CORRECTED

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

January 17, 2025

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

Re: Applic. No. C 230358 ZSK
962-972 Franklin Avenue Rezoning
970 Franklin Avenue
Block 1192, Lots 63 & 66
R7D and R7D/C2-4 Districts
Borough of Brooklyn
Community District 9

Dear Commissioner Shehata:

Please be advised that the application (C 230358 ZSK) submitted by Franklin Ave Acquisition LLC for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to reduce the number of required accessory off-street parking 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 property at the above referenced location, was approved by the City Planning Commission on September 23, 2024 (Cal. No. 4) and by the City Council on November 21, 2024 (Res. No. 667), on which date said Resolution of Approval became effective.

THE SPECIAL PERMIT (C 230358 ZSK) HAS BEEN APPROVED SOLELY PURSUANT TO SECTION 74-52 OF THE ZONING RESOLUTION AND IS 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 230356 ZMK - an application submitted by Franklin Ave Acquisition LLC, pursuant to Sections 197c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 16d by changing an R6A District to an R7D District, and by establishing within the proposed R7D District a C2-4 District, which was approved by the City Planning Commission on September 23, 2024 (Cal. No. 1) and by the City Council on November 21, 2024 (Res. No. 665), on which date said Resolution of Approval became effective.

N 230357(A) ZRK - an application submitted by Franklin Ave Acquisition 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 Community District 9 in the Borough of Brooklyn and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, which was approved by the City Planning Commission on September 23, 2024 (Cal. No. 3) and by the City Council on November 21, 2024 (Res. No. 666), on which date said Resolution of Approval became effective.

Enclosed for your information are the following:

1. a copy of the applications C 230356 ZMK, N 230357(A) ZRK, and C 230358 ZSK;

2. a copy of the City Planning Commission reports for applications C 230356 ZMK, N 230357(A) ZRK, and C 230358 ZSK, dated September 23, 2024 (Cal. Nos. 1, 3, and 4, respectively);

3. a copy of the City Council's Resolution of Approvals for applications C 230356 ZMK, N 230357(A) ZRK, and C 230358 ZSK, dated November 21, 2024 (Res. Nos. 665, 666, and 667, respectively); and

4. the following approved drawing prepared by Hill West Architects:

Dwg. No.	Title	Last Date Revised
Z-02	Site Plan/ Zoning Analysis	11/14/2024

Sincerely,

Steven Lenard

cc: LURDOB_DL
K. Ramnarine
C. Ogilvie-Laing
J. Halim
J. Vogel
A. Sommer
K. Wood
S. Myers
Applicant