



IN THE MATTER OF an application submitted by Harrison Realty 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 1.

This application (N 150277 ZRK) for an amendment of the Zoning Resolution of the City of New York was filed by Harrison Realty LLC on February 24, 2015. The applicant proposes to establish a Mandatory Inclusionary Housing (MIH) area on Blocks 2249 and 2265, at the intersection of Union Avenue and Gerry Street. This application, in conjunction with the related action (C 150278 ZMK) would facilitate the development of eight mixed use buildings, containing approximately 1,146 dwelling units, of which 287 units or 25 percent of the residential floor area would be set aside under MIH Option 1 for permanently affordable housing, 62,810 square feet of ground floor retail, 404 accessory parking spaces, and 26,000 square feet of public open space in the South Williamsburg neighborhood of Brooklyn, Community District 1.

RELATED ACTION

In addition to the zoning text amendment (N 150277 ZRK) which 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 150278 ZMK Zoning map amendment to change from M3-1 to R7A, R7D, R8A districts with C2-4 overlay.

BACKGROUND

A full background discussion and description of this application appears in the report for the related action (C 150278 ZMK).

ENVIRONMENTAL REVIEW

This application (N 150277 ZRK), in conjunction with the application for the related action (C 150278 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 of 1977. The lead is the City Planning Commission. The designated CEQR number is 15DCP117K.

PUBLIC REVIEW

This application (N 150277 ZRK) was duly referred to Brooklyn Community Board 1 and the Brooklyn Borough President on May 22, 2017 in accordance with the procedures for non-ULURP matters, along with the application for the related action, (C 150278 ZMK), which was certified as complete by the Department of City Planning (DCP) on May 22, 2017, and was duly referred to Brooklyn Community Board 1 and the Brooklyn Borough President in accordance with Title 62 of the rules of the City of New York, Section 2-02(b).

Community Board Review

Brooklyn Community Board 1 held a hearing on this application (N 150277 ZRK) and the application for the related action (C 150278 ZMK) on June 6, 2017, and on June 13, 2017, recommended approval of the applications by a vote of 26 in favor, 15 opposed, and one abstention.

A summary of the recommendations of Community Board 1, appears in the report for the related zoning map amendment action (C 150278 ZMK).

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (N 150277 ZRK) in conjunction with the related action (C 150278 ZMK) on July 10, 2017, and issued a recommendation disapproving the application with conditions on July 21, 2017.

A summary of the recommendations of the Borough President appears in the report for the

related zoning map amendment action (C 150278 ZMK).

City Planning Commission Public Hearing

On July 12, 2017 (Calendar No. 10 and 11), the Commission scheduled July 26, 2017 for a public hearing on this application (N 150277 ZRK), in conjunction with the related application (C 150278 ZMK). The hearing was duly held on July 26, 2017 (Calendar No. 42 and 43).

In addition to the applicant's team there were 16 speakers in favor of the application and seven in opposition, as described in the report for the related action (C 150278 ZMK).

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 150277 ZRK), in conjunction with the related application for a zoning map amendment (C 150278 ZMK), is appropriate.

A full consideration and analysis of the issues and the reasons for approving this application appear in the related report for the zoning map amendment (C 150278 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 modified, 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

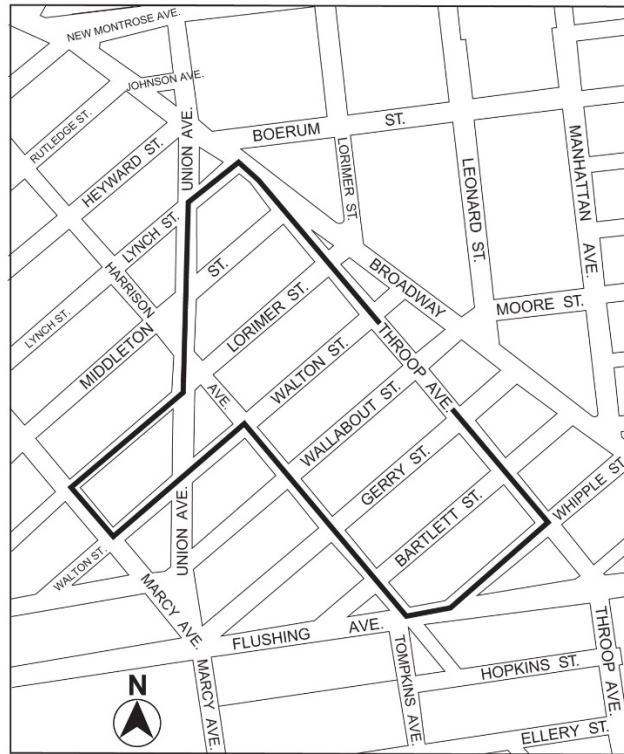
Brooklyn Community District 1

In Waterfront Access Plan BK-1, and in the R6, R6A, R6B, R7A, R7D, R7-3, ~~and R8~~ and R8A Districts within the areas shown on the following Maps 1, 2, 3 and 4:

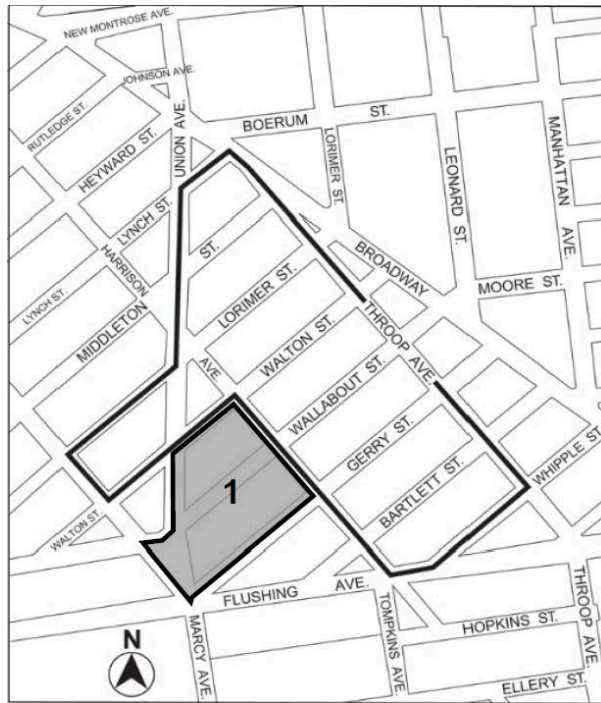
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Map 4. [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Inclusionary Housing designated area



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

Area 1 [date of adoption] – MIH Program Option 1

Portion of Community District 1, Brooklyn

* * *

The above resolution (N 150277 ZRK), duly adopted by the City Planning Commission on September 19, 2017 (Calendar No. 8), 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. KNUCKLES, *Esq.*, *Vice Chair*

**RAYANN BESSER, ALFRED C. CERULLO, III, JOSEPH I. DOUEK,
CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN**, *Commissioners*

MICHELLE DE LA UZ, *Commissioner*, voting “No”