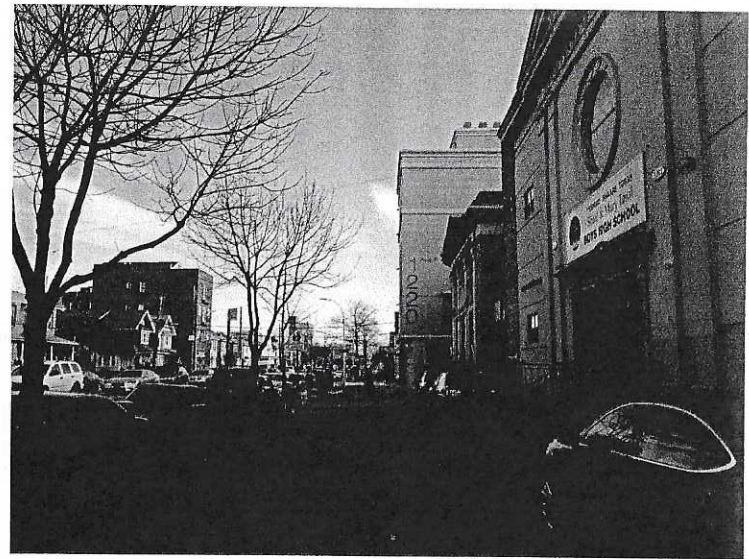


9. View of East 12th Street facing south from Avenue P (Site at left).





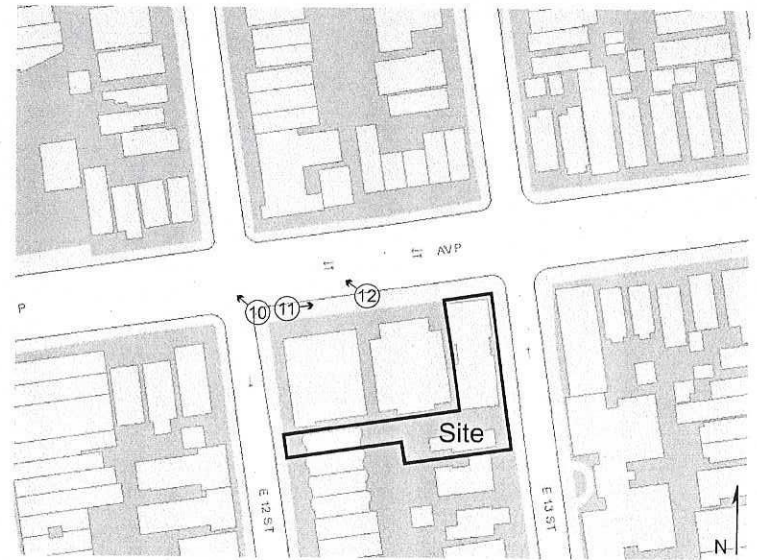
10. View of the intersection of East 12th Street and Avenue P facing northwest from the Site.

