



IN THE MATTER OF an application submitted by Remica Property Group Corp. 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 in the Borough of Brooklyn, Community District 12.

This application for an amendment of the Zoning Resolution (ZR) for modifications to Appendix F was filed by Remica Property Group Corp. on July 11, 2022. This application, in conjunction with the related action (C 230010 ZMK), would facilitate the construction of a new eleven-story residential building containing 43 dwelling units, eleven of which would be permanently income restricted, at 534 Coney Island Avenue in the Kensington neighborhood of Brooklyn, Community District 12.

RELATED ACTIONS

In addition to the zoning text amendment (N 230011 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 are being considered concurrently with this application:

C 230010 ZMK Zoning map amendment to change an C8-2 zoning district to an R7X district along with a C2-4 commercial overlay.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment action (C 230010 ZMK).

ENVIRONMENTAL REVIEW

This application (N 230011 ZRK), in conjunction with the application for the related action (C 230010 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 23DCP033K.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on May 19, 2023. A full description of the environmental review is included in the report for the related zoning map amendment action (C 230010 ZMK).

PUBLIC REVIEW

This application (N 230011 ZRK), was referred to Community Board 12 and the Brooklyn Borough President, in accordance with the procedures for non-ULURP actions, in conjunction with the application for the related action (C 230010 ZMK), which was certified as complete by the Department of City Planning on May 22, 2023, 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 12 held a public hearing on this application (N 230011 ZRK) on July 6, 2023, and by a vote of 32 in favor, two in opposition, and zero abstaining, adopted a resolution recommending approval of the application, stating that it “voted to support the application on condition that it be approved for an R6A Zoning and the development kept at 70 feet.” A summary of the Community Board’s recommendation appears in the report for the related zoning map amendment action (C 230010 ZMK).

Borough President Recommendation

This application (N 230011 ZRK) was considered by the Brooklyn Borough President, who held a public hearing on August 2, 2023. On August 11, 2023, the Brooklyn Borough President issued a recommendation to approve the application without conditions. A summary of the Borough President’s recommendation appears in the report for the related zoning map amendment action (C 230010 ZMK).

City Planning Commission Public Hearing

On August 9, 2023 (Calendar No. 11), the City Planning Commission scheduled a public hearing

on this application (N 230011 ZRK) and the related action (C 230010 ZMK) for August 9, 2023. The hearing was duly held on August 23, 2023 (Calendar No. 16).

Five speakers testified in support of the application and two in opposition, as described in the report for the related zoning map amendment action (C 230010 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 230011 ZRK), in conjunction with the application for the related action (C 230010 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 230010 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 201 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

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APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

Brooklyn Community District 12

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Map 5 – [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 12, Brooklyn

* * *

The above resolution (N 230011 ZRK), duly adopted by the City Planning Commission on October 2 (Calendar No. 4), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, 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,

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RASMIA KIRMANI-FRYE, ORLANDO MARÍN, RAJ RAMPERSHAD, *Commissioners*