THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1665

Resolution approving the decision of the City Planning Commission on ULURP No. C 200344 ZMK, a Zoning Map amendment (L.U. No. 754).

By Council Members Salamanca and Moya

WHEREAS, Suydam, Inc. and 3210 Willoughby, LLC, filed an application pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, changing from an M1-1 District to an R6 District, changing from an M1-1 District to an M1-5 District, changing from an M1-1 District to an M1-5/R7D District, and establishing a Special Mixed Use District (MX-21), which in conjunction with the related actions would facilitate the development of a nine-story, 81,720-square-foot residential building with 95 affordable dwelling units at 1250 Willoughby Avenue and a 14,052-square-foot enlargement of an existing four-story industrial building at 349 Suydam Street in the Bushwick neighborhood of Brooklyn, Community District 4 (ULURP No. C 200344 ZMK) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on April 2, 2021, its decision dated March 17, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to applications N 200343 ZRK (Pre. L.U. No. 763), a zoning text amendment to establish a Special Mixed-Use District (MX-21) and designate a Mandatory Inclusionary Housing (MIH) Area; and C 200326 ZSK (L.U. No. 753), a special permit pursuant to Zoning Resolution (ZR) Section 74-533 to reduce parking to facilitate affordable housing;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on April 5, 2021;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration issued November 2nd, 2020 (CEQR No. 18DCP177K) (the "Negative Declaration").

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the

report, C 200344 ZMK, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

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. 13b:

1. changing from an M1-1 District to an R6 District property bounded by Willoughby Avenue; a line 225 feet northeasterly of Irving Avenue, Suydam Street, and a line 200 feet northeasterly of Irving Avenue;

2. changing from an M1-1 District to an M1-5 District property bounded by a line midway between Willoughby Avenue and Suydam Street, a line 400 feet northeasterly of Irving Avenue, Suydam Street and a line 225 feet northeasterly of Irving Avenue;

3. changing from an M1-1 District to an M1-5/R7D District property bounded by Willoughby Avenue, a line 400 feet northeasterly of Irving Avenue, a line midway between Willoughby and Suydam Street, and a line 225 feet northeasterly of Irving Street; and

4. establishing a Special Mixed Use District (MX-21) bounded by Willoughby Avenue, a line 400 feet northeasterly of Irving Avenue, a line midway between Willoughby and Suydam Street, and a line 225 feet northeasterly of Irving Street;

as shown on a diagram (for illustrative purposes only) dated November 2, 2020, and subject to the conditions of CEQR Declaration E-583, Borough of Brooklyn, Community District 4.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on May 27, 2021, on file in this office.

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City Clerk, Clerk of The Council