



## Legislation Details (With Text)

**File #:** Res 1145-2011      **Version:** \*      **Name:** LU 516 - Zoning, Special Permit, Brooklyn Navy Yard (C110378ZSK)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 11/29/2011

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 110378 ZSK (L.U. No. 516), for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and 10A uses) with no limitation on floor area, in connection with the proposed commercial development on property located at 2 Wallabout Street (Block 2023, Lot 50), in an M1-4 District, within a Large-Scale General Development generally bounded by Navy Street, Nassau Street, a line 683 feet easterly of Navy Street and a line 420 feet northerly of Nassau Street, Borough of Brooklyn.

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

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 11-29-11

Date	Ver.	Action By	Action	Result
11/17/2011	*	Committee on Land Use	Approved by Committee	
11/29/2011	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1145

Resolution approving the decision of the City Planning Commission on ULURP No. C 110378 ZSK (L.U. No. 516), for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and 10A uses) with no limitation on floor area, in connection with the proposed commercial development on property located at 2 Wallabout Street (Block 2023, Lot 50), in an M1-4 District, within a Large-Scale General Development generally bounded by Navy Street, Nassau Street, a line 683 feet easterly of Navy Street and a line 420 feet northerly of Nassau Street, Borough of Brooklyn.

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on October 24, 2011 its decision dated October 19, 2011 (the "Decision"), on the application submitted by the Brooklyn Navy Yard Development Corporation (BNYDC), pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and 10A uses) with no limitation on floor area, in connection with the proposed commercial development on property located at 2 Wallabout Street (Block 2023, Lot 50), in an M1-4 District, within a Large-Scale General Development generally bounded by Navy Street, Nassau Street, a line 683 feet easterly of Navy Street and a line 420 feet northerly of Nassau Street, (ULURP No. C 110378 ZSK), Community District 2, Borough of Brooklyn (the "Application");

WHEREAS, the Application is related to Applications Nos. C 110380 POK (L.U. No. 517), an

application by the New York City Department of Citywide Administrative Services (DCAS) to acquire federally-owned property; C 110381 PPK (L.U. No. 518), an application by the New York City Department of Small Business Services (SBS) to dispose of City-owned property to the Brooklyn Navy Yard; C 110382 ZMK (L.U. No. 511), a zoning map amendment changing an M1-2 zoning district to an M1-4 zoning district; N 110383 ZRK (L.U. No. 512), a zoning text amendment to Section 74-742 of the Zoning Resolution to allow special permits for Large Scale General Developments; C 110375 ZSK (L.U. No. 513), a special permit pursuant to Section 74-743(a) to waive regulations related to rear yards in a Large Scale General Development; C 110376 ZSK (L.U. No. 514), a special permit pursuant to Section 74-744 to allow signage that exceeds the otherwise applicable regulations; C 110377 ZSK (L.U. No. 515), a special permit pursuant to Section 74-53 to allow an accessory group parking facility with 266 spaces in an M1-4 zoning district; and N 110379 ZCK, a certification pursuant to Section 62-811 for waterfront public access and visual corridors;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(3) of the City Charter;

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 74-922 of the Zoning Resolution of the City of New York;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on November 16, 2011;

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 6, 2011 (CEQR No. 11DEM001K).

RESOLVED:

Having considered the FEIS, with respect to the 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 those mitigation measures that were identified as practicable.

The Decision and the FEIS constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, 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

110378 ZSK, incorporated by reference herein, the Council approves the Decision.

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 29, 2011, on file in this office.

City Clerk, Clerk of The Council