



Legislation Details (With Text)

File #: Res 0052-2022 **Version:** * **Name:** LU 11 - Zoning, 2134 Coyle Street Rezoning, Brooklyn (N 210240 ZRK)

Type: Resolution **Status:** Adopted

In control: Committee on Land Use

On agenda: 2/24/2022

Enactment date: **Enactment #:**

Title: Resolution approving with modifications the decision of the City Planning Commission on Application No. N 210240 ZRK, for an amendment of the text of the Zoning Resolution (Preconsidered L.U. No. 11).

Sponsors:

Indexes:

Attachments: 1. Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, 2. Hearing Transcript - Zoning 1-27-22, 3. Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, 4. February 10, 2022 - Stated Meeting Agenda, 5. Hearing Transcript - Stated Meeting 2-10-22, 6. Minutes of the Stated Meeting - February 10, 2022, 7. February 24, 2022 - Stated Meeting Agenda, 8. Hearing Transcript - Stated Meeting 2-24-22, 9. Minutes of the Stated Meeting - February 24, 2022, 10. City Planning Commission Approval Letter, 11. Committee Report, 12. Res. No. 52

Date	Ver.	Action By	Action	Result
2/17/2022	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
2/24/2022	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 52**

Resolution approving with modifications the decision of the City Planning Commission on Application No. N 210240 ZRK, for an amendment of the text of the Zoning Resolution (Preconsidered L.U. No. 11).

By Council Members Salamanca and Riley

WHEREAS, Coyle Properties, 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 a five-story, 129,000-square-foot mixed-use building containing 120 dwelling units, approximately 36 of which would be designated as permanently affordable, as well as approximately 32,000 square feet of ground floor commercial space at 2134 Coyle Street in the Sheepshead Bay neighborhood of Brooklyn, Community District 15 (ULURP No. N 210240 ZRK), (the "Application");

WHEREAS, the City Planning Commission filed with the Council on January 21, 2022, its decision dated January 5, 2022 (the "Decision") on the Application;

WHEREAS, the Application is related to application C 210239 ZMK (Pre. L.U. No. 10), a zoning map

amendment to change an R4 district and a C1-2 district to an R6A district and to establish within such R6A district a C2-4 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 January 27, 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 on August 30, 2021 (CEQR No. 21DCP123K) (the “Negative Declaration”).

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set for in the 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 210240 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 double struck out is old, deleted by the City Council;

Matter double-underlined is new, added by the City Council

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

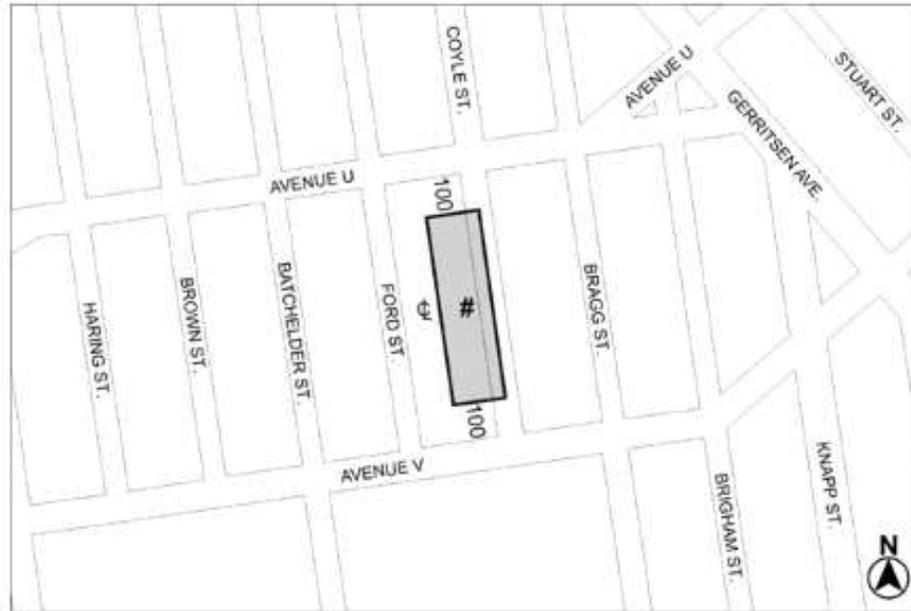
BROOKLYN

* * *

Brooklyn Community District 15

* * *

Map 2 - [date of adoption]



 Mandatory Inclusionary Housing Area see Section 23-154(d)(3)
Area # — [date of adoption] — MIH Program Option 1 and ~~Option 2~~ Deep Affordability Option

Portion of Community District 15, 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