



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

May 19, 2021

City Council
City Hall
New York, NY 10007

Re: Suydam Street Rezoning
ULURP No. N200343ZRK
Related Applications: C200344ZMK, C200326ZSK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated May, 12, 2021, from the City Council regarding the proposed modification to the above-referenced application submitted by 3210 Willoughby LLC for a zoning text amendment.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on May 19, 2021, has determined that the City Council's proposed modification does not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

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

Marisa Lago

c: W. Von Engel
S. Amron

D. DeCerbo
R. Singer

S. Platkin
J. Mangin

H. Marcus

Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271
(212) 720-3200
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THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
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RAJU MANN
DIRECTOR

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RMANN@COUNCIL.NYC.GOV

May 12, 2021

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

**Re: Application No.: N 200343 ZRK (Pre. L.U. No. 763)
Related Application Nos.: C 200326 ZSK (L.U. No. 753) and
C 200344 ZMK (L.U. No. 754)**

Suydam Street Rezoning

Dear Chair Lago:

On May 11, 2021 the Land Use Committee of the City Council, by a vote of 16-0-0 for Application N **200343 ZRK**, recommended modifications of the City Planning Commission’s decision in the above-referenced matter.

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

- 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

**ARTICLE XII
SPECIAL PURPOSE DISTRICTS**

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Chapter 3
Special Mixed Use District

* * *

123-60
SPECIAL BULK REGULATIONS

* * *

123-63
Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

* * *

#Special Mixed Use District#	Designated #Residence District#
MX-1 – Community District 1, The Bronx	R6A R7D
MX 2 - Community District 2, Brooklyn	R7A R8A R8X
MX 4 – Community District 3, Brooklyn	R6A
MX 8 - Community District 1, Brooklyn	R6 R6A R6B R7A
MX 11 - Community District 6, Brooklyn	R7-2
MX 13 – Community District 1, The Bronx	R6A R7A R7X R8A
MX 14 - Community District 6, The Bronx	R7A R7X
MX 16 - Community Districts 5 and 16, Brooklyn	R6A R7A R7D R8A
MX 18 - Community District 1, The Bronx	R7X
MX 20 - Community District 8, Brooklyn	R7A
MX 21 - Community District 4, Brooklyn	R7D

* * *

123-90
SPECIAL MIXED USE DISTRICTS SPECIFIED

The #Special Mixed Use District# is mapped in the following areas:

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* * *

#Special Mixed Use District# - 20: (5/8/19)
Crown Heights West, Brooklyn

The #Special Mixed Use District# - 20 is established in Crown Heights West in Brooklyn as indicated on the #zoning maps#.

#Special Mixed Use District# - 21: [date of adoption]

Bushwick, Brooklyn

The #Special Mixed Use District# - 21 is established in Bushwick in Brooklyn as indicated on the #zoning maps#.

