CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

March 4, 2024

City Council
City Hall
New York, NY 10007

Re: 230 Kent Avenue Rezoning
ULURP No. C 230289 ZMK
and ULURP No. N 230288 ZRK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated February 27, 2024, from the City Council regarding the proposed modifications to the above-referenced application submitted by Kent Riverview LLC for a Zoning Map amendment from M1-4 to an M1-4/R7X (MX-8 Mixed Use District) C 230289 ZMK, and Zoning Text amendment to Appendix F to map Mandatory Inclusionary Housing N 230288 ZRK.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on March 4, 2024, 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:

A. Sommer	K. Wood	D. DeCerbo	L. Marquez Reagan
S. Amron	S. Avila	S. Myers	

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

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

February 27, 2024

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

Re: Application Nos. N 230288 ZRK (L.U. No. 11) and C 230289 ZMK (L.U. No. 12)

230 Kent Avenue Rezoning

Dear Chair Garodnick:

On February 27, 2024, the Land Use Committee of the City Council, by a vote of 9-0-0 for Applications **N 230288 ZRK and C 230289 ZMK** 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:

N 230288 ZRK

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

* * *

ARTICLE XII
SPECIAL PURPOSE DISTRICTS

* * *

Chapter 3
Special Mixed-Use District (MX)

* * *

123-60
SPECIAL BULK REGULATIONS

* * *

123-63
Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

* * *

Special Mixed Use District	Designated Residence District
***	***
MX 8 – Community District 1, Brooklyn	R6 R6A R6B R7A R7D <u>R7X</u>
***	***

