NYC PLANNING

Brooklyn Office

Dan Garodnick, Director
Department of City Planning

2023 February 6

Re: DCP Review of 281-311 Marcus Garvey Blvd. Filed Land Use Application

Project Number: 2021K0145
Brooklyn, Community District 3

Dear Barak Wrobel,

This letter is in response to materials received at the Department of City Planning (DCP) on November 23, 2022. DCP has completed its review of the filed land use application for 281-311 Marcus Garvey Blvd and has the following comments. Our comments are also provided in the attached marked up documents.

Please revise and submit the filed land use application via the online Applicant Portal.

Department of City Planning			Applicant	
#	**Document**	**Comments**	**Comment Addressed (Yes/No)**	**Questions, Comments, or Explanations**
1	Land Use Form	See attached comments	Yes	See Form
2	Owners Authorization Letter	Repeat comment: Please provide owners authorization letters for all lots within the LSGD not owned by the applicant.	Yes	Auth from all owner provided
3	Zoning Map	Repeat comment: The Zoning Map is out of date. Use Zoning Sectional Map dated 11.23.2021	Yes	New map used
4	Tax Map	See attached comments	Yes	Comments Addressed
5	Photographs	Repeat comment: Photos should be taken within a year of certification. Please Update.	Yes	Updated photos included
6	Project Description	See attached comments	Yes	Comments Addressed
7	Statement of Findings	See attached comments	Yes	Comments Addressed
8	Drawings	See attached comments	Yes	Comments Addressed
9	Drawings	Please remove L-300, L-301 and L-302 from the L-series drawings (the drawings related to the playground details, basketball court details, etc.)	Yes	Sheets Removed
10	Drawings	The “POPs signage – free standing detail” should be placed back into the drawing set, please address any comments given during the draft comments.	No	Freestanding option not proposed. Only on fence and wall.
11	Text amendment	Please see attached word document with edits	Yes	Included with submission
12	Appendix F map	Please see attached .ai file for revisions and grammar comments	Yes	Revisions and grammar noted and reflected in submission

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#	Document	Comments	Comment Addressed (Yes/No)	Questions, Comments, or Explanations
	Illustrative Drawings	Please provide renderings with the context from the pedestrian perspective of the corner space, massing developments and other improvements for presentation purposes to the City Planning Commission. These do not need to be filed with the application materials, instead please email to jhirakawa@planning.nyc.gov	Not Yet	Illustrative Drawings are being prepared for presentation to commission

Additional Comments:

1. **Restrictive Dec**:
   a. Please continue coordination with DCP Counsel (and CC Jesse Hirakawa) to ensure the POPS requirements and phasing of development/open space are coordinated.

2. **Design Site Plan**:
   a. There is a discrepancy in the site plan and project description of the sidewalk widening (POPS) area of what the design is. As previously discussed, an explanation to the amount of bike racks proposed in the site plan. DCP still encourages the applicant to explore a balance of seating, landscape and lighting options within this sidewalk widening area.

Please refer to the standards on the DCP Applicant Portal for instructions, standards, and guidance. Once all revisions are complete, you may edit this document by filling in the columns under the “Applicant” heading, clarifying whether and how each comment was addressed.

If you have any questions, please email Jesse Hirakawa at jhirakawa@planning.nyc.gov

Sincerely,

Jesse Hirakawa

CC: Alex Sommer, Jonah Rogoff, Sagi Golan, Steven Lenard, Asha Greenidge, Kenny Ramnarine, Sara Avila, Stephanie Shellooe, Kiyoshi Yamazaki, Louise Cafiero, Harun Ekinoglu