Dan Garodnick, Director
Department of City Planning

Thursday, 13 October 2022

To: Glenn Gubner, 2510/18 C.I.A. LLC
glennbklyn@aol.com
CC: Richard Lobel, Richard Lobel PC

Re: 2510 Coney Island Avenue Rezoning (2018K0354) – 3rd Draft Land Use Application – DCP Comments

Dear Applicant Team,

The Department of City Planning (DCP) has completed its review of the third draft land use application submitted on September 12, 2022.

Please make the minor revisions to the Zoning Analysis section of the architectural plans and the Land Use Form listed below before you submit the Filed Land Use Application via ZAP: Applicant Submissions.

Please let me know if you have any questions.

Sincerely,

Lucia Cappuccio
718-780-8279
lcappuccio@planning.nyc.gov

CC: Alex Sommer, Brooklyn Office; Kerensa Wood, Brooklyn Office; Amritha Mahesh, Brooklyn Office; Stacey Barron, EARD; Yuning Feng, EARD; Stephanie Shellooe, EARD; Harun Ekinoglu, TRD; Asha Greenidge, TRD; Chris Lee, Zoning; Sara Avila, LUR; William Vidal, Counsel

Alex Sommer, *Deputy Director*
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	Department of City Planning		Applicant	
#	Document	Comments	Comment Addressed? (Yes/No)	Questions, Comments, or Explanations
1	Illustrative Plans	The parking calculations for C2-4 districts should be based on one space per 1,000 square feet, not one space per 300 square feet.	Yes	
3	Urban Design	The depth of the residential floorplate may result in poor light and air conditions, particularly for the interior apartments labelled as inclusionary units. Consider a maximum depth consistent with typical residential buildings (60'-65') to ensure adequate light and air to all residential units. To allow for the reduced depth floorplate, consider increasing the base height of the building (or a portion of the building).	No	As discussed, the applicant has a unique condition with the side yard (8ft) and took advantage of the design issue. The applicant is not intent on redesigning.
4	Land Use Form	Section 6: Delete numbers from all the boxes and remove designation of project as a UDAAP or Urban Renewal project.	Yes	As discussed, the portal doesn't show these numbers/boxes on our end. The only actions we have are ZM and ZR