Brooklyn Office

Daniel R. Garodnick, Director
Department of City Planning

4/8/2024

To: Flushing Condo Holdings LLC
CC: Amanda Ianotti

Re: DCP Review – 2022K0179 Filed Land Use Application, Version 1 - Comments

347 Flushing Avenue Rezoning

Dear Ms. Ianotti,

DCP has completed its review of the Filed Land Use Application received at the Department of City Planning (DCP) on February 20, 2024 for the aforementioned project. The following required comments must be addressed, and package revised and resubmitted to further review. Note that not all comments are necessarily required as indicated in the chart below. After answering the questions and responding to the feedback below, the applicant team should proceed to submit a full version of revised Land Use Application. Any delays will impact the remaining pre-certification timeline. However, keep in mind that the quickest path to certification or referral is fewer revision loops which is achieved by submitting materials that are responsive to the comments provided. If submitting the revised application package is anticipated on a later date, please let me know as soon as possible.

Department of City Planning			
#	**Document**	**Required ? (Yes/No)**	**Comments**
1	**LR3**	**Yes**	Please see and respond to comments written in margins
2	**Zoning Comparison Table**	**Yes**	Please see and respond to comments written in margins
3	**Project Area Photographs**	**Yes**	Please update. Photos are from two years ago and should be from within the last 12 months. Photos should show both the exterior and interior of the current Development Site, since a change to permitted uses is part of the application.
4	**LR3**	**No**	We anticipate Commission will have the following concerns and we recommend you address in more detail, though not required to do so: • Noncompliance of the current building layout under M1-2 zoning (Combined FAR for Commercial and Manufacturing space exceeds 2.0) • Size of ambulatory medical facility proposed to shrink by about 50% under new layout • Why you are not applying for one of the new M zoning districts being created under the Zoning for Economic Opportunity text amendment

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Please refer to the standards on the DCP Website for instructions, standards, and guidance. A new package has been made available for the submission of revised materials. If you have any questions about the comments or process, please contact me at jfraade@planning.nyc.gov.

Sincerely,

Jordan Fraade

CC: Alex Sommer, Kerensa Wood, Jonah Rogoff, Joshua Vogel