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**IN THE MATTER OF** an application submitted by AA Atlantic 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 3.

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This application for a zoning text amendment was filed by AA Atlantic LLC on April 24, 2020. This application, in conjunction with the related zoning map amendment (C 200310 ZMK), would facilitate the development of a new 14-story, 151,589 square-foot, mixed-use building with 112 dwelling units (approximately 34 of which would be income-restricted), 20,232 square-feet of ground-floor retail, and 16,324 square-feet of second-story community facility uses located at 1289 Atlantic Avenue in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3.

### **RELATED ACTIONS**

In addition to the zoning text amendment (N 200293 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 200310 ZMK**      Zoning map amendment to change an M1-1 zoning district to a C4-5X and an R6B zoning district.

### **BACKGROUND**

A full background discussion and description of this application appears in the report on the related zoning map amendment (C 200310 ZMK).

### **ENVIRONMENTAL REVIEW**

This application (N 200293 ZRK), in conjunction with the applications for the related action (C 200310 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 agency is the City Planning Commission. The designated CEQR number is 21DCP054K.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on October 30, 2023.

A summary of the environmental review appears in the report for the related action (C 200310 ZMK).

## **PUBLIC REVIEW**

This application (N 200293 ZRK) was referred to Brooklyn Community Board 3 and the Brooklyn Borough President on October 30, 2023, in accordance with the procedures for non-ULURP matters, in conjunction with the application for the related action (C 200310 ZMK), which was certified as complete by the Department of City Planning and was 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 3 held a public hearing and vote on this application (N 200293 ZRK) and the related action (C 200310 ZMK) on January 3, 2024 and on that date, by a vote of 26 in favor, one opposed, and two 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 (C 200310 ZMK).

### **Borough President Recommendation**

This application (N 200293 ZRK) was considered by the Brooklyn Borough President, who held a public hearing on January 16, 2024, and on February 7, 2024, issued a recommendation to approve the application with conditions. A summary of the Brooklyn Borough President's recommendation appears in the report for the related zoning map amendment (C 200310 ZMK).

### **City Planning Commission Public Hearing**

On February 7, 2024 (Calendar No. 4), the City Planning Commission scheduled a public hearing on this application (N 200293 ZRK), and the application for the related action (C 200310 ZMK). The hearing was duly held on February 21, 2024 (Calendar No. 21) in conjunction with the public hearing on the application for the related action.

Two speakers testified in support of the application, and none in opposition, as described in the report for the related zoning map amendment (C 200310 ZMK), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this application for a zoning text amendment (N 200293 ZRK), in conjunction with the application for the related action (C 200310 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 200293 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.

\* \* \*

### **APPENDIX F**

#### **Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**BROOKLYN**

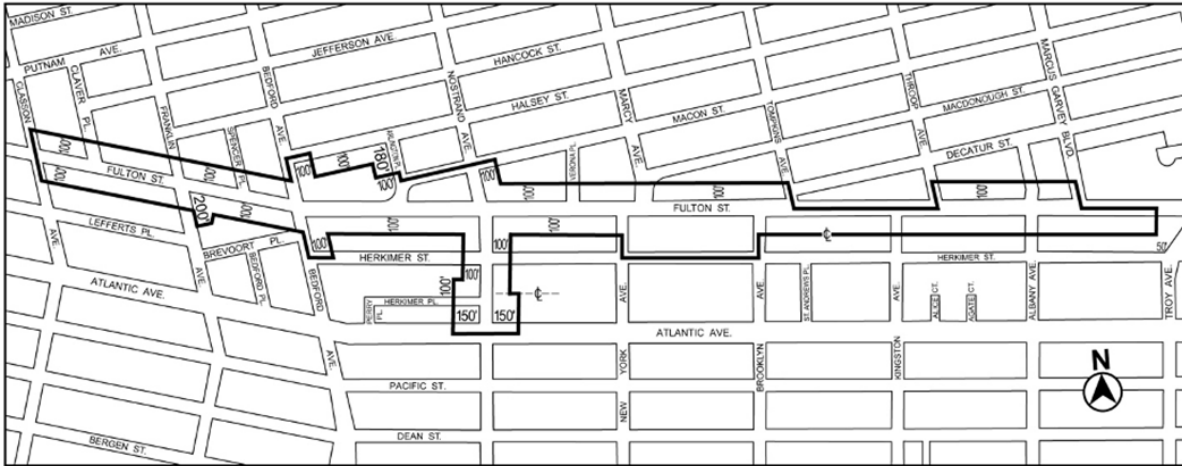
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**Brooklyn Community District 3**

