DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

March 27, 2023

Reda Shehata, R.A.
Borough Commissioner
Department of Buildings
354 Adams Street, 3rd Floor
Brooklyn, N.Y. 11201

Re: Applic. Nos. C 210348 ZMK, N 210349 ZRK & C 210350 ZSK
Ninth Street Rezoning
Block 1002, Lots 16, 48, 49 & 50
M1-4/R6B (MX-25) and M2-1 Districts
Borough of Brooklyn
Community District 6

Dear Commissioner Shehata:

Please be advised that the application (C 210350 ZSK) submitted by Angelina Gatto Trust for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required 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 mixed-use development on property located at the above referenced location, was approved by the City Planning Commission on September 7, 2022 (Cal. No. 5) and by the City Council with modifications, on October 27, 2022 (Res. No. 380), on which date said Resolution of Approval became effective.

THE SPECIAL PERMIT (C 210350 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 210348 ZMK –an amendment of the Zoning map, Section 16c, by changing from an M2-1 zoning district to an M1-4/R7A district, and by establishing a Special Mixed-Use District (MX-25), which was approved by the City Planning Commission on September 7, 2022 (Cal. No. 3) and by the City Council, with modifications, on October 27, 2022 (Res. No. 378), on which date said Resolution of Approval became effective. The City Council's modification changed the proposed M1-4/R7A District to an M1-4/R6B District.

N 210349 ZRK –an amendment of the Zoning Resolution to designate a Mandatory Inclusionary Housing (MIH) area and establish a new Special Mixed-Use District (MX-25) which was approved by the City Planning Commission on September 7, 2022 (Cal. No. 4) and by the City

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Council with modifications on October 27, 2022 (Res. No. 379), on which date said Resolution of Approval became effective.

Enclosed for your information are the following:

1. a copy of the applications C 210348 ZMK, N 210349 ZRK & C 210350 ZSK;

2. a copy of the City Planning Commission reports for applications C 210348 ZMK, N 210349 ZRK & C 210350 ZSK, dated September 7, 2022 (Cal. Nos. 3, 4 and 5, respectively);

3. a copy of the City Council's Resolution of Approvals for applications C 210348 ZMK, N 210349 ZRK & C 210350 ZSK, dated October 27, 2022 (Res. Nos. 378, 379, and 380, respectively); and

4. the following approved drawings prepared by Cycle Architecture, PLLC:

Drawing No.	**Title**	**Last Date Revised**
Z-002.00	Zoning Site Plan	10/26/2022

Sincerely,

Steven Lenard

cc: S. Amron
LURDOB_DL
K. Ramnarine
A. Greenidge
D. Answini
A. Sommer
J. Rogoff
Applicant