



IN THE MATTER OF an application submitted by the Institute for Community Living (ICL) 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 2.

This application for an amendment of the Zoning Resolution of the City of New York concerning modifications to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) was filed by the Institute for Community Living on July 26, 2016, to establish a Mandatory Inclusionary Housing (MIH) area on the northeast corner of the intersection of Schermerhorn Street and Nevins Street (Block 172, Lot 37, part of Lots 43, 44, 45) in Brooklyn Community District 2. This application, in conjunction with the application for the related action (C 170029 ZMK), would facilitate the enlargement of an existing building to a 10-story, 95,012-square-foot building with approximately 128 units of affordable and supportive housing in the Downtown Brooklyn neighborhood of Community District 2 in Brooklyn.

RELATED ACTION

In addition to the zoning text amendment (N 170030 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 170029 ZMK Zoning map amendment to change a C6-1 district to a C6-4 district.

BACKGROUND

A full background discussion and description of this application appears in the report for the related action for a zoning map amendment (C 170029 ZMK).

ENVIRONMENTAL REVIEW

This application (N 170030 ZRK), in conjunction with the application for the related action (C 170029 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 17DCP117K.

A summary of the environmental review appears in the report for the related zoning map amendment (C 170029 ZMK).

PUBLIC REVIEW

This application (N 170030 ZRK) was duly referred to Brooklyn Community Board 2 and the Brooklyn Borough President on April 3, 2016, in accordance with the procedures for non-ULURP matters, along with the application for the related action, (C 170029 ZMK), which was certified as complete by the Department of City Planning on April 3, 2016, and was duly referred to Brooklyn Community Board 2 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 Public Hearing

Brooklyn Community Board 2 held a public hearing on this application (N 170030 ZRK) on April 19, 2017. On May 10, 2017, by a vote of 33 in favor, one opposed, and with one abstention, the Community Board adopted a recommendation in favor of the application. A summary of the vote and recommendations of Community Board 2 appear in the report for the related zoning map amendment action (C 170029 ZMK).

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (N 170030 ZRK) on May 3, 2017, and on June 14, 2017, issued a recommendation to approve the application with a condition. A summary of the Borough President's recommendation appears in the report for the related zoning map amendment action (C 170029 ZMK).

City Planning Commission Public Hearing

On June 7, 2017 (Calendar No. 5), the CPC scheduled June 21, 2017 for a public hearing on this application (N 170030 ZRK), in conjunction with the related application (C 170029 ZMK). The hearing was duly held on June 21, 2017 (Calendar No. 36). There were four speakers in favor of the application and none in opposition, as described in the report for the related application for a zoning map amendment (C 170029 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 170030 ZRK), in conjunction with the related application for a zoning map amendment (C 170029 ZMK), is appropriate.

A full consideration and analysis of issues and the reasons for approving this application appear in the related report for the zoning map amendment (C 170029 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

ARTICLE X

SPECIAL PURPOSE DISTRICTS

Chapter 1

Special Downtown Brooklyn District

* * *

**101-02
General Provisions**

* * *

**101-021
Applicability of Inclusionary Housing program**

In #Mandatory Inclusionary Housing areas#, as specified in APPENDIX F of this Resolution, the provisions of Sections 23-154 (Inclusionary Housing) and 23-90 (INCLUSIONARY HOUSING), shall apply, except as superseded, supplemented or modified by the provisions of this Chapter.

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**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

* * *

BROOKLYN

* * *

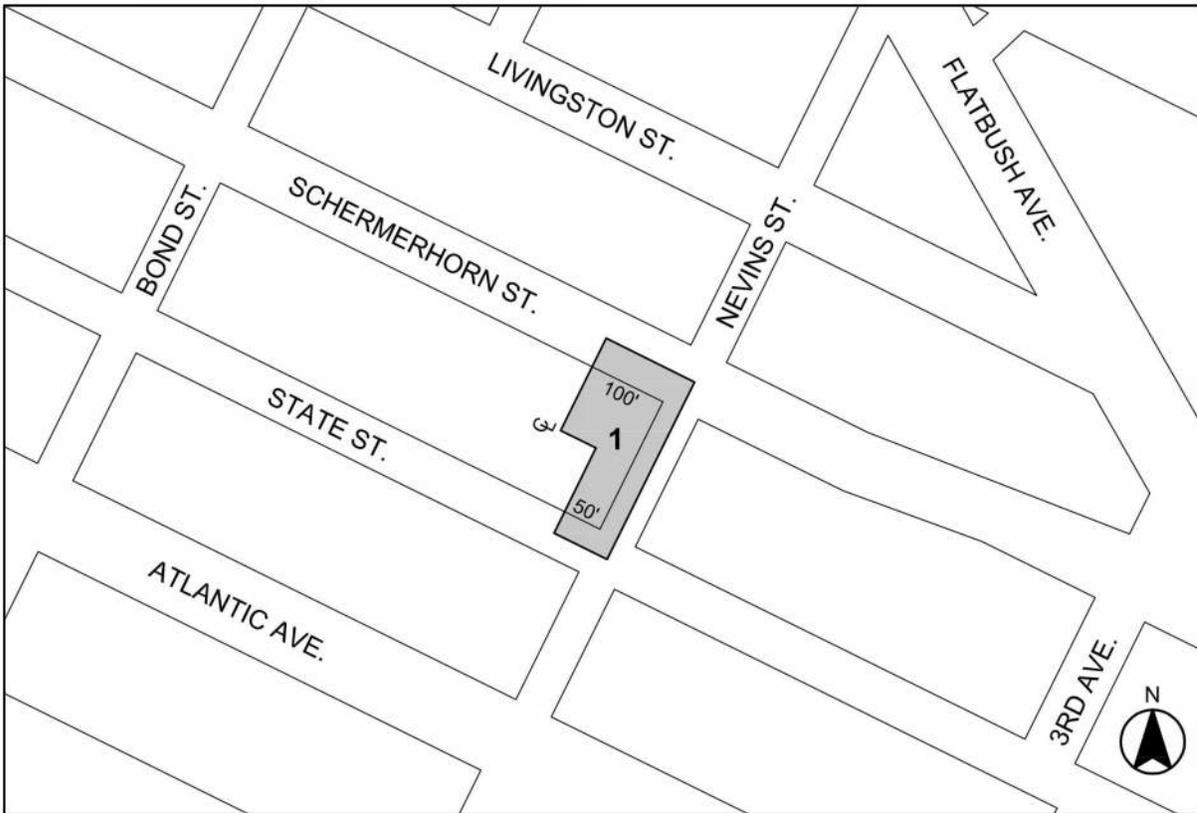
Brooklyn Community District 2

* * *

In portions of the #Special Downtown Brooklyn District# in the R6B and C6-4 (R10 equivalent) Districts within the areas shown on the following Map 6:

Map 6 - [date of adoption]

[PROPOSED MAP]



■ Mandatory Inclusionary Housing area *see Section 23-154(d)(3)*
Area 1 [date of adoption] - MIH Program Option 1 and Option 2

Portion of Community District 2, Brooklyn

* * *

The above resolution (N 170030 ZRK), duly adopted by the City Planning Commission on July 26, 2017 (Calendar No. 19), 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 Chairman*

**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,
MICHELLE DE LA UZ, JOSEPH DOUEK, RICHARD W. EADDY,
CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ**, *Commissioners*