



CITY PLANNING COMMISSION

January 11, 2006/ Calendar No. 14

C 060129 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 22d, 23b, 28c and 29a:

1. eliminating from an existing R6 District a C1-3 District bounded by Avenue P, Ocean Avenue, a line 150 feet southeasterly of Kings Highway, East 18th Street, and a line 100 feet northwesterly of Kings Highway;
2. changing from an R6 District to an R4-1 District property bounded by:
 - a. Quentin Road, 19th Street, a line 100 feet southerly of Quentin Road, a line midway between 19th Street and Ocean Avenue, a line 100 feet southerly of S Avenue, a line midway between Coney Island Avenue and East 12th Street, a line 100 feet northerly of Avenue S, East 14th Street, the northerly boundary line of William E. Kelly Memorial Park, a line midway between East 14th Street and East 15th Street, Avenue R, East 15th Street, the westerly prolongation of a line 100 feet southerly of Quentin Road, a line midway between East 15th Street and East 16th Street, Moore Place and its easterly and westerly centerline prolongations, East 18th Street, a line 100 feet northerly of Avenue R, and a line midway between East 18th and East 19th Street;
 - b. a line 100 feet southerly of Avenue S, Ocean Avenue, a line 150 feet northerly of Avenue T, a line midway between Ocean Avenue and East 21st Street, a line 150 feet northerly of Avenue U, Ocean Avenue, Avenue T, and a line midway between East 19th Street and Ocean Avenue; and
 - c. a line 150 feet southerly of Avenue U, a line midway between Ocean Avenue and East 21st Street, Gravesend Neck Road, and Ocean Avenue;
3. changing from an R6 District to an R5B District property bounded by:
 - a. Avenue P, East 18th Street, a line 100 feet southerly of Avenue P, East 17th Street, a line 200 feet northwesterly of Kings Highway, East 15th Street, a line 180 feet southerly of Avenue P, East 14th Street, a line 200 feet northwesterly of Kings Highway, a line 200 feet northerly of Quentin Road and its easterly prolongation, and a line midway between Coney Island Avenue and East 12th Street;
 - b. a line 100 feet southerly of Quentin Road and its westerly prolongation, a line midway between East 18th Street and East 19th Street, a line 100 feet northerly of Avenue R, East 18th Street, Moore Place and its easterly and westerly centerline prolongations, and a line midway between East 15th Street and East 16th Street; and

- c. a line 200 feet southeasterly of Kings Highway, East 15th Street, Avenue R, a line midway between East 14th Street and East 15th Street, the northerly boundary line of William E. Kelly Memorial Park, East 14th Street, a line 100 feet northerly of Avenue S, a line midway between Coney Island Avenue and East 12th Street, Avenue R, East 13th Street, a line 100 feet northerly of Avenue R, and East 14th Street;
4. changing from a C4-2 District to an R5B District property bounded by:
- a. a line 200 feet northerly of Quentin Road, 13th Street, a line 100 feet northerly of Quentin Road, and a line midway between Coney Island Avenue and East 12th Street; and
 - b. a line 100 feet southeasterly of Kings Highway, East 15th Street, a line 200 feet southeasterly of Kings Highway, and East 14th Street;
5. changing from an R6 District to an R7A District property bounded by:
- a. Avenue P, Kings Highway, Nostrand Avenue, a line 200 feet southeasterly of Kings Highway, East 29th Street, a line 100 feet southeasterly of Kings Highway, Bedford Avenue, a line 100 feet northerly of Avenue P, East 24th Street, Avenue P, East 22nd Street, a line 200 feet southerly of Avenue P, a line midway between Ocean Avenue and East 21st Street, a line 150 feet northerly of Avenue T, Ocean Avenue, a line 100 feet southerly of Avenue S, a line midway between east 19th Street and Ocean Avenue, a line 100 feet southerly of Quentin Road, East 19th Street, Quentin Road, a line midway between East 18th Street and East 19th Street, a line 100 feet southerly of Quentin Road and its westerly prolongation, East 15th Street, a line 200 feet southeasterly of Kings Highway, and East 18th Street;
 - b. Avenue T, Ocean Avenue, a line 150 feet northerly of Avenue U, a line midway between Ocean Avenue and East 21st Street, a line 150 feet southerly of Avenue U, Ocean Avenue, Gravesend Neck Road, a line midway between Ocean Avenue and East 21st Street, Voorhies Avenue, and a line midway between East 19th Street and Ocean Avenue; and
 - c. a line 200 feet southeasterly of Kings Highway, East 14th Street, a line 100 feet northerly of Avenue R, East 13th Street, Avenue R, and a line midway between Coney Island Avenue and East 12th Street;
6. changing from a C4-2 District to an R7A District property bounded by:
- a. a line 100 feet southeasterly of Kings Highway, East 13th Street, a line 200 feet southeasterly of Kings Highway, and a line midway between Coney Island Avenue and East 12th Street; and
 - b. a line 100 feet southeasterly of Kings Highway, East 18th Street, a line 200 feet southeasterly of Kings Highway, and East 15th Street;

