



Community Board 2 (CB2) has scheduled a public hearing on applications filed with the Department of City Planning by the Educational Construction Fund (ECF) and 80 Flatbush Avenue LLC.

The applications seek approvals to facilitate the phased redevelopment of the block bounded by Schermerhorn Street, Flatbush Avenue, State Street and 3rd Avenue with new residential, community facility and commercial development that will include a new, larger facility for an existing public high school currently located on the block as well as a new elementary school.

The hearing will be held as follows:

Date: Wednesday; March 28, 2018

Time: 6:00-9:00 pm

Location:

St. Francis College

Founders Hall (the college auditorium)

180 Remsen Street (between Clinton and Court streets)

Brooklyn, New York

Community Board 2 is holding this hearing to provide the public with the opportunity to comment on the applications described below. Notice of this public hearing will be publicized in *The City Record*. Community Board 2 will send this notice to the local and citywide press and addressees on the board's distribution lists. Community groups and individuals representing all segments of the community are encouraged to participate.

Groups and individuals who are unable to attend the public hearing, or for any reason would like to submit written testimony, are encouraged to submit statements in writing by Friday, March 30, 2018 via email, facsimile or mail to the following:

Email: cb2k@nyc.rr.com

Facsimile: 718-852-1461

Mail:

Community Board 2

350 Jay Street, 8th Floor

Brooklyn, New York 11201

"80 Flatbush Avenue Rezoning"

C 180216 ZMK, N 180217 ZRK and C 180218 ZSK

IN THE MATTER OF applications submitted by New York City Educational Construction Fund and 80 Flatbush Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for

A. an amendment of the Zoning Map, Section No. 16c, changing from a C6-2 District to a C6-9 District property bounded by the southeasterly centerline prolongation of Schermerhorn Street, Flatbush Avenue, State Street and 3rd Avenue, Borough of Brooklyn, Community District 2,

and

B. an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission) relating to modifications of the special permit for school construction in the Special Downtown Brooklyn District, modifying Article X, Chapter 1 (Special Downtown Brooklyn District) and modifying Appendix F (Inclusionary Housing Designated Areas) for the purpose of establishing a Mandatory Inclusionary Housing area,

and

C. the grant of a special permit pursuant to Sections 74-752* of the Zoning Resolution to modify:

1. the use regulations of Section 101-11 (Special Ground Floor Use Regulations);
2. the affordable housing requirements of Section 23-154 (Inclusionary Housing) and Section 23-90 (Inclusionary Housing);
3. the bulk requirements of Section 101-223* (Tower Regulations) and Section 101-41 (Special Street Wall Location Regulations);
4. the requirements of Section 101-50 (Off-Street Parking and Off-Street Loading Regulations) and Section 25-23 (Requirements Where Group Parking Facilities Are Provided) to waive all required accessory parking; and
5. the requirements of Section 36-62 (Required Accessory Off-street Loading Berths) to waive one required loading berth;

in connection with a proposed mixed-use development, on property located at 80 Flatbush Avenue (Block 174, Lot 1, 9, 13, 18, 23 & 24), in a C6-9** District, within the Special Downtown Brooklyn District, Borough of Brooklyn, Community District 2.

*Note: A zoning text amendment is proposed to create a new Section 74-752 and to change Section 101-223 of the Zoning Resolution under a concurrent related application (N 180217 ZRK).

**Note: This site is proposed to be rezoned by changing a C6-2 District to C6-9 District under a concurrent related application for a Zoning Map change (C 180216 ZMK).

Plain Language Description

Most development in New York City occurs "as-of-right." That is to say, if the Department of Buildings is satisfied that submitted plans meet all relevant provisions of the Zoning Resolution and the Building Code, a building permit is issued and construction may begin. However, some land uses or construction cannot proceed without discretionary approval.

Since June 1, 1976, certain land use applications have been subject to the Uniform Land Use Review Procedure, or ULURP (pronounced yoo-lûrp). As the name implies, the intent of ULURP is to establish a standard procedure and timetable for public review, which begins with the local community board.

[Download a comprehensive one-pager on ULURP \(PDF\)](#)

[Learn more about ULURP](#)

C 180216 ZMK

Application C 180216 ZMK seeks to change the zoning designation on the block bounded by Schermerhorn Street, Flatbush Avenue, State Street and 3rd Avenue from a C6-2 zoning district to a C6-9 district.

According to the Department of City Planning's *Zoning Handbook*, "Most C6 districts are in Manhattan and Downtown Brooklyn and permit corporate headquarters, large hotels, entertainment facilities, retail stores and high-rise residences in mixed buildings."

[Read more about C6 districts](#)

N 180217 ZRK

Article VII, Chapter 4 of the Zoning Resolution defines when and where and for what reasons the City Planning Commission (CPC) may issue certain special permits. Section 74-75 grants the CPC the power to modify certain requirements in the case of Educational Construction Fund (ECF) projects.

[Download Article VII, Chapter 4 \(PDF\)](#)

Application N 180217 ZRK seeks to establish a new Section 74-752 to create a new CPC special permit for ECF projects in C6-9 zoning districts—as this block is proposed to be rezoned—within the Special Downtown Brooklyn District.

The application also proposes modifications to Article X, Chapter 1 of the Zoning Resolution—which defines the Special Downtown Brooklyn District—primarily by adding C6-9 districts to those listed in Sections 101-21, 101-22, 101-222 and 10-233.

[Download Article X, Chapter 1 \(PDF\)](#)

Since March 22, 2016, most rezonings require construction of affordable housing as part of the proposed new development. Application N 180217 ZRK also proposes amending Appendix F of the Zoning Resolution to designate the block bounded by Schermerhorn Street, Flatbush Avenue, State Street and 3rd Avenue as a Mandatory Inclusionary Housing Area.

[Download Appendix F \(PDF\)](#)

[Read more about Mandatory Inclusionary Housing](#)

C 180218 ZSK

Application C 180218 ZSK seeks a special permit from the City Planning Commission pursuant to the new Section 74-752 proposed in application N 180217 ZRK. If approved, the special permit would allow modifications of certain ground floor use, bulk, parking and loading regulations, as well as modifications to requirements of the Mandatory Inclusionary Housing program.



Rendering of "80 Flatbush" as viewed from the southern end of Hanson Place courtesy of Alloy Development

Additional Resources

The Draft Environmental Impact Statement and related documents can be found on the Educational Construction Fund's page on the Department of Education website.

Access "[ECF at Khalil Gibran at 80 Flatbush Avenue/362 Schemerhorn in Brooklyn](#)"

Alloy Development has created a website with information about the project including renderings, frequently asked questions and a proposed project timeline.

Visit 80flatbush.com

OML Section 103(d)(2) Notice

Pursuant to Section 103(d)(2) of Article 7 of the New York State Public Officers Law, also known as the Open Meetings Law (OML), and OML Advisory Opinion 5332 issued by the State of New York Department of State Committee on Open Government,

Community Board 2 hereby announces that all equipment and personnel used to photograph, broadcast, webcast, or otherwise record this public hearing shall be located in the final row center of the auditorium, which location shall be set aside for this purpose.

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