DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE DIRECTOR

February 3, 2025

New York City Council
City Hall
New York, NY 10007

Re: 2185 Coyle Street
ULURP Nos. C 230248 ZMK and N 230249 ZRK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated January 30, 2025, from the City Council regarding the proposed modifications to the above-referenced applications submitted by 2185 Coyle Associates LLC for a Zoning Map amendment from R4/C1-2 to R6A/C2-4, R7A/C2-4, and R7X/C2-4 (C 230248 ZMK) and a Zoning Text amendment to Appendix F to map Mandatory Inclusionary Housing (N 230249 ZRK).

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on February 3, 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 L. Cappuccio

S. Amron J. Kim S. Avila

Daniel R. Garodnick, Director
Department of City Planning
120 Broadway- 31st Fl., New York, N.Y. 10271-0001
(212) 720-3200 FAX (212) 720-3303
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

January 30, 2025

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

Re: Application Nos. C 230248 ZMK (L.U. No. 208) and N 230249 ZRK (L.U. No. 209)

2185 Coyle Street

Dear Chair Garodnick:

On January 30, 2025, the Land Use Committee of the City Council, by a vote of 9-0-0, for Applications **C 230248 ZMK and N 230249 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 230248 ZMK (L.U. No. 208)

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. 29a,

1. eliminating from within an existing R4 District a C1-2 District bounded by a line 100 feet southerly of Avenue U, Bragg Street, Avenue V, and Coyle Street;

~~2. changing from an R4 District to an R6A District property bounded by a line 100 feet southerly of Avenue U, Bragg Street, a line 100 feet northerly of Avenue V, and a line midway between Bragg Street and Coyle Street;~~

~~3~~2. changing from an R4 District to an ~~R7A~~ R6A District property bounded by a line 100 feet southerly of Avenue U, ~~a line midway between~~ Bragg Street ~~and Coyle Street~~, a line 100 feet northerly of Avenue V, and Coyle Street;

~~4~~3. changing from an R4 District to an ~~R7X~~ R7D District property bounded by a line 100 feet northerly of Avenue V, Bragg Street, Avenue V, and Coyle Street;

~~5. establishing within the proposed R6A District a C2-4 District bounded by a line 100 feet southerly of Avenue U, Bragg Street, a line 100 feet northerly of Avenue V, and a line midway between Bragg Street and Coyle Street;~~

~~6~~4. establishing within the proposed ~~R7A~~ R6A District a C2-4 District bounded by a line 100 feet southerly of Avenue U, ~~a line midway between~~ Bragg Street ~~and Coyle Street~~, a line 100 feet northerly of Avenue V, and Coyle Street; and

~~7~~5. establishing within the proposed ~~R7X~~ R7D District a C2-4 District bounded by a line 100 feet northerly of Avenue V, Bragg Street, Avenue V, and Coyle Street;

as shown on a diagram (for illustrative purposes only) dated August 5, 2024, and subject to the conditions of CEQR Declaration E-774, Borough of Brooklyn, Community District 15.

N 230249 ZRK (L.U. No. 209)

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
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

