



Legislation Text

File #: Res 1068-1999, Version: \*

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1068

Resolution approving with modification the decision of the City Planning Commission on ULURP No. C 990218 ZSK (L.U. No. 462), a special permit to allow modification of certain sections of bulk regulations (Sections 114-101, 114-102, 114-103, and 114-104).

By Council Members Eisland and McCaffrey

WHEREAS, the City Planning Commission filed with the Council on September 17, 1999 its decision dated September 13, 1999 (the "Decision") on the application submitted by Narrows Development, L.L.C., pursuant to Sections 197-c and 201 of the New York City Charter, for a special permit pursuant to Section 114-15 of the Zoning Resolution to permit modification to certain bulk regulations:

1. Section 114-101 (Floor Area Regulations): to allow the maximum floor area ratio of 1.65 for a residential use to be exceeded up to the maximum FAR 2.43 of the underlying R6 District;
2. Section 114-102 (Height Regulations): to allow the maximum height of 32 feet or 3 stories, whichever is less to be increased up to a height of 55.48 feet;
3. Section 114-103 (Open Space Regulations): to allow the minimum open space ratio of 27.0 to be decreased to 19.78; and
4. Section 114-104 (Lot Area Per Room Regulations): to allow the required lot area per room of 130 square feet to be decreased to 65.96 square feet;

for a 203-unit residential development not greater than 60 feet in height on a zoning lot greater than 40,000 square feet located at the southwest corner of Bay Ridge Avenue and Narrows Avenue (Block 5868/Lots 12, 21, 27 and 29), in the Midblock Preservation Area (Area A) within the Special Bay Ridge District, in a C2-3 District mapped within an R6 District, Borough of Brooklyn (ULURP No. C 990218 ZSK) (the "Application");

WHEREAS, the Application is related to Application number C 990217 ZRK (L.U. No. 463), an amendment to the text of the Zoning Resolution;

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WHEREAS, the City Planning Commission has made the findings required pursuant to Section 114-15 of the Zoning Resolution;

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

WHEREAS, upon due notice, the Council held a public hearing on October 5, 1999 on the Decision and Application;

WHEREAS, the Council has considered the relevant environmental issues and the Negative Declaration, issued on April 19, 1999 (CEQR No. 97DCP033K); and

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application;

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment; and

Pursuant to Sections 197-d and 200 of the New York City Charter and on the basis of the Decision and Application, the Council approves the Decision with the following modification:

Drawing No.	Title	Last Date Revised
A1.1		Site Plan November 3, 1999
A1.2	Elevation Plan	November 3, 1999

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, 1999, on file in this office.

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City Clerk, Clerk of Council