CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

December 1, 2025

New York City Council
City Hall
New York, NY 10007

Re: 1720 Atlantic Avenue Rezoning
ULURP No. N 230315 ZRK
Related Application: C 230316 ZMK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated November 25, 2025, from the City Council regarding the proposed modification to the above-referenced application submitted by Bermuda Realty No. 2 LLC for a zoning text amendment to 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 December 1, 2025, determined that the City Council's proposed modification does 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 H. Yazdi
S. Whitham J. Kim A. Schierenbeck

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

November 25, 2025

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

Re: Application No. N 230315 ZRK (L.U. No. 423)
Related application: C 230316 ZMK (L.U. No. 422)

1720 Atlantic Avenue Rezoning

Dear Chair Garodnick:

On November 25, 2025, the Land Use Committee of the City Council, by a vote of 10-0-0, for Application **N 230315 ZRK**, 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 230315 ZRK (L.U. No. 423)
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.

* * *

APPENDIX F
Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated

Areas

* * *

BROOKLYN

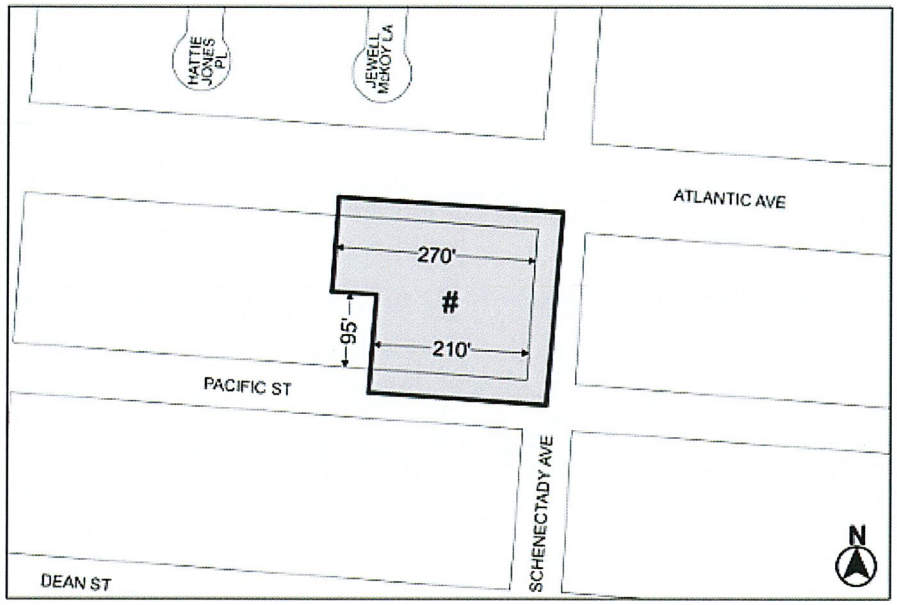
* * *

Brooklyn Community District 8

* * *

Map 5 – [date of adoption]

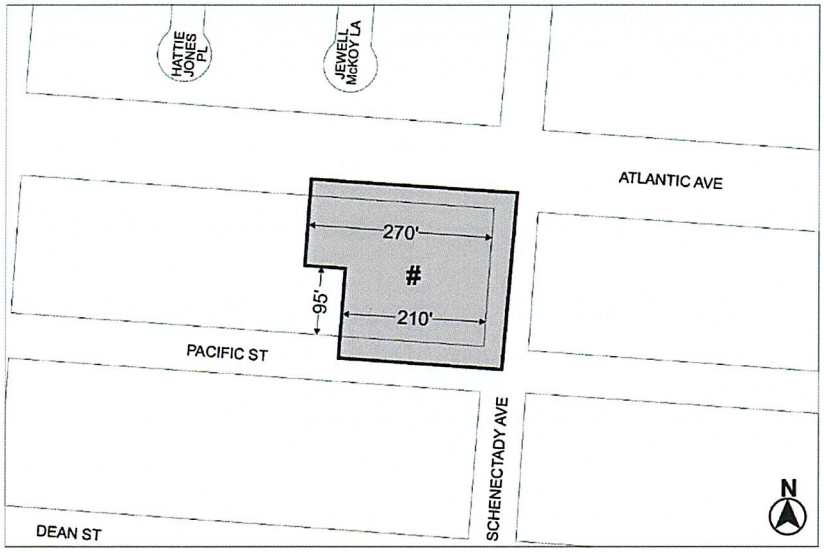
[MAP APPROVED BY CPC]



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~~ Option 3

Portion of Community District 8, 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, Planning and Land Use Division
Brian Paul, Deputy Director
William Vidal, Deputy General Counsel
Tim Anderson, Borough Planner
File

File #:	Res 1183-2025 **Version:** *	**Name:**	LU 422 - Zoning, 1720 Atlantic Avenue Rezoning, Brooklyn (C 230316 ZMK).
Type:	Resolution	**Status:**	Adopted
		Committee:	Committee on Land Use
On agenda:	12/4/2025		
Enactment date:		**Law number:**	
Title:	Resolution approving the decision of the City Planning Commission on ULURP No. C 230316 ZMK, for a Zoning Map amendment (L.U. No. 422).		
Sponsors:	Rafael Salamanca, Jr., Kevin C. Riley		
Council Member Sponsors:	2		
Attachments:	1. Calendar of the Zoning Subcommittee Meeting - October 23, 2025, 2. 1720 Atlantic Avenue Rezoning, 3. Appearance Cards - Zoning 10-23-25, 4. Hearing Transcript - Zoning 10/23/25, 5. October 29, 2025 - Stated Meeting Agenda, 6. Calendar of the Subcommittee and Land Use Meetings - November 25, 2025, 7. City Planning Commission Approval Letter, 8. Committee Report, 9. Res. No. 1183, 10. December 4, 2025 - Stated Meeting Agenda		

History (2) | Text

2 records | Group | Export

Date	Ver.	Prime Sponsor	Action By	Action	Result	Action Details	Meeting Details	Multimedia
12/4/2025	*	Rafael Salamanca, Jr.	City Council	Approved, by Council	Pass	Action details	Meeting details	Not available
11/25/2025	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC		Action details	Meeting details	Not available

File #:	Res 1184-2025 **Version:** *	**Name:**	LU 423 - Zoning, 1720 Atlantic Avenue, Brooklyn (N 230315 ZRK).
Type:	Resolution	**Status:**	Adopted
		Committee:	Committee on Land Use
On agenda:	12/4/2025		
Enactment date:		**Law number:**	
Title:	Resolution approving with modifications the decision of the City Planning Commission on Application No. N 230315 ZRK, for an amendment of the text of the Zoning Resolution (L.U. No. 423).		
Sponsors:	Rafael Salamanca, Jr., Kevin C. Riley		
Council Member Sponsors:	2		
Attachments:	1. Calendar of the Zoning Subcommittee Meeting - October 23, 2025, 2. 1720 Atlantic Avenue Rezoning, 3. Appearance Cards - Zoning 10-23-25, 4. Hearing Transcript - Zoning 10/23/25, 5. October 29, 2025 - Stated Meeting Agenda, 6. Calendar of the Subcommittee and Land Use Meetings - November 25, 2025, 7. City Planning Commission Approval Letter, 8. Committee Report, 9. Res. No. 1184, 10. December 4, 2025 - Stated Meeting Agenda		

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12/4/2025	*	Rafael Salamanca, Jr.	City Council	Approved, by Council	Pass	Action details	Meeting details	Not available
11/25/2025	*	Rafael Salamanca, Jr.	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC		Action details	Meeting details	Not available