



IN THE MATTER OF an application submitted by Jackson Ex 2 Avenue S LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c:

1. changing from an R5B District to a C4-4L District property bounded by a line 170 feet northerly of Avenue S, a line midway between Lake Street and McDonald Avenue, a line 160 feet southerly of Avenue S, and Lake Street; and
2. changing from an M1-1 District to a C4-4L District property bounded by a line 170 feet northerly of Avenue S, McDonald Avenue, a line 160 feet southerly of Avenue S and a line midway between Lake Street and McDonald Avenue;

as shown on a diagram (for illustrative purposes only) dated April 11, 2022, and subject to the conditions of CEQR Declaration E-662.

This application (C 210174 ZMK) for a zoning map amendment was filed by Jackson Ex 2 Avenue S LLC on November 23, 2020. This application, in conjunction with the related action (N 210175 ZRK) would facilitate the development of an eight-story, mixed-use building containing a total of 120,625 square feet of space, including 66 dwelling units as well as 18,783 square feet of retail space and 3,953 square feet of community facility space, in the Gravesend neighborhood of Brooklyn, Community District 11.

RELATED ACTIONS

In addition to the zoning map amendment (C 210174 ZMK) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

N 210175 ZRK Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area

BACKGROUND

The applicant is requesting a zoning map amendment to change an R5B and M1-1 zoning districts to a C4-4L district and a zoning text amendment to designate a new MIH area

coterminous with the project area. The project area consists of four tax lots on two blocks (Block 6680, Lots 39 and 42 and Block 7087, Lots 1 and 5) located on the western side of McDonald Avenue at the intersection with Avenue S in Gravesend, Brooklyn. The project area is comprised of the development site (Block 6680, Lots 39 and 42), as well as two lots (Block 7087, Lots 1 and 5) that are not owned or controlled by the applicant.

McDonald Avenue is a 100-foot wide, major north-south arterial thoroughfare. It is primarily developed with commercial and mixed-use buildings, community facilities, warehouses and automotive uses. The elevated F subway line runs above McDonald Avenue. Avenue S is an 80-foot-wide with predominantly residential uses containing two-to-three story buildings including one-and-two-family homes and multifamily buildings. Kings Highway is an 80-foot-wide street located one block to the north that serves as a major mixed-use corridor. It is characterized with two-to-six-story mixed-used residential and commercial buildings and one- and two-story commercial buildings. The areas to the east and west of McDonald Avenue are predominantly residential in character, with one and two-family houses, along with a limited number of smaller multi-family residential buildings. Buildings range in height between one and two-story houses and six-to-seven-story multifamily buildings.

The development site has a total lot area of 28,141 square feet and approximate frontages comprising 155 feet along Avenue S, 209 feet along Lake Street, and 168 feet along McDonald Avenue. Block 6680, Lot 39 is a 16,430-square-foot lot developed with a legally non-conforming 13,280-square-foot two-story commercial building with a floor area ratio (FAR) of 0.81. Block 6680, Lot 42 is a 15,050-square-foot lot developed with a 7,500-square-foot one-story community facility use with an FAR of 0.5.

The project area includes two blocks that are not owned by the applicant on the south side of Avenue S, Block 7087, Lots 1 and 5. Block 7087, Lot 1 is a 17,078-square-foot lot developed with an 8,778-square-foot two-story community facility building with an FAR of 0.51. Block 7087, Lot 5 is a 7,949-square-foot lot with an active utility use and is developed with a 619-square-foot one-story concrete structure with an FAR of 0.08.

The project area is split between R5B and M1-1 zoning districts. The western portion of the project area along is located within an R5B zoning district, which extends from Kings Highway to Avenue T. The eastern portion of the project area, along the western side of McDonald Avenue, is located within an M1-1 zoning district that extends from Kings Highway to Avenue U. The western portion of the project area was rezoned from an R5 to an R5B zoning district in 2005 as part of the Bensonhurst Rezoning (C 050296 ZMK), intended to encourage contextual zoning districts along with higher density and mixed-use development along certain arterial thoroughfares.

