



Legislation Details (With Text)

**File #:** Res 0220-2022      **Version:** \*      **Name:** LU 42 - Zoning, 103 Lee Avenue, Brooklyn (N 210313 ZRK)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 6/2/2022

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving with modifications the decision of the City Planning Commission on Application No. N 210313 ZRK, for an amendment of the text of the Zoning Resolution (Preconsidered L.U. No. 42).

**Sponsors:** Rafael Salamanca, Jr., Kevin C. Riley

**Indexes:**

**Attachments:** 1. Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, 2. April 14, 2022 - Stated Meeting Agenda, 3. Hearing Transcript - Stated Meeting 4-14-22, 4. Minutes of the Stated Meeting - April 14, 2022, 5. Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, 6. June 2, 2022 - Stated Meeting Agenda, 7. Hearing Transcript - Stated Meeting 6-2-22, 8. Minutes of the Stated Meeting - June 2, 2022, 9. City Planning Commission Approval Letter, 10. Res. No. 220, 11. Committee Report

Date	Ver.	Action By	Action	Result
5/12/2022	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
6/2/2022	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 220**

**Resolution approving with modifications the decision of the City Planning Commission on Application No. N 210313 ZRK, for an amendment of the text of the Zoning Resolution (Preconsidered L.U. No. 42).**

**By Council Members Salamanca and Riley**

WHEREAS Sbeny Holdings LLC, filed an application pursuant to Section 201 of the New York City Charter, for an amendment of the text of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, which in conjunction with the related action would facilitate the construction of an eight-story mixed-use building with 52 dwelling units, 16 of which would be permanently affordable, as well as approximately 7,800 square feet of ground floor commercial space at 103 Lee Avenue (Block 2200, Lot 6) in the Williamsburg neighborhood of Brooklyn, Community District 1 (ULURP No. N 210313 ZRK) (the “Application”);

WHEREAS, the City Planning Commission filed with the Council on April 8, 2022, its decision dated March 16, 2022 (the “Decision”), on the Application;

WHEREAS, the Application is related to application C 210312 ZMK (Pre. L.U. No. 41), a zoning map amendment to change R6 and R6/C1-3 zoning districts to an R7X/C2-4 zoning district;

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

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on April 12, 2022;

WHEREAS, the Council has considered the land use implications 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 November 15<sup>th</sup>, 2021 (CEQR No. 20DCP144K) which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise (E-638) (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 (E) Designation (E-638) and Negative Declaration.

Pursuant to Sections 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, N 210313 ZRK, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission with the following modifications:

- 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
- Matter double struck out is old, deleted by the City Council;
- Matter double-underlined is new, added by the City Council

