



Legislation Details (With Text)

**File #:** Res 0839-2019    **Version:** \*    **Name:** LU 372 - Zoning, 103 North 13th Street Special Permit, Brooklyn (C 190085 ZSK)  
**Type:** Resolution    **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 4/9/2019

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

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 190085 ZSK, for the grant of a special permit (L.U. No. 372).

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

**Indexes:**

**Attachments:** 1. Resolution, 2. March 13, 2019 - Stated Meeting Agenda with Links to Files, 3. Land Use Calendar - Week of March 18, 2019 - March 22, 2019, 4. Land Use Calendar - Week of April 1, 2019 - April 5, 2019, 5. Hearing Testimony - Zoning 3-19-19, 6. Land Use Calendar and Agenda for April 3, 2019, 7. April 9, 2019 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 4-9-19, 9. Minutes of the Stated Meeting - April 9, 2019, 10. Committee Report

Date	Ver.	Action By	Action	Result
4/3/2019	*	Committee on Land Use	Approved by Committee	
4/9/2019	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 839**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 190085 ZSK, for the grant of a special permit (L.U. No. 372).**

**By Council Members Salamanca and Moya**

WHEREAS, the City Planning Commission filed with the Council on March 8, 2019 its decision dated February 27, 2019 (the "Decision"), on the application submitted by North 13 Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-963 of the Zoning Resolution to reduce the off-street parking requirements of Section 44-20 (Required accessory off-street parking spaces for manufacturing, commercial or community facility uses) and to reduce the loading berth requirements of Section 44-50 (Off-street loading regulations), in connection with a proposed seven-story commercial building within an Industrial Business Incentive Area, on property located at 103 North 13th Street (Block 2279, Lot 34), in an M1-2 District, in the Williamsburg neighborhood of Brooklyn Community District 1, (ULURP No. C 190085 ZSK) (the "Application");

WHEREAS, the Application is related to applications N 190083 ZRK (L.U. No. 370), a zoning text amendment to ZR Section 74-96 to add an Industrial Business Incentive Area (IBIA) and C 190084 ZSK (L.U. No. 371), a special permit pursuant to ZR Section 74-962 to increase the maximum permitted floor area ratio of Section 43-12;

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

of the City Charter;

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 74-963 of the Zoning Resolution of the City of New York;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on March 19, 2019;

WHEREAS, the Council has considered the land use and environmental implications 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 October 15<sup>th</sup>, 2018 (CEQR No. 18DCP182K), which included (E) designations to avoid the potential for significant adverse impacts related to air quality or noise (E-507) (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 (E) Designation (E-507) and Negative Declaration.

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 the report, C 190085 ZSK, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

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 9, 2019, on file in this office.

City Clerk, Clerk of The Council