

CITY COUNCIL  
LAND USE DIVISION

2017 SEP -6 A 10: 50



NYC COUNCIL

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CITY PLANNING COMMISSION

CITY OF NEW YORK

SPEAKER'S OFFICE

OFFICE OF THE CHAIR

September 5, 2017

City Council  
City Hall  
New York, NY 10007

Re: Ebenezer Plaza Rezoning  
C 170189 ZMK; N 170190 ZRK  
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated August 23, 2017, from the City Council regarding the proposed modification to the above-referenced application submitted by Brownsville Linden Plaza, LLC for a zoning map amendment from an M1-1 district to an R7A/C2-4 and R7D/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 September 5, 2017 has determined that the City Council's proposed modification raises no land use or environmental issues requiring further review.

Very truly yours,

A handwritten signature in blue ink that reads "Marisa Lago".

Marisa Lago  
Chair

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

Marisa Lago, Chair  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Fl. - New York, N.Y. 10271  
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THE COUNCIL  
THE CITY OF NEW YORK  
LAND USE DIVISION  
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August 23, 2017

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

**Re: Application Nos.: C 170189 ZMK (L.U. 718) and N 170190 ZRK (L.U. 719)  
Ebenezer Plaza**

Dear Chair Lago:

On August 22, 2017, the Land Use Committee of the City Council, by vote of 15-0-1 for C 170189 ZMK (L.U. 718) and N 170190 ZRK (L.U. 719), 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 170189 ZMK (L.U. 718)**

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. 17d:

1. changing from an M1-1 District to an R7A District property bounded by New Lots Avenue, Powell Street, a line 150 feet northerly of Hegeman Avenue, Sackman Street, a line 100 feet northerly of Hegeman Avenue, and Christopher Avenue, ~~Hegeman Avenue, and Mother Gaston Boulevard;~~

Honorable Marisa Lago, Chair

Application Nos.: C 170189 ZMK (L.U. 718) and N 170190 ZRK (L.U. 719)

Ebenezer Plaza

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2. changing from an MI-1 District to an R7D District property bounded by a line 100 feet northerly of Hegeman Avenue, Sackman Street, a line 150 feet northerly of Hegeman Avenue, Powell Street, Hegeman Avenue, and Christopher Avenue;
3. establishing within a proposed R7A District a C2-4 District bounded by New Lots Avenue, Powell Street, a line 150 feet northerly of Hegeman Avenue, Sackman Street, a line 100 feet northerly of Hegeman Avenue, and Christopher Avenue, ~~Hegeman Avenue, and Mother Gaston Boulevard~~; and
4. establishing within a proposed R7D District a C2-4 District bounded by a line 100 feet northerly of Hegeman Avenue, Sackman Street, a line 150 feet northerly of Hegeman Avenue, Powell Street, Hegeman Avenue, and Christopher Avenue;

as shown on a diagram (for illustrative purposes only) dated March 20, 2017, and subject to the conditions of CEQR Declaration E-419, Community District 16, Borough of Brooklyn.

**N 170190 ZRK (L.U. 719)**

Matter underlined is new, to be added;

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

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

Matter in double ~~strikeout~~ is old, deleted by the City Council;

Matter in double underline 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**

