DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE DIRECTOR

September 15, 2025

New York City Council
City Hall
New York, NY 10007

Re: 1946 East 7th Street
ULURP Nos. C 240252 ZMK and N 240253 ZRK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated September 11, 2025, from the City Council regarding the proposed modifications to the above-referenced applications submitted by Ahi Ezer Expansion Fund Inc. for a Zoning Map Amendment and a Zoning Text Amendment.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on September 15, 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, A. Schierenbeck, D. DeCerbo, S. Whitham, I. Guzenfeld, S. Myers

Daniel R. Garodnick, Director
Department of City Planning
120 Broadway, 31st Fl. - New York, N.Y. 10271-3100
(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

September 11, 2025

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

Re: Application Nos. C 240252 ZMK (L.U. No. 347), N 240253 ZRK (L.U. No. 348)

1946 East 7th Street Rezoning

Dear Chair Garodnick:

On September 10, 2025, the Land Use Committee of the City Council, by a vote of 8-0-0, for Application Nos. **C 240252 ZMK** and **N 240253 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 240252 ZMK (L.U. 347)

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. 28c:

~~1.~~ changing from an R5 District to an R6A District property bounded by a line 200 feet northerly of Avenue S, ~~a line midway between~~ East 7th Street ~~and East 8th Street~~, a line 100 feet northerly of Avenue S, and a line 125 feet easterly of Ocean Parkway;~~and~~

~~2. changing from an R5 District to an R7A District property bounded a line 100 feet northerly of Avenue S, a line midway between East 7th Street and East 8th Street, Avenue S, and a line 125 feet easterly of Ocean Parkway;~~

as shown on a diagram (for illustrative purposes only) dated March 3, 2025, and subject to the conditions of CEQR Declaration E-821, Borough of Brooklyn, Community District 15.

N 240253 ZRK (L.U. 348)

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter double-underlined is new, added by the City Council
Matter ~~double struck out~~ is old, deleted by the City Council;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

