DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Marisa Lago, Director
Department of City Planning

April 23, 2021

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

Re: Applic. Nos. C 180485 HAK, C 180486 PCK, N 180487 ZRK, C 180488 ZSK,
C 180489 ZMK & C 180490 ZSK
Marcus Garvey Village
Large Scale General Development
Bounded by
Block 3599, Lot 1; Block 3560, Lot 1; Block 3573, Lot 1; Block 3574, Lot 1; Block 3575, Lot 11; Block 3587, Lots 1 & 27; Block 3588, Lots 1, 27, 32, 33, 34, 35 & 36; Block 3589, Lot 21; Block 3601, Lot 26; Block 3602, Lot 12
R6, R6/C2-3, R7-2 and R7-2/C2-4 Districts
Borough of Brooklyn
Community District 16

Dear Commissioner Vilenchik:

Please be advised that the applications (C 180488 ZSK & C 180490 ZSK) submitted by Brownsville Livonia Associates LLC in connection with a proposed mixed-use development on property at the above referenced location, as follows:

1. C 180488 ZSK – an application for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to allow the distribution of lot coverage without regard to zoning lot lines, to allow for location of buildings without regard for distance between buildings regulations of Section 23-711, and to modify the height and setback requirements of Sections 23-66 and 35-65, was approved by the City Planning Commission on October 31, 2018 (Cal. No. 19), and by the City Council, with modifications, on December 20, 2018 (Res. Nos. 709), on which date said Resolution of Approval became effective; and,

2. C 180490 ZSK – an application for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to waive the number of required accessory residential off-street parking spaces required by Section 25-23, in the Transit Zone, was approved by the City Planning Commission on October 31, 2018 (Cal. No. 21), and by the City Council, with modifications, on December 20, 2018 (Res. No. 711), on which date said Resolution of Approval became effective.

THE SPECIAL PERMITS (C 180488 ZSK & C 180490 ZSK) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTIONS 74-743 AND 74-532, RESPECTIVELY, OF THE ZONING RESOLUTION AND ARE 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 180485 HAK - an application submitted by the NYC Department of Housing Preservation & Development pursuant to Article 16 of the General Municipal Law of New York State for the designation of properties located at 763 Thomas S. Boyland Street (Block 3587, Lot 27) and Livonia Avenue/Chester Street (Block 3588, Lots 32, 33, 34, 35, and 36) as an Urban Development Action Area and an Urban Development Action Area Project for such area, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, which was approved by the City Planning Commission on October 31, 2018 (Cal. No. 16) and by the City Council on December 20, 2018 (Res. No. 706), on which date said Resolution of Approval became effective;

C 180486 PCK - an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located on Bristol Street between Blake Avenue and Dumont Avenue (Block 3559, p/o Lot 1) for use as a community garden, which was approved by the City Planning Commission on October 31, 2018 (Cal. No. 17) and by the City Council, with modifications, on December 20, 2018 (Res. No. 707), on which date said Resolution of Approval became effective;

N 180487 ZRK – an application submitted by Brownsville Livonia Associates LLC for an amendment of the Zoning Resolution , modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing Areas, which was approved by the City Planning Commission on October 31, 2018 (Cal. No. 18) and by the City Council on December 20, 2018 (Res. No. 708), on which date said Resolution of Approval became effective; and,

C 180489 ZMK - an application submitted by Brownsville Livonia Associates LLC for an amendment of the Zoning Map, Section 17d, by changing from an R6 District to an R7-2 and establishing within the proposed R7-2 District a C2-4 District, which was approved by the City Planning Commission on October 31, 2018 (Cal. No. 20) and by the City Council on December 20, 2018 (Res. No. 710), on which date said Resolution of Approval became effective.

In connection with the approvals (C 180488 ZSK and C 180490 ZSK), the City of New York; HP Marcus Garvey Preservation Housing Company, Inc.; Marcus Garvey Preservation, LLC; MGX Phase 1 Housing Development Fund Corporation; MGX Associates Phase 1 F LLC; MGX Phase 1 F Housing Development Fund Corporation; MGX Associates Phase 1 LLC executed a Restrictive Declaration, dated April 14, 2021, which was recorded against the subject property on April 19, 2021 (CRFN: 2021000139231). This Restrictive Declaraton contains conditions to the issuance of building permits or certificates of occupancy. Questions regarding these provisions should be directed to DCP Deputy General Counsel Alison McCabe at 212-720-3402

Enclosed for your information are the following, pertaining to applications C 180485 HAK, C 180486 PCK, N 180487 ZRK, C 180488 ZSK, C 180489 ZMK, and C 180490 ZSK:

1. a copy of the land use applications;

2. a copy of the City Planning Commission reports, dated October 31, 2018 (Cal. Nos. 16, 17, 18, 19, 20, & 21, respectively);

