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**IN THE MATTER OF** an application submitted by PG REALTY INVESTMENTS 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 15.

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This application for an amendment to the Zoning Resolution of the City of New York was filed by PG REALTY INVESTMENTS LLC on June 27, 2023. This application, in conjunction with the related zoning map amendment (C 230381 ZMK), would facilitate the development of a 46,000-square-foot mixed-use building containing a total of approximately 45 dwelling units, approximately 12 of which would be designated permanently income-restricted, as well as approximately 5,000 square feet of ground floor commercial space at 396-400 Avenue X in the Gravesend neighborhood of Brooklyn, Community District 15.

### **RELATED ACTION**

In addition to the zoning text amendment (N 230382 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 230381 ZMK**      Zoning map amendment to change a R4/OP zoning district to a R7A/C2-4/OP zoning district

### **BACKGROUND**

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 230381 ZMK).

### **ENVIRONMENTAL REVIEW**

This application (N 230382 ZRK), in conjunction with the application for the related action (C 230381 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 23DCP136K.

A summary of the environmental review appears in the report for the related zoning map amendment (C 230381 ZMK).

## **PUBLIC REVIEW**

This application (N 230382 ZRK) was duly referred to Brooklyn Community Board 15 and the Brooklyn Borough President on December 11, 2023 in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 230381 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 15 held a public hearing on this application (N 230382 ZRK) on December 19, 2023 by a vote of 35 in favor, zero opposed, and zero abstaining, adopted a resolution recommending conditional approval of the application.

### **Borough President Recommendation**

The Brooklyn Borough President held a public hearing on this application (N 230382 ZRK) and on January 19, 2024, issued a recommendation to approve the application with one condition. A summary of the borough president's recommendation appears in the report for the related zoning map amendment (C 230381 ZMK).

### **City Planning Commission Public Hearing**

On January 24, 2024 (Calendar No 4), the City Planning Commission scheduled February 7, 2024 for a public hearing on this application (N 230382 ZRK), in conjunction with the related application (C 230381 ZMK). The hearing was duly held on February 7, 2024 (Calendar No. 34).

Two speakers testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment (C 230381 ZMK), and the hearing was closed.

## CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 230382 ZRK), in conjunction with the application for the related action (C 230381 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 230381 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.

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## APPENDIX F

### Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

### BROOKLYN

\* \* \*

### Brooklyn Community District 15

\* \* \*

Map 6 – [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 15, Brooklyn

\* \* \*

The above resolution (N 230382 ZRK), duly adopted by the City Planning Commission on March 6, 2024 (Calendar No. 12), 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. KNUCKES, Esq.,** *Vice Chairman*

**GAIL BENJAMIN, JUAN CAMILO OSORIO, ALFRED C. CERULLO, III, ANTHONY  
W. CROWELL, Esq., JOSEPH I. DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE,  
Esq., RASMIA KIRMANI-FRYE, ORLANDO MARÍN, RAJ RAMPERSHAD**  
*Commissioners*