DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Anita Laremont, Director
Department of City Planning

December 3, 2021

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

Re: Applic. Nos. C 200326 ZSK, N 200343 ZRK, C 200344 ZMK
Suydam Street Rezoning
1250 Willoughby Avenue
Block 3210, Lots 16, 17, 18, 19, 20 and 21
M1-5/R7D (MX-21) District
Borough of Brooklyn
Community District 4

Dear Commissioner Vilenchik:

Please be advised that the application (C 200326 ZSK) submitted by Suydam, Inc. and 3210 Willoughby LLC for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed residential building, on property located at the above referenced location, was approved by the City Planning Commission on March 17, 2021 (Cal. No.16) and by the City Council on May 27, 2021 (Res. No. 1664), on which date said Resolution of Approval became effective.

THE SPECIAL PERMIT (C 200326 ZSK) HAS BEEN APPROVED SOLELY PURSUANT TO SECTION 74-533 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 200344 ZMK – an application submitted by Suydam, Inc. and 3210 Willoughby LLC to change from an M1-1 District to R6, M1-5, and M1-5/R7D, and to establish a Special Mixed Use District (MX-21) was approved by the City Planning Commission on March 17, 2021 (Cal. No. 14) and by the City Council on May 27, 2021 (Res. No. 1665), on which date said Resolution of Approval became effective.

N 200343 ZRK – an application for an amendment of the Zoning Resolution to modify Appendix F for the purpose of designating a Mandatory Inclusionary Housing (MIH) area, was approved by the City Planning Commission on March 17, 2021 (Cal. No. 15) and by the City Council, with modifications, on May 27, 2021 (Res. No. 1666) on which date said Resolution of Approval became effective.

Enclosed for your information are the following:

1. a copy of applications C 200326 ZSK, N 200343 ZRK, and C 200344 ZMK;

2. a copy of the City Planning Commission reports for applications C 200326 ZSK, N 200343 ZRK, and C 200344 ZMK, dated March 17 (Cal. Nos. 16, 15, and 14, respectively);

3. a copy of the City Council's Resolutions of Approvals for applications C 200326 ZSK, C 200344 ZMK, and N 200343 ZRK, dated May 27, 2021 (Res. Nos. 1664, 1665, 1666, respectively); and

4. the following approved drawings prepared by OCV Architects:

Dwg. No.	Title	Last Date Revised
Z-001.00	Parking Special Permit Site Plan / Zoning	05/19/2020

Sincerely,

Steven Lenard

cc. S. Amron
DOBLUR_DL
K. Ramnarine
X. Chang
A. Sommer
K. Wood
J. Mangin
Applicant