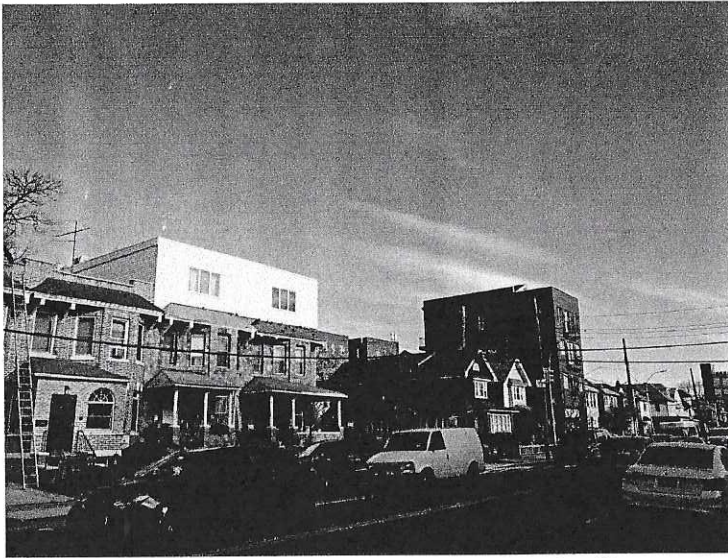


11. View of the sidewalk along the south side of Avenue P facing east from East 12th Street (Site at right).



12. View of Avenue P facing northwest from the Site.

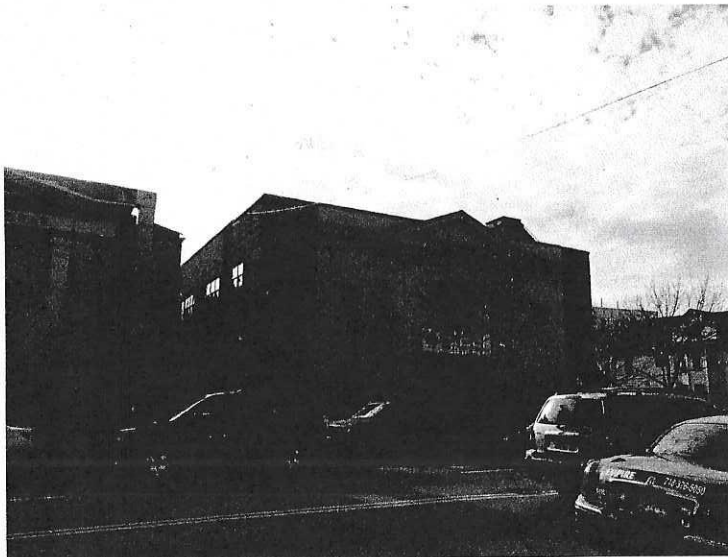




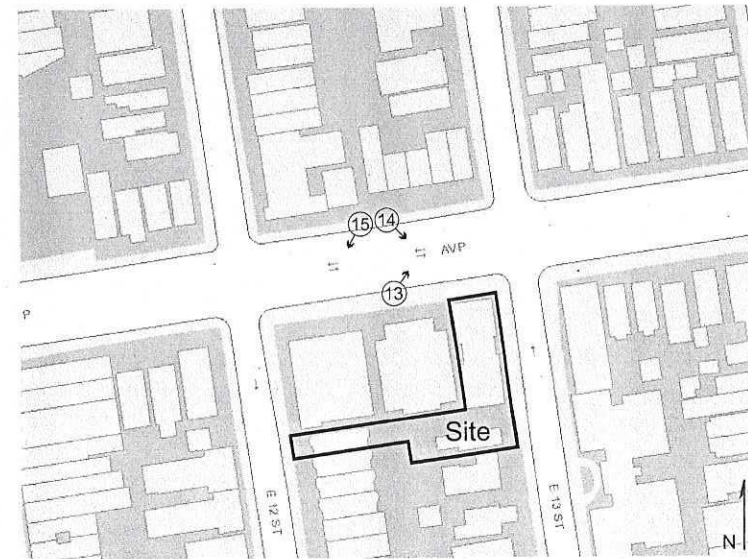
13. View of Avenue P facing northeast from the Site.



