



IN THE MATTER OF an application submitted by All-Star Homecare Agency, Inc., 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 and to amend ZR Section 35-663 related to street wall regulations in the Borough of Brooklyn, Community District 11.

This application for a zoning text amendment for was filed by All-Star Homecare Agency, Inc. on May 24, 2022. This application, in conjunction with the related action (C 220285 ZMK), would facilitate the construction of a new six-story residential building containing 27 dwelling units, seven of which would be permanently income-restricted, at 1656 West 10th Street in the Bensonhurst neighborhood of Brooklyn, Community District 11.

RELATED ACTIONS

In addition to the zoning text amendment (N 220286 ZRK) that is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 220285 ZMK Zoning map amendment to change an R5B zoning district to an R6A zoning district

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment action (C 220285 ZMK).

ENVIRONMENTAL REVIEW

This application (N 220286 ZRK), in conjunction with the application for the related action (C 210332 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 23DCP014K.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on February 10, 2023. A full description of the environmental review is included in the report for the related zoning map amendment action (C 220285 ZMK).

PUBLIC REVIEW

This application (N 220286 ZRK), was referred to Community Board 11 and the Brooklyn Borough President on February 13, 2023, in accordance with the procedures for non-ULURP matters, in conjunction with the application for the related action (C 220285 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 11 held a public hearing on this application (N 220286 ZRK) on April 3, 2023, by a vote of 23 in favor, none opposed, and none abstaining, adopted a recommending approval of the application with conditions. A summary of the Community Board's recommendation appears in the report for the related zoning map amendment action (C 220285 ZMK).

Borough President Recommendation

This application (N 220286 ZRK) was considered by the Brooklyn Borough President, who held a public hearing on April 24, 2023. On May 8, 2023, the Brooklyn Borough President 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 action (C 220285 ZMK).

City Planning Commission Public Hearing

On April 26, 2023 (Calendar No. 4), the City Planning Commission scheduled a public hearing on this application (N 220286 ZRK) and the related action (C 220285 ZMK) for May 10, 2023. The hearing was duly held on May 10, 2023 (Calendar No. 15).

One speaker testified in support of the application and one in opposition, as described in the report for the related zoning map amendment action (C 220285 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 220286 ZRK), in conjunction with the application for the related action (C 220285 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 action (C 220285 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

* * *

**1656 West 10th Street
Community District 11, Brooklyn**

**6/2/22
Zoning Map 22d & 28c**

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

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APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

Brooklyn Community District 11

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Map 2 – [date of adoption]



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

Area # — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 11, Brooklyn

* * *

The above resolution (N 220286 ZRK), duly adopted by the City Planning Commission on June 7, 2023 (Calendar No. 12), 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.

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

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Brooklyn

* * *

Brooklyn Community District 11

DANIEL R. GARODNICK, Esq., *Chair*

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

GAIL BENJAMIN, LEILA BOZORG,

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JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*