CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

April 13, 2022

City Council
City Hall
New York, NY 10007

Re: 3285 Fulton St Rezoning
Application Nos. C 220111 ZMK and N 22112 ZRK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated April 12, 2022, from the City Council regarding the proposed modifications to the above-referenced applications submitted by MHANY Management, Inc. and Cypress Hills Local Development Corporation 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 April 13, 2022, has determined that the City Council's proposed modifications do not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

Daniel R. Garodnick

c: W. Von Engel, S. Amron, D. DeCerbo, R. Singer, K. Leung, J. Mangin, H. Marcus

Daniel R.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

RAJU MANN
DIRECTOR

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

April 12, 2022

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

Re: Application Nos.: C 220111 ZMK (Pre. L.U. No. 32) and
N 220112 ZRK (Pre. L.U. No. 33)

3285 Fulton Street Rezoning

Dear Chair Garodnick:

On April 12, 2022 the Land Use Committee of the City Council, by a vote of 12-0-0 for Applications **C 220111 ZMK and N 220112 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 I hereby file the proposed modifications with the Commission:

C 220111 ZMK

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 No.17c:

1. eliminating from within an existing R5 District a C2-3 District bounded by a line 150 feet northerly of Fulton Street, ~~Pine Street~~a line 70 feet easterly of Euclid Avenue – Father Kreg Place, Fulton Street, and Euclid Avenue - Father John Kreg Place;
2. changing from an R5 District to an R7A District property bounded by a line 100 feet

northerly of Fulton Street, ~~Pine Street~~a line 70 feet easterly of Euclid Avenue – Father Kreg Place, Fulton Street, and Euclid Avenue - Father John Kreg Place; and

3. establishing within the proposed R7A District a C2-4 District bounded by a line 100 feet northerly of Fulton Street, ~~Pine Street~~a line 70 feet easterly of Euclid Avenue – Father John Kreg Place, Fulton Street, and Euclid Avenue - Father John Kreg Place,~~; and~~

~~4. establishing a Special Enhanced Commercial District (EC-6) bounded by a line 100 feet northerly of Fulton Street, Pine Street, Fulton Street, and Euclid Avenue – Father John Kreg Place~~

N 220112 ZRK

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 XIII

SPECIAL PURPOSE DISTRICTS

Chapter 2

Special Enhanced Commercial District (EC)

* * *

132-10

GENERAL PROVISIONS

* * *

132-11

Special Enhanced Commercial Districts Specified

The #Special Enhanced Commercial District# is mapped in the following areas:

* * *

(f) #Special Enhanced Commercial District# 6

The #Special Enhanced Commercial District# 6 (EC-6) is established on April 20, 2016, on the following #designated commercial streets# as indicated on zoning map 17c:

(1) Fulton Street, in the Borough of Brooklyn, between Sheffield Avenue and Euclid Avenue ~~Pine Street~~.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

