

CITY COUNCIL
LAND USE DIVISION

2016 OCT 17 P 4: 38



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NYC COUNCIL

2016 OCT 17 P 4: 23

SPEAKER'S OFFICE

October 17, 2016

City Council
City Hall
New York, NY 10007

**Re: Brooklyn CB 10 Text Amendment,
ULURP No. N 160377 ZRK (LU 489)
Borough of Brooklyn, Community District 10**

Honorable Members of the City Council:

The City Planning Commission (the "Commission") has received the attached correspondence dated October 7, 2016 from the City Council regarding the proposed modification to the above-referenced application, submitted by Community Board 10 (as applicant) for the CB 10 Text Amendment.

In accordance with Section 197-d (d) of the New York City Charter, the Commission, on October 17, 2016, has determined that the City Council's proposed modification raises no land use or environmental issue requiring further review.

Best Regards,

A handwritten signature in blue ink, appearing to read "Carl Weisbrod".

Carl Weisbrod

cc: W. Von Engel D. DeCerbo A. Laremont J. Harris
B. Lebowitz A. Sommer R. Dobruskin M. Burch
R. Jacobs

Carl Weisbrod, Chairman
City Planning Commission
120 Broadway - 31st floor, New York, NY 10271
(212) 720-3300 FAX (212) 720-3488
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THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
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NEW YORK NEW YORK 10007

RAJU MANN
DIRECTOR

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October 7, 2016

BY HAND

Honorable Carl Weisbrod, Chairman
City Planning Commission
120 Broadway 31st Floor
New York, NY 10271

**RE: Brooklyn CB 10 Text Amendment
Application Number: N 160377 ZRK (LU 489)**

Dear Chairman Weisbrod,

On October 6th, the Land Use Committee of the City Council, by a vote of 19-0-0 recommended modification of the City Planning Commission's decision in the above-referenced matters. 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.

With respect to N160377 ZRK (Brooklyn CB 10 Text Amendment) the proposed modification "grandfathers" three applications filed with BSA prior to the date of referral of the text amendment, but which have not yet been approved. If approved, the three applications would have two years from the date of BSA approval in which to complete substantial construction. The proposed modification to the zoning text is fully set forth in the following:

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

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

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

Matter in ~~double-strikeout~~ is deleted by the City Council

Matter in double-underline is added by the City Council

* * *

Honorable Carl Weisbrod
N 160377 ZRK (LU 489)
October 7, 2016
Page 2 of 3

Article VII
ADMINISTRATION

Chapter 3
Special Permits by the Board of Standards and Appeals

* * *

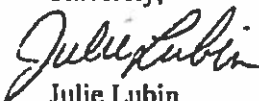
73-622
Enlargements of single- and two-family detached and semi-detached residences

The Board of Standards and Appeals may permit an #enlargement# of an existing #single-# or #two-family detached# or #semi-detached residence# within the following areas:

- (a) Community Districts ~~10, 11~~ and 15, in the Borough of Brooklyn; ~~and~~
- (b) R2 Districts within the area bounded by Avenue I, Nostrand Avenue, Kings Highway, Avenue O and Ocean Avenue, Community District 14, in the Borough of Brooklyn; ~~and~~
- (c) ~~within Community District 10 in the Borough of Brooklyn, after (effective date of amendment), only the following applications, Board of Standards and Appeals Calendar numbers 2016-4218-BZ, 234-15-BZ, and 2016-4163-BZ, may be granted a special permit pursuant to this Section. In addition, the provisions of Section 73-70 (Lapse of Permit) and paragraph (f) of Section 73-03 (General Findings Required for All Special Permit Uses and Modifications), shall not apply to such applications and such special permit shall automatically lapse and shall not be renewed if substantial construction, in compliance with the approved plans for which the special permit was granted, has not been completed within two years from the effective date of issuance of such special permit.~~

* * *

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

Sincerely,

Julie Lubin
General Counsel

**Honorable Carl Weisbrod
N 160377 ZRK (LU 489)
October 7, 2016
Page 3 of 3**

RECEIVED BY: _____

DATE: _____

TIME: _____

- C: Members, City Planning Commission
 Raju Mann, Director, City Council Land Use Division
 Amy Levitan, Deputy Director, City Council Land Use Division
 Brian Paul, Project Manager, City Council Land Use Division
 Anita Laremont, Esq., Department of City Planning
 Danielle J. DeCerbo, Department of City Planning**