CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

September 4, 2025

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

Re: Applic. No. N 240296 ZCK
2201-2227 Neptune Avenue Rezoning
2227 Neptune Avenue
Block 6690, Lots 1 and 10
M1-5/ R7-3 Districts
Special Mixed Use District
Borough of Brooklyn
Community District 13

Dear Commissioner Shehata:

Please be advised that the application (N 240296 ZCK) submitted by Neptune Avenue Commercial, LLC for certification by the Chairperson of the City Planning Commission to the Department of Buildings pursuant to Section 62-811(a) of the Zoning Resolution that:

1. there are no requirements for waterfront public access for a proposed development pursuant to Section 62-52 (Applicability of Waterfront Public Access Area Requirements), as the zoning lot is not a waterfront zoning lot; and

2. there are no visual corridor requirements through the zoning lot pursuant to Section 62-51 (Applicability of Visual Corridor Requirements), as there are visual corridors on either side of the zoning lot that are located within 600 feet of each other;

in connection with a proposed mixed-use development at the above referenced property, is hereby certified.

AN EXCAVATION OR BUILDING PERMIT FOR THE ABOVE REFERENCED PROPERTIES MAY BE ISSUED IN ACCORDANCE WITH THE CERTIFICATION (N 240296 ZCK) SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS THAT ALL OTHER PROVISIONS OF ARTICLE VI, CHAPTER 2, AND ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION HAVE BEEN COMPLIED WITH.

Daniel R. Garodnick, Chair
City Planning Commission
120 Broadway – 31st Floor, New York, N.Y. 10271
(212) 720-3200 FAX (212) 720-3303
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Implementation of this Proposal also requires the following related actions:

C 240294 ZMK – an application submitted by Neptune Avenue Commercial, LLC for an amendment of the Zoning Map, Section No. 28d, by changing from an M1-2 District to an M1-5/R7-3 District, and by establishing within the proposed M1-5/R7-3 District a Special Mixed Use District, was approved by the City Planning Commission on April 9, 2025 (Cal. No. 8) and by the City Council on May 28, 2025 (Res. No. 0906), on which date said Resolution of Approval became effective; and

N 240295 ZRK – an application submitted by Neptune Avenue Commercial, LLC for an amendment of the Zoning Resolution, establishing a Special Mixed Use District and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, was approved by the City Planning Commission on April 9, 2025 (Cal. No. 9) and by the City Council on May 28, 2025 (Res. No. 0907), on which date said Resolution of Approval became effective.

Enclosed for your information are the following:

1. a copy of applications C 240294 ZMK, N 240295 ZRK, and N 240296 ZCK;

2. a copy of the City Planning Commission reports for applications C 240294 ZMK and N 240295 ZRK, dated April 9, 2025 (Cal. Nos. 8 and 9 respectively); and

3. a copy of the City Council's Resolutions of Approval for applications C 240294 ZMK, N 240295 ZRK, dated April 18, 2024 (Res. Nos. 0906 and 0907, respectively).

Sincerely,

Daniel R. Garodnick

cc. LURDOB_DL
S. Lenard
K. Ramnarine
C. Ogilvie-Laing
S. Gillem
D. Answini
D. Weissglass
A. Sommer
S. Golan
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Applicant