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**TESTIMONY BEFORE CITY COUNCIL
SUBCOMMITTEE ON ZONING & FRANCHISES
HAMILTON'S RESTAURANT, BROOKLYN, NY
FEBRUARY 24, 2015**

Good Morning Chairperson Weprin and Members of the Subcommittee, my name is Vincent Petraro and I represent Georgia and Kevin Read, the operators of Hamilton's Restaurant, who are with me here today.

The Read's are the principals of Lula Enterprises, LLC, the tenant of a portion of the first floor space and operator of Hamilton's Restaurant at 2826 Fort Hamilton Parkway (southeast corner of East 4th Street and Fort Hamilton Parkway). They have 12 years remaining on their lease. The owner of 2826 Fort Hamilton Parkway, Saxxes Realty LLC has authorized the filing of the subject application.

The application is to map a C2-4 Overlay District in an existing R5 Zoning District in the Windsor Terrace area of the Special Ocean Parkway District. The mapping would affect the southeast

and southwest corners of Fort Hamilton Parkway and East 4th Street. The southwest corner is another commercial establishment – Jaya Yoga East. The owners of the Jaya site are in support of the application.

Both commercial establishments are Legal Non-conforming uses. The Hamilton's site has been a commercial use since 1926, but both are in Residential Zoning Districts.

The Hamilton's site (2826) is improved with a 3-story 7,350 sq. ft. building containing 8 residential units, the restaurant, a sanitation storage use, a contractor's storage and an artist studio. The building is over built so that no new floor area will result from the rezoning.

The Jaya Yoga site contains a 3-story 4,515 sq. ft. building with 4 residential units as well as the Yoga Studio. No new floor area will result at this property either.

The purpose of the rezoning is to facilitate the application for a sidewalk café with the Department of Consumer Affairs. Such applications cannot be made in Residential Zoning Districts, despite the fact that the restaurant is located legally.

The Community Board unanimously approved the application and further, 37 individuals sent in email stating support and 13 spoke at the Land Use Committee's Public Hearing.

The Borough President recommends approval of the application with the condition that Hamilton's develop the layout of the sidewalk café in consultation with its neighbors, towards achieving consensus prior to the City Council Zoning and Franchises' Subcommittee public hearing. It is important to note that the Borough President's recommendation stated: "...the addition of a commercial zone is appropriate based on the land use and generally supports efforts that facilitate the creation and/or growth of Brooklyn based businesses. This includes rezoning opportunities that are consistent with the predominant land-use patterns and provides an opportunity for one business to grow in a manner that provides for seasonal hiring and activates the street."

Please note that the vast majority of the neighbors support this application, evidenced by the 37 emails received by the Community Board, of which the 24 received by me are attached to my testimony. Additionally, 13 people spoke at the Community Board Public Hearing, most of them in support and looking forward to the amenity of a sidewalk café at this location.

Additionally, this area's Council Member, Brad Lander, also a member of the Council's Land Use Committee, submitted testimony at the Borough President's Public Hearing, a copy of which I have attached to my submission in which he stated:

I would like to express my enthusiastic support for this zoning change, which would allow a pre-existing, legal, non-conforming restaurant to become compliant, and enable an application to the Department of Consumer Affairs to permit a sidewalk café. This change is an important step to support the ongoing operation of Hamilton's in Windsor Terrace.

Hamilton's is a relatively new but respected small, local business. The owners of Hamilton's, Georgia and Kevin Read, have taken good care to engage the local community at each step in the zoning process. Strong local businesses strengthen our neighborhoods and make Brooklyn a great place to live. The Reads are just the type of active, community-minded business-owners that I am happy to support.

In turn, I encourage the Borough President's office and City Planning Department to support the changes proposed to the zoning map which would allow Hamilton's to grow their business and continue operating within Windsor Terrace into the future.

It is important to note that, irrespective of the future sidewalk café application, this rezoning application is the right land use solution for a property that has been used commercially since 1926.

On January 6, 2015, the Reads met with neighbors to discuss and consult regarding the sidewalk café. The neighbors were happy to be a part of the process, one saying she was happy to have her voice respected, and now they better understand the proposed layout and size of the tables. They were all supportive and wished the Reads luck with the rezoning and the future sidewalk café.

Subsequently, the City Planning Commission unanimously approved this application.

Based on the foregoing, we ask that the Subcommittee on Zoning and franchises, the Land Use Committee and the City Council approve this application.

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THE COUNCIL OF
THE CITY OF NEW YORK
BRAD LANDER
DEPUTY LEADER FOR POLICY
59TH DISTRICT, BROOKLYN

CHAIR
RULES, PRIVILEGES AND ELECTIONS

COMMITTEES
LAND USE
STANDARDS AND ETHICS
STATE AND FEDERAL LEGISLATION

Testimony in Support of Hamilton's application for a Patio Rezoning
Public Hearing at the Office of the Brooklyn Borough President
Thursday, December 4th, 2014

Thank you for the opportunity to provide testimony in support of the application submitted by Lulu Enterprises, LLC—the corporate designation for Hamilton's, a restaurant operating at 2826 Fort Hamilton Parkway in Windsor Terrace, Brooklyn—for an amendment of the zoning map to accommodate a sidewalk café.

I would like to express my enthusiastic support for this zoning change, which would allow a pre-existing, legal, non-conforming restaurant to become compliant, and enable an application to the Department of Consumer Affairs to permit a sidewalk café. This change is an important step to support the ongoing operation of Hamilton's in Windsor Terrace.

Hamilton's is a relatively new but respected small, local business. The owners of Hamilton's, Georgia and Kevin Read, have taken good care to engage the local community at each step in the zoning process. Strong local businesses strengthen our neighborhoods and make Brooklyn a great place to live. The Reads are just the type of active, community-minded business-owners that I am happy to support.

In turn, I encourage the Borough President's office and City Planning Department to support the changes proposed to the zoning map which would allow Hamilton's to grow their business and continue operating within Windsor Terrace into the future.

Thank you for your time and the opportunity to speak.

From: Ashmoe NY <ashmoe@gmail.com>
Date: November 17, 2014 at 5:02:33 PM EST
To: communityboard7@yahoo.com
Cc: hamiltonbkny@gmail.com
Subject: **Support for outdoor space at Hamilton's**

Hello Community Board 7 members,

Hope all is well with you. I'm writing in support of outdoor space at Hamilton's. My husband and I frequent Hamilton's quite often and love the friendly atmosphere, excellent food and family friendly dining experience it has brought to the neighborhood. We are very much in support of outdoor space at Hamilton's not only because it would allow us to enjoy the spring and summer weather (once it gets warmer!), but also because it would allow us to grab a meal on the way home without having to drop off our dog or leave her tied up where she can't see us.

Considering Le Paddock and Brooklyn Commune both have outdoor seating we think it's only fair to provide the same opportunity to Hamilton's. Hopefully, this will encourage community interaction amongst our neighbors and bring even more business to the area.

We hope you vote favorably on outdoor space for the restaurant.
Thank you for your time and have a lovely day.

Best,
Ashley O'Brien
31 Ocean Parkway
ashmoe@gmail.com
ashobrien81@gmail.com

From: russell eberhardt <ruspatch@hotmail.com>

Date: November 14, 2014 at 6:33:19 PM EST

To: communityboard7@yahoo.com

Cc: hamiltonbkny@gmail.com

Subject: Hamilton's Restaurant

I am a member of this community for over 13 years. i would really love to see Hamilton's have outdoor seating, sooner rather than later!!

Thank You!

Russell Eberhardt

From: Ryder Reynolds <ryderr123@yahoo.com>
Date: November 13, 2014 at 10:05:44 AM EST
To: "communityboard7@yahoo.com" <communityboard7@yahoo.com>
Cc: "hamiltonbkny@gmail.com" <hamiltonbkny@gmail.com>
Subject: Hamilton's Commercial Overlay
Reply-To: Ryder Reynolds <ryderr123@yahoo.com>

To Whom It May Concern,

I'm writing this in regards to the vote for the commercial overlay for Hamilton's.

I live at 81 Reeve Place and my wife and two young children have been customer's at Hamilton's for 2 years. We have enjoyed many afternoons on the patio and were disappointed when it was removed.

We feel that the overall nature of the street is very commercial and that the patio was pleasant addition to the neighborhood.

Best,

Ryder Reynolds
81 Reeve Place

From: Michael Mendoza <lovemelovemahdog@gmail.com>
Date: November 12, 2014 at 6:13:18 PM EST
To: "communityboard7@yahoo.com" <communityboard7@yahoo.com>, Georgia Read <hamiltonbkny@gmail.com>
Subject: Hamilton's Outdoor Space.

To The Minds and Hearts of Community Board Seven,

Hello. My name is Michael Mendoza. I am one of your tribe. That is to say I am from the neighborhood, and I write this communication in support of my ONLY local, Hamilton's.

I too am in service industry. I run the Toby's Public House businesses locally and around NY. I mention this not to give me any kind of credibility, but to give an solid factual comparison to support the point I am slowly getting to.....now.

There are many similarities to Toby's and Hamilton's. Please indulge me whilst I list a few....

Both businesses are owned and operated by people in the community, hiring people of the community.
They both offer great food and a nice place to visit.
They are both smack-dab in the middle of residential areas making both businesses important safe havens for people walking home in the evenings from work when all else around them is closed.
They both have outdoor space out front.

Yet, There are also differences....

Toby's has a full liquor license that allows us to sell spirits, Hamilton's serves Beer and Wine.
Toby's has a big brick oven that gives our whole 'hood the great smell of wood fires.
Toby's is more a location people consider when wanting to watch a sporting events Hamilton's has a T.V., that will play a sporting event. Yet...it feels classier than that.
Finally the one main difference is...Toby's IS PERMITTED to use our outdoor space.

Now to get to the point.

We've been open for almost 7 years. An ever growing business I might add. With Strong ties to our, and your neighborhood. We have kids baseball and basketball teams that we sponsor yearly. We host events for local charities, including Sean Casey's Animal Rescue, and we give food to some in our community that may go hungry without us. That being as it is, we are not here to toot our own horn, but to state this growth of ours, which directly afforded us the ability to "give back" to our community, had a lot to do with those quaint tables and colorful umbrellas that sit outside our front door.

