DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Marisa Lago, Director
Department of City Planning

February 9, 2021

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

Re: Applic. Nos. C 200094 ZSK, C 200092 ZMK & N 200093 ZRK
312 Coney Island Avenue
Block 5322, Lots 10 and 20
R8A/C2-4
Special Ocean Parkway District
Borough of Brooklyn
Community District 7

Dear Commissioner Vilenchik:

Please be advised that the application (C 200094 ZSK) submitted by 312 Coney Island Avenue, LLC for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required residential accessory parking spaces for dwelling units in a proposed mixed use development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, on the property at the above referenced location, was approved by the City Planning Commission on November 4, 2020 (Cal. No. 5) and by the City Council, with modification, on December 17, 2020 (Res. No. 1527), on which date said Resolution of Approval became effective.

The City Council's modification requires that for every space waived, one space of permitted parking accessory to any use on the zoning lot shall be provided. The number of spaces so required shall not exceed 80.

THE SPECIAL PERMIT (C 200094 ZSK), HAS BEEN APPROVED SOLELY PURSUANT TO SECTION 74-533 OF THE ZONING RESOLUTION AND IS SUBJECT TO VERFICIATION 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 200092 ZMK - an application submitted by 312 Coney Island Avenue, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16d by changing portions of a C8-2 District to an R8A District and establishing within the proposed R8A District a C2-4 District, which was approved by the City Planning

Commission on November 4, 2020 (Cal. No. 3) and by the City Council, on December 17, 2020 (Res. No. 1525), on which date said Resolution of Approval became effective.

N 200093 ZRK - an application submitted by 312 Coney Island Avenue, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying bulk regulations for a portion of the Special Ocean Parkway District and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, which was approved by the City Planning Commission on November 4, 2020 (Cal. No. 4) and by the City Council, with modifications, on December 17, 2020 (Res. No. 1526), on which date said Resolution of Approval became effective.

Enclosed for your information are the following:

1. a copy of the City Planning Commission reports for applications C 200092 ZMK, N 200093 ZRK and C 200094 ZSK, dated November 4, 2020 (Cal. Nos. 3, 4, and 5, respectively);

2. a copy of the City Council's Resolutions of Approvals for applications C 200092 ZMK, N 200093 ZRK and C 200094 ZSK, dated December 17, 2020 (Res. Nos. 1525, 1526, and 1527, respectively); and

3. the following approved drawings prepared by FXCollaborative Architects LLP:

Dwg. No.	**Title**	**Last Date Revised**
Z-001.01	Zoning Analysis	12/09/2020
Z-002.01	Zoning Site Plan	12/09/2020

Sincerely,

Steven Lenard

cc. A. Laremont
DOBLUR_DL
K. Ramnarine
F. Mahjabeen
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