



Legislation Details (With Text)

**File #:** Res 0746-2011      **Version:** \*      **Name:** LU 331 - Zoning, Amendment of the Zoning Map, changing from an M3-1 District to an M1-4/R6A District (C070245ZMK)

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

**In control:** Committee on Land Use

**On agenda:** 3/23/2011

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 070245 ZMK, a Zoning Map amendment (L.U. No. 331).

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

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 3-23-11

Date	Ver.	Action By	Action	Result
3/16/2011	*	Committee on Land Use	Approved by Committee	
3/23/2011	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 746

Resolution approving the decision of the City Planning Commission on ULURP No. C 070245 ZMK, a Zoning Map amendment (L.U. No. 331).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on February 18, 2011 its decision dated February 16, 2011 (the "Decision"), on the application submitted by JBJ, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map to change an M3-1 district to an MX8: M1-4/R6A mixed use district to facilitate the construction of a 6-story, 104,000-square-foot mixed use development with 79 dwelling units and ground floor retail located on the eastern half of Block 2415, between South Second and South Third Streets and Kent and Wythe Avenues in Community District 1, Borough of Brooklyn (ULURP No. C 070245 ZMK) (the "Application");

WHEREAS, the Application is related to Application N 070246 ZRK (L.U. No. 332), an amendment to the text of the Zoning Resolution of the City of New York relating to the Inclusionary Housing Program;

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 March 15, 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 Negative Declaration, issued on September 13, 2010, which included (E) designation (E-261) to avoid any potential significant adverse impacts for air quality and hazardous materials (CEQR No. 07DCP035K);

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment.

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 070245 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. 12d:

1. changing from an M3-1 District to an M1 -4/R6A District property bounded by South 2<sup>nd</sup> Street, Wythe Avenue, South 3<sup>rd</sup> Street, and a line 210 feet northwesterly of Wythe Avenue; and
2. establishing a Special Mixed Use District (MX-8) bounded by South 2<sup>nd</sup> Street, Wythe Avenue, South 3<sup>rd</sup> Street, and a line 210 feet northwesterly of Wythe Avenue;

as shown on a diagram (for illustrative purposes only) dated September 13, 2010 and subject to the conditions of CEQR Declaration E-261, Community District 1, 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 March 23, 2011, on file in this office.

City Clerk, Clerk of The Council