



IN THE MATTER OF an application submitted by Cornell Realty Management 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 in the Borough of Brooklyn, Community District 9.

This application for an amendment of the Zoning Resolution of the City of New York concerning modifications to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) was filed by Cornell Realty Management LLC (the applicant) on April 13, 2018. It would establish a Mandatory Inclusionary Housing (MIH) area on Block 1188, a portion of Lot 35, a portion of Lot 44, and Lots 53, 54, 55, 56, and 58 and on Block 1190, a portion of Lot 26, and Lots 28, 29, 45, 46, 48, and 50 on the west side of Franklin Avenue. This application, in conjunction with the application for the related action (C 180347 ZMK), would facilitate the development of two new 16-story mixed-use and residential buildings containing approximately 515,000 square feet of residential floor area (518 units of housing, including 140 affordable units), and approximately 15,000 square feet of retail at two sites, 40 Crown Street (Block 1190, Lots 29, 45, and 50) and 931 Carroll Street (Block 1188, Lot 58), in the Crown Heights neighborhood of Brooklyn, Community District 9.

RELATED ACTION

In addition to the zoning text amendment (N 180348 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 180347 ZMK Zoning map amendment to change existing R6A, R6A/C1-2 and R8A districts to R8X and R8X/C2-4 districts.

BACKGROUND

A full background discussion and description of this application appears in the report for the

related zoning map amendment (C 180347 ZMK).

ENVIRONMENTAL REVIEW

This application (N 180348 ZRK), in conjunction with the application for the related action (C 180347 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 17DCP067K.

A summary of the environmental review appears in the report for the related zoning map amendment (C 180347 ZMK).

PUBLIC REVIEW

This application (N 180348 ZRK) was duly referred to Brooklyn Community Board 9 and the Brooklyn Borough President on June 11, 2018 in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 180347 ZMK), which was certified as complete by the Department of City Planning on June 11, 2018 and duly referred to Brooklyn Community Board 9 and the Brooklyn Borough President 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 9 held a public hearing on this application (N 180348 ZRK) on June 26, 2018, and on that date, by a vote of 17 in favor, none opposed, and with seven abstentions, recommended disapproval of the project.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (N 180348 ZRK) on

September 4, 2018, and on September 27, 2018 issued a recommendation to disapprove with modifications/conditions. A summary of the Borough President's recommendation appears in the report for the related zoning map amendment (C 180347 ZMK).

City Planning Commission Public Hearing

On September 5, 2018 (Calendar No. 2) the CPC scheduled September 26, 2018 for a public hearing on this application (N 180348 ZRK), in conjunction with the application for the related action (C 180347 ZMK). The hearing was duly held on September 26, 2018 (Calendar No. 32). Four speakers testified in favor of the application and seven in opposition, as described in the report for the related zoning map amendment (C 180347 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 180348 ZRK), in conjunction with the related application for a zoning map amendment (C 180347 ZMK), is appropriate.

A full consideration and analysis of issues and the reasons for approving this application appear in the related report for the zoning map amendment (C 180347 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.

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

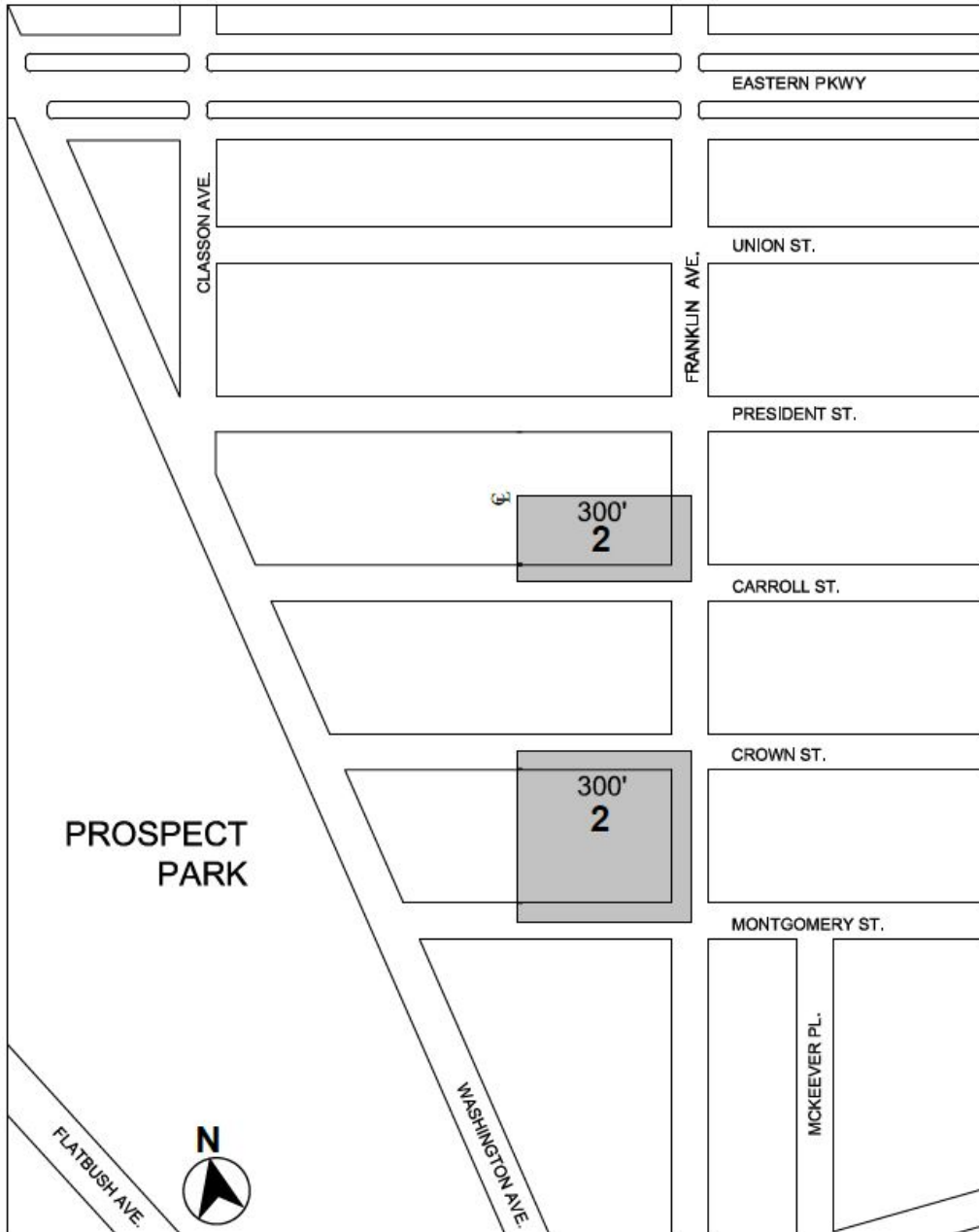
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Brooklyn Community District 9

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Map 2 – [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*

Area 2 [date of adoption] – MIH Program Option 1

Portion of Community District 9, Brooklyn

* * *

The above resolution (N 180348 ZRK), duly adopted by the City Planning Commission on October 31, 2018 (Calendar No. 15), 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.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

ALFRED C. CERULLO, III, MICHELLE de la UZ,

JOSEPH DOUEK, RICHARD W. EADDY,

CHERYL COHEN EFFRON, HOPE KNIGHT,

ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ *Commissioners*

RAJ RAMPERSHAD, *Commissioner, Abstained*