DEPARTMENT OF CITY
PLANNING CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

November 29, 2022

Reda Shehata, R.A.
Borough Commissioner
Department of Buildings
210 Joralemon Street, 8th Floor
Brooklyn, NY 11201

Re: Applic. No. C 210260 ZSK - 870-888 Atlantic Avenue Rezoning
870-888 Atlantic Avenue
Block 1122, Lots 21 & 26,
C6-3A District
Borough of Brooklyn
Community District 8

Dear Commissioner Shehata:

Please be advised that the application (C 210260 ZSK) submitted by Y & T Development LLC for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to reduce the number of required accessory off-street parking spaces to 40 spaces, for dwelling units in a development within a Transit Zone that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on the property at the above referenced location, was approved by the City Planning Commission on February 16, 2022 (Cal. No. 13) and by the City Council on April 28, 2022 (Res. No. 0148), on which date said Resolution of Approval became effective.

THE SPECIAL PERMIT (C 210260 ZSK), HAS BEEN APPROVED SOLELY PURSUANT TO SECTION 74-533 OF THE ZONING RESOLUTION AND IS SUBJECT TO VERFICIATION 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 210335 ZMK - an application submitted by Y & T Development LLC for an amendment of the Zoning Map, Section No. 16c by changing an M1-1 District to a C6-3A, which was approved by the City Planning Commission on February 16, 2022 (Cal. No. 11) and by the City

Council, on February 24, 2022 (Res. No. 0146), on which date said Resolution of Approval became effective.

N 210336 ZRK - an application submitted by Y & T Development LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying bulk regulations for a portion of the Special Ocean Parkway District and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, which was approved by the City Planning Commission on February 16, 2022 (Cal. No. 12) and by the City Council, with modifications, on April 28, 2022 (Res. No. 0147), on which date said Resolution of Approval became effective.

Enclosed for your information are the following:

1. a copy of applications C 210260 ZSK, C 210335 ZMK & N 210336 ZRK

2. a copy of the City Planning Commission reports for applications C 210260 ZSK, C 210335 ZMK & N 210336 ZRK, dated February 16, 2022 (Cal. Nos. 13, 11 & 12, respectively);

3. a copy of the City Council's Resolutions of Approvals for applications C 210260 ZSK, C 210335 ZMK & N 210336 ZRK, dated April 28, 2022 (Res. Nos. 0148, 0146 & 0147, respectively); and

4. the following approved drawings prepared by Archimaera Architects:

| Dwg. No. | Title | Last Date Revised |
|---|---|---|
| 9 | Zoning Analysis Site Plan | 02/10/2022 |

Sincerely,

Steven Lenard

cc. S. Amron
LUR_DL
K. Ramnarine
X. Chang
J. Rogoff
A. Sommer
K. Wood
D. Answini
Applicant