CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

June 2, 2025

New York City Council
City Hall
New York, NY 10007

Re: 73-99 Empire Boulevard Rezoning
ULURP No. N 230310 ZRK
Related Application: C 230309 ZMK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated May 28, 2025, from the City Council regarding the proposed modification to the above-referenced application submitted by Empire Boulevard Holdings LLC, for a zoning text amendment to Appendix F to establish a Mandatory Inclusionary Housing area in Community District 9 in Brooklyn.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on June 2, 2025, 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,

Daniel R. Garodnick

c: A. Sommer
S. Amron
D. DeCerbo
A. Too
J. Fraade

Daniel R. Garodnick, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271-3100
(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

PERRIS STRAUGHTER
DIRECTOR

May 28, 2025

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

Re: Application No. N 230310 ZRK (L.U. No. 276)
Related Application No. C 230309 ZMK (L.U. No. 275)

73-99 Empire Boulevard Rezoning

Dear Chair Garodnick:

On May 28, 2025, the Land Use Committee of the City Council, by a vote of 10-0-0 for Application **N 230310 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-underlined is new, added by the City Council
Matter ~~double struck out~~ is old, deleted by the City Council;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

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

* * *

BROOKLYN

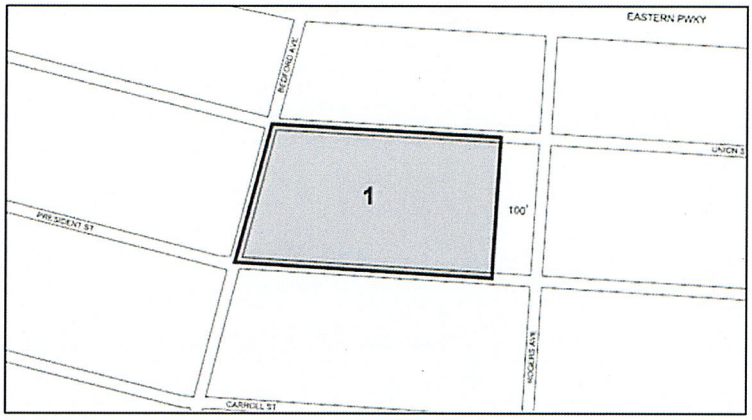
* * *

Brooklyn Community District 9

* * *

Map 1 – [date of adoption]

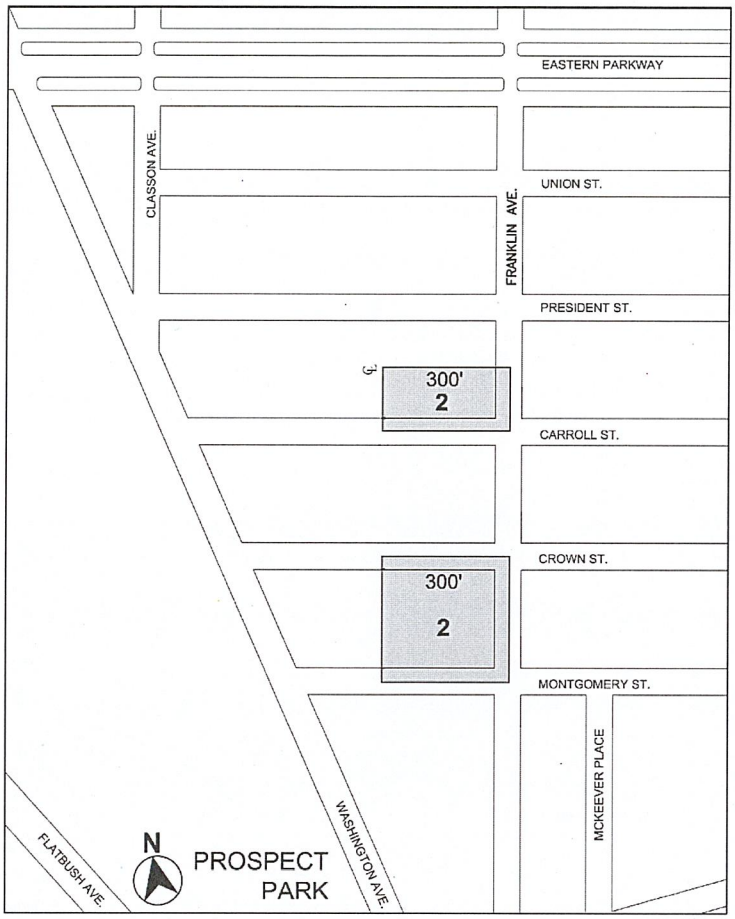
[EXISTING MAP]



Mandatory Inclusionary Housing Program Area *see Section 23-154 (d)(3)*
Area **1** – 11/30/17 MIH Program Option 1

