



IN THE MATTER OF an application submitted by Plaza 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 12.

This application for an amendment to the Zoning Resolution of the City of New York was filed by Plaza Realty, LLC on October 29, 2020. This application, in conjunction with the related zoning map amendment (C 210090 ZMK), would facilitate the development of a 215,423-square-foot mixed-use building containing a total of approximately 231 dwelling units, approximately 60 of which would be designated permanently income-restricted, as well as 36,456 square feet of ground floor commercial space at 1880-1888 Coney Island Avenue in the Midwood neighborhood of Brooklyn, Community District 12.

RELATED ACTION

In addition to the zoning text amendment (N 210091 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 210090 ZMK Zoning map amendment to change a C8-2/OP zoning district to a C4-5A/OP zoning district

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 210090 ZMK).

ENVIRONMENTAL REVIEW

This application (N 210091 ZRK), in conjunction with the application for the related action (C 210090 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 20DCP131K.

A summary of the environmental review appears in the report for the related zoning map amendment (C 210090 ZMK).

PUBLIC REVIEW

This application (N 210091 ZRK) was duly referred to Brooklyn Community Board 12 and the Brooklyn Borough President on September 15, 2022 in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 210090 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 12 held a public hearing on this application (N 210091 ZRK) on October 24, 2022, by a vote of four in favor, 24 opposed, and one abstaining, adopted a resolution recommending disapproval of the application.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (N 210091 ZRK) November 21, 2022, 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 210090 ZMK).

City Planning Commission Public Hearing

On November 30, 2022 (Calendar No 3), the City Planning Commission scheduled December 14, 2022 for a public hearing on this application (N 210091 ZRK), in conjunction with the related application (C 210090 ZMK). The hearing was duly held on December 14, 2022 (Calendar No. 11).

Five speakers testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment (C 210090 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 210091 ZRK), in conjunction with the application for the related action (C 210090 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 210090 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


* * *

Brooklyn Community District 12

* * *

Map 5 – [date of adoption]



 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 12, Brooklyn

* * *

The above resolution (N 210091 ZRK), duly adopted by the City Planning Commission on January 18, 2023 (Calendar No. 6), 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, *Chair*

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

GAIL BENJAMIN, LEILA BOZORG, JUAN CAMILO OSORIO, ALFRED C. CERULLO, III, ANTHONY W. CROWELL, DAVID GOLD, Esq., RASMIA KIRMANI-FRYE, ORLANDO MARÍN, RAJ RAMPERSHAD, *Commissioners*

JOSEPH DOUEK, *Commissioner*, *VOTING NO*

LEAH GOODRIDGE, *Commissioner*, *ABSTAINING*