7. changing from a C8-2 District an R7A District property bounded by:
 - a. Avenue P, a line midway between Coney Island Avenue and East 12th Street, a line 200 feet northerly of Quentin Road, and Coney Island Avenue; and
 - b. a line 200 feet southeasterly of Kings Highway, a line midway between Coney Island Avenue and East 12th Street, Avenue R, and Coney Island Avenue;
8. changing from a C4-2 District to a C4-4A District property bounded by Coney Island Avenue, a line 200 feet northerly of Quentin Road, a line midway between Coney Island Avenue and East 12th Street, a line 100 feet northerly of Quentin Road, East 13th Street, a line 200 feet northwesterly of Kings Highway, East 14th Street, a line 180 feet southerly of Avenue P, East 15th Street, a line 200 feet northwesterly of Kings Highway, East 17th Street, a line 100 feet southerly of Avenue P, East 18th Street, a line 100 feet southeasterly of Kings Highway, East 14th Street, a line 200 feet southeasterly of Kings Highway, East 13th Street, a line 100 feet southeasterly of Kings Highway, a line midway between Coney Island Avenue and East 12th Street, and a 200 feet southeasterly of Kings Highway; and
9. establishing within a proposed R7-A District a C2-3 District bounded by:
 - a. Avenue P, a line midway between Coney Island Avenue and East 12th Street, a line 200 feet northerly of Quentin Road, and Coney Island Avenue;
 - b. a line 100 feet southeasterly of Kings Highway, a line midway between Coney Island Avenue and East 12th Street, Avenue R, and Coney Island Avenue; and
 - c. Avenue P, Ocean Avenue, a line 100 feet southeasterly of Kings Highway, and East 18th Street;

as shown on a diagram (for illustrative purposes only) dated September 26, 2005 and subject to the conditions of CEQR Declaration E-155.

The application for an amendment of the Zoning Map was filed by the Department of City Planning on September 21, 2005, to rezone all or portions of seventy blocks in the Brooklyn neighborhood of Homecrest, located in Community District 15, to preserve the existing neighborhood scale and character with lower density and contextual zoning districts.

BACKGROUND

The Department of City Planning proposes zoning map changes for approximately 70 blocks within the Homecrest neighborhood of Brooklyn's Community District 15. The area proposed for rezoning is predominantly residential and is bounded mainly by Coney Island Avenue on the west, Kings Highway on the north, Ocean Avenue on the east and Avenue S on the south. The study area also includes both sides of Ocean Avenue extending south to Voorhies Avenue as well as the south side of Kings Highway between Ocean and Nostrand avenues.

The area is characterized by two- and three-story residences, with corridors of apartment houses on Ocean Avenue, East 12th and East 13th Streets and parts of Kings Highway. An express stop on the B and Q lines is located on Kings Highway at East 16th Street. Commercial activity is concentrated on Kings Highway and parts of Ocean Avenue.

While the area was mainly built up by World War II, small-scale construction continued into the 1980s -- mostly groups of three- or four-family semi-detached houses with ground floor garages. More recent new construction has included out-of-scale apartment buildings up to seven stories high on predominantly low-rise blocks, made possible by the existing R6 zoning which permits increased floor area when community facility uses, such as medical offices, are part of the development.