As was mentioned a moment ago, it's been seven years, with steady growth, and in those seven years there has never been an issue outside that called for any police presence or community board hearings or even any animosity with our neighbors. Our sometimes exuberant little bar / restaurant, we kept in check. And if this is your concern, I feel the people at Hamilton's would appreciate the opportunity to use their front outdoor area so much that they will operate it in such a way that their neighbors won't ever have cause to ever have a problem with them.

I ask you to please allow them to prove to you how responsible a neighbor they can be by allowing them to use the front of their great establishment. Please let them create a safe place where neighborhood families can meet and enjoy the beauty of our fair borough while eating a wonderful meal with a great glass of wine, or an ice cold brew, from the outside.

We all know how beautiful the area can be, now picture it with a pretty little corner spot where you could sit outside. Couldn't really hurt the real estate prices could it? Just consider it won't you.

Thank you for your time and patience with the ramblings of an old Barman.

Sincerely,

Michael A. Mendoza
Toby's Public House.
G.M.

From: Jesse Carbonaro <jescarbonaro@gmail.com>

Date: November 12, 2014 at 5:10:02 PM EST

To: communityboard7@yahoo.com

Cc: Georgia Read <hamiltonbkny@gmail.com>

Subject: Hamilton's Rezoning

I have lived in the Kensington/Windsor Terrace community going on five years now. I moved to Minna St, between Chester and Bill's Place, during my final year of college and have lived here, quite happily, ever since. This area is beautiful and charming, with its tree lined streets and tightly knit neighbors; its rich in history with Green-Wood Cemetery and the Battle of Brooklyn - but most especially, it has a strong sense of community - Hamilton's is a major factor in this regard.

Since Hamilton's opened, it has become THE spot that I bring all guests and family who come to visit. Every time my parents come out from Long Island, or a friend visits from Chicago or Connecticut, Hamilton's is where I take them. The patrons of Hamilton's are an eclectic group of New Yorkers and steady regulars, the latter being a kind-hearted and large group of Kensington and Windsor Terrace inhabitants. I was one of those patrons until a month ago when I was lucky enough to land a job at Hamilton's, as a waiter and bartender. Since this transition, Hamilton's has come to mean so much more to me. In the few weeks I have worked here, I have felt more a part of this community than I have ever before.

The ability to extend service out onto the patio would be a hugely positive and beneficial action, both for me - as an employee of Hamilton's and resident of Kensington, and for the community at large. Besides the obvious idea, that it would give members of this community another outlet to enjoy Kensington, the amount of direct requests I have received from patrons, asking to dine outside and enjoy the fleeting days of fall, have been plentiful (and I have only worked there for a few weeks). If there was ever a single establishment that holds true meaning to a community, it is Hamilton's. Moving forward with patio seating is definitely the right choice and would bring sincere betterment to the Kensington community at large.

Thank you for your time and be well,

Jesse Richard Carbonaro
74 Minna St.
Brooklyn , NY 11218

From: Amy Donoghue <amydonoghue@gmail.com>
Date: November 12, 2014 at 4:17:20 PM EST
To: Communityboard7@yahoo.com
Cc: hamiltonbkny@gmail.com
Subject: In support of Hamilton's Restaurant

To Whom It May Concern:

I'm sorry that I won't be able to make the meeting tonight, I have a work conflict. Please consider this letter in support of the request to open the patio at Hamilton's.

I live in Kensington at 110 Ocean Parkway (4B). In fact, I've been here for about 10 years. In the past few years, we've watched our community blossom into a really wonderful neighborhood that people now flock to and want to live in. The businesses that have opened up here, most especially restaurants, have a huge hand in this development. Hamilton's has been a great neighborhood establishment since its doors opened and have served our community well. I'm writing in support of their request to reopen their patio. For my own selfish purposes, it's lovely to have a nice establishment that would allow us to enjoy a meal and a glass of wine outdoors. On the other hand, this can only serve to benefit our community and neighborhood as well. We all benefit from the hard work of responsible store owners, like Hamilton's. As a result we have watched a community spend more time interacting with one another, and investing greater time and effort into giving back to our community. It should also be noted that the development of successful restaurants and businesses make our neighborhood significantly more desirable as a place to live, and we've all watched our properties increase in value. Please consider the community's strong support of this restaurant - we've enjoyed spending time there and feel really honored that we get to participate in supporting our neighbors at Hamilton's.

Thank you,
Amy Donoghue

From: Ruby Hlivko <rubyhlivko@gmail.com>
Date: November 12, 2014 at 4:00:10 PM EST
To: communityboard7@yahoo.com
Cc: Georgia Read <hamiltonbkny@gmail.com>
Subject: Support for Hamilton's Patio from Hamilton's employee

Hello,

I am writing to express support for the addition of the C2-4 commercial overlay at 2826 and 2906 Fort Hamilton Parkway. I have been employed at Hamilton's under Georgia Read for over two years, and have found it to be a very unique workplace and establishment that allows me to not only earn a living but also be of service to the community in which I reside.

I believe that the success and visibility of Hamilton's contributes to the neighborhood's safety and overall quality of life. Georgia and the Hamilton's family have been continuous supporters of nearby schools, the E. 4th St. community garden, Sean Casey, you name it. I urge John Burns and the Land Use/Landmarks Committee to now support us in cultivating not just a sidewalk cafe at Hamilton's, but a gathering space for the families, artists, writers, educators, and thinkers that make Kensington and Windsor Terrace so special.

Sincerely,
Ruby Hlivko
271 E. 2nd St.
Brooklyn, NY 11218
[\(330\) 323-0014](tel:(330)323-0014)

From: Fred Mulcahey <wkrmanbk1@aol.com>
Date: November 12, 2014 at 2:36:35 PM EST
To: "communityboard7@yahoo.com" <communityboard7@yahoo.com>
Cc: "hamiltonbkny@gmail.com" <hamiltonbkny@gmail.com>
Subject: **Hamiltons request for outdoor space**

I am writing to you to support Hamiltons request for outdoor space. Hamiltons is a great place and a wonderful addition to our neighborhood. They are a very well liked and respected establishment. It's a shame it has taken this long to make a decision on what should be a no brainer. Please approve their application and let the family's of CB 7 enjoy the wonderful outdoor space that is now being wasted.

Thank You

Fred Mulcahey
40 Ocean Parkway

Sent from my iPhone

From: Jonathan Twombly <twombly@twobridgesmgt.com>
Date: November 12, 2014 at 1:57:34 PM EST
To: communityboard7@yahoo.com
Cc: hamiltonbkny@gmail.com
Subject: In Support of Hamilton's Restaurant's Application to Use Outdoor Space

Dear Community Board 7:

I'm Brooklyn business owner, a long-time resident of Windsor Terrace, near Hamilton's Restaurant, and the parent of a child in P.S. 130. I am writing to urge you to approve Hamilton's application to use the outdoor space adjacent to the restaurant for food service.

Our neighborhood is severely lacking in amenities like restaurants, cafes, shops, and other things that people in neighborhoods like Park Slope, or even upper Windsor Terrace, take for granted. That's why it was such a blessing to the neighborhood when Hamilton's opened, creating a great space for gathering with friends and family. We bring our children there on a regular basis, and the staff knows them by name. When my older daughter was 4, I asked her what she wanted to do when she grows up and without missing a beat she said, "I want to work at Hamilton's!"

There is no place in the neighborhood where one can sit outside and enjoy a real meal in good weather, something that people in other neighborhoods take for granted. Hamilton's has already added value to the neighborhood by creating a desperately needed restaurant, and it would enhance the street life and therefore the value of lower Windsor Terrace even more if an outdoor cafe were permitted to open.

I enthusiastically support Hamilton's application for a permit to use its outdoor space, and I am happy to speak to you further about this application if it would be helpful in making your decision.

Sincerely,

Jonathan Twombly

From: Chris Moone <c.moone@gmail.com>
Date: November 12, 2014 at 1:45:47 PM EST
To: communityboard7@yahoo.com
Cc: hamiltonbkny@gmail.com
Subject: Outdoor space for Hamiltons

I am unable to attend the meeting tonight but I wanted to voice my support for giving them access to open their patio for outside seating. I live in the neighbourhood at 178 Ocean Parkway and go to Hamilton's frequently. It is a wonderful asset to the neighbourhood and it would be fantastic to have outside access to enjoy! I hope that the community comes together to allow this great place to expand and become even better.

Cheers
Chris Moone

From: Derek Zimmerman <zimmermd@gmail.com>
Date: November 12, 2014 at 3:20:33 PM EST
To: communityboard7@yahoo.com
Cc: hamiltonbkny@gmail.com
Subject: Please Approve Rezoning for Hamilton's Outdoor Seating

Good afternoon,

I've worked for Georgia and Kevin Read at Hamilton's restaurant for over a year now, and I am writing in support of their application for outdoor service on the patio.

As a manager at Hamilton's, I have had to disappoint countless guests -- both our friends and neighbors, and visitors to the area -- by telling them that despite our perfect location for sidewalk seating, we are unable to accomodate them outside.

In the warmer months, this has had a chilling effect on the restaurant's business, and by extension the businesses around Hamilton's; as one of the only potential options for outdoor dining in the area, many of these disappointed guests take their business to other parts of Brooklyn, which hurts both our employees and other local shops that might be visited by these lost guests.

Georgia and Kevin are very conscientious business owners who work hard to make Hamilton's a welcoming, safe, and respectable public place to gather. They have gone out of their way to build relationships with local community organizations and entrepreneurs. And through their commitment to hospitality, Hamilton's has become a favorite, intimate spot both for longtime neighborhood residents and the influx of young professionals and new families that call the area home.

All of the employees of Hamilton's are committed to keeping excessive noise, unruly behavior, and unsavory characters away from our establishment, and we would double this vigilance around our outdoor seating area.

Please approve rezoning to enable Hamilton's outdoor seating! I am sure it will be very good for the community.

Thank you,
Derek Zimmerman

490 Ocean Parkway #19 (at Ditmas Ave)
Brooklyn, NY 11218

From: Joseph Martin <josephbmartin@yahoo.com>
Date: November 12, 2014 at 1:36:25 PM EST
To: "communityboard7@yahoo.com" <communityboard7@yahoo.com>
Cc: Georgia Read <hamiltonbkny@gmail.com>
Subject: Hamilton's outdoor space

Dear Community Board,

My name is Joseph Martin, and I'm the head bartender/bar manager of Hamilton's. I have been employed at Hamilton's since the day it opened, and since then I've not only seen the neighborhood change and evolve, but I've also seen Hamilton's become an integral part of the community.

