THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 402

Resolution approving the decision of the City Planning Commission on Application No. N 220313 ZRK, for an amendment of the text of the Zoning Resolution (Preconsidered L.U. No. 142).

By Council Members Salamanca and Riley

WHEREAS, Innovative Urban Living, LLC, filed an application pursuant to Section 201 of the New York City Charter, for an amendment of the text of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area and modifying APPENDIX I for the purpose of expanding the Transit Zone, which in conjunction with the related actions would facilitate the construction of an approximately 1.93 million-square-foot mixed-use large-scale general development (LSGD) containing approximately 2,050 residential units, 98,000 square feet of community facility uses, 108,000 square feet of commercial space, four acres of public open space, and a public parking garage located in the East New York neighborhood of Brooklyn, Community District 5 (ULURP No. N 220313 ZRK) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on October 17, 2022, its decision dated October 11, 2022 (the "Decision"), on the Application;

WHEREAS, the Application is related to application C 2200312 ZMK (L.U. No. 141), a zoning map amendment to rezone an R5 zoning district to an R7-2/C2-4 zoning district; C 220311 ZSK (L.U. No. 145), a special permit to establish a LSGD and modify bulk regulations; C 220314 ZSK (L.U. No. 146), a special permit to allow a parking garage at the development site;

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 October 25, 2022;

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

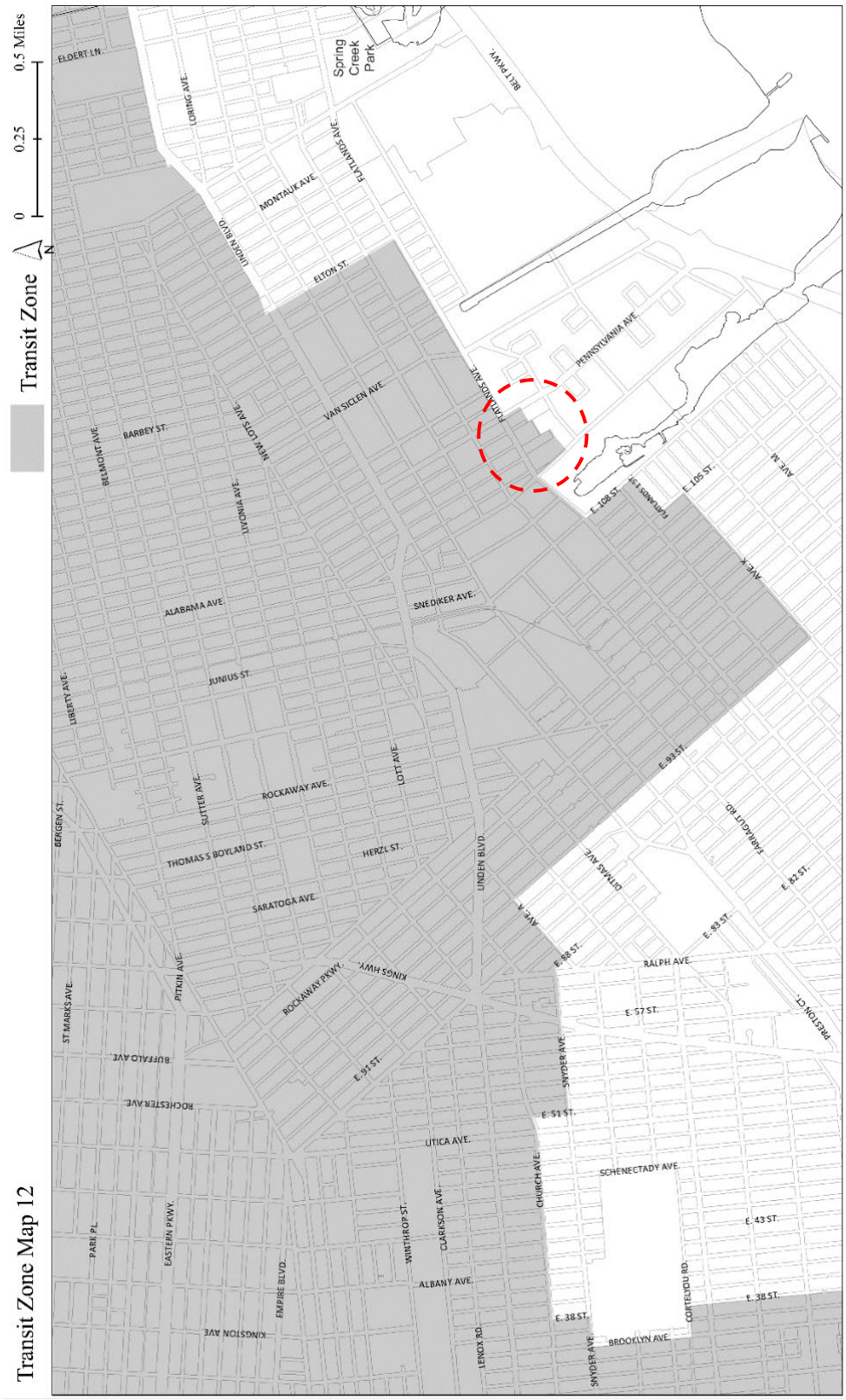
WHEREAS, the Council has considered the relevant environmental issues, including the Positive Declaration issued January 31, 2020 (CEQR No. 20DCP057K) and a Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on September 30, 2022, in which potential significant adverse impacts related to hazardous materials, air quality, and noise would be avoided through the placement of (E) designations (E-679) on project site as specified in Chapter 10, Chapter 14, and Chapter 16, respectively, of the FEIS. The FEIS determined that the proposed actions could have significant adverse significant adverse impacts with respect to community facilities (early childhood programs and libraries), open space (temporary), transportation (traffic, subway, bus, pedestrian), noise and construction (traffic, noise); and the

Transit Zone Map 12

[EXISTING MAP]


Transit Zone
0
0.25
0.5 Miles
Transit Zone Map 12
Spring Creek Park
ELDERT LN.
CORING AVE.
MONTAUK AVE.
ELTON ST.
LINDEN BLVD.
ATLANTIC AVE.
BELT PKWY.
PENNSYLVANIA AVE.
VAN SICLEN AVE.
BARBEY ST.
BELMONT AVE.
NEW LOTS AVE.
LIVONIA AVE.
ALABAMA AVE.
SNEDIKER AVE.
JUNIUS ST.
LIBERTY AVE.
BERGEN ST.
SUTTER AVE.
ROCKAWAY AVE.
LOTT AVE.
THOMAS S BOYLAND ST.
HERZL ST.
SARATOGA AVE.
LINDEN BLVD.
PITKIN AVE.
ROCKAWAY PKWY.
KINGS HWY
ST MARKS AVE.
BUFFALO AVE.
ROCHESTER AVE.
E. 91 ST.
UTICA AVE.
KINGSTON AVE.
EASTERN PKWY.
PARK PL.
EMPIRE BLVD.
WINTHROP ST.
CLARKSON AVE.
ALBANY AVE.
LENOX RD
CHURCH AVE.
SCHENECTADY AVE.
E. 51 ST.
SNYDER AVE.
E. 57 ST.
RALPH AVE.
E. 83 ST.
E. 82 ST.
FARRAGUT RD.
THOMAS AVE.
E. 89 ST.
E. 93 ST.
E. 105 ST.
E. 108 ST.
FLATLANDS 5 ST.
AVE. M
AVE. K
AVE. A
E. 43 ST.
E. 38 ST.
CORTELYOU RD.
BROOKLYN AVE.
SNYDER AVE.
PRESTON CT.

[PROPOSED MAP]


Transit Zone
0
0.25
0.5 Miles
N
Transit Zone Map 12
Spring Creek Park
ELDERT LN.
LORING AVE.
MONTAUK AVE.
ELTON ST.
LINDEN BLVD.
FLATLANDS AVE.
BELT PKWY.
PENNSYLVANIA AVE.
FLATLANDS 7TH
E. 105 ST.
AVE. M
AVE. K
E. 93 ST.
E. 82 ST.
E. 83 ST.
E. 88 ST.
RALPH AVE.
E. 57 ST.
PRESTON CT.
CAMBRIDGE RD.
CITY MAP AVE.
AVE. A
UNDEN BLVD.
VAN SICLEN AVE.
NEW LOTS AVE.
LIVONIA AVE.
BARBEY ST.
BELMONT AVE.
ALABAMA AVE.
SNEDIKER AVE.
JUNIUS ST.
LIBERTY AVE.
BERGEN ST.
SUTTER AVE.
ROCKAWAY AVE.
LOTT AVE.
THOMAS S BOYLAND ST.
HERZL ST.
SARATOGA AVE.
KINGS HWY.
ROCKAWAY PKWY.
PITKIN AVE.
ST MARK'S AVE.
BUFFALO AVE.
ROCHESTER AVE.
E. 91 ST.
SNYDER AVE.
E. 51 ST.
UTICA AVE.
CHURCH AVE.
SCHENECTADY AVE.
E. 43 ST.
CORTELYOU RD.
E. 38 ST.
BROOKLYN AVE.
LENOX RD.
ALBANY AVE.
WINTHROP ST.
CLARKSON AVE.
EMPIRE BLVD.
EASTERN PKWY.
PARK PL.
KINGSTON AVE

* * *

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 _____, 2022, on file in this office.

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City Clerk, Clerk of The Council