CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

November 27, 2023

City Council
City Hall
New York, NY 10007

Re: 534 Coney Island Avenue
Application No. N 230011 ZRK
Related Application No. C 230010 ZMK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated November 20, 2023, from the City Council regarding the proposed modifications to the above-referenced application submitted by Remica Property Group Corp. for a zoning text amendment to APPENDIX F of the Zoning Resolution for the purpose of establishing a Mandatory Inclusionary Housing area.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on November 27, 2023, 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.

Sincerely yours,

Daniel R. Garodnick

c: A. Sommer
D. DeCerbo
S. Avila
S. Amron
H. Yazdi
D. Answini

Dan Garodnick, 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
250 BROADWAY - ROOM 1602
NEW YORK NEW YORK 10007

PERRIS STRAUGHTER
DIRECTOR

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

November 20, 2023

Honorable Dan Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Application No. N 230011 ZRK (L.U. No. 285)
Related Application No. C 230010 ZMK (L.U. No. 284)

534 Coney Island Avenue Rezoning

Dear Chair Garodnick:

On November 20, 2023, the Land Use Committee of the City Council, by a vote of 11-0-0 for Application **N 230011 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 within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.
Matter ~~double struck out~~ is old, deleted by the City Council;
Matter double-underlined is new, added by the City Council

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

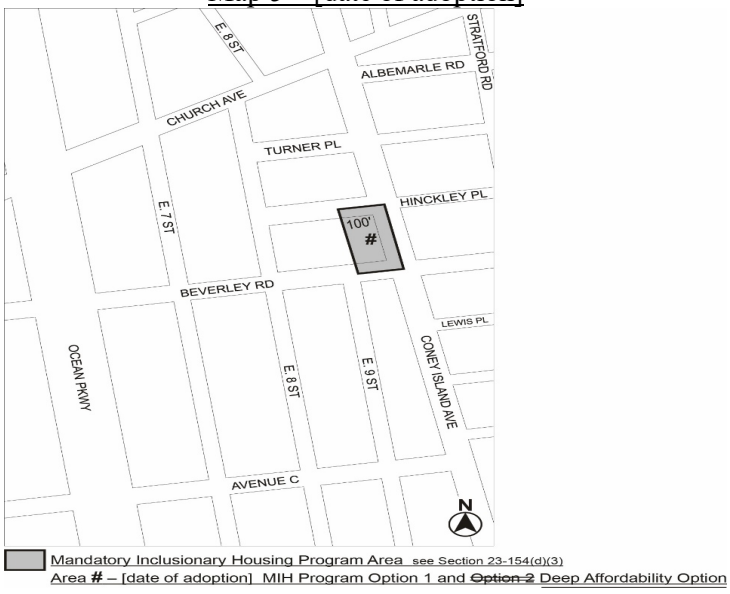
BROOKLYN

* * *

Brooklyn Community District 12

* * *

Map 5 – [date of adoption]



Portion of Community District 12, Brooklyn

* * *

Please feel free to contact me at WVidal@council.nyc.gov if you or your staff have any questions in this regard.

Sincerely,

…….
William Vidal,
Deputy General Counsel

WV:SFN

C: Members, City Planning Commission
Perris Straughter, Director, Land Use Division
Brian Paul, Deputy Director
Chelsea Kelley, Deputy Director
Arthur Huh, Deputy General Counsel
Timothy Anderson, Project Manager
Susan Amron, Esq., DCP
James Harris, DCP
Danielle J. DeCerbo, DCP
File

File #:	LU 0285-2023 **Version:** *	**Name:**	Zoning, 534 Coney Island Avenue, Brooklyn (N 230011 ZRK)
Type:	Land Use Application	**Status:**	Adopted
		Committee:	Subcommittee on Zoning and Franchises
On agenda:	10/19/2023		
Enactment date:		**Law number:**	

Title: Application number N 230011 ZRK (534 Coney Island Avenue) submitted by Remica Property Group Corp., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 12, Council District 40.

