



IN THE MATTER OF an application submitted by St. Nicks Alliance 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 1.

This application for a zoning text amendment was filed by St. Nicks Alliance on March 6, 2023. This application, in conjunction with the related action (C 230255 ZMK), would facilitate the development of a new 14-story mixed-use building with 218 Affordable Independent Residences for Seniors (“AIRS”) and ground-floor retail located at 819 Grand Street in the East Williamsburg neighborhood of Brooklyn, Community District 1.

RELATED ACTIONS

In addition to the zoning text amendment (N 230256 ZRK) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 230255 ZMK	Zoning map amendment to change R6B, R7A, and R7A/C2-4 zoning districts to R7A, R7X, and R7X/C2-4.
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BACKGROUND

A full background discussion and description of this application appears in the report on the related zoning map amendment (C 230255 ZMK).

ENVIRONMENTAL REVIEW

This application (N 230256 ZRK), in conjunction with the applications for the related action (C 230255 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 23DCP133K. The lead agency is the City Planning Commission.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on September 11, 2023. The Negative Declaration includes an (E) designation (E-729) related to hazardous materials and noise to avoid the potential for significant adverse impacts. The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

A summary of the environmental review appears in the report for the related action (C 230255 ZMK).

PUBLIC REVIEW

This application (N 230256 ZRK) was duly referred to Brooklyn Community Board 1 and the Brooklyn Borough President on September 11, 2023, in accordance with the procedures for non-ULURP matters, along with the applications for the related action (C 230255 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 1 held a public hearing on this application (N 230256 ZRK) on October 11, 2023, and on November 14, 2023, by a vote of 32 in favor, none opposed, and one abstention, adopted a resolution recommending approval of the application. A summary of the Community Board's recommendation appears in the report for the related zoning map amendment (C 230255 ZMK).

Borough President Recommendation

This application (N 230256 ZRK) was considered by the Brooklyn Borough President, who on December 13, 2023, issued a recommendation to approve the application. A summary of the Brooklyn Borough President's recommendation appears in the report for the related zoning map amendment (C 230255 ZMK).

City Planning Commission Public Hearing

On December 13, 2023 (Calendar No. 2), the City Planning Commission scheduled January 3, 2024, for a public hearing on this application (N 230256 ZRK), and the application for the related action (C 230255 ZMK). The hearing was duly held on January 3, 2024 (Calendar No. 20) in conjunction with the public hearing on the application for the related action.

There were a number of speakers, as described in the report for the related action (C 230255 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 230256 ZRK), in conjunction with the related action (C 230255 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 action (C 230255 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 the related report (C 230255 ZMK), 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