The rezoning proposal was developed in response to concerns by community residents and elected officials beginning in the winter of 2004. This study formally began in the spring of 2005, and

proceeded during the year with consultations and meetings with elected officials, the Community Board and civic groups.

The proposed rezoning would preserve the existing neighborhood scale and character with lower density and contextual zoning districts. The proposal preserves residential development options on selected wide streets with existing apartment buildings - Ocean Avenue and Kings Highway - and side streets near the Kings Highway subway station.

Existing Zoning

The Homecrest rezoning area is currently comprised of three different zoning districts which have remained unchanged since the 1961 Zoning Resolution went into effect.

R6

From south of Kings Highway to 100 feet south of Avenue S, and north of Kings Highway to Avenue P and along blockfaces of Ocean Avenue, the zoning is R6, a residential district which has no height limit and is governed by height factor regulations with a maximum FAR of 2.43 for residential buildings. The R6 regulations allow community facility buildings, such as hospitals, schools, churches, and medical offices and mixed residential and community facility buildings, up to an FAR of 4.8. Many of the buildings constructed recently in the neighborhood include both residential and community facility uses.

C4-2

A C4-2 commercial zoning district is located on Kings Highway between Coney Island Avenue and East 18th Street in the study area. The C4-2 district allows commercial buildings of up to 3.4 FAR, residential buildings of up to 2.43. Community facility and mixed buildings can have an FAR of up to 4.8 with no height limit. The district allows local and regional retail and other commercial uses.

C8-2

C8-2 commercial zoning districts are located at two locations on Coney Island Avenue between Avenue R and Avenue P. The C8-2 district allows commercial buildings of up to 2.0 FAR and community facility buildings of up to 4.8 FAR with no height limit. The C8-2 zoning allows a variety of retail and service uses including small appliance repair and upholstery shops as well as automotive service facilities, lumber yards and other heavy commercial uses. Residential uses are not permitted.

Commercial Overlays

There are C1-2, C1-3, C2-3 commercial overlays on a number of the large east-west streets crossing Ocean Avenue and along Kings Highway between East 18th Street and Ocean Avenue. The C1 district allows small-scale retail and service shops needed in residential neighborhoods. The C2 district allows a slightly broader range of service uses including small appliance repair and upholstery shops.

Commercial buildings within C1 and C2 commercial district overlays have a maximum allowable floor area ratio of 2.0 if the overlay is mapped in zoning districts R6 and above.

Goals of Rezoning

The Homecrest rezoning proposes lower density zoning districts in order to preserve the low-rise character of blocks with low-rise homes and contextual zoning districts along apartment building corridors and other wide streets with good transit access where new apartment building construction would be appropriate.

R4-1

The proposed R4-1 zoning includes portions of 23 blocks, generally located between Avenue R and Avenue S, East 12th Street and East 19th Street and two portions of Ocean Avenue between Gravesend Neck Road and Avenue S. A portion of the proposed R4-1 zoning extends north of Avenue R to Quentin Road, along both sides of East 19th Street.

R4-1 is a low-density residential district which allows detached and semi-detached one- and two-family houses, with a maximum FAR of 0.9 and requires two side yards if the houses are detached and one if the houses are semi-detached. R4-1 districts require one parking space for each unit and have a perimeter wall height limit of 21 feet and an overall building height of 35 feet. These regulations would ensure future development would better match the one and two-family, detached housing character of these areas.

In the areas proposed for R4-1 97 percent of the residential buildings are one and two family detached or semi-detached residences. Ninety-eight percent of the buildings would comply with the district's height limits and 97 percent would comply with the maximum FAR.

R5B

The proposed R5B zoning district includes portions of 20 blocks north of Avenue S, between East 12th and East 15th streets, and south of Kings Highway, north of Moore Place, between East 16th and East 18th streets, and south of Quentin Road as well as an area south of Avenue P, north of Kings Highway, between East 12th and East 18th streets.

R5B is a low-density residential district which allows detached, semi-detached and attached houses with a maximum FAR of 1.35 and requires side yards for detached and semi-detached buildings and one parking space for each unit or 66 percent of the units if grouped. R5B has a maximum streetwall height of 30 feet and a maximum building height of 33 feet. One off-street parking space must be provided for every unit or, if built as a group parking area, at a rate of one each for 85 percent of the dwelling units and front yard parking is prohibited. Multi-family housing is allowed in R5B districts. The area proposed for R5B contains a mix of rowhouses and semi-detached residences.

