DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE DIRECTOR

June 16, 2025

New York City Council
City Hall
New York, NY 10007

Re: Grace Houses
ULURP No. C 240184 ZMK and N 240185 ZRK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated June 11, 2025, from the City Council regarding the proposed modifications to the above-referenced applications submitted by Grace House Development Fund Company, Inc. for a Zoning Map Amendment and a Zoning Text Amendment to Appendix F of the Zoning Resolution.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on June 16, 2025, 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, and are within scope.

Very truly yours,

Daniel R. Garodnick

c: A. Sommer
S. Amron
D. DeCerbo
S. Avila
L. Robinson
W. Tutt

Daniel R. Garodnick, Director
Department of City Planning
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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

June 11, 2025

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

Re: Application Nos. C 240184 ZMK (L.U. No. 287) and N 240185 ZRK (L.U. No. 288)

Grace Houses Rezoning

Dear Chair Garodnick:

On June 12, 2025, the Land Use Committee of the City Council, by a vote of 10-0-0 for Applications **C 240184 ZMK** and **N 240185 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 240184 ZMK (L.U. No. 287)

Matter double-underlined is new, added by the City Council
Matter ~~double-struck-out~~ is old, deleted 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, by changing from an R5B zoning district to an R6A zoning district property bounded by a line 100 feet southerly of Liberty Avenue, Vermont Street, Glenmore Avenue, a line midway between New Jersey Avenue and Vermont Street, a line 175 feet northwesterly of Glenmore Avenue, New Jersey Avenue, Glenmore Avenue, and a line midway between New Jersey Avenue and Pennsylvania/Granville Payne Avenue in the Borough of Brooklyn, Community District 5, as shown on a diagram (for illustrative purposes only) dated December 2, 2024, and, and subject to the conditions of CEQR Declaration E-802.

N 240185 ZRK (L.U. No. 288)

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

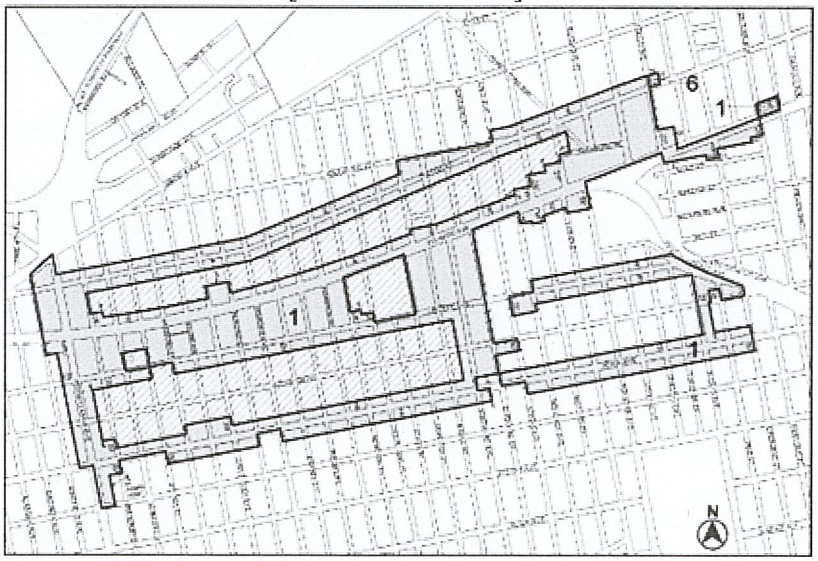
BROOKLYN

* * *

Brooklyn Community District 5

Map 1 – [date of adoption]

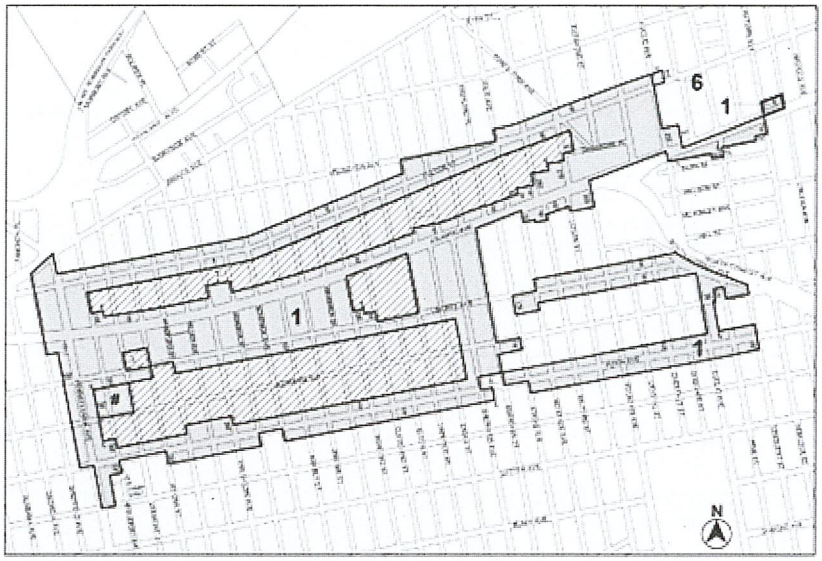
[EXISTING MAP]