Not long after I began work at Hamilton's, I chose to move my family from Park Slope to KWT because we fell in love with the community. Since then we've become involved with the local community garden as well as PS130's PTA. As much as a small town can exist within as huge a city as NYC, we have that here.

I would like to humbly request that you give your consideration to the use of the outdoor space surrounding Hamilton's. Not a day goes by that people do not ask me directly about its status. I feel strongly that customers want to be at Hamilton's but at the same time outside, because it is an extension of that small-town feeling. And the use of the outdoor space would be a boon for everyone who is employed at Hamilton's.

Thank you so much for your time.

Best regards,
Joseph

From: "Hutten, Henry V." <huttenh@sullcrom.com>
Date: November 12, 2014 at 1:55:36 PM EST
To: "'communityboard7@yahoo.com'" <communityboard7@yahoo.com>
Cc: "'hamiltonbkny@gmail.com'" <hamiltonbkny@gmail.com>
Subject: Hamilton's Outdoor Space

Hello,

I write regarding the community board's pending decision on the status of our outdoor space. Hamilton's is a great neighborhood gathering spot, where I meet and get to know many others who live locally. Hamilton's is always welcoming, with a low-key vibe, and a springboard for my family and I to explore the nearby park, playgrounds, shops, and yoga studios.

It would be wonderful if my wife and I could use Hamilton's outdoor space in the warm months to get our one-year old daughter some fresh air, and enjoy a meal a meal outdoors. I'd much appreciate any consideration you could give to approving Hamilton's outdoor space for customer use. Thanks.

Best,
Hank

Henry Hutten
Sullivan & Cromwell LLP | 125 Broad Street | New York, NY 10004-2498
T: [\(212\) 558-3195](tel:(212)558-3195) | F: [\(212\) 291-9529](tel:(212)291-9529) |
huttenh@sullcrom.com | <http://www.sullcrom.com>

From: Ann Avouris <ahavouris@gmail.com>
Date: November 12, 2014 at 11:28:10 AM EST
To: communityboard7@yahoo.com
Cc: hamiltonbkny@gmail.com
Subject: In support of Hamilton's

To Whom it May Concern;

I am writing in support of the zoning change proposed by Hamilton's, to be discussed at tonight's community board meeting. Hamilton's has brought welcome commercial activity to the Fort Hamilton strip, and has helped to establish this corner of Windsor Terrace/Kensington as a destination for people from other neighborhoods. This kind of activity increases the opportunities for other businesses in the area (as well as provides wonderful meals to those of us lucky enough to live nearby).

I would ask those considering the decision to remember as well the words of Jane Jacobs -- that "eyes on the street" provide a critical layer of safety to any neighborhood. Allowing Hamilton's to create an outdoor patio means that there will be a greater safety for all of us living in the neighborhood, particularly those who use the Fort Hamilton subway stop after dark.

"This is something everyone knows: A well-used city street is apt to be a safe street. A deserted city street is apt to be unsafe." -- Jane Jacobs

Best wishes,

Ann Avouris
40 Tehama Street

From: Alec Jarnagin <alecjarnagin@me.com>
Date: November 12, 2014 at 10:07:25 AM EST
To: communityboard7@yahoo.com
Cc: hamiltonbkny@gmail.com
Subject: **Hamiltons**

Dear community,

As a member of the 11218 zip code, I have lived here since 1997 (first as a renter on E2nd & Vanderbilt St and now as an owner on E4th & Ave C) and watched our beloved neighborhood go through many changes yet keep its wonderful sense of community. I, like many of my friends who are also long time residents, was very pleased when Hamilton's opened their doors. This is a quiet neighborhood establishment that was frankly way overdue. Their organic food combined with their tasteful beers and wine make an excellent treat at the end of a long day and their pleasant environment brings people from the neighborhood together. When they first opened with their outdoor seating, I was thrilled there was now a place I could eat outside while I enjoyed a glass of wine and a good book or converse with friends. I was so disappointed when they were forced to remove the seating as it truly adds to the community. I never once witnessed anything inappropriate there and I have seen many families bring their children with them to dine outside yet it was never too loud.

As a long time resident and owner in this community, I urge the board to allow outdoor seating at Hamilton's. The owners, Georgia and Kevin, are fabulous people and members of this community who deserve to service the neighborhood in this fashion which helps make this great establishment truly unique for the area.

Thank you for listening,

Alec Jarnagin, SOC
Steadicam/Camera Operator
[917.804.6606](tel:917.804.6606)
alec@floatingcamera.com
www.floatingcamera.com
Represented by RTA
Agent: Russell Todd
[818.985.1130](tel:818.985.1130)

From: Lauren Berodt <laberodt@hotmail.com>
Date: November 11, 2014 at 11:11:57 PM EST
To: "communityboard7@yahoo.com" <communityboard7@yahoo.com>
Cc: "hamiltonbkny@gmail.com" <hamiltonbkny@gmail.com>
Subject: Hamilton's outdoor cafe

To whom it may concern,

I am a current employee at Hamilton's. The restaurant has become a true favorite, bringing in many neighborhood families. An outdoor cafe would enable us to serve more of those families.

It's been suggested by many that we open an outdoor cafe in the available space. It would be a welcomed change for both patrons and staff.

Your consideration of the cafe will be supported and greatly appreciated.

Thank you,
Lauren

222 east 8th st
BK, NY 11218

From: amy bjork <amybjork@hotmail.com>
Date: November 11, 2014 at 10:22:08 PM EST
To: "communityboard7@yahoo.com" <communityboard7@yahoo.com>
Cc: "hamiltonbkny@gmail.com" <hamiltonbkny@gmail.com>
Subject: rezoning for patio at Hamilton's

To whom it may concern,

I understand that there is a hearing for the rezoning of the patio at my fave Brooklyn spot, Hamilton's, tomorrow evening, and since I cannot be in attendance, I wanted to share my thoughts on the matter...

I feel very lucky to live in the neighborhood, which is fairly void of community centered locales, where Hamilton's resides, and I was also fortunate enough to work there for about 7 months following the closing of the patio. Prior to it closing, I spent many sunny afternoons and early evenings enjoying the camaraderie of the many local neighbors who called the patio home after fun days biking with their friends and families, and enjoying prospect park nearby. Everyone loved gathering at this local joint-it was a great place to chat outside, make new friends and enjoy the bounty of fabulous people who live in the kensington/windsor terrace neighborhood.

Once I started working at Hamiltons and the patio sadly was no more, so many local patrons encouraged the owners to open the public outside space. It brings life to the corner, families with kids who like to scooter and come by and hang out with their dogs outside, were all of a sudden left without a cozy Sunday afternoon hang out. The staff that work at Hamilton's loved the vibe of the welcoming outdoor space and the extra tips that the space brought to their weekly pay. It is truly a win win for everyone involved and always remained a respectable and enjoyable environment.

I do hope as you listen to all of the comments tomorrow that you strongly consider allowing the patio to open, to allow patrons and neighbors to enjoy the beautiful corner in kensington where neighbors can meet, share a pint and a burger, and truly enjoy the beautiful corner of Hamiltons. It is truly missed by the neighborhood, the staff and all else who enjoyed the community feel that the patio allowed us to revel in.

Please allow Hamiltons to reopen it's patio space.

Very kind regards,

Amy Bjork

From: Zoë Kashner <zkashner@gmail.com>
Date: November 11, 2014 at 8:43:27 PM EST
To: Communityboard7@yahoo.com
Cc: Georgia Read <hamiltonbkny@gmail.com>
Subject: support for Hamilton's Sidewalk Seating

Dear Community Board Members,

I'm writing to express support for Hamilton's Restaurant's proposed sidewalk seating. I am a regular patron at this wonderful restaurant, and the crowd is always respectful and mellow. For both myself and others in the neighborhood, it's a great meeting spot for a business lunch, an early family meal, or a moms or dads night out.

A sidewalk cafe would add so much to our neighborhood. It would make the neighborhood feel more safe at night, it would provide a place for us to enjoy the long summer months outdoors, and it would expand Hamilton's seating to accommodate their many happy patrons.

I also would like to give my personal endorsement of owners Georgia and Kevin Read. They are responsible and community-minded, they live in the neighborhood themselves, and I know that they are exactly the people we want trying out this new kind of business in our neighborhood.

I really hope that you vote yes on this proposal. Thank you for your consideration.

Zoë Kashner
253 Windsor Place #3, corner of 11th Ave

From: "Gray, Laura" <grayl@liro.com>
Date: November 11, 2014 at 7:39:34 PM EST
To: "Communityboard7@yahoo.com" <Communityboard7@yahoo.com>
Cc: "hamiltonbkny@gmail.com" <hamiltonbkny@gmail.com>
Subject: Re: support for Hamilton's

Dear CB 7,

I cant make the meeting because I am attending the school rezoning meeting, however, I live in the neighborhood (113 Vanderbilt St) and fully support Hamilton's outdoor seating. I think it will be a fantastic addition to the community!

Thank you,
Laura

Laura Gray, P.E.
Senior Associate

LiRo Engineers, Inc.
111 Broadway, Suite 501 | New York, NY | 10006
[212.563.0280](tel:212.563.0280) [O]
[917.306.4124](tel:917.306.4124) [C]
[212-563-1841](tel:212-563-1841) [F]
grayl@liro.com<<mailto:grayl@liro.com>>

From: Nate Gray <nateigray@gmail.com>
Date: November 11, 2014 at 7:46:40 PM EST
To: "communityboard7@yahoo.com" <communityboard7@yahoo.com>
Cc: "hamiltonbkny@gmail.com" <hamiltonbkny@gmail.com>
Subject: Support for rezoning

Hello-

I won't be able to attend the meeting but I want to voice my support for the rezoning that will affect Hamilton's. They are a wonderful addition to the neighborhood and this proposal will help a successful business.

Nate Gray
113 Vanderbilt Street

From: chris houghton <clhmadstork@yahoo.com>
Date: November 11, 2014 at 7:51:10 PM EST
To: "communityboard7@yahoo.com" <communityboard7@yahoo.com>
Cc: "hamiltonbkny@gmail.com" <hamiltonbkny@gmail.com>
Subject: Rezoning the patio at Hamilton's
Reply-To: chris houghton <clhmadstork@yahoo.com>

Hello,

My name is Chris Houghton and I live at 58 Dahill Road (apt 2C, to be specific). I've lived here since 2006, nineteen years inn Park Slope before that. And I am very much in favor of having the patio open at Hamilton's.