R7A

The proposed R7A zoning district includes portions of 47 blocks, primarily both sides of Ocean Avenue from Voorhies Avenue to Kings Highway, along and south of Kings Highway from Nostrand Avenue to East 15th Street, along the east side of Coney Island Avenue, north of Quentin Road and south of Avenue P, as well as an area north of Avenue R, south of Kings Highway, east of Coney Island Avenue and west of East 14th Street. These blocks are generally wide streets characterized by apartment buildings.

R7A is a medium-density contextual residential district which has a maximum FAR of 4.0 for residential and community facility uses with a maximum street wall height of 65 feet and a maximum building height of 80 feet and requires parking for half the units. In R7A districts, the Quality Housing Program is mandatory.

C4-4A

The proposed C4-4A zoning district would include portions of 15 blocks, both sides of Kings Highway between Coney Island Avenue and East 18th Street and a portion of the north side of Quentin Road between Coney Island Avenue and East 13th Street. The proposed C4-4A reflects a reduced depth from the existing C4-2 zoning to prevent commercial uses from encroaching on residential streets.

C4-4A is a medium-density contextual commercial district which allows residential, commercial, community facility and mixed buildings with a maximum FAR of 4.0 for all uses, a maximum street wall height of 65 feet and a maximum building height of 80 feet (R7A equivalent for height and bulk). The Quality Housing Program is mandatory and parking is required for half of the units.

Commercial Overlays

The current C1-3 commercial overlay along Kings Highway between Ocean Avenue and East 18th Street would be changed to a C2-3 district and reduced in depth from 150 feet to 100 feet to prevent commercial uses from encroaching on the residential side streets. New C2-3 commercial overlays are proposed for the two blockfronts along Coney Island Avenue proposed to be rezoned from C8-2 to

R7A and where there are existing commercial uses. Commercial overlays in the proposed R5B district have a commercial FAR of 1.0. In the proposed R7A, overlays have a commercial FAR of 2.0.

ENVIRONMENTAL REVIEW

This application (C 060129 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 06DCP026K. The lead agency is the Department of City Planning.

After a study of the environmental impact of the subject application (C 060129 ZMK), a negative declaration was issued on September 26, 2005, which included (E) designations for hazardous materials, air quality and noise.

To avoid the potential for hazardous materials impacts, the proposed zoning map amendment includes (E) designations for hazardous materials on the following properties:

- Block 6774, Lots 1, 57, 59, 72, 78, 80
- Block 6794, Lots 64, 74
- Block 7353, Lot 69
- Block 7381, Lots 1, 15
- Block 7404, Lots 28, 30, 31, 32, 33, 34, 35, 36, 44
- Block 7421, Lot 37
- Block 7464, Lot 16

The (E) designation would require that the fee owner of such a site conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the Department of Environmental Protection (DEP) before the issuance of a building permit by the Department of Buildings (DOB)

(pursuant to Section 11-15 of the Zoning Resolution – Environmental Requirement). The (E) designation also includes a mandatory construction-related health and safety plan which must also be approved by DEP.

To avoid the potential for air quality impacts associated with boiler emissions, the proposed zoning map amendment includes (E) designations on the following properties:

- Block 6774, Lots 1, 72, 78 and 80
- Block 6782, Lots 27, 28, 30, 32, 57, 58, 59, 60, 62, 63, 64, 65, 66 and 67
- Block 6803, Lots 70, 71, 72, 73, 74, 75, 77, 79, 83, 84, 86, and 87
- Block 7404, Lots 28, 30, 31, 32, 33, 34, 35, 36 and 44

Any new residential and/or commercial development on the above-referenced properties must use natural gas as the type of fuel for space heating and hot water (HVAC) systems.

To avoid the potential for significant adverse impacts related to noise, the proposed action includes (E) designations on the following properties:

- Block 6774, Lots 1, 57, 59, 72, 78, and 80 and
- Block 6794, Lots 64, and 74

In order to ensure an acceptable interior noise environment, future residential uses on the above referenced properties must provide a closed window condition with a minimum of 35 dB (A) window/wall attenuation on all facades in order to maintain an interior noise level of 45 dB (A). In order to maintain a closed-window condition, an alternate means of ventilation would also have to be provided. Alternate means of ventilation would include, but would not be limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.

