



Legislation Details (With Text)

**File #:** Res 0533-2018      **Version:** \*      **Name:** LU 190 - Zoning, 205 Park Avenue Rezoning, Brooklyn (C 170164 ZMK)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 9/12/2018

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 170164 ZMK, a Zoning Map amendment (L.U. No. 190).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Resolution, 2. Land Use Calendar - Week of August 13, 2018 - August 17, 2018, 3. Hearing Testimony - Zoning 8-14-18, 4. Hearing Transcript - Zoning 8-14-18, 5. Land Use Calendar - Week of September 3, 2018 - September 7, 2018, 6. September 12, 2018 - Stated Meeting Agenda with Links to Files, 7. Hearing Transcript - Stated Meeting 9-12-18, 8. Minutes of the Stated Meeting - September 12, 2018, 9. September 26, 2018 - Stated Meeting Agenda with Links to Files, 10. Hearing Transcript - Stated Meeting 9-26-18, 11. Minutes of the Stated Meeting - September 26, 2018, 12. City Planning Commission Approval Letter, 13. Committee Report

| Date      | Ver. | Action By             | Action                | Result |
|-----------|------|-----------------------|-----------------------|--------|
| 9/6/2018  | *    | Committee on Land Use | Approved by Committee |        |
| 9/12/2018 | *    | City Council          | Laid Over by Council  |        |
| 9/26/2018 | *    | City Council          | Approved, by Council  | Pass   |

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 533**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 170164 ZMK, a Zoning Map amendment (L.U. No. 190).**

**By Council Members Salamanca and Moya**

WHEREAS, the City Planning Commission filed with the Council on August 6, 2018 its decision dated July 25, 2018 (the "Decision"), on the application submitted by 462 Lexington Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 12d, by changing from an M1-2 District to an R7D District and establishing within the proposed R7D District a C2-4 District would facilitate a new, approximately 71,700 -square-foot residential development with ground floor retail uses at 205 Park Avenue in the Wallabout neighborhood of Brooklyn, Community District 2, (ULURP No. C 170164 ZMK), Community District 2, Borough of Brooklyn (the "Application");

WHEREAS, the Application is related to application N 170165 ZRK (L.U. No. 191), a zoning text amendment to change an Inclusionary Housing designated area to 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 August 14, 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 March 12, 2018 (CEQR No. 15DCP083K), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality and noise (E-464) (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 201 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 170164 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. 12d:

1. changing from an M1-2 District to an R7D District property bounded by a line perpendicular to the westerly street line of Vanderbilt Avenue distant 85 feet northerly (as measured along the street line) from the point of intersection of the northern street line of Park Avenue (northerly portion) and the western street line of Vanderbilt Avenue, Vanderbilt Avenue, Park Avenue (southerly portion), and Clermont Avenue; and
2. establishing within the proposed R7D District a C2-4 District bounded by a line perpendicular to the westerly street line of Vanderbilt Avenue distant 85 feet northerly (as measured along the street line) from the point of intersection of the northern street line of Park Avenue (northerly portion) and the western street line of Vanderbilt Avenue, Vanderbilt Avenue, Park Avenue (southerly portion), and Clermont Avenue;

as shown on a diagram (for illustrative purposes only) dated March 12, 2018, and subject to the conditions of CEQR Declaration E-464, Community District 2, 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 September 26, 2018, on file in this office.

City Clerk, Clerk of The Council