Hamilton's has, in only two years, become an indelible part of this wonderful neighborhood. I've made quite a few new friends there, all neighbors of mine, and friends who I meet there who entered my life before BH (Before Hamilton's), gain esteem in my eyes for having excellent taste in restaurants.

Hamilton's is a family place, a neighborhood fixture, and I strongly think that the patio should be opened. Ft Hamilton Parkway is beautiful as viewed through a huge window, true, but there's no substitute for being outdoors, able to chat with neighbors as the stroll by.

Please decide to allow the Hamilton's patio to open.

Yours sincerely,

Chris Houghton

From: Yana Farrally-Plourde <yanafp@gmail.com>
Date: November 11, 2014 at 5:35:18 PM EST
To: communityboard7@yahoo.com
Cc: Georgia Read <hamiltonbkny@gmail.com>
Subject: Hamilton's Patio

Hello Community Board Members,

I'm writing in support of rezoning so that Hamilton's can re-open their outdoor patio. I live in Port Washington, but have visited Hamilton's in Brooklyn several times with friends for the food, beverage, and the patio.

The outside patio seems like a positive for the neighborhood and a natural fit for the location. I hope to return and sit outside in the Spring!

Thanks,

Yana Farrally-Plourde
17 Adams St
Port Washington, NY 11579
516 671 1702

From: Barbara Spindel <barbaraspins@gmail.com>
Date: November 10, 2014 at 1:14:33 PM EST
To: Communityboard7@yahoo.com
Subject: Hamilton's outdoor patio

Dear Community Board,

I'm writing in support of the outdoor patio at Hamilton's. My husband, children, and I have lived in the neighborhood for ten years. For most of that time we went to Park Slope when we wanted a good cup of coffee, a nice meal, or a drink. We have been so happy to see several wonderful local businesses emerge along Ft. Hamilton Parkway, Hamilton's in particular. We ate on the patio of Hamilton's often before it was shut down, and the patrons were always respectful. I have a friend who lives across the street, in an apartment facing the patio, and he says he was never bothered by noise at all. If the restaurant is not allowed to reopen the patio, I can see many people choosing to leave the neighborhood and eat elsewhere when the weather is nice. Please help businesses like Hamilton's succeed and thrive.

Thank you,
Barbara Spindel

From: Robyn Gundy <robbyngundy@yahoo.com>
Date: November 11, 2014 at 4:07:48 PM EST
To: "Communityboard7@yahoo.com" <Communityboard7@yahoo.com>
Cc: "hamiltonbkny@gmail.com" <hamiltonbkny@gmail.com>
Subject: Hamilton's patio
Reply-To: Robyn Gundy <robbyngundy@yahoo.com>

Hello,

I am unable to make it to the meeting tomorrow night, but am emailing my support of the re-zoning for Hamilton's to operate a patio. Hamilton's is a great addition to our neighborhood, welcoming singles and families alike with great food and a warm atmosphere. I know we can all agree that supporting local businesses is an important part of maintaining our thriving and growing community. New restaurants are notoriously difficult to keep open and we have seen a lot of turnover in the neighborhood; allowing Hamilton's to open a patio would bring them increased business and thus provide important revenue. It would also further cement Hamilton's status as an anchor in the flourishing Fort Hamilton corridor, encouraging new development. Not to mention adding a great space for the community to gather when it is warm out, of course!

For these reason, I wholeheartedly support the re-zoning to allow a patio at Hamilton's.

Best,
Robyn Gundy
303 Beverley Road

Area Map

Hamilton's Patio
Project ID#: P2014K0163

Project Information

- 600' Buffer
- Development Site
- Project Area
- Existing Zoning Districts
- Existing Special Districts
- OP** Special Ocean Parkway District

Existing Commercial Overlays

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

● Subway Entries

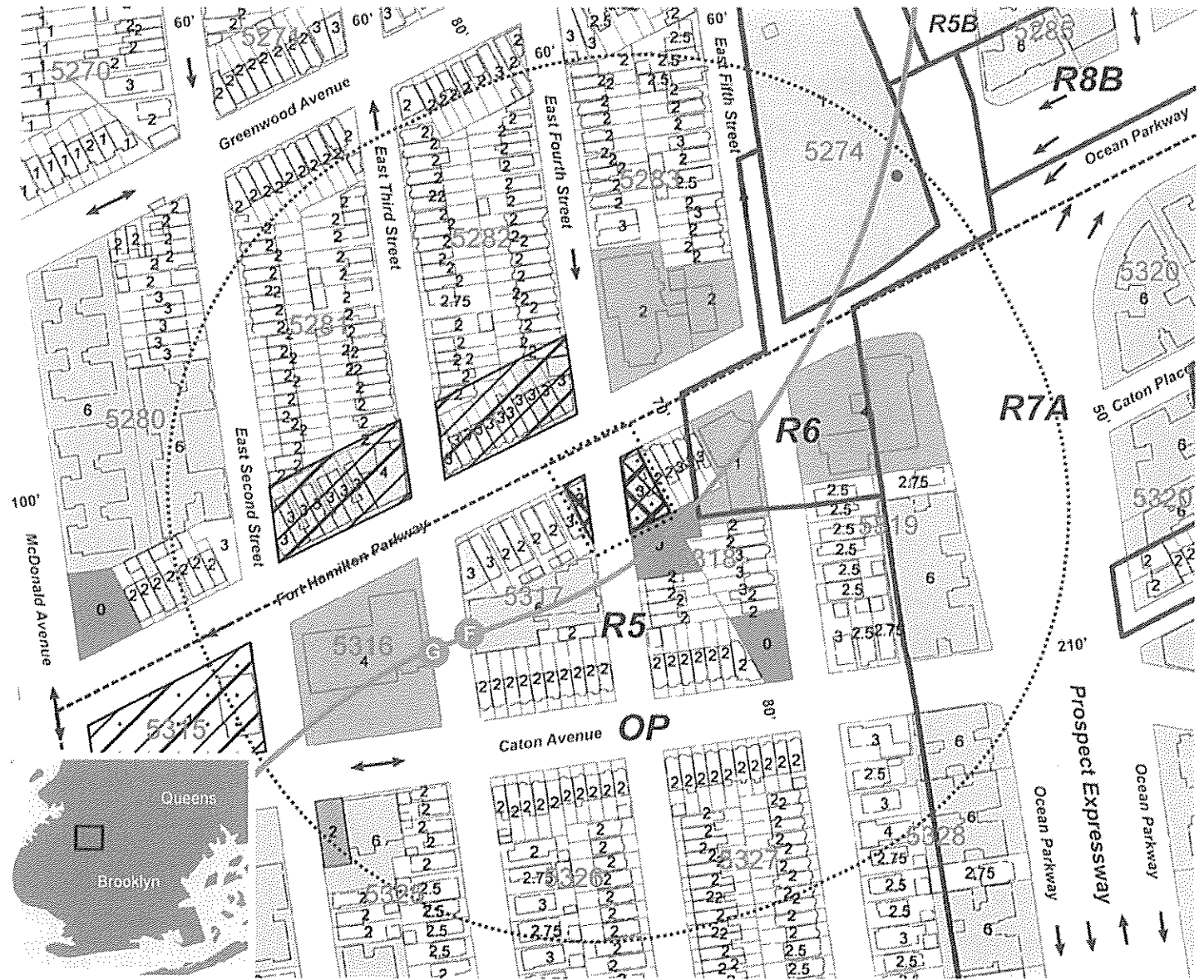
5037 Block Numbers

Property Lines

5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multifamily Residential Buildings
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land





NYC Digital Tax Map

Effective Date : 10-24-2012 10:12:20
 End Date : Current
 Brooklyn Block: 5318



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

--- Development Site

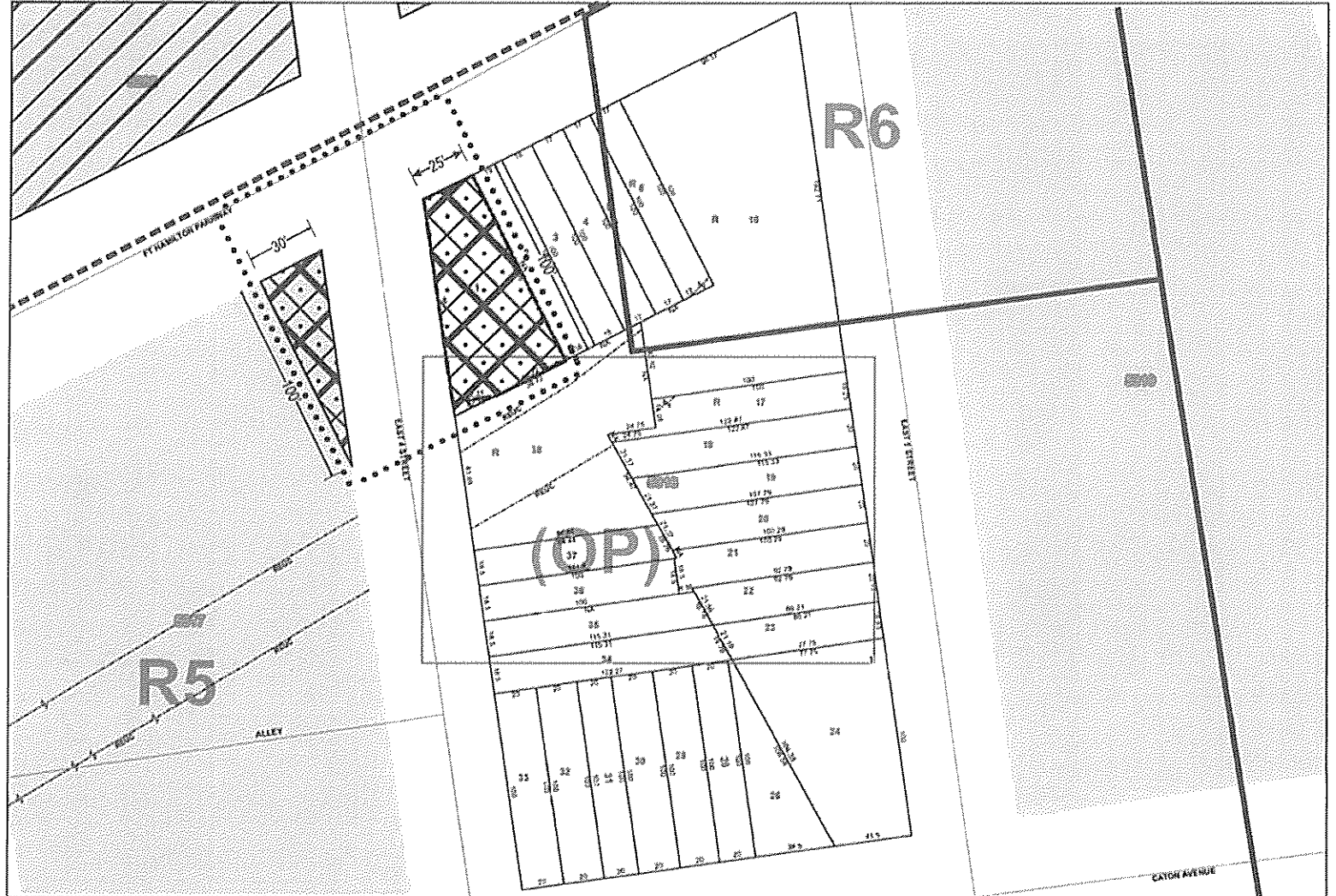
●●●●● Area Proposed to be Rezoned

C2-4 Commercial Overlay

C1-3 Commercial Overlay

--- Zoning District Boundary

--- Special District Boundary



FINANCE
NEW YORK
MARTHA & STARR
COMMISSIONERS

NYC Digital Tax Map
Effective Date : 12-05-2008 17:52:35
End Date : Current
Brooklyn Block: 5317



