



Legislation Details (With Text)

File #: Res 0049-2022 **Version:** * **Name:** LU 8 - Zoning, 2892 Nostrand Avenue Rezoning, Brooklyn (C 200329 ZMK)

Type: Resolution **Status:** Adopted

In control: Committee on Land Use

On agenda: 2/24/2022

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Title: Resolution approving the decision of the City Planning Commission on ULURP No. C 200329 ZMK, a Zoning Map amendment (Preconsidered L.U. No. 8).

Sponsors: Rafael Salamanca, Jr., Kevin C. Riley

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. February 24, 2022 - Stated Meeting Agenda, 7. Hearing Transcript - Stated Meeting 2-24-22, 8. City Planning Commission Approval Letter, 9. Committee Report, 10. Res. No. 49, 11. Minutes of the Stated Meeting - February 24, 2022

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. 49**

Resolution approving the decision of the City Planning Commission on ULURP No. C 200329 ZMK, a Zoning Map amendment (Preconsidered L.U. No. 8).

By Council Members Salamanca and Riley

WHEREAS, Mikerose Realty, Inc., 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. 23b, changing from an R3-2 District to an R6B District, changing from an R3-2 District to an R7A District, establishing within the proposed R6B District a C2-4 District, and establishing within the proposed R7A District a C2-4 District, which in conjunction with the related action would facilitate the development of a new nine-story, approximately 43,000-square-foot mixed-use development that would contain approximately 3,800 square feet of commercial use and approximately 3,600 square feet of community facility use, as well as 55 residential units, approximately 14 of which would be designated as permanently affordable pursuant to the Mandatory Inclusionary Housing (MIH) program, at 2892 Nostrand Avenue in the Madison neighborhood of Community District 15, Brooklyn (ULURP No. C 200329 ZMK) (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 N 200328 ZRK (Pre. L.U. No. 9), a zoning text

amendment to designate an MIH area coterminous with the project 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 January 27, 2022;

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 16th, 2021 (CEQR No. 20DCP148K), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise (E-579) (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-579) 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 200329 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. 23b:

1. changing from an R3-2 District to an R6B District property bounded by a line 800 feet northerly of Avenue P, Nostrand Avenue, a line 700 feet northerly of Avenue P, and a line 110 feet westerly of Nostrand Avenue;
2. changing from an R3-2 District to an R7A District property bounded by a line 700 feet northerly of Avenue P, Nostrand Avenue, a line 300 feet northerly of Avenue P, and a line 110 feet westerly of Nostrand Avenue;
3. establishing within the proposed R6B District a C2-4 District bounded by a line 800 feet northerly of Avenue P, Nostrand Avenue, a line 700 feet northerly of Avenue P, and a line 110 feet westerly of Nostrand Avenue;
4. establishing within the proposed R7A District a C2-4 District bounded by a line 700 feet northerly of Avenue P, Nostrand Avenue, a line 540 feet northerly of Avenue P, and a line 110 feet westerly of Nostrand Avenue;

as shown on a diagram (for illustrative purposes only) dated August 16, 2021, and subject to the conditions of CEQR Declaration E-579, Borough of Brooklyn, Community District 15.

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