CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

May 23, 2022

City Council
City Hall
New York, NY 10007

Re: 103 Lee Avenue
ULURP Nos. C 210312 ZMK and N 210313 ZRK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated May 17, 2022, from the City Council regarding the proposed modification to the above-referenced applications submitted by Sbeny Holdings LLC for a zoning map amendment from R6 and R6/C1-3 zoning districts to R7X/C2-4 district, and zoning text amendment to modify Appendix F for the purpose of establishing a Mandatory Inclusionary Housing Area, in Borough of Brooklyn Community District 1.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on May 23, 2022, 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.

Sincerely yours,

Daniel R. Garodnick

c: W. Von Engel, S. Amron, D. DeCerbo, R. Singer, S Ahmed, John Mangin, H. Marcus

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

RAJU MANN
DIRECTOR

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

May 17, 2022

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

Re: Application Nos. C 210312 ZMK (Preconsidered L.U. No. 41) and N 210313 ZRK (Preconsidered L.U. No. 42)

103 Lee Avenue

Dear Chair Garodnick:

On May 12, 2022 the Land Use Committee of the City Council, by a vote of 11-0-0 for Applications **C 210312 ZMK** and **N 210313 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 210312 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 12d:

~~1. eliminating from within an existing R6 District a C1-3 District bounded by Williamsburg Street East, Lee Avenue, and the southwesterly prolongation of a line midway between Keap Street and Hooper Street;~~

~~2~~1. changing from an R6 District to an R7X District property bounded by ~~Williamsburg Street East,~~ Keap Street and its southwesterly centerline prolongation, a line 100 feet northeasterly of Lee Avenue, ~~and~~ a line midway between Keap Street and Hooper Street and its southwesterly prolongation, and Lee Avenue; and

~~3~~2. establishing within the proposed R7X District a C2-4 District bounded by ~~Williamsburg Street East~~, Keap Street and its southwesterly centerline prolongation, a line 100 feet northeasterly of Lee Avenue, ~~and~~ a line midway between Keap Street and Hooper Street and its southwesterly prolongation, and Lee Avenue;

as shown on a diagram (for illustrative purposes only) dated November 15, 2021, Borough of Brooklyn, Community District 1.

