



## **CITY PLANNING COMMISSION**

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August 25, 2004/Calendar No. 17

N 040137 ZRK

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**IN THE MATTER OF** an application submitted by the American Package Company Inc. pursuant to Section 201 of the New York City Charter, for an **amendment of the Zoning Resolution** of the City of New York, relating to Article XII, Chapter 3 (Special Mixed Use District) specifying a Special Mixed Use District (MX-8) in Greenpoint, Community District 1, Brooklyn.

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The application for an amendment of the Zoning Resolution was filed by American Package Company on September 30, 2003, to create a Special Mixed Use District (MX-8) pursuant to Section 123-90 of the Zoning Resolution.

### **RELATED ACTIONS**

In addition to the amendment of the Zoning Resolution which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following which is being considered concurrently with this application:

**C 010384 ZMK**      Amendment to the Zoning Map changing a portion of an M1-1 District to a Special Mixed Use District, M1-2/R6A.

### **BACKGROUND**

A full background discussion and description of this project appears in the report on the related application for a zoning map change (C 010384 ZMK).

## **ENVIRONMENTAL REVIEW**

This application (N 040137 ZRK), in conjunction with the application for the related action (C 010384 ZMK) 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 Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 01DCP044K. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on April 12, 2004.

## **PUBLIC REVIEW**

On April 12, 2004, this application (N 040137 ZRK) was duly referred to Community Board 1 and the Borough President for information and review, along with the application for the related action (C 010384 ZMK) which was certified as complete by the Department of City Planning on April 12, 2004, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 1 held a public hearing on this application on May 11, 2004, and on June 8, 2004, by a vote of 34 to 0 with no abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on July 21, 2004.

### **City Planning Commission Public Hearing**

On July 14, 2004 (Calendar No. 3), the City Planning Commission scheduled July 28, 2004, for a public hearing on this application (N 040137 ZRK). The hearing was duly held on July 28, 2004 (Calendar No. 25), in conjunction with the application for the related action (C 010384 ZMK).

There were a number of speakers, as described in the report on the related application for a zoning map change (C 010384 ZMK), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this zoning text amendment is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report on the related application for a zoning map change (C 010384 ZMK).

### **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 as follows:

Matter in underline is new, to be added;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution.

\* \* \*

## **Article XII - Special Purpose Districts**

### **Chapter 3**

#### **Special Mixed Use District**

\* \* \*

#### **123-90**

#### **SPECIAL MIXED USE DISTRICTS SPECIFIED**

The #Special Mixed Use District# is mapped in the following areas:

\* \* \*

#Special Mixed-Use District# - 8:

Greenpoint, Brooklyn

The #Special Mixed-Use District# - 8 is established in Greenpoint in Brooklyn as indicated on the #zoning maps#.

The above resolution (C 040137 ZMK), duly adopted by the City Planning Commission on August 25, 2004 (Calendar No. 17), 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 Chair,**  
**ANGELA M. BATTAGLIA, IRWIN G. CANTOR P.E., ANGELA R. CAVALUZZI, R.A.,**  
**RICHARD W. EADDY, CHRISTOPHER KUI, KAREN A. PHILLIPS,**  
**DOLLY WILLIAMS, Commissioners**