R5B zoning districts permit residential and community facility uses and are primarily comprised of three-story row houses in detached and semi-detached buildings. It allows a maximum FAR of 1.35 for residential uses and 2.0 for community facility uses, with a maximum allowable lot coverage of 55 percent. The maximum height is 33 feet and parking is required for approximately 66 percent of dwelling units.

M1-1 zoning districts allow a maximum FAR of 1.0 for light manufacturing and commercial uses and a maximum FAR of 2.4 for limited community facility uses. Building height are regulated by a sky exposure plane, which begins 30 feet above the street line. M1-1 zoning districts require one parking space per 300 square feet of commercial use and one parking space per 1,000 square feet of industrial use.

McDonald playground along McDonald Avenue is located to the east of southern portion of the project area. The Magen David Yeshiva elementary school and synagogue is located immediately to the south of the project area on McDonald Avenue. P.S. 215 Morris H. Weiss School is located a block to the east of project area on Avenue S, and I.S. 228 David Boody Jr. High School is located three blocks to the west on Avenue.

The project area is located within the Transit Zone. The Kings Highway station, which provides access to the F subway line, is located on McDonald Avenue directly across from the

development site. The B82 bus line, which provides service between Coney Island and Flatlands, runs along Kings Highway, located one block to the north of the development site.

The applicant proposes to change an R5B and M1-1 zoning district to a C4-4L zoning district, as well as a zoning text amendment to designate a new MIH area. These actions would facilitate the development of a 120,625-square-foot (4.6 FAR), eight-story mixed use building comprised of 97,889 square feet of residential floor area (3.73 FAR); 18,783 square feet of commercial floor area (0.66 FAR), including local retail uses; and 3,953 square feet of community facility floor area (0.14 FAR). The residential portion would include 66 dwelling units, 22 of which would be permanently affordable pursuant to MIH Option 2.

The building would have frontage along Lake Street, McDonald Avenue and Avenue S. Along Lake Street, the building would have a base height of 75 feet and rise to a total height of 85 feet after a 15-foot setback. Along McDonald Avenue, the first two floors of the building would be set back five feet from the street line before rising to a base height of 55 feet and then set back an additional 15 feet above the fifth floor to a maximum height of 85 feet. Along Avenue S, the building would have a base height of 75 feet and rise to a total height of 85 feet after a 10-foot setback. The cellar would contain 67 accessory off-street parking spaces and 33 bicycle parking spaces.

Access to residential and community facility uses would be provided from Lake Street.

Commercial uses will be accessible from all three street frontages (McDonald Avenue, Avenue S, and Lake Street). Loading will be accessed from Avenue S and the parking will be accessed from Lake Street.

In order to facilitate the proposed commercial use, the applicant seeks to change R5B M1-1 zoning districts to a C4-4L district and a zoning text amendment to designate a new MIH area coterminous with the project area.

The C4-4L zoning district is a contextual, regional commercial district that permits residential, community facility, and commercial uses typically proximate to elevated transit. It has a residential zoning equivalent of R7A (maximum FAR of 4.6 with MIH) and generally facilitates seven- to eight-story buildings. A maximum FAR of 4.0 is permitted for commercial and community facility uses. For lots fronting elevated train lines, a C4-4L district requires a five-foot sidewalk widening and requires a 15-foot setback that is not lower than 25 feet or two stories and not higher than 65 feet or six stories. The maximum building height permitted is 115 feet or 11 stories with a qualifying ground floor. Maximum lot coverage is 65 percent for interior and through lots and 100 percent on corner lots. Parking is required for 50 percent of the non-income-restricted units within the Transit Zone and parking is not required for general retail and service uses and community facilities.

The applicant also proposes a zoning text amendment to Appendix F of the Zoning Resolution to designate an MIH area coterminous with the project area. The proposed text amendment would map MIH Options 1 and 2. Option 1 requires that 25 percent of residential floor area be set aside for permanently affordable housing units for household with incomes averaging 60 percent of the Area Median Income (AMI), with 10 percent of the residential floor area set aside for households with incomes averaging 40 percent of the AMI. Option 2 requires that 30 percent of residential floor area be set aside for permanently affordable housing units for residents with incomes averaging 80 percent of the AMI. Applicant is proposing to utilize Option 2 that would result in 22 permanently affordable apartments.

