



Department of
Housing Preservation
& Development
nyc.gov/hpd

ALDOFO CARRIÓN, JR.
Commissioner

NICK LUNDGREN
General Counsel/
Deputy Commissioner

Office of Legal Affairs
100 Gold Street
New York, N.Y. 10038

October 26th, 2023

Scott Pavan, RA, Borough Commissioner
Development Hub
New York City Department of Buildings
80 Centre Street, Third Floor
New York, New York 10013

Addresses: 89 Maspeth Avenue, Brooklyn
Block(s)/Lot(s): Block 2885; Lot 1
DOB Job Application #: B00587387 ("Application")
Applicant: Magnusson Architects and Planning ("Applicant")

Dear Commissioner Pavan:

The Department of Housing Preservation and Development ("HPD") of the City of New York ("City") currently plans to convey the above-referenced City-owned real property ("Property") to a private grantee for development ("Project") pursuant to Article 16 of the General Municipal Law.

The construction loan for the Project will close at the same time as the conveyance of the Property. The approval of plans and issuance of permits for the Project by the Department of Buildings pursuant to the above-referenced Application is a precondition to the closing. It will therefore be necessary for the above-referenced Applicant to obtain one or more plan approvals and permits before the closing, while the Property is still owned by the City.

HPD affirms that no construction work pursuant to such approvals and permits will commence prior to conveyance of the Property to a private owner.

This letter constitutes a construction document that shall be complied with pursuant to NYC Administrative Code § 28-105.12.2.

As stated above, construction pursuant to the requested approvals and permits will not commence until the Property is in private ownership. Because there will be no construction on City-owned land, the City Charter does not require Design Commission approval within property lines. Accordingly, HPD requests that the Department of Buildings issue the approvals and permits without treating such approval as a required item.

Yours truly,

Daphne Rubin-Vega
Associate General Counsel

