



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

November 15, 2021

City Council
City Hall
New York, NY 10007

Re: 1045 Atlantic Avenue
ULURP No. N 210277 ZRK
Related Applications: C 210276 ZMK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated November 12, 2021, from the City Council regarding the proposed modification to the above-referenced application submitted by Atlantic Brooklyn, LLC, for a zoning text amendment to APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community Board 3, Council District 36.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on November 15, 2021, has 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,

A handwritten signature in blue ink, appearing to read "Anita L".

Anita Laremont

c: W. Von Engel
S. Amron

D. DeCerbo
R. Singer

J. Hirakawa
J. Mangin

H. Marcus

Anita Laremont, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271
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THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
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RAJU MANN
DIRECTOR

TEL.: 212-788-7335
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November 12, 2021

Honorable Anita Laremont, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

**Re: Application No.: N 210277 ZRK (Preconsidered L.U.)
Related Application No.: C 210276 ZMK (Preconsidered L.U.)**

1045 Atlantic Avenue

Dear Chair Laremont:

On November 10, 2021 the Land Use Committee of the City Council, by a vote of 18-0-0 for Application **N 210277 ZRK** 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:

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 III

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Application No.: N 210277 ZRK
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COMMERCIAL DISTRICT REGULATIONS

* * *

Chapter 5 Bulk Regulations for Mixed Buildings in Commercial Districts

* * *

35-66 Special Height and Setback Provisions for Certain Areas

* * *

35-663 Special height and setback provisions in C6-3A Districts along Atlantic Avenue within Community District 3, Borough of Brooklyn

In C6-3A Districts in Community District 3, 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

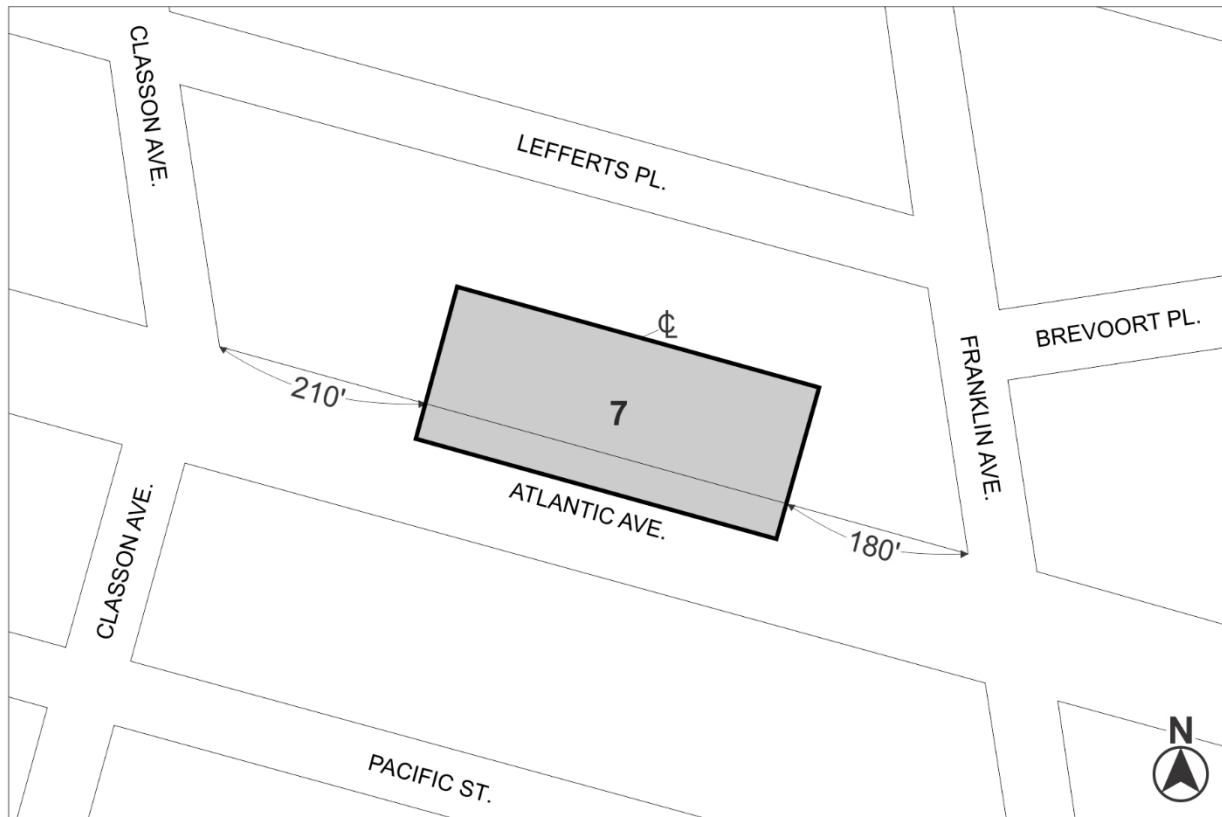
* * *


Brooklyn Community District 3

* * *

Map 7. [date of adoption]

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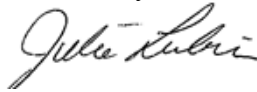
 Mandatory Inclusionary Housing area (*see Section 23-154(d)(3)*)
Area 7 — [date of adoption] MIH Program Option 2 ~~and Workforce~~
Portion of Community District 3, Brooklyn

* * *

Honorable Anita Laremont, Chair
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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
- Brian Paul, Project Manager
- Susan Amron, Esq., DCP
- James Harris, DCP
- Danielle J. DeCerbo, DCP
- File