



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

September 20, 2021

City Council
City Hall
New York, NY 10007

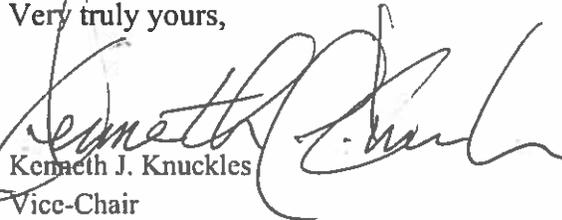
Re: 840 Atlantic Avenue
C 210249 ZMK and N 210250 ZRK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated September 13, 2021, from the City Council regarding the proposed modifications to the above-referenced applications submitted by Vanderbilt Atlantic Holdings LLC for a zoning map amendment from M1-1 and R6B districts to a C6-3X district and a zoning text amendment to amend street wall location regulations and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on September 20, 2021, 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,



Kenneth J. Knuckles
Vice-Chair

c: Winston Von Engel
S. Amron

D. DeCerbo
R. Singer

Jonah Rogoff
John Mangin

H. Marcus

Kenneth J. Knuckles, Vice Chair
City Planning Commission
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THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
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RAJU MANN
DIRECTOR

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September 13, 2021

Honorable Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Application Nos.: C 210249 ZMK (Pre. L.U. No. 826) and N 210250 ZRK (Pre. L.U. No. 827)

840 Atlantic Avenue Rezoning

Dear Chair Lago:

On September 13, 2021 the Land Use Committee of the City Council, by a vote of 16-1-0 for Applications **C 210249 ZMK** and **N 210250 ZRK**, recommended modifications of the City Planning Commission's decisions in the above-referenced matters.

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

C 210249 ZMK (Pre. L.U. No. 826)

Matter underlined is new, to be added;

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

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

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

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

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

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. 16c:

1. changing from an M1-1 District to a C6-2A District property bounded by the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), a line 200 feet easterly of

Honorable Marisa Lago, Chair

Application Nos.: C 210249 ZMK (Pre. L.U. No. 826) & N 210250 ZRK (Pre. L.U. No. 827)

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Vanderbilt Avenue and its northerly prolongation, a line midway between Atlantic Avenue and Pacific Street, and a line 150 feet easterly of Vanderbilt Avenue and its northerly prolongation;

2. changing from an R6B District to a C6-3~~X~~A District property bounded by a line midway between Atlantic Avenue and Pacific Street, a line 125 feet easterly of Vanderbilt Avenue, Pacific Street, and a line 100 feet easterly of Vanderbilt Avenue; ~~and~~
3. changing from and M1-1 District to a C6-3A District property bounded by a line midway between Atlantic Avenue and Pacific Street, a line 100 feet easterly of Vanderbilt Avenue, Pacific Street, and Vanderbilt Avenue; and
4. changing from an M1-1 District to a C6-3X District property bounded by the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), a line ~~200~~ 150 feet easterly of Vanderbilt Avenue and its northerly prolongation, a line midway between Atlantic Avenue and Pacific Street, ~~a line 100 feet easterly of Vanderbilt Avenue, Pacific Street,~~ and Vanderbilt Avenue and its northerly centerline prolongation.

as shown on a diagram (for illustrative purposes only) dated March 1, 2021, and subject to the conditions of CEQR Declaration E-604, Borough of Brooklyn, Community District 8.

* * *

N 210250 ZRK (Pre. L.U. No. 827)

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

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

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

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

ARTICLE III

COMMERCIAL DISTRICT REGULATIONS

* * *

Chapter 5

Bulk Regulations for Mixed Buildings in Commercial Districts

* * *

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35-66

Special Height and Setback Provisions for Certain Areas

* * *

35-662

Special height and setback provisions in C6-2A and C6-3X Districts along Atlantic Avenue within Community District 8, Borough of Brooklyn

In C6-2A and C6-3X Districts in Community District 8, in the Borough of Brooklyn, for a #zoning lot# with frontage along Atlantic Avenue, the #street wall# provisions of paragraph (a) of Section 35-651 shall apply along the Atlantic Avenue #street# frontage, and shall also apply along #street# frontages intersecting Atlantic Avenue, within 50 feet of the intersection.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

Brooklyn Community District 8

* * *

Map 4. [date of adoption]

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 Mandatory Inclusionary Housing area (see Section 23-154(d)(3))

Area # — [date of adoption] MIH Program ~~Option 2~~ Option 1 and Deep Affordability Option

Portion of Community District 8, Brooklyn

* * *

Please feel free to contact me at (212) 482-5185 if you or your staff have any questions in this regard.

Honorable Marisa Lago, Chair

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September 13, 2021

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Sincerely,



.....
Julie Lubin,
General Counsel

JL:kg

C: Members, City Planning Commission
Raju Mann, Director, Land Use Division
Amy Levitan, Deputy Director
Jeff Campagna, Deputy General Counsel
Angelina Martinez-Rubio, Deputy General Counsel
Arthur Huh, Assistant General Counsel
Brian Paul, Project Manager
Susan Amron, Esq., DCP
Danielle J. DeCerbo, DCP
File