Legislation Details (With Text)

File #:	Res 0051-2022	**Version:** *	**Name:**	LU 10 - Zoning, 2134 Coyle Street Rezoning, Brooklyn (C 210239 ZMK)
Type:	Resolution		**Status:**	Adopted
			In control:	Committee on Land Use
On agenda:	2/24/2022			
Enactment date:			**Enactment #:**	

Title: Resolution approving the decision of the City Planning Commission on ULURP No. C 210239 ZMK, a Zoning Map amendment (Preconsidered L.U. No. 10).

Sponsors:

Indexes:

Attachments: 1. Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, 2. Hearing Transcript - Zoning 1-27-22, 3. Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, 4. February 10, 2022 - Stated Meeting Agenda, 5. Hearing Transcript - Stated Meeting 2-10-22, 6. Minutes of the Stated Meeting - February 10, 2022, 7. February 24, 2022 - Stated Meeting Agenda, 8. Hearing Transcript - Stated Meeting 2-24-22, 9. Minutes of the Stated Meeting - February 24, 2022, 10. City Planning Commission Approval Letter, 11. Committee Report, 12. Res. No. 51

Date	Ver.	Action By	Action	Result
2/17/2022	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
2/24/2022	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 51

Resolution approving the decision of the City Planning Commission on ULURP No. C 210239 ZMK, a Zoning Map amendment (Preconsidered L.U. No. 10).

By Council Members Salamanca and Riley

WHEREAS, Coyle Properties, 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. 29a, by eliminating from within an existing R4 District a C1-2 District; changing from an R4 District to an R6A District; and establishing within the proposed R6A District a C2-4 District which in conjunction with the related action would facilitate a five-story, 129,000-square-foot mixed-use development containing 120 dwelling units, approximately 36 of which would be designated as permanently affordable, as well as approximately 32,000 square feet of commercial floor area at 2134 Coyle Street in the Sheepshead Bay neighborhood of Community District 15, Brooklyn (ULURP No. C 210239 ZMK) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on January 21, 2022 its decision dated January 5, 2022 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 210240 ZRK (Pre. L.U. No. 11), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area coterminous with the project area;

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 January 27, 2022;

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 on August 30, 2021 (CEQR No. 21DCP123K) (the "Negative Declaration").

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set for in the 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 210239 ZMK, incorporated by reference herein, and the record before the Council, 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. 29a:

1. eliminating from within an existing R4 District a C1-2 District bounded by a line 100 feet southerly of Avenue U, Coyle Street, a line 100 feet northerly of Avenue V, and a line midway between Ford Street and Coyle Street;

2. changing from an R4 District to an R6A District property bounded by a line 100 feet southerly of Avenue U, Coyle Street, a line 100 feet northerly of Avenue V, and a line midway between Ford Street and Coyle Street; and

3. establishing within the proposed R6A District a C2-4 District bounded by a line 100 feet southerly of Avenue U, Coyle Street, a line 100 feet northerly of Avenue V, and a line midway between Ford Street and Coyle Street;

as shown on a diagram (for illustrative purposes only) dated August 30, 2021, and subject to the conditions of CEQR Declaration E-620, Borough of Brooklyn, Community District 15.

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 _____, 2022, on file in this office.

City Clerk, Clerk of The Council