



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

January 4, 2021

City Council
City Hall
New York, NY 10007

Re: 1501-1555 60th Street Rezoning
ULURP No. C 200086 ZMK and N 200087 ZRK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated December 21, 2020, from the City Council regarding the proposed modification to the above-referenced applications submitted by 1529-33 60th Street LLC for a Zoning Map Amendment and a Zoning Text Amendment to Appendix F of the Zoning Resolution.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on January 4, 2021, has determined that the City Council's proposed modifications do not require further review.

Very truly yours,

A handwritten signature in cursive script that reads "Marisa Lago".

Marisa Lago

c:	W. VonEngel	D. DeCerbo	C. Chan	H. Marcus
	S. Amron	R. Singer	J. Harris	A. Sommer

Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271
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THE COUNCIL
THE CITY OF NEW YORK
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DIRECTOR

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December 21, 2020

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

**Re: Application Nos.: C 200086 ZMK (Pre. L.U. No. 705) and
N 200087 ZRK (Pre. L.U. No. 706)**

1501-1555 60th Street Rezoning

Dear Chair Lago:

On December 16, 2020 the Land Use Committee of the City Council, by a vote of 15-1-0 for Applications **C 200086 ZMK and N 200087 ZRK**, recommended modifications of the City Planning Commission's decision in the above-referenced matters.

The City Planning Commission's decision on C 200086 ZMK would result in a significant upzoning extending from the Long Island Railroad right-of-way to 15th Avenue. The long-standing businesses on this block include two furniture companies, a convenience store, and an auto repair business that collectively employ approximately 35 people. The rezoning area also includes eight small buildings that contain 18 residential units that are not protected by rent regulation. The built FAR of the large furniture store on Lot 1 is approximately 1.45. The lots containing the residential buildings have built FARs ranging from approximately .59 to approximately .78. Applying R7A to these properties would allow up to 4.6 FAR. Based on the record before the Council, the Council believes that the upzoning has the potential to incentivize assemblage and redevelopment of these sites, and thus the displacement of tenants and employees.

The Council's modification will reduce the rezoning area by excluding certain areas closer to 15th Avenue. By implementing this rezoning with modifications, the creation of new affordable housing through MIH that would otherwise not be developed in this neighborhood can take place. At the same time, by reducing the rezoning area, new growth will be balanced with the preservation of longstanding businesses, and existing residents of unregulated rental units. In this time of economic stress due to the COVID-19 pandemic, the protection of these jobs, as well as the small

residences which do not have the protections of rent regulation, is vitally important. In addition, the modification to reduce the rezoning area will ensure that buildings built on an R7A scale will not overwhelm the adjacent R5 zoning district, where the predominant character is two to three story homes.

The Land Use Committee also recommended modification of the proposed zoning text amendment so that the proposed MIH Area is consistent with the modified rezoning area.

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

C 200086 ZMK (Pre. L.U. No. 705)

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. 22d:

1. changing from an M1-1 District to an R7A District property bounded by a line 100 feet southeasterly of 15th Avenue, 60th Street, a line 200 feet southeasterly of 15th Avenue, a line midway between 59th Street and 60th Street, a line 460 feet southeasterly of 15th Avenue, 60th Street, and the northerly boundary line of the Long Island Railroad right-of-way (Bay Ridge Division);
2. establishing within the proposed R7A District a C2-4 District bounded by a line 100 feet southeasterly of 15th Avenue, 60th Street, a line 200 feet southeasterly of 15th Avenue, a line midway between 59th Street and 60th Street, a line 460 feet southeasterly of 15th Avenue, 60th Street, and the northerly boundary line of the Long Island Railroad right-of-way (Bay Ridge Division);

N 200087 ZRK (Pre. L.U. No. 706)

Matter underlined is new, to be added;

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

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Application Nos.: C 200086 ZMK and N 200087 ZRK
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* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

Brooklyn Community District 12


* * *

Map 2 - [date of adoption]

~~[CPC APPROVED MAP]~~

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 **Mandatory Inclusionary Housing Program Area** (see Section 23-154(d)(3))
Area 2 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 12, Brooklyn

* * *

[CITY COUNCIL APPROVED MAP]



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

Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

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Application Nos.: C 200086 ZMK and N 200087 ZRK
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Please feel free to contact me at (917) 999-8054 if you or your staff have any questions in this regard.

Sincerely,



.....
Julie Lubin,
General Counsel

JL:mcs

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
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File