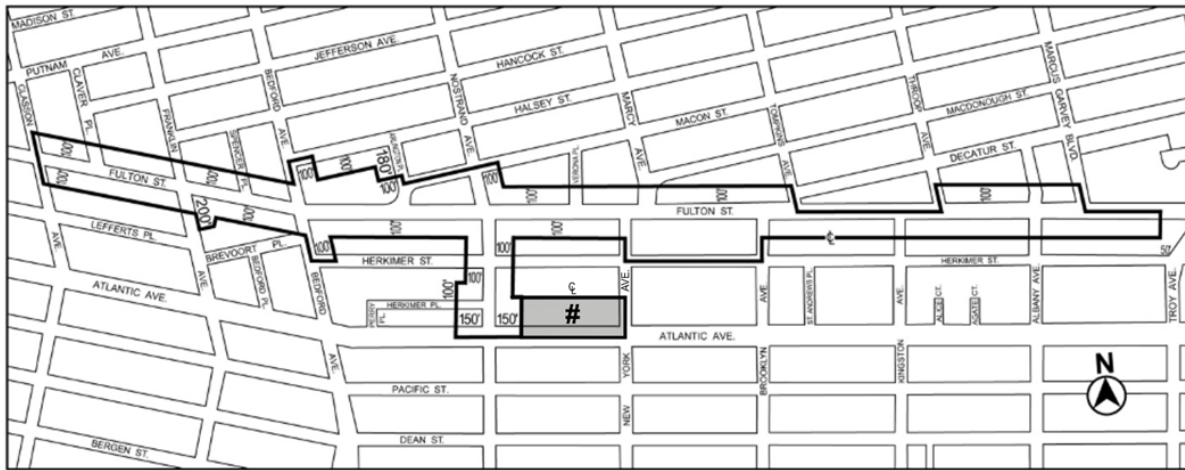
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

Map 1 – [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



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

Portion of Community District 3, Brooklyn

\* \* \*

\* \* \*

The above resolution (N 200293 ZRK), duly adopted by the City Planning Commission on March 20, 2024 (Calendar No. 15), 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., JOSEPH I. DOUEK, DAVID GOLD, Esq.,**  
**RASMIA KIRMANI-FRYE, ORLANDO MARÍN,** *Commissioners*

**JUAN CAMILO OSORIO,**  
**LEAH GOODRIDGE, Esq.,** *Commissioners Voting NO*

**RAJ RAMPERSHAD,** *Commissioner Recused*



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> 1289 Atlantic Avenue Rezoning	
<b>Applicant:</b> Joseph Atarien	<b>Applicant's Primary Contact:</b> Steven Sinacori
<b>Application #</b> 200310ZMK	<b>Borough:</b> Brooklyn
<b>CEQR Number:</b> 21DCP054K	<b>Validated Community Districts:</b> K03

**Docket Description:**  
 IN THE MATTER OF an application submitted by AA Atlantic LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a: 1. changing from an M1-1 District to an R6B District property bounded by a line midway between Herkimer Street and Atlantic Avenue, New York Avenue, a line 25 feet northerly of Atlantic Avenue, a line 80 feet westerly of New York Avenue, a line 50 feet northerly of Atlantic Avenue, a line 100 feet westerly of New York Avenue, a line 150 feet northerly of Atlantic Avenue, and a line 150 feet easterly of Nostrand Avenue; and 2. changing from an M1-1 District to a C4-5X District property bounded by a line 150 feet northerly of Atlantic Avenue, a line 100 feet westerly of New York Avenue, a line 50 feet northerly of Atlantic Avenue, a line 80 feet westerly of New York Avenue, a line 25 feet northerly of Atlantic Avenue, New York Avenue, the northerly boundary line of the Long Island Railroad right-of-way (Atlantic Division), and a line 150 feet easterly of Nostrand Avenue; as shown on a diagram (for illustrative purposes only) dated October 30, 2023, and subject to the conditions of CEQR Declaration E-732.

