



Legislation Details (With Text)

**File #:** Res 0699-2018      **Version:** \*      **Name:** LU 270 - Zoning, 1451 Franklin Avenue "Seacrest" Rezoning, Brooklyn (C 180347 ZMK)

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

**In control:** Committee on Land Use

**On agenda:** 12/20/2018

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 180347 ZMK, a Zoning Map amendment (L.U. No. 270).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Resolution, 2. Land Use Calendar - Week of November 12, 2018 - November 16, 2018, 3. November 14, 2018 - Stated Meeting Agenda with Links to Files, 4. Hearing Testimony - Zoning 11-15-18, 5. Hearing Testimony (Con't) - Zoning 11-15-18, 6. Hearing Transcript - Zoning 11-15-18, 7. Land Use Calendar - Week of December 10, 2018 - December 14, 2018, 8. Land Use Calendar - December 18, 2018, 9. December 20, 2018 - Stated Meeting Agenda with Links to Files, 10. Hearing Transcript - Stated Meeting 12-20-18, 11. Minutes of the Stated Meeting - December 20, 2018, 12. Committee Report

Date	Ver.	Action By	Action	Result
12/18/2018	*	Committee on Land Use	Approved by Committee	
12/20/2018	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 699**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 180347 ZMK, a Zoning Map amendment (L.U. No. 270).**

**By Council Members Salamanca and Moya**

WHEREAS, the City Planning Commission filed with the Council on November 2, 2018 its decision dated October 31, 2018 (the "Decision"), on the application submitted by the submitted by Cornell Realty Management, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 16d, eliminating from within an existing R6A District a C1-3 District, changing from an R6A District to an R8X District, changing from an R8A District to an R8X District, and establishing within the proposed R8X District a C2-4 District, which in conjunction with the related actions would facilitate the development of two new 16-story mixed-use buildings containing approximately 518 residential units, including approximately 140 permanently affordable units, and ground floor retail, on two sites located at 40 Crown Street and 931 Carroll Street in the Crown Heights neighborhood of Brooklyn, Community District 9 (ULURP No. C 180347 ZMK) (the "Application");

WHEREAS, the Application is related to application N 180348 ZRK (L.U. No. 271), 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(b)(1)

of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on November 15, 2018;

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 Revised Negative Declaration issued June 11, 2018, which supersedes the Negative Declaration issued January 30, 2017, and Revised Environmental Assessment Statement issued June 8, 2018 (CEQR No. 17DCP067K) which include an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials and air quality (the “E” Designation (E-405));

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-405) and Revised 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 180347 ZMK, incorporated by reference herein, 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. eliminating from within an existing R6A District a C1-3 District bounded by a line midway between President Street and Carroll Street, Franklin Avenue, Carroll Street, and a line 100 feet westerly of Franklin Avenue;
2. changing from an R6A District to an R8X District property bounded by:
  - a. a line midway between President Street and Carroll Street, Franklin Avenue, Carroll Street, and a line 300 feet westerly of Franklin Avenue; and
  - b. Crown Street, Franklin Avenue, Montgomery Street, and a line 300 feet westerly of Franklin Avenue;
3. changing from an R8A District to an R8X District property bounded by Carroll Street, Franklin Avenue, Crown Street, and a line 300 feet westerly of Franklin Avenue; and
4. establishing within the proposed R8X District a C2-4 District bounded by:
  - a. a line midway between President Street and Carroll Street, Franklin Avenue, Carroll Street, and a line 100 feet westerly of Franklin Avenue; and
  - b. Crown Street, Franklin Avenue, Montgomery Street, and a line 100 feet westerly of Franklin Avenue;

as shown on a diagram (for illustrative purposes only) dated June 11, 2018, and subject to the conditions of CEQR Declaration E-405, Community District 9, 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 20, 2018, on file in this office.

City Clerk, Clerk of The Council