ENVIRONMENTAL REVIEW

The application (C 210174 ZMK), in conjunction with the application for a zoning text amendment (N 210175 ZRK), 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 of 21DCP132K.

After a study of the environmental impact of the proposed actions, a Negative Declaration was issued on April 11, 2022. The Negative Declaration includes an (E) Designation (E-662) to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise. The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

UNIFORM LAND USE REVIEW

This application (C 210714 ZMK) was certified as complete by the Department of City Planning on April 11, 2022 and duly referred to Brooklyn Community Board 11 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

On May 12, 2022, Brooklyn Community Board 11 held a public hearing on this application (C 210174 ZMK) and on June 9, 2022, by a vote of 28 in favor, none opposed, and none abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Brooklyn Borough president held a public hearing on June 14, 2022 on the application (C 210714 ZMK), and issued a recommendation on July 11, 2022, to approve the application with following conditions:

- " • That prior to consideration by City Council, The Jackson Group commit to:
 - a. Retain a non-profit administering agent to conduct marketing (including financial literacy training) for the 2080 McDonald Avenue lottery
 - b. Incorporate sustainability measures, such as blue roofs, passive house design, and/or onsite energy generation
 - c. Coordinate with Department of Environmental Protection (DEP), the Department of Parks and Recreation (DPR) and the Department of Transportation (DOT) to install rain gardens along Avenue S and Lake Street as part of a

Builder's Pavement Plan (BPP), in consultation with Community Board 12 (CB 12) and local elected officials

d. Work with DEP and DOT to construct curb extensions as part of a BPP or protected painted sidewalk extensions at the Lake Street and McDonald Avenue corners in consultation with CB 12 and local elected officials

e. Retain Brooklyn-based contractors/suppliers, and provide employment opportunities to area residents

- That the Department of City Planning (DCP) revise C4-4L district regulations to discourage provision of accessory parking and instead, direct private financial resources toward additional housing, including affordable units.”

City Planning Commission Public Hearing

On June 29, 2022 (Calendar No. 1), the City Planning Commission scheduled July 13, 2022 for a public hearing on this application (C 210174 ZMK). The hearing was duly held on July 13, 2022 (Calendar No. 24). One speaker testified in favor of the application and none in opposition.

A representative of the applicant spoke in favor the application, describing the actions, the project area, the proposed development and the parking. The representative spoke about the existing conditions and location of the site adjacent to subway station, and conversations with MTA and their determination that easement is not required. The representative spoke about the affordability of the proposed units and explained how the MIH Option 2 was chosen after recommendations by the local councilmember and Community Board 11.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 210174 ZMK), in conjunction with the related action for a zoning text amendment (N 210175 ZRK) is appropriate.

The requested actions would facilitate the development of an eight-story, mixed-use building containing a total of 120,625 square feet of space, including 66 dwelling units as well as 18,783

square feet of retail space and 3,953 square feet of community facility space, in Gravesend Brooklyn, Community District 11. As currently planned, the project will produce 22 permanently affordable units, helping to address the City's urgent need for affordable housing. The proposed actions will only be the second mapped MIH area within Community District 11, and with good access to transit, to help address the city's affordable housing crisis, as outlined in *Housing New York*.

The Commission believes that the proposed C4-4L zoning district is appropriate. The project area is located along McDonald Avenue, which is a 100-foot wide, major north-south thoroughfare with the elevated F subway line running directly above it. The C4-4L district was created for corridors along elevated train lines. The proposed district will facilitate development with a bulk of medium-density residential buildings, which typically range in height from four to eight stories and have an FAR of between 3.0 to 5.0. The proposed uses and bulk are appropriate at this location. The existing C8-2 zoning district does not permit residential uses, and the existing R5B zoning district permits only lower density residential uses, and it does not include any incentives or requirements for new affordable housing. The wide range of commercial uses permitted in the C4-4L would help activate this portion of McDonald Avenue, while the required street wall and setback controls along elevated rail lines will help buffer residential uses from the elevated F Subway line.

