



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

October 11, 2022

City Council  
City Hall  
New York, NY 10007

Re: 2080 McDonald Avenue Rezoning  
ULURP No. C 210174 ZMK  
Related Applications: N210175 ZRK  
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated October 7, 2022, from the City Council regarding the proposed modification to the above-referenced application submitted Jackson Ex 2 Avenue S LLC for a zoning map amendment.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on October 11, 2022, 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.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Daniel R. Garodnick".

Daniel R. Garodnick

c: A. Sommer  
S. Amron

D. DeCerbo  
R. Singer

S. Naik  
D. Answini

Daniel R. Garodnick, Chair  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Fl. - New York, N.Y. 10271  
(212) 720-3200  
[www.nyc.gov/planning](http://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

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October 6, 2022

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

**Re: Application Nos. C 210174 ZMK (L.U. No. 100) and N 210175 ZRK (L.U. No. 101)**

**2080 McDonald Avenue Rezoning**

Dear Chair Garodnick:

On October 6, 2022, the Land Use Committee of the City Council, by a vote of 11-0-0 for Applications **C 210174 ZMK** and **N 210175 ZRK** recommended modifications of the City Planning Commission's decisions in the above-referenced matter.

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

**C 210174 ZMK**

Matter ~~double struck out~~ is old, deleted by the City Council;  
Matter double-underlined is new, 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. 28c:

1. changing from an R5B District to a C4-4L District property bounded by a line 170 feet northerly of Avenue S, a line midway between Lake Street and McDonald Avenue, ~~a line 160 feet southerly of Avenue S~~, and Lake Street; and
2. changing from an M1-1 District to a C4-4L District property bounded by a line 170 feet northerly of Avenue S, McDonald Avenue, ~~a line 160 feet southerly of Avenue S~~ and a line midway between Lake Street and McDonald Avenue;

as shown on a diagram (for illustrative purposes only) dated April 11, 2022, and subject to the conditions of CEQR Declaration E-662, Borough of Brooklyn, Community District 11.

**N 210175 ZRK**

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

\* \* \*

**APPENDIX F**  
**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**BROOKLYN**

**Brooklyn Community District 11**

\* \* \*

[Council-modified map below (modified boundaries)]



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

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

Portion of Community District 11, Brooklyn

\* \* \*

Please feel free to contact me at [AHuh@council.nyc.gov](mailto:AHuh@council.nyc.gov) if you or your staff have any questions in this regard.

Sincerely,



Arthur Huh,  
Deputy General Counsel

AH:sfn

**Honorable Dan Garodnick, Chair**  
**Application Nos. C 210174 ZMK and N 210175 ZRK**  
**October 6, 2022**  
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C: Members, City Planning Commission  
Perris Straughter, Director, Land Use Division  
Brian Paul, Deputy Director  
Chelsea Kelley, Deputy Director  
Angelina Martinez-Rubio, Deputy General Counsel  
Timothy Anderson, Project Manager  
Susan Amron, Esq., DCP  
James Harris, DCP  
Danielle J. DeCerbo, DCP  
File