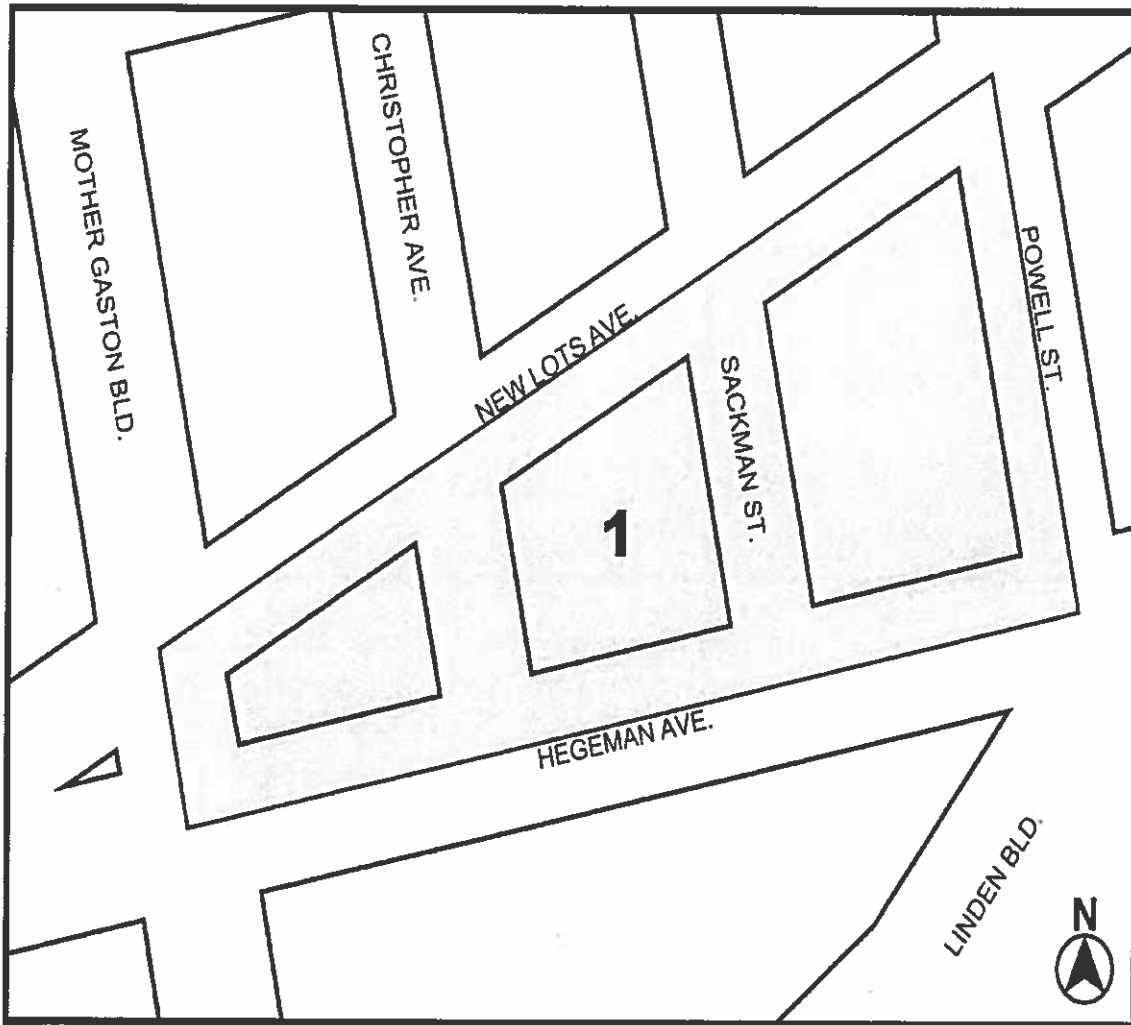
\* \* \*

**Brooklyn Community District 16**

\* \* \*

In the R7A and R7D Districts within the area shown on the following  
Map 2: Map 2 – [date of adoption]