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

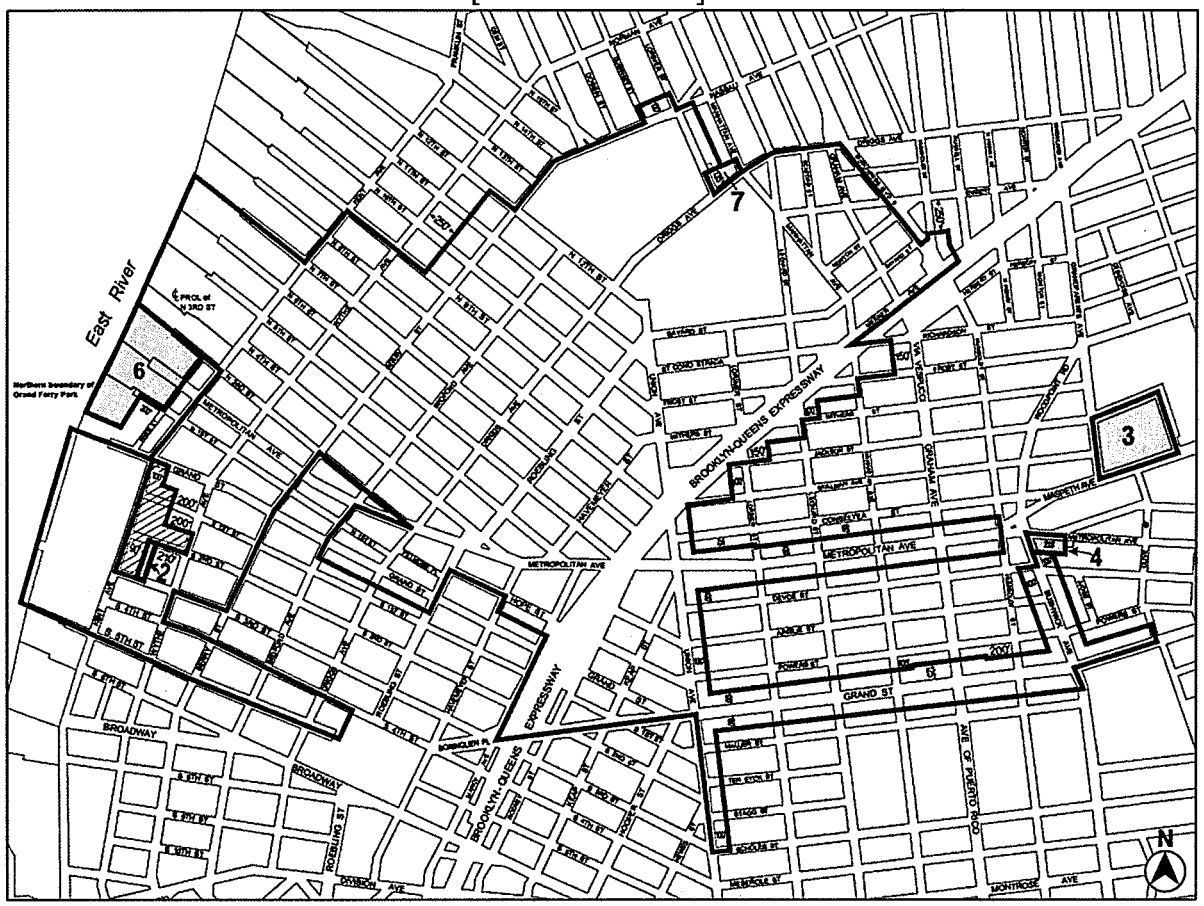
* * *

Brooklyn Community District 1

* * *

Map 2 – [date of adoption]

[EXISTING MAP]

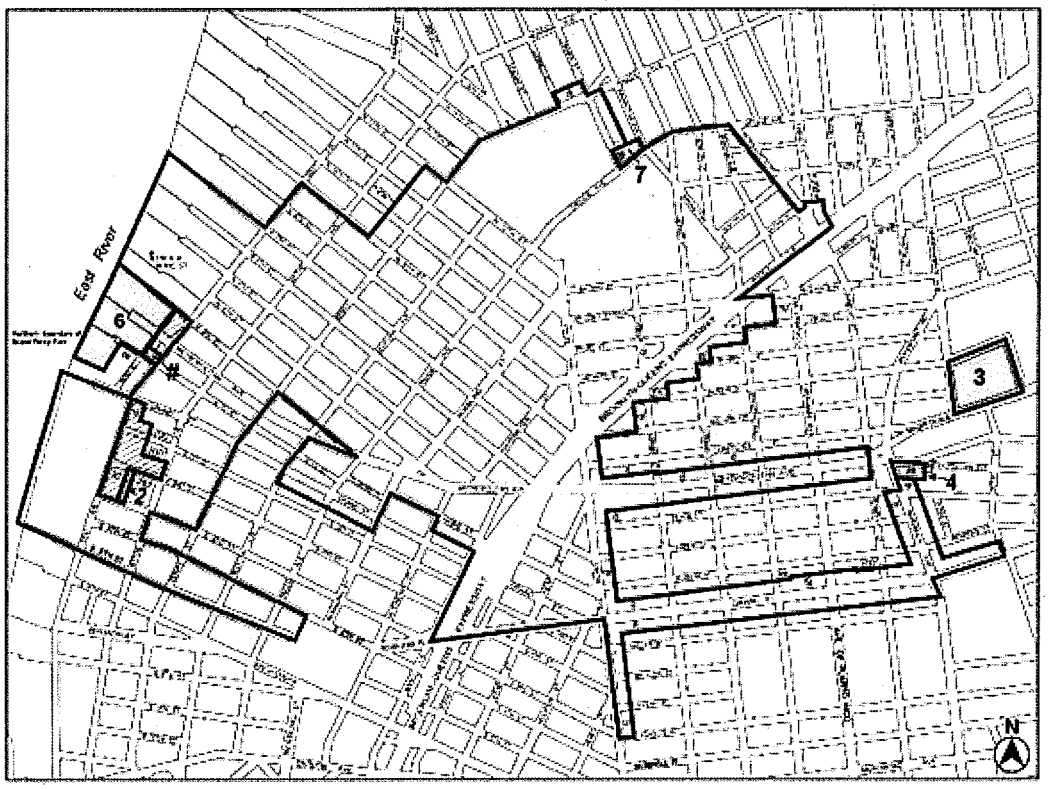


Inclusionary Housing designated area

Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **2** – 10/7/21 MIH Program Option 1 and Option 2
Area **3** – 11/23/21 MIH Program Option 1 and Deep Affordability Option
Area **4** – 11/23/21 MIH Program Option 1 and Deep Affordability Option
Area **6** – 12/15/21 MIH Program Option 1
Area **7** – 6/2/22 MIH Program Option 1 and Option 2

Excluded Area

[PROPOSED MAP – *as modified by Council*]



Inclusionary Housing designated area

Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area 2–10/7/21 MIH Program Option 1 and Option 2
Area 3–11/23/21 MIH Program Option 1 and Deep Affordability Option
Area 4–11/23/21 MIH Program Option 1 and Deep Affordability Option
Area 6–12/15/21 MIH Program Option 1
Area 7–6/2/22 MIH Program Option 1 and Option 2
Area #–[date of adoption] MIH Program Option 1 ~~and Option 2~~

Excluded Area

Portion of Community District 1, Brooklyn

* * *

C 230289 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. 12c:

1. changing from an M1-4 District to an M1-4/R7X District property bounded by a line 120 feet southwesterly of Metropolitan Avenue, Kent Avenue, North 1st Street, and River Street; and

2. establishing a Special Mixed Use District bounded by a line 120 feet southwesterly of Metropolitan Avenue, Kent Avenue, North 1st Street, and River Street;

as shown on a diagram (for illustrative purposes only) dated August 21, 2023, and subject to the conditions of CEQR Declaration E-723, Brooklyn, Community Board 1.