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

----- Development Site

●●●●● Area Proposed to be Rezoned

C2-4 Commercial Overlay

C1-3 Commercial Overlay

Zoning District Boundary

Special District Boundary





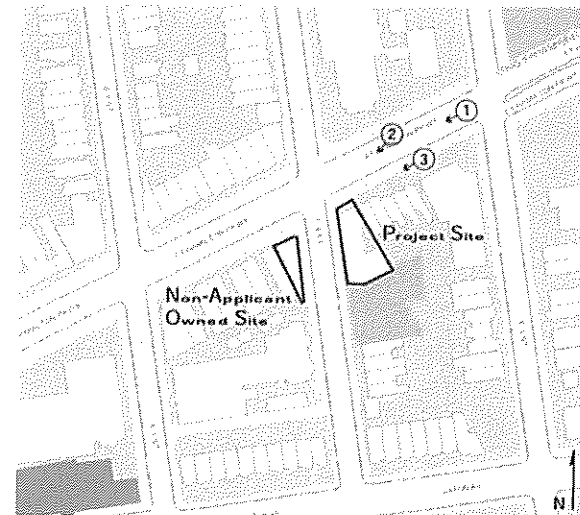
1. View of Fort Hamilton Parkway, facing west.



2. View of the Site, facing southwest along Fort Hamilton Parkway.



3. Sidewalk along south side of Fort Hamilton Parkway (Site at left).





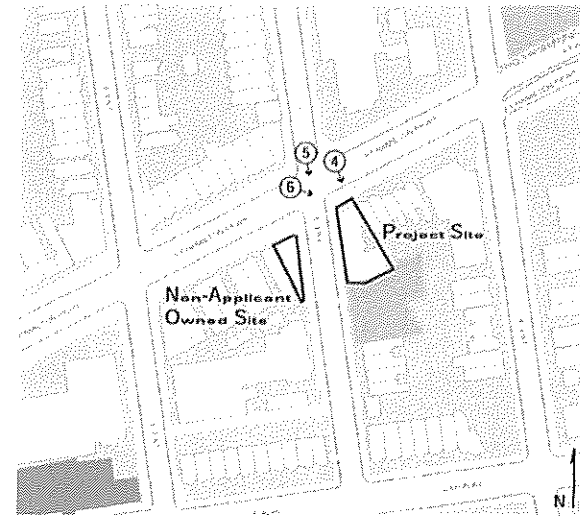
4. View of the Site from Fort Hamilton Parkway, facing south.



5. View of East 4th Street facing south (Site at left).



6. View of the Site from Fort Hamilton Parkway, facing southeast.

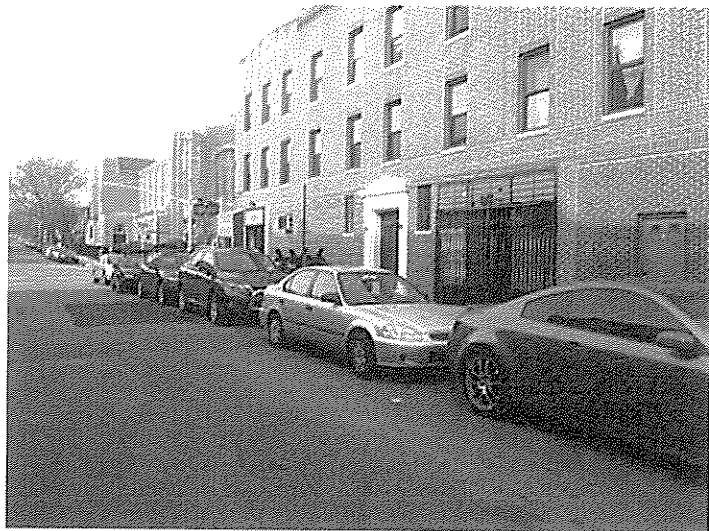




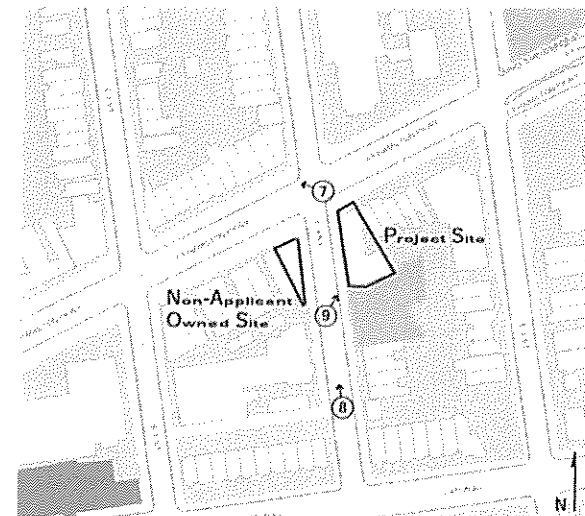
7. View of Fort Hamilton Parkway, facing northwest.



8. View of East 4th Street, facing north (Site at right).



9. View of the Site from East 4th Street, facing northeast.





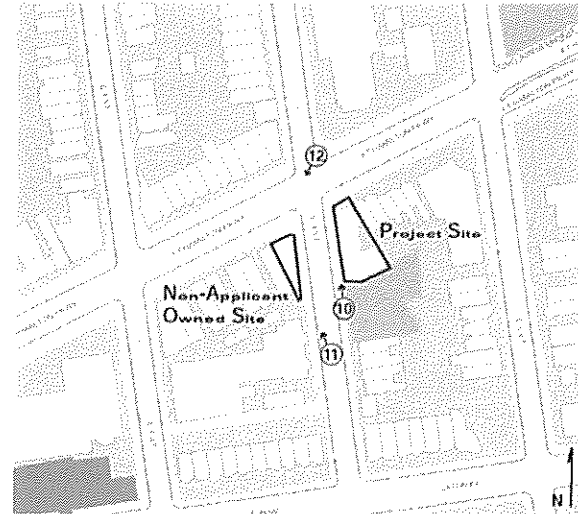
10. View of sidewalk along East 4th Street facing north (Site at right).

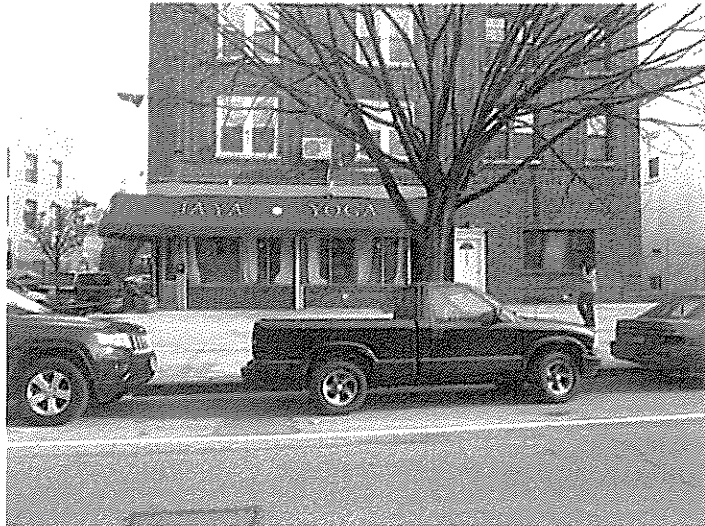


11. View of retail store, facing northwest along East 4th Street.



12. View of retail store, facing southwest along Fort Hamilton Parkway.





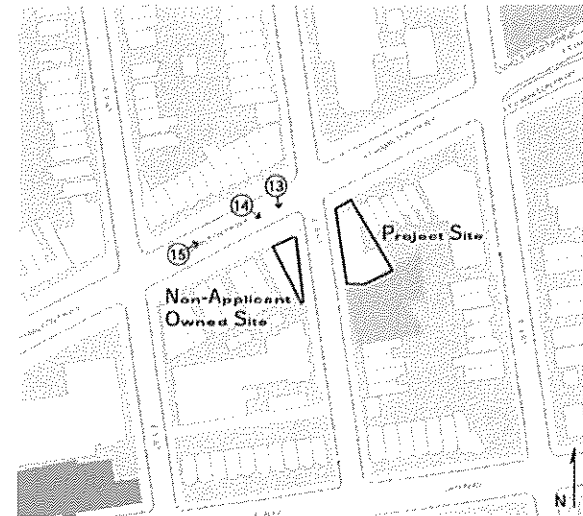
13. View of retail site along Fort Hamilton Parkway, facing south.



14. View of retail site along Fort Hamilton Parkway, facing southeast.



15. View of Fort Hamilton Parkway, facing east.





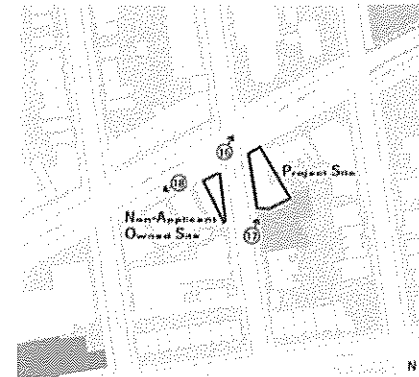
16. View of Fort Hamilton Parkway at East 4th Street, facing northeast.