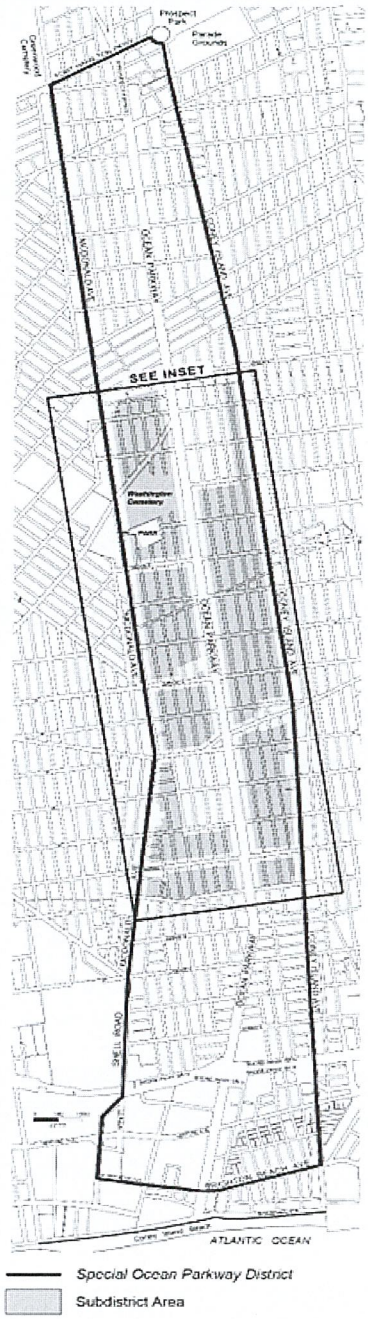
ARTICLE XI
SPECIAL PURPOSE DISTRICTS

Chapter 3
Special Ocean Parkway District

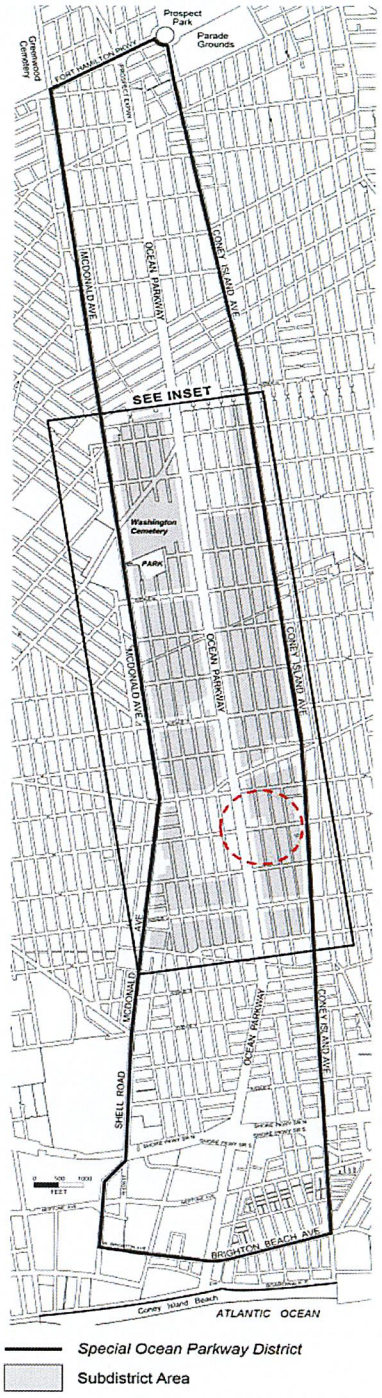
* * *

Appendix A
Special Ocean Parkway District

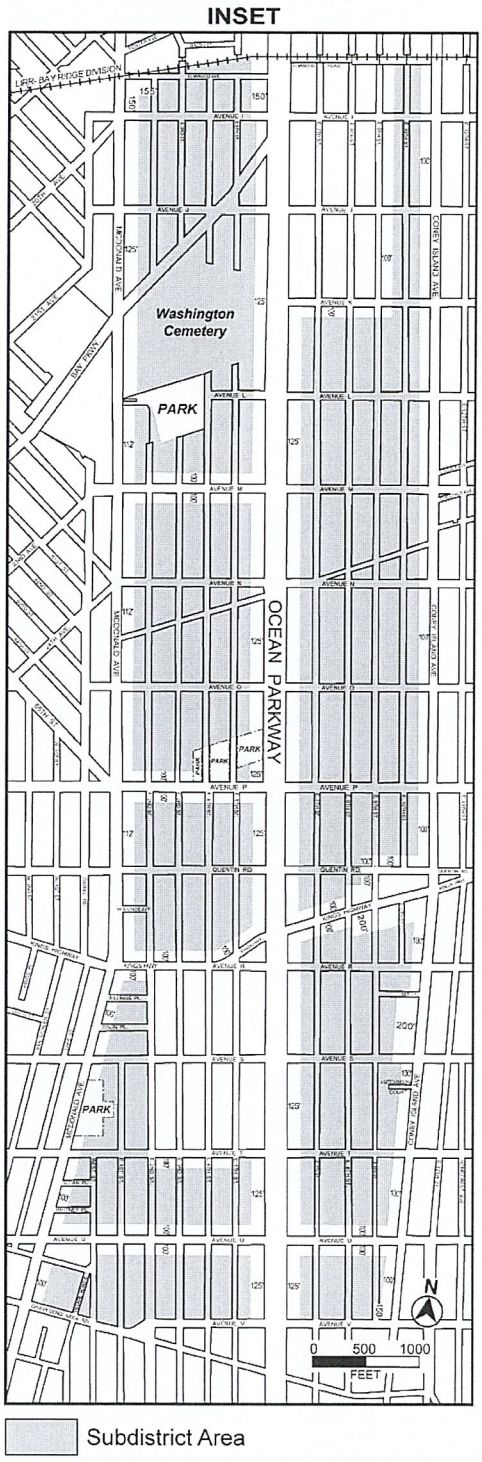
[EXISTING MAP]



