

CITY COUNCIL
LAND USE DIVISION

2018 AUG 31 A 9:58



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NYC COUNCIL
SPEAKER'S OFFICE
RECEIVED

2018 AUG 31 A 9:28

August 31, 2018

City Council
City Hall
New York, NY 10007

Re: 1601 DeKalb Avenue Rezoning
C 180148 ZMK; N 180149 ZRK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated August 16, 2018, from the City Council regarding the proposed modification to the above-referenced application submitted by 1601 DeKalb Ave Owner LLC for a zoning map amendment from R6 and M1-1 districts to R7A, R7A/C2-4, and R6B districts and for a zoning text amendment to Appendix F to establish a Mandatory Inclusionary Housing Area.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on August 20, 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

cc: W. Von Engel; D. DeCerbo; A. Laremont; J. Merani; C. Rodman; A. Grande

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

August 16, 2018

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

**Re: Application Nos.: C 180148 ZMK (Preconsidered L.U. No. 164)
N 180149 ZRK (Preconsidered L.U. No. 165)**

1601 DeKalb Avenue Rezoning

Dear Chair Lago:

On August 15, 2018, the Land Use Committee of the City Council, by a vote 16-0-1 for Applications C 180148 ZMK and N 180149 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 modification with the Commission:

C 180148 ZMK (Preconsidered L.U. No. 164)

Matter underlined is new, added by the City Council;
Matter ~~struck out~~ is deleted 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. 13b:

1. changing from an R6 District to an R6B District property bounded by Hart Street, a line 400 feet northeasterly of Irving Avenue, DeKalb Avenue, and a line 350 feet northeasterly of Irving Avenue;

Honorable Marisa Lago, Chair

Application Nos.: C 180148 ZMK (Pre. L.U. No. 164), N 180149 ZRK (Pre. L.U. No. 165)

August 16, 2018

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2. changing from an M1-1 District to an R6A District property bounded by Hart Street, a line 100 feet southwesterly of Wyckoff Avenue, Dekalb Avenue, and a line 500 feet northeasterly of Irving Avenue; and
- ~~23.~~ changing from an M1-1 District to an R7A District property bounded by Hart Street, Wyckoff Avenue a line 500 feet northeasterly of Irving Avenue, DeKalb Avenue, and a line 400 feet northeasterly of Irving Avenue; and
3. ~~establishing within the proposed R7A District a C2-4 District bounded by Hart Street, Wyckoff Avenue, DeKalb Avenue, and a line 100 feet southwesterly of Wyckoff Avenue;~~

as shown on a diagram (for illustrative purposes only) dated February 12, 2018, and subject to the conditions of CEQR Declaration E-465, Community District 4, Borough of Brooklyn.

N 180149 ZRK (Preconsidered L.U. No. 165)

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 4

* * *

Honorable Marisa Lago, Chair

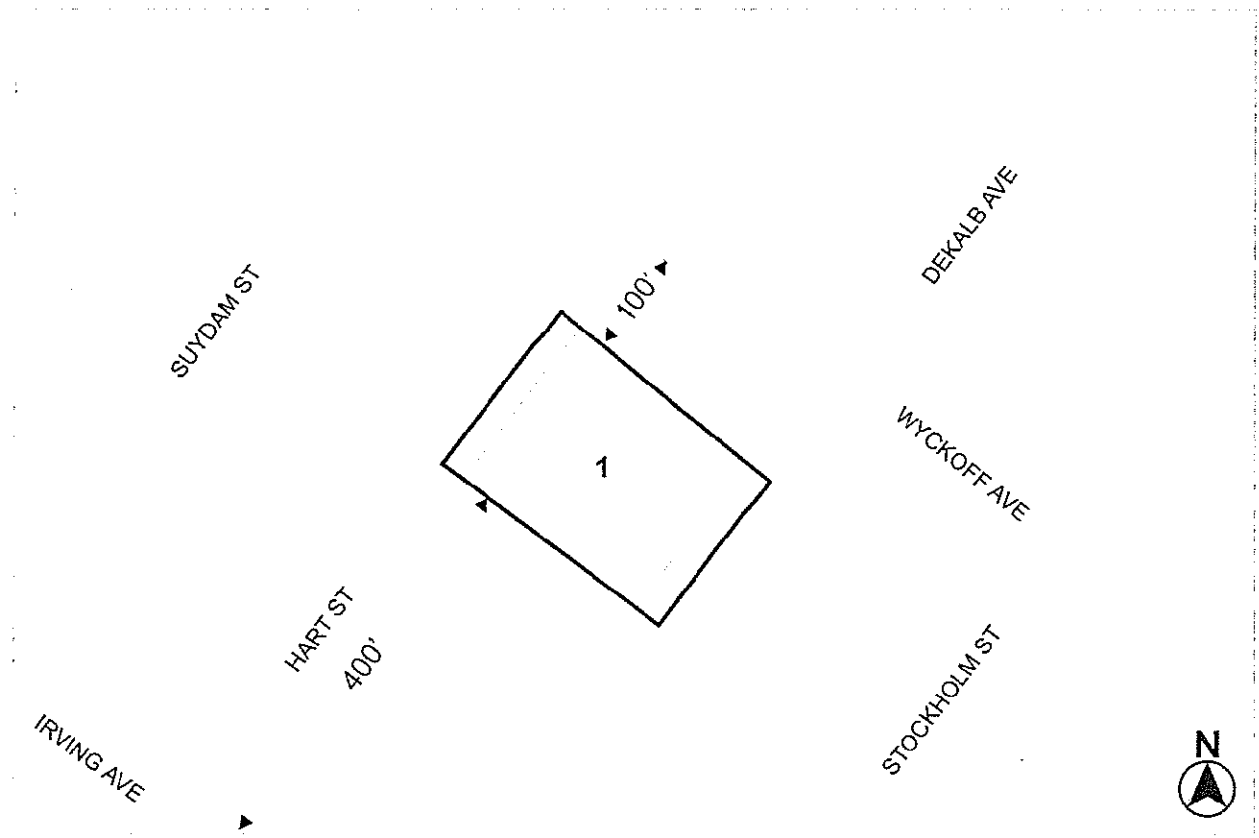
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Map 2 - [date of adoption]

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



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

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

Portion of Community District 4, Brooklyn

* * *

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

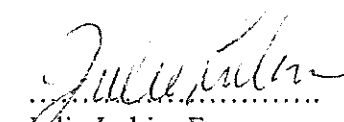
Honorable Marisa Lago, Chair

Application Nos.: C 180148 ZMK (Pre. L.U. No. 164), N 180149 ZRK (Pre. L.U. No. 165)

August 16, 2018

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Sincerely,


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

JL:mcs

RECEIVED BY: Marisa Lago

DATE: 8 August 16, 2018

TIME: 10:30, AM

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