* * *

APPENDIX F

INCLUSIONARY HOUSING DESIGNATED AREAS AND MANDATORY INCLUSIONARY HOUSING AREAS

* * *

BROOKLYN

* * *

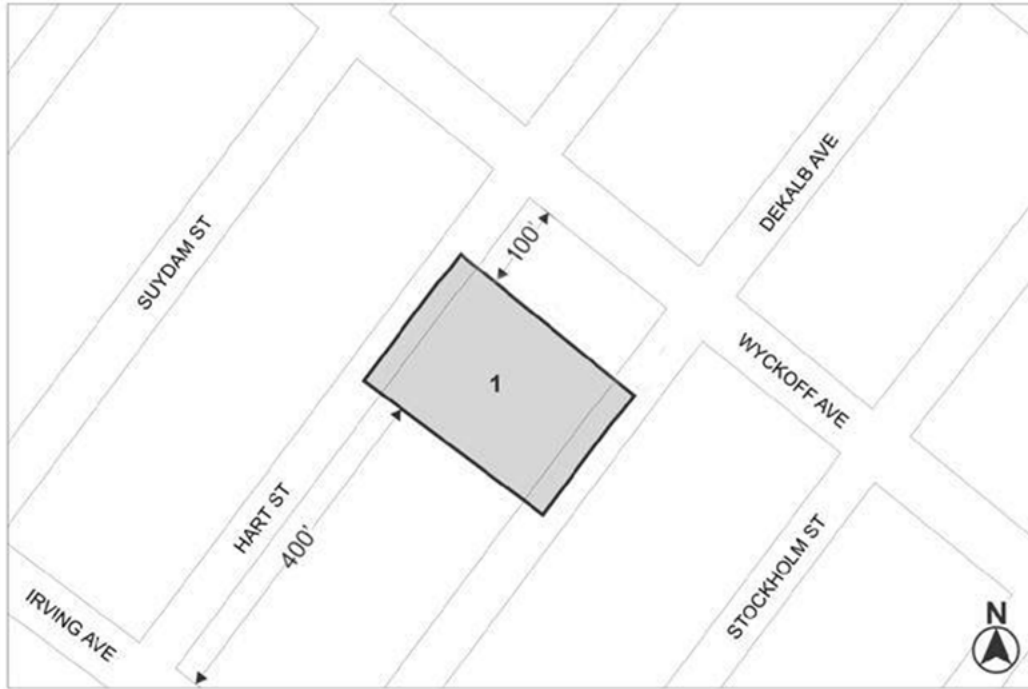
Brooklyn Community District 4

* * *

Map 1 – (9/12/18) [date of adoption]

[EXISTING]

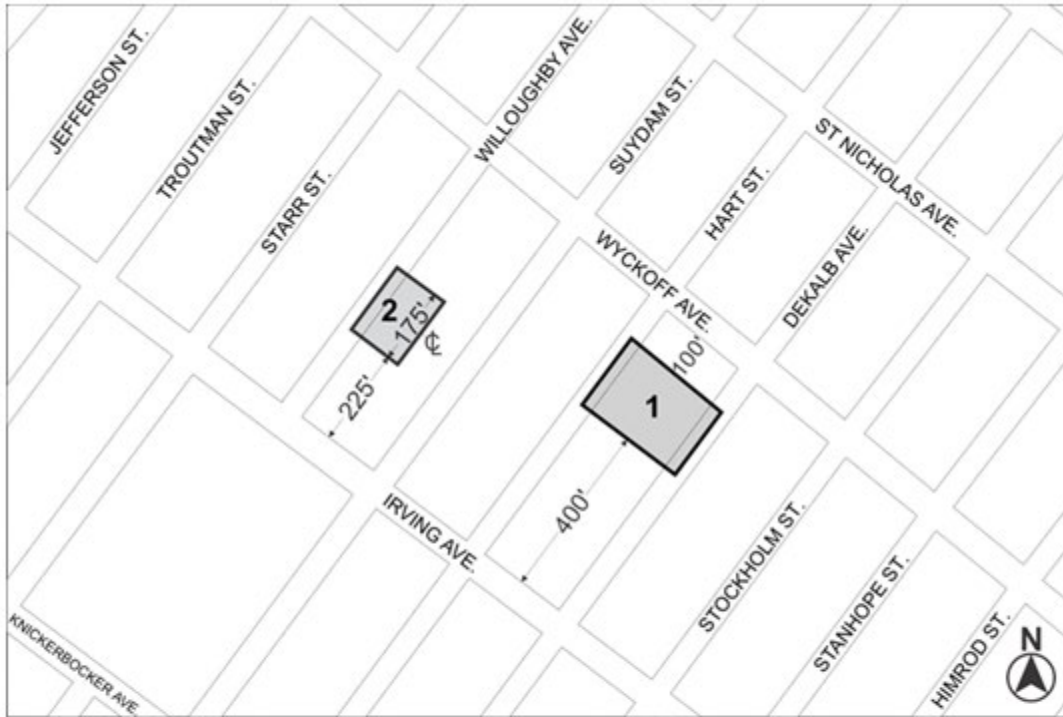
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■ Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area 1 — 9/12/18 MIH Program Option 1 and Deep Affordability Option

* * *

[PROPOSED]



- Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*
- Area 1 — 9/12/18 — MIH Program Option 1 and Deep Affordability Option
- Area 2 — [date of adoption] — MIH Program Option 1 and ~~Option 2~~ Deep Affordability Option

Portion of Community District 4, Brooklyn

* * *

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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

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
James Harris, DCP
Danielle J. DeCerbo, DCP
File