UNIFORM LAND USE REVIEW

This application (C 060129 ZMK) was certified as complete by the Department of City Planning on September 26, 2005 and was duly referred to Community Board 15 and the Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 15 held a public hearing on the application (C 060129 ZMK) on October 11, 2005, and on that date, by a vote of 28 to 0 with one abstention, adopted a resolution recommending approval of the zoning map application, with the following conditions:

1. To remove any incentive and to discourage multi-family residential and/or community facility development on E/S of Coney Island Avenue between Avenue P and Avenue R (2 blocks). The Board recommends R5B with Commercial overlay C2-3;
2. To remove any incentive and to discourage multi-family residential and/or community facility development on both sides of Kings Highway between Coney Island Avenue and Ocean Avenue (multiple blocks). The Board recommends R5 with Commercial overlay C4-1.
3. The Board advice changing entire proposed R7A zones to R6A which in our opinion will better address future development (multiple blocks).
4. If NYC Planning Commission will approve a new R5A zoning currently under consideration, the Board advice changing entire proposed R4-a zones to R5A which in our opinion will better address concerns of one and two family home owners (multiple blocks).
5. The Board requests to put a 100% parking requirement on all future multifamily developments.
6. The Board request assurances from the NYC Department of City Planning and City Planning Commission that a maximum one (1) year following completion of this application areas recommended for rezoning in the Board's letter dated August 30,2005, to Ms. Regina Myer (attached), as well as additional area in Community Board 15 will be certified for rezoning.

Borough President Recommendation

The application (C 060129 ZMK), was considered by the Borough President, who, on November 10, 2005, issued a recommendation approving the proposed zoning map application subject to the following conditions:

- 1) the City Planning Commission and City Council modify the zoning map amendment as follows:
 - a) That for Coney Island Avenue, the proposed R7A district remain as a C8-2 zoning district.
 - b) That for Quentin Road between East 18th and East 19th Street and for East 19th Street between Quentin Road and Avenue R, the proposed R4-1 district be zoned R5B.
 - c) That for Ocean Avenue between 100 feet south of Avenue S and Avenue U, and for the east side of Ocean Avenue between Avenue U and 330 feet south of Avenue U, the proposed R7A and R4-1 districts remain R6.
 - d) That for Ocean Avenue between 330 feet south of Avenue U and Avenue V, the proposed R4-1 be zoned R4.

Be it further resolved:

- 1) The Department of City Planning to initiate and expedite zoning text and map amendment that:
 - a) For R7A and C4-4A districts in Community District 15, amend the residential parking requirements from one space for every two dwelling units to one space for each dwelling unit in any development containing multi-family housing and eliminate the option to otherwise waive parking;
 - b) Requires ground floor retail use for all developments fronting Kings Highway between Coney Island Avenue and Ocean Avenue;
 - c) Rezone to an R5A district the remaining areas proposed to be rezoned as R4-1 districts;
 - d) Make applicable the affordable housing floor area incentives for the R7A and C4-4A districts mapped in Community District 15 with additional text amendments encouraging development of affordable housing for senior citizens;
 - e) Plan for the rezoning of Coney Island Avenue in consultation with Community Boards 7, 12, 13, 14 and 15 and the Brooklyn Borough Board;
 - f) For the remainder of CB 15, rezone to promote preservation of detached and semi-detached housing and provide opportunities for smart growth
- 2) The City to analyze and implement means to provide landscaping along Kings Highway (east of Ocean Avenue) and Ocean Avenue for all residential developments.

City Planning Commission Public Hearing

On November 2, 2005 (Calendar No. 3), the City Planning Commission scheduled November 16, 2005, for a public hearing on the application (C 060129 ZMK). The hearing was duly held on November 16, 2005 (Calendar No. 23).

There were eleven speakers in favor of the applications and seven speakers in opposition.

Speakers in favor of the proposal included the District Manager and Vice Chair of Community Board 7, community residents, a representative of the Plumb Beach Civic Association and a representative of the Madison Marine Civic Association.