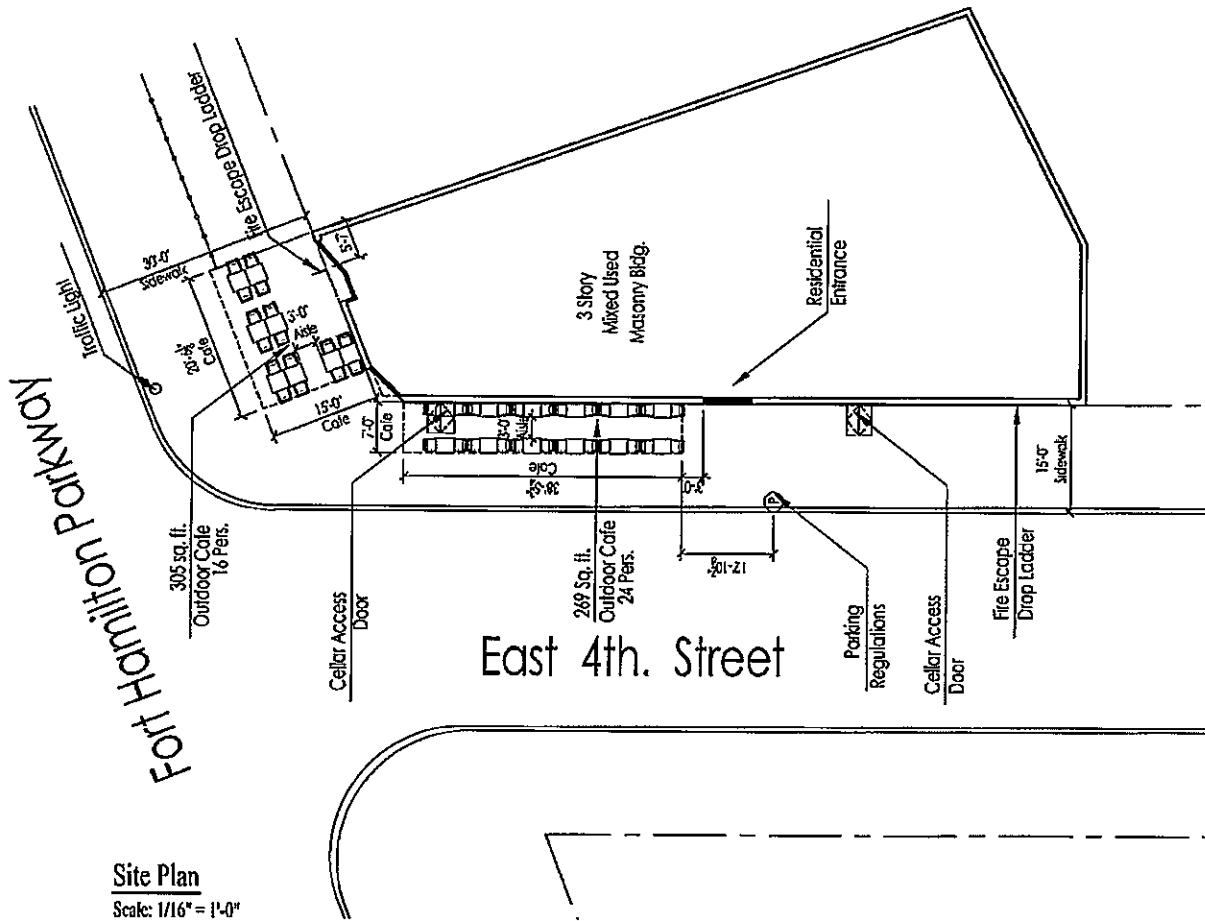


18. View of sidewalk along the south side of Fort Hamilton Parkway, facing west.



17. View of the rear of the building on the Site, facing northeast.





Site Plan
Scale: 1/16" = 1'-0"

Location:
2826 Fort Hamilton Parkway
Brooklyn, New York

Drawing Title:
Sidewalk Cafe - Site Plan

Date: 6/9/14
Job No. 14-003
Drawn By: ft & ml
Drawing No.

Sears Tambasco Architects
356 Fulton Street
Brooklyn, New York 11201

A-1



East 4th. Street Elevation

Scale: 1/8" = 1'-0"



Fort Hamilton Parkway Elevation

Scale: 1/8" = 1'-0"

Location:
2826 Fort Hamilton Parkway
Brooklyn, New York

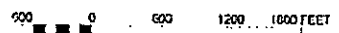
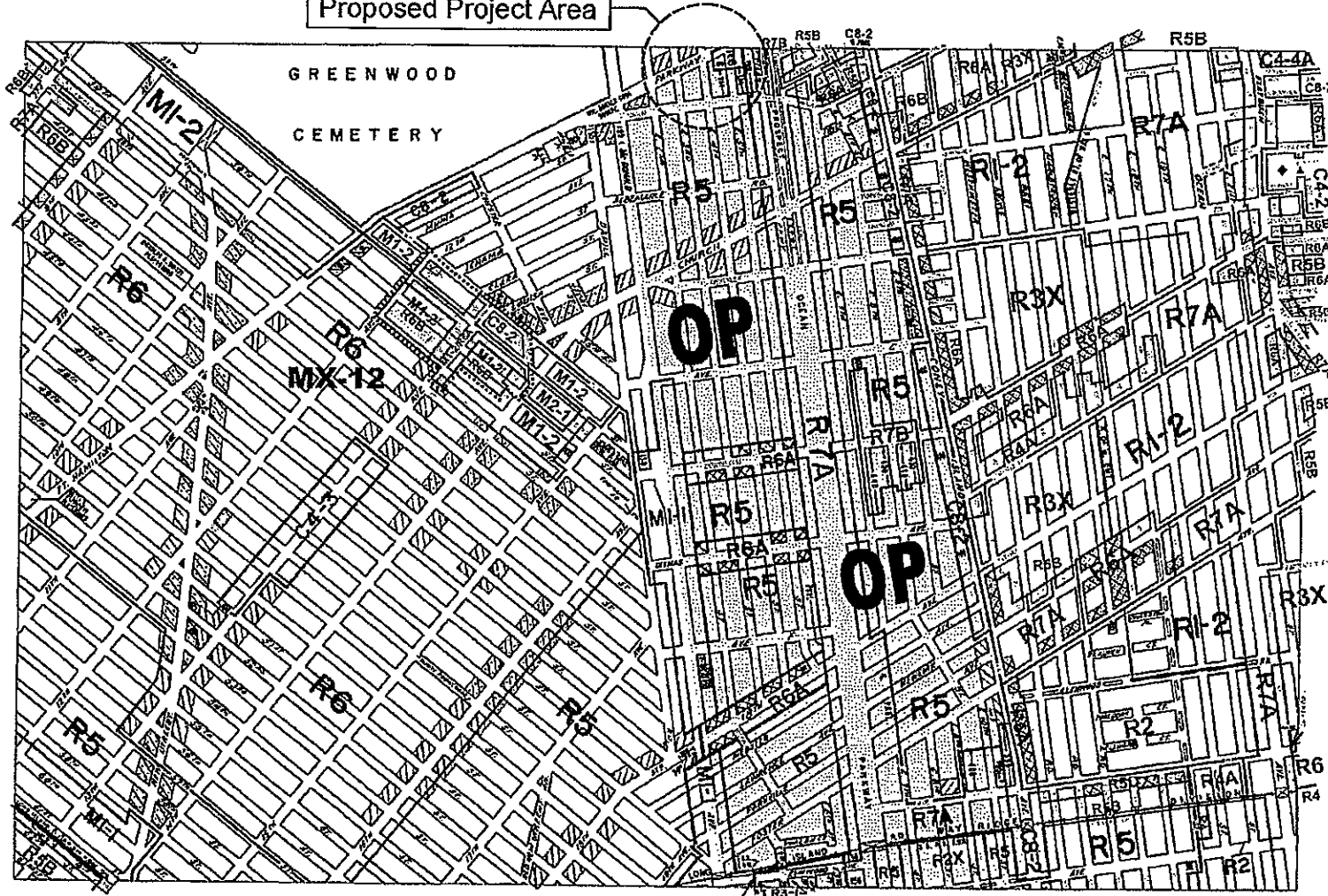
Drawing Title:
Sidewalk Cafe - Elevations

Date:	6/9/14
Job No.	14-003
Drawn By:	ft & mt
Drawing No.	

Sears Tambasco Architects
356 Fulton Street
Brooklyn, New York 11201

A-2

Proposed Project Area



C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5
------	------	------	------	------	------	------	------	------	------

NOTE: Where no other reference is made, all zoning codes shown on this zoning map shall be deemed to be those of the City of Chicago, Department of City Planning, Office of the Zoning Administrator.

ZONING MAP

THE CITY OF CHICAGO DEPARTMENT OF CITY PLANNING

Major Zoning Classifications:

- R Residential Single-Family
- C Community Development
- M Manufacturing

Effective Date(s) of Rezoning:

Special Requirements:

MAP KEY

16b	16d	17b
22a	22c	23a
22b	22d	23b

ZONING MAP 22c

NOTE: Zoning information shown on this map is subject to change as the most up-to-date zoning information for the City of Chicago is maintained by the Department of City Planning, Office of the Zoning Administrator. All zoning information is available on the City of Chicago's website at www.cityofchicago.org.



Deirdre A. Carson
Tel. (212) 801-6855
Fax (212) 805-5501
carsond@gtlaw.com

February 21, 2014

VIA HAND DELIVERY

Maurice Spreiregen
Department of City Planning
22 Reade Street
New York, New York 10007

Re: 5402 Fort Hamilton Parkway (Brooklyn Block 5673, Lots 42 & 50) (the "Property")
Zoning Map Amendment (P2012K0243)
Application No. C1402886 ZMK
Temporary CEQR No. 77DCP050K

Dear Maurice:

Please find enclosed fourteen (14) sets of the materials listed below in support of an application by our client, Fort Hamilton LLC, owner of the Property, for a zoning map amendment to rezone portions of two blocks in an existing R5 district along Fort Hamilton Parkway in Brooklyn to an R6 district.

