



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

August 3, 2020

City Council  
City Hall  
New York, NY 10007

Re: Grand Avenue and Pacific Street Rezoning  
ULURP Nos.: C 190256 ZMK and N190257 ZRK  
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated April 27, 2020, from the City Council regarding the proposed modifications to the above-referenced application submitted by EMP Capital for a zoning map amendment and zoning text amendment.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on August 3, 2020 has determined that the City Council's proposed modifications raise no land use or environmental issues requiring further review.

Very truly yours,

A handwritten signature in cursive script that reads "Marisa Lago".

Marisa Lago

c: Winston von Engel  
S. Amron

D. DeCerbo  
R. Singer

Amy Jin

H. Marcus



THE COUNCIL  
THE CITY OF NEW YORK  
LAND USE DIVISION  
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April 27, 2020

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

**Re: Application Nos.: C 190256 ZMK (L.U. No. 628) and N 190257 ZRK (L.U. No. 629)**

**Grand Avenue and Pacific Street Rezoning**

Dear Chair Lago:

On April 22, 2020 the Committee of the Whole of the City Council, by a vote of 50-0-0 for Applications **C 190256 ZMK and N 190257 ZRK**, recommended modifications of the City Planning Commission's decision in the above-referenced matters.

Pursuant to Section 197-d(d) of the City Charter I hereby file the proposed modifications with the Commission:

**C 190256 ZMK (L.U. No. 628)**

Matter ~~double struck out~~ is old, deleted by the City Council;  
Matter double-underlined 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 16c:

- changing from an M1-1 District to an R7A District property bounded by Grand Avenue, Pacific Street, a line 100 feet southeasterly of Grand Avenue, and a line midway between Pacific Street and Dean Street;
- ~~2.~~ changing from an M1-1 District to an R7D District property bounded by Grand Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of

- Grand Avenue, ~~and a line midway between Pacific Street and Dean Street;~~ and Pacific Street; ~~and~~
3. establishing within the proposed R7A District a C2-4 District bounded by Grand Avenue, Pacific Street, a line 100 feet southeasterly of Grand Avenue, and a line midway between Pacific Street and Dean Street; and
- ~~24.~~ establishing within the proposed R7D District a C2-4 District bounded by Grand Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of Grand Avenue, and a line midway between Pacific Street and Dean Street; and Pacific Street;

as shown on a diagram (for illustrative purposes only) dated September 23, 2019, and subject to the conditions of CEQR Declaration E-550, Community District 8, Borough of Brooklyn.

**N 190257 ZRK (L.U. No. 629)**

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

\* \* \*

**APPENDIX F  
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**Brooklyn**

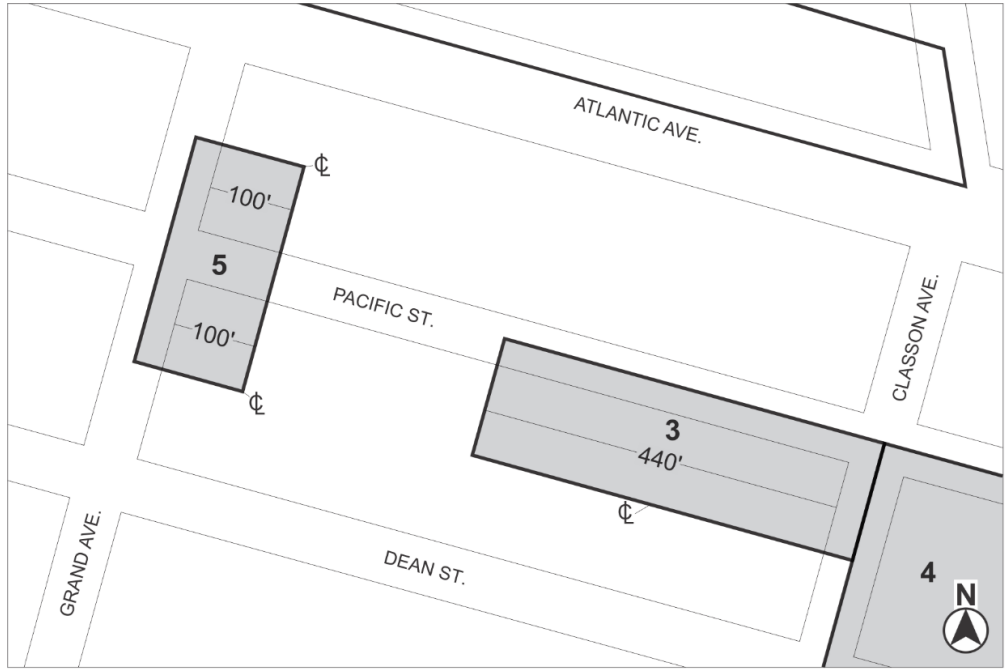
\* \* \*

**Brooklyn Community District 8**

\* \* \*

Map 4 - [date of adoption]

Honorable Marisa Lago, Chair  
 Application Nos.: C 190256 ZMK and N 190257 ZRK  
 April 27, 2020  
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- Inclusionary Housing Designated Area (Portion of Community District 2, Brooklyn)
- Mandatory Inclusionary Housing Area (*see Section 23-154(d)(3)*)
- Area **3** — 5/8/19 — MIH Program Option 1 and Option 2
- Area **4** — 5/8/19 — MIH Program Option 1 and Option 2
- Area **5** — [date of adoption] — MIH Program Option 1 ~~and Option 2~~

Portion of Community District 8, Brooklyn

\* \* \*

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

**Honorable Marisa Lago, Chair**  
**Application Nos.: C 190256 ZMK and N 190257 ZRK**  
**April 27, 2020**  
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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  
Danielle J. DeCerbo, DCP  
File