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Hanif Yazdi
Department of City Planning – Brooklyn Office
16 Court Street, Suite 706
Brooklyn, NY 11241

Re: Response to DCP Review Comments – 364 Coney Island Avenue Rezoning (2024K0369)

Dear Mr. Yazdi:

We are writing in response to the Department of City Planning's comment letter dated June 23, 2025, regarding the review of the Draft Land Use Application (DLUA) for the 364 Coney Island Avenue Rezoning. This response letter corresponds with the Filed Land Use Application (FLUA) and a summary of comments and responses are outlined below.

1. Land Use Application
Comment: See attached comments.

Response: All revisions requested in the attached comments have been incorporated into the Land Use Application. A clean and redlined version is included in the resubmission package for your review.

2. Project Description
Comment: See attached comments.

Response: The Project Description has been updated to address DCP's feedback.

3. MIH Map
Comments:
- Title of Appendix F updated to "Mandatory Inclusionary Housing Areas and former

Inclusionary Housing Designated Areas."
- "BROOKLYN" capitalized above "Community District 7."
- Removed "Program" from legend lines and adjusted capitalization per guidance.
- Underscored "Portion of Community District 7, Brooklyn" below the graphic.

Response: All map and legend edits have been made per DCP direction. The revised MIH Map is included in the updated application materials.

4. Project Area Photos
Comment: Submit photos with one image per page.

Response: The Project Area Photo document has been reformatted accordingly, with one photo per page and consistent labeling for clarity.

5. Illustrative Drawings
Comment: Provide pedestrian perspective along Coney Island Avenue and a ground floor plan.

Response: A pedestrian eye-level rendering along Coney Island Avenue has been prepared and added to the plan set. The ground floor plan has also been included in the updated illustrative drawings set.

Additional Comment – Racial Equity Report
Comment: Ensure submission per latest guidelines and updated template.

Response: A Racial Equity Report is under preparation and will be submitted shortly.

Sincerely,

Justin Jarboe

Eric Palatnik, P.C. on behalf of 364 Coney Island Avenue LLC