

CITY COUNCIL
LAND USE DIVISION

2018 JUN 27 A 9:30



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NYC COUNCIL
SPEAKER'S OFFICE
RECEIVED

2018 JUN 27 A 9:11

June 25, 2018

City Council
City Hall
New York, NY 10007

**Re: 142-150 South Portland Avenue
C 180096 ZMK
N 180097 ZRK
Borough of Brooklyn**

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated June 20, 2018, from the City Council regarding the proposed modification to the above-referenced applications submitted by South Portland LLC for a Zoning Map Change from R7A to R8A and R8A/C2-4; and Zoning Text Amendment to the NYC Zoning Resolution Appendix F to establish a Mandatory Inclusionary Housing area modify these in order to facilitate the development of a proposed 13-story mixed-use building within the Fort Greene neighborhood of Brooklyn.

In accordance with Section 197-(d) of the New York City Charter, the Commission, on June 25, 2018, has determined that the City Council's proposed modification raises no land use or environmental issues requiring further review.

Very truly yours,

A handwritten signature in blue ink that reads "Marisa Lago".

Marisa Lago
Chair

c: W. Von Engel
A. Laremont

D. DeCerbo
R.Singer

A. Sommer
J. Mangin

D. Lundi

Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271
(212) 720-3200
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

TEL.: 212-788-7335
RMANN@COUNCIL.NYC.GOV

June 20, 2018

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

**Re: Application Nos.: C 180096 ZMK (L.U. No. 108)
N 180097 ZRK (L.U. No. 109)**

142-150 South Portland Avenue Rezoning

Dear Chair Lago:

On June 20, 2018, the Land Use Committee of the City Council, by vote of 14-0-0 for Application C 180096 ZMK and N180097 ZRK, recommended modifications of the City Planning Commission's decisions 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 modifications with the Commission:

C 180096 ZMK (L.U. No. 108)

Matter ~~strike out~~ is old, deleted by the City Council;
Matter underline is new, added by the City Council.

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. 16c:

1. changing from an R7A District to an R8A District property bounded by ~~Hanson Place~~ a line 115 feet southerly of Hanson Place, South Portland Avenue, a line 235 feet southerly of Hanson Place, and a line midway between South Portland Avenue and South Elliott Place; ~~a line 275 feet southerly of Hanson Place, and South Elliott Place; and~~

Honorable Marisa Lago, Chair
C 180096 ZMK (L.U. No. 108), N 180097 ZRK (L.U. No. 109)
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~~2. establishing within a proposed R8A District a C2-4 District bounded by Hanson Place, South Portland Avenue, a line 100 feet southerly of Hanson Place, and South Elliott Place;~~

as shown on a diagram (for illustrative purposes only) dated January 2, 2018, modified by the City Planning Commission on May 9, 2018, and subject to the conditions of CEQR Declaration E-460, Community District 2, Borough of Brooklyn.

N 180097 ZRK (L.U. No. 109)

Matter underlined is new, to be added;
Matter ~~struck-out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
Matter ~~double struck-out~~ is old, deleted by the City Council;
Matter double-underlined is new, added by the City Council;
* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

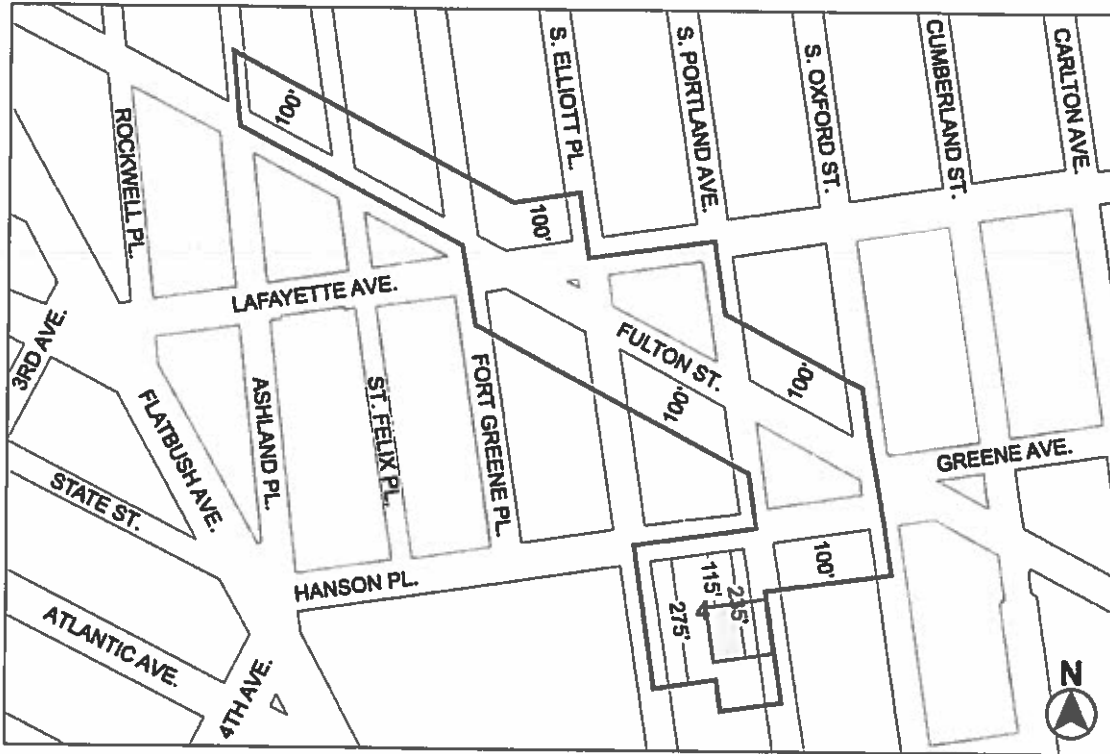
Brooklyn Community District 2

* * *

Honorable Marisa Lago, Chair
C 180096 ZMK (L.U. No. 108), N 180097 ZRK (L.U. No. 109)
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Map 4 - [date of adoption]

[PROPOSED MAP WITH COUNCIL MOD SHOWN; CPC MAP NOT SHOWN]



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

Area 4 [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 2, BROOKLYN

* * *

Honorable Marisa Lago, Chair
C 180096 ZMK (L.U. No. 108), N 180097 ZRK (L.U. No. 109)
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Please feel free to contact me at (212) 482-5185 if you or your staff have any questions in the regard.

Sincerely,



.....
Julie Lubin, Esq.
General Counsel

JL:mcs

RECEIVED BY: _____

DATE: _____

TIME: _____

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