



Legislation Details (With Text)

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

**In control:** Committee on Land Use

**On agenda:** 10/7/2021

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**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 200306 ZMK, a Zoning Map amendment (L.U. No. 840).

**Sponsors:** Rafael Salamanca, Jr., Francisco P. Moya

**Indexes:**

**Attachments:** 1. Res. No. 1758, 2. Calendar of the Zoning Subcommittee Meeting - September 10, 2021, 3. September 9, 2021 - Stated Meeting Agenda with Links to Files, 4. Calendar of the Zoning Subcommittee Meeting - September 24, 2021, 5. Calendar of the Zoning Subcommittee and Land Use Meetings - September 30, 2021, 6. October 7, 2021 - Stated Meeting Agenda with Links to Files, 7. Hearing Transcript - Stated Meeting 10-7-21, 8. Minutes of the Stated Meeting - October 7, 2021, 9. Committee Report

Date	Ver.	Action By	Action	Result
9/30/2021	*	Committee on Land Use	Approved by Committee	
10/7/2021	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1758**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 200306 ZMK, a Zoning Map amendment (L.U. No. 840).**

**By Council Members Salamanca and Moya**

WHEREAS, 307 Kent Associates, filed an application pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, changing from an M3-1 Districts to an M1-5 District, changing from an M3-1 district to an M1-4/R6A District, and establishing a Special Mixed Use District (MX-8), which in conjunction with the related action would facilitate the development of a new nine-story 93,000-square-foot mixed-use building containing retail and commercial office uses at 307 Kent Avenue in the Williamsburg neighborhood of Brooklyn, Community District 1 (ULURP No. C 200306 ZMK) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on September 3, 2021 its decision dated September 1, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 200307 ZRK (L.U. No. 841), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area;

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 September 10, 2021;

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 Positive Declaration issued January 10<sup>th</sup>, 2020 (CEQR No. 20DCP100K) and a Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on August 20, 2021, which identified significant adverse impacts related to hazardous materials, noise, and air quality would be avoided through the placement of (E) designations (E-592) on the project sites. The proposed project as analyzed in the FEIS also identified significant adverse impacts with respect to transportation (vehicular traffic, transit, pedestrian) and proposed mitigation measures are included in the Restrictive Declaration.

RESOLVED:

Having considered the FEIS with respect to the Decision and Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating, as conditions to the approval, report for C 200306 ZMK, those project components related to environment and mitigation measures that were identified as practicable.

The Decision, together with the FEIS constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d).

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, C 200306 ZMK, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

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. 12d:

1. Changing from an M3-1 Districts to an M1-5 District property bounded by South 2<sup>nd</sup> Street, a line 300 feet northwesterly of Wythe Avenue, South 3<sup>rd</sup> Street, and Kent Avenue;
2. Changing from an M3-1 District to an M1-4/R6A District property bounded by South 2<sup>nd</sup> Street, a line 210 feet northwesterly of Wythe Avenue, South 3<sup>rd</sup> Street, and a line 300 feet northwesterly of Wythe Avenue; and

3. Establishing a Special Mixed Use District (MX-8) bounded by South 2<sup>nd</sup> Street, a line 210 feet northwesterly of Wythe Avenue, South 3<sup>rd</sup> Street, and a line 300 feet westerly of Wythe Avenue;

as shown on a diagram (for illustrative purpose only) dated on April 5, 2021, and subject to the conditions of CEQR Declaration E-592, Borough of Brooklyn, Community District 1.

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 October 7, 2021, on file in this office.

City Clerk, Clerk of The Council