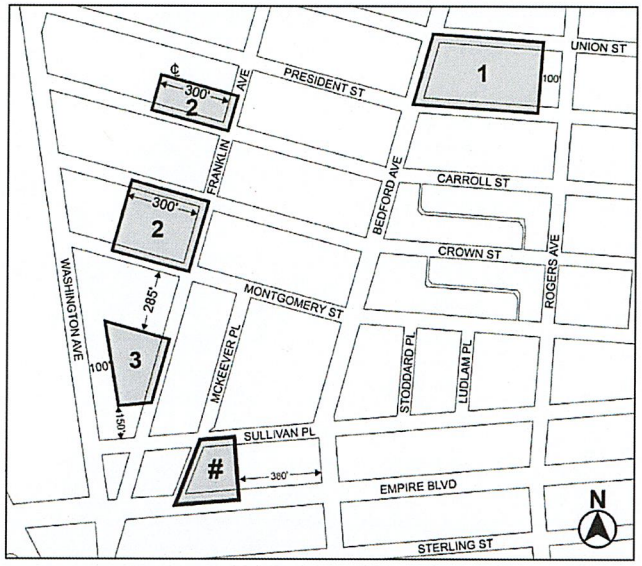
Map 2 – (12/20/18)

[EXISTING MAP]



Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*
Area **2** 12/20/18 — MIH Program Option 1

[PROPOSED MAP]



Mandatory Inclusionary Housing area
Area **1** – 11/30/17 MIH Program Option 1
Area **2** – 12/20/18 MIH Program Option 1
Area **3** – 11/21/24 MIH Option 1, Option 2 and Option 4
Area **#** — [date of adoption] MIH Option ~~1 and Option 2~~ 3

Portion of Community District 9, Brooklyn

[*Non-substantive changes to terminology have been made to reflect the City of Yes for Housing Opportunity text amendment (N 240290 ZRY) adopted on December 5, 2024.*]

* * *

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

Sincerely,

Anne F. McCaughey

.....
Anne F. McCaughey
General Counsel

AFM:kg

CC: Susan Amron, DCP General Counsel
Danielle DeCerbo, DCP
James Harris, DCP
Perris Straughter, Director, Planning and Land Use Division
Brian Paul, PLU Deputy Director
William Vidal, PLU Deputy General Counsel
Tim Anderson, PLU Borough Planner
File

File #:	Res 0951-2025 **Version:** *	**Name:**	LU 275 - Zoning, 73-99 Empire Boulevard Rezoning, Brooklyn (C 230309 ZMK).
Type:	Resolution	**Status:**	Adopted
		Committee:	Committee on Land Use
On agenda:	6/11/2025		
Enactment date:		**Law number:**	

Title: Resolution approving the decision of the City Planning Commission on ULURP No. C 230309 ZMK, a Zoning Map amendment (L.U. No. 275).

Sponsors: Rafael Salamanca, Jr., Kevin C. Riley

Council Member Sponsors: 2

Attachments: 1. Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 2. 73-99 Empire Blvd Rezoning Presentation, 3. April 24, 2025 - Stated Meeting Agenda, 4. Hearing Transcript - Stated Meeting 4-24-25, 5. Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, 6. Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, 7. May 28, 2025 - Stated Meeting Agenda, 8. City Planning Commission Approval Letter, 9. Committee Report, 10. Res. No. 951, 11. June 11, 2025 - Stated Meeting Agenda

History (2) | Text

2 records | Group | Export

Date	Ver.	Prime Sponsor	Action By	Action	Result	Action Details	Meeting Details	Multimedia
6/11/2025	*	Rafael Salamanca, Jr.	City Council	Approved, by Council	Pass	Action details	Meeting details	Not available
5/28/2025	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC		Action details	Meeting details	Not available

File #:	Res 0952-2025 **Version:** *	**Name:**	LU 276 - Zoning, 73-99 Empire Boulevard Rezoning, Brooklyn (N 230310 ZRK).
Type:	Resolution	**Status:**	Adopted
		Committee:	Committee on Land Use
On agenda:	6/11/2025		
Enactment date:		**Law number:**	

Title: Resolution approving with modifications the decision of the City Planning Commission on Application No. N 230310 ZRK, for an amendment of the text of the Zoning Resolution (L.U. No. 276).

Sponsors: Rafael Salamanca, Jr., Kevin C. Riley

Council Member Sponsors: 2

Attachments: 1. Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 2. 73-99 Empire Blvd Rezoning Presentation, 3. April 24, 2025 - Stated Meeting Agenda, 4. Hearing Transcript - Stated Meeting 4-24-25, 5. Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, 6. Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, 7. May 28, 2025 - Stated Meeting Agenda, 8. City Planning Commission Approval Letter, 9. Committee Report, 10. Res. No. 952, 11. June 11, 2025 - Stated Meeting Agenda

History (2) | Text

2 records | Group | Export

Date	Ver.	Prime Sponsor	Action By	Action	Result	Action Details	Meeting Details	Multimedia
6/11/2025	*	Rafael Salamanca, Jr.	City Council	Approved, by Council	Pass	Action details	Meeting details	Not available
5/28/2025	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC		Action details	Meeting details	Not available