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This event has passed.

Uniform Land Use Review Procedure Public Hearing

April 30 @ 6:00 pm - 8:00 pm



OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

In order for the Office of Brooklyn Borough President Eric L. Adams to better stay in touch with you, we would appreciate it if you would share with us your most up-to-date contact information. You can do so by visiting brooklyn-usa.org/sign-up-2 or by calling (718) 802-3700.

[Uniform Land Use Review Procedure](#)

[Public Hearing](#)

NOTICE IS HEREBY GIVEN THAT, pursuant to Section 201 of the New York City Charter, the Brooklyn borough president will hold a public hearing on the following matters in the Courtroom of Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, NY 11201, commencing at 6:00 PM on April 30, 2018.

Calendar Item 1 -- 80 Flatbush Avenue Rezoning (180216 ZMK, 180217 ZRK, 180218 ZSK)

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facilitate the redevelopment of a block in Downtown Brooklyn. The zoning map amendment would change a property bounded by Flatbush Avenue, Schermerhorn Street, State Street, and Third Avenue and located within the Special Downtown Brooklyn District (SDBD), from a C6-2 to a C6-9 district. The zoning text amendments would designate the project a Mandatory Inclusionary Housing (MIH) area, amend SDBD regulations to set the maximum permitted floor area for a C6-9 district to a Floor Area Ratio (FAR) of 18.0 for commercial and community facility use, and 12.0 FAR for residential use, make the C6-9 district subject to Tower Regulations in New York City Zoning Resolution (ZR) Section 101-223, and establish a new special permit modifying ZR Section 74-752. Pursuant to this permit, the City Planning Commission (CPC) would allow modifications of certain regulations as necessary, to facilitate an ECF project within a C6-9 district within the SDBD, in order to achieve the massing of the development site, as proposed in the application documents.

The requested special permit pursuant to ZR Section 74-752 would permit modifications for the applicants' project per the following:

- Ground-floor use regulations in order to permit the proposed configuration of the residential and school lobbies on Flatbush Avenue and State Street, which will contain significant retail frontage
- MIH requirements so as to allow Phase I construction of the proposed school without affordable housing, which would

be constructed in Phase II of the development

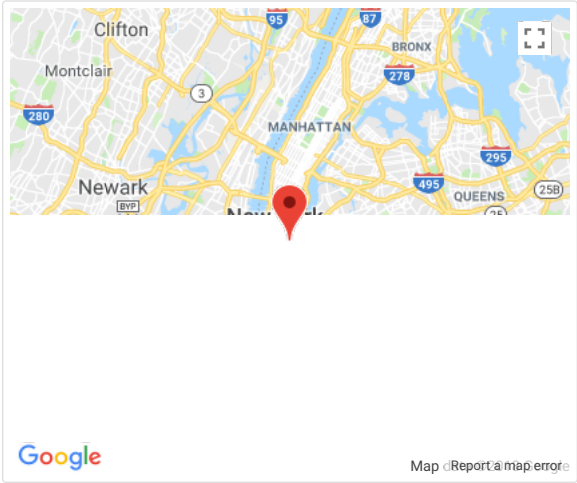
- Minimum street wall height regulations along Flatbush Avenue to allow the configuration of building volumes on the development site, and provide larger floorplates, as well as an outdoor terrace for the proposed schools
- Tower lot coverage requirements in order to permit a maximum lot coverage of 56.7 percent in a tower taller than 150 feet
- Off-street accessory parking regulations in order to waive the requirement to provide an off-street parking facility, due to the project’s location in a Transit Zone
- Loading berth requirements, to reduce the number of loading berths required in Phase I of the project

Such actions are intended to facilitate the creation of a new, mixed commercial, community facility, and residential development that will replace the existing Khalil Gibran International Academy (KGIA) public high school building with a new facility in a larger space, as well as a new elementary school that would share an auditorium and gymnasium with KGIA. In addition to school uses, the proposed development would provide residential space comprising of approximately 700 units of market-rate housing and 200 units of affordable housing; 201,000 sq. ft. of commercial office space, 42,200 sq. ft. of retail space, and 10,300 sq. ft. of non-school cultural space (within the existing KGIA building). The project is proposed to proceed in two phases in order to permit continued occupancy by KGIA until its new facility is complete. The first phase will result in the completion of the two schools and a mixed-use building fronting Flatbush Avenue and State Street; the second phase will be developed along Third Avenue, with segments of the existing KGIA building to remain at the corner of Schermerhorn and State streets.

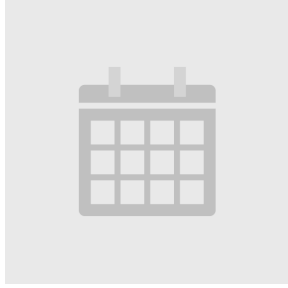
Note: To request a sign language interpreter, or to request Telecommunication Device for the Deaf (TDD) services, and/or foreign language interpretation in accordance with Local Law 30, contact Land Use Coordinator Inna Guzenfeld at (718) 802-3754 or iguzenfeld@brooklynbp.nyc.gov prior to the hearing.

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<p>Details</p> <p>Date: April 30</p> <p>Time: 6:00 pm - 8:00 pm</p> <p>Event Categories: Borough Hall, Community Calendar</p>	<p>Organizer</p> <p>Brooklyn Borough President, Eric L. Adams</p> <p>Phone: 718.802.3700</p> <p>Website: www.brooklyn-usa.org</p>
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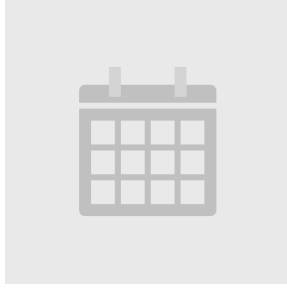
<p>Venue</p> <p>Brooklyn Borough Hall</p> <p>209 Joralemon St. Brooklyn, NY 11201 United States + Google Map</p> <p>Phone: 718-802-3700</p>	
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Related Events



Constituent Assistance Center Walk-In

June 21 @ 9:30 am - 4:00 pm
Recurring Event (See all)



SCORE NYC Small Business Mentoring

September 10
Recurring Event (See all)



61st Precinct Community Council Meeting

November 14 @ 7:30 pm
Recurring Event (See all)

« Constituent Assistance Center Walk-In

SCORE NYC Small Business Mentoring »



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