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: 166 Kings Highway
ULURP Nos. C 230378 ZMK and N 230379 ZRK
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 modifications to the above-referenced application submitted by 166 Plaza LLC for a zoning map amendment from R6B/C2-3 to R7X/C2-4 (C 230378 ZMK) and a zoning text amendment to Appendix F to map a Mandatory Inclusionary Housing area (N 230379 ZRK).

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 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: A. Sommer D. DeCerbo D. Weissglass
S. Amron J. Kim S. Avila

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 Nos. C 230378 ZMK (L.U. No. 277) and N 230379 ZRK (L.U. No. 278)

166 Kings Highway Rezoning

Dear Chair Garodnick:

On May 28, 2025, the Land Use Committee of the City Council, by a vote of 10-0-0 for Applications **C 230378 ZMK** and **N 230379 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 230378 ZMK (L.U. No. 277)

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. 22d, by

1. eliminating from within an existing R6B District a C2-3 District bounded by Kings Highway, ~~the northerly centerline prolongation of West 11th~~ West 12th Street, Quentin Road, and West 13th Street;

2. changing from an R6B District to an ~~R7X~~ R7A District property bounded by Kings Highway, ~~the northerly centerline prolongation of West 11th~~ West 12th Street, Quentin Road, and West 13th Street; and

3. establishing within the proposed ~~R7X~~ R7A District a C2-4 District bounded by Kings Highway, ~~the northerly centerline prolongation of West 11th~~ West 12th Street, Quentin Road, and West 13th Street;

Borough of Brooklyn, Community District 11, as shown on a diagram (for illustrative purposes only) dated November 18, 2024, and subject to the conditions of CEQR Declaration E-753.

N 230379 ZRK (L.U. No. 278)

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.

* * *

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

* * *

BROOKLYN

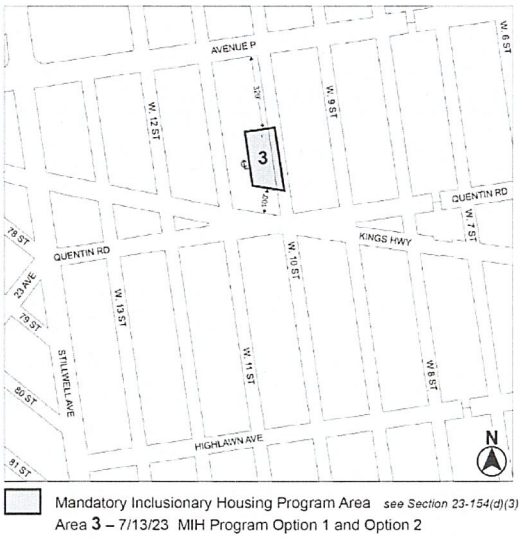
* * *

Brooklyn Community District 11

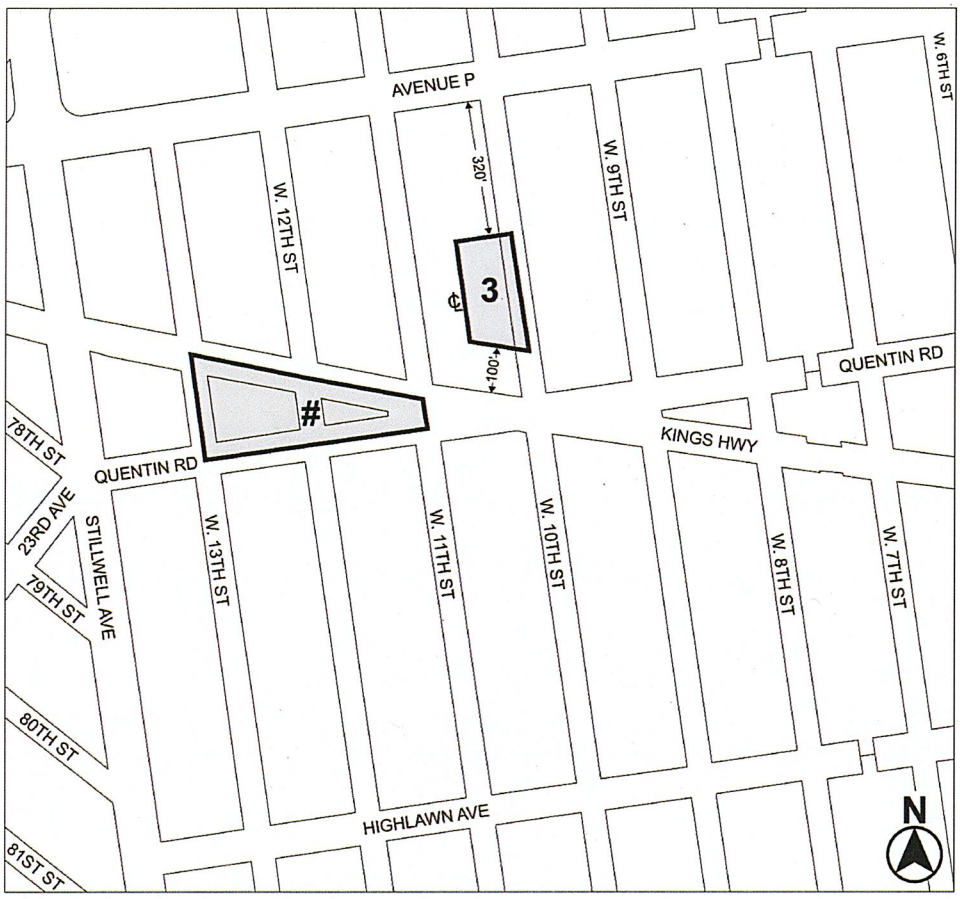
* * *

Map 3 – [date of adoption]