1. Land Use Review Application Form (Form LR) (attaching Authorization Letter) and Land Use Supplemental Form (ZM);
2. Attachment 2 – Site Data Sheet;
3. Attachment to Form LR – Item 3. - Description of Project;
4. Official Zoning Maps;
 - a. Map 22a;
 - b. Map 22c;
5. Tax Maps;
 - a. Block 5673;
 - b. Block 5666;
6. Project Area Photographs;

NY 243509595v1

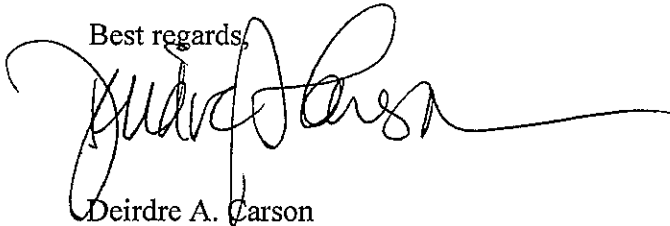
7. Area Map (Land Use and Zoning);
8. Zoning Change Map;
9. Zoning Comparison Table;
10. Drawings
 - a. List of Drawings and Plot Plan (CPT-1);
 - b. Site Plan (CPT-2);
 - c. Zoning Calculations (CPZ-1);
 - d. Cellar Plan (CP-2);
 - e. 1st Floor Plan (CP-3);
 - f. 2nd Floor Plan (CP-4);
 - g. 3rd Floor Plan (CP-5);
 - h. 4th Floor Plan (CP-6);
 - i. 5th Floor Plan (CP-7);
 - j. 6th Floor Plan (CP-8);
 - k. Roof Plan (CP-9);
 - l. Proposed Building Section (CP-10);
 - m. Proposed Building Section (CP-11);
 - n. 54th Street Elevation (CP-12);
 - o. Ft. Hamilton Parkway Elevation (CP-13);
 - p. Elevation Renderings (CP-18);
 - q. Ft. Hamilton Pkwy/54 St. Rendering (CP-19);
 - r. Ft. Hamilton Pkwy Rendering (CP-20);

- s. 54th Street Rendering (CP-21);
- t. Subcellar 1 Plan (CP-22);
- u. Subcellar 2 Plan (CP-23);
- v. Subcellar 3 Plan (CP-24); and

11. Doing Business Data Form.

Enclosed is a check made payable to the Department of City Planning in the amount of \$4,310 for the land use application fee and a check made payable to the City of New York in the amount of \$2,940 for the CEQR fee. Also enclosed are two (2) copies of the Environmental Assessment Statement ("EAS"), along with a CD containing the EAS and all Air Quality and Noise backup files, as requested by EARD staff.

Best regards,



Deirdre A. Carson

Enclosures

cc: Mitchell Hirth (w/o enclosures)
Sanmati Naik, Brooklyn Office (w/o enclosures)
Daniel G. Egers, Esq.

FORT HAMILTON LLC
POB 467
CEDARHURST, NY 11516

CAPITAL ONE BANK
50-791/214

1310

1/9/2014

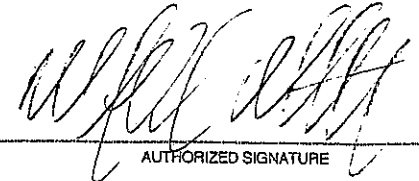
PAY TO THE ORDER OF City of New York

\$ **2,940.00

Two Thousand Nine Hundred Forty and 00/100***** DOLLARS

City of New York

MEMO


AUTHORIZED SIGNATURE

⑈00⑆3⑆0⑈ ⑆02⑆4079⑆2⑆⑈ 2044⑈04529⑈8⑈

FORT HAMILTON LLC
POB 467
CEDARHURST, NY 11516

CAPITAL ONE BANK
50-791/214

1309

1/9/2014

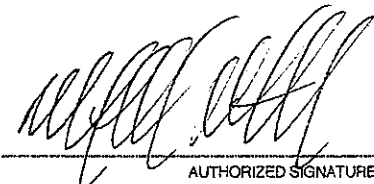
PAY TO THE ORDER OF Dept of City Planning

\$ **4,310.00

Four Thousand Three Hundred Ten and 00/100***** DOLLARS

Dept of City Planning

MEMO


AUTHORIZED SIGNATURE

⑈00⑆309⑈ ⑆02⑆4079⑆2⑆⑈ 2044⑈04529⑈8⑈



Land Use Review Application

Department of City Planning

22 Reade Street, New York, NY 10007-1216

City Planning will assign and stamp reference numbers here

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICATION NUMBER _____

APPLICATION NUMBER _____

Fort Hamilton, LLC¹

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *
PO Box 467¹

STREET ADDRESS _____

Cedarhurst¹ NY¹ 11516¹

CITY STATE ZIP

(212) 799-3950¹ **1**

AREA CODE TELEPHONE # FAX#

APPLICATION NUMBER _____

APPLICATION NUMBER _____

Deirdre A. Carson, Esq.¹

APPLICANT'S PRIMARY REPRESENTATIVE

Greenberg Traurig, LLP¹

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

200 Park Avenue¹

STREET ADDRESS

New York¹ NY¹ 10166¹

CITY STATE ZIP

(212) 801-6855¹ **(212) 805-5555¹**

AREA CODE TELEPHONE # FAX#

* List additional applicants below:

1

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

1

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

1

1

1

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.)

TELEPHONE #

FAX #

2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

See site data attachment sheet¹ **Ft. Hamilton Parkway Rezoning¹**

STREET ADDRESS PROJECT NAME (IF ANY)

North side of Ft. Hamilton Pkwy btw 53rd and 55th Streets¹

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

R5/C1-5¹ **22a¹**

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) ZONING SECTIONAL MAP NO(S)

BL 5673, Lots 42, 50 and p/o Lot 41 and BL 5666, p/o Lot 20¹ **Brooklyn¹** **12¹**

TAX BLOCK AND LOT NUMBER BOROUGH COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO YES IF YES, IDENTIFY **1**

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

See attached description

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

CHANGE IN CITY MAP.....MM \$ 1

ZONING MAP AMENDMENT.....ZM \$ 4,310¹

ZONING TEXT AMENDMENT.....ZR \$ 1

ZONING SPECIAL PERMIT.....ZS \$ 1

ZONING AUTHORIZATION.....ZA \$ 1

ZONING CERTIFICATION.....ZC \$ 1

PUBLIC FACILITY, SEL./ACQ.....PF \$ 1

DISPOSITION OF REAL PROP.....PD \$ 1

URBAN DEVELOP=T ACTION.....HA \$ 1

URBAN RENEWAL PROJECT.....* \$ 1

HOUSING PLAN & PROJECT.....* \$ 1

FRANCHISE.....* \$ 1

REVOCABLE CONSENT.....* \$ 1

CONCESSION.....* \$ 1

LANDFILL.....* \$ 1

OTHER (Describe) \$ 1

MODIFICATION 1 \$ 1

FOLLOW-UP 1 \$ 1

RENEWAL 1 \$ 1

OTHER APPLICATION NO. CEQR fee¹ \$ 2,940¹

SPECIFY

TOTAL FEE (For all actions) \$ 7,250¹

Make Check or Money Order payable to Department of City Planning. If fee exemption is claimed check box below and explain

Has pre-application meeting been held? NO YES

If yes **Sanmati Naik¹** **3/8/2012¹**

DCP Office/Representative Date of meeting

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY Department of City Planning¹ CEQR NUMBER 1

TYPE OF CEQR ACTION:

TYPE II Type II category: 1 Date determination was made: 1

TYPE I } Has EAS been filed? Yes No

UNLISTED } If yes, Date EAS filed: 1

Has CEQR determination been made? Yes No

If yes, what was determination? Negative Declaration } Date determination made: 1 (Attach Copy)

CND }

Positive Declaration }

If Positive Declaration, has PDEIS been filed? 1

Has Notice of Completion (NOC) for DEIS been issued? 1 If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? 1 If yes, date issued: 1

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No Yes

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

<u>1</u>
<u>1</u>

10. APPLICANT
(Attach authorizing resolution(s), if applicable)

Deirdre A. Carson, Esq., Shareholder¹
NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

Greenberg Traurig, LLP¹
APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

Deirdre Carson 2/20/14
SIGNATURE OF APPLICANT DATE

11. CO-APPLICANTS
(Attach authorizing resolution(s), if applicable)

<u>1</u>	NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE	SIGNATURE OF CO-APPLICANT	DATE
<u>1</u>	CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION		
<u>1</u>	STREET ADDRESS	CITY	STATE ZIP TEL.NO. FAX
<u>1</u>	NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE	SIGNATURE OF CO-APPLICANT	DATE
<u>1</u>	CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION		
<u>1</u>	STREET ADDRESS	CITY	STATE ZIP TEL.NO. FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-164 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

FORT HAMILTON, LLC
PO Box 467
CEDARHURST, NEW YORK 11516

January 15, 2014

Hon. Kenneth Knuckles
Acting Chair
New York City Planning Commission
22 Reade Street
New York, New York 10007

Re: 5402 Fort Hamilton Parkway
Brooklyn Block 5673, Lots 42 & 50 (the "Property")

Dear Acting Chair Knuckles:

As the fee owner of the Property, Fort Hamilton LLC authorizes the firm of Greenberg Traurig, LLP, by its shareholder Deirdre A. Carson, to apply for a zoning map amendment to rezone portions of two blocks in an existing R5 district along Fort Hamilton Parkway in Brooklyn to an R6 district, under Section 71-10 of the Zoning Resolution.

Sincerely,

FORT HAMILTON, LLC

By: 

Name:

Title:

cc: Deirdre A. Carson, Esq.

