



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

December 13, 2021

City Council
City Hall
New York, NY 10007

Re: 79 Quay Street Rezoning
Application No. N 210167 ZRK
Related ULURP Application: C 210166 ZMK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated December 7, 2021, from the City Council regarding the proposed modification to the above-referenced application submitted by Quay Plaza LLC for an amendment of the Zoning Resolution of the City of New York, modifying Sections 123-63 and 123-90 thereof to add R7D to the list of Designated Residence Districts for the MX-8 Special Mixed Use District and modifying Appendix F 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 13, 2021, has 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,

Anita Laremont

c: W. Von Engel D. DeCerbo K. Richard H. Marcus
S. Amron R. Singer A. McCabe

Anita Laremont, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271
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THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
250 BROADWAY - ROOM 1602
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RAJU MANN
DIRECTOR

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December 7, 2021

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

Re: Application No.: N 210167 ZRK (Pre. L.U.)
Related Application No.: C 210166 ZMK (Pre. L.U.)

79 Quay Street Rezoning

Dear Chair Laremont:

On December 7, 2021 the Land Use Committee of the City Council, by a vote of 13-0-0 for Application **N 210167 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:

N 210167 ZRK (Pre. L.U.)

Matter underlined is new, to be added;

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

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

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

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

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

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

Honorable Anita Laremont, Chair
Application No.: N 210167 ZRK
December 7, 2021
 Page 2 of 6

ARTICLE XII – Special Purpose Districts
SPECIAL MIXED USE DISTRICT REGULATIONS

* * *

Chapter 3 - Special Mixed Use District (MX-1), (MX-2), (MX-4), (MX-5), (MX-6), (MX-7), (MX-8), (MX-9), (MX-10), (MX-11), (MX-12), (MX-13), (MX-14), (MX-15), (MX-16), (MX-17), (MX-18), (MX-19), (MX-20)

* * *

123-63

Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

* * *

#Special Mixed Use District#	Designated #Residence District#
MX-1 – Community District 1, The Bronx	R6A R7D
MX 2 - Community District 2, Brooklyn	R7A R8A R8X
MX 4 – Community District 3, Brooklyn	R6A
MX 8 - Community District 1, Brooklyn	R6 R6A R6B R7A <u>R7D</u>
MX 11 - Community District 6, Brooklyn	R7-2
MX 13 – Community District 1, The Bronx	R6A R7A R7X R8A
MX 14 - Community District 6, The Bronx	R7A R7X
MX 16 - Community Districts 5 and 16, Brooklyn	R6A R7A R7D R8A
MX 18 - Community District 1, The Bronx	R7X
MX 20 - Community District 8, Brooklyn	R7A

* * *

123-90
Special Mixed Use Districts Specified

* * *

Honorable Anita Laremont, Chair
Application No.: N 210167 ZRK
December 7, 2021
Page 3 of 6

#Special Mixed Use District# - 8: (5/11/05)
Greenpoint-Williamsburg, Brooklyn

The #Special Mixed Use District#- 8 is established in Greenpoint-Williamsburg in Brooklyn as indicated on the #zoning maps#.

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

Brooklyn Community District 1

* * *

[EXISTING MAP]

Map 1 – (12/10/12) [date of adoption]

Honorable Anita Laremont, Chair
Application No.: N 210167 ZRK
December 7, 2021
Page 4 of 6



[PROPOSED MAP]

Honorable Anita Laremont, Chair
Application No.: N 210167 ZRK
December 7, 2021
Page 5 of 6



Portion of Community District 1, Brooklyn

* * *

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

Honorable Anita Laremont, Chair
Application No.: N 210167 ZRK
December 7, 2021
Page 6 of 6

Sincerely,



.....
Julie Lubin,
General Counsel

JL:kg

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
Susan Amron, Esq., DCP
James Harris, DCP
Danielle J. DeCerbo, DCP
File