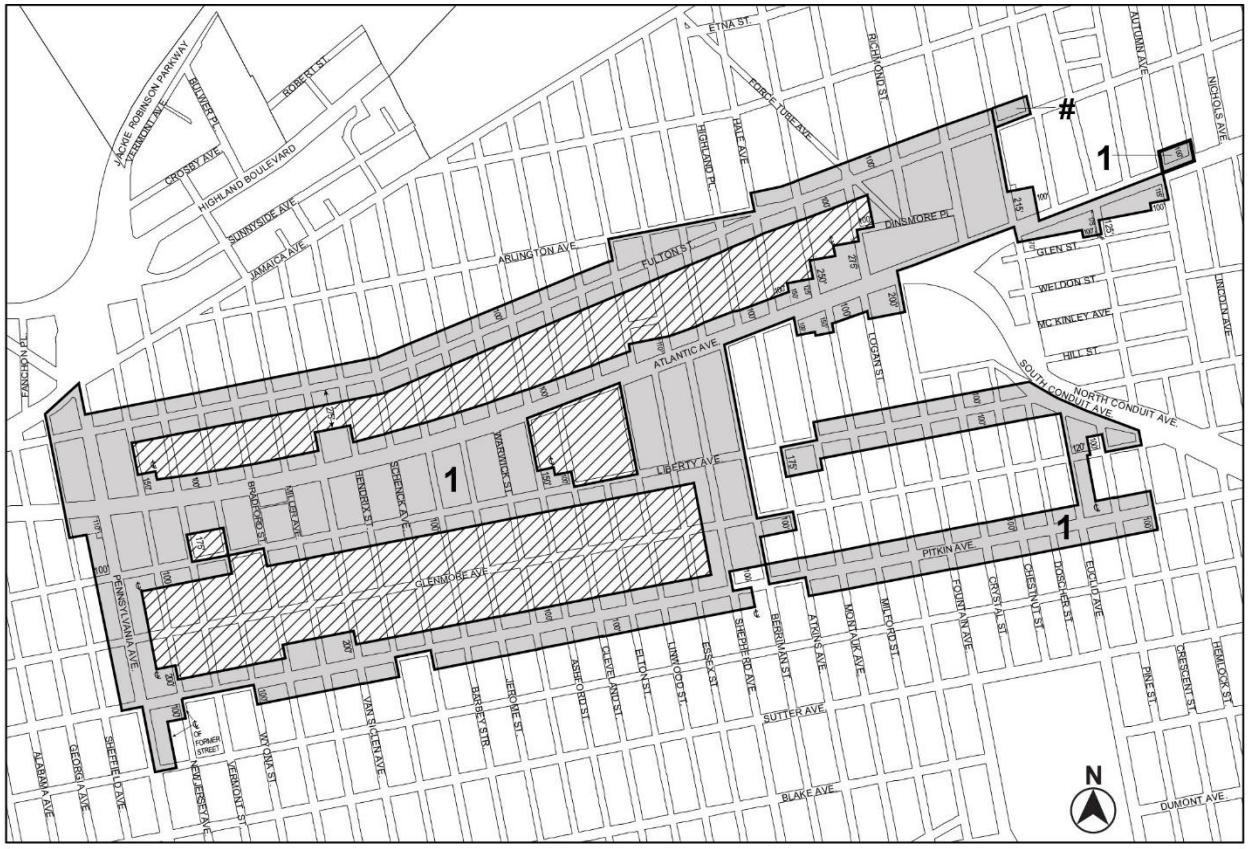
BROOKLYN

* * *

Brooklyn Community District 5

Map 1 [March 16th, 2022]

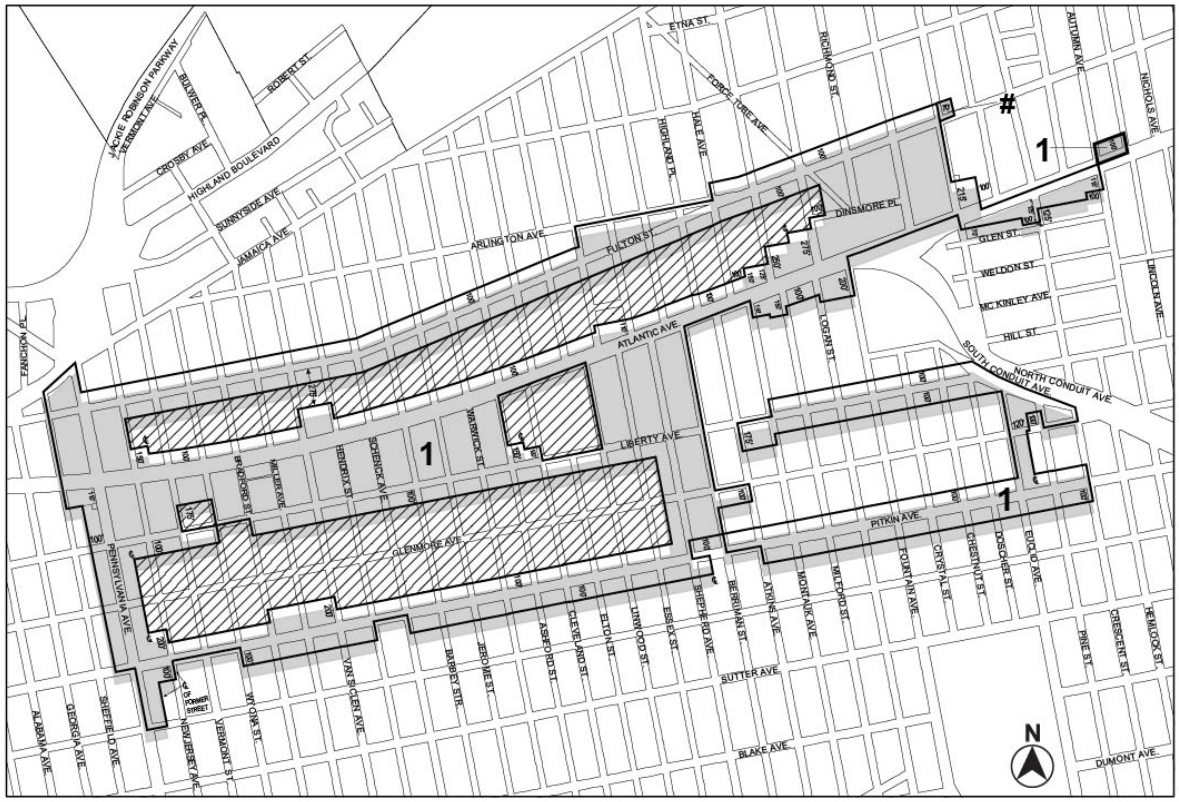
~~[PROPOSED MAP]~~



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **1** – 4/20/16 MIH Program Option 1 and Deep Affordability Option
Area **#** – [date of adoption] MIH Program Options 1 and 2

Excluded area

[*MODIFIED MAP*]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **1** – 4/20/16 MIH Program Option 1 and Deep Affordability Option
Area **#** – [date of adoption] MIH Program Options ~~1 and 2~~ Deep Affordability Option

Excluded area

Portion of Community District 5, Brooklyn

* * *

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

Sincerely,



……
Arthur Huh,
Assistant General Counsel

AH:sfn

C: Members, City Planning Commission
Raju Mann, Director, Land Use Division
Brian Paul, Deputy Director
Chelsea Kelley, Deputy Director
Jeff Campagna, Deputy General Counsel
Angelina Martinez-Rubio, Deputy General Counsel
Susan Amron, Esq., DCP
James Harris, DCP
Danielle J. DeCerbo, DCP
File