



CITY PLANNING COMMISSION

April 24, 2013 / Calendar No.4

C 130116 ZMK

IN THE MATTER OF an application submitted by 22 Lafayette LLC and NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16c, by changing from a C6-1 District to a C6-2 District property bounded by Lafayette Avenue, Ashland Place, Hanson Place, and Flatbush Avenue, Borough of Brooklyn, Community District 2, as shown on a diagram (for illustrative purposes only) dated November 26, 2012.

This application for a zoning map amendment to change a C6-1 district to a C6-2 district was filed by 22 Lafayette LLC and the New York City Economic Development Corporation on November 20, 2012. The proposed zoning map amendment, along with its related actions, would facilitate the development of a proposed mixed-use development on the block bounded by Flatbush Avenue, Lafayette Avenue, Ashland Place and Hanson Place, in the Special Downtown Brooklyn District, in Brooklyn Community District 2.

RELATED ACTIONS

In addition to the amendment of the Zoning Map (C 130116 ZMK), which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following, which are being considered concurrently with this application:

- | | |
|--------------|------------------------------------------------------------------------------------------------------------|
| N 130117 ZRK | Zoning Text Amendment relating to Article X, Chapter 1 (Special Downtown Brooklyn District) |
| C 130118 ZSK | Special permit, pursuant to section 101-81 of the Zoning Resolution to modify bulk and signage regulations |

BACKGROUND

A full background discussion and description of this application appears in the report for the application for a Special Permit (C 130118 ZSK).

ENVIRONMENTAL REVIEW

Aspects of the application (C 130116 ZMK), in conjunction with the related applications (N 130117 ZRK and C 130118 ZSK), were first reviewed in an FEIS issued in 2004 related to the Downtown Brooklyn Plan (03DME016K) 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. This FEIS (03DME016K) is discussed in the City Planning Commission report for C 040171 ZMK. The lead is the Deputy Mayor for Economic Development.

A full discussion of the environmental review appears in the report on the related application for a special permit (C 130118 ZSK).

UNIFORM LAND USE REVIEW

The application (C 130116 ZMK) in conjunction with the related action (C 130118 ZSK), was certified as complete by the Department of City Planning on November 26, 2012, and was duly referred to Brooklyn Community Board 2 and the Brooklyn Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b) along with the related non-ULURP application (N 130117 ZRK), which was referred for review and comment in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 2 held a public hearing on the application (C 130116 ZMK) on December 19, 2012.

On January 9, 2013, the Community Board met, but was unable to reach a consensus on the application. In a letter to the City Planning Commission dated February 7, 2013, the Board stated:

“...Community Board 2 was not able to make a determination on the BAM South land use applications...”

Borough President Recommendation

The application (C130116 ZMK) was considered by the President of the Borough of Brooklyn, who recommended approval of the application on March 4, 2013, with conditions.

A full discussion of the Borough President's recommendation appears in the report on the related application for a special permit (C 130118 ZSK).

City Planning Commission Public Hearing

On March 6, 2013 (Calendar No. 1), the City Planning Commission scheduled March 20, 2013 for a public hearing on the application (C 130116 ZMK) and the related applications (N 130117 ZRK and C 130118 ZSK). The hearing was duly held on March 20, 2013 (Calendar No. 15).

There were a number of speakers, as described in the report on the related application for a special permit (C 130118 ZSK) and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 130116 ZMK) in conjunction with the related applications for a text amendment and a special permit (N 130117 ZRK and C 130118 ZSK) is appropriate.

A full consideration and analysis of the issues and the reasons for approving this application appear in the related report for a special permit application (C 130118 ZSK).

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 and findings described in this report, the Zoning Resolution, effective as of December 15, 1961, and

as subsequently amended, is further amended by changing the Zoning Map, Section 16c, by changing from a C6-1 District to a C6-2 District property bounded by Lafayette Avenue, Ashland Place, Hanson Place, and Flatbush Avenue, Borough of Brooklyn, Community District 2, as shown on a diagram (for illustrative purposes only) dated November 26, 2012.

The above resolution (C 130116 ZMK), duly adopted by the City Planning Commission on April 24, 2013 (Calendar No. 4), 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, FAICP, Chair

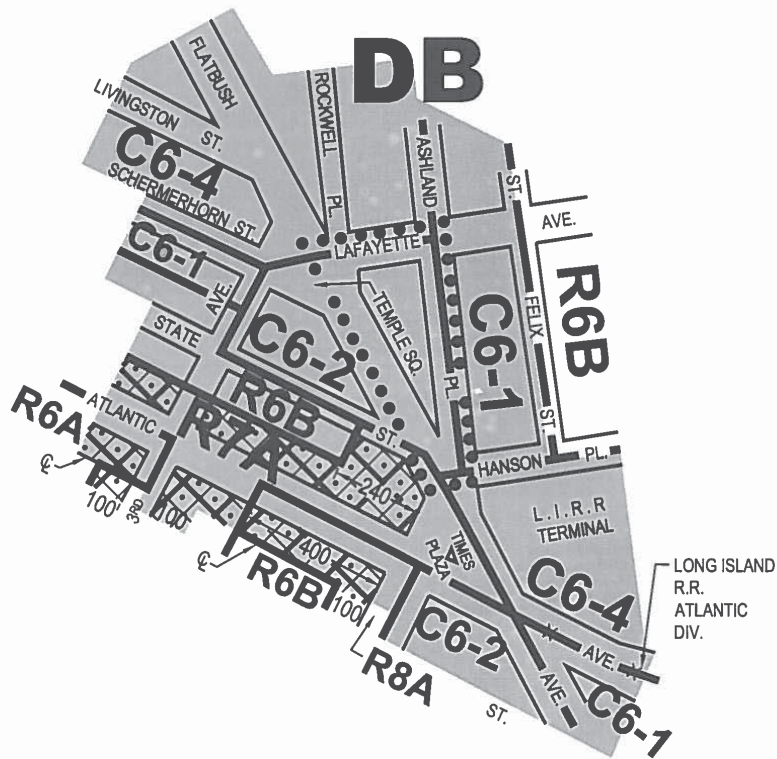
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CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP

16c

**BOROUGH OF
BROOKLYN**

New York, Certification Date
NOVEMBER 26, 2012

J. Miraglia

J. Miraglia, Director
Technical Review Division



NOTE:

- Indicates Zoning District Boundary.
- • • • The area enclosed by the dotted line is proposed to be rezoned by changing a C6-1 District to a C6-2 District.
- Indicates a C2-4 District.
- Indicates a Special Downtown Brooklyn District.