3. a copy of the City Council's Resolutions of Approvals, dated December 18, 2018 (Res. Nos. 706, 707, 708, 709, 710, & 711, respectively); and

4. the following approved drawings prepared by Curtis + Ginsburg Architects LLP:

C 180488 ZSK

Dwg. No.	Title	Last Revised Date
Z-002A	Zoning Analysis	12/18/2018
Z-004A	Overall Site Plan	12/18/2018
Z-004B	Site Plan North	12/18/2018
Z-004C	Site Plan South	12/18/2018
Z-011A.00	Site A Zoning Lot Site Plan	12/18/2018
Z-011C.00	Site A Zoning Analysis	12/18/2018
Z-013.00	Site A Waiver Plans	12/18/2018
Z-014A.00	Site A Waiver Sections I	12/18/2018
Z-014B.00	Site A Waiver Sections II	12/18/2018
Z-016	Site A Design Controls	12/18/2018
Z-021A.00	Site B Zoning Lot Site Plan	12/18/2018
Z-021C.00	Site B Zoning Analysis	12/18/2018
Z-023.00	Sie B Waiver Plans	12/18/2018
Z-024A.00	Site B Waiver Sections I	12/18/2018
Z-024B.00	Site B Waiver Sections II	12/18/2018
Z-024C.00	Site B Waiver Sections III	12/18/2018

Dwg. No.	Title	Last Revised Date
Z-026	Site B Design Controls	12/18/2018
Z-031A.00	Site C Zoning Lot Site Plan	06/04/2018
Z-031C.00	Site C Zoning Analysis	06/04/2018
Z-033.00	Site C Waiver Plans	06/04/2018
Z-034.00	Site C Waiver Sections	06/04/2018
Z-036	Site C Design Controls	06/04/2018
Z-041A.00	Site D Zoning Lot Site Plan	12/18/2018
Z-041C.00	Site D Zoning Analysis	12/18/2018
Z-043.00	Site D Waiver Plans	12/18/2018
Z-044A.00	Site D Waiver Sections I	12/18/2018
Z-044B.00	Site D Waiver Sections II	12/18/2018
Z-046	Site D Design Controls	12/18/2018
Z-051A.00	Site E Zoning Lot Site Plan	12/18/2018
Z-051C.00	Site E Zoning Analysis	12/18/2018
Z-053.00	Site E Waiver Plans	12/18/2018
Z-054A.00	Site E Waiver Sections I	12/18/2018
Z-054B.00	Site E Waiver Sections II	12/18/2018
Z-056	Site E Design Controls	12/18/2018
Z-061A.00	Site F Zoning Lot Site Plan	12/18/2018
Z-061C.00	Site F Zoning Analysis	12/18/2018
Z-063.00	Site F Waiver Plans	12/18/2018
Z-064A.00	Site F Waiver Sections I	12/18/2018
Z-064B.00	Site F Waiver Sections II	12/18/2018
Z-066.00	Site F Design Controls	12/18/2018

Dwg. No.	Title	Last Revised Date
Z-071A.00	Site G Zoning Lot Site Plan	12/18/2018
Z-071C.00	Site G Zoning Analysis	12/18/2018
Z-073.00	Site G Waiver Plans	12/18/2018
Z-074A.00	Site G Waiver Sections I	12/18/2018
Z-074B.00	Site G Waiver Sections II	12/18/2018

C 180490 ZSK

Dwg. No.	Title	Last Revised Date
Z-002A	Zoning Analysis	12/18/2018
Z-004A	Overall Site Plan	12/18/2018
Z-004B	Site Plan North	12/18/2018
Z-004C	Site Plan South	12/18/2018
Z-011A.00	Site A Zoning Lot Site Plan	12/18/2018
Z-011C.00	Site A Zoning Analysis	12/18/2018
Z-021A.00	Site B Zoning Lot Site Plan	12/18/2018
Z-021C.00	Site B Zoning Analysis	12/18/2018
Z-031A.00	Site C Zoning Lot Site Plan	06/04/2018
Z-031C.00	Site C Zoning Analysis	06/04/2018
Z-041A.00	Site D Zoning Lot Site Plan	12/18/2018
Z-041C.00	Site D Zoning Analysis	12/18/2018
Z-051A.00	Site E Zoning Lot Site Plan	12/18/2018
Z-051C.00	Site E Zoning Analysis	12/18/2018
Z-061A.00	Site F Zoning Lot Site Plan	12/18/2018
Z-061C.00	Site F Zoning Analysis	12/18/2018

Dwg. No.	Title	Last Revised Date
Z-071A.00	Site G Zoning Lot Site Plan	12/18/2018
Z-071C.00	Site G Zoning Analysis	12/18/2018

Sincerely,

Steven Lenard

cc. A. Laremont
S. Amron
LURDOB_DL
K. Ramnarine
A. Sommer
A. Grande
J. Mangin
Applicant