City Map Change MM

APPLICATION NO

Proposed City Map Change

(Check appropriate boxes)

- 1. ESTABLISH NEW..... STREET PARK PUBLIC PLACE GRADE
- 2. ELIMINATE EXISTING..... STREET PARK PUBLIC PLACE GRADE
- 3. CHANGE EXISTING STREET..... WIDTH ALIGNMENT GRADE
- 4. EASEMENT
 Delineate New..... Remove Existing..... Modify Existing.....
- 5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY

Zoning Map Change ZM

APPLICATION NO

Proposed Zoning Map Change(s)

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

CHANGE #1	FROM:	<u>R5/C1-3¹</u> EXISTING	TO:	<u>R6/C1-3¹</u> PROPOSED
CHANGE #2	FROM:	<u>↓</u> EXISTING	TO:	<u>↓</u> PROPOSED
CHANGE #3	FROM:	<u>↓</u> EXISTING	TO:	<u>↓</u> PROPOSED
CHANGE #4	FROM:	<u>↓</u> EXISTING	TO:	<u>↓</u> PROPOSED
CHANGE #5	FROM:	<u>↓</u> EXISTING	TO:	<u>↓</u> PROPOSED

Zoning Text Amendment ZR

APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

Affected Zoning Resolution (ZR) Sections

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
<u>↓</u>	<u>↓</u>
<u>↓</u>	<u>↓</u>
<u>↓</u>	<u>↓</u>
<u>↓</u>	<u>↓</u>
<u>↓</u>	<u>↓</u>
<u>↓</u>	<u>↓</u>

Land Use Review Application (LR)..... Item 2. Site Data

.....
 Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE (Enter Range only if all Lots in Range are Included)	TAX LOT(S) OR TAX LOT RANGE	ADDRESS (House Number and Street Name) OR BOUNDING STREETS OR CROSS STREETS (If No Address)
Brooklyn Block 5673 ^L	Lots 42, 50 and p/o Lot 41 ^L	5402 - 5410, 5414 Fort Hamilton Parkway and 986, 1002-1006 54 th Street ^L
Brooklyn Block 5666 ^L	p/o Lot 20 ^L	5300-5324 Fort Hamilton Parkway ^L
↓	↓	↓
↓	↓	↓
↓	↓	↓
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Land Use Review Application (LR)..... Item 2. Site Data

.....
Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE
(Enter Range only if all Lots in Range are Included)

TAX LOT(S) OR TAX LOT RANGE

ADDRESS (House Number and Street Name) OR
BOUNDING STREETS OR CROSS STREETS (If No Address)

**Fort Hamilton Rezoning
5402 Fort Hamilton Parkway
11/15/2012
REVISED – 4/4/13**

1. Introduction

This is an application on behalf of Fort Hamilton, LLC, owner of the property located at 5402 Fort Hamilton Parkway (the “Property”), for a zoning map amendment to rezone portions of two blocks (as more fully described below, the “Project Area”) in an existing R5 district along Fort Hamilton Parkway in Brooklyn to an R6 district. The rezoning is sought in connection with the proposed development of a new 6-story, community facility building with ground floor retail and 50,669 square feet (“SF”) of floor area (the “Proposed Building”) on an 11,167.5 SF zoning lot (Brooklyn Block 5673, Lots 42 & 50) (the “Development Site”). An existing C1-3 overlay is mapped over the Development Site; the proposal would not change the overlay. The proposed rezoning would increase the maximum permitted FAR for community facility uses on the Development Site from 2.0 to 4.8, allowing the construction of the Proposed Building at approximately 4.54 FAR to a height of 76 feet, including bulkheads.

2. Prior and Current Unrelated Actions (if applicable)

There are no recent or pending land use actions that affect the Project Area.

3. Description of the Surrounding Area and Project Area

Geographic Location Information

The Project Area is in Brooklyn Community Board 12 near the western edge of the neighborhood commonly referred to as Borough Park (or Boro Park). Borough Park is roughly bounded by 9th Avenue on the west, Green-Wood cemetery on the north, McDonald and 18th Avenues on the east and 65th Street on the south. Much of Borough Park is subject to special zoning treatment under special “optional” regulations that apply to buildings used exclusively for residences (see Section 23-146 of the Zoning Resolution). The neighborhood west of 9th Avenue immediately adjacent to Borough Park is commonly referred to as Sunset Park. This section of Brooklyn — including but not limited to the Project Area, Borough Park and Sunset Park — is eligible for the FRESH program.

Land Uses and Existing Zoning in the Surrounding Area and Proposed Project Area

Surrounding Area

The Borough Park neighborhood is a low-density residential neighborhood mapped almost exclusively with residential districts (R5 and R6 districts) with commercial overlays (C1-3 or C2-3) along the two major thoroughfares (Fort Hamilton Parkway and New Utretch Avenue) that transect the neighborhood. The neighborhood includes many schools, synagogues and other

community facility uses, the most notable of which is the Maimonides Medical Center, which is spread across five blocks between 47th and 49th Streets along Fort Hamilton Parkway. The Project Area itself is located in an R5 district that extends 100 feet west of Fort Hamilton Parkway between 53rd and 60th Streets and that, except for the blockfront occupied by the Monastery of the Precious Blood, includes a C1-3 overlay. Immediately adjacent is a large R6 district that extends west all the way to 8th Avenue and north all the way to 53rd Street.

Consistent with its underlying zoning, the portion of the neighborhood in the immediate vicinity of the Project Area is predominantly residential, consisting of a mix of 2- and 3-story semi-attached buildings, row houses and 3- and 4-story apartment buildings that for the most part are set back from the street line on the side streets and built to the street lines along the avenues. Significant exceptions include two low income housing developments for the elderly: the 6-story development known as the David Minkin Residence, which was constructed in 1996 along the east side of 9th Avenue between 53rd and 54th Streets, and immediately to its south, the 6-story development known as the Msgr. Joseph F. Stedman Residence, which was constructed in 1999.

Ground floor commercial uses are common along Fort Hamilton Parkway where permitted by existing commercial overlays. There are several notable community facilities in the immediate vicinity of the Project Area, including the Monastery of the Precious Blood, a portion of which is in the Project Area, PS 160 and the United Talmudical Academy, directly across from the Development Site.

The closest subway stations to the Project Area are the 50th Street D station at New Utrecht Avenue and 50th Street (approximately 7 blocks from the Project Area), and the Fort Hamilton Parkway N station at 62nd Street and 10th Avenue (approximately 8 blocks from the Project Area). Bus routes servicing the Borough Park neighborhood include the B-16, which runs north-south along Fort Hamilton Parkway to 56th and 57th Streets, where it turns and runs east-west, and the B-11, which runs east-west along 49th and 50th Streets. The B-70 runs north-south parallel to Fort Hamilton Parkway along 8th Avenue in the Sunset Park neighborhood between Bay Ridge Avenue and 39th Street.

There is one open space in the surrounding area: Rappaport Playground, which occupies the entire western blockfront of Fort Hamilton Parkway between 52nd and 53rd Streets. There are no city or state designated historic structures or historic districts within the surrounding area.

Proposed Project Area

The proposed Project Area (i) is located in an R5 district bordered on the west and north by an R6 district and (ii) includes the Development Site, a small portion of an adjacent lot and the easternmost 100 feet of the zoning lot on which the Monastery of the Precious Blood is located. The proposed rezoning would shift the existing zoning district boundary line southwesterly to be coincident with the southwesterly boundary line of the Development Site.

The Development Site consists of two tax lots to be merged: Lot 42 and Lot 50. Both have historically been used for non-conforming uses, so that the proposed development would

eliminate the non-conforming use. Lot 42 has 101.82 feet of frontage on Fort Hamilton Parkway and 100 feet of frontage on 54th Street; it is improved with a vacant, 1-story automotive service station constructed in the 1960's. Lot 50 is immediately south of Lot 42 and has 20.33 feet of frontage on Fort Hamilton Parkway. Lot 50 is approximately 25 feet deeper than Lot 42 and Lot 50 is improved with a vacant, 3-story residential building with ground floor retail space that was constructed in the 1940's. The adjacent tax lot west of the Development Site (Lot 41) is improved with a 3-story residential building set back from the street line; a small portion of Lot 41 is included in the Project Area, which extends 100 feet from Fort Hamilton Parkway.

The easternmost 100 feet of the zoning lot on which the Monastery of the Precious Blood is located has been included in order to create a more uniform zoning map that reflects existing bulk conditions. As can be seen in CP-18, the Proposed Building, which has been designed to comply with an R6 bulk envelope, relates well visually to the Monastery in terms of height and overall bulk.

The adjacent tax lot south of the Development Site (Lot 51) is improved with a 3-story residential building built to the street line. There are a 4-story residential building and a 4-story community facility building (the United Talmudical Academy) directly across from the Development Site on the other side of Fort Hamilton Parkway in an R5 district. On the other side of Fort Hamilton Parkway directly across from the Monastery of the Precious Blood is a row of 2-story brick buildings built to the street line, most of which have residential uses above ground floor retail.

4. Description of Proposed Development Site (if different than the Project Area)

The 11,167.5 SF Development Site is located on the northwest intersection of Fort Hamilton Parkway (a wide street) and 54th Street (a narrow street) in an R5 district with a C1-3 overlay. The Development Site has 122'2" of frontage on Fort Hamilton Parkway and 100' of frontage on 54th Street. The portion of the Development Site within 100 feet of the intersection of the abutting streets is a corner lot and the remaining portion (roughly the south 20 feet) is an interior lot. As noted above, the Development Site is improved with two buildings, both of which will be demolished in connection with the construction of the Proposed Building. There are currently two, approximately 20' wide curb cuts along Fort Hamilton Parkway, approximately 10 and 70 feet from the corner of 54th Street, and one, approximately 15' wide curb cut along 54th Street, approximately 20 feet from the corner; all existing curb cuts will be eliminated and replaced with a single curb cut on 54th Street to service the parking needs of the Proposed Building.

5. Description of the Proposed Development

The Proposed Building would have a 4-story street wall along each of Fort Hamilton Parkway and 54th Street after which it would set back (17'3" along Fort Hamilton Parkway and 23'2" along 54th Street) to its total height of 6-stories or 76 feet, including bulkheads. It would occupy the entire Development Site except for a 20' by 23'8" rear yard (commercial bulk regulations apply to community facility buildings in overlay districts) in the southwest portion of the Development Site.

The Proposed Building would have 54,955 SF of Use Group 4A community facility floor area (including 9,900 gross SF in its cellar) and 5,614 SF of Use Group 6 commercial floor area on the ground floor, collectively generating a requirement for 150 parking spaces (Section 36-21 of the Zoning Resolution). The required spaces would be provided in three (3) subcellar levels in an automated parking system accessible from a 17'8" foot curb cut on 54th Street, approximately 64 feet from the corner.

The Proposed Building would serve as a healthcare center for women, providing a broad spectrum of medical services to women, including a "birthing center" for a midwifery facility, but would not have beds for inpatient services. The birthing center would feed into nearby Maimonides Medical Center for those cases that could not be handled on an outpatient basis. It is expected that existing healthcare practices/clinics in the surrounding communities would relocate to the building to provide for economies of scale through sharing of resources, technology and medical equipment.

