



Legislation Details (With Text)

**File #:** Res 0151-2022      **Version:** \*      **Name:** LU 32 - Zoning, 3285 Fulton Street Rezoning, Brooklyn (C 220111 ZMK)

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

**In control:** Committee on Land Use

**On agenda:** 4/28/2022

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

**Title:** Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 220111 ZMK, a Zoning Map amendment (Preconsidered L.U. No. 32).

**Sponsors:** Rafael Salamanca, Jr., Kevin C. Riley

**Indexes:**

**Attachments:** 1. Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, 2. March 24, 2022 - Stated Meeting Agenda, 3. Hearing Transcript - Stated Meeting 3-24-22, 4. Minutes of the Stated Meeting - March 24, 2022, 5. Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, 6. April 28, 2022 - Stated Meeting Agenda, 7. Hearing Transcript - Stated Meeting 4-28-22, 8. Minutes of the Stated Meeting - April 28, 2022, 9. City Planning Commission Approval Letter, 10. Committee Report, 11. Res. No. 151

Date	Ver.	Action By	Action	Result
4/12/2022	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
4/28/2022	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 151**

**Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 220111 ZMK, a Zoning Map amendment (Preconsidered L.U. No. 32).**

**By Council Members Salamanca and Riley**

WHEREAS, MHANY Management, Inc. and Cypress Hills Local Development Corporation, 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. 17c, eliminating from within an existing R5 District a C2-3 District, changing from an R5 District to an R7A District, establishing within the proposed R7A District a C2-4 District, and establishing a Special Enhanced Commercial District (EC-6), which in conjunction with the related action would facilitate the development of a new seven-story 19,700-square-foot mixed-use building containing 27 affordable independent residences for seniors (AIRS) units and approximately 4,800 square feet of community facility floor area located at 3285 Fulton Street in the East New York neighborhood of Brooklyn, Community District 5 (ULURP No. C 220111 ZMK) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on March 18, 2022 its decision dated March 16, 2022 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 220112 ZRK (Pre. L.U. No. 33), a zoning text amendment to extend a Special Enhanced Commercial District and 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 of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on March 21, 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 November 1<sup>st</sup>, 2021 (CEQR No. 21DCP198K), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality and noise (E-654) (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-654) 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 220111 ZMK incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission with the following modifications:

Matter double struck out is old, deleted by the City Council;  
Matter double-underlined is new, added by the City Council

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.17c:

1. eliminating from within an existing R5 District a C2-3 District bounded by a line 150 feet northerly of Fulton Street, Pine Street a line 70 feet easterly of Euclid Avenue - Father Kreg Place, Fulton Street, and Euclid Avenue - Father John Kreg Place;
2. changing from an R5 District to an R7A District property bounded by a line 100 feet northerly of Fulton Street, Pine Street a line 70 feet easterly of Euclid Avenue - Father Kreg Place, Fulton Street, and Euclid Avenue - Father John Kreg Place; and
3. establishing within the proposed R7A District a C2-4 District bounded by a line 100 feet northerly of Fulton Street, Pine Street a line 70 feet easterly of Euclid Avenue - Father John Kreg Place, Fulton Street, and Euclid Avenue - Father John Kreg Place; ; and
4. establishing a Special Enhanced Commercial District (EC-6) bounded by a line 100 feet northerly of Fulton Street, Pine Street, Fulton Street, and Euclid Avenue - Father John Kreg Place

as shown on a diagram (for illustrative purposes only) dated November 1, 2021, and subject to the conditions of CEQR Declaration E-654.

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