Sponsors: Rafael Salamanca, Jr.

Council Member Sponsors: 1

Attachments: 1. Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, 2. October 19, 2023 - Stated Meeting Agenda, 3. Hearing Testimony - Zoning 10-17-23, 4. Hearing Transcript - Zoning 10-17-23, 5. Hearing Transcript - Stated Meeting 10-19-23, 6. Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 20, 2023, 7. Hearing Transcript - Zoning 11/20/23, 8. Hearing Transcript - Land Use 11/20/23, 9. City Planning Commission Approval Letter, 10. Committee Report, 11. Res. No. 862, 12. December 6, 2023 - Stated Meeting Agenda

History (11) | Text

11 records | Group | Export

Date	Ver.	Prime Sponsor	Action By	Action	Result	Action Details	Meeting Details	Multimedia
12/6/2023	*	Rafael Salamanca, Jr.	City Council	Approved with Modifications and Referred to the City Planning Commission pursuant to Section 197-(d) of the New York City Charter.		Action details	Meeting details	Not available
12/6/2023	*	Rafael Salamanca, Jr.	City Council	Approved, by Council	Pass	Action details	Meeting details	Not available
11/20/2023	*	Rafael Salamanca, Jr.	Committee on Land Use	Hearing Held by Committee		Action details	Meeting details	Not available
11/20/2023	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	Pass	Action details	Meeting details	Not available
11/20/2023	*	Rafael Salamanca, Jr.	Subcommittee on Zoning and Franchises	Hearing Held by Committee		Action details	Meeting details	Not available
11/20/2023	*	Rafael Salamanca, Jr.	Subcommittee on Zoning and Franchises	Approved by Subcommittee with Modifications	Pass	Action details	Meeting details	Not available

File #:	LU 0284-2023 **Version:** *	**Name:**	Zoning, 534 Coney Island Avenue, Brooklyn (C 230010 ZMK)
Type:	Land Use Application	**Status:**	Adopted
		Committee:	Subcommittee on Zoning and Franchises
On agenda:	10/19/2023		
Enactment date:		**Law number:**	
Title:	Application number C 230010 ZMK (534 Coney Island Avenue) submitted by Remica Property Group Corp., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 22c, changing from a C8-2 District to an R7X District and establishing within the proposed R7X District a C2-4 District, Borough of Brooklyn, Community District 12, Council District 40.		
Sponsors:	Rafael Salamanca, Jr.		
Council Member Sponsors:	1		
Attachments:	1. Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, 2. October 19, 2023 - Stated Meeting Agenda, 3. Hearing Testimony - Zoning 10-17-23, 4. Hearing Transcript - Zoning 10-17-23, 5. Hearing Transcript - Stated Meeting 10-19-23, 6. Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 20, 2023, 7. Hearing Transcript - Zoning 11/20/23, 8. Hearing Transcript - Land Use 11/20/23, 9. City Planning Commission Approval Letter, 10. Committee Report, 11. Res. No. 861, 12. December 6, 2023 - Stated Meeting Agenda		

History (11) | Text

11 records | Group | Export

Date	Ver.	Prime Sponsor	Action By	Action	Result	Action Details	Meeting Details	Multimedia
12/6/2023	*	Rafael Salamanca, Jr.	City Council	Approved with Modifications and Referred to the City Planning Commission pursuant to Section 197-(d) of the New York City Charter.		Action details	Meeting details	Not available
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11/20/2023	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	Pass	Action details	Meeting details	Not available
11/20/2023	*	Rafael Salamanca, Jr.	Subcommittee on Zoning and Franchises	Hearing Held by Committee		Action details	Meeting details	Not available
11/20/2023	*	Rafael Salamanca, Jr.	Subcommittee on Zoning and Franchises	Approved by Subcommittee with Modifications	Pass	Action details	Meeting details	Not available