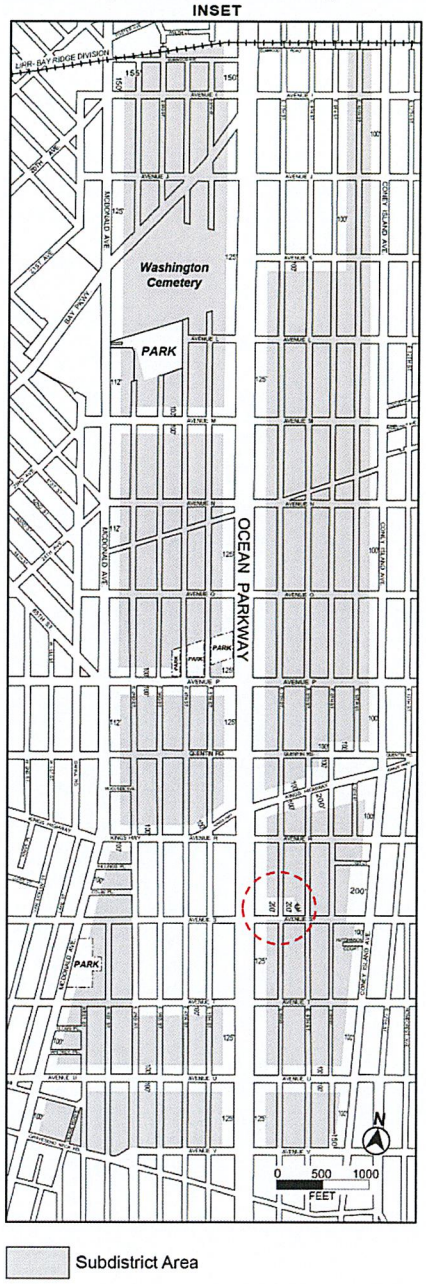
[PROPOSED MAP]



[EXISTING MAP]



[PROPOSED MAP]



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

* * *

BROOKLYN

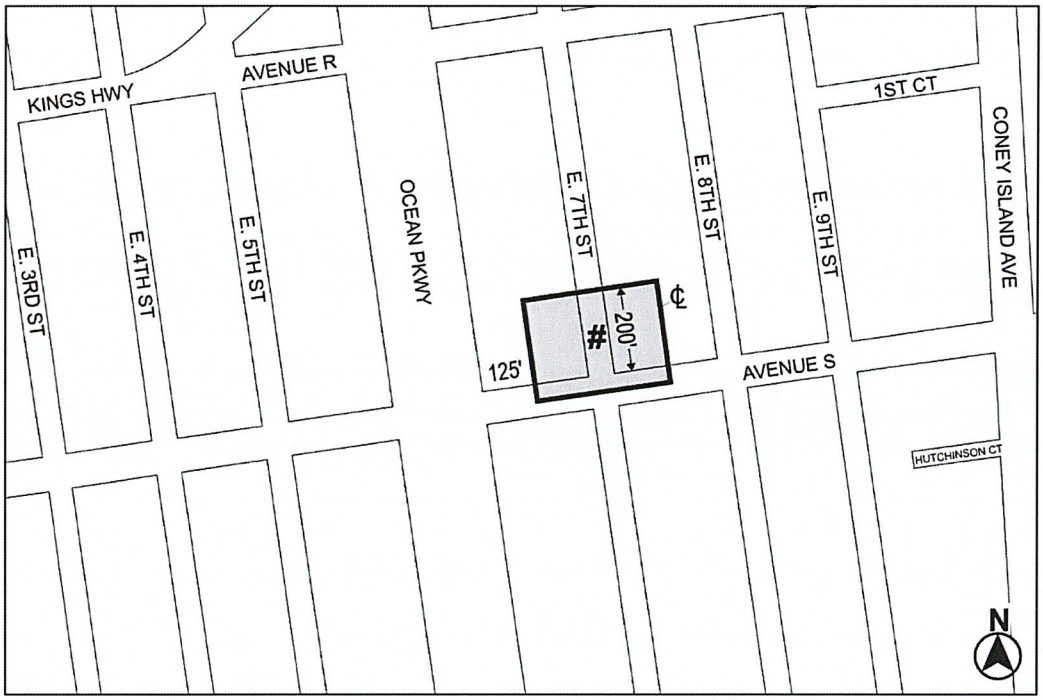
* * *

Brooklyn Community District 15

* * *

Map 10 – [date of adoption]

