



CITY PLANNING COMMISSION  
CITY OF NEW YORK  
OFFICE OF THE CHAIR

June 30, 2025

New York City Council  
City Hall  
New York, NY 10007

Re: 109 Marcus Garvey Boulevard LSGD  
ULURP No. N 240398 ZRK  
Related Applications: N 240399 ZMK (L.U. No. 300) and C 240400 ZSK (L.U. No. 302)  
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the “Commission”) has received the attached correspondence, dated June 27, 2025, from the City Council regarding the proposed modification to the above-referenced application submitted by Phoenix Realty Group, LLC for a zoning text amendment to Appendix F in order to map a Mandatory Inclusionary Housing area.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on June 30, 2025, determined that the City Council’s proposed modification does not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

Daniel R. Garodnick

c: Alex Sommer                      D. DeCerbo                      Demetrius McLester  
S. Amron                              Shane Myers