



CITY PLANNING COMMISSION

January 11, 2006/ [Calendar No. 16](#)

N 060133 ZRK

IN THE MATTER OF an application submitted by the Department of City Planning 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 IX, Chapter 4 (Special Sheepshead Bay District) concerning an amendment to Appendix A.

The application for an amendment of the Zoning Resolution was filed by the Department of City Planning on September 21, 2005 to modify the boundaries of the Special Sheepshead Bay District (SSBD) to prevent conflicts between proposed new zoning districts and the regulations of the SSBD.

RELATED ACTION

In addition to the amendment of the Zoning Resolution relating to the Special Sheepshead Bay District (SSBD), the following action is being considered concurrently with this application:

C 060132 ZMK : Amendment of the Zoning Map

BACKGROUND

The Department of City Planning proposes to rezone portions of eight blocks and amend the Special Sheepshead Bay District (SSBD) in the south Brooklyn neighborhood of Sheepshead Bay/Plumb Beach in Community District 15.

A full background discussion appears in the related report of the zoning map amendment (C 060132 ZMK).

ENVIRONMENTAL REVIEW

This application (N 060133 ZRK), in conjunction with the related application for an amendment of the Zoning Map (C 060132 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 City Planning Commission.

After a study of the environmental impact of the subject applications, a negative declaration was issued on September 26, 2005.

PUBLIC REVIEW

This application (N 060133 ZRK), was referred to Community Board 15 and to the Brooklyn Borough President for information and review, in conjunction with the related application for an amendment of the Zoning Map (C 060132 ZMK), which was certified as complete by the Department of City Planning on September 26, 2005 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 (N 060133 ZRK)

on October 11, 2005, and on that date, by a vote of 28 to 0 with no abstentions, adopted a resolution recommending approval of the zoning text amendment application.

A summary of the recommendation of Community Board 15 appears in the report on the related application for the zoning map amendment (C 060132 ZMK).

Borough President Recommendation

The application (N 060133 ZRK) was considered by the Borough President, who, on November 10, 2005, issued a recommendation approving the application.

City Planning Commission Public Hearing

On November 2, 2005 (Calendar No. 5), the City Planning Commission scheduled November 16, 2005, for a public hearing on the application. The hearing was duly held on November 16, 2005 (Calendar No. 25), in conjunction with the related zoning map amendment application (C 060132 ZMK). There were five speakers in favor of the applications and two speakers in opposition.

There were a number of speakers, as described in the report on the related application for the grant of a zoning map amendment (C 060132 ZMK) and the hearing was closed.

Waterfront Revitalization Program Consistency Review

The application (N 060133 ZRK), in conjunction with the related application (C 060132 ZMK), was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.) The designated WRP number is 05-058.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The City Planning Commission believes that this amendment to the Zoning Resolution is appropriate.

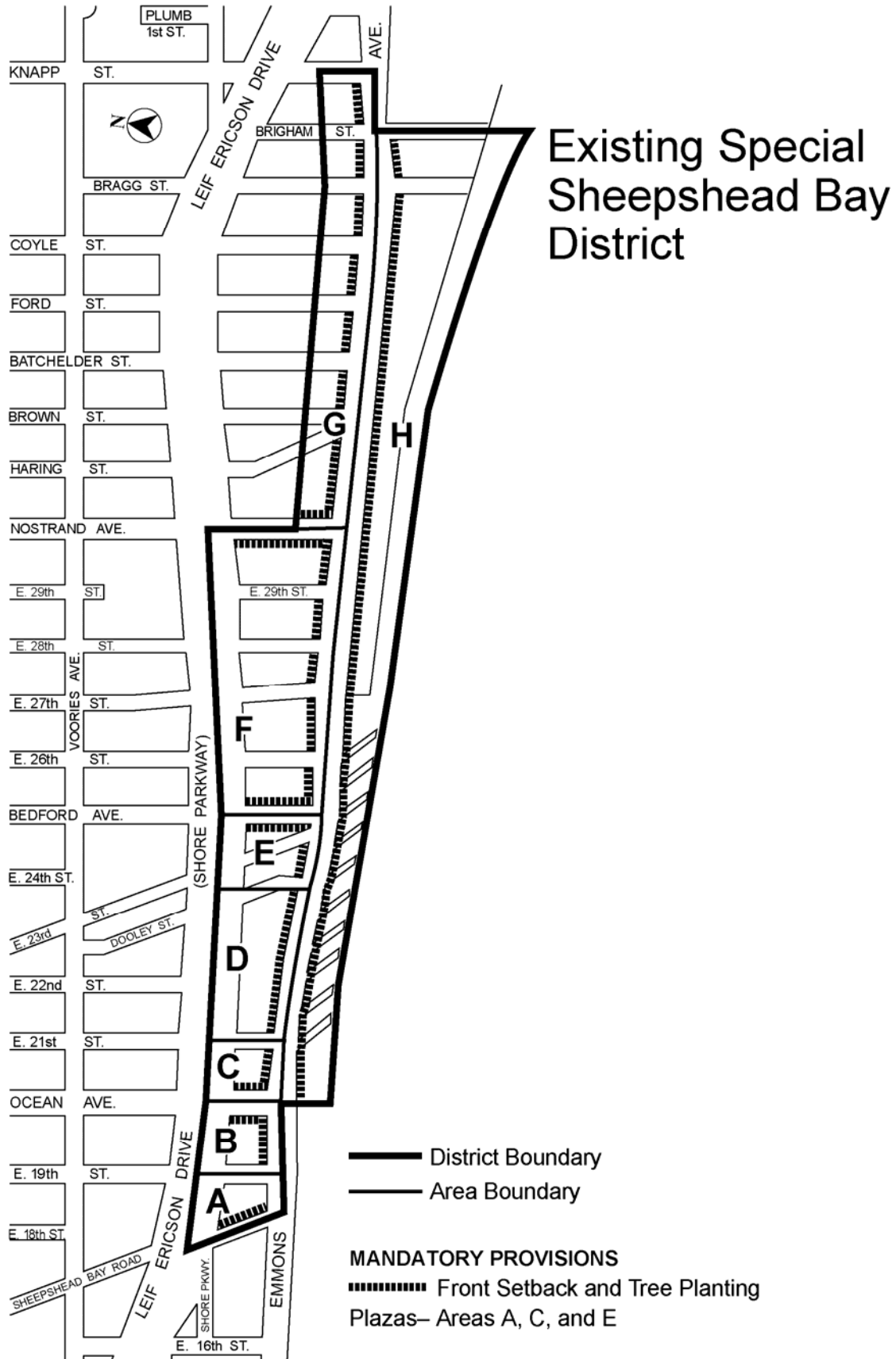
A full consideration of the issues and the reason for approving this application appears in the report on the related application for a zoning map amendment (C 060132 ZMK).

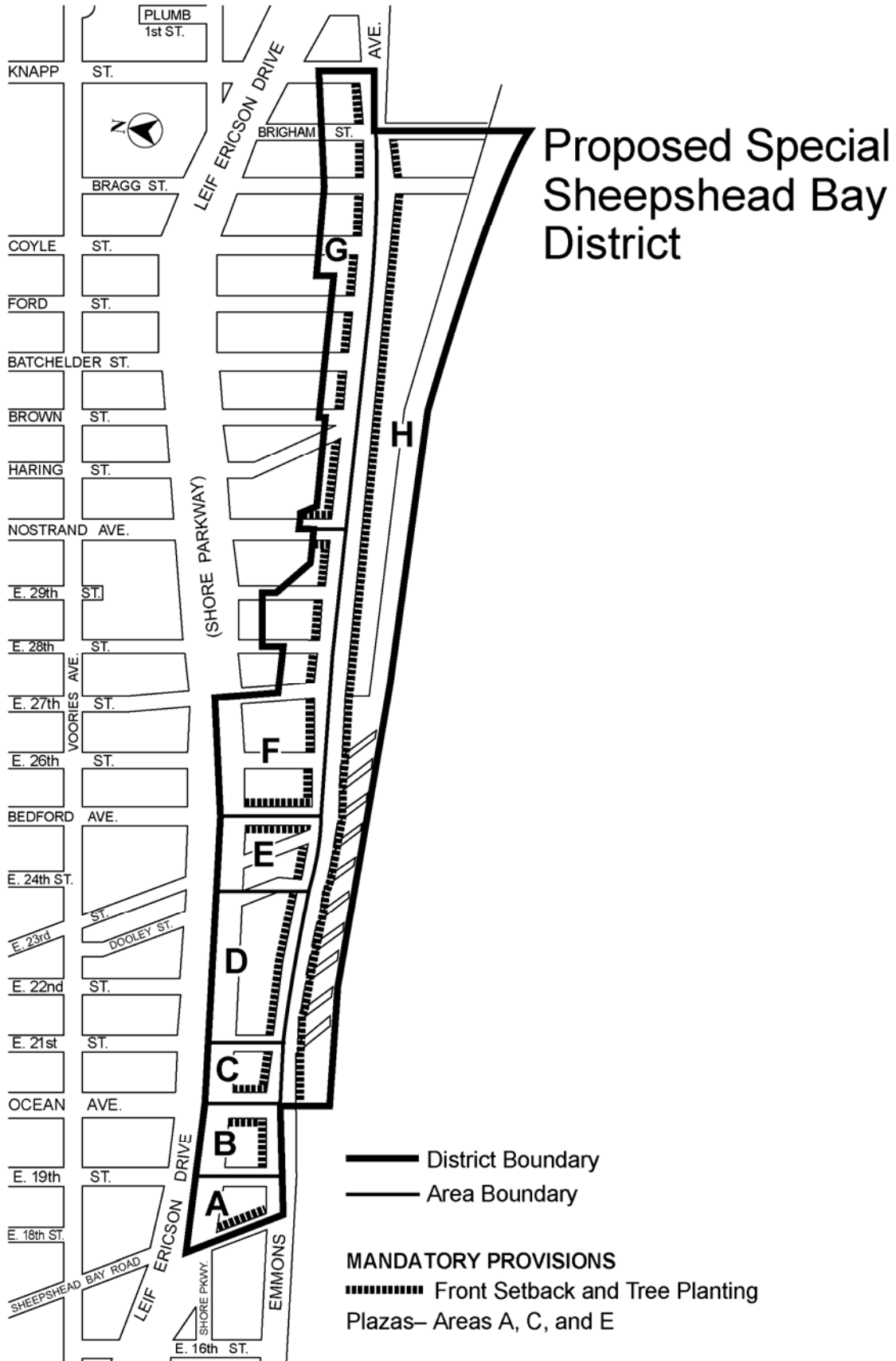
RESOLUTION

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, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 201 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 relating to Article IX, Chapter 4 (Special Sheepshead Bay District) concerning an amendment to Appendix A, Borough of Brooklyn, Community District 15.





The above resolution (C 060133 ZRK), duly adopted by the City Planning Commission on January 11, 2006 ([Calendar No. 16](#)), 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
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DOLLY WILLIAMS, Commissioners