CITY PLANNING COMMISSION
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Anita Laremont, Director
Department of City Planning

December 10, 2021

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

Re: Applic. Nos. C 210278 ZMK, N 210279 ZRK, C 210280 ZSK & C 210281 ZSK
130 St. Felix Street
Block 2111, Lots 37, 40, & 1001-1199
C6-4 & C6-6 Districts
Special Downtown Brooklyn District (DB)
Borough of Brooklyn
Community District 2

Dear Commissioner Vilenchik :

Please be advised of the applications (C 210280 ZSK & C 210281 ZSK) submitted by 130 St. Felix Street LLC as follows:

1. C 210280 ZSK – an application for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required residential accessory off-street parking spaces for all 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 the property at the above referenced location, was approved by the City Planning Commission on September 22, 2021 (Cal. No. 19) and by the City Council on October 21, 2021 (Res. No. 1778), on which date said Resolution of Approval became effective; and

2. C 210281 ZSK – an application for the grant of a special permit pursuant to Section 101-82 of the Zoning Resolution to modify the tower lot coverage requirements of Section 101-223 (Tower Regulations), to modify the rear yard requirements of Section 23-532 (Required Rear Yards Equivalents) and to modify the inner court dimension requirements of Section 23-851 (Minimum Dimensions of Inner Courts), in connection with a proposed mixed-use development, on property at the above referenced location, was approved by the City Planning Commission on September 22, 2021 (Cal. No. 20), and by the City Council on October 21, 2021 (Res. No. 1779), on which date said Resolution of Approval became effective.

THE SPECIAL PERMITS (C 210280 ZSK & C 210281 ZSK) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTION 74-533 AND SECTION 101-82, 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:

1. C 210278 ZMK - an application submitted by 130 St. Felix Street LLC for an amendment of the Zoning Map, Section No. 16c, by changing a C6-1 District to C6-4 and C6-6 Districts, which was approved by the City Planning Commission on September 22, 2021 (Cal. No. 17) and by the City Council on October 21, 2021 (Res. No. 1776), on which date said Resolution of Approval became effective; and

2. N 210279 ZRK - an application submitted by 130 St. Felix Street LLC for an amendment of the Zoning Resolution of the City of New York, to modify Article X, Chapter 1 (Special Downtown Brooklyn District), and to modify Appendix F for the purposes of establishing a Mandatory Inclusionary Housing Area, which was approved by the City Planning Commission on September 22, 2021 (Cal. No. 18) and by the City Council, on October 21, 2021 (Res. No. 1777), on which date said Resolution of Approval became effective.

Enclosed for your information are the following:

1. a copy of applications C 210278 ZMK, N 210279 ZRK, C 210280 ZSK & C 210281 ZSK;

2. a copy of the City Planning Commission reports for applications C 210278 ZMK, N 210279 ZRK, C 210280 ZSK & C 210281 ZSK, dated September 22, 2021 (Cal. Nos. 17, 18, 19 & 20, respectively);

3. a copy of the City Council's Resolutions of Approvals for applications C 210278 ZMK, N 210279 ZRK, C 210280 ZSK & C 210281 ZSK, dated October 21, 2021 (Res. Nos. 1776, 1777, 1778 & 1779, respectively); and

4. the following approved drawings prepared by FX Collaborative Architects LLP:

C 210280 ZSK

Dwg. No.	Title	Last Revised Date
Z-002	Zoning Analysis	04/14/2021
Z-004	Zoning Site Plan	04/14/2021

C 210281 ZSK

Dwg. No.	Title	Last Revised Date
Z-002	Zoning Analysis	04/14/2021
Z-003	Zoning Analysis	04/14/2021

Dwg. No.	Title	Last Revised Date
Z-004	Zoning Site Plan	04/14/2021
Z-020	Waiver Plan	04/14/2021
Z-021	Waiver Sections	04/14/2021
Z-022	Waiver Sections	04/14/2021
Z-023	Waiver Sections	04/14/2021
Z-024	Waiver Sections	04/14/2021

Sincerely,

Steven Lenard

cc. S. Amron
LURDOB_DL
K. Ramnarine
A.Greenidge
W. Von Engel
A. Sommer
K. Leung-Nwaogu
J. Mangin
Applicant