DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

July 17, 2024

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

Re: Applic. Nos. C 230337 ZMK, N 230338 ZRK, C 230339 ZSK, and C 230340 ZSK
341 10th Street Rezoning and LSGD Special Permits
Large Scale General Development generally bounded by a line 100 feet northeasterly of 10th Street, a line 345 feet northwesterly of 5th Avenue, 9th Street, a line 95 feet northwesterly of 5th Avenue, 10th Street, and a line 88 feet southeasterly of 4th Avenue
Block 1010, Lot 26
R7-3 and R7-3/C2-4 Districts
Borough of Brooklyn
Community District 6

Dear Commissioner Shehata:

Please be advised of the following applications (C 230339 ZSK and C 230340 ZSK) submitted by Stellar 341 LLC in connection with a proposed mixed-use development seeking bulk modifications, within a large-scale general development in a Transit Zone, on property at the above referenced location, as follows:

1. C 230339 ZSK – an application for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Sections 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residence for seniors) and the rear yard regulations of Section 23-47 (Minimum Required Rear Yards) and Section 23-532 (Required rear yard equivalents), was approved by the City Planning Commission on March 6, 2024 (Cal. No. 9) and by the City Council on April 18, 2024 (Res. No. 0386), on which date said Resolution of Approval became effective; and

2. C 230340 ZSK – an application for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to allow the reduction of previously required accessory residential off-street parking spaces from 77 to 39 spaces, and to allow the waiver of the required accessory residential off-street parking spaces, was approved by the City Planning Commission on March 6, 2024 (Cal. No. 10) and by the City Council on April 18, 2024 (Res. No. 0387) on which date said Resolution of Approval became effective.

THE SPECIAL PERMITS (C 230339 ZSK AND 230340 ZSK) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTION 74-743 AND SECTION 74-532, RESPECTIVELY, OF THE ZONING RESOLUTION AND ARE SUBJECT TO VERIFICATION 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 230337 ZMK – an application submitted by Stellar 341 LLC for an amendment of the Zoning Map, Section No. 16d, by changing from an R6A District to an R7-3 District, and by changing from an R6B District to an R7-3 District, and by establishing within the proposed R7-3 District a C2-4 District, was approved by the City Planning Commission on March 6, 2024 (Cal. No. 7) and by the City Council on April 18. 2024 (Res. No. 0383), on which date said Resolution of Approval became effective; and

N 230338 ZRK – an application submitted by Stellar 341 LLC for an amendment of the Zoning Resolution, establishing bulk regulations applicable to R7-3 within MIH areas and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing Areas, was approved by the City Planning Commission on March 6, 2024 (Cal. No. 8) and by the City Council on April 18, 2024 (Res. No. 0384) on which date said Resolution of Approval became effective.

In connection with the special permits (C 230339 ZSK and C 230340 ZSK), the applicant executed a Revised Declaration of Large-Scale General Development (N 230341 LDK), dated June 19, 2024, recorded on July 02, 2024 (CRFN: 2024000167917), and which contains special conditions to the issuance of building permits or certificates of occupancy. Questions regarding these provisions should be directed to DCP Associate Counsel Dominick Answini at 212-720-3676.

Enclosed for your information are the following:

1. a copy of applications C 230337 ZMK, N 230338 ZRK, C 230339 ZSK and C 230340 ZSK;

2. a copy of the City Planning Commission reports for applications C 230337 ZMK, N 230338 ZRK, C 230339 ZSK and C 230340 ZSK, dated March 6, 2024 (Cal. Nos. 7, 8, 9, and 10 respectively);

3. a copy of the City Council's Resolutions of Approvals for applications C 230337 ZMK, N 230338 ZRK, C 230339 ZSK and C 230340 ZSK, dated April 18, 2024 (Res. Nos. 0383, 0384, 0386, and 0387, respectively);

4. a copy of the Revised Declaration of Large-Scale General Development (N 230341 LDK), dated June 19, 2024, executed by Stellar 341 LLC and recorded in the City of New York Office of the City Register on July 02, 2024 (CFRN: 2024000167917); and

5. the following approved drawings prepared by Marvel Architects:

C 230339 ZSK

Dwg. No.	Title	Last Date Revised
U-002.00	LSGD Site Plan	09/15/2023
U-003.00	LSGD Zoning Calculations	10/02/2023
U-006.00	Zoning Diagrams – Waiver Plan	10/02/2023
U-007.00	Zoning Sections I	10/02/2023
U-008.00	Zoning Sections II	09/15/2023
U-009.00	Zoning Diagrams - Axonometrics	09/15/2023

C 230340 ZSK

Dwg. No.	Title	Last Date Revised
U-002.00	LSGD Site Plan	09/15/2023
U-003.00	LSGD Zoning Calculations	10/02/2023

Sincerely,

Steven Lenard

cc. LURDOB_DL
S. Wong
K. Ramnarine
C. Ogilvie-Laing
S. Gillem
E. Bachman
J. Rogoff
D. Answini
Applicant