N 210313 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

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

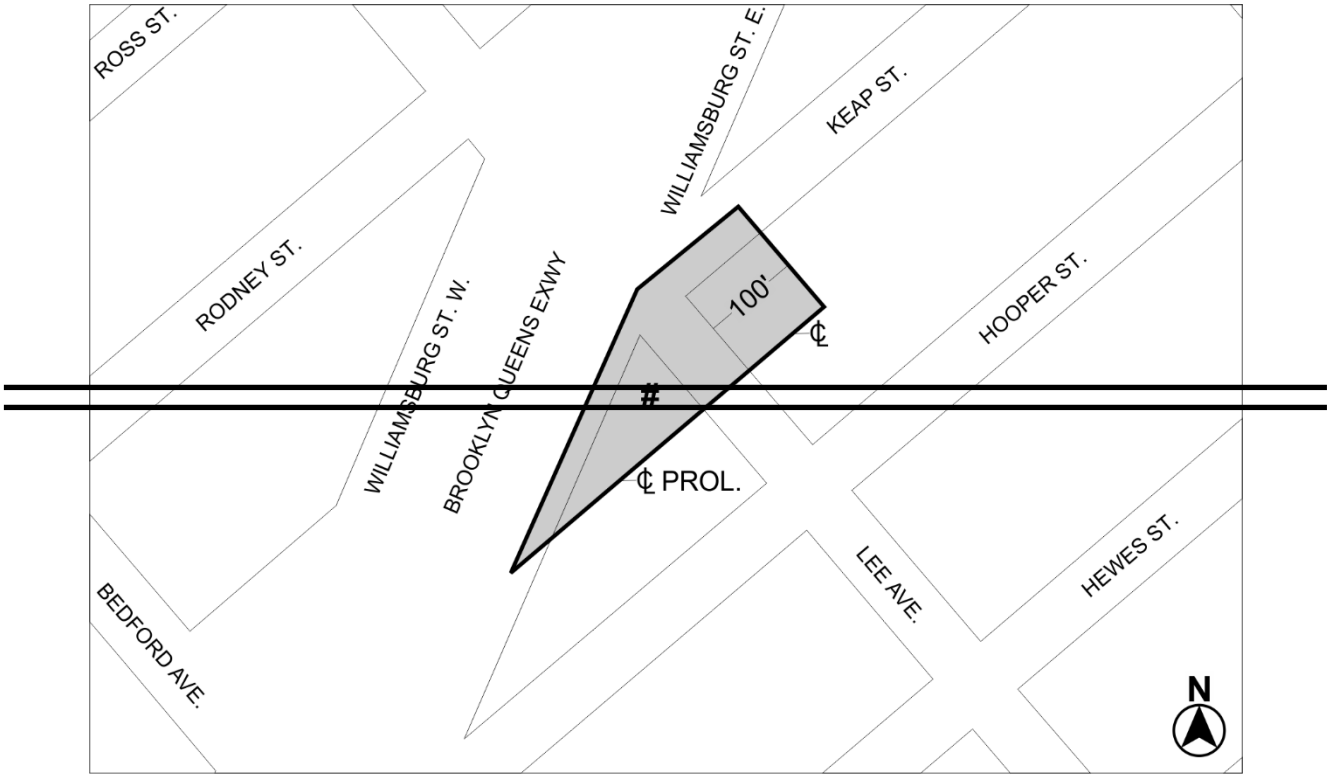
* * *

Brooklyn Community District 1

* * *

Map 5 – [date of adoption]

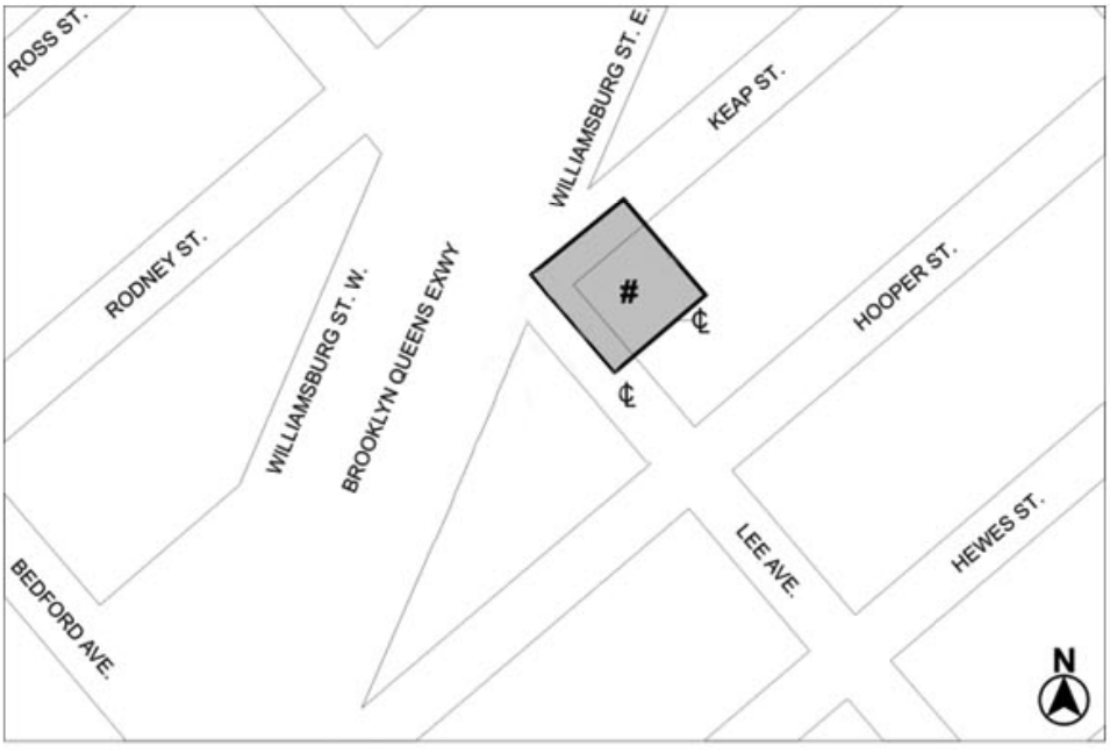
[~~PROPOSED MAP~~]



Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

Area **#** — [date of adoption] — MIH Program Option 1 and Option 2

[MODIFIED MAP]



Portion of Community District 1, Brooklyn

* * *

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

Sincerely,



…….
Arthur Huh,
Assistant General Counsel

AH:mcs

C: Members, City Planning Commission
Raju Mann, Director, Land Use Division
Brian Paul, Deputy Director
Chelsea Kelley, Deputy Director
Jeff Campagna, Deputy General Counsel
Angelina Martinez-Rubio, Deputy General Counsel
Susan Amron, Esq., DCP
James Harris, DCP
Danielle J. DeCerbo, DCP
File