



## **CITY PLANNING COMMISSION**

March 12, 2008 / Calendar No. 22

C 080141 ZMK

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**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. 17d, changing from an M1-1 District to an R6 District property bounded by a line 350 feet northerly of Lott Avenue, Watkins Street, Lott Avenue, Osborn Street, a line 100 feet northerly of Lott Avenue, and a line midway between Watkins Street and Osborne Street, as shown on a diagram (for illustrative purposes only) dated November 13, 2007, Borough of Brooklyn, Community District 16.

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The application for the zoning map amendment was filed by the Department of Housing Preservation and Development (HPD), on October 26, 2007, to facilitate the development of approximately 104 residential units, in the Brownsville section of Community District 16, Borough of the Brooklyn.

### **RELATED ACTIONS**

In addition to the zoning map amendment, which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 080142 HAK      UDAAP designation and project approval, and disposition of city-owned property.

### **BACKGROUND**

A full discussion and project description appears in the related report for the UDAAP designation and project approval, and disposition of city-owned property (C 080142 HAK).

### **ENVIRONMENTAL REVIEW**

This application (C 080141 ZMK) in conjunction with the related actions (C 080142 HAK), 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 07HPD004K.

The lead agency is the Department of Housing Preservation and Development (HPD).

After a study of the potential environmental impacts of the proposed action, a negative declaration was issued on March 5, 2007.

### **UNIFORM LAND USE REVIEW**

This application (C 080141 ZMK) in conjunction with the related actions (C 080142 HAK), was certified as complete by the Department of City Planning on October 26, 2007, and was duly referred to Community Board 16 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b).

### **Community Board Public Hearing**

A summary of the vote of Community Board 16 appears in the report on the related application for the approval of the UDAAP application (C 080142 HAK).

### **Borough President Recommendation**

A summary of the Borough President's recommendation appears in the report on the related application for the approval of the UDAAP application (C 080142 HAK).

### **City Planning Commission Public Hearing**

On February 13, 2008 (Calendar No. 4), the City Planning Commission scheduled February 27, 2008, for a public hearing on this application (C 080141 ZMK). The hearing was duly held on February 27, 2008 (Calendar No. 24), in conjunction with the public hearing on the application for the related actions (C 080142 HAK).

There were four speakers in favor of the application and none opposed, as described in the report on the related application for the UDAAP application (C 080142 HAK), and the hearing was closed.

## **CONSIDERATION**

The City Planning 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 UDAAP designation, project approval and disposition (C 080142 HAK).

## **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 pursuant to Sections 197-c and 201 of the New York City Charter, that based on the environmental determination and the consideration described in the 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. 17d,

changing from an M1-1District to an R6 District property bounded by a line 350 feet northerly of Lott Avenue, Watkins Street, Lott Avenue, Osborn Street, a line 100 feet northerly of Lott Avenue, and a line midway between Watkins Street and Osborne Street, Borough of Brooklyn, Community District 16, as shown on a diagram (for illustrative purposes only) dated November 13, 2007.

The above resolution (C 080141 ZMK), duly adopted by the City Planning Commission on March 12, 2008 (Calendar No. 22), 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., ANGELA R. CAVALUZZI, R.A.,**

**ALFRED C. CERRULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,**

**NATHAN LEVENTHAL, SHIRLEY A. MCRAE,**

**JOHN MEROLO, KAREN A. PHILLIPS, Commissioners**