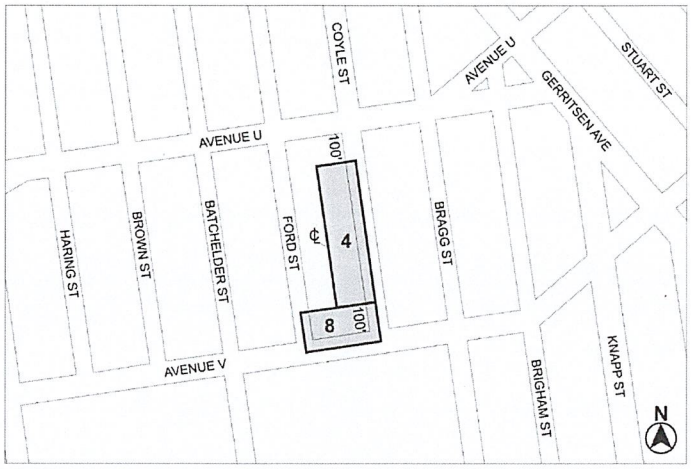
* * *

Brooklyn Community District 15

* * *

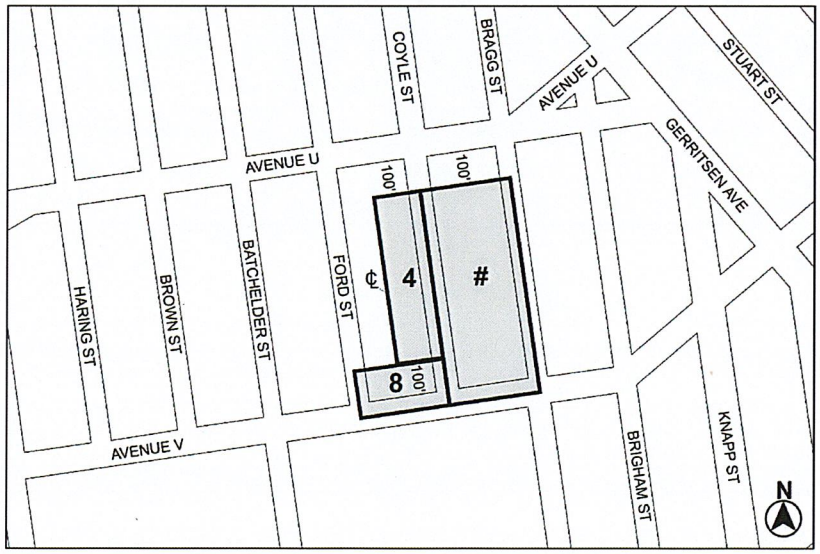
Map 4 – [date of adoption]

[EXISTING MAP]



Mandatory inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **4** — 2/24/22 MIH Program Option 1 and Deep Affordability Option
Area **8** — 8/15/24 MIH Program Option 1 and Deep Affordability Option

[PROPOSED MAP]



Mandatory Inclusionary Housing area
Area **4** — 2/24/22 MIH Program Option 1 and Deep Affordability Option
Area **8** — 8/15/24 MIH Program Option 1 and Deep Affordability Option
Area **#** — [date of adoption] MIH Program Option 1 and ~~Option 2~~ Deep Affordability Option

Portion of Community District 15, 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
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, Deputy Director
Deborah Kerzhner, Senior Counsel
Dana Leventhal, Planner
File

File #:	Res 0767-2025 **Version:** *	**Name:**	LU 208 - Zoning, 2185 Coyle Street, Brooklyn (C 230248 ZMK).
Type:	Resolution	**Status:**	Adopted
		Committee:	Committee on Land Use
On agenda:	2/13/2025		
Enactment date:		**Law number:**	
Title:	Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 230248 ZMK, a Zoning Map amendment (L.U. No. 208).		
Sponsors:	Rafael Salamanca, Jr., Kevin C. Riley		
Council Member Sponsors:	2		
Attachments:	1. January 8, 2025 - Charter Meeting Agenda, 2. Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 3. 2185 Coyle Street Presentation, 4. Hearing Transcript - Charter Meeting 1-8-24, 5. 01-09-25 Zoning Appearance Cards, 6. Calendar of the Zoning Subcommittee Meeting - January 29, 2025, 7. Calendar of the Land Use Meeting - January 30, 2025, 8. City Planning Commission Approval Letter, 9. Committee Report, 10. Res. No. 767, 11. February 13, 2025 - Stated Meeting Agenda		

History (2) | Text

2 records | Group | Export

Date	Ver.	Prime Sponsor	Action By	Action	Result	Action Details	Meeting Details	Multimedia
2/13/2025	*	Rafael Salamanca, Jr.	City Council	Approved, by Council	Pass	Action details	Meeting details	Not available
1/30/2025	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC		Action details	Meeting details	Not available

File #:	Res 0768-2025 **Version:** *	**Name:**	LU 209 - Zoning, 2185 Coyle Street, Brooklyn (N 230249 ZRK).
Type:	Resolution	**Status:**	Adopted
		Committee:	Committee on Land Use
On agenda:	2/13/2025		
Enactment date:		**Law number:**	
Title:	Resolution approving with modifications the decision of the City Planning Commission on Application No. N 230249 ZRK, for an amendment of the text of the Zoning Resolution (L.U. No. 209).		
Sponsors:	Rafael Salamanca, Jr., Kevin C. Riley		
Council Member Sponsors:	2		
Attachments:	1. January 8, 2025 - Charter Meeting Agenda, 2. Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 3. 2185 Coyle Street Presentation, 4. 01-09-25 Zoning Appearance Cards, 5. Hearing Transcript - Charter Meeting 1-8-24, 6. Calendar of the Zoning Subcommittee Meeting - January 29, 2025, 7. Calendar of the Land Use Meeting - January 30, 2025, 8. City Planning Commission Approval Letter, 9. Committee Report, 10. Res. No. 768, 11. February 13, 2025 - Stated Meeting Agenda		

History (2) | Text

2 records | Group | Export

Date	Ver.	Prime Sponsor	Action By	Action	Result	Action Details	Meeting Details	Multimedia
2/13/2025	*	Rafael Salamanca, Jr.	City Council	Approved, by Council	Pass	Action details	Meeting details	Not available
1/30/2025	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC		Action details	Meeting details	Not available