The proposed zoning text amendment to map an MIH area with Option 1 and Option 2 is appropriate. The proposed project will provide affordable housing consistent with the City's policy objectives for promoting housing production and affordability, particularly in areas proximate to transit. The Commission is pleased that the project will be the second in Community District 11.

The Commission acknowledges that the applicant is providing additional parking in response to feedback received during public review but encourages applicant to explore additional opportunities to reduce excess parking considering the project area's proximity to mass transit.

The Commission acknowledges borough president's recommendation regarding revising the C4-4L district regulations to discourage provision of accessory parking. The Commission further

notes the Borough President’s recommendations that the applicant explore locally based affordable housing development nonprofits to serve as the administering agent, incorporate sustainability measures, install rain gardens, construct curb cut extensions, retain Brooklyn-based contractors/suppliers, and provide employment opportunities to area residents. While these matters are beyond the scope of the requested actions, the Commission recognizes that the applicant representative sent a written response in a letter dated June 13, 2022, that they have retained City 5, an HPD-certified non-profit administrator, to market the MIH units in the proposed development; that they will be including a series of sustainability measures in the proposed building; that they will be coordinating with relevant city agencies to install rain gardens; that they will consult with DEP and DOT on potential curb cut extensions; and commit to a good-faith effort to utilize Brooklyn-based contractors and suppliers, and providing employment opportunities to area residents.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS), for which a Negative Declaration was issued on April 11, 2022 with respect to this application (CEQR No. 21DCP132K), 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 Sections 197-c 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 by changing the Zoning Map, Section Nos. 28c:

1. changing from an R5B District to a C4-4L District property bounded by a line 170 feet northerly of Avenue S, a line midway between Lake Street and McDonald Avenue, a line 160 feet southerly of Avenue S, and Lake Street; and
2. changing from an M1-1 District to a C4-4L District property bounded by a line 170 feet northerly of Avenue S, McDonald Avenue, a line 160 feet southerly of Avenue S and a line midway between Lake Street and McDonald Avenue;

Borough of Brooklyn, Community District 11, as shown on a diagram (for illustrative purposes only) dated April 11, 2022, and subject to the conditions of CEQR Declaration E-662.

The above resolution (C 210174 ZMK), duly adopted by the City Planning Commission on August 10, 2022 (Calendar No. 17), 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 Chair*

LEILA BOZORG, DAVID J. BURNEY, ALFRED C. CERULLO, III,

JOSEPH I. DOUEK, RICHARD W. EADDY, DAVID GOLD,

LEAH GOODRIDGE, ORLANDO MARIN, JUAN CAMILO-OSORIO,

RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 2080 McDonald Avenue	
Applicant: The Jackson Group	Applicant's Primary Contact: Eric Palatnik
Application # 210174ZMK	Borough:
CEQR Number: 21DCP132K	Validated Community Districts: K11

Docket Description:
 IN THE MATTER OF an application submitted by Jackson Ex 2 Avenue S LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c:

1. changing from an R5B District to a C4-4L District property bounded by a line 170 feet northerly of Avenue S, a line midway between Lake Street and McDonald Avenue, a line 160 feet southerly of Avenue S, and Lake Street; and
2. changing from an M1-1 District to a C4-4L District property bounded by a line 170 feet northerly of Avenue S, McDonald Avenue, a line 160 feet southerly of Avenue S and a line midway between Lake Street and McDonald Avenue;

Borough of Brooklyn, Community District 11, as shown on a diagram (for illustrative purposes only) dated April 11, 2022, and subject to the conditions of CEQR Declaration E-662.

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

RECOMMENDATION: Favorable			
# In Favor: 28	# Against: 0	# Abstaining: 0	Total members appointed to the board: 38
Date of Vote: 6/9/2022 4:00 AM		Vote Location: Zoom Teleconference https://bit.ly/3GBQxZR	

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

Date of Public Hearing: 5/12/2022 11:00 PM	
Was a quorum present? 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>
Public Hearing Location:	Virtual Meeting via Zoom. Please register via https://bit.ly/3Lguolc

CONSIDERATION: Community Board 11 recommends approval of zoning map and text amendment to facilitate the development of 66 residential units of which 16 would be affordable under Mandatory Inclusionary Housing Option 1.

