

CITY COUNCIL
LAND USE DIVISION

2017 NOV 28 A 10: 22



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NYC COUNCIL

2017 NOV 28 A 10: 10

SPEAKER'S OFFICE

November 27, 2017

City Council
City Hall
New York, NY 10007

Re: 723-733 Myrtle Avenue Rezoning
C 170025 ZMK; N 170026 ZRK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated November 16, 2017, from the City Council regarding the proposed modification to the above-referenced application submitted by JMS Realty Corp. for a zoning map amendment from a M1-1 and M1-2 districts to R7D/C2-4 and R6A/C2-4 districts and for a zoning text amendment to Appendix F to establish a Mandatory Inclusionary Housing Area coterminous with the rezoning area.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on November 27, 2017 has determined that the City Council's proposed modification raises no land use or environmental issues requiring further review.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kenneth J. Knuckles".

Kenneth J. Knuckles
Vice Chair

cc: W. Von Engel; D. DeCerbo; A. Laremont; J. Merani; J. Mangin; A. Grande

Marisa Lago, 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

November 16, 2017

Honorable Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

**Re: Application Nos.: C 170025 ZMK (L.U. No. 787)
N 170026 ZRK (L.U. No. 788)**

723-733 Myrtle Avenue Rezoning

Dear Chair Lago:

On November 15, 2017, the Land Use Committee of the City Council, by vote of 17-0-0 for Application N 170433 ZRM, recommended modifications of the City Planning Commission's decisions in the above-referenced matters.

Pursuant to Section 197-d(d) of the City Charter and Section 11.70 of the Rules of the Council, I hereby file the proposed modifications with the Commission:

C 170025 ZMK (L.U. No. 787)

Matter in ~~strikeout~~ is old, to be deleted by the City Council;
Matter underline is new, to be 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. 13b:

1. changing from an M1-1 District to an R7D District property bounded by a line 100 feet northerly of Myrtle Avenue, Nostrand Avenue, Myrtle Avenue, and Walworth Street;
2. changing from an M1-2 District to an ~~R6A~~-R6B District property bounded by Myrtle Avenue, Nostrand Avenue, a line 100 feet southerly of Myrtle Avenue, and Sandford Street;

Honorable Marisa Lago, Chair
C 170025 ZMK (L.U. No. 787), N 170026 ZRK (L.U. No. 788)
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3. establishing within the proposed R7D District a C2-4 District bounded by a line 100 feet northerly of Myrtle Avenue, Nostrand Avenue, Myrtle Avenue, and Walworth Street; and
4. establishing within the proposed ~~R6A~~R6B District a C2-4 District bounded by Myrtle Avenue, Nostrand Avenue, a line 100 feet southerly of Myrtle Avenue, and Sandford Street;

as shown on a diagram (for illustrative purposes only) dated June 5, 2017, and subject to the conditions of CEQR Declaration E-433, Community District 3, Borough of Brooklyn.

N 170026 ZRK

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

Matter ~~double struck out~~ is old, deleted by the City Council;

Matter double underlined is new, added by the City Council;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Housing Designated Areas

