



## **CITY PLANNING COMMISSION**

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March 12, 2008/Calendar No. 20

C 080186 ZMK

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**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 17b:

1. eliminating from within an existing R6 District a C2-3 District bounded by a line 300 feet northerly of Pitkin Avenue, Bristol Street, a line 150 feet northerly of Pitkin Avenue, and Thomas S. Boyland Street;
2. changing from an R6 District to an R7A District properly bounded by a line 300 feet northerly of Pitkin Avenue, Bristol Street, a line 150 feet northerly of Pitkin Avenue, and Thomas S. Boyland Street; and
3. changing from a C4-3 District to an R7A District property bounded by a line 150 feet northerly of Pitkin Avenue, Bristol Street, a line 100 feet northerly of Pitkin Avenue, and Thomas S. Boyland Street;

Borough of Brooklyn, Community District 16, as shown on a diagram (for illustrative purposes only) dated December 3, 2007.

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The application was submitted by the Department of Housing Preservation and Development (HPD) on November 21, 2007 for property located at 433-453 Hopkinson Avenue, and 46-66 Bristol St (Block 3497, part of Lot 2), in order to facilitate the disposition of city-owned property.

### **RELATED ACTION**

In addition to the approval of the Zoning Map Change from C4-3 and R6/C2-3 to R7A, which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

**C 080187 HAK** Urban Development Action Area Project (UDAAP) designation and project approval and disposition of city-owned property.

**C 080185 HUK** Eighth Amendment to the Marcus Garvey Urban Renewal Plan.

## **BACKGROUND**

A full background discussion and description appears in the report on the related application for the Eighth Amendment to the Marcus Garvey Urban Renewal Plan (C 080185 HUK).

## **ENVIRONMENTAL REVIEW**

This application (C 080186 ZMK) in conjunction with the related applications (C 080187 HAK) and (C 080185 HUK) were 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 designated CEQR number is 08HPD004K. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on November 20, 2007.

## **UNIFORM LAND USE REVIEW**

This application (C 080186 ZMK), in conjunction with the related applications (C 080185 HUK) and (C 080187 HAK), was certified as complete by the Department of City Planning on December 3, 2007 and was duly referred to Community Board 16 and the Brooklyn Borough

President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b).

### **Community Board Public Hearing**

Community Board 16 held a public hearing on this application on December 18, 2007, and on that date, by a vote of 18 in favor to 0 opposed with 6 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application and the related applications were considered by the Brooklyn Borough President who issued a recommendation approving the applications on January 29, 2008.

### **City Planning Commission Public Hearing**

On February 13, 2008 (Calendar No. 2), the City Planning Commission scheduled February 27, 2008, for a public hearing on this application (C 080128 ZMK), in conjunction with the public hearing on the related applications (C 080185 HUK) and (C 080187 HAK). The hearing was duly held on February 27, 2008 (Calendar 22), in conjunction with the public hearing on the related applications (C 080185 HUK) and (C 080187 HAK). There was one speaker in favor and no speakers in opposition.

The selected developer spoke in favor of the project, describing general characteristics of the building, the addition of needed affordable housing and the inclusion of environmentally friendly features in the building.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this zoning map amendment from C4-3 and R6/C2-3 to R7A is appropriate.

A full consideration and analysis of the issue, and further reasons for approving this application, appear in the report on the related application for the 8th Amendment to the Marcus Garvey Urban Renewal Plan (C 080185 HUK).

### **RESOLUTION**

**RESOLVED**, that the proposed rezoning of Block 3497, part of Lot 2, which includes the subject project site, from C4-3 and R6/C2-3 to a contextual R7A district would increase the maximum permitted residential FAR from 2.43 to 4.0, reduce the maximum community facility FAR from 4.8 to 4.0, and limit building height to 80 feet from no height limit under the current regulations. The proposed contextual zoning district would ensure that new development would be in context with existing development in the surrounding area and would permit the intended FAR of 4.0;

**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 Section 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. 17b, as shown on a diagram (for illustrative purposes only), dated December 3, 2007.

The above resolution (C 080186 ZMK), duly adopted by the City Planning Commission on March 12, 2008 (Calendar No. 20), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirement of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN, AICP, Chair**  
**KENNETH J. KNUCKLES, ESQ., Vice Chairman**  
**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,**  
**ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,**  
**RICHARD W. EADDY, NATHAN LEVENTHAL, SHIRLEY A. MCRAE,**  
**JOHN MEROLO, KAREN A. PHILLIPS, Commissioners**