The proposed project will add housing that has a 2% rental vacancy, will address the open space needs for the development's residents, provides stormwater absorption by providing recreational spaces that include landscaping and planting at the roof level, and street tree planting.

The board further resolves that City Planning conduct a comprehensive review of the district to assess the need for additional core services needed by this community.

In recent years, Community Board 11 has seen an increase in as of right development, which will add 665 new residential units. (spread sheet attached). This number does not include the many smaller properties that are under-developed in relation to the development rights provided by the existing zoning and there has been a trend for such properties to be fully developed.

Such development analysis and projections would assist Community Board 11 in advocating for appropriate levels of service and staffing for Police, Sanitation, Transportation and Parks services. Additionally, the review of the adequacy of school seat capacity and utilization, needs for childcare slots, and for senior center services should be reviewed to determine the ability to support added growth.

Recommendation submitted by	BK CB11	Date: 6/10/2022 2:53 PM
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Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION

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

calendaroffice@planning.nyc.gov

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION

2080 McDONALD AVENUE REZONING – 210174 ZMK, 210175 ZRK

An application submitted by the Jackson Group pursuant to Section 197-c and 201 of the New York City Charter affecting four lots on the north and south side of Avenue S between Lake Street and McDonald Avenue in Brooklyn Community District 11 (CD 11). The applicant seeks a zoning map amendment to change the project area from M1-1 and R5B to C4-4L and a zoning text amendment to establish a coterminous Mandatory Inclusionary Housing (MIH) area. These actions would enable an eight-story, mixed-use building with 18,783 square feet (sf) of commercial space, a 3,953 square-foot childcare facility, and 66 apartments. Approximately 16 units would be affordable pursuant to MIH Option 1. The development would also provide 67 off-street residential parking spaces.

BROOKLYN COMMUNITY DISTRICT NO. 6

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE

APPROVE WITH

MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

SEE ATTACHED

BROOKLYN BOROUGH PRESIDENT

July 11, 2022

DATE

RECOMMENDATION FOR: 2080 McDONALD AVENUE REZONING – 210174 ZMK, 210175 ZRK

The Jackson Group submitted an application pursuant to sections 197-c and 201 of the New York City Charter affecting four lots on the north and south side of Avenue S between Lake Street and McDonald Avenue in Brooklyn Community District 11 (CD 11). The applicant seeks a zoning map amendment to change the project area from M1-1 and R5B to C4-4L and a zoning text amendment to establish a coterminous Mandatory Inclusionary Housing (MIH) area. These actions would enable an eight-story, mixed-use building with 18,783 square feet (sf) of commercial space, a 3,953 square-foot childcare facility, and 66 apartments. Approximately 16 units would be affordable pursuant to MIH Option 1. The development would also provide 67 off-street residential parking spaces.

Brooklyn Borough Antonio Reynoso held a public hearing on this Uniform Land Use Review Procedure (ULURP) application on June 14, 2022. There were no speakers on this item.

Community Board Position

Community Board 11 (CB 11) approved this application on June 9, 2022.

Approval Rationale

Borough President Reynoso believes the applicant's proposed density on Avenue S, Lake Street, and McDonald Avenue is appropriate and beneficial. Establishing an MIH area over the north and south side of Avenue S between Lake Street and McDonald Avenue would promote affordable residential construction in a Transit Zone with access to jobs and amenities.

While Borough President Reynoso generally supports this application, he questions the rationale for building 67 parking spaces immediately adjacent to a train station. The requested C4-4L district (which has an R7A residential equivalent) was created to incentivize medium-density development along elevated rail lines. The Zoning Resolution (ZR) mandates off-street accessory parking for 50 percent of newly constructed units. However, the requirement can be waived for affordable housing units built in a Transit Zone. Such waiver would reduce the required parking at 2080 McDonald Avenue to 20 spaces (based on MIH Option 1). Yet according to the application, the development would provide one parking space for every planned apartment.

