DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

February 2, 2026

Reda Shehata, R.A.
Borough Commissioner
Department of Buildings
345 Adams Street, 3rd Floor
Brooklyn, NY 11201

Re: Applic. Nos. C 250286(A) ZSK & C 250287 ZSK
Herkimer-Williams
Large Scale General Development generally bounded by a line 100 feet northerly of Herkimer Street, Williams Place, Fulton Street, East New York Avenue, Williams Place, a line 98.58 feet northerly of Atlantic Avenue, a line 25 feet easterly of Van Sinderen Avenue, Atlantic Avenue, Van Sinderen Avenue, a line 236.58 feet northerly of Atlantic Avenue, a line 90 feet easterly of Van Sinderen Avenue, Herkimer Street, and Van Sinderen Avenue
Block 1555, Lots 19 and p/o 1; Block 1576, Lots 1, 34, and p/o 13; and Block 1577, Lots 1, 7, 17, 26, 32, 35, 51, 53, 56, and 58
C6-4 and M1-6 Districts
Borough of Brooklyn
Community District 5

Dear Commissioner Shehata:

Please be advised of the following applications (C 250286(A) ZSK & C 250287 ZSK) submitted by Broadway Junction Partners LLC, in connection with a proposed mixed-use development, within a Large-Scale General Development on property at the above referenced location, as follows:

1. C 250286(A) ZSK – an application for the grant of special permits pursuant to the following sections of the Zoning Resolution:

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

    b. Section 74-743(a)(2) – to allow the location of buildings without regard for the rear yard regulations of Sections 23-34 (Rear Yard and Rear Yard Equivalent Requirements), 33-26 (Minimum Required Rear Yards), 33-28 (Special Provisions for Through Lots), 43-26 (Minimum Required Rear Yards), and 43-28 (Special Provisions for Through Lots), and the height and setback regulations of Sections 23-432 (Height and setback requirements), 23-433 (Standard setback regulations), and 43-43 (Maximum Height of Front Wall and Required Front Setbacks);

    was approved by the City Planning Commission on November 17, 2025 (Cal. No. 6) and by the City Council on December 18, 2025 (Res. No. 1213), on which date said Resolution of Approval became effective; and

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2. C 250287 ZSK – an application for the grant of special permit pursuant to Section 74-161 of the Zoning Resolution to modify the 10,000 square-foot size limitation for Use Group VI (Retail Trade Establishments), was approved by the City Planning Commission on November 17, 2025 (Cal. No. 4) and by the City Council on December 18, 2024 (Res. No. 1212), on which date said Resolution of Approval became effective.

THE SPECIAL PERMITS (C 250286(A) ZSK & C 250287 ZSK) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTIONS 74-743 AND 74-761, 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 250285 ZMK – an application submitted by Broadway Junction Partners LLC for an amendment of the Zoning Map, Section No. 17c, by changing from an M1-2 District to a C6-4 and M1-6 Districts, was approved by the City Planning Commission November 17, 2025 (Cal. No. 1) and by the City Council on December 18, 2025 (Res. No. 1209), on which date said Resolution of Approval became effective;

N 250284 ZRK – an application submitted by Broadway Junction Partners LLC for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing Area, was approved by the City Planning Commission on November 17, 2025 (Cal. No. 2) and by the City Council with modification, on December 18, 2025 (Res. No. 1210), on which date said Resolution of Approval became effective; and

C 250288 PCK – an application submitted by the Department of Citywide Administrative Services and the Economic Development Corporation for the acquisition of property located at Block 1555, Lot 19, and for site selection of such property for publicly accessible open space, was approved by the City Planning Commission on November 17, 2025 (Cal. No. 3) and by the City Council on December 18, 2025 (Res. No. 1211), on which date said Resolution of Approval became effective.