\* \* \*

**APPENDIX F  
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**BROOKLYN**

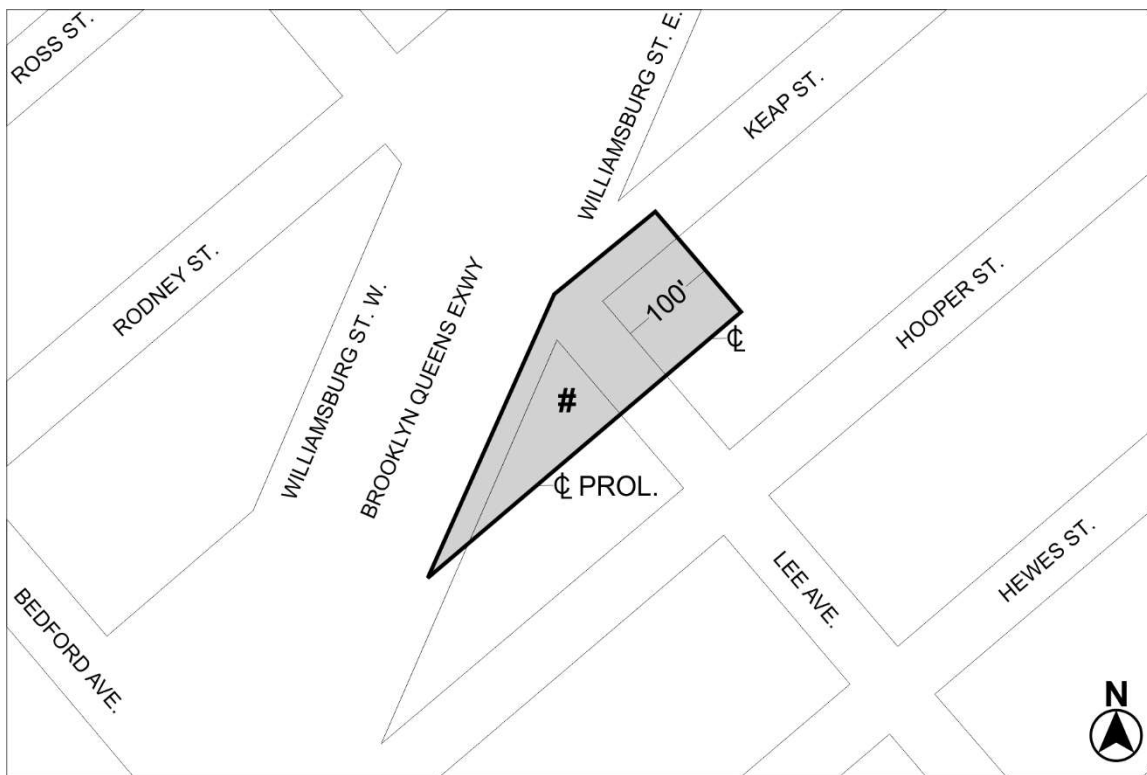
\* \* \*

**Brooklyn Community District 1**

\* \* \*

Map 5 - [date of adoption]

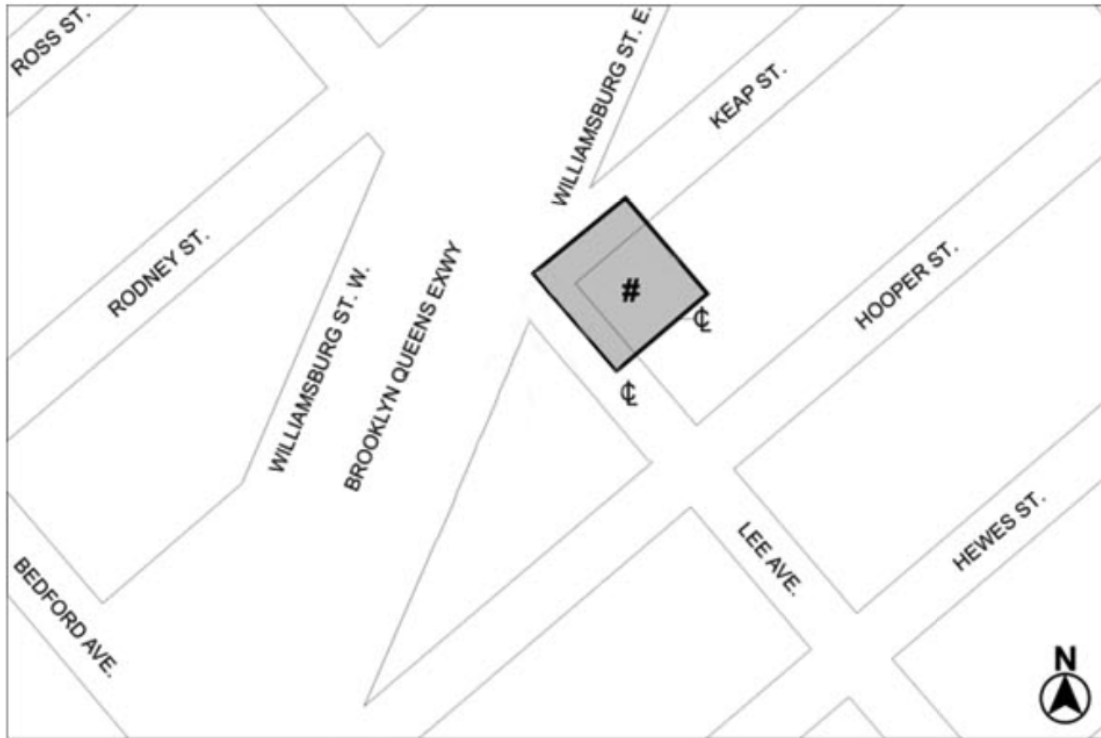
[PROPOSED MAP]



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

Area # — [date of adoption] — MIH Program Option 1 and Option 2

[MODIFIED MAP]



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

**Area # — [date of adoption] — MIH Program Option 1 and Option 2**

Portion of Community District 1, 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 \_\_\_\_\_, 2022, on file in this office.

City Clerk, Clerk of The Council