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
Deborah Kerzhner, Deputy General Counsel
Arthur Huh, Deputy General Counsel
Timothy Anderson, Project Manager
Susan Amron, Esq., DCP
James Harris, DCP
Danielle J. DeCerbo, DCP
File

File #:	LU 0011-2024 **Version:** *	**Name:**	Zoning, 230 Kent Avenue Rezoning, Brooklyn (N 230288 ZRK)
Type:	Land Use Application	**Status:**	Adopted
		Committee:	Subcommittee on Zoning and Franchises
On agenda:	1/18/2024		
Enactment date:		**Law number:**	

Title: Application number N 230288 ZRK (230 Kent Avenue Rezoning) submitted by Kent Riverview, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying provisions of Article XII, Chapter 3 (Special Mixed Use District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 1, Council District 33.

Sponsors: Rafael Salamanca, Jr.

Council Member Sponsors: 1

Attachments: 1. Calendar of the Zoning Subcommittee Meeting - January 23, 2024, 2. January 18, 2024 - Stated Meeting Agenda, 3. Hearing Transcript - Stated Meeting 1-18-24, 4. Hearing Transcript - Zoning 1/23/24, 5. 1/23/24 Zoning (appearance cards), 6. Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - Febuary 6, 2024, 7. Hearing Transcript - Zoning 2/6/24, 8. Minutes of the Stated Meeting - January 18, 2024, 9. Calendar of the Land Use Meeting - Febuary 27, 2024, 10. Hearing Transcript - Zoning 2-26-24, 11. Hearing Transcript - Land Use 2-27-24, 12. February 28, 2024 - Stated Meeting Agenda, 13. Hearing Transcript - Stated Meeting 2-28-24, 14. City Planning Commission Approval Letter, 15. Committee Report, 16. Res. No. 268, 17. March 7, 2024 - Stated Meeting Agenda

History (13) | Text

13 records | Group | Export

Date	Ver.	Prime Sponsor	Action By	Action	Result	Action Details	Meeting Details	Multimedia
3/7/2024	*	Rafael Salamanca, Jr.	City Council	Approved, by Council	Pass	Action details	Meeting details	Not available
2/28/2024	*	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
2/27/2024	*	Rafael Salamanca, Jr.	Committee on Land Use	Hearing Held by Committee		Action details	Meeting details	Not available
2/27/2024	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	Pass	Action details	Meeting details	Not available
2/26/2024	*	Rafael Salamanca, Jr.	Subcommittee on Zoning and Franchises	Hearing Held by Committee		Action details	Meeting details	Not available
2/26/2024	*	Rafael Salamanca,	Subcommittee on Zoning and Franchises	Approved by Subcommittee	Pass	Action details	Meeting details	Not available

Date	Ver.	Prime Sponsor	Action By	Action	Result	Action Details	Meeting Details	Multimedia
		Jr.		with Modifications and Referred to CPC				
2/6/2024	*	Rafael Salamanca, Jr.	Subcommittee on Zoning and Franchises	Hearing Held by Committee		Action details	Meeting details	Not available
2/6/2024	*	Rafael Salamanca, Jr.	Subcommittee on Zoning and Franchises	Laid Over by Subcommittee		Action details	Meeting details	Not available
1/23/2024	*	Rafael Salamanca, Jr.	Subcommittee on Zoning and Franchises	Hearing Held by Committee		Action details	Meeting details	Not available
1/23/2024	*	Rafael Salamanca, Jr.	Subcommittee on Zoning and Franchises	Laid Over by Subcommittee		Action details	Meeting details	Not available
1/18/2024	*	Rafael Salamanca, Jr.	City Council	Referred to Comm by Council		Action details	Meeting details	Not available
1/18/2024	*	Rafael Salamanca, Jr.	City Council	Referred to Comm by Council		Action details	Meeting details	Not available
1/18/2024	*	Rafael Salamanca, Jr.	City Council	Introduced by Council		Action details	Meeting details	Not available