



## Legislation Text

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**File #:** Res 0967-2016, **Version:** \*

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### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 967

Resolution approving the decision of the City Planning Commission on ULURP No. C 150422 ZMR, a Zoning Map amendment (L.U. No. 323).

By Council Members Greenfield and Richards

WHEREAS, the City Planning Commission filed with the Council on December 18, 2015 its decision dated December 16, 2015 (the "Decision"), on the application submitted by NFC Associates, LLC and the New York City Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section Nos. 26c and 27a, by establishing within an existing R3 -2 District a C1-3 District. The zoning text amendment along with the other related actions would facilitate the development of a mixed-use community with 344 home-ownership units, including 34 affordable units, retail and community facility space, publicly accessible open space and parking at 475 Brielle Avenue (Block 1955, p/o Lot 1) located in the New York City Farm Colony-Seaview Hospital Historic District, Community District 2, (ULURP No. C 150422 ZMR), Borough of Staten Island (the "Application");

WHEREAS, the Application is related to applications N 150421 ZRR (L.U. No. 322), an amendment to the text of the Zoning Resolution, Sections 105-03 (District Plan) and 105-43 (Authorization to Modify Bulk, Parking, Grading and Private Roads Regulations) and related sections to allow modifications of private roads regulations on a Tier I site; and C 150428 PPR (L.U. No. 324), a disposition of city-owned property located at 475 Brielle Avenue (Block 1955, p/o Lot 1), pursuant to zoning;

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 January 12, 2016;

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 October 15, 2015, and revised negative declaration (CEQR No. 15DME006R) issued on November 16, 2015 (together the "CEQR Determination");

**RESOLVED:**

The Council finds that the action described herein will have no significant impact on the environment as set forth in the CEQR Determination.

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 150422 ZMR, incorporated by reference herein, the Council approves the Decision.

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 Nos. 26c and 27a, by establishing within an existing R3-2 District a C1-3 District bounded by Walcott Avenue, Brielle Avenue, a line 635 feet southwesterly of Walcott Avenue, a line 130 feet northwesterly of Brielle Avenue, a line 450 feet southwesterly of Walcott Avenue, a line 160 feet northwesterly of Brielle Avenue, a line 410 feet southwesterly of Walcott Avenue, a line 250 feet northwesterly of Brielle Avenue, a line 230 feet southwesterly of Walcott Avenue, and a line 160 feet northwesterly of Brielle Avenue, as shown on a diagram (for illustrative purposes only) dated October 19, 2015, Community District 2, Borough of Staten Island.

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 January 19, 2016, on file in this office.

City Clerk, Clerk of The Council