*Please use the above application number on all correspondence concerning this application*

<b>RECOMMENDATION: Favorable</b>			
<b># In Favor:</b> 26	<b># Against:</b> 1	<b># Abstaining:</b> 2	<b>Total members appointed to the board:</b> 29
<b>Date of Vote:</b> 1/3/2024 12:00 AM		<b>Vote Location:</b> 1360 Fulton Street, 5th Floor	

*Please attach any further explanation of the recommendation on additional sheets as necessary*

<b>Date of Public Hearing:</b> 1/3/2024 7:00 PM	
<b>Was a quorum present?</b> Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
<b>Public Hearing Location:</b>	1360 Fulton Street, 5th Floor Community Room

<b>CONSIDERATION:</b>		
Recommendation submitted by	BK CB3	Date: 1/8/2024 4:21 PM



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> 1289 Atlantic Avenue Rezoning	
<b>Applicant:</b> Joseph Atarien	<b>Applicant's Primary Contact:</b> Steven Sinacori
<b>Application #</b> N200293ZRK	<b>Borough:</b> Brooklyn
<b>CEQR Number:</b> 21DCP054K	<b>Validated Community Districts:</b> K03

**Docket Description:**

*Please use the above application number on all correspondence concerning this application*

<b>RECOMMENDATION: Favorable</b>			
<b># In Favor:</b> 26	<b># Against:</b> 1	<b># Abstaining:</b> 2	<b>Total members appointed to the board:</b> 29
<b>Date of Vote:</b> 1/3/2024 12:00 AM		<b>Vote Location:</b> 1360 Fulton Street, 5th Floor	

*Please attach any further explanation of the recommendation on additional sheets as necessary*

<b>Date of Public Hearing:</b> 1/3/2024 7:00 PM	
<b>Was a quorum present?</b> Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
<b>Public Hearing Location:</b>	1360 Fulton Street, 5th Floor Community Room

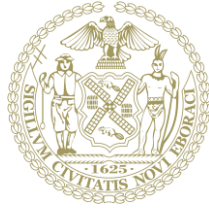
**CONSIDERATION:**

Recommendation submitted by	BK CB3	Date: 1/8/2024 4:21 PM
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ANTHONY BUISSERETH  
CHAIR

IVY GAMBLE COBB, FIRST VICE CHAIR  
MICHAEL CATLYN, SECOND VICE CHAIR



C. DORIS PINN, TREASURER  
MONIQUE ANTOINE, EXECUTIVE SECRETARY

THE CITY OF NEW YORK  
BROOKLYN COMMUNITY BOARD No. 3  
1360 FULTON STREET, 2ND FLOOR  
BROOKLYN, NEW YORK 11216

January 5, 2024

Daniel Garodnick, Chair  
Department of City Planning  
120 Broadway, 31st fl.  
New York, NY 10271

## RESOLUTION

### **Approving with Conditions the 1289 Atlantic Avenue Rezoning ULURP Application (C200310ZMK)**

**Committee of Origin: Housing & Land Use Committee**

**Re: Application submitted by AA Atlantic LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No.17a:**

- A. changing from an M-1 District to an R6B District property (C200310ZMK) bounded by a line midway between Herkimer Street and Atlantic Avenue, New York Avenue, a line 25 feet northerly of Atlantic Avenue, a line 80 feet westerly of New York Avenue, a line 50 feet northerly of Atlantic Avenue, a line 100 feet westerly of New York Avenue, a line 150 feet northerly of Atlantic Avenue, and a line 150 feet easterly of Nostrand Avenue; and;**
- B. changing from an M-1-1 District to a C4-5X District property bounded by a line 150 feet northerly of Atlantic Avenue, a line 100 feet westerly of New York Avenue, a line 50 feet northerly of Atlantic Avenue, a line 80 feet westerly of New York Avenue, a line 25 feet northerly of Atlantic Avenue, New York Avenue, the northerly boundary line of the Long Island Railroad right-of-way (Atlantic Division), and a line 150 feet easterly of Nostrand Avenue.**

**to create a new Mandatory Inclusionary Housing Area (N200293ZRK) to facilitate a new 14-story mixed-use building, including 112 dwelling units, at 1289 Atlantic Avenue in Bedford Stuyvesant, Community District 3, Brooklyn.**

The proposed project was presented for a public hearing at a regularly scheduled, in-person Brooklyn Community 3 Full Board meeting on January 3, 2024. It was presented by Lisa Orrantia of Akerman LLP, the Applicant's land use counsel, and Nelly Hennessy of Gerald J. Caliendo Architects, the project's architect.

