

CITY COUNCIL  
LAND USE DIVISION

2015 MAY 20 P 2: 51



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NYC COUNCIL

2015 MAY 20 P 2: 26

SPEAKER'S OFFICE

May 18, 2015

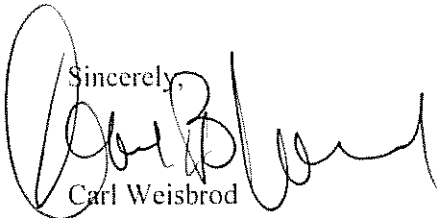
City Council  
City Hall  
New York, NY 10007

Re: 1901 Emmons Avenue, Cherry Hill Gourmet Text Amendment  
ULURP No. N 150109 ZRK  
Borough of Brooklyn, Community District 15

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated May 8, 2015, from the City Council regarding the proposed modification to the above-referenced application, submitted by STGG Realty, LLC, for the Cherry Hill Gourmet Text Amendment.

In accordance with Section 197-d (d) of the New York City Charter, the Commission, on May 18, 2015, has determined that the City Council's proposed modification raises no land use or environmental issue requiring further review.

Sincerely,  
  
Carl Weisbrod

c: W. Von Engel      D. DeCerbo      R. Jacobs  
A. Laremont      J. Harris

Carl Weisbrod, Chairman  
City Planning Commission  
22 Reade Street – 2N, New York, N.Y. 10007-1216  
(212) 720-3200 FAX (212) 720-3219  
[www.nyc.gov/planning](http://www.nyc.gov/planning)





THE COUNCIL  
THE CITY OF NEW YORK  
LAND USE DIVISION  
250 BROADWAY, ROOM 1602  
NEW YORK, NEW YORK 10007

RAJU MANN  
DIRECTOR

PHONE: 212-788-7335  
RMann@council.nyc.gov

May 8, 2015

**BY HAND**

Honorable Carl Weisbrod, Chairman  
City Planning Commission  
22 Reade Street, 2nd Flr. - 2W  
New York, New York 10007-1216

**RE: Application No.: N 150109 ZRK  
(Cherry Hill Gourmet Text Amendment)**

Dear Chairman Weisbrod:

On May 7, 2015, the Land Use Committee of the City Council, by a vote of 20-0-0 recommended modification of the City Planning Commission's decision in the above-referenced matter. Pursuant to Section 197-d(d) of the City Charter and Section 11.70 of the Rules of the Council, I hereby file the proposed modification with the Commission.

Matter in **bold double-underline** in new, added by the City Council.

**94-061**

**Permitted residential, community facility and commercial U uses permitted by-right**

(a) #Residential# and #community facility uses#

#Uses# listed in Use Groups 1, 2, 3 and 4 shall be allowed anywhere within the Special District, except as set forth in Section 94-065 (Restriction on ground floor use).

(b) #Commercial uses#

In a Areas A, B, C, D and E, as indicated in Appendix A (District Map) of this Chapter, only those #commercial uses# shall be limited to those listed in Section

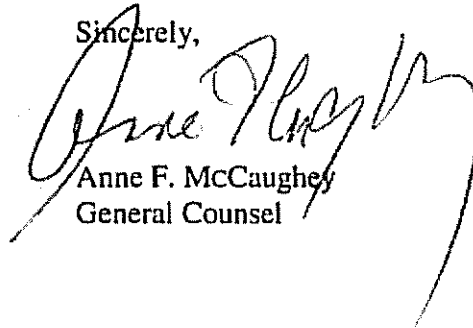
94-062 (Use Group SB), and those #uses# listed in Section 62-211 (Water-Dependent (WD) uses) from Use Groups 6, 7, 9 and 14, except for and those #uses# permitted under pursuant to Section 94-063 (Uses permitted by special permit), shall be allowed. In addition, in Area B, a food store, as listed in Section 32-15 (Use Group 6), shall also be

Honorable Carl Weisbrod, Chairman  
N 150109 ZRK  
May 8, 2015  
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allowed on a #zoning lot# existing on (effective date of amendment) for a period of ten (10) years from (effective date of amendment). Such food store shall be limited to one such establishment per #zoning lot# and shall be limited to 15,000 square feet of #floor area# utilized for the sale of food and non-food grocery products, and further such establishment shall be limited to an additional 6,500 square feet of #floor area# for #accessory# office and storage space. There shall be no limitation on the amount of #floor area# utilized for eating or drinking places as listed in Use Group SB, pursuant to Section 94-062.

Please feel free to contact me at (212) 788-7312 if you or your staff has any questions in this regard.

Sincerely,



Anne F. McCaughey  
General Counsel

RECEIVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

- C: Members, City Planning Commission
- Raju Mann, Director, Land Use Division
- Brian Paul, Project Manager
- Anita Laremont, Esq., DCP
- Danielle J. DeCerbo, DCP
- File