NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #:	**Project Name**: 109 Marcus Garvey Boulevard LSGD
C 240400 ZSK	
CEQR Number:	**Borough(s)**: Brooklyn
24DCP100K	**Community District Number(s)**: 03

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

***Docket Description**:*

IN THE MATTER OF an application submitted by Phoenix Realty Group, 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(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), in connection with a proposed mixed-use developments, within a large-scale general development bounded by Vernon Avenue, a line 100 feet westerly of Lewis Avenue - Dr. Sandy F. Ray Boulevard, Willoughby Avenue, and Marcus Garvey Boulevard (Block 1588, Lot 1), in an R7A* and R7A/C2-4* Districts, Borough of Brooklyn, Community District 3.

*Note: The site is proposed to be rezoned by changing existing R6 District to an R7A District, under a concurrent related application for a Zoning Map change (C 240399 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/2023K0128, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

Related Applications:	N 240398 ZRK	C 240399 ZMK	N 240401 LDK		

Applicant(s):		**Applicant Contact**:
Phoenix Reality Group, LLC 551 Madison Ave New York, NY 10022		Eric Palatnik Eric Palatnik, PC 32 Broadway New York, NY 10004

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 **12/02/2024** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **12/11/2024** and must be completed by **02/10/2025**