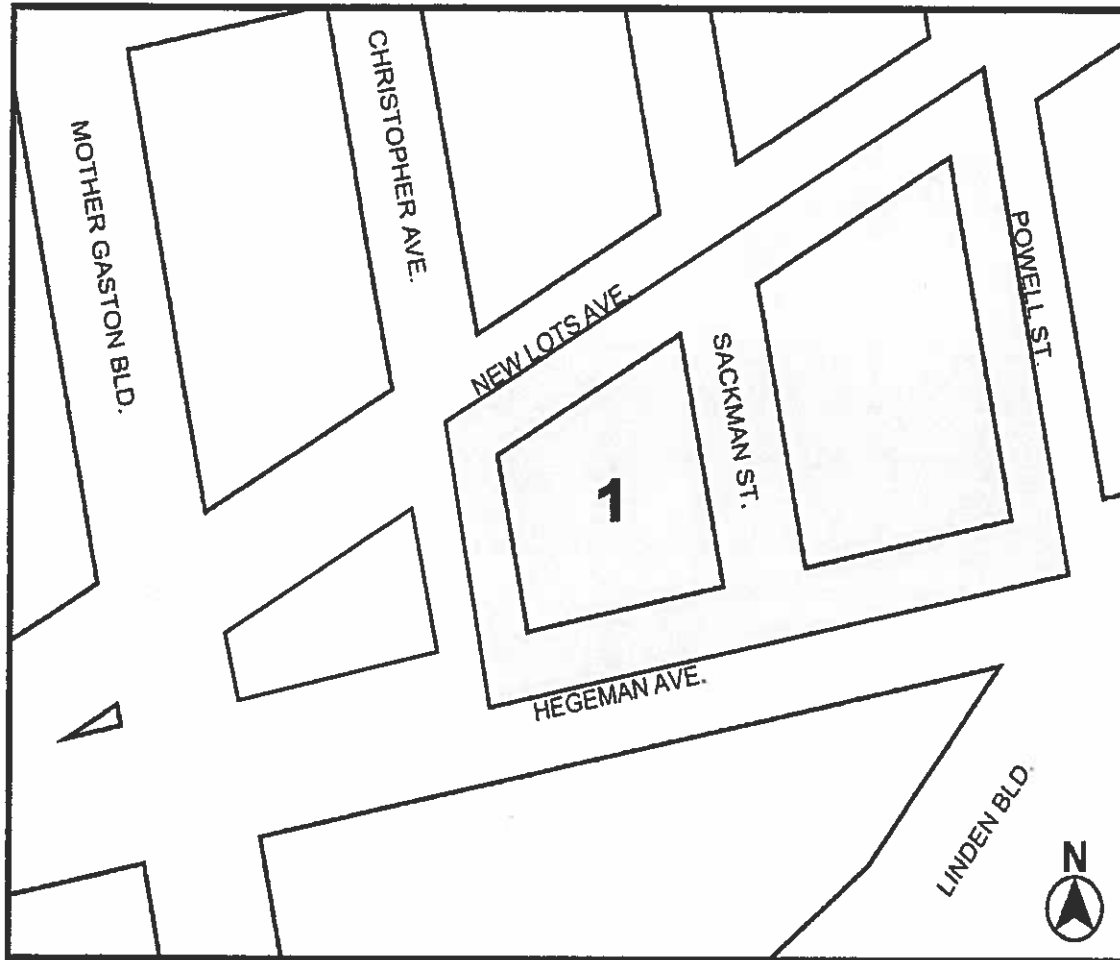
[CITY PLANNING COMMISSION PROPOSED MAP]



 Mandatory Inclusionary Housing Area (MIHA) see Section 23-154(d) (3)

**1** Area 1 – [date of adoption] MIH Program Option 1 and Option 2

[COUNCIL MODIFIED MAP]



 Mandatory Inclusionary Housing Area (MIHA) see Section 23-154(d)(3)

**1** Area 1 – [date of adoption] MIH Program Option 1 and Option 2


Portion of Community District 16, Brooklyn

\* \* \*

**Honorable Marisa Lago, Chair**  
**Application Nos.: C 170189 ZMK (L.U. 718) and N 170190 ZRK (L.U. 719)**  
**Ebenezer Plaza**  
**August 23, 2017**  
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Please feel free to contact me at (212) 482-5185 if you or your staff has any questions in the regard.

Sincerely,



Dylan Casey, Esq.  
Deputy General Counsel

DC:mg

RECEIVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

C: Members, City Planning Commission  
Raju Mann, Director, Land Use Division  
Amy Levitan, Deputy Director  
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Brian Paul, Project Manager  
Anita Laremont, Esq., DCP  
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File