THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 383

Resolution approving the decision of the City Planning Commission on ULURP No. C 230337 ZMK, a Zoning Map amendment (L.U. No. 41).

By Council Members Salamanca and Riley

WHEREAS, Stellar 341, 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, by changing from an existing R6A District to an R7-3 District, changing from an R6B District to an R7-3 District, and establishing within the proposed R7-3 District a C2-4 District, which in conjunction with the related actions would facilitate the development of two new 17- and 19-story mixed-use buildings totaling approximately 245,000 square feet with 305 residential units, 162 of which would be income restricted, and ground floor community facility and retail space at 341 10th Street (Block 1010, Lot 26) in the Park Slope neighborhood of Brooklyn, Community District 6 (ULURP No. C 230337 ZMK) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on March 11, 2024 its decision dated March 6, 2024 (the "Decision") on the Application;

WHEREAS, the Application is related to applications N 230338 ZRK (L.U. No. 42), a zoning text amendment to establish bulk regulations applicable to R7-3 within Mandatory Inclusionary Housing (MIH) areas and establish an MIH area; G 240045 XAK (L.U. No. 43), a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law; C 230339 ZSK (L.U. No. 46), a zoning special permit to establish a Large Scale General Development (LSGD) and modify bulk regulations; and C 230340 ZSK (L.U. No. 47), a zoning special permit to reduce parking requirements in the Large Scale General Development (LSGD);

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 March 12, 2024;

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 on October 2, 2023 (CEQR No. 23DCP145K), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise (E-730) (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-730) 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 230337 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 an existing R6A District to an R7-3 District property bounded by 9th Street, a line 100 feet northwesterly of 5th Avenue, a line midway between 9th Street and 10th Street, a line 100 feet southeasterly of 4th Avenue, a line 100 feet northeasterly of 10th Street, and a line 345 feet northwesterly of 5th Avenue;

2. changing from an R6B District to an R7-3 District property bounded by a line midway between 9th Street and 10th Street, a line 100 feet northwesterly of 5th Avenue, 10th Street, and a line 100 feet southeasterly of 4th Avenue; and

3. establishing within the proposed R7-3 District a C2-4 District bounded by 9th Street, a line 100 feet northwesterly of 5th Avenue, a line 100 feet northeasterly of 10th Street, and a line 345 feet northwesterly of 5th Avenue;

as shown on a diagram (for illustrative purposes only) dated October 2, 2023, and subject to the conditions of CEQR Declaration E-730, Borough of Brooklyn, Community District 6.

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 _____, 2024, on file in this office.

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City Clerk, Clerk of The Council