The speakers testified that the proposal would preserve the low-rise character of the area and that they had have been advocating for zoning changes to curtail out-of-context construction in this area for several years. They further stated that they were not opposed to new development but wanted new buildings to be in context with the built character of the neighborhood.

Some speakers, including a representative of the Madison Marine Civic Association, called for further study of the BSA special permit which allows enlargements of single- and two-family detached- and semi-detached homes in Community Districts 14 and 15.

A homeowner on East 19th Street speaking in favor of the proposed action, requested that the area south of Quentin Road be changed from the proposed R4-1 to R5B due to recent construction that had changed the character of the street. Two homeowners on Ocean Avenue, between Avenues S and T, stated that the proposed R4-1 would retain the detached-home character of the block frontage.

The District Manager of Community Board 15 called on the Department to study additional areas of Community District 15 for possible contextual rezoning, to consider a text amendment to require 100

percent parking for new residential buildings and to rezone Coney Island Avenue and Kings Highway to require ground-floor commercial uses on those streets.

Speakers in opposition to the proposal included an attorney representing the developer of four properties on Ocean Avenue, local builders, community residents and a property owner.

These speakers noted that numerous detached homes along Ocean Avenue between Avenue S and Avenue U had recently been replaced by new apartment buildings and that they believed that Ocean Avenue, as a wide street, and East 19th Street, between Quentin and Avenue R, were appropriate for apartment house construction.

A property owner on East 12th Street testified that she believed that the rezoning would limit expansion of her existing building. An owner of a medical facility on Ocean Avenue testified that the proposal would limit the ability to redevelop their property with a mixed-use residential and community facility building.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment of the Zoning Map (C 060129 ZMK), as modified herein is appropriate.

The Homecrest rezoning is a balanced rezoning proposal that would protect predominantly low-rise blocks with lower-density zoning districts while maintaining opportunities for apartment house construction on blocks along wide streets and good transit access with contextual, medium-density zoning districts.

The existing R6 district would be replaced by R4-1, R5B, R6A, R7A and C4-4A districts which would protect the existing character of the neighborhood by mandating housing types, densities and heights that are consistent with the area's built character. The proposed R4-1 and R5B districts would more closely match the existing built character of the small homes typically found on the side streets.

Regarding the recommendations of the Community Board and the Borough President for an R5A district, the Commission notes that R5A allows only detached one and two family houses. This area includes many semi-detached and row houses and R5A would not be appropriate.

The R7A and C4-4A districts along Ocean Avenue, Kings Highway, Coney Island Avenue would better reflect the existing apartment building character of those streets and maintain opportunities for new apartment house construction appropriate for these wide streets with good transit access. In addition, the proposed contextual districts would eliminate the floor area bonus available to community facilities and include limitations on building heights where none currently exist.

Regarding the recommendations of the Community Board and the Borough President for Coney Island Avenue, and the recommendation of the Community Board for Kings Highway, the Commission notes that these major corridors are wide streets with bus lines and near transit, lined with mixed-use

residential buildings with ground-floor retail and are therefore appropriate for new multi-family or community facility buildings.

The Commission believes that the proposed C4-4A and R7A/C2-3 districts would reinforce Kings Highway as a retail corridor with new mixed-use, retail and residential buildings. The proposed C4-4A would allow regional retail and residential uses at higher densities than the existing C4-2 encouraging additional development, but with a height limit of 80 feet. Its reduced depth would reflect existing patterns of commercial activity and prevent commercial uses from encroaching on the midblocks.

The proposed R7A/C2-3 along Coney Island Avenue north and south of Kings Highway would also create new housing opportunities where new housing is currently not permitted by the existing C8-2 zoning. These block frontages contain a mixture of one-story commercial buildings, residential buildings and mixed-use residential buildings with ground-floor retail. Coney Island Avenue is a wide street that is well-served by transit and is well-suited to accommodate new apartment house development. The Commission believes that new development under the proposed zoning would strengthen and enhance Coney Island Avenue at Kings Highway as an active residential-commercial corridor. Regarding the recommendations of the Community Board for R6A, the Commission notes that the proposed R7A district with a FAR of 4.0 and a maximum building height of 80 feet is more representative of the existing built character.

