DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

June 9, 2023

Reda Shehata, R.A.
Borough Commissioner
Department of Buildings
345 Adams Street, 3rd Floor
Brooklyn, New York 11211

Re: Applic. No. C 220472 ZSK
Paperific Rezoning
1463 38th Street
Block 5348, Lots 15, 17, 49 and 54
C4-4A District
Borough of Brooklyn
Community District 12

Dear Commissioner Shehata:

Please be advised of the application (C 220472 ZSK) submitted by Stamford LLC and Capri Optics, Inc. for the grant of special permit pursuant to Section 74-681 of the Zoning Resolution to allow a portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area in connection with a proposed 5-story building on property at the above referenced location, was approved by City Planning Commission on March 15, 2023 (Cal. No. 9), and by the City Council on May 25, 2023 (Res. No. 658), on which date said Resolution of Approval became effective.

THE SPECIAL PERMIT (C 220472 ZSK) HAS BEEN APPROVED SOLELY PURSUANT TO SECTIONS 74-681 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 220470 ZMK – an application for an amendment of the Zoning Map, Section No. 22c to change R6, M1-2 and M2-1 Districts to R6B and C4-4A Districts which was approved by the City Planning Commission on March 15, 2023 (Cal. No. 7) and by the City Council on May 25, 2023 (Res. No.656), on which date said Resolution of Approval became effective; and

N 220471 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

Steven Lenard, Director
Ken Ramnarine, Deputy Director
120 Broadway, 31st Floor, New York, NY 10271
(212) 720-3226 / FAX (212) 720-3488
www.nyc.gov/planning

approved by the City Planning Commission on March 15, 2023, (Cal. No. 8) and by the City Council on May 25, 2023 (Res. No. 657), on which date said Resolution of Approval became effective.

Enclosed for your information are the following:

1. a copy of applications C 220470 ZMK, N 220471 ZRK and C 220472 ZSK;

2. a copy of the City Planning Commission reports for applications C 220470 ZMK, N 220471 ZRK and C 220472 ZSK dated March 15, 2023 (Cal. Nos. 7, 8 and 9, respectively)

3. a copy of the City Council's Resolutions of Approvals for applications C 220470 ZMK, N 220471 ZRK and C 220472 ZSK dated May 25, 2023 (Res. Nos. 656, 657 and 658, respectively); and

4. the following approved drawings prepared by J. Frankl Architects:

Dwg No.	Title	Last Date Revised
U-001	Zoning Lot Site Plan	10/24/2022
U-002	Zoning Analysis	10/24/2022
U-201	Section Diagrams	10/24/2022

Sincerely,

Steven Lenard

cc: S. Amron
LURDOB_DL
K. Ramnarine
X. Chang
K. Wood
J. Vogel
A. McCabe
Applicant