The presentation included a site plan, neighborhood images, and proposed design drawings including unit counts and proposed affordability levels. Committee members in attendance caucused after the hearing to finalize its recommendation to the Full Board.

### **Committee Observations**

The proposed zoning change was previously presented to the Committee in 2020 and an updated proposal was presented at its December 13, 2023 meeting. The proposal is to create housing affordability under the HPD's Mixed-Income Program: Mix & Match to include a new 14-story building, with setbacks, (151,589 SF) in a proposed change-of-zone and MIH area.

The aspects under consideration include:

- Creation of 112 permanently affordable housing units, 15 of which are for formerly homeless residents. 28 units are to be MIH Option 1. The balance of the will be permanently affordable under the HPD Mix and Match program. The range of income levels is from 40% AMI to 130% AMI.
- Creation of 41 permanent residential parking spaces. The curb cut is to be on Atlantic Avenue.
- Creation of 60 bicycle parking spaces.
- Creation of 20,232 SF of market rate commercial space and 16,735 SF of market rate Community Facility space.
- Creation of a 2,500 square foot plaza at the entrance to LIRR stairs. Widening of an existing narrow sidewalk along Atlantic Avenue.

The Applicant has demonstrated willingness to provide a fund for potential economic damages to neighboring property owners or residents.

### **Committee Comments**

Affordable housing is a critical issue in Community District 3. Studies show that affordability impacts housing stability for adults and children and helps them address challenges and pursue goals. Household with affordable rents generally have improved outcomes in employment, health, and education. According to the most recent data from the NYU Furman Center, 54.9% of renters in Bedford-Stuyvesant are rent burdened – paying more than 30% of the income toward rent. 27.5% are “severely rent burdened” which means they allocate at least 50% of their income to rent.

Rent burdened tenants are the most housing insecure and at high risk of homelessness if they experience job loss. With the median asking rent \$2,500 per month for two-bedroom apartment,

housing costs are becoming less affordable for both low- and middle-income residents. Most families would need a minimum annual income of \$100,000 qualify to rent apartments at the median asking rent. The median income for renters in Bedford-Stuyvesant was \$46,600; an affordable rent rate would be \$1,165.

Community District 3 is experiencing steady population growth at the rate of 14.4% between 2010 and 2020., outpacing NYC’s overall growth rate of 7.7% in that same period. While the majority (62.5%) of the population is of Black/African American and/or Hispanic origin, there has been a 22.4% decline among Black/African American residents.

**The proposed Zoning Change and MIH area expansion appears to be responsive to the CD3’s Needs Assessment’s “Most Pressing Issue” of Affordable Housing.**

Therefore, with due consideration to Committee Comments, Brooklyn Community Board 3 resolves to APPROVE the proposed Zoning Map Amendment and Zoning Text Amendment described above with the following stipulations:

1. There is to be a restrictive declaration requiring a 2,500 SF plaza at the corner of New York Avenue providing open space and convenient access to the LIRR stairs.
2. There is to be a restrictive declaration requiring the 16’ widened sidewalk as is indicated on the design drawings.
3. There is to be a developer’s fund of \$100,000 set aside for neighboring property owners for the purpose of resolving claims with respect to damages caused during and after construction of the proposed new building.

**Committee Vote: 7 – In Favor; 1 – Against; 0 – Abstention**

**Full Board Vote: 26 – In Favor; 1 – Against; 2– Abstention**



Anthony Buissereth, Chair  
Brooklyn Community Board 3

*C. Doris Pinn*

C. Doris Pinn, Chair  
Brooklyn Community Board 3 Housing and Land Use Committee



**Brooklyn Borough President Antonio Reynoso**

Brooklyn Borough Hall  
209 Joralemon Street, Brooklyn, NY 11231

City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271  
[calendaroffice@planning.nyc.gov](mailto:calendaroffice@planning.nyc.gov)

**Uniform Land Use Review Procedure (ULURP) Application**

1289 ATLANTIC AVE REZONING– C200310ZMK, N200293ZRK

IN THE MATTER OF a private application by AA Atlantic LLC requesting a zoning map amendment from M1-1 to C4-5X and R6B and a zoning text amendment to designate a new Mandatory Inclusionary Housing (MIH) area to facilitate a new 14-story, approximately 162,494 sf mixed-use building with 112 dwelling units at 1289 Atlantic Avenue in the Bedford-Stuyvesant neighborhood of Community District 3.