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 6 – 4/28/22 MIH Program Option 1 and Deep Affordability Option

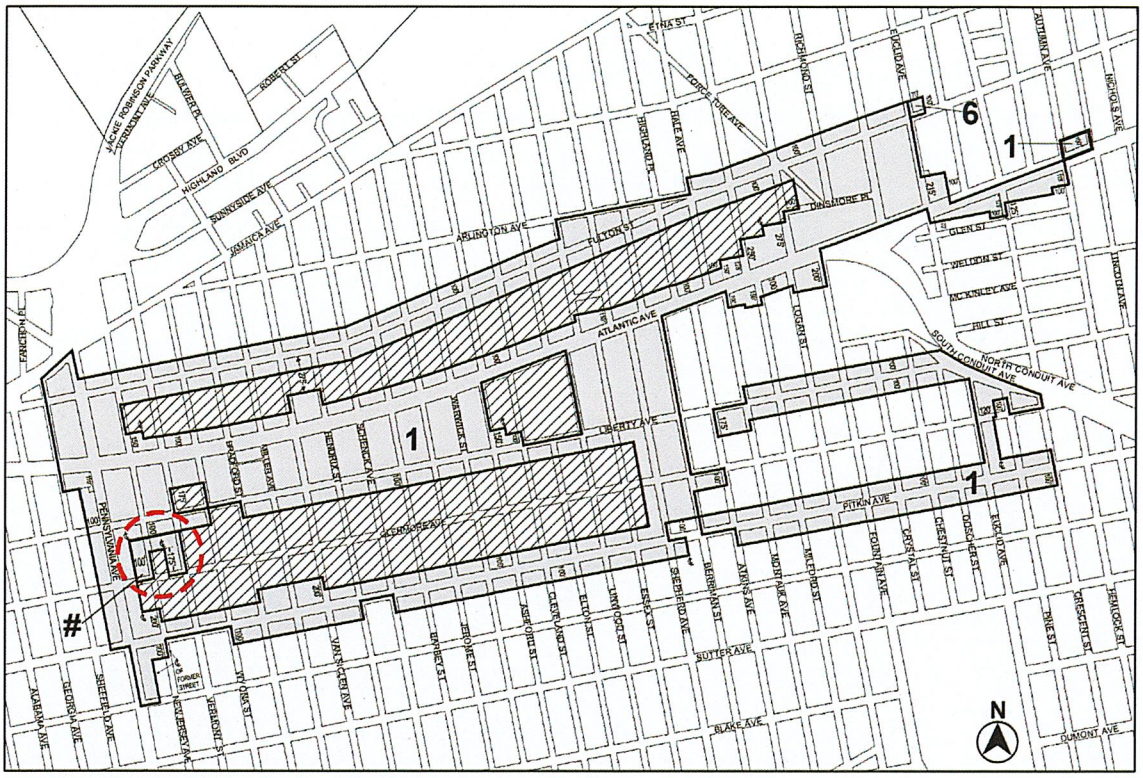
Excluded area

[MAP Approved by CPC]



Mandatory Inclusionary Housing area
Area **1** – 4/20/16 MIH Program Option 1 and Option 3
Area **6** – 4/28/22 MIH Program Option 1 and Option 3
Area **#** – [date of adoption] MIH Program Option 1 and Option 2
Excluded area

[PROPOSED MAP – Modified by City Council]



Mandatory Inclusionary Housing area
Area **1** — 4/20/16 MIH Option 1 and Option 3
Area **6** — 4/28/22 MIH Option 1 and Option 3
Area **#** — [date of adoption] MIH ~~Option 1 and Option 2~~ Option 3
Excluded area

Portion of Community District 5, Brooklyn

* * *

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
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
Deborah Kerzhner, Senior Counsel
Tim Anderson, Borough Planner
File