* * *

Brooklyn

* * *

Brooklyn Community District 3

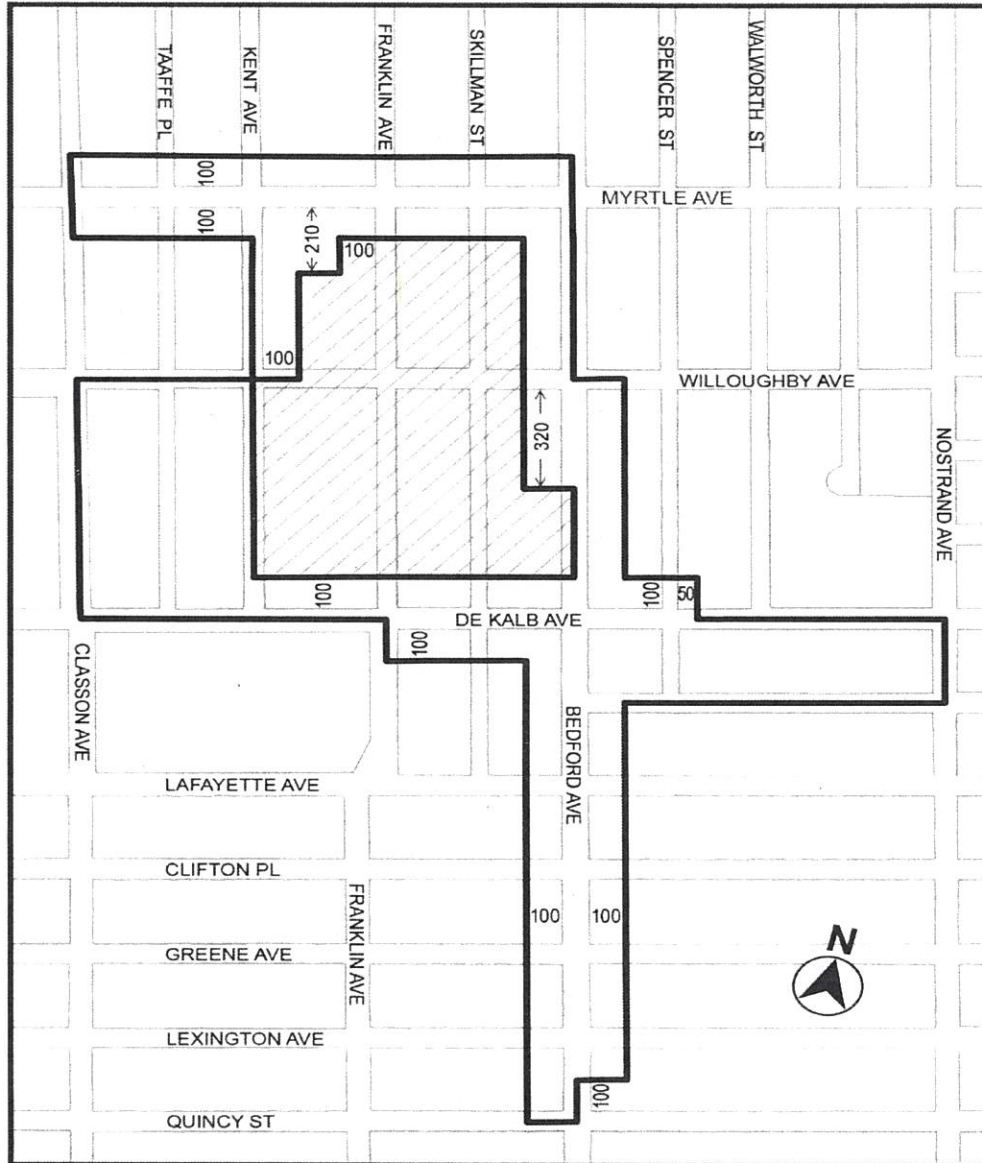
In the ~~R6A~~R6B, R7A and R7D Districts within the areas shown on the following Maps 1, 2, 3, 4, and 5:



* * *

Honorable Marisa Lago, Chair
C 170025 ZMK (L.U. No. 787), N 170026 ZRK (L.U. No. 788)
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Map 3 - [10/11/12]

[EXISTING MAP]

