



CITY PLANNING COMMISSION

March 22, 2006 / Calendar No. 12

C 060176 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. 16c, changing from a C6-1 District to a C6-2 District property bounded by a line 100 feet northerly of Atlantic Avenue, South Oxford Street, Atlantic Avenue, and South Portland Avenue, Borough of Brooklyn, Community District 2 as shown on a diagram (for illustrative purposes only) dated November 14, 2005.

The application for an amendment to the Zoning Map was filed by the Department of Housing Preservation and Development on November 3, 2005, to rezone a portion of Block 2004, which is bounded by Atlantic Avenue, South Oxford Street, Hanson Place and South Portland Avenue, from C6-1 to C6-2. The requested action, in conjunction with the related actions, would facilitate the development of approximately 80 housing units under the HPD's Cornerstone Program.

RELATED ACTION

In addition to an 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 application which is being considered concurrently with this application:

C 060177 HAK: Urban Development Action Area designation and project approval, and disposition of city-owned property.

BACKGROUND

The Department of Housing Preservation and Development (HPD) is seeking approval of a zoning map amendment, from C6-1 to C6-2, in conjunction with the related actions, to facilitate the development of approximately 80 housing units under the city's Cornerstone Program.

A more detailed description of this application, the surrounding area and the proposed project, are included in the report on the related application for the proposed Urban Development Action Area designation and project, and disposition of city-owned property, (C 060177 HAK).

ENVIRONMENTAL REVIEW

This application (C 060176 ZMK), in conjunction with the application for the related action (C 060177 HAK), 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 05HPD018K. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on November 1, 2005.

UNIFORM LAND USE REVIEW

This application (C 060176 ZMK), in conjunction with the application for the related action (C 060177 HAK), was certified as complete by the Department of City Planning on November 14, 2006, and was duly referred to Community Board Two and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board Two held a public hearing on this application on December 21, 2005, and on January 11, 2006 by a vote of 33 to 0 with 3 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 January 30, 2006.

City Planning Commission Public Hearing

On February 8, 2006 (Calendar No. 4), the City Planning Commission scheduled February 22, 2006, for a public hearing on this application (C 060176 ZMK). The hearing was duly held on February 22, 2006 (Calendar No. 30), in conjunction with the public hearing on the application for the related action (C 060177 HAK).

There were 3 speakers, as described in the report on the related application for the proposed Urban Development Action Area designation and project, and disposition of city-owned property (C 060177 HAK), and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment of the Zoning Map, in conjunction with the related action, is appropriate.

The project will help address the need for affordable housing and will contribute to the revitalization of the area. The commission notes this project would strengthen the Atlantic Avenue retail corridor and connect to the Downtown Brooklyn district located one block west of the project.

A full consideration and analysis of the issues, and reasons for approving this application, appears in the related application for the proposed Urban Development Action Area designation and project, and disposition of city-owned property, (C 060177 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. 16c:

changing from a C6-1 District to a C6-2 District property bounded by a line 100 feet northerly of Atlantic Avenue, South Oxford Street, Atlantic Avenue, and South Portland Avenue

Borough of Brooklyn, Community District 2, as shown on a diagram (for illustrative purposes only) dated November 14, 2005 (C 060176 ZMK).

The above resolution (C 060176 ZMK), duly adopted by the City Planning Commission on March 22, 2006 (Calendar No. 12), 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**
IRWIN G. CANTOR, P.E. ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III,
RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI, JOHN
MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, **Commissioners**