14. View of the Site facing southeast from Avenue P.

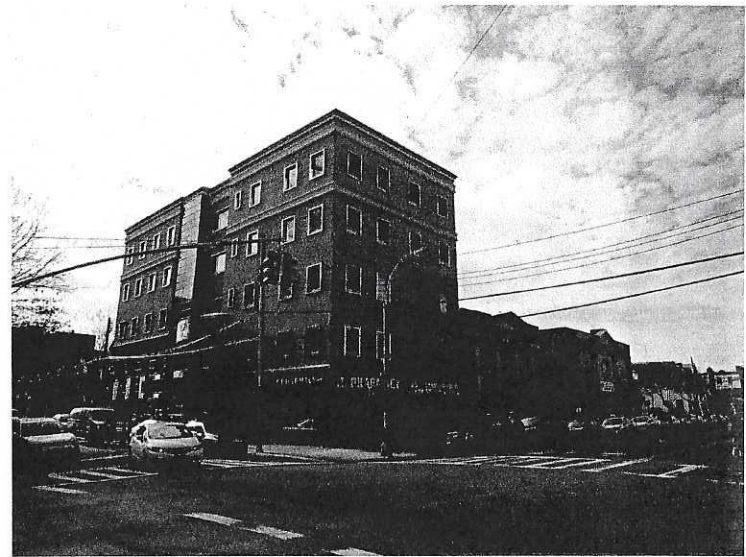


15. View of the Site facing southwest from Avenue P.

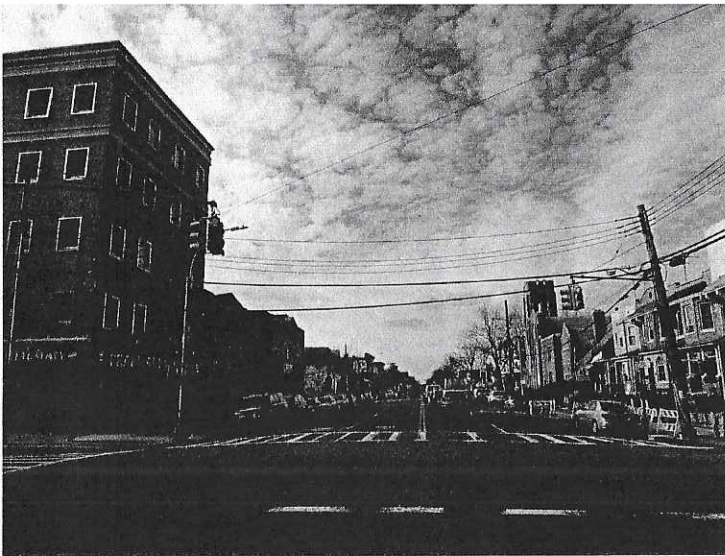




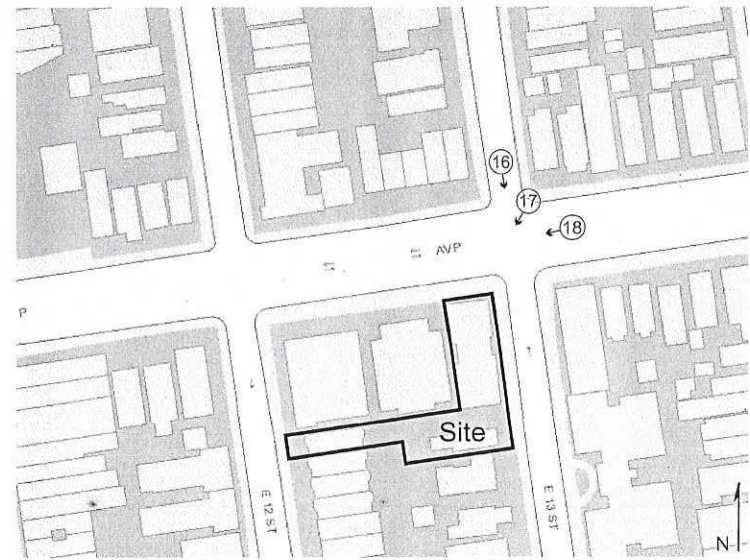
16. View of East 13th Street facing south from Avenue P (Site at right).

