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January 11, 2021

VIA EMAIL
Central Intake
New York City Department of City Planning
120 Broadway, 31st Floor
New York, New York 10271
Attn: Ms. Sara Avila

Re: ULURP Application for 840 Atlantic Avenue (Block 1122, Lots 1, 9, 10, 68, 69, 70 and 71), Borough of Brooklyn ("Premises")

Dear Ms. Avila,

Enclosed please find a digital copy of a land use application by Vanderbilt Atlantic Holdings LLC for the following land use actions to facilitate a new 18-story residential, commercial and community facility building at the above-referenced Premises:

- Zoning Map amendment to rezone the majority of the Development Site from M1-2 and R6B to C6-3X;

- Zoning Text amendment to establish a Mandatory Inclusionary Housing area over the Rezoning Area; and

- Zoning Text amendment to allow flexibility in street wall location for zoning lots with frontage on Atlantic Avenue in C6-3X zoning districts within Community District 8 in Brooklyn.

The land use application has been revised to respond to comments made by the Department of City Planning dated May 4, 2020, as noted in the enclosed annotated comment memo.

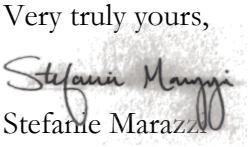
The land use application contains the following documents:

1. LR Form;
2. Supplemental ZM and ZR Form;
3. Description of Proposal;
4. Zoning Map;
5. Tax Map;
6. Land Use/Area Map;
7. Project Area Photographs;
8. Text Amendment – MIH and Street Wall;
9. Zoning Change Map;

10. Zoning Comparison Table; and
11. Owner Authorization.

Thank you for your time and consideration of this application.

Very truly yours,



Stefanie Marazzi

Encls.

cc: Jonah Rogoff, Brooklyn Office (*by email*)
Winston Von Engel, Director, Brooklyn Office (*by email*)
Tom Li, Vanderbilt Atlantic Holdings (*by email*)
Zev Steinmetz, Complete Development Co. (*by email*)
Aron Feldman, Complete Development Co. (*by email*)
Tucker Reed, Totem (*by email*)
Eugene Mekhtiyev, IMC Architecture (*by email*)
Christina Szczepanski, Philip Habib & Associates (*by email*)
Benjamin Stark, Hirschen Singer & Epstein LLP