NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: C 250250 ZSK	**Project Name**: 2950 West 24th St Rezoning
CEQR Number: 24DCP134K	**Borough(s)**: Brooklyn **Community District Number(s)**: 13

Please use the above application number on all correspondence concerning this application

***Docket Description**:*

IN THE MATTER OF an application submitted by Ocean Towers Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to permit:

1. the distribution of the total allowable floor area under the applicable district regulations of Section 23-22 (Floor Area Regulations for R6 Through R12 Districts) without regard for zoning district boundaries; and

2. the location of buildings without regard for the distance between buildings requirements of Section 23-371 (Standard minimum distance between buildings), and the height and setback requirements of Section 23-432 (Height and setback requirements);

to facilitate a proposed mixed-use development, within a Large-Scale General Development generally bounded by a line 100 feet southerly of Mermaid Avenue, West 24th Street, Surf Avenue, and West 25th Street (Block 7055, Lot 13), within R6, R7-3*, and R7-3/C2-4* Districts, Borough of Brooklyn, Community District 13.

* Note: The site is proposed to be rezoned by eliminating a C1-2 District from within an existing R6, and by changing an R6 District to R7-3 and R7-3/C2-4 Districts, under a concurrent related application for a Zoning Map Change (C 250248 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at https://zap.planning.nyc.gov/projects/2023K0183 or at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

Related Applications:	C 250248 ZMK	N 250249 ZRK	C 250215 ZSK	N 250251 LDK	

Applicant(s):	**Applicant Contact**:
Ocean Towers Partners LLC 111 North Central Avenue, Suite 425 Hartsdale, NY 11224	Fayanne Betan Sheldon Lobel, P.C. 122 East 42nd Street New York, NY 10168

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

DEPARTMENT OF CITY PLANNING

Brooklyn Office

Address: 16 Court Street, 7th Fl. Brooklyn, NY 11241-0103

Phone: 718-780-8280

Email: BK_DL@planning.nyc.gov

Public Review Timeline:

On 01/21/2026 the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on 01/30/2026 and must be completed by 03/30/2026