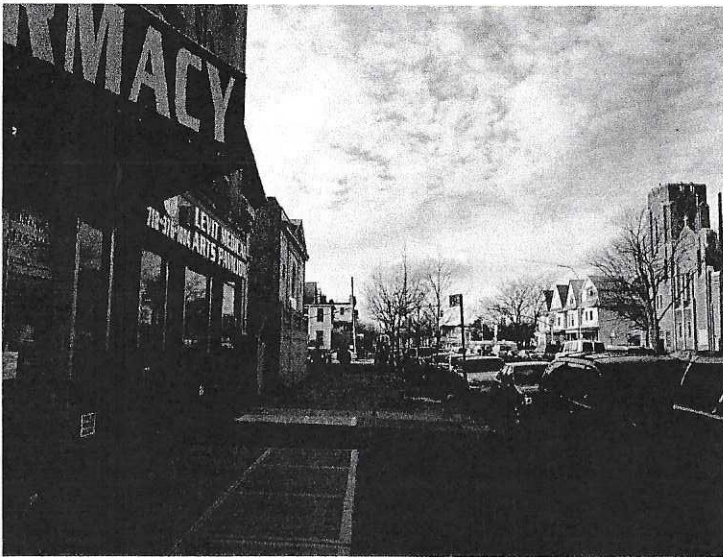


17. View of the Site facing southwest from the intersection of East 13th Street and Avenue P.



18. View of Avenue P facing west from East 13th Street (Site at left).





19. View of the sidewalk along the south side of Avenue P facing west from East 13th Street (Site at left).



20. View of the intersection of East 13th Street and Avenue P facing northeast from the Site.

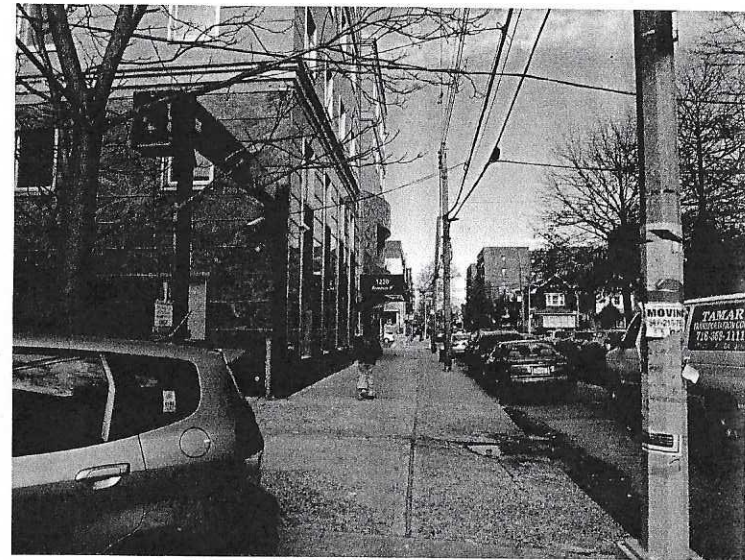


21. View of the sidewalk along the west side of East 13th Street facing south from Avenue P (Site at right).





22. View of East 13th Street facing southeast from the Site.



23. View of the sidewalk along the west side of East 13th Street facing north (Site at left).

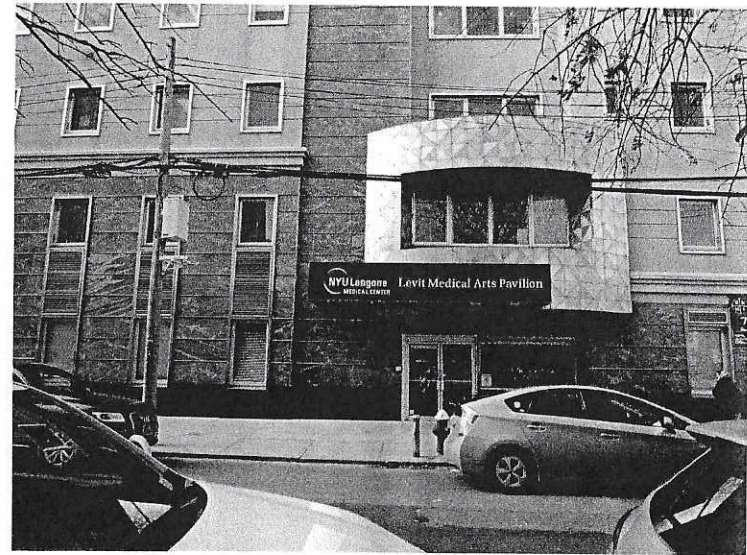


