



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

November 15, 2021

City Council
City Hall
New York, NY 10007

Re: Cooper Park Common
ULURP No. C 210481 ZSK and N 210482 ZRK
Related Applications: C 210480 ZSK, C 210483 HAK and C 210484 PPK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated November 12, 2021, from the City Council regarding the proposed modifications to the above-referenced applications submitted by the New York City Department of Housing Preservation and Development and Maspeth Manager, LLC for a zoning map amendment from R6 to R7-2 & R72 with a C2-4 overlay, a zoning text amendment to map MIH, a special permit for Large Scale General Development (LSGD) pursuant to Section 74-743 of the Zoning Resolution, a disposition of city owned property, and a UDAAP designation and approval to facilitate the development of 556 units of affordable housing, as well as commercial and community facility space.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on November 15, 2021, 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,

A handwritten signature in blue ink that reads "Anita L".

Anita Laremont



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

November 12, 2021

Honorable Anita Laremont, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

**Re: Application Nos.: C 210481 ZSK (L.U. No. 890) and N 210482 ZRK (L.U. No. 891)
Related Application Nos.: C 210480 ZMK (L.U. No. 889), C 210483 HAK (L.U. No. 892), and C 210484 PPK (L.U. No. 893)**

Cooper Park Commons

Dear Chair Laremont:

On November 10, 2021 the Land Use Committee of the City Council, by a vote of 18-0-0 for Applications **C 210481 ZSK and N 210482 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 210481 ZSK (L.U. No. 890)

Matter ~~double struck out~~ is old, deleted by the City Council;
Matter double-underlined is new, added by the City Council

1. The property that is the subject of this application (C 210481 ZSK) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by Magnusson Architecture & Planning PC, filed with this application, and incorporated in this resolution:

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Dwg No.	Title	Last Revised Date
Z-002.00	Zoning Analysis, Base Plane Calculations	06/07 <u>11/10/2021</u>
Z-010.00	Zoning Lot Site Plan	06/07 <u>11/10/2021</u>
Z-030.00	Waiver Plan	06/07 <u>11/10/2021</u>
Z-040.00	West-East Section 1	06/07/2021
Z-041.00	West-East Section 2	06/07/2021
Z-042.00	West-East Section 3	06/07/2021
Z-043.00	North-South Section 1	06/07/2021
Z-044.00	North-South Section 2	06/07/2021
Z-045.00	North-South Section 3	06/07/2021
Z-054.00	Illustrative Axonometrics	04/30/2021
P-001.00	PAA Phasing Plan	06/07 <u>11/10/2021</u>
P-002.00	Publicly Accessible Area Plan	06/07 <u>11/10/2021</u>
L-001.00	Site Plan	06/07 <u>11/10/2021</u>
L-101.00	Open Area Plan	06/07 <u>11/10/2021</u>
L-201.00	Layout and Grading Plan	06/07 <u>11/10/2021</u>
L-301.00	Planting Plan	06/07 <u>11/10/2021</u>
L-401.00	Furniture and Fencing Plan	06/07 <u>11/10/2021</u>
L-501.00	Fence and Furnishing Details	06/07/2021
L-502.00	Planting Details	06/07/2021

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.
4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.

Honorable Anita Laremont, Chair

Application Nos.: C 210481 ZSK and N 210482 ZRK

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5. No development pursuant to this resolution shall be permitted until the Restrictive Declaration attached as Exhibit A, as amended by the Council, as same may be modified with any necessary administrative or technical changes, all as acceptable to the Counsel of the Department of City Planning, is executed and recorded and such Restrictive Declaration shall have been recorded and filed in the Office of the Register of the City of New York, County of Kings. Such Restrictive Declaration shall be deemed incorporated herein as a condition of this resolution.
6. In the event the property that is the subject of the application is developed as, sold as, or converted to condominium units, a homeowners association, or cooperative ownership, a copy of this report and resolution and any subsequent modifications shall be provided to the Attorney General of the State of New York at the time of application for any such condominium, homeowners' or cooperative offering plan and, if the Attorney General so directs, shall be incorporated in full in any offering documents relating to this property.
7. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit (C 210481 ZSK) hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure or breach of any of the conditions as stated above, may constitute grounds for the City Planning Commission or City Council, as applicable, to disapprove any application for modification, renewal or extension of the special permit hereby granted or of the attached restrictive declaration.
8. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the City's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

N 210482 ZRK (L.U. No. 891)

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

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APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *



Brooklyn Community District 1

* * *

[EXISTING MAP]

Map 2 – (3/23/11)






-  Inclusionary Housing designated area
-  Excluded Area

[PROPOSED MAP]

Map 2 – (date of adoption)



-  Inclusionary Housing designated area
-  Excluded Area
-  Mandatory Inclusionary Housing Area see Section 23-154(d)(3)

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

Portion of Community District 1, Brooklyn

* * *

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Please feel free to contact me at (917) 999-8054 if you or your staff have any questions in this regard.

Sincerely,



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Julie Lubin,
General Counsel

JL:mcs

C: Members, City Planning Commission
Raju Mann, Director, Land Use Division
Amy Levitan, Deputy Director
Jeff Campagna, Deputy General Counsel
Angelina Martinez-Rubio, Deputy General Counsel
Arthur Huh, Assistant General Counsel
Brian Paul, Project Manager
Susan Amron, Esq., DCP
James Harris, DCP
Danielle J. DeCerbo, DCP
File