



CITY PLANNING COMMISSION

October 19, 2005/Calendar No. 26

M 050272 ZMK

IN THE MATTER OF an application submitted by Knapp Street Entertainment Center, Inc. for the modification of a previously approved Restrictive Declaration (CP 21725) to remove Block 8833, Lot 200, from among the properties subject to the conditions of the Declaration to facilitate the development of a storage facility (Use Group 16) on property located at 2461 Knapp Street (Block 8833, Lot 200) in C7 and C3 Districts, Borough of Brooklyn, Community District 15.

WHEREAS, on January 24, 2005, Knapp Street Entertainment Center, Inc., submitted an application (M 050272 ZMK) to modify a Restrictive Declaration as it relates to Tax Lot 200 of Block 8833 in the Borough of Brooklyn (2461 Knapp Street); and

WHEREAS, the Restrictive Declaration dates from October 18, 1971, and was entered into in connection with an approval for a Zoning Map amendment (CP-21725) sponsored by Peter Pan Playland, Inc., and affecting a property bounded by Knapp Street, Avenue Y, a line 300 feet north of Avenue Y and a line 150 feet east of Knapp Street. This action generally changed the zoning on this property from a C3 District to a C7 District (approximately 97 percent of the site is zoned C7 and the remaining three percent is zoned C3.). The rezoning was intended to facilitate the development of a children's amusement park and restaurant; and

WHEREAS, the current application seeks to modify the Restrictive Declaration which limits the use of 2461 Knapp Street (Block 8833, Lot 200) to uses in Use Groups 1 - 4 and Use Groups 12 - 15. No uses found in Use Groups 5 - 10 were permitted except for refreshment stands and restaurants. The proposed modification would facilitate a change of use and alteration of an existing 49 foot, 4 inch-high, three-story building used as an amusement arcade (Use Group 15) to a self-storage facility (Use Group 16). The building contains approximately 51,743 square feet of floor area and is located on a 33,774 square foot lot; and

WHEREAS, the Board of Standards and Appeals in a resolution dated September 13, 2005, granted a variance (402-04 BZ) to permit the conversion and enlargement of a three-story building from a Use Group 15 amusement arcade to a Use Group 16 self-storage facility in C7 and C3 zoning districts. The variance would permit the addition of approximately 35,840 square feet of floor area within the existing building envelope for the self-storage use. The additional floor area would result in a Floor Area Ratio (FAR) of 2.59 where a maximum FAR of 2.0 is

permitted; and

WHEREAS, this application (M 050272 ZMK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order 91 of 1977. The designated CEQR number is 05BSA079K. The lead agency is the Board of Standards and Appeals. After a study of the potential environmental impacts of the proposed action, a negative declaration was issued on May 5, 2005; and

WHEREAS, on July 13, 2005, this application was referred by the Department of City Planning to Community Board 15; and

WHEREAS, Community Board 15, at a meeting on January 25, 2005, by a vote of 31 to 0, and 0 abstentions, adopted a resolution approving the proposed modification to the Restrictive Declaration as well as the Board of Standards and Appeals variance (402-04 BZ); and

WHEREAS, the Commission has determined that the application warrants approval.

THEREFORE, be it **RESOLVED** that the City Planning Commission finds that the action described herein will have no significant effect on the quality of the environment; and be it further;

RESOLVED, by the City Planning Commission that the application submitted by Knapp Street Entertainment Center, Inc. for the modification of a Restrictive Declaration, which was previously approved in connection with an application for a Zoning Map amendment (CP-21725), to remove Block 8833, Lot 200, from among the properties subject to the conditions of the Declaration to facilitate the development of a storage facility (Use Group 16) on property located at 2461 Knapp Street (Block 8833, Lot 200), in C7 and C3 Districts, Borough of Brooklyn, Community District 15, is approved.

The above resolution, duly adopted by the City Planning Commission of October 19, 2005 (Calendar No. 26), is hereby filed with the Office of the Speaker, City Council, pursuant to Paragraph 3 of the Restrictive Declaration.

AMANDA M. BURDEN, AICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, RICHARD EADDY, LISA GOMEZ, JOHN MEROLO,
KAREN A. PHILLIPS, DOLLY WILLIAMS,
Commissioners