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BROOKLYN

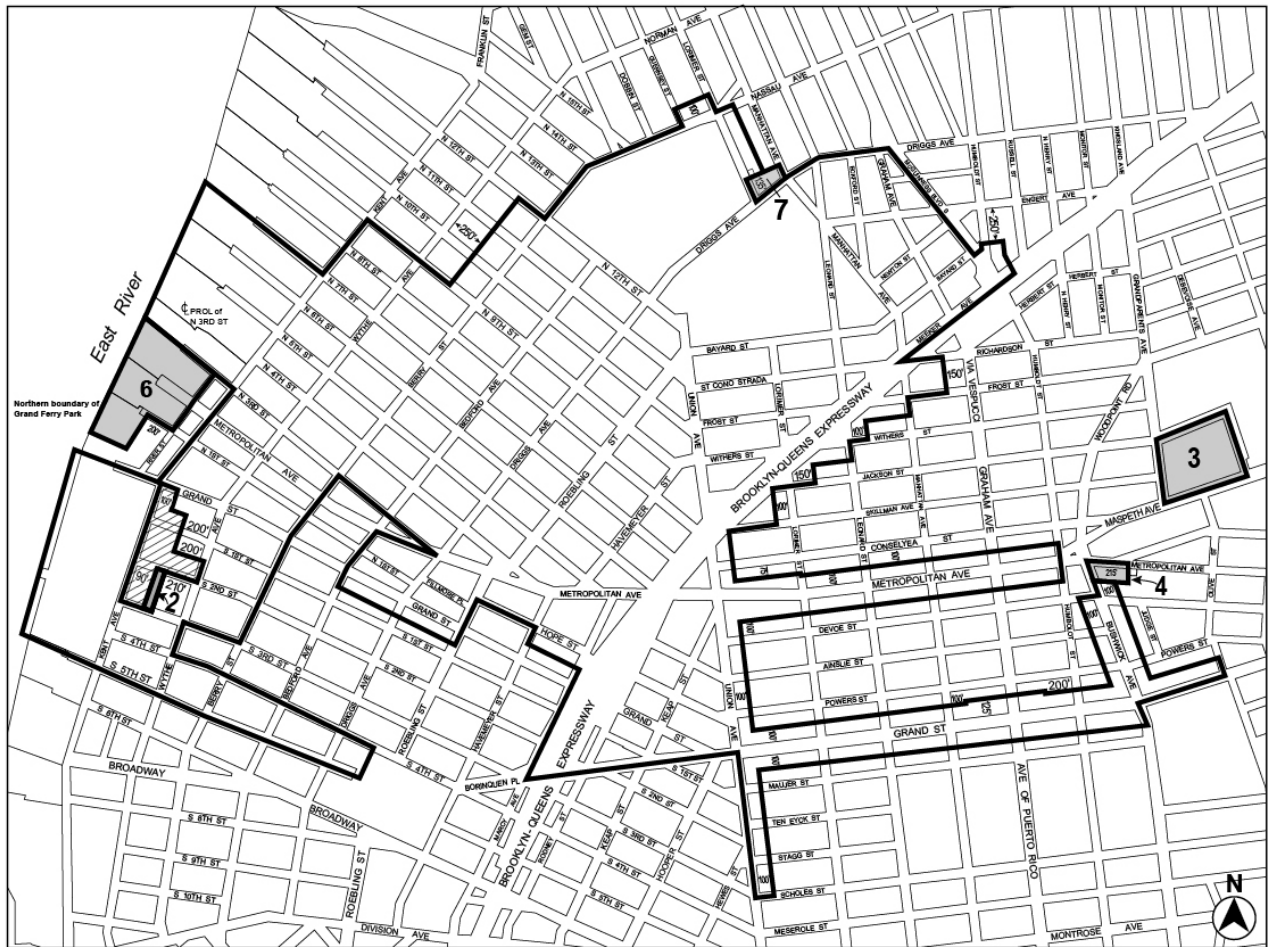
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Brooklyn Community District 1

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Map 2 – [date of adoption]




[EXISTING MAP]



- Inclusionary Housing designated area
- Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
 - Area 2 – 10/7/21 MIH Program Option 1 and Option 2
 - Area 3 – 11/23/21 MIH Program Option 1 and Deep Affordability Option
 - Area 4 – 11/23/21 MIH Program Option 1 and Deep Affordability Option
 - Area 6 – 12/15/21 MIH Program Option 1
 - Area 7 – 6/2/22 MIH Program Option 1 and Option 2
- Excluded Area

[PROPOSED MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
 - Area 2 – 10/7/21 MIH Program Option 1 and Option 2
 - Area 3 – 11/23/21 MIH Program Option 1 and Deep Affordability Option
 - Area 4 – 11/23/21 MIH Program Option 1 and Deep Affordability Option
 - Area 6 – 12/15/21 MIH Program Option 1
 - Area 7 – 6/2/22 MIH Program Option 1 and Option 2
 - Area # – [date of adoption] MIH Program Option 1 and Option 2
-  Excluded Area

Portion of Community District 1, Brooklyn

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The above resolution (N 230256 ZRK), duly adopted by the City Planning Commission on

February 7, 2024 (Calendar No. 19), 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*
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ORLANDO MARÍN, RAJ RAMPERSHAD, *Commissioners*