DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

November 29, 2022

Reda Shehata, R.A.
Borough Commissioner
Department of Buildings
210 Joralemon Street, 8th Floor
Brooklyn, N.Y. 11201

Re: Applic. No. C 210379 ZSK, C 210386 ZMK & N 210387 ZRK
1034-1042 Atlantic Avenue
Block 1125, Lots 29 and 33
R7A/C2-4 and C6-3A Districts
Borough of Brooklyn
Community District 8

Dear Commissioner Shehata:

Please be advised that the application (C 210379 ZSK) submitted by EMP Capital Group for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to reduce the required accessory off-street parking spaces to 20 for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property at the above referenced location, was approved by the City Planning Commission on February 16, 2022 (Cal. No. 10) and by the City Council on April 28, 2022 (Res. No. 145), on which date said Resolution of Approval became effective.

THE SPECIAL PERMIT (C 210379 ZSK) HAS BEEN APPROVED SOLELY PURSUANT TO SECTION 74-533 OF THE ZONING RESOLUTION AND IS SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Implementation of this proposal also requires the following related actions:

C 210386 ZMK – an application submitted by EMP Capital Group, pursuant to Sections 197c and 201 of the New York City Charter for an amendment of the Zoning map, Section 16c by changing an M1-1 zoning district to C6-3A and R7A, and by establishing within the proposed R7A district a C2-4 District, which was approved by the City Planning Commission on February 16, 2022 (Cal. No. 8) and by the City Council on April 28, 2022 (Res. No. 143), on which date said Resolution of Approval became effective.

N 210387 ZRK - Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area and amend street wall regulations of Section 35-663 to allow zoning lots with frontage on Atlantic Avenue to apply the provisions of paragraph (a) of Section 35-651 along the Atlantic

Steven Lenard, Director
Ken Ramnarine, Deputy Director
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Avenue street frontage which was approved by the City Planning Commission on February 16, 2022 (Cal. No. 9) and by the City Council on April 28, 2022 (Res. No. 144), on which date said Resolution of Approval became effective.

Enclosed for your information are the following:

1. a copy of the applications C 210386 ZMK, C 210387 ZRK, and C 210379 ZSK;

2. a copy of the City Planning Commission reports for applications C 210386 ZMK, C 210387 ZRK, and C 210379 ZSK, dated February 16, 2022 (Cal. Nos. 8, 9, and 10, respectively);

3. a copy of the City Council's Resolution of Approvals for applications C 210386 ZMK, C210387 ZRK, and C210379 ZSK, dated April 28, 2022 (Res. Nos. 143, 144, and 145, respectively); and

4. the following approved drawings prepared by Archimaera Architects:

Drawing No.	Title	Last Date Revised
28	Zoning Analysis	02/10/2022
16	Zoning Site Plan	02/10/2022

Sincerely,

Steven Lenard

cc: S. Amron
LURDOB_DL
K. Ramnarine
X. Chang
D. Answini
A. Sommer
J. Rogoff
Applicant