



IN THE MATTER OF an application submitted by Osborn Belmont Properties 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 16.

This application for a zoning map amendment (N 220439 ZRK) was filed by Osborn Belmont Properties LLC on December 8, 2022. Approval of this application, in conjunction with the related actions, would facilitate the development of two new seven-story developments, totaling approximately 210,000 square feet, with approximately 200 dwelling units and 34,000 square feet of retail space.

RELATED ACTIONS

In addition to the zoning text amendment (N 220439 ZRK) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

C 220438 ZMK Zoning map amendment to rezone part of an existing C4-3 district and an R6/C1-3 district to an R7A/C2-4 district

BACKGROUND

A full background discussion and description of this application appears in the report for the related Zoning Map Amendment action (C 220438 ZMK).

ENVIRONMENTAL REVIEW

This application (N 220439 ZRK), in conjunction with the application for the related action (C 220438 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 designated CEQR number is 22DCP009K. The lead is the City Planning Commission.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on April 24, 2023.

A full summary of the environmental review appears in the report for the related Zoning Map Amendment action (C 220438 ZMK).

PUBLIC REVIEW

This application (N 220439 ZRK) was duly referred to Brooklyn Community Board 16 and the Brooklyn Borough President, in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 220438 ZMK), which was certified as complete by the Department of City Planning and was duly referred to Brooklyn Community Board 16 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 16 held a public hearing on this application (N 220439 ZRK) on June 27, 2023, and on that date, by a vote of 28 in favor, 0 opposed, and 0 abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (N 220439 ZRK) on July 11, 2023, and on July 31, 2023, issued a recommendation to approve the application.

City Planning Commission Public Hearing

On July 26, 2023 (Calendar No. 2), the City Planning Commission scheduled August 9, 2023, for a public hearing on this application (N 220439 ZRK) and the application for the related action (C 220438 ZMK). The hearing was duly held on August 9, 2023. Three speakers testified in favor of the application and one in opposition, as described in the report for the related zoning map amendment (C 220438 ZMK). There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 220439 ZRK), in conjunction with the related action, 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 220438 ZMK).

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which Negative Declaration was issued on April 24, 2023, with respect to this application (CEQR No. 22DCP009K), 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

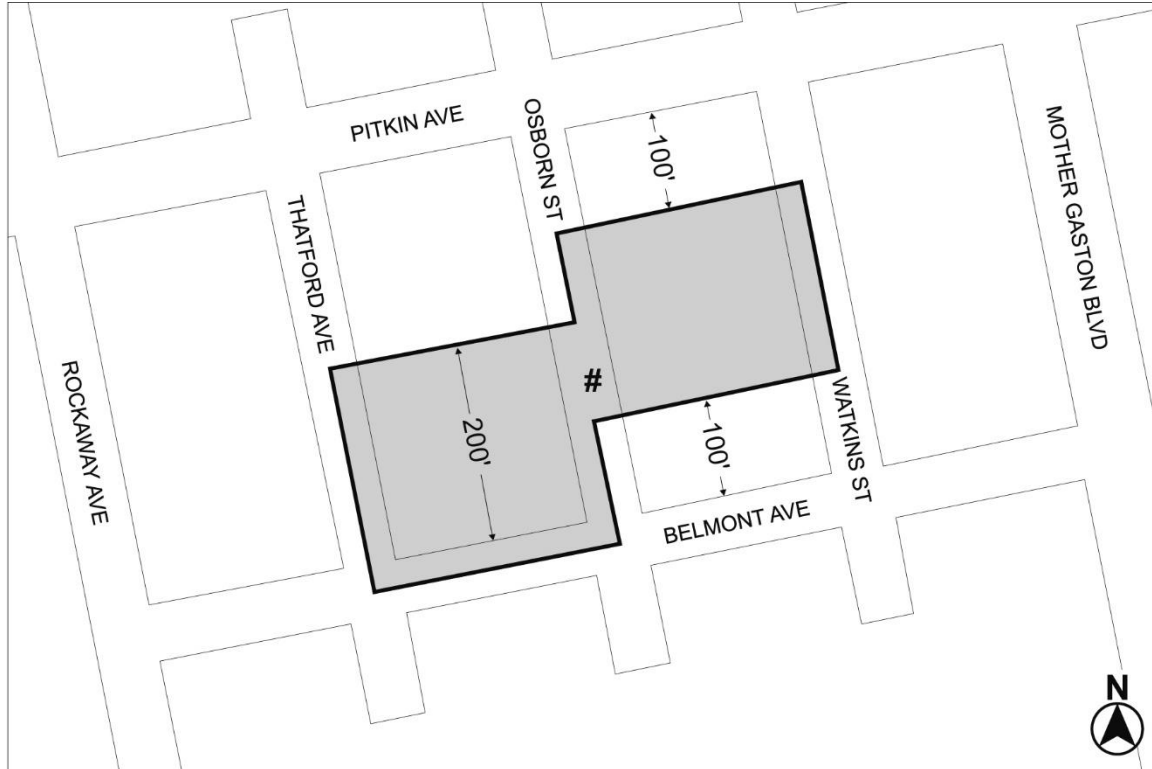
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Brooklyn Community District 16

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Map 6 – [date of adoption]

[PROPOSED MAP]



 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 16, Brooklyn

* * *

The above resolution (N 220439 ZRK), duly adopted by the City Planning Commission on September 11, 2023 (Calendar No. 5), 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, LEILA BOZORG, JUAN CAMILO OSORIO,~~
~~ALFRED C. CERULLO, III, ANTHONY W. CROWELL,~~
~~JOSEPH I. DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,~~
~~RASMIA KIRMANI-FRYE, ORLANDO MARÍN, RAJ RAMPERSHAD, Commissioners~~