BROOKLYN COMMUNITY DISTRICT 3

**RECOMMENDATION**

APPROVE

APPROVE WITH

MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

**RECOMMENDATION FOR: 1289 ATLANTIC AVE REZONING – C200310ZMK, N200293ZRK**

The Project Area is located at the border of the Bedford Stuyvesant and Crown Heights neighborhoods along Atlantic Avenue (a 120-foot wide arterial) and New York Avenue (a 70-foot street). The elevated railway of the Long Island Railroad (LIRR) runs along Atlantic Avenue facing the Project Area and stops in front of the Development Site at the Nostrand Avenue station. The site is just south of Fulton Street, with the Nostrand Avenue station on the A and C lines two blocks to the north. The site is also served by several bus lines, including the B44 and B44-SBS.

The Project Area consists of all or part of 21 lots on a single block of Atlantic Avenue zoned as M1-1, comprising approximately 92,000 square feet. The applicant owns six lots, comprising 20,000 square feet, with primary frontage on Atlantic Avenue. The Surrounding Area is characterized by commercial, manufacturing, and mixed uses, with typical commercial establishments of automotive businesses, contractor offices, showrooms, and recently built hotels. Residential areas to the north and south, mapped as R6A and R6B, consist of three- to four-story townhouses, brownstones, and pre-1961 six-story apartment buildings.

The neighborhood has undergone three contextual rezonings since 2007 that promoted residential and commercial development along key corridors. Since 2016, several developer-initiated rezonings have mapped a cluster of Mandatory Inclusionary Housing (MIH) areas west of the Project Area.

Most recently, the Atlantic Avenue Mixed-Use Plan (AAMUP) is planning for potential zoning changes to promote new housing, living wage jobs, and safety improvements along 13 blocks north and south of Atlantic Avenue between Vanderbilt and Nostrand Avenues. At the time of this recommendation, the draft zoning proposal for AAMUP includes no requirement for manufacturing uses. The Development Site is directly east of this potential neighborhood plan.

Along its Atlantic Avenue frontage, the Development Site contains an active storage use, a vacant two-story building, and surface parking. Along New York Avenue, a narrow four-foot sidewalk separates the site from the entrance to the Nostrand Avenue LIRR station. The Project Area outside of the Development Site consists of light manufacturing and automotive businesses on Atlantic Avenue as well as a non-conforming, 36-unit residential building. There are also non-conforming three-story walk-ups in the M-1 zone along New York Avenue.

The applicant proposes a zoning map amendment from M1-1 to C4-5X and R6B and a zoning text amendment to designate a new MIH area. These actions would facilitate a new 14-story mixed-use building with residential, commercial, community facilities, and 39 accessory parking spaces. The proposed C4-5X allows for location of community facility and commercial uses along the first and second floors. The applicant is seeking permission for second story non-residential uses to avoid placing residential units near the LIRR elevated railway.

The applicant is proposing to map MIH Options 1 and 2 over the Project Area, but the applicant has committed to all units (including 28 units under MIH Option 1) to be rented to households earning a range of affordability tiers under the NYC Department of Housing Preservation and Development (HPD) Mixed-Income Program (Mix & Match). Fifteen of the units would be designated for formerly homeless, 29 units would be for households making 40% of the Area Median Income (AMI), 18 units at 60% AMI, 18 units ranging from 90%-110% AMI, and 31 units ranging from 110%-130% AMI. The apartments would consist of 11 studios, 41 one-bedrooms, 48 two-bedrooms, and 12 three-bedrooms units.

The ground floor is proposed to contain retail stores, a residential lobby, and a community facility lobby. The second floor is planned for community facility space. Additionally, the development is proposed to include accessory parking spaces on the basement floor. Regarding sustainable features, the development would include functional rooftops, porous pavement, energy efficient materials, appliances, and equipment, and 60 bicycle parking spaces. The application also intends to widen the sidewalk and create a plaza at the corner of Atlantic and New York Avenues, near the entrance to the Nostrand Avenue station (LIRR).

Borough President Reynoso held a public hearing on this application on January 16, 2024. Two members of the public testified in favor of this item.

### **Community Board Position**

Community Board 3 voted to approve the application (26 in favor, 1 against) on January 2, 2024, with the following conditions:

1. A restrictive declaration for the pedestrian plaza near the LIRR entrance on New York Avenue,
2. A restrictive declaration for the 16-foot widened sidewalk, and
3. A \$100,000 fund set aside to cover potential construction damage to neighboring buildings on New York Avenue and Herkimer Street.

