



Legislation Details (With Text)

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Title: Resolution approving the decision of the City Planning Commission on ULURP No. C 080322 ZMK, a Zoning Map amendment (L.U. No. 951).

Sponsors: Leroy G. Comrie, Jr., Mark S. Weprin

Indexes:

Attachments: 1. Committee Report, 2. Hearing Transcript - Stated Meeting 12-10-13

Date	Ver.	Action By	Action	Result
12/10/2013	*	Committee on Land Use	Approved by Committee	
12/10/2013	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 2061

Resolution approving the decision of the City Planning Commission on ULURP No. C 080322 ZMK, a Zoning Map amendment (L.U. No. 951).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on October 25, 2013 its decision dated October 23, 2013 (the "Decision"), on the application submitted by Forrest Lots, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 13b, which in conjunction with the other related actions would facilitate the development of ten mixed-use buildings with 977 units of housing, including 242 units of affordable housing, 54,132 square feet of ground floor retail space, 504 accessory off-street parking spaces, and publicly accessible open space to be located in the Bushwick section of Brooklyn, Community District 4 (ULURP No. C 080322 ZMK), Borough of Brooklyn (the "Application");

WHEREAS, the Application is related to Applications N 110179 ZRK (L.U. No. 952), a zoning text amendment to create new Inclusionary Housing Designated Areas in Brooklyn Community District 4; and C 070250 MMK (L.U. No. 953), a city map amendment to re-establish Stanwix Street between Montieth Street and Forest Street, and Noll Street between Stanwix Street and Evergreen Avenue;

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 November 12, 2013;

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 and the Final Environmental Impact Statement (“FEIS”) for which a Notice of Completion was issued on October 11, 2013 (CEQR No. 09DCP002K);

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 to be approved, 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, pursuant to the Restrictive Declaration marked as Exhibit A in the City Planning Commission Report (C 080322 ZMK), those mitigation measures that were identified as practicable; and
- (4) No development pursuant to this resolution shall be permitted until the Restrictive Declaration attached as Exhibit A in the City Planning Commission Report (C 080322 ZMK), as same may be modified with any necessary administrative or technical changes, all as acceptable to counsel to the Department, is executed, and such Restrictive Declaration shall have been recorded and filed in the Office of the Register of the City of New York, County of Kings.

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 the decision, 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 this report, C 080322 ZMK, incorporated by reference herein, the Council approves the Decision.

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, by:

1. changing from an M1-1 District to an R6A District property bounded by:
 - a. Flushing Avenue, Bushwick Avenue, the southwesterly centerline prolongation of Forrest Street, Garden Street, a line 100 feet southeasterly of Flushing Avenue, and Beaver Street;
 - b. a line midway between Flushing Avenue and Montieth Street, a line 100 feet southwesterly of Stanwix Street, Forrest Street, and a line 100 feet northeasterly of Bushwick Avenue; and
 - c. a line 100 feet southeasterly of Noll Street, a line 100 feet southwesterly of Evergreen Avenue, Melrose Street, and Stanwix Street;

2. changing from an M1-1 District to an R7A District property bounded by:
 - a. Flushing Avenue, Stanwix Street, Forrest Street, a line 100 feet southwesterly of Stanwix Street, a line midway between Flushing Avenue and Montieth Street, a line 100 feet northeasterly of Bushwick Avenue, Forrest Street, and Bushwick Avenue; and
 - b. Noll Street, Evergreen Avenue, Melrose Street, and a line 100 feet southwesterly of Evergreen Avenue, a line 100 feet southeasterly of Noll Street, and Stanwix Street;
3. changing from an M3-1 District to an M1-2 District property bounded by Flushing Avenue, Evergreen Avenue, Noll Street, and Stanwix Street;
4. establishing within a proposed R6A District a C2-4 District bounded by Flushing Avenue, Bushwick Avenue, the southwesterly centerline prolongation of Forrest Street, Garden Street, a line 100 feet southwesterly of Bushwick Avenue, a line 100 feet southeasterly of Flushing Avenue, and Beaver Street;
5. establishing within a proposed R7A District a C2-4 District bounded by:
 - a. Flushing Avenue, Stanwix Street, Montieth Street, a line 100 feet southwesterly of Stanwix Street, a line midway between Flushing Avenue and Montieth Street, a line 100 feet northeasterly of Bushwick Avenue, Forrest Street, and Bushwick Avenue; and
 - b. Noll Street, Evergreen Avenue, Melrose Street, and a line 100 feet southwesterly of Evergreen Avenue;

as shown on a diagram (for illustrative purposes only) dated June 3, 2013, and subject to the conditions of CEQR Declaration E-315, Community District 4, 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 December 10, 2013, on file in this office.

City Clerk, Clerk of The Council