



Legislation Text

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**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 780**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 180389 ZSK, for the grant of a special permit (L.U. No. 340).**

**By Council Members Salamanca and Moya**

WHEREAS, the City Planning Commission filed with the Council on January 11, 2019 its decision dated January 9, 2019 (the "Decision"), on the application submitted by 12 Franklin Property Co., LLC; 12 Franklin 230, LLC; and 12 Franklin 197, 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 the loading berth requirements of Section 44-50 (Off-street loading regulations), in connection with a proposed 7-story commercial building within an Industrial Business Incentive Area, on property located at 12 Franklin Street (Block 2614, Lots 1, 3 and 8), in an M1-2 District, (ULURP No. C 180389 ZSK) Community District 1, Borough of Brooklyn (the "Application");

WHEREAS, the Application is related to applications C 180387 ZSK (L.U. No. 338), a special permit by pursuant to ZR Section 74-962 962 (Floor area increase and public plaza modifications in Industrial Business Incentive Areas) to increase the maximum permitted floor area ratio of Section 43-12 (Maximum Floor Area Ratio) and N 180388 ZRK (L.U. No. 339), a zoning text amendment to ZR Section 74-96 (Modification of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas) to add an Industrial Business Incentive Area (IBIA);

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 special permit would reduce the required off-street accessory parking spaces from between 367-389 to 36, reduce loading berth requirements from three to two, and reduce the required length of loading 7 C 180387 ZSK berths from 50 feet to 40 feet;

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 January 31, 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 August 20, 2018 (CEQR No. 18DCP099K), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality or noise (E-483) (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-483) and Negative Declaration.

Pursuant to Sections 197-c 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 180389 ZSK, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

The application submitted by 12 Franklin Property Co., LLC; 12 Franklin 230, LLC; and 12 Franklin 197, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant 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 the loading berth requirements of Section 44-50 (Off-street loading regulations), in connection with a proposed 7-story commercial building within an Industrial Business Incentive Area, on property located at 12 Franklin Street (Block 2614, Lots 1, 3 and 8), in an M1-2 District, is approved.

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 February 28, 2019, on file in this office.

City Clerk, Clerk of The Council