



IN THE MATTER OF an application submitted by 1233-57 ST. 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.

This application was filed by 1233-57 ST. LLC on November 14, 2022. This application, in conjunction with the related application for a zoning map amendment (C 230117 ZMK), would facilitate the development of a new eight-story, approximately 79,000-square-foot residential building with 60 dwelling units, 18 of which would be permanently income-restricted, located at 1233 57th Street (Block 5690, Lots 54, 58 and 62) in the Borough Park neighborhood of Brooklyn, Community District 12.

RELATED ACTIONS

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

C 230117 ZMK Zoning map amendment to change an R5 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 (C 230117 ZMK).

ENVIRONMENTAL REVIEW

This application (N 230118 ZRK), in conjunction with the application for the related action (C 230117 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 agency is the City Planning Commission. The designated CEQR number is 23DCP041K.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on February 27, 2023. A full description of the environmental review is included in the report for the related zoning map amendment (C 230117 ZMK).

PUBLIC REVIEW

This application (N 230118 ZRK), was referred to Community Board 12 and the Brooklyn Borough President on February 27, 2023, in accordance with the procedures for non-ULURP matters, in conjunction with the application for the related action (C 230117 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

On April 20, 2023, Brooklyn Community Board 12 held a public hearing on this application (N 230118 ZRK) along with the related application for a zoning map amendment (C 230117 ZMK), and, on April 25, 2023, by a vote of 36 in favor, one opposed, with none abstaining, adopted a resolution recommending disapproval of the application.

Borough President Recommendation

On May 15, 2023, the Brooklyn Borough president held a public hearing on this application (N 230118 ZRK), and issued a recommendation on May 31, 2023 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 230117 ZMK).

City Planning Commission Public Hearing

On June 7, 2023 (Calendar No. 5), the City Planning Commission scheduled June 28, 2023 for a public hearing on this application (N 230118 ZRK) and the related action (C 230117 ZMK). The hearing was duly held on June 28, 2023 (Calendar No. 34).

Three speakers testified in support of the application, and none in opposition, as described in the report for the related zoning map amendment action (C 230117 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 230118 ZRK), in conjunction with the application for the related action (C 230117 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 230117 ZMK).

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which Negative Declaration was issued on February 27, 2023 with respect to this application (CEQR No. 23DCP041K), the City Planning Commission finds that the actions 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 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

* * *

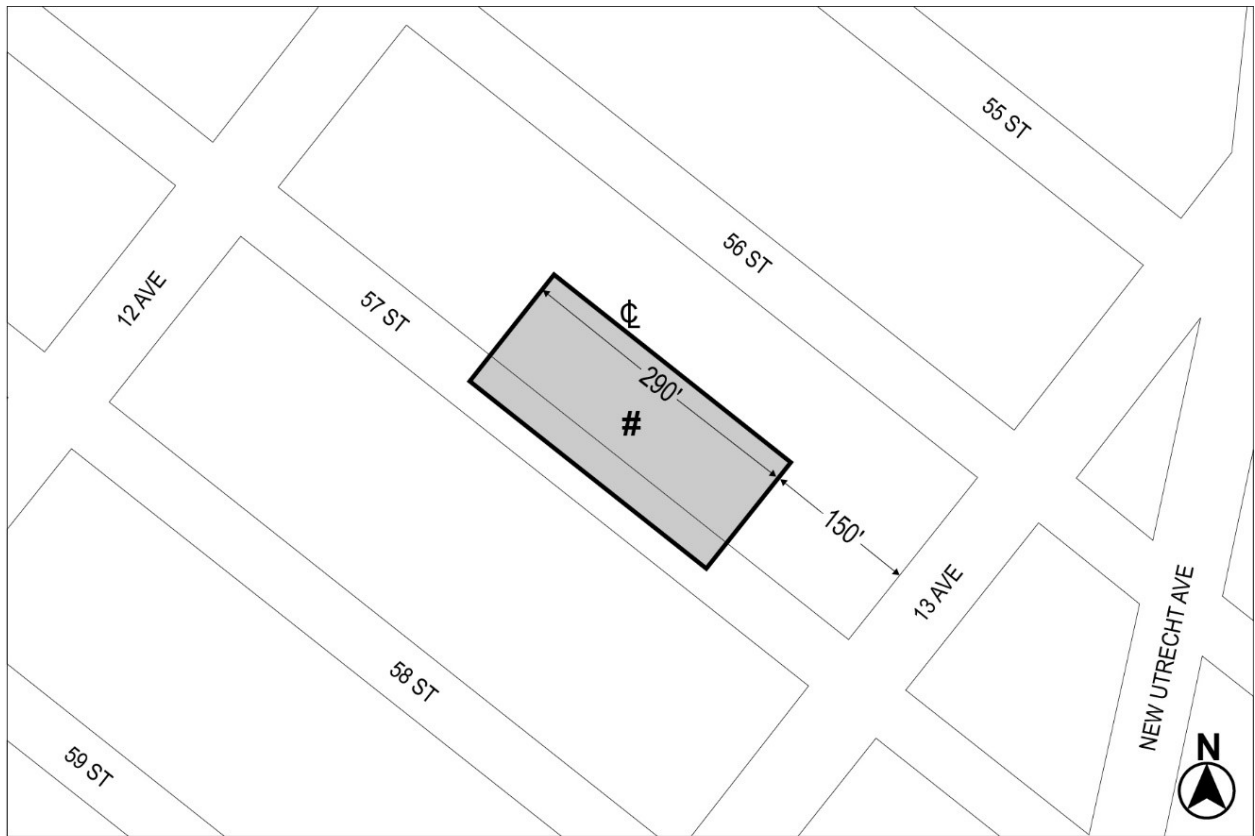
BROOKLYN


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Brooklyn Community District 12

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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 230118 ZRK), duly adopted by the City Planning Commission on July 26, 2023 (Calendar No. 11), 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, **ALFRED C. CERULLO, III**, **ANTHONY CROWELL**, Esq.,

JOSEPH I. DOUEK, **DAVID GOLD**, Esq., **LEAH GOODRIDGE**, Esq.,

RASMIA KIRMANI-FRYE, **ORLANDO MARIN**, **JUAN CAMILO OSORIO**,

RAJ RAMPERSHAD, *Commissioners*