



CITY PLANNING COMMISSION

September 8, 2004/Calendar No. 28

C 030413 ZMK

IN THE MATTER OF an application submitted by IKEA Property, Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 16a and 16b, changing from an M3-1 District to an M1-1 District** property bounded by Beard Street, Halleck Street, a line 300 feet westerly of Columbia Street, a line 550 feet southerly of Halleck Street and its easterly prolongation, Columbia Street, a line 1190 feet southerly of Halleck Street and its easterly and westerly prolongation, and the southwesterly prolongation of a line 200 feet northwesterly of Dwight Street, Community District 6, Borough of Brooklyn, as shown on a diagram (for illustrative purposes only) dated April 26, 2004.

The application for an amendment of the Zoning Map was filed by IKEA Property, Inc. on March 31, 2003, to change from an M3-1 district to an M1-1 district an area roughly bounded by Halleck, Beard and Columbia Street and by Erie Basin to facilitate the development of an approximately 346,000 square foot furniture store, three ancillary retail or restaurant buildings and a 6.3 acre waterfront public access area on an approximately 22-acre site in Red Hook, Community District 6, Brooklyn.

RELATED ACTIONS

In addition to the amendment of the Zoning Map 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 030414 ZSK A special permit to allow a large retail establishment in an M1-1 district. This special permit would allow a Use Group 10A furniture store as well as three other Use Group 6 or 10 retail establishments with no limitation on floor area;

2. C 030412 MMK Changes to the City Map;
3. C 030415 ZSK A special permit to modify the waterfront bulk regulations pursuant to Section 62-736 to permit a building exceeding 30 feet in height;
4. N 030416 ZAK An authorization to modify the waterfront public access and visual corridor regulations pursuant to Section 62-722; and
5. N 030418 ZCK Certification by the Chair of the City Planning Commission pursuant to Section 72-711 that a site plan has been submitted showing compliance with the waterfront zoning regulations.

BACKGROUND

A full background discussion and description of this project appears in the report on the related application for the grant of a special permit (C 030414 ZSK).

ENVIRONMENTAL REVIEW

This application (C 030413 ZMK), in conjunction with the applications for the related actions (C 030414 ZSK, C 030412 MMK, C 030415 ZSK, N 030416 ZAK and N 030418 ZCK), 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 03DCP041K. The lead agency is the City Planning Commission.

A summary of the environmental review and the Final Environmental Impact Statement appears in the report on the related application for the grant of a special permit (C 030414 ZSK).

UNIFORM LAND USE REVIEW

This application (C 030413 ZMK), in conjunction with the applications for the related actions (C 030414 ZSK, C 030412 MMK and C 030415 ZSK) was certified as complete by the Department of City Planning on April 26, 2004, and was duly referred to Community Board 6 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 6 held a public hearing on this application on May 13, 2004, and on June 9, 2004, by a vote of 34 to four with two abstentions, adopted a resolution recommending approval of the application with conditions.

A summary of the recommendation of Community Board 6 appears in the report on the related application for the grant of a special permit (C 030414 ZSK).

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving

the application with conditions on July 12, 2004.

A summary of the Borough President's recommendation appears in the report on the related application for the grant of a special permit (C 030414 ZSK).

City Planning Commission Public Hearing

On July 14, 2004 (Calendar No. 6), the City Planning Commission scheduled July 28, 2004, for a public hearing on this application (C 030413 ZMK). The hearing was duly held on July 28, 2004 (Calendar No. 28), in conjunction with the public hearings on the applications for the related actions (C 030414 ZSK, C 030412 MMK, C 030415 ZSK, N 030416 ZAK and N 030418 ZCK).

There were a number of speakers, as described in the report on the related application for the grant of a special permit (C 030414 ZSK), and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application, in conjunction with the applications for the related actions, 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 03-019.

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

CONSIDERATION

The Commission believes that this amendment of the Zoning Map is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report on the related application for the grant of a special permit (C 030414 ZSK).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on August 27, 2004, with respect to this application (CEQR No. 03DCP041K), the City Planning Commission finds that the requirements of Part 617, State Environmental Quality Review, have been met and that, consistent with social, economic and other essential considerations:

1. From among the reasonable alternatives thereto, the actions to be approved are ones which minimize or avoid adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts revealed in the FEIS will be minimized or avoided to the maximum extent possible by incorporating as conditions to the approval those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement

of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.9(c)(3) of the SEQRA regulations; 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 Sections 197-c and 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 by changing the Zoning Map, Section Nos. 16a and 16b, changing from an M3-1 District to an M1-1 District property bounded by Beard Street, Halleck Street, a line 300 feet westerly of Columbia Street, a line 550 feet southerly of Halleck Street and its easterly prolongation, Columbia Street, a line 1190 feet southerly of Halleck Street and its easterly and westerly prolongation, and the southwesterly prolongation of a line 200 feet northwesterly of Dwight Street, Borough of Brooklyn, Community District 6, as shown on a diagram dated April 26, 2004 (C 030413 ZMK).

The above resolution (C 030413 ZMK), duly adopted by the City Planning Commission on September 8, 2004 (Calendar No. 28), 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, **IRWIN G. CANTOR**, P.E.,

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KAREN A. PHILLIPS, **DOLLY WILLIAMS**, Commissioners