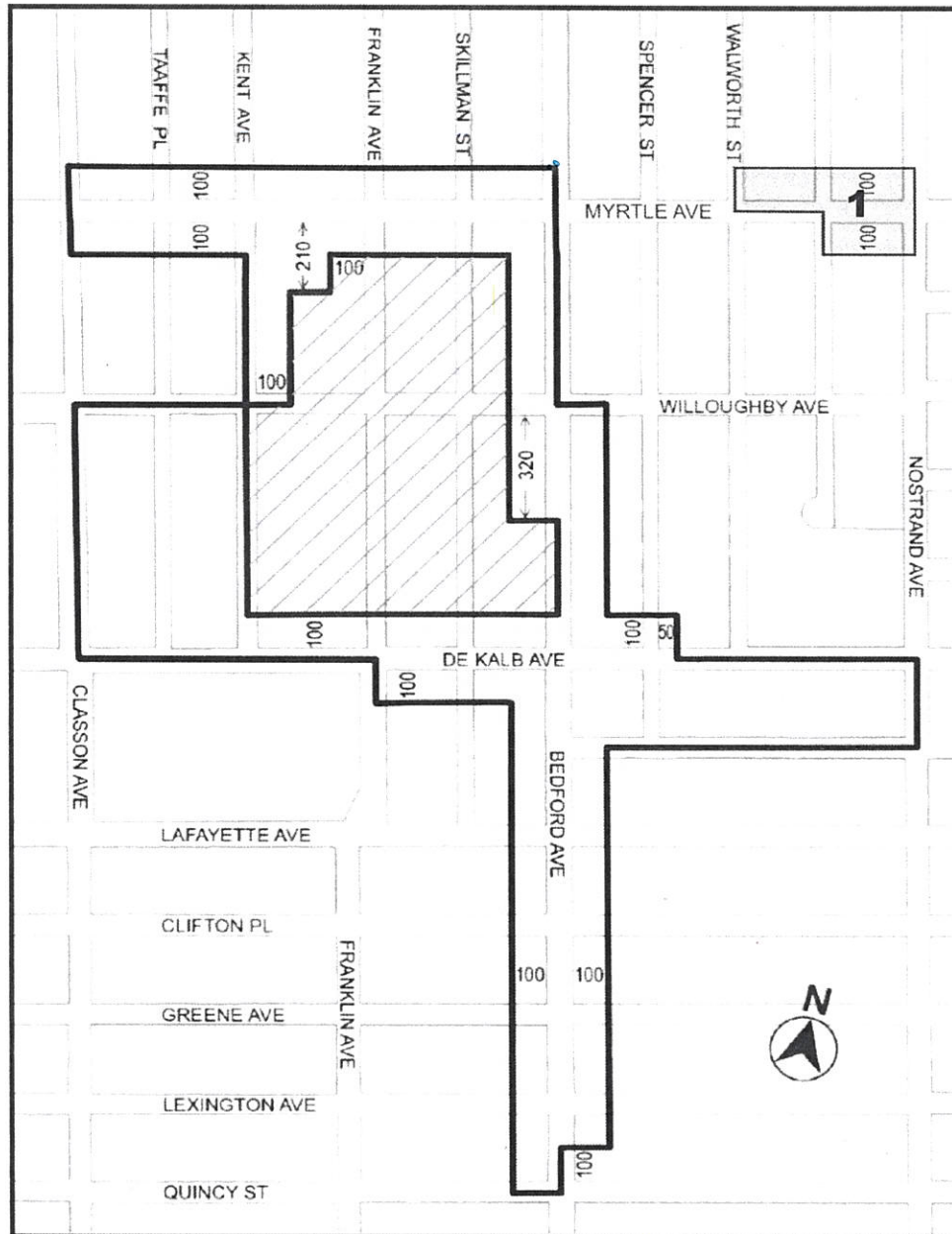





-  Inclusionary Housing Designated Area
-  Excluded Area

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Map 3 - [date of adoption]

[City Planning Commission Proposed Map 3 as Modified by City Council]



-  Inclusionary Housing Designated Area
-  Mandatory Inclusionary Housing area *see Section 23-154(d)(3)*
-  Area 1 — [date of adoption] — MIH Program Option 1 ~~and Option 2~~

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 Excluded Area

Portion of Community District 3, Brooklyn

* * *

Please feel free to contact me at (212) 482-5185 if you or your staff have any questions in the regard.

Sincerely,



Julie Lubin, Esq.
General Counsel

JL:mg

RECEIVED BY: Marcelo Larce

DATE: 11/16/2017

TIME: 2:00 PM

C: Members, City Planning Commission
Raju Mann, Director, Land Use Division
Amy Levitan, Deputy Director
Dylan Casey, Esq., Deputy General Counsel
Brian Paul, Project Manager
Anita Laremont, Esq., DCP
Danielle J. DeCerbo, DCP
File