



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

March 4, 2024

City Council
City Hall
New York, NY 10007

Re: 230 Kent Avenue Rezoning
ULURP No. C 230289 ZMK
and ULURP No. N 230288 ZRK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated February 27, 2024, from the City Council regarding the proposed modifications to the above-referenced application submitted by Kent Riverview LLC for a Zoning Map amendment from M1-4 to an M1-4/R7X (MX-8 Mixed Use District) C 230289 ZMK, and Zoning Text amendment to Appendix F to map Mandatory Inclusionary Housing N 230288 ZRK.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on March 4, 2024, has determined that the City Council's proposed modifications do not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Daniel R. Garodnick".

Daniel R. Garodnick

c:

A. Sommer
S. Amron

K. Wood
S. Avila

D. DeCerbo
S. Myers

L. Marquez Reagan

Daniel R. Garodnick, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271
(212) 720-3200
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THE COUNCIL
THE CITY OF NEW YORK
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February 27, 2024

Honorable Dan Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Application Nos. N 230288 ZRK (L.U. No. 11) and C 230289 ZMK (L.U. No. 12)

230 Kent Avenue Rezoning

Dear Chair Garodnick:

On February 27, 2024, the Land Use Committee of the City Council, by a vote of 9-0-0 for Applications **N 230288 ZRK and C 230289 ZMK** recommended modifications of the City Planning Commission’s decision in the above-referenced matter.

Pursuant to Section 197-d(d) of the City Charter I hereby file the proposed modifications with the Commission:

N 230288 ZRK

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

Matter ~~double struck-out~~ is old, deleted by the City Council;

Matter double-underlined is new, added by the City Council

* * *

**ARTICLE XII
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 3
 Special Mixed-Use District (MX)**

* * *

**123-60
 SPECIAL BULK REGULATIONS**

* * *

**123-63
 Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing
 Only Residential Buildings in R6, R7, R8 and R9 Districts**

* * *

Special Mixed Use District	Designated Residence District
***	***
MX 8 – Community District 1, Brooklyn	R6 R6A R6B R7A R7D <u>R7X</u>
***	***