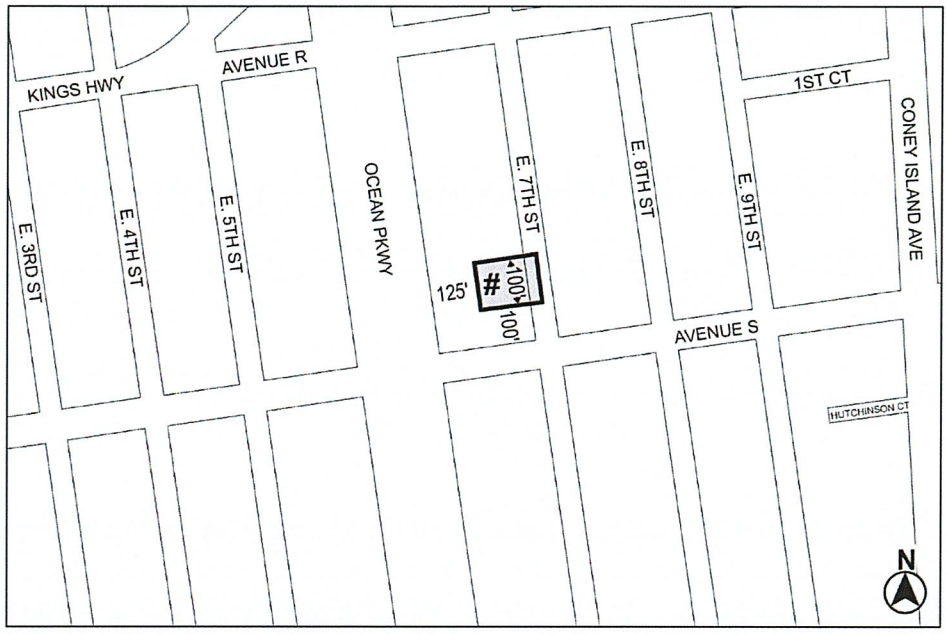
[MAP APPROVED BY CPC]



Mandatory Inclusionary Housing area

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

[PROPOSED MAP – MODIFIED BY CITY COUNCIL]



Mandatory Inclusionary Housing area

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

Portion of Community District 15, 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: Alec Schierenbeck, DCP General Counsel
Danielle DeCerbo, DCP
James Harris, DCP
Perris Straughter, Director, City Council Planning and Land Use Division
Deborah Kerzhner, PLU Senior Counsel
Brian Paul, PLU Deputy Director
Gabriella Vallario, PLU Community Planner
File

File #:	Res 1078-2025 **Version:** *	**Name:**	LU 347 - Zoning, 1946 East 7th Street Rezoning, Brooklyn (C 240252 ZMK).
Type:	Resolution	**Status:**	Adopted
		Committee:	Committee on Land Use
On agenda:	9/25/2025		
Enactment date:		**Law number:**	
Title:	Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 240252 ZMK, a Zoning Map amendment (L.U. No. 347).		
Sponsors:	Rafael Salamanca, Jr., Kevin C. Riley		
Council Member Sponsors:	2		
Attachments:	1. August 14, 2025 - Stated Meeting Agenda, 2. Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 3. 1946 East 7th Street Presentation with Plans, 4. Zoning Appearance Cards 8/20/25, 5. Hearing Transcript - Stated Meeting 8-14-25, 6. Committee Report, 7. Res. No. 1078, 8. City Planning Commission Approval Letter, 9. September 25, 2025 - Stated Meeting Agenda		

History (2) | Text

2 records | Group | Export

Date	Ver.	Prime Sponsor	Action By	Action	Result	Action Details	Meeting Details	Multimedia
9/25/2025	*	Rafael Salamanca, Jr.	City Council	Approved, by Council	Pass	Action details	Meeting details	Not available
9/10/2025	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC		Action details	Meeting details	Not available

File #:	Res 1079-2025 **Version:** *	**Name:**	LU 348 - Zoning, 1946 East 7th Street Rezoning, Brooklyn (N 240253 ZRK).
Type:	Resolution	**Status:**	Adopted
		Committee:	Committee on Land Use
On agenda:	9/25/2025		
Enactment date:		**Law number:**	
Title:	Resolution approving with modifications the decision of the City Planning Commission on Application No. N 240253 ZRK, for an amendment of the text of the Zoning Resolution (L.U. No. 348).		
Sponsors:	Rafael Salamanca, Jr., Kevin C. Riley		
Council Member Sponsors:	2		
Attachments:	1. August 14, 2025 - Stated Meeting Agenda, 2. Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 3. 1946 East 7th Street Presentation with Plans, 4. Zoning Appearance Cards 8/20/25, 5. Hearing Transcript - Stated Meeting 8-14-25, 6. Committee Report, 7. Res. No. 1079, 8. City Planning Commission Approval Letter, 9. September 25, 2025 - Stated Meeting Agenda		

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