



Legislation Details (With Text)

**File #:** Res 1614-2021      **Version:** \*      **Name:** LU 733 - Zoning, 737 Fourth Avenue Rezoning, Brooklyn (C 200029 ZMK)

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

**In control:** Committee on Land Use

**On agenda:** 4/22/2021

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 200029 ZMK, a Zoning Map amendment (Preconsidered L.U. No. 733).

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

**Indexes:**

**Attachments:** 1. Res. No. 1614, 2. Calendar of the Subcommittee Meetings - February 18 and 23, 2021, 3. Hearing Testimony - Zoning 2/23/21, 4. Hearing Testimony - Zoning 2/23/21 (Con't), 5. February 25, 2021 - Stated Meeting Agenda with Links to Files, 6. Hearing Transcript - Stated Meeting 2-25-21, 7. Minutes of the Stated Meeting - February 25, 2021, 8. Calendar of the Subcommittee Meetings - March 16 and 22, 2021, 9. Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, 10. City Planning Commission Approval Letter, 11. April 22, 2021 - Stated Meeting Agenda with Links to Files, 12. Hearing Transcript - Stated Meeting 4-22-21, 13. Minutes of the Stated Meeting - April 22, 2021, 14. Committee Report

Date	Ver.	Action By	Action	Result
3/23/2021	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
4/22/2021	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1614**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 200029 ZMK, a Zoning Map amendment (Preconsidered L.U. No. 733).**

**By Council Members Salamanca and Moya**

WHEREAS, 737 Fourth Avenue, LLC, 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. 16d, changing from an M1-1D District to an R8A District, establishing within the proposed R8A District a C2-4 District, and establishing a Special Enhanced Commercial District (EC-1), which in conjunction with the related action would facilitate a mixed-use development containing 142 dwelling units, of which approximately 35 would be designated permanently affordable under Option 1 of the Mandatory Inclusionary Housing (MIH) Program, and approximately 8,600 square feet of commercial floor area on the ground floor, at 737 Fourth Avenue in the Sunset Park neighborhood of Community District 7, Brooklyn (ULURP No. C 200029 ZMK), (the "Application");

WHEREAS, the City Planning Commission filed with the Council on February 19, 2021, its decision dated February 3, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 200030 ZRK (Pre. L.U. No. 734), a zoning text amendment to designate an MIH area with Options 1 and 2, and to include the Project Area within the EC-1 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 February 23, 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 negative declaration issued August 17<sup>th</sup>, 2020 (CEQR No. 19DCP127K), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise (E-575) (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-575) 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, C 200029 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. 16d:

1. changing from an M1-1D District to an R8A District property bounded by 24<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 25<sup>th</sup> Street, and 4<sup>th</sup> Avenue;
2. establishing within the proposed R8A District a C2-4 District bounded by 24<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 25<sup>th</sup> Street, and 4<sup>th</sup> Avenue;
3. establishing a Special Enhanced Commercial District (EC-1) bounded by 24<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 25<sup>th</sup> Street, and 4<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of the CEQR Declaration E-575, Borough of Brooklyn, Community District 7.

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 April 22, 2021, on file in this office.

City Clerk, Clerk of The Council