24. View of East 13th Street facing north (Site at left).

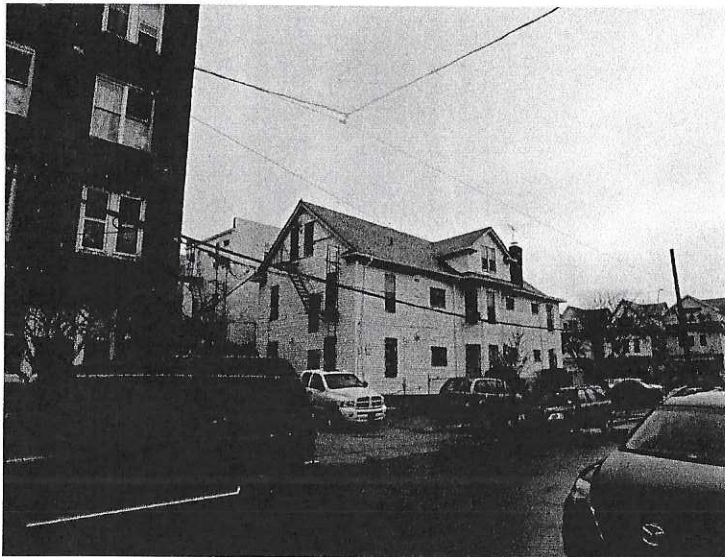




25. View of the Site facing northwest from East 13th Street.

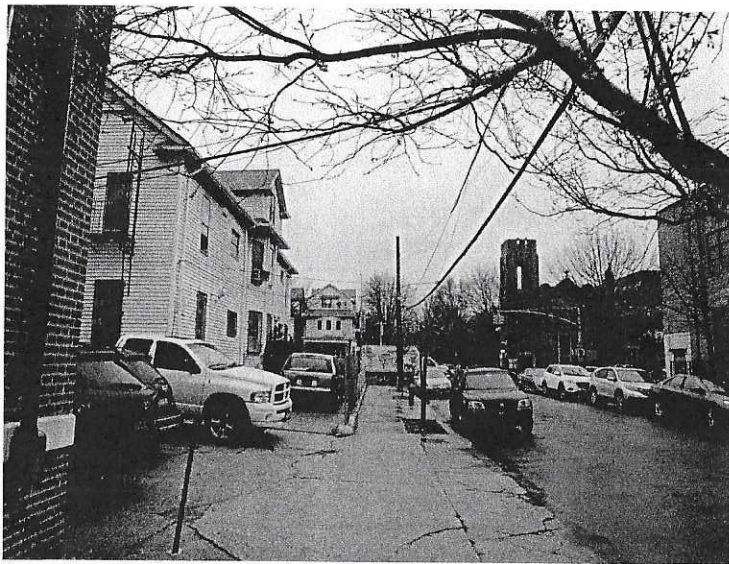


26. View of the Site facing west from East 13th Street.



27. View of the west side of 12th Street facing northwest from the Site.





28. View of the sidewalk along the west side of East 12th Street facing north.

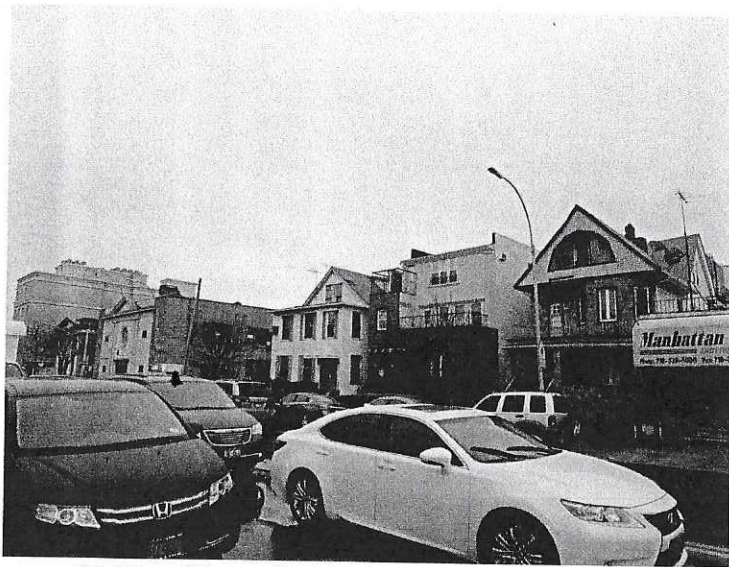


29. View of the sidewalk along the south side of Avenue P facing east.

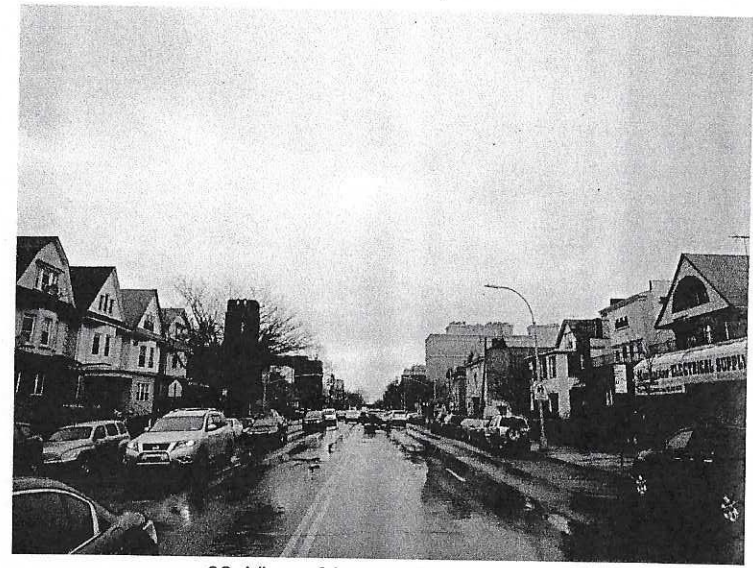


30. View of the north side of Avenue P facing northwest.





31. View of the south side of Avenue P facing southeast.



32. View of Avenue P facing east.



33. View of the south side of Avenue P facing south.

