



CITY PLANNING COMMISSION

October 23, 2013 / Calendar No. 10

C 070250 MMK

IN THE MATTER OF an application submitted by Forrest Lots, LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the establishment of Stanwix Street between Montieth Street and Forrest Street;
- the establishment of Noll Street between Stanwix Street and Evergreen Avenue;
- the extinguishment of a sewer easement; and
- the modification and adjustment of block dimensions and grades;

including authorization for any acquisition or disposition of real property related thereto, in Community District 4, Borough of Brooklyn, in accordance with Map No. X-2722 dated June 9, 2010 and signed by the Borough President.

This application for an amendment to the City Map was filed by Forrest Lots, LLC on December 20, 2006, and subsequently revised on March 19, 2013. The proposed City Map amendment, along with its related actions, would facilitate the development of 977 units of housing, including 242 units of affordable housing, 54,132 square feet of ground floor retail space, 504 off-street parking spaces and publicly accessible open space to be located in the Bushwick section of Brooklyn Community District 4.

RELATED ACTIONS

In addition to the amendment to the City Map (C 070250 MMK) 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:

C 080322 ZMK A proposed amendment to the Zoning Map, Section No. 13b changing from an M1-1 District to an R6A District; changing from an M1-1 District to an R7A district; changing from an M3-1 District to an M1-2 District;

establishing within the proposed R6A District a C2-4 District and establishing within the proposed R7A district a C2-4 district.

N 110179 ZRK A proposed amendment to the Zoning Resolution, to apply the Inclusionary Housing Program to the residential districts within the rezoning area.

BACKGROUND

A full background discussion and description of this application appears in the related report for a zoning map amendment (C 080322 ZMK).

ENVIRONMENTAL REVIEW

This application (C 070250 MMK), in conjunction with the application for the related actions (C 080322 ZMK and N 110179 ZRK) 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 09DCP002K. The lead is the City Planning Commission.

A summary of the environmental review and the Final Environmental Impact Statement (FEIS) appears in the report on the related application for a zoning map amendment (C 080322 ZMK).

UNIFORM LAND USE REVIEW

This application (C 070250 MMK), in conjunction with the related actions (C 080322 ZMK) was certified as complete by the Department of City Planning on June 4, 2013, and was duly referred to Brooklyn Community Board 4 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related text amendment (N 110179 ZRK) which was referred pursuant to the procedure for non-ULURP applications.

Community Board Public Hearing

Community Board 4 held a public hearing on this action and the related actions on June 19, 2013 and on June 29, 2013 by a vote of 29 in favor, 3 opposed, and 0 abstaining, adopted a resolution recommending approval of the application with conditions.

A summary of the recommendations of Community Board 4 appears in the related report for a zoning map amendment (C 080322 ZMK).

Borough President Recommendation

This application (C 070250 MMK), in conjunction with the related actions (C 080322 ZMK and N 110179 ZRK), was considered by the President of the Borough of Brooklyn, who issued a recommendation approving the application with conditions on September 4, 2013.

A summary of the Borough President's recommendation appears in the related report for a zoning map amendment (C 080322 ZMK).

City Planning Commission Public Hearing

On August 21, 2013 (Calendar No. 5), the City Planning Commission scheduled September 11, 2013, for a public hearing on this application (C 070250 MMK). The hearing was duly held on September 11, 2013 (Calendar No. 38), in conjunction with the public hearing on the related actions.

There were a number of appearances, as described in the related report for a zoning map amendment (C 080322 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a City Map amendment (C 070250 MMK), in conjunction with the related applications (C 080322 ZMK and N 110179 ZRK), is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the related report for a zoning map amendment (C 080322 ZMK).

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of real property related thereto to be appropriate, adopts the following resolution:

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a notice of completion was issued on October 6, 2013 with respect to this application (CEQR No. 09DCP002K), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and regulations, have been met and that, consistent with social, economic and other essential considerations:

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the Proposed Actions to be approved are ones that avoid or minimize adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent by incorporating as conditions to this approval, those project components related to the environment and mitigating 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(11)(d) of the SEQRA regulations; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application (C 070250 MMK), for an amendment to the City Map involving:

- the establishment of Stanwix Street between Montieth Street and Forrest Street;
- the establishment of Noll Street between Stanwix Street and Evergreen Avenue;
- the extinguishment of a sewer easement; and

- the modification and adjustment of block dimensions and grades;

including authorization for any acquisition or disposition of real property related thereto, in Community District 4, Borough of Brooklyn, in accordance with Map No. X-2722 dated June 9, 2010 and signed by the Borough President, is approved; and be it further

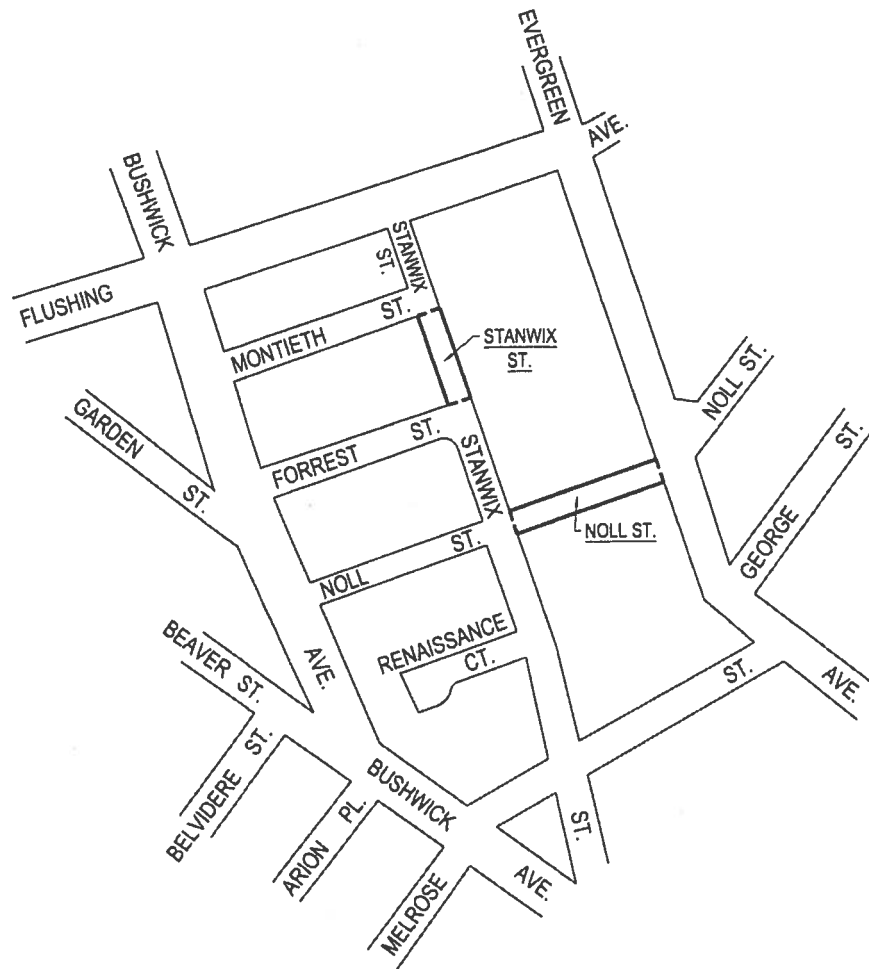
All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. X-2722 dated June 9, 2010, are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.; and
- b. The subject amendment to the City Map shall not be filed with the appropriate agencies in accordance with condition “a” above until the applicant shall have executed a mapping agreement protecting the city's interest, approved as to form and sufficiency by the Corporation Counsel and accepted by the City Planning Commission (the “Mapping Agreement”). If such agreement is not accepted by the City Planning Commission within two years of the date of this resolution, the approved amendment to the City Map may be returned to the City Planning Commission for rescission.

The above resolution (C 070250 MMK), duly adopted by the City Planning Commission on October 23, 2013 (Calendar No. 10), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice-Chairman
RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners

ANGELA M. BATTAGLIA, Commissioner Recused



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED

MAP CHANGE

ON SECTIONAL MAP

13b

BOROUGH OF
BROOKLYN

New York, Certification Date
JUNE 03, 2013

I. Sadko, P.E.
I. Sadko, P.E.
Chief Engineer



- NOTE:
- Indicates line of street legally adopted.
 - - - Indicates line of street proposed to be established.
 - · · Indicates line of street proposed to be eliminated.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.