



Legislation Details (With Text)

**File #:** Res 1318-2020      **Version:** \*      **Name:** LU 627 - Zoning, 271 Sea Breeze Avenue, Brooklyn (C 190172 ZMK)

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

**In control:** Committee on Land Use

**On agenda:** 4/22/2020

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

**Title:** Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 190172 ZMK, a Zoning Map amendment (L.U. No. 627).

**Sponsors:** Rafael Salamanca, Jr., Francisco P. Moya

**Indexes:**

**Attachments:** 1. Resolution, 2. February 11, 2020 - Stated Meeting Agenda with Links to Files, 3. Land Use Calendar - Week of February 10, 2020 - February 14, 2020, 4. Hearing Transcript - Stated Meeting 2-11-20, 5. Land Use Calendar - Week of February 24, 2020 - February 28, 2020, 6. REVISED - Land Use Calendar - Week of February 24, 2020 - February 28, 2020, 7. FINAL REVISED - Land Use Calendar - Week of February 24, 2020 - February 28, 2020, 8. Hearing Transcript - Zoning 2-12-20, 9. Land Use Calendar - March 3, 2020, 10. REVISED - Land Use Calendar - March 3, 2020, 11. April 22, 2020 - Stated Meeting Agenda with Links to Files, 12. Hearing Transcript - Stated Meeting 4-22-20, 13. Minutes of the Stated Meeting - April 22, 2020, 14. City Planning Commission Approval Letter, 15. Committee Report

Date	Ver.	Action By	Action	Result
3/3/2020	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
4/22/2020	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1318**

**Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 190172 ZMK, a Zoning Map amendment (L.U. No. 627).**

**By Council Members Salamanca and Moya**

WHEREAS, 271 Sea Breeze Development, LLC, 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. 28d, by establishing within an existing R6 District a C2-4 District to facilitate commercial use and allow for the applicant to apply for a Board of Standard Appeals (BSA) special permit for a Physical Culture or Health Establishment (PCE) in an existing 20-story building at 271 Sea Breeze Avenue located in the West Brighton neighborhood of Brooklyn, Community District 13 (ULURP No. C 190172 ZMK) (the "Application");

WHEREAS the City Planning Commission filed with the Council on February 7, 2020, its decision dated February 5, 2020 (the "Decision") on the Application;

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 February 12, 2020;

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 September 23<sup>rd</sup>, 2019 (CEQR No. 19DCP193K) (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 Negative Declaration.

Pursuant to Section 197-d of the New York City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 190172 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 underlined is new, to be added;
- Matter ~~struck-out~~ is to be deleted;
- Matter double struck out is old, deleted by the City Council;
- Matter double-underlined is new, added by the City Council

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

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. 28d: by establishing within an existing R6 District a C2-4 District bounded by West Brighton Avenue, West 2<sup>nd</sup> Street, Sea Breeze Avenue, and West 5<sup>th</sup> Street a line 250 feet westerly of West 2<sup>nd</sup> Street, Borough of Brooklyn, Community District 13, as shown on a diagram (for illustrative purposes only) date September 23, 2019, and subject to the conditions of CEQR Declaration E-535.

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 April 22, 2020, on file in this office.

City Clerk, Clerk of The Council