Borough President Reynoso recognizes the high demand for parking in the surrounding neighborhood. However, he is concerned about CD 11's very low rental vacancy rate and limited supply of income-restricted housing. Recent studies have shown that underground parking, which requires significant excavation, drives up the cost of multi-family housing in cities. Moreover, monthly parking costs in new buildings are an added burden for price-sensitive renters. The Borough President is concerned that the development's garage would be underutilized, and that excess parking provision results in fewer, and less affordable MIH units. He calls on the Department of City Planning (DCP) to reduce parking requirements in C4-4L districts and discourage higher parking capacity.

Beyond this position, Borough President Reynoso seeks to maximize the project's public purpose via non-profit administering agent, resilient and sustainable design, pedestrian safety improvements, and a commitment to local employment.

Engaging a Non-Profit Administering Agent

An administering agent is responsible for ensuring that inclusionary housing complies with the regulatory agreement that governs the development's affordable housing plan. Borough President Reynoso believes that housing non-profits are best positioned to maximize local participation in MIH lotteries. These organizations have the means to provide targeted outreach, marketing, and education for inclusionary housing projects. Therefore, prior to consideration by City Council, The Jackson Group

should commit to retain a qualified, non-profit administering agent for the 2080 McDonald Avenue affordable housing lottery.

Facilitating Pedestrian Safety Enhancements

Borough President Reynoso believes that land use applications should be scrutinized for opportunities to integrate traffic calming measures with new construction. 2080 McDonald Avenue would occupy two corners and three frontages, one of which is both a transit corridor and a local truck route. The applicant's proposal includes a wraparound commercial ground floor with a childcare center on the narrow Lake Street. While the Borough President supports mixed-use development, he foresees potential pedestrian/vehicular conflicts at this location. He therefore calls on the applicant to ensure safer crossings at the site's intersections on Avenue S. Curb extensions and protected sidewalks offer a scalable, low-cost, and high-impact solution.

Borough President Reynoso recognizes that infrastructure modifications can exacerbate costs associated with sidewalk extensions. The Jackson Group should work with the Department of Environmental Protection (DEP) and the Department of Transportation (DOT) to pedestrianize the Lake Street and McDonald Avenue corners with bulbouts through the required Builders Pavement Plan (BPP) or painted sidewalk extensions. The applicant should enter into a standard maintenance agreement with DOT and solicit input from CB 12 and local elected officials in its implementation plan.

Advancing Sustainability and Resiliency

Borough President Reynoso believes that energy-efficient and environmentally sustainable buildings help mitigate climate change. Local Laws 92 and 94 of 2019 require most new construction to incorporate a green roof and/or a solar installation. Developers are increasingly pursuing impactful strategies such as passive house design and onsite energy generation.

Accordingly, The Jackson Group should seek City and State incentives to offset costs associated with the provision of green and photovoltaic roofs. The New York State Energy Research and Development Authority (NYSERDA) manages various programs to promote efficient buildings. New York City offers the Green Roof Tax Abatement and the Green Infrastructure Grant Program, administered by DEP.

Borough President Reynoso advocates stormwater management practices that support DEP's green infrastructure strategy and reduce burdens on its wastewater treatment plants. The required BBP for 2080 McDonald Avenue provides opportunities to install rain gardens consolidated with new street trees along its Avenue S and Lake Street frontages. The Jackson Group should solicit input from CB 12 and local elected officials in its implementation plan and commit to incorporate sustainability and resiliency measures at 2080 McDonald Avenue prior to review by City Council.

Maximizing Local Jobs

According to the NYU Furman Center, double-digit unemployment remains a pervasive reality across Brooklyn, with more than half the community districts reporting poverty rates of 20 percent or higher. The ongoing COVID-19 pandemic has only exacerbated widespread job insecurity. One way to address the borough's economic crisis is to promote Brooklyn-based businesses and advocate local hiring and promote Brooklyn-based businesses. Therefore, The Jackson Group should commit to retain area contractors and suppliers and provide employment opportunities to CB 12 residents.

