



Legislation Text

File #: Res 1801-2021, Version: *

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1801**

Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 200296 ZMK, a Zoning Map amendment (L.U. No. 861).

By Council Members Salamanca, Jr. and Moya

WHEREAS, Mr. Yitzchok Stern, 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. 22c, changing from an R5 District to an R6B District and establishing within the proposed R6B District a C2-4 District, which in conjunction with the related action would facilitate the development of a new three-story, mixed-use, residential and commercial building located at 1776 48th Street located in the Borough Park neighborhood of Brooklyn, Community District 12 (ULURP No. C 200296 ZMK) (the "Application");

WHEREAS the City Planning Commission filed with the Council on September 10, 2021, its decision dated September 1, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 200297 ZRK (L.U. No. 862), 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 of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on September 24, 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 April 5, 2021 (CEQR No. 20DCP108K), which includes an (E) designation to avoid the potential for significant adverse impacts related to air quality and noise (E-609) (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-609) 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 200296

ZMK 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 double struck out is old, deleted by the City Council;
Matter double-underlined is new, added by the City Council

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. 22c:

1. changing from an R5 District to an R6B District property bounded by 48th Street, 18th Avenue, 49th Street and a line 100 65 feet northwesterly of 18th Avenue; and
2. establishing within the proposed R6B District a C2-4 District bounded by 48th Street, 18th Avenue, 49th Street and a line 35 feet northwesterly of 18th Avenue;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-609, Borough of Brooklyn, Community District 12.

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 November 10, 2021, on file in this office.

City Clerk, Clerk of The Council