



CITY PLANNING COMMISSION

August 8, 2007/Calendar No.18

C 070432 ZMK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. eliminating from within an existing R6 District a C1-3 District bounded by Varet Street, Graham Avenue/Avenue of Puerto Rico, Cook Street, and a line 100 feet westerly of Graham Avenue/ Avenue of Puerto Rico;
2. eliminating from within an existing R6 District a C2-3 District bounded by Varet Street, a line 100 feet westerly of Graham Avenue/Avenue of Puerto Rico, Cook Street, and Manhattan Avenue;
3. changing from an R6 District to an R7A District property bounded by Varet Street, Graham Avenue/Avenue of Puerto Rico, Cook Street, and Manhattan Avenue;
4. establishing within a proposed R7A District a C1-4 District bounded by Varet Street, Graham Avenue/Avenue of Puerto Rico, Cook Street, and a line 100 feet easterly of Manhattan Avenue; and
5. establishing within a proposed R7A District a C2-4 District bounded by Varet Street, a line 100 feet easterly of Manhattan Avenue, Cook Street, and Manhattan Avenue;

as shown on a diagram (for illustrative purposes only) dated May 7th 2007, and subject to the conditions of CEQR Declaration E-184, Borough of Brooklyn, Community District 1.

This application for an amendment of the zoning map was filed by the Department of Housing Preservation and Development on April 18, 2007 to change an R6 district to an R7A district and to eliminate a C1-3 district and a C2-3 district and to establish a C1-4 district and a C2-4 district on one block bounded by Varet Street, Graham Avenue/ Avenue of Puerto Rico, Cook Street, and Manhattan Avenue.

RELATED ACTIONS

In addition to the amendment to the Zoning Map which is the subject of this report, implementation of the applicant's proposal also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

1. **C 070433 HAK** Urban Development Action Area designation and project approval and the disposition of city-owned property.
2. **C 070344 ZSK** Special Permit pursuant to Section 74-511 to permit a 94-space public parking garage in an R7A/C1-4 district.

BACKGROUND

A full background discussion and description of this application appears in the report on the related application for an Urban Development Action Area Designation and Project approval (UDAAP), and disposition of city-owned land (C 070433 HAK).

ENVIRONMENTAL REVIEW

This application (C 070432 ZMK), in conjunction with the application for the related actions (C 070433 HAK and C 070434 ZSK), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedures of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 07HPD023K. The lead agency is the Department of Housing Preservation and Development.

A summary of the environmental review and the Environmental Assessment Statement appears in the report on the related Urban Development Action Area designation and project approval application (C 070433 HAK).

UNIFORM LAND USE REVIEW

This application (C 070432 ZMK), was certified as complete by the Department of City Planning on May 7, 2007, and was duly referred to Community Board 1 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 1 held a public hearing on this application on May 29, 2007 and on June 13, 2007 by a vote of 40 to 0 with 1 abstention, adopted a resolution recommending approval of the application with conditions. A summary of the recommendation of Community Board 1 appears in the report for the related application (C 070433 HAK)

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on July 5, 2007.

City Planning Commission Public Hearing

On June 20, 2007 (Calendar No. 6), the City Planning Commission scheduled July 11, 2007, for a public hearing on this application (C 070432 ZMK). The hearing was duly held on July 11,

2007 (Calendar No. 36) in conjunction with the public hearings on the applications for the related actions (C 070433 HAK and C 070434 ZSK).

There were a number of appearances, as detailed in the report on the related application for an Urban Development Action Area Designation and Project approval (UDAAP), and disposition of city-owned land (C 070433 HAK).

CONSIDERATION

The Commission believes that this amendment of the Zoning Map (C 070432 ZMK) is appropriate.

A full consideration and analysis of the issues and reasons for approving this application appears in the report for the related application for an Urban Development Action Area Designation and Project approval (UDAAP), and disposition of city-owned land (C 070433 HAK).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment ;and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, 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. 13b:

1. eliminating from within an existing R6 District a C1-3 District bounded by Varet Street, Graham Avenue/Avenue of Puerto Rico, Cook Street, and a line 100 feet westerly of Graham Avenue/ Avenue of Puerto Rico;
2. eliminating from within an existing R6 District a C2-3 District bounded by Varet Street, a line 100 feet westerly of Graham Avenue/Avenue of Puerto Rico, Cook Street, and Manhattan Avenue;
3. changing from an R6 District to an R7A District property bounded by Varet Street, Graham Avenue/Avenue of Puerto Rico, Cook Street, and Manhattan Avenue;
4. establishing within a proposed R7A District a C1-4 District bounded by Varet Street, Graham Avenue/Avenue of Puerto Rico, Cook Street, and a line 100 feet easterly of Manhattan Avenue; and
5. establishing within a proposed R7A District a C2-4 District bounded by Varet Street, a line 100 feet easterly of Manhattan Avenue, Cook Street, and Manhattan Avenue;

as shown on a diagram (for illustrative purposes only) dated May 7th 2007, and which includes CEQR Declaration E-184.

The above resolution (C 070432 ZMK), duly adopted by the City Planning Commission on August 8, 2007 (Calendar No. 18), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN,
JOHN MEROLO, DOLLY WILLIAMS, Commissioners

LISA A. GOMEZ, Commissioner, Recused