



Legislation Text

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File #: Res 1751-2017, Version: \*

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**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1751**

**Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 170025 ZMK, a Zoning Map amendment (L.U. No. 787).**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on October 6, 2017 its decision dated October 4, 2017 (the "Decision"), on the application submitted by JMS Realty Corp., pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 13b, changing an M1-1 and M1-2 zoning district to an R7D/C2-4 and an R6A/C2-4 zoning district. This amendment would facilitate the development of a new eight-story mixed-use building containing approximately 75 residential units, including 19 units of permanently affordable housing, in the Bedford-Stuyvesant neighborhood of Brooklyn, (ULURP No. C 170025 ZMK), Community District 3, Borough of Brooklyn (the "Application");

WHEREAS, the Application is related to application N 170026 ZRK (L.U. No. 788), a zoning text amendment to designate a Mandatory Inclusionary Housing area;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 24, 2017;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration issued June 5, 2017 (CEQR No. 16DCP177K), which included (E) designations to avoid the potential for significant adverse impacts related to hazardous materials, air quality and noise (E-433) (the "Negative Declaration");

**RESOLVED:**

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Section 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 170025 ZMK, incorporated by reference herein, the Council approves the Decision of the City Planning Commission with the

following modifications:

Matter in ~~strikeout~~ is old, to be deleted by the City Council;

Matter underline is new, to be added by the City Council.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 13b:

1. changing from an M1-1 District to an R7D District property bounded by a line 100 feet northerly of Myrtle Avenue, Nostrand Avenue, Myrtle Avenue, and Walworth Street;
2. changing from an M1-2 District to an ~~R6A~~ R6B District property bounded by Myrtle Avenue, Nostrand Avenue, a line 100 feet southerly of Myrtle Avenue, and Sandford Street;
3. establishing within the proposed R7D District a C2-4 District bounded by a line 100 feet northerly of Myrtle Avenue, Nostrand Avenue, Myrtle Avenue, and Walworth Street; and
4. establishing within the proposed ~~R6A~~ R6B District a C2-4 District bounded by Myrtle Avenue, Nostrand Avenue, a line 100 feet southerly of Myrtle Avenue, and Sandford Street;

as shown on a diagram (for illustrative purposes only) dated June 5, 2017, and subject to the conditions of CEQR Declaration E-433, Community District 3, Borough of Brooklyn.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 30, 2017, on file in this office.

City Clerk, Clerk of The Council