In connection with the special permit (C 250286(A) ZSK), the applicant executed a Declaration of Large-Scale General Development (N 260017 LDK), which was recorded on 01/26/2026 (CFRN: 2026000024901), and which contains special conditions to the issuance of the building permit and/or certificate of occupancy. Questions regarding these provisions should be directed to DCP Counsel Annazizi Too at (212) 720-3641

Enclosed for your information are the following:

1. a copy of the applications C 250285 ZMK, C 250286(A) ZSK, C 250287 ZSK, N 250284 ZRK & C 250288 PCK;

2. a copy of the City Planning Commission reports for applications C 250285 ZMK, C 250286(A) ZSK, C 250287 ZSK, N 250284 ZRK & C 250288 PCK, dated November 17, 2025 (Cal Nos. 1, 6, 4, 2, and 3, respectively);

3. a copy of the City Council's Resolutions of Approvals for applications C 250285 ZMK, C 250286(A) ZSK, C 250287 ZSK, N 250284 ZRK & C 250288 PCK, dated December 18, 2025 (Res. Nos. 1213, 1212, 1209, 1210, and 1211, respectively);

4. a copy of the Restrictive Declaration for (260017 LDK), dated November 17, 2025, executed by Broadway Junction Partners LLC and 2465 Atlantic LLC, and recorded in the New York County Office of the City Register on 01/26/2026 (CRFN 2026000024901); and

5. the following approved drawings prepared by WXY Architecture + Urban Design:

C 250286(A) ZSK

Z-Series

Dwg. No.	Title	Last Date Revised
Z-011.00	LSGD Zoning Calculation	08/21/2025
Z-012.00	LSGD Site Plan	08/21/2025
Z-014.00	LSGD Urban Design Controls Axonometric	08/21/2025
Z-020.00	Parcel 1 Zoning Lot Site Plan	05/16/2025
Z-030.00	Parcel 2 Zoning Lot Site Plan	08/21/2025
Z-032.00	Parcel 2 Waiver Plan	08/21/2025
Z-033.00	Parcel 2 Waiver Sections	08/21/2025
Z-040.00	Parcel 3 Zoning Lot Site Plan	05/16/2025
Z-042.00	Parcel 3 Waiver Plan	05/16/2025
Z-043.00	Parcel 3 Waiver Sections	05/16/2025
Z-050.00	Parcel 4/5 Zoning Lot Site Plan	05/16/2025
Z-052.00	Parcel 4/5 Waiver Plan	05/16/2025
Z-053.00	Parcel 4/5 Waiver Sections	05/16/2025

L-Series

Dwg. No.	Title	Last Date Revised
L-001.00	PAA Plan	05/16/2025
L-010.00	PAA 1 – Illustrative Site Plan	05/16/2025
L-020.00	PAA 3 Plan	05/16/2025
L-021.00	PAA 3 Planting Plan	05/16/2025
L-022.00	PAA 3 Seating/ Furniture Plan	05/16/2025
L-023.00	PAA 3 Signage Plan and Details	05/16/2025
L-030.00	PAA 4 Plan	05/16/2025

L-031.00	PAA 4 Planting Plan	05/16/2025
L-032.00	PAA 4 Seating/ Furniture Plan	05/16/2025
L-033.00	PAA 4 Signage Plan and Details	05/16/2025
L-040.00	PAA 5A Plan	05/16/2025
L-041.00	PAA 5A Planting Plan	05/16/2025
L-042.00	PAA 5A Seating/ Furniture Plan	05/16/2025
L-043.00	PAA 5A Signage Plan and Details	05/16/2025
L-050.00	PAA 5B Plan	05/16/2025
L-051.00	PAA 5B Planting Plan	05/16/2025
L-052.00	PAA 5B Seating/ Furniture Plan	05/16/2025
L-053.00	PAA 5B Signage Plan and Details	05/16/2025

C 250287 ZSK

Dwg. No.	**Title**	**Last Date Revised**
Z-011.00	LSGD Zoning Calculation	08/21/2025
Z-050.00	Parcel 4/5 Zoning Lot Site Plan	05/16/2025
Z-054.00	Parcel 5 Retail Use Waiver Plan	05/16/2025

Sincerely,

Steven Lenard

cc. LURDOB_DL
K. Ramnarine
C. Ogilvie-Laing
J. Halim
A. Sommer
K. Wood
J. Hirakawa
A. Too
Applicant