



Legislation Details (With Text)

**File #:** Res 0261-2018      **Version:** \*      **Name:** LU 15 - Zoning, Sea Park North Rezoning, Brooklyn. (C 170240 ZMK)

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

**In control:** Committee on Land Use

**On agenda:** 3/22/2018

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 170240 ZMK, a Zoning Map amendment (L.U. No. 15).

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

**Indexes:**

**Attachments:** 1. Res. No. 261, 2. Land Use Calendar - Week of February 5, 2018 - February 9, 2018, 3. Hearing Testimony - Zoning 2-7-18, 4. Hearing Transcript - Zoning 2-7-18, 5. Land Use Calendar - Week of February 26, 2018 - March 2, 2018, 6. REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, 7. January 31, 2018 - Stated Meeting Agenda, 8. Land Use Calendar - Week of March 5, 2018 - March 9, 2018, 9. March 22, 2018 - Stated Meeting Agenda, 10. Hearing Transcript - Stated Meeting 3-22-18, 11. Minutes of the Stated Meeting - March 22, 2018, 12. City Planning Commission Approval Letter, 13. Committee Report

Date	Ver.	Action By	Action	Result
3/6/2018	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
3/22/2018	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 261**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 170240 ZMK, a Zoning Map amendment (L.U. No. 15).**

**By Council Members Salamanca and Moya**

WHEREAS, the City Planning Commission filed with the Council on January 19, 2018 its decision dated January 17, 2018 (the "Decision"), on the application submitted by SP North of North Limited Partnership, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d, which in conjunction with the related action would facilitate the construction of a new 100 percent affordable housing development containing two new eight-story building with 153 units in the Coney Island neighborhood of Brooklyn Community District 13, (ULURP No. C 170240 ZMK), Community District 13, Borough of Brooklyn (the "Application");

WHEREAS, the Application is related to application N 170241 ZRK (L.U. No. 16), 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(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on February 7, 2018;

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 5, 2017 (CEQR No. 17DCP098K), which included (E) designations to avoid the potential for significant adverse impacts related to air quality, noise and hazardous materials (E-447) (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 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 170240 ZMK, incorporated by reference herein, the Council approves the Decision of the City Planning Commission.

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:

1. eliminating from within an existing R5 District a C1-2 District bounded by:
  - a. Neptune Avenue, West 28<sup>th</sup> Street, a line 150 feet southerly of Neptune Avenue, and West 29<sup>th</sup> Street; and
  - b. a line 150 feet northerly of Mermaid Avenue, West 28<sup>th</sup> Street, Mermaid Avenue, and West 29<sup>th</sup> Street;
2. changing from an R5 District to an R6 District property bounded by a line 350 feet northerly of Mermaid Avenue, West 28<sup>th</sup> Street, a line 100 feet northerly of Mermaid Avenue, West 29<sup>th</sup> Street, a line 250 feet northerly of Mermaid Avenue, and a line midway between West 28<sup>th</sup> Street and West 29<sup>th</sup> Street;
3. changing from an R5 District to an R6A District property bounded by a line 100 feet southerly of Neptune Avenue, West 28<sup>th</sup> Street, a line 350 feet northerly of Mermaid Avenue, and a line midway between West 28<sup>th</sup> Street and West 29<sup>th</sup> Street;
4. changing from an R5 District to an R7A District property bounded by:
  - a. Neptune Avenue, West 28<sup>th</sup> Street, a line 100 feet southerly of Neptune Avenue, and West 29<sup>th</sup> Street; and
  - b. a line 100 feet northerly of Mermaid Avenue, West 28<sup>th</sup> Street, Mermaid Avenue, and West 29<sup>th</sup> Street; and

5. establishing within the proposed R7A Districts a C2-4 District bounded by:
- a. Neptune Avenue, West 28<sup>th</sup> Street, a line 100 feet southerly of Neptune Avenue, and West 29<sup>th</sup> Street; and
  - b. a line 100 feet northerly of Mermaid Avenue, West 28<sup>th</sup> Street, Mermaid Avenue, and West 29<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated September 5, 2017, and subject to the conditions of CEQR Declaration E-447, Community District 13, 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 22, 2018, on file in this office.

City Clerk, Clerk of The Council