Brooklyn Borough President Recommendation
CITY PLANNING COMMISSION
120 Broadway, 31st Floor, New York, NY 10271
CalendarOffice@planning.nyc.gov

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION

2300 CROPSEY AVENUE REZONING – 220358 ZMK

An application submitted by Cropsey Partners LLC, pursuant to sections 197-c and 201 of the New York City Charter affecting three properties in the middle of a block bounded by 24th Avenue and Bay Parkway, the Belt Parkway and Cropsey Avenue. The requested zoning map amendment would establish a C2-4 overlay within an existing R6 district and permit commercial uses at a 23-story, as-of-right residential and community facility building at 2300 Cropsey Avenue in Brooklyn Community District 11 (CD 11). This action would enable approximately 35,227 square feet (sf) of commercial zoning floor area, to be occupied by a supermarket and local retail uses.

BROOKLYN COMMUNITY DISTRICT 11

RECOMMENDATION

☐ APPROVE
☒ APPROVE WITH MODIFICATIONS/CONDITIONS

☐ DISAPPROVE
☐ DISAPPROVE WITH MODIFICATIONS/CONDITIONS

SEE ATTACHED

BROOKLYN BOROUGH PRESIDENT

March 14, 2022
DATE

RECOMMENDATION FOR: 2300 CROPSEY AVENUE REZONING – 220358 ZMK

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On February 17, 2022, Brooklyn Borough President Antonio Reynoso held a remote public hearing on this Uniform Land Use Review Procedure (ULURP) application. There were no speakers on the item.

Community Board Position

On February 16, 2022 Brooklyn Community Board 11 (CB 11) approved this application with the following conditions:

- That no loading or unloading would take place on the street
- That there would be no commercial deliveries on Shore Parkway, to minimize impacts on residences at its intersection with 24th Avenue
- That there would be a managed parking operation to ensure sufficient capacity for the intended mix of uses
- That school buses would not be stored on the street or within building lines other than for drop-off or pickup
- That a Traffic Impact Study would be performed 12 months post-development

Approval Rationale

2300 Cropsey Avenue is a high-density, as-of-right, market-rate apartment building on the site of a former nursing home. The surrounding area contains multiple community facility uses that serve the local senior population. It is also remote from large food stores with wide selection of groceries at various price points.

In the last ten years, neighborhoods across Brooklyn have lost major supermarkets due to economic forces or residential development. While the City's Food Retail Expansion to Support Health (FRESH) program has brought affordable food stores to low-income neighborhoods through a combination of zoning and tax incentives, virtually none have opened in Southern Brooklyn, in or around the Coney Island Peninsula. 2300 Cropsey Avenue is not located in a FRESH zone but is just north of a FRESH zone mapped within Community District 13 (CD 13) in 2021.

Borough President Reynoso supports land use actions that expand access to healthy foods, especially in communities where such options are limited. In this case, the C2-4 overlay would convert more than 35,000 sf of underutilized community facility space to commercial floor area. This would in turn, enable a needed supermarket, and neighborhood retail. As opportunities to site large food stores are often scarce, the zoning change provides a viable path toward this objective. However, as a reciprocal benefit, the developer should seek out an affordable supermarket targeted to local populations on fixed incomes, including older seniors and public housing residents.

Borough President Reynoso understands CB 11's concerns about parking and loading at 2300 Cropsey Avenue. He further agrees that Shore Parkway, in its current configuration, is not a feasible access road for a development of this size. Given the potential amount of non-residential space and the owner's intent to site both a charter school and multiple stores, it is vital that the applicant

develop a comprehensive plan to ensure proper traffic flow. This loading and parking plan should be presented to the community, with opportunities for comment and revision. It should also be updated regularly to reflect real and changing conditions following build-out and occupancy of the school and commercial spaces. Finally, the plan should act as a vehicle to address community concerns and mitigate unexpected traffic impacts not analyzed in the project's Environmental Assessment Statement (EAS).

Recommendation

Be it resolved that the Brooklyn borough president, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission (CPC) and City Council approve this application with the following conditions:

1. That Cropsey Partners LLC:

    a. Work with local elected officials, city agencies, and grocers to locate a food store in the ground floor affordable to the local population

    b. Ensure Community Board 11 (CB 11), the Brooklyn Borough President and the City Council receive the loading and parking plans for the intended mix of uses

    c. Develop a traffic monitoring program, approved by the Department of Transportation (DOT) to be conducted 12 months after the development is fully tenanted.

    d. Make any necessary improvements to mitigate unexpected traffic impacts not analyzed in the project's Environmental Assessment Statement (EAS).