## **Approval Rationale**

Given the demand for new, income-restricted housing in Community District 3 (CD 3) and the 120-foot width of Atlantic Avenue, Borough President Reynoso believes the applicant's proposed height and bulk along Atlantic Avenue is appropriate.

The proposed development is in alignment with the Housing Growth & Parking Demand Management Framework of the Comprehensive Plan for Brooklyn. Specifically, it adds more and deeper affordability than required by MIH (Rec. 2.1.2) and maximizes residential FAR near transit (Rec. 2.2.4). While the project is proposed to be 100% affordable, the Borough President requests that the project be capped at 110% AMI, as units above this band have historically been more difficult to rent and offer rents similar to market-rate unregulated units. This application also aligns with the Healthy Streets & Environment Framework, and aspects of Goal 4: Active Living and Transit, by creating a 2,500 sq ft plaza near the LIRR entrance (Rec. 4.2.1) and providing enclosed parking for 60 bicycles (4.1.1). By including 39 unrequired parking spaces, this application is in conflict with Objective 2.2 in the Plan encouraging transit-oriented development without residential parking, and the Borough President encourages the applicant to remove this off-street parking.

However, while the Borough President supports increasing opportunities for affordable housing and public space, he remains concerned about the erosion of our borough's manufacturing land. This stretch of Atlantic Avenue has seen an incremental reduction of land zoned for light manufacturing, and the proposed AAMUP rezoning poses a greater loss. Preserving space for manufacturing jobs is a priority in the Comprehensive Plan, as these jobs have a lower education barrier to entry and higher wages. While the Project Area is not within an Industrial Business Zone, it presents an opportunity for maintaining and adding manufacturing jobs in a central, transit rich part of the borough. As such, the proposed development is not in alignment with the Plan's Resilient Jobs & Infrastructure framework, and specific recommendations related to preserving manufacturing land (Rec 6.1.1). And while the Borough President agrees with the applicant's decision to develop non-residential first and second floors along the elevated rail, he is skeptical that the current retail and office space market will allow for successful lease-up of these spaces.

To that end, the Borough President recommends a zoning map amendment for an MX district to allow for a mix of residential, community facility, and light industry at 1289 Atlantic Avenue. Moreover, the Borough President would like to reference a recent ULURP application for the 962 Pacific Street Rezoning. There, the applicant proposed an MX district and signed a community benefits agreement (CBA) requiring 19,355 gross square feet of light industrial uses on the cellar floor of the development. The Borough President applauds this commitment to providing manufacturing jobs.

This application creates a more fundamental question about the Atlantic Avenue corridor. By excluding these lots from AAMUP, the Department of City Planning renders the scarce light manufacturing land susceptible for further commercial rezonings. While the Borough President sees some land use rationale for mixed-use development and public space improvements at the foot of the LIRR station, such rationale does not warrant eliminating light manufacturing in the midblock portion of Atlantic Avenue where several businesses are already operating. Without a larger plan to preserve land and expand development potential for manufacturing jobs, the Borough President must continue to evaluate each application on a piecemeal basis. The Borough President believes it is imperative for the City to create a comprehensive manufacturing strategy. Further, the approval of this application should not be treated as a precedent to rezone further manufacturing land along the Atlantic Avenue corridor.

Approval of this application is an acknowledgement of the severe need for affordable housing and transit-oriented development in the borough. However, the Borough President remains displeased with the Department of City Planning's inconsistent and casual approach to mapping and protecting light manufacturing uses in mixed-use contexts, both along this corridor and as seen in other ULURP

applications throughout the borough. When economic development and housing are not planned rationally and in conjunction, it is a long-term detriment to the city.

**Recommendation**

Be it resolved that the Brooklyn Borough President, pursuant to Sections 197-c and 201 of the New York City Charter, recommends that the City Planning Commission and City Council approve this application with the following conditions:

1. Assess the feasibility of an in-scope modification to map a Special Mixed Use District (MX) to encourage light manufacturing in the proposed development
2. The applicant remove the proposed parking spaces at the cellar level
3. The applicant agree to the conditions set for by Community Board 3 to sign a restrictive declaration for a plaza at the LIRR entrance, a 16-foot sidewalk, and a fund set aside to address any damage caused by construction



February 7, 2024

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BROOKLYN BOROUGH PRESIDENT

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DATE