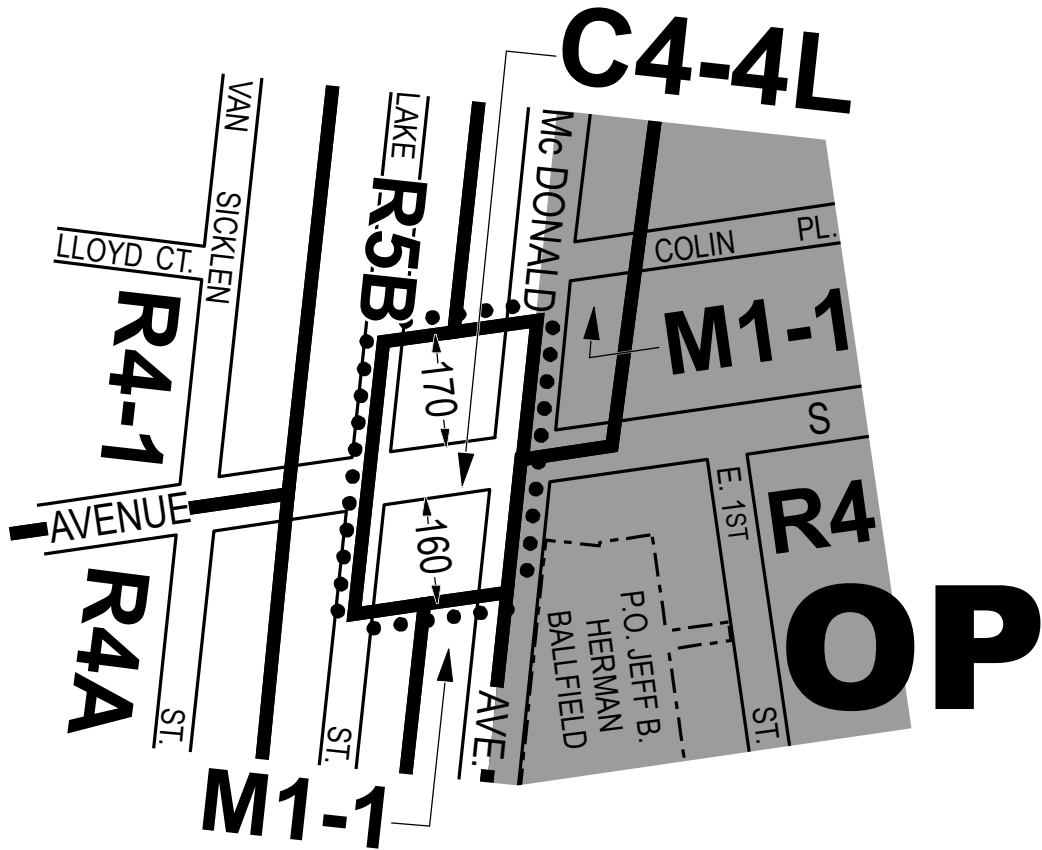
Recommendation

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

1. That prior to consideration by City Council, The Jackson Group commit to:
 - a. Retain a non-profit administering agent to conduct marketing (including financial literacy training) for the 2080 McDonald Avenue lottery
 - b. Incorporate sustainability measures, such as blue roofs, passive house design, and/or onsite energy generation
 - c. Coordinate with Department of Environmental Protection (DEP), the Department of Parks and Recreation (DPR) and the Department of Transportation (DOT) to install rain gardens along Avenue S and Lake Street as part of a Builder's Pavement Plan (BPP), in consultation with Community Board 12 (CB 12) and local elected officials
 - d. Work with DEP and DOT to construct curb extensions as part of a BPP or protected painted sidewalk extensions at the Lake Street and McDonald Avenue corners in consultation with CB 12 and local elected officials
 - e. Retain Brooklyn-based contractors/suppliers, and provide employment opportunities to area residents

Be It Further Resolved:

1. That the Department of City Planning (DCP) revise C4-4L district regulations to discourage provision of accessory parking and instead, direct private financial resources toward additional housing, including affordable units.



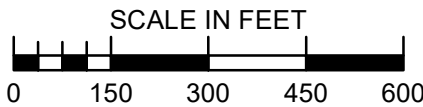
CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

28c
 BOROUGH OF
BROOKLYN

S. Lenard, Director
 Technical Review Division



New York, Certification Date:
 April 11, 2022



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by changing R5B and M1-1 Districts to a C4-4L District.
- Indicates a Special Ocean Parkway District