[EXISTING MAP]

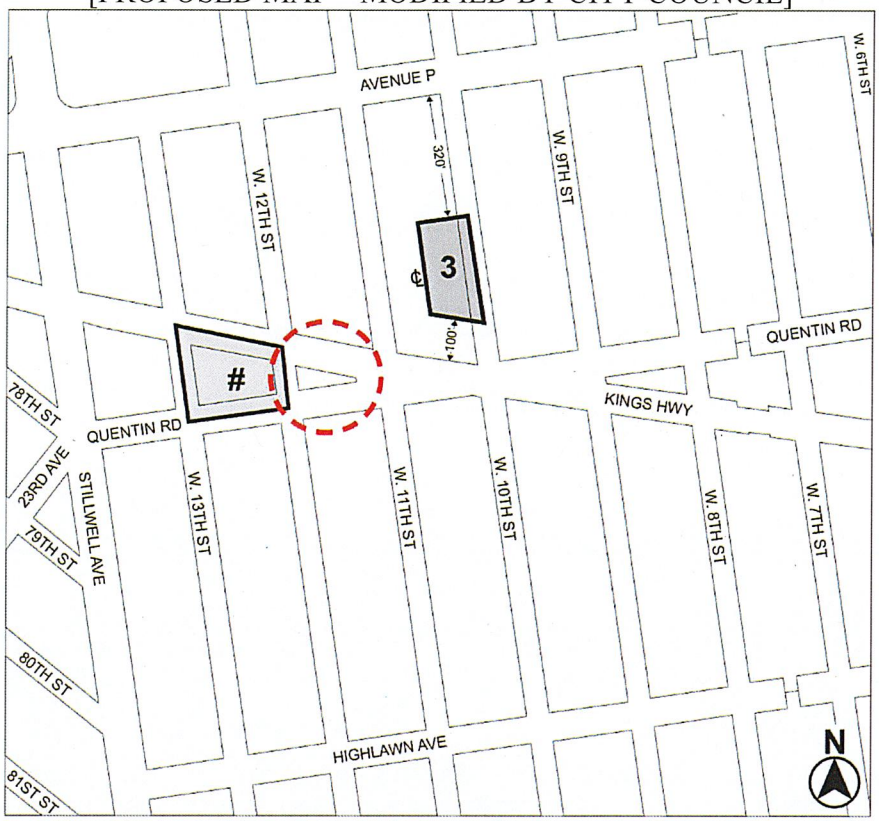


[MAP APPROVED BY CPC]



Mandatory Inclusionary Housing area
Area **3** – 7/13/23 MIH Option 1 and Option 2
Area **#** – [date of adoption] – MIH Option 1 and Option 2

[PROPOSED MAP – MODIFIED BY CITY COUNCIL]



Mandatory Inclusionary Housing area
Area **3** – 7/13/23 MIH Program Option 1 and Option 2
Area **#** – [date of adoption] MIH Program Option 1 ~~and Option 2~~

Portion of Community District 11, 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
Arthur Huh, PLU Deputy General Counsel
Dana Leventhal, PLU Community Planner
File

File #:	Res 0953-2025 **Version:** *	**Name:**	LU 277 - Zoning, 166 Kings Highway Rezoning, Brooklyn (C 230378 ZMK).
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 ULURP No. C 230378 ZMK, a Zoning Map amendment (L.U. No. 277).		
Sponsors:	Rafael Salamanca, Jr., Kevin C. Riley		
Council Member Sponsors:	2		
Attachments:	1. Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 2. 166 Kings Highway Presentation, 3. 166 Kings Highway Presentation, 4. April 24, 2025 - Stated Meeting Agenda, 5. Calendar of the Zoning Subcommittee and Land Use Meeting - May 12, 2025, 6. Hearing Transcript - Stated Meeting 4-24-25, 7. Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, 8. Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, 9. May 28, 2025 - Stated Meeting Agenda, 10. City Planning Commission Approval Letter, 11. Committee Report, 12. Res. No. 953, 13. 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 0954-2025 **Version:** *	**Name:**	LU 278 - Zoning, 166 Kings Highway Rezoning, Brooklyn (N 230379 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 230379 ZRK, for an amendment of the text of the Zoning Resolution (L.U. No. 278).		
Sponsors:	Rafael Salamanca, Jr., Kevin C. Riley		
Council Member Sponsors:	2		
Attachments:	1. Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 2. 166 Kings Highway Presentation, 3. 166 Kings Highway Presentation, 4. April 24, 2025 - Stated Meeting Agenda, 5. Calendar of the Zoning Subcommittee and Land Use Meeting - May 12, 2025, 6. Hearing Transcript - Stated Meeting 4-24-25, 7. Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, 8. Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, 9. May 28, 2025 - Stated Meeting Agenda, 10. City Planning Commission Approval Letter, 11. Committee Report, 12. Res. No. 954, 13. June 11, 2025 - Stated Meeting Agenda		

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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