NOTICE OF CERTIFICATION

Pursuant to:

Choose One: ■ Uniform Land Use Review Procedure ☐ Expedited Land Use Review Procedure

Select if applicable (in addition to the Procedure above): ■ Affordable Housing Appeals Board Eligible

Application #: C 240218 ZMK	**Project Name**: Park Avenue Brooklyn Rezoning
CEQR Number: 24DCP124K	**Borough(s)**: Brooklyn **Community District Number(s)**: K03
Please use the above application number on all correspondence concerning this application	

Related Applications:	N 240219 ZRK				

Applicant(s):

Isaac Levy
Park Avenue Rezoning Partners LLC
116 Skillman Street, Suite 1
Brooklyn, NY 11205

Applicant Contact:

Benjamin Stark
Hirschen Singer & Epstein LLP
902 Broadway, 13th Floor
New York, NY 10010

Contact: *Address questions about this application to the following DCP Office:*

DEPARTMENT OF CITY PLANNING
Address: Brooklyn Office
16 Court Street, 7th Fl. Brooklyn, NY 11241-0103
Phone: 718-780-8280
Email: BK_DL@planning.nyc.gov

Public Review Timeline:

On **03/16/2026** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **03/25/2026** and must be completed by **05/26/0202**

***Docket Description**:*

IN THE MATTER OF an application submitted by Park Avenue Rezoning partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12d & 13b:

1. changing from an M1-1 District an M1-4/R6-1 District property bounded by a line 100 feet southerly of Park Avenue, Sandford Street, a line 325 feet southerly of Park Avenue, Walworth Street, a line 225 feet southerly of Park Avenue, and Spencer Street;

2. changing from an M1-2 District an M1-4/R6-1 District property bounded by a line 250 feet northerly of Park Avenue, a line midway between Walworth Street and Spencer Street, a line 100 feet northerly of Park Avenue and a line midway between Spencer Street and Bedford Avenue, and;

3. changing from an M1-1 District an M1-4/R7D District property bounded by Park Avenue, Sandford Street, a line 100 feet southerly of Park Avenue, and Spencer Street;

4. changing from an M1-2 District an M1-4/R7D District property bounded by a line 100 feet northerly of Park Avenue, Warsoff Place, Park Avenue, and a line midway between Spencer Street and Bedford Avenue; and

5. establishing a Special Mixed Use District (MX-4) bounded by a line 250 feet northerly of Park Avenue, a line midway between Walworth Street and Spencer Street, a line 100 feet northerly of Park Avenue, Warsoff Place, Sandford Street, a line 325 feet southerly of Park Avenue, Walworth Street, a line 225 feet southerly of Park Avenue, Spencer Street, Park Avenue, and a line midway between Spencer Street and Bedford Avenue;

as shown on a diagram (for illustrative purposes only) dated March 16, 2026, and subject to the conditions of CEQR Declaration E-898.