CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

April 13, 2022

City Council
City Hall
New York, NY 10007

Re: 1034-1042 Atlantic Avenue Rezoning
C 210386 ZMK and N 210387 ZRK
Related Applications: C 210379 ZSK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated April 12, 2022, from the City Council regarding the proposed modifications to the above-referenced application submitted by EMP Capital Group for a zoning map amendment from M1-1 to C6-3A and R7A/C2-4 and a zoning text amendment to amend street wall location regulations and Appendix F of the Zoning Resolution for the purpose of establishing a Mandatory Inclusionary Housing area.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on April 13, 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.

Very truly yours,

Daniel R. Garodnick

c: W. Von Engel, S. Amron, D. DeCerbo, R. Singer, J. Rogoff, D. Answini, H. Marcus

Daniel R.Garodnick, Chair
City Planning Commission
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THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
250 BROADWAY - ROOM 1602
NEW YORK NEW YORK 10007

RAJU MANN
DIRECTOR

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April 12, 2022

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

Re: Application Nos. C 210386 ZMK (Pre. L.U. No. 20) and N 210387 ZRK (Pre. L.U. No. 21)
Related Application No. C 210379 ZSK (Pre. L.U. No. 22)

1034-1042 Atlantic Avenue Rezoning

Dear Chair Garodnick:

On April 12, 2022 the Land Use Committee of the City Council, by a vote of 12-0-0 for Applications **C 210386 ZMK and N 210387 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 210386 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. 16c:

1. changing from an M1-1 District to an R7A District property bounded by a line midway between Atlantic Avenue and Pacific Street, a line 150 feet northwesterly of Classon Avenue, Pacific Street, and a line 315 feet northwesterly of Classon Avenue;

2. changing from an M1-1 District to a C6-3A District property bounded by the northeasterly boundary line of the Long Island Rail Road right-of-way (Atlantic Division), a line 150 feet northwesterly of Classon Avenue, a line midway between Atlantic Avenue and Pacific Street, and a line 315 feet northwesterly of Classon Avenue; and

3. establishing within the proposed R7A District a C2-4 District bounded by a line midway between Atlantic Avenue and Pacific Street, a line 150 feet northwesterly of Classon Avenue, Pacific Street, and a line 315 feet northwesterly of Classon Avenue;

Borough of Brooklyn, Community District 8, as shown on a diagram (for illustrative purposes only) dated September 20, 2021, and subject to the conditions of CEQR Declaration E-637.

N 210387 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 III
COMMERCIAL DISTRICT REGULATIONS

* * *

Chapter 5
Bulk Regulations for Mixed Buildings in Commercial Districts

* * *

35-60
MODIFICATION OF HEIGHT AND SETBACK REGULATIONS

* * *

35-66

Special Height and Setback Provisions for Certain Areas

* * *

35-662
Special height and setback provisions in ~~C6-2A and C6-3X~~ certain ~~Districts~~ districts along Atlantic Avenue within Community District 8, Borough of Brooklyn

In C6-2A, C6-3A and C6-3X Districts in Community District 8, in the Borough of Brooklyn, for a #zoning lot# with frontage along Atlantic Avenue, the #street wall# provisions of paragraph (a) of Section 35-651 shall apply along the Atlantic Avenue #street# frontage, and shall also apply along #street# frontages intersecting Atlantic Avenue, within 50 feet of the intersection.

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

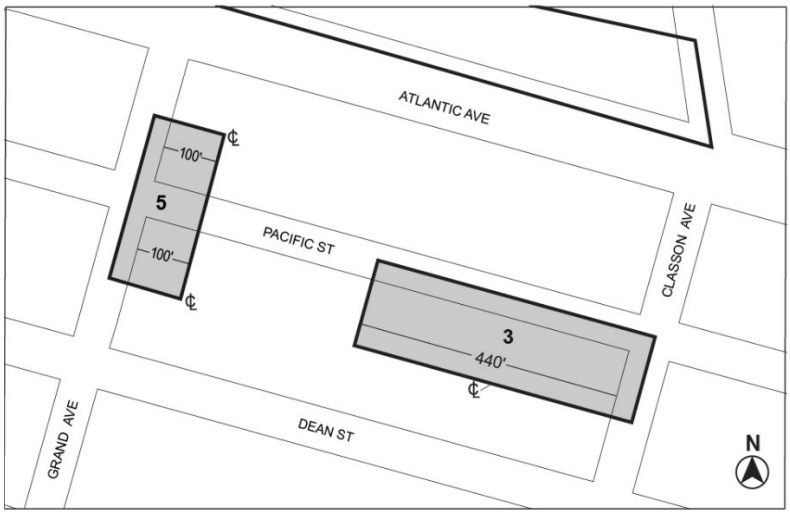
* * *

Brooklyn Community District 8

* * *

Map 3 – [date of adoption]

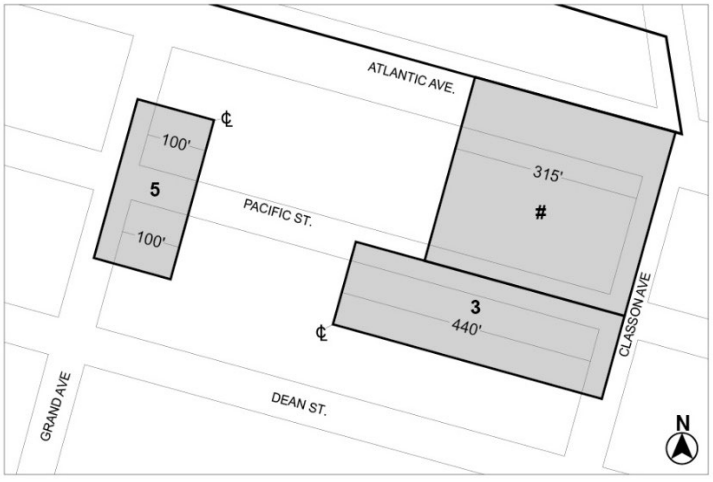
[EXISTING MAP]



Inclusionary Housing designated area (within Community District 2, Brooklyn)

Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **3** – 5/8/19 MIH Program Option 1 and Option 2
Area **5** – 8/27/20 MIH Program Option 1

[~~PROPOSED MAP~~]



Inclusionary Housing designated area

Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))
Area 3 — 5/8/19 MIH Program Option 1 and Option 2
Area 5 — 8/27/20 MIH Program Option 1
Area **#** — [date of adoption] MIH Program Option 1 and Option 2

[MODIFIED MAP]



Portion of Community District 8, 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:sfn

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