DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Anita Laremont, Director
Department of City Planning

January 7, 2022

Kazimir Vilenchik, P.E.
Borough Commissioner
Department of Buildings
210 Joralemon Street, 8th Floor
Brooklyn, NY 11201

Re: Applic. Nos. C 210480 ZMK, C 210481 ZSK, N 210482 ZRK, C 210483 HAK, C 210484 PPK
Cooper Park Commons
Bounded by Jackson Street, Debevoise Avenue, Maspeth Avenue and Kingsland Avenue.
Block 2885, Lots 1 20, 23, 28, 32
R7-2 and R7-2/C2-4 Districts
Large-Scale General Development
Borough of Brooklyn
Community District 1

Dear Commissioner Vilenchik:

Please be advised of the application (C 210481 ZSK), submitted by Maspeth Manager, LLC and the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and Section 23-711 (Standard minimum distance between buildings), in connection the development of two new buildings and the enlargement and conversion of two existing buildings, within a large-scale general development at the above-referenced location, was approved by the City Planning Commission on October 6, 2021 (Cal. No. 22) and adopted with modifications, by the City Council on November 23, 2021 (Res. No. 1829), on which date said Resolution of Approval became effective.

THE SPECIAL PERMIT (C 210481 ZSK) HAS BEEN APPROVED SOLELY PURSUANT TO SECTION 74-743(a)(2) 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 210480 ZMK - an application for an amendment to the Zoning Map, Section Nos. 13a and 13b to change an R6 District to an R7-2 District and to establish within the proposed R7-2 District a C2-4 District at the above referenced location was approved by the City Planning

Commission on October 6, 2021 (Cal. No. 21) and by the City Council on November 23, 2021 (Res. No. 1828), on which date said Resolution of Approval became effective; and

N 210482 ZRK – an application for an amendment to the Zoning Resolution of the City of New York modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area was approved by the City Planning Commission on October 6, 2021 (Cal. No. 23) and by the City Council on November 23, 2021 (Res. No. 1830), on which date said Resolution of Approval became effective; and

C 210483 HAK - an application for a UDAAP designation, project approval, and disposition of City-owned property was approved by the City Planning Commission on October 6, 2021 (Cal. No. 24) and by the City Council on November 23, 2021 (Res. No. 1831), on which date said Resolution of Approval became effective;

C 210484 PPK - an application to modify the restriction limiting use of property at 20 Kingsland Avenue (Block 2885, Lot 10) from a health care facility use to a general community facility use, was approved by the City Planning Commission on October 6, 2021 (Cal. No. 25) and by the City Council on November 23, 2021 (Res. No. 1832), on which date said Resolution of Approval became effective.

PLEASE BE ADVISED THAT NO BUILIDNG PERMIT SHALL BE ISSUED FOR ANY BUILDING WITHIN THIS LARGE-SCALE GENERAL DEVLEOPMENT (LSGD) UNTIL SUCH TIME AS THE DEPARTMENT OF BUILDINGS IS IN RECEIPT OF THE LSGD RESTRICTIVE DECLARATION RECORDED AGAINST THE SUBJECT PROPERTY IN THE OFFICE OF THE CITY REGISTER, KINGS COUNTY.

Enclosed for your information are the following:

1. a copy of applications C 210480 ZMK, C 210481 ZSK, N 210482 ZRK, C 210483 HAK, and C 210484 PPK;

2. a copy of the City Planning Commission report for applications (C 210480 ZMK, C 210481 ZSK, N 210482 ZRK, C 210483 HAK, and C 210484 PPK), dated October 6, 2021 (Cal. Nos. 21, 22, 23, 24 & 25, respectively);

3. a copy of the City Council's Resolutions of Approvals for applications (C 210480 ZMK, C 210481 ZSK, N 210482 ZRK, C 210483 HAK, and C 210484 PPK), dated November 23, 2021 (Res. Nos. 1828, 1829, 1830, 1831 & 1832, respectively); and

4. the following approved drawings prepared by Magnusson Architecture & Planning PC:

Dwg No.	Title	Last Revised Date
Z-002.00	Zoning Analysis, Base Plane Calculations	11/10/2021
Z-010.00	Zoning Lot Site Plan	11/10/2021

Z-030.00	Waiver Plan	11/10/2021
Z-040.00	West-East Section 1	06/07/2021
Z-041.00	West-East Section 2	06/07/2021
Z-042.00	West-East Section 3	06/07/2021
Z-043.00	North-South Section 1	06/07/2021
Z-044.00	North-South Section 2	06/07/2021
Z-045.00	North-South Section 3	06/07/2021
Z-054.00	Illustrative Axonometrics	04/30/2021
P-001.00	PAA Phasing Plan	11/10/2021
P-002.00	Publicly Accessible Area Plan	11/10/2021
L-001.00	Site Plan	11/10/2021
L-101.00	Open Area Plan	11/10/2021
L-201.00	Layout and Grading Plan	11/10/2021
L-301.00	Planting Plan	11/10/2021
L-401.00	Furniture and Fencing Plan	11/10/2021
L-501.00	Fence and Furnishing Details	06/07/2021
L-502.00	Planting Details	06/07/2021

Sincerely,

Steven Lenard

cc. E. Addae
S. Whitham
LURDOB_DL
K. Ramnarine
S. Ahmed
W. Von Engel
W. Vidal
Applicant