



IN THE MATTER OF an application submitted by Kent Riverview 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 provisions of Article XII, Chapter 3 (Special Mixed Use District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

This application for an amendment to the Zoning Resolution of the City of New York was filed by Kent Riverview LLC on March 20, 2023. This application, in conjunction with the related zoning map amendment (C 230289 ZMK), would facilitate the development of an eight-story, 32,847-square-foot mixed-use building containing 40 dwelling units, approximately 12 of which would be designated as permanently income-restricted, as well as 3,000 square feet of commercial ground-floor area at 230 Kent Avenue in the Northside neighborhood of Community District 1, Brooklyn.

RELATED ACTION

In addition to the zoning text amendment (N 230288 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 230289 ZMK Zoning map amendment to change a M1-4 zoning district to a M1-4/R7X (MX-8) zoning district.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 230289 ZMK).

ENVIRONMENTAL REVIEW

This application (N 230288 ZRK), in conjunction with the application for the related action (C 230289 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 23DCP075K.

A summary of the environmental review appears in the report for the related zoning map amendment (C 230289 ZMK).

PUBLIC REVIEW

This application (N 230288 ZRK) was duly referred to Brooklyn Community Board 1 and the Brooklyn Borough President on August 21, 2023 in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 230289 ZMK), which was certified as complete by the Department of City Planning and 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 230288 ZRK) on October 11, 2023, by a vote of 32 in favor, one opposed, and none abstaining, adopted a resolution recommending disapproval with conditions of this application with conditions. A summary of the community board's recommendation appears in the report for the related zoning map amendment (C 230289 ZMK).

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (C 230288 ZRK) and the related action (N 230289 ZMK) on October 16, 2023, and, on November 13, 2023 issued a recommendation of approval of the application with conditions. A summary of the borough president's recommendations appears in the report for the related zoning map amendment (C 230289 ZMK).

City Planning Commission Public Hearing

On November 1, 2023 (Calendar No. 5), the City Planning Commission scheduled November 15, 2023, for a public hearing on this application (N 230288 ZRK), in conjunction with the related

application (C 230289 ZMK). The hearing was duly held on November 15, 2023 (Calendar No. 8). Three speakers testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment (C 230289 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 230288 ZRK), in conjunction with the application for the related action (C 230289 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 (C 230289 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.

* * *

**ARTICLE XII
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 3
Special Mixed-Use District (MX)**

* * *

**123-60
SPECIAL BULK REGULATIONS**

* * *

123-63

Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

* * *

Special Mixed Use District	Designated Residence District
***	***
MX 8 – Community District 1, Brooklyn	R6 R6A R6B R7A R7D <u>R7X</u>
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APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

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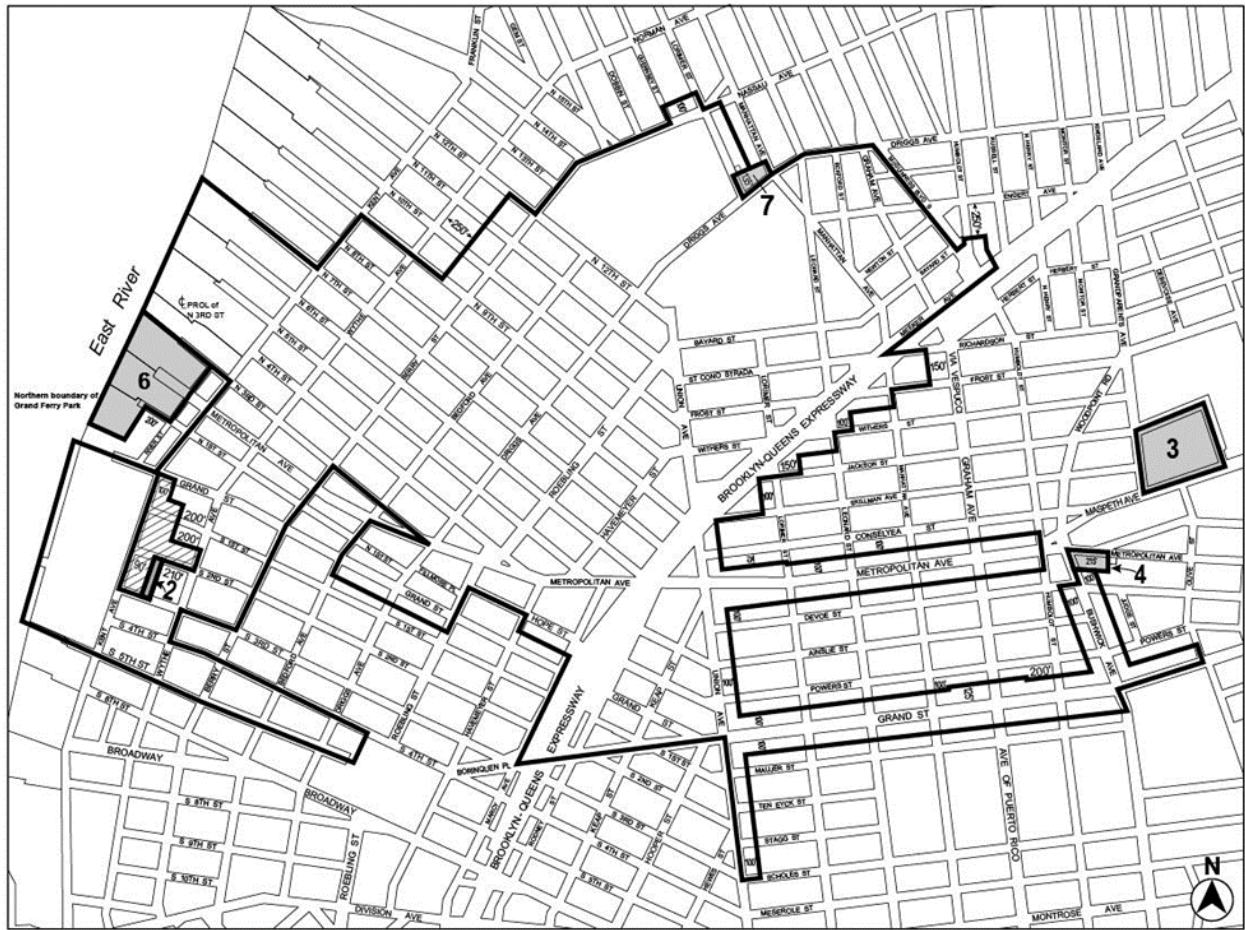
BROOKLYN

* * *

Brooklyn Community District 1

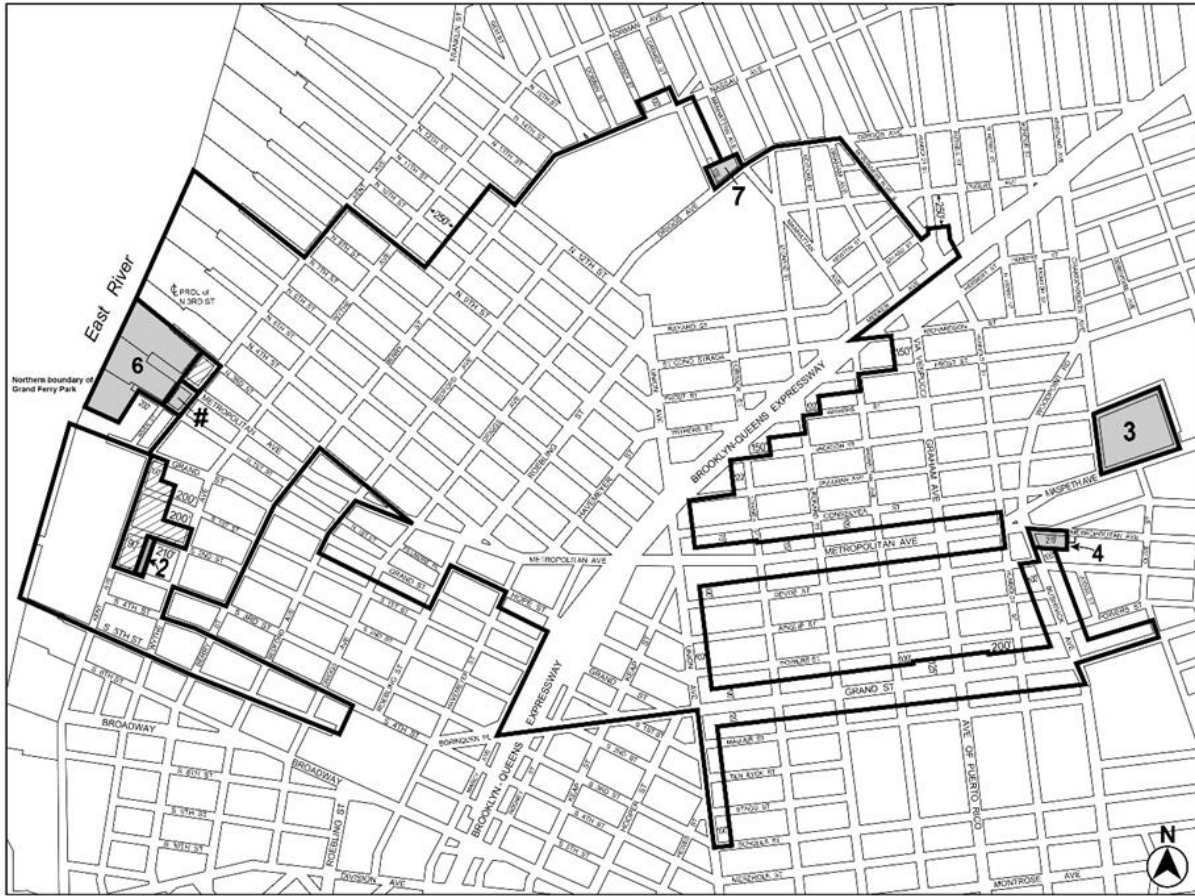
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Map 2 – [date of adoption]



- 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

* * *

The above resolution (N 230288 ZRK), duly adopted by the City Planning Commission on December 13, 2023 (Calendar No. 16), 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, ALFRED C. CERULLO, III, ANTHONY CROWELL, Esq., JOSEPH I. DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq., RASMIA KIRMANI-FRYE, ORLANDO MARÍN, RAJ RAMPERSHAD, *Commissioners*

JUAN CAMILO OSORIO, *Commissioner, VOTING NO*