



CITY PLANNING COMMISSION

September 24, 2003/Calendar No. 24

C 030300 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. 17a**, changing from an R6 District to a C4-3 District property bounded by a line 150 feet northerly of Atlantic Avenue, Buffalo Avenue, Atlantic Avenue, and Suydam Place, Borough of Brooklyn, Community District 3, as shown on a diagram (for illustrative purposes only) dated April 21, 2003.

The application for an amendment of the Zoning Map was filed by the Department of Housing Preservation and Development on January 30, 2003 to rezone one blockfront on the north side of Atlantic Avenue between Suydam Place and Buffalo Avenues from an R6 zoning district to a C4-3 zoning district.

RELATED ACTIONS

In addition to the rezoning of one block frontage along Atlantic Avenue from R6 to C4-3, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C 030299 HUK Second Amendment to the Fulton Park Urban Renewal Plan.
2. C 030301 HDK Disposition of City-owned properties to developers to be selected by HPD.

BACKGROUND

The New York City Department of Housing Preservation and Development proposes the rezoning of one block frontage along Atlantic Avenue between Suydam Place and Buffalo Avenue (C 030300ZMK), the Second Amendment to the Fulton Park Urban Renewal Plan (C 030299HUK), and the disposition of 86 City-owned properties (C 030301HDK) to developers

to be selected by HPD, in Community District 3, Bedford-Stuyvesant, Brooklyn.

A more detailed description of the site, surrounding area and proposed project is included in the report on the related application for an amendment to the Fulton Park Urban Renewal Plan (C 030299 HUK).

ENVIRONMENTAL REVIEW

This application(C 030300 ZMK), in conjunction with the applications for the related actions (C 030299 HUK) and (C 030301 HDK), 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 97HPD004K. The lead 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 January 9, 2003.

UNIFORM LAND USE REVIEW

This application (C 030200 ZMK), in conjunction with the applications for the related actions (C 030299 HUK) and (C 030301 HDK), was certified as complete by the Department of City Planning on April 21, 2003, and was duly referred to Community Board 03 and the Borough

President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 3 held a public hearing on this application on June 26, 2003 and on that date by a vote of 29 to 0 with 0 abstentions, adopted a resolution recommending disapproval of the application with modifications. The recommendation of the Community Board is included in the report on the related application for the Fulton Park Urban Renewal Plan (C 030299 HUK).

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application with conditions on July 30, 2003. The recommendation of the Borough President is included in the report on the related application for the Fulton Park Urban Renewal Plan (C 030299 HUK).

City Planning Commission Public Hearing

On July 23, 2003 (Calendar No. 8), the City Planning Commission scheduled August 13, 2003 for a public hearing on this application (C 030300 ZMK). The hearing was duly held on August 13, 2003 (Calendar No. 10), in conjunction with the public hearing on the applications for the related actions (C 030299 HUK and C 030301 HDK).

There was one speaker in favor of the application and seven speakers in opposition. A more

detailed description of the hearing is included in the report on the related application for an amendment to the Fulton Park Urban Renewal Plan (C 030299 HUK).

CONSIDERATION

The Commission believes that this amendment to the zoning map is appropriate. This rezoning would allow for new commercial development along Atlantic Avenue on Urban Renewal Site 12. The community would benefit from sorely-needed commercial development on this long-vacant site. Development would be similar to other commercial properties along this busy commercial corridor.

A full consideration and analysis of the issues, and the reasons for approving the project appear in the report on the related application for the 2nd Amendment to the Fulton Park Urban Renewal Plan (C 030299 HUK).

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. 17a changing from an R6 District to a C4-3 District property bounded by a line 150 feet northerly of Atlantic Avenue, Buffalo Avenue, Atlantic Avenue, and Suydam Place, Borough of Brooklyn, Community District 3, as shown on a diagram (for illustrative purposes only) dated April 21, 2003.

The above resolution (C 030300 ZMK), duly adopted by the City Planning Commission on September 24, 2003 (Calendar No. 24), 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
Angela M. Battaglia, Angela R. Cavaluzzi, R.A., Richard W. Eaddy, Jane Gol,
Christopher Kui, John Merolo, Karen A. Phillips, Joseph B. Rose, Dolly Williams
Commissioners