* * *

**APPENDIX F
 Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

* * *

BROOKLYN

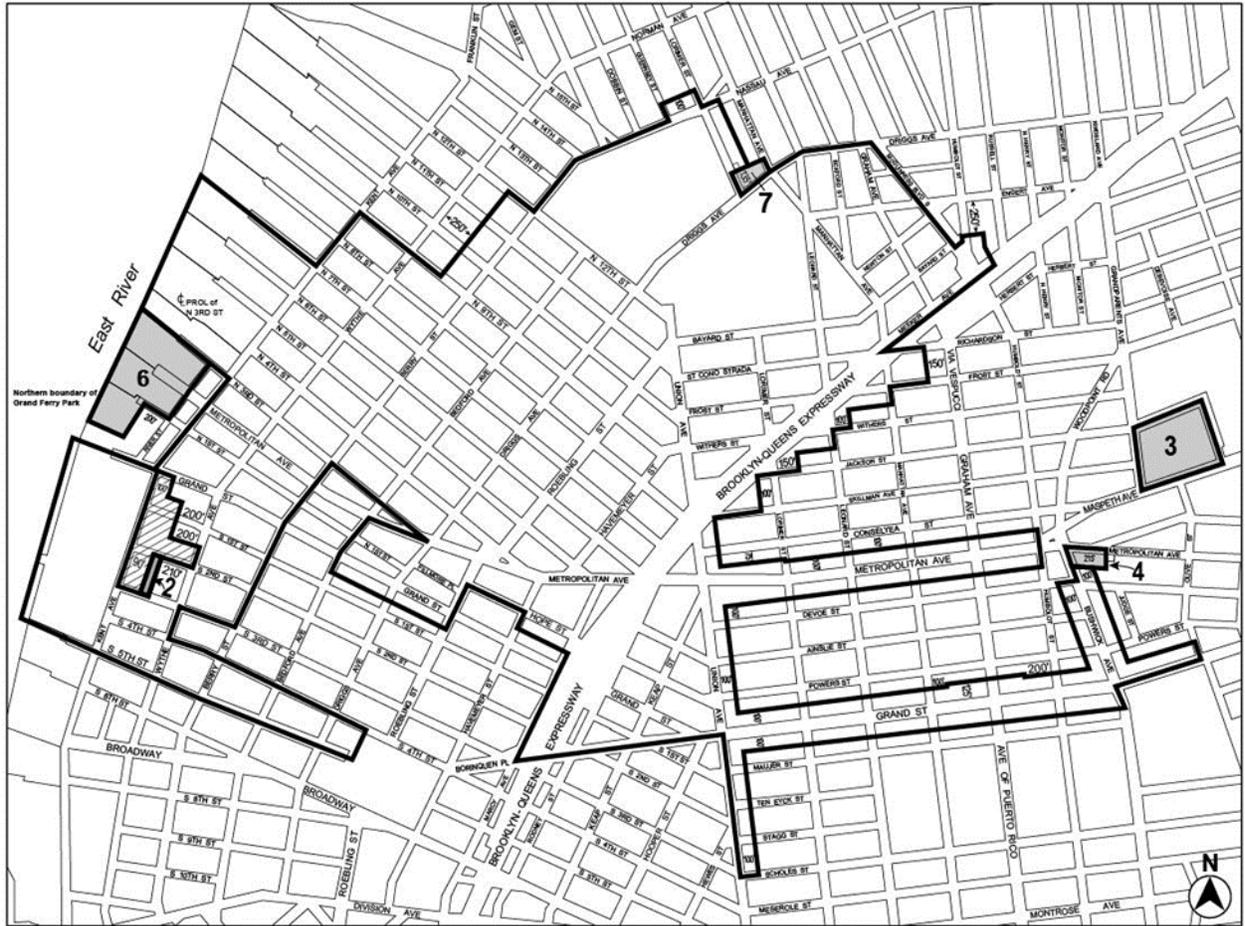
* * *

Brooklyn Community District 1

* * *

Map 2 – [date of adoption]

[EXISTING MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
 - Area 2 – 10/7/21 MIH Program Option 1 and Option 2
 - Area 3 – 11/23/21 MIH Program Option 1 and Deep Affordability Option
 - Area 4 – 11/23/21 MIH Program Option 1 and Deep Affordability Option
 - Area 6 – 12/15/21 MIH Program Option 1
 - Area 7 – 6/2/22 MIH Program Option 1 and Option 2
-  Excluded Area

[PROPOSED MAP – as modified by Council]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
 - Area 2–10/7/21 MIH Program Option 1 and Option 2
 - Area 3–11/23/21 MIH Program Option 1 and Deep Affordability Option
 - Area 4–11/23/21 MIH Program Option 1 and Deep Affordability Option
 - Area 6–12/15/21 MIH Program Option 1
 - Area 7–6/2/22 MIH Program Option 1 and Option 2
 - Area #–[date of adoption] MIH Program Option 1 and Option 2
-  Excluded Area

Portion of Community District 1, Brooklyn

* * *

C 230289 ZMK

Matter ~~double struck out~~ is old, deleted by the City Council;
 Matter double-underlined is new, added by the City Council

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. 12c:

Honorable Dan Garodnick, Chair
Application Nos. N 230288 ZRK and C 230289 ZMK
February 27, 2024
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1. changing from an M1-4 District to an M1-4/R7X District property bounded by a line 120 feet southwesterly of Metropolitan Avenue, Kent Avenue, North 1st Street, and River Street; and
2. establishing a Special Mixed Use District bounded by a line 120 feet southwesterly of Metropolitan Avenue, Kent Avenue, North 1st Street, and River Street;

as shown on a diagram (for illustrative purposes only) dated August 21, 2023, and subject to the conditions of CEQR Declaration E-723, Brooklyn, Community Board 1.

Please feel free to contact me at WVidal@council.nyc.gov if you or your staff have any questions in this regard.

Sincerely,



.....
William Vidal,
Deputy General Counsel

WV:SFN

C: Members, City Planning Commission
Perris Straughter, Director, Land Use Division
Brian Paul, Deputy Director
Chelsea Kelley, Deputy Director
Deborah Kerzhner, Deputy General Counsel
Arthur Huh, Deputy General Counsel
Timothy Anderson, Project Manager
Susan Amron, Esq., DCP
James Harris, DCP
Danielle J. DeCerbo, DCP
File