NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: C 230148 ZSK	**Project Name**: 281-311 Marcus Garvey Blvd
CEQR Number: 23DCP012K	**Borough(s)**: Brooklyn **Community District Number(s)**: K03

Please use the above application number on all correspondence concerning this application

***Docket Description**:*

IN THE MATTER OF an application submitted by Omni New York LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following Sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of total allowable floor area without regard for the zoning lot lines or district boundaries; and

2. Section 74-743(a)(2) - to modify the height and setback requirements of Section 23-662 (Maximum Height of Buildings and Setback Regulations), Section 23-664 (Modified Height and Setback Regulations for Certain Inclusionary Housing Buildings or Affordable Independent Residences for Seniors), and 23-693 (Special Provisions Applying Adjacent to R1 through R6B Districts);

in connection with two proposed mixed-use developments, within a large-scale general development bounded by Quincy Street, a line 120 feet easterly of Marcus Garvey Boulevard, a line midway between Quincy Street and Gates Avenue, Lewis Avenue, a line midway between Gates Avenue and Monroe Street, a line 80 feet easterly of Marcus Garvey Boulevard, Monroe Street, and Marcus Garvey Boulevard (Block 1629, Lot 1 and Block 1634, Lot 1), in R6A, R6B, and R7A/C2-4* Districts, Borough of Brooklyn, Community District 3.

*Note: A portion of the site is proposed to be rezoned by changing existing R6A and R6B Districts to an R7A District and mapping a C2-4 District within the R7A District, under a concurrent related application for a Zoning Map change (C 230146 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at https://zap.planning.nyc.gov/projects/2021K0145 , or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

Related Applications:	N 230147 ZRK	C 230152 ZSK	C 230146 ZMK		

Applicant(s):	**Applicant Contact**:
Omni New York LLC Anna Weiss 909 Third Avenue 21st Floor New York, NY 10022	Holland & Knight LLP Barak Wrobel 31 W 52nd Street New York, NY 10019

Contact: *Address questions about this application to the following DCP Office:*

DEPARTMENT OF CITY PLANNING

Brooklyn Office

Address: 16 Court Street, 7th Fl. Brooklyn, NY 11241-0103

Phone: 718-780-8280

Email: BK_DL@planning.nyc.gov

Public Review Timeline:

On **10/30/2023** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **11/08/2023** and must be completed by **01/08/2023**