DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Anita Laremont, Director
Department of City Planning

December 1, 2021

Kazimir Vilenchik, P.E.
Borough Commissioner
Department of Buildings
210 Joralemon Street, 8th Floor
Brooklyn, NY 11201

Re: Applic. Nos. C 190409 HAK, C 190410 ZMK, N 190411 ZRK & C 190421 ZSK
515 Blake Avenue
Bounded by Sutter Avenue, Hinsdale Street, a line 50 feet northerly of Blake Avenue, and line midway between Snediker Avenue and Hinsdale Street, Blake Avenue, and Snediker Avenue
Block 3766, Lot 1
R6A, R7D/C1-4 and R7D/C2-4 Districts
Large-Scale General Development
Borough of Brooklyn
Community District 5

Dear Commissioner Vilenchik:

Please be advised of the application (C 190421 ZSK) submitted by the New York City Department of Housing Preservation and Development for the grant of a special permit pursuant to Section 74-743(a) of the Zoning Resolution to allow the distribution of total allowable floor area without regard to zoning district lines in connection with a proposed mixed-use development within a large-scale general development bounded by Sutter Avenue, Hinsdale Street, a line 50 feet northerly of Blake Avenue, and line midway between Snediker Avenue and Hinsdale Street, Blake Avenue, and Snediker Avenue (Block 3766, Lot 1), was approved by the City Planning Commission on October 16, 2019 (Cal. No. 5) and adopted by the City Council on December 10, 2019 (Res. No. 1190), on which date said Resolution of Approval became effective.

THE SPECIAL PERMIT (C 190421 ZSK) HAS BEEN APPROVED SOLELY PURSUANT TO SECTION 74-743(a) 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 190409 HAK - an application for a UDAAP designation, project approval, and disposition of City-owned property to dispose of property, was approved by the City Planning Commission on October 16, 2019 (Cal. No. 2) and by the City Council on December 10, 2019 (Res. No. 1187), on which date said Resolution of Approval became effective;

C 190410 ZMK - an application for an amendment to the Zoning Map, Section No. 17d to change a C4-3 district, an R6 district and an R6/C2-3 district to an R6A district, an R7D/C1-4 district and an R7D/C2-4
districts at above referenced location, was approved by the City Planning Commission on October 16, 2019 (Cal. No. 3) and by the City Council on December 10, 2019 (Res. No. 1188), on which date said Resolution of Approval became effective; and

N 190411 ZRK - an application for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F to establish a Mandatory Inclusionary Housing Area, was approved by the City Planning Commission on October 16, 2019 (Cal. No. 4) and by the City Council on December 10, 2019 (Res. No. 1189), on which date said Resolution of Approval became effective.

In connection with the application (C 190421 ZSK), the applicant executed a Declaration of Large-Scale General Development, which was recorded on March 25, 2021 (CRFN: 2021000110337) and which contains special conditions to the issuance of a building permit and/or certificate of occupancy. Questions regarding these provisions should be directed to DCP Counsel John Mangin at (212)-720-3454.

Enclosed for your information are the following:

1. a copy of applications C 190409 HAK, C 190410 ZMK, N 190411 ZRK and C 190421 ZSK;

2. a copy of the City Planning Commission report for applications (C 190409 HAK, C 190410 ZMK, C 190411 ZRK and C 190421 ZSK), dated October 16, 2019 (Cal. Nos. 2, 3, 4 and 5, respectively);

3. a copy of the City Council's Resolutions of Approvals for applications (C 190409 HAK, C 190410 ZMK, C 190411 ZRK and C 190421 ZSK), dated December 10, 2019 (Res. Nos. 1187, 1188, 1189, and 1190, respectively);

4. a copy of the Declaration, dated December 7, 2020, executed by HELP 515 BLAKE AVENUE HOUSING DEVELOPMENT FUND CORPORATION and recorded in the New York City Office of the City Register on March 25, 2021 (CRFN: 2021000110337); and

5. the following approved drawings prepared by Curtis and Ginsberg Architects LLP:

Dwg. No.	**Title**	**Last Date Revised**
U-001	Proposed Site Plan	05/15/2019
Z-001	Zoning Analysis	05/15/2019
U-004	Sections I	05/15/2019
U-005	Sections II	05/15/2019

Sincerely,

Steven Lenard

cc. E. Addae
S. Whitham
LURDOB_DL
K. Ramnarine
A. Paty-Diaz
W. Von Engel
J. Mangin
Applicant