File #: Res 1525-2020, **Version:** *

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1525

Resolution approving the decision of the City Planning Commission on ULURP No. C 200092 ZMK, a Zoning Map amendment (Preconsidered L.U. No. 696).

By Council Members Salamanca and Moya

WHEREAS, 312 Coney Island Avenue, 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. 16d, changing from a C8-2 District to an R8A District and establishing within the proposed R8A District a C2-4 District, which in conjunction with the related action would facilitate a mixed-use development with community facility use in the cellar, ground, and second floors, commercial use on the ground floor, and 278 residential units on the upper floors at 312 Coney Island Avenue in the East Windsor Terrace neighborhood of Brooklyn Community District 7 (ULURP No. C 200092 ZMK) (the "Application");

WHEREAS the City Planning Commission filed with the Council on November 10, 2020, its decision dated November 4, 2020 (the "Decision") on the Application;

WHEREAS, the Application is related to applications N 200093 ZRK (Pre. L.U. No. 697), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area and to modify setback requirements in Zoning Resolution (ZR) Section Article XI, Chapter 3 to modify setback requirements for sites in R8A districts adjacent to Park Circle within the Special Ocean Parkway District (SOPD); and C 200094 ZSK (L.U. No. 698), a special permit pursuant to ZR Section 74-533 to waive required residential accessory parking spaces;

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 November 18, 2020;

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 December 16th, 2019 (CEQR No. 20DCP036K) which include an (E) designation to avoid the potential for significant adverse impacts related to air quality, noise, and hazardous materials (E-555) (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 (E) Designation (E-555) and 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 200092 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. 16d:

1. changing from a C8-2 District to an R8A District property bounded by Ocean Parkway, Park Circle-Machate Circle, Coney Island Avenue, Caton Place, and a line 150 feet easterly of East 8th Street; and

2. establishing within the proposed R8A District a C2-4 District bounded by Ocean Parkway, Park Circle-Machate Circle, Coney Island Avenue, Caton Place, and a line 150 feet easterly of East 8th Street;

as shown on a diagram (for illustrative purposes only) dated March 12, 2018, and subject to the conditions of the CEQR Declaration E-555, Borough of Brooklyn, Community District 7.

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 _____, 2020, on file in this office.

City Clerk, Clerk of The Council

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