



CITY PLANNING COMMISSION

February 28, 2007/Calendar No. 11

C 060018 ZMK

IN THE MATTER OF an application submitted by 37 Carroll Street LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a, changing from an M1-1 District to an R6 District property bounded by a line midway between President Street and Carroll Street, a line 200 feet northwesterly of Columbia Street, Carroll Street, and a line 240 feet northwesterly of Columbia Street, Borough of Brooklyn, Community District 6, as shown on a diagram (for illustrative purposes only) dated October 10, 2006.

The application for an amendment of the Zoning Map was filed by 37 Carroll Street LLC on July 12, 2005, to facilitate the development of two, four-unit residential buildings on two lots on the north side of Carroll Street, between Columbia and Van Brunt Streets, in the Columbia Heights neighborhood of Community District 6, Brooklyn.

BACKGROUND

The applicant is seeking a zoning map amendment to move the current R6 district boundary westward by 40 feet on the portion of the block fronting on Carroll Street. The two subject lots, Block 347, Lots 48 and 49, are currently zoned M1-1 and are both owned by the applicant. An R6 district boundary runs in an irregular line along this and adjacent blocks between Columbia and Van Brunt Streets and abuts the applicant's property.

If the rezoning is approved, the applicant intends to develop two, four-story, four-unit buildings pursuant to the Quality Housing Program in an R6 district. The two lots, which total 4,000 square feet in area, are currently vacant, except for the façades of the buildings that formerly

occupied the lots. Lot 49 was a three-story building used for retail and storage that was demolished approximately 20 years ago. Lot 48 has also been vacant for the same period and was last used as a warehouse. The applicant proposes to restore and re-use the façade on Lot 49 as part of the proposed development and to build a new matching structure on Lot 48.

Land uses in the area surrounding the subject site include primarily residential uses to the east and north, and industrial and maritime uses to the west. Immediately to the east and north are rowhouses developed in 1986 by the New York City Partnership, which make up about half of this block. To the west of the site is a one-story, 8,500 square-foot warehouse and a five-story warehouse/manufacturing building. The balance of the block is comprised of residential buildings with ground floor commercial use and small vacant lots, some of which are used for parking. Across Carroll Street to the south, land uses are similarly mixed, consisting of two- to three-story residential buildings including New York City Partnership homes across from the project site, other residential buildings with ground floor commercial use, and several small vacant lots.

The existing M1-1 zoning permits manufacturing and limited commercial uses at a maximum FAR of 1.0, and does not permit new residential uses. The proposed R6 zoning district would permit residential use with a maximum FAR of 2.43, or 2.2 under the Quality Housing program for a building on a narrow street. The proposed action would extend the R6 district boundary on Carroll Street, a narrow street, and would affect only Lots 48 and 49.

ENVIRONMENTAL REVIEW

This application (C 060018 ZMK) 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 lead agency is the City Planning Commission. The designated CEQR number is 06DCP002K.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on October 10, 2006.

UNIFORM LAND USE REVIEW

This application (C 060018 ZMK) was certified as complete by the Department of City Planning on October 10, 2006, and was duly referred to Brooklyn Community Board 6 and the Brooklyn Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 6 held a public hearing on this application on November 30, 2006, and on December 13, 2006, by a vote of 34 to 0 with 1 abstention, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Brooklyn Borough President who issued a recommendation approving the application on December 27, 2006.

City Planning Commission Public Hearing

On January 10, 2006 (Calendar No. 3), the City Planning Commission scheduled January 24, 2007 for a public hearing on this application (C 060018 ZMK). The hearing was duly held on January 24, 2007 (Calendar No. 11).

There was one speaker in favor of the application, and none in opposition. The applicant appeared in favor. There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes the application for a Zoning Map amendment changing from an M1-1 District to an R6 District on a portion of Carroll Street is appropriate.

The proposed action, which would extend an existing R6 district boundary westward by 40 feet, would facilitate the development of new housing and return to active use two lots that have been vacant for approximately twenty years. The development of housing at this location would be compatible with adjacent land uses, and would complement the existing residential uses adjacent to the site and across the street.

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 Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this 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. 16a, changing from an M1-1 District to an R6 District property bounded by a line midway between President Street and Carroll Street, a line 200 feet northwesterly of Columbia Street, Carroll Street, and a line 240 feet northwesterly of Columbia Street, Borough of Brooklyn, Community District 6, as shown on a diagram (for illustrative purposes only) dated October 10, 2006.

The above resolution (C 060018 ZMK), duly adopted by the City Planning Commission on February 28, 2007 (Calendar No. 11), 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.

KENNETH J. KNUCKLES, ESQ., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,
JOHN MEROLO, DOLLY WILLIAMS, Commissioners