In response to the recommendation from the Borough President and testimony received at its public hearing from homeowners and developers of properties along Ocean Avenue and East 19th Street, the City Planning Commission is modifying this application for these two areas.

Along the western side of Ocean Avenue between Avenues S and T and the eastern side of Ocean Avenue between Avenues T and U the Commission is modifying this application from the proposed R4-1 to an R6A district. The Commission notes that since the R4-1 zoning was originally proposed, many homes in the area have been demolished and new construction has commenced. The modification would more accurately reflect the scale and character of this recent construction activity along this wide street.

Along East 19th Street, between Quentin Road and Avenue R the Commission is modifying this application from the proposed R4-1 to an R5B district more accurately reflect the scale and character of recent construction activity on the block and maintain the low-rise scale of the street. These revisions would better reflect the mixed character of this area.

Regarding the recommendation of the Community Board and the Borough President for a 100 percent parking requirement, the Commission notes that this would require an amendment to the zoning resolution that is outside the purview of this Zoning Map amendment.

Regarding the testimony at the Commission's public hearing about properties on East 12th Street and Ocean Avenue, the Commission notes that proposed R4-1 district allows for modest expansion of the existing buildings and is therefore appropriate for those blocks.

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 Nos. 22d, 23b, 28c and 29a,

1. eliminating from an existing R6 District a C1-3 District bounded by Avenue P, Ocean Avenue, a line 150 feet southeasterly of Kings Highway, East 18th Street, and a line 100 feet northwesterly of Kings Highway;
2. changing from an R6 District to an R4-1 District property bounded by:
 - a. a line 100 feet northerly of Avenue R, a line midway between East 19th Street and Ocean Avenue, a line 100 feet southerly of Avenue S, a line midway between Coney Island Avenue and East 12th Street, a line 100 feet northerly of Avenue S, East 14th Street, the northerly boundary line of William E. Kelly Memorial Park, a line midway between East 14th Street and East 15th Street, Avenue R, East 15th Street, the westerly prolongation of a line 100 feet southerly of Quentin Road, a line midway between East 15th Street and East 16th Street, Moore Place and its easterly and westerly centerline prolongations, and East 18th Street; and
 - b. a line 150 feet southerly of Avenue U, a line midway between Ocean Avenue and East 21st Street, Gravesend Neck Road, and Ocean Avenue;
3. changing from an R6 District to an R5B District property bounded by:
 - a. Avenue P, East 18th Street, a line 100 feet southerly of Avenue P, East 17th Street, a line 200 feet northwesterly of Kings Highway, East 15th Street, a line 180 feet southerly of Avenue P, East 14th Street, a line 200 feet northwesterly of Kings Highway, a line 200 feet northerly of Quentin Road and its easterly prolongation, and a line midway between Coney Island Avenue and East 12th Street;
 - b. a line 100 feet southerly of Quentin Road and its westerly prolongation, a line midway between East 18th Street and East 19th Street, Quentin Road, East 19th Street, a line 100

- feet southerly of Quentin Road, a line midway between East 19th Street and Ocean Avenue, a line 100 feet northerly of Avenue R, East 18th Street, Moore Place and its easterly and westerly centerline prolongations, and a line midway between East 15th Street and East 16th Street;
- c. a line 200 feet southeasterly of Kings Highway, East 15th Street, Avenue R, a line midway between East 14th Street and East 15th Street, the northerly boundary line of William E. Kelly Memorial Park, East 14th Street, a line 100 feet northerly of Avenue S, a line midway between Coney Island Avenue and East 12th Street, Avenue R, East 13th Street, a line 100 feet northerly of Avenue R, and East 14th Street; and
4. changing from a C4-2 District to an R5B District property bounded by:
 - a. a line 200 feet northerly of Quentin Road, 13th Street, a line 100 feet northerly of Quentin Road, and a line midway between Coney Island Avenue and East 12th Street; and
 - b. a line 100 feet southeasterly of Kings Highway, East 15th Street, a line 200 feet southeasterly of Kings Highway, and East 14th Street;
 5. changing from an R6 District to an R6A District property bounded by a line 100 feet southerly of Avenue S, Ocean Avenue, a line 150 feet northerly of Avenue T, a line midway between Ocean Avenue and East 21st Street, a line 150 feet northerly of Avenue U, Ocean Avenue, Avenue T, and a line midway between East 19th Street and Ocean Avenue; and
 6. changing from an R6 District to an R7A District property bounded by:
 - a. Avenue P, Kings Highway, Nostrand Avenue, a line 200 feet southeasterly of Kings Highway, East 29th Street, a line 100 feet southeasterly of Kings Highway, Bedford Avenue, a line 100 feet northerly of Avenue P, East 24th Street, Avenue P, East 22nd Street, a line 200 feet southerly of Avenue P, a line midway between Ocean Avenue and East 21st Street, a line 150 feet northerly of Avenue T, Ocean Avenue, a line 100 feet southerly of Avenue S, a line midway between east 19th Street and Ocean Avenue, a line 100 feet southerly of Quentin Road, East 19th Street, Quentin Road, a line midway between East 18th Street and East 19th Street, a line 100 feet southerly of Quentin Road and its westerly prolongation, East 15th Street, a line 200 feet southeasterly of Kings Highway, and East 18th Street;
 - b. Avenue T, Ocean Avenue, a line 150 feet northerly of Avenue U, a line midway between Ocean Avenue and East 21st Street, a line 150 feet southerly of Avenue U, Ocean Avenue, Gravesend Neck Road, a line midway between Ocean Avenue and East 21st Street, Voorhies Avenue, and a line midway between East 19th Street and Ocean Avenue; and

- c. a line 200 feet southeasterly of Kings Highway, East 14th Street, a line 100 feet northerly of Avenue R, East 13th Street, Avenue R, and a line midway between Coney Island Avenue and East 12th Street;
7. changing from a C4-2 District to an R7A District property bounded by:
- a. a line 100 feet southeasterly of Kings Highway, East 13th Street, a line 200 feet southeasterly of Kings Highway, and a line midway between Coney Island Avenue and East 12th Street; and
 - b. a line 100 feet southeasterly of Kings Highway, East 18th Street, a line 200 feet southeasterly of Kings Highway, and East 15th Street;
8. changing from a C8-2 District an R7A District property bounded by:
- a. Avenue P, a line midway between Coney Island Avenue and East 12th Street, a line 200 feet northerly of Quentin Road, and Coney Island Avenue; and
 - b. a line 200 feet southeasterly of Kings Highway, a line midway between Coney Island Avenue and East 12th Street, Avenue R, and Coney Island Avenue;
9. changing from a C4-2 District to a C4-4A District property bounded by Coney Island Avenue, a line 200 feet northerly of Quentin Road, a line midway between Coney Island Avenue and East 12th Street, a line 100 feet northerly of Quentin Road, East 13th Street, a line 200 feet northwesterly of Kings Highway, East 14th Street, a line 180 feet southerly of Avenue P, East 15th Street, a line 200 feet northwesterly of Kings Highway, East 17th Street, a line 100 feet southerly of Avenue P, East 18th Street, a line 100 feet southeasterly of Kings Highway, East 14th Street, a line 200 feet southeasterly of Kings Highway, East 13th Street, a line 100 feet southeasterly of Kings Highway, a line midway between Coney Island Avenue and East 12th Street, and a 200 feet southeasterly of Kings Highway; and
10. establishing within a proposed R7-A District a C2-3 District bounded by:
- a. Avenue P, a line midway between Coney Island Avenue and East 12th Street, a line 200 feet northerly of Quentin Road, and Coney Island Avenue;
 - b. a line 100 feet southeasterly of Kings Highway, a line midway between Coney Island Avenue and East 12th Street, Avenue R, and Coney Island Avenue; and
 - c. Avenue P, Ocean Avenue, a line 100 feet southeasterly of Kings Highway, and East 18th Street;

Borough of Brooklyn, Community District 15, as shown on a diagram (for illustrative purposes only) dated September 26, 2005 and modified on January 11, 2005, and which includes CEQR Designation E-155.

The above resolution (C 060129 ZMK), duly adopted by the City Planning Commission on January 11, 2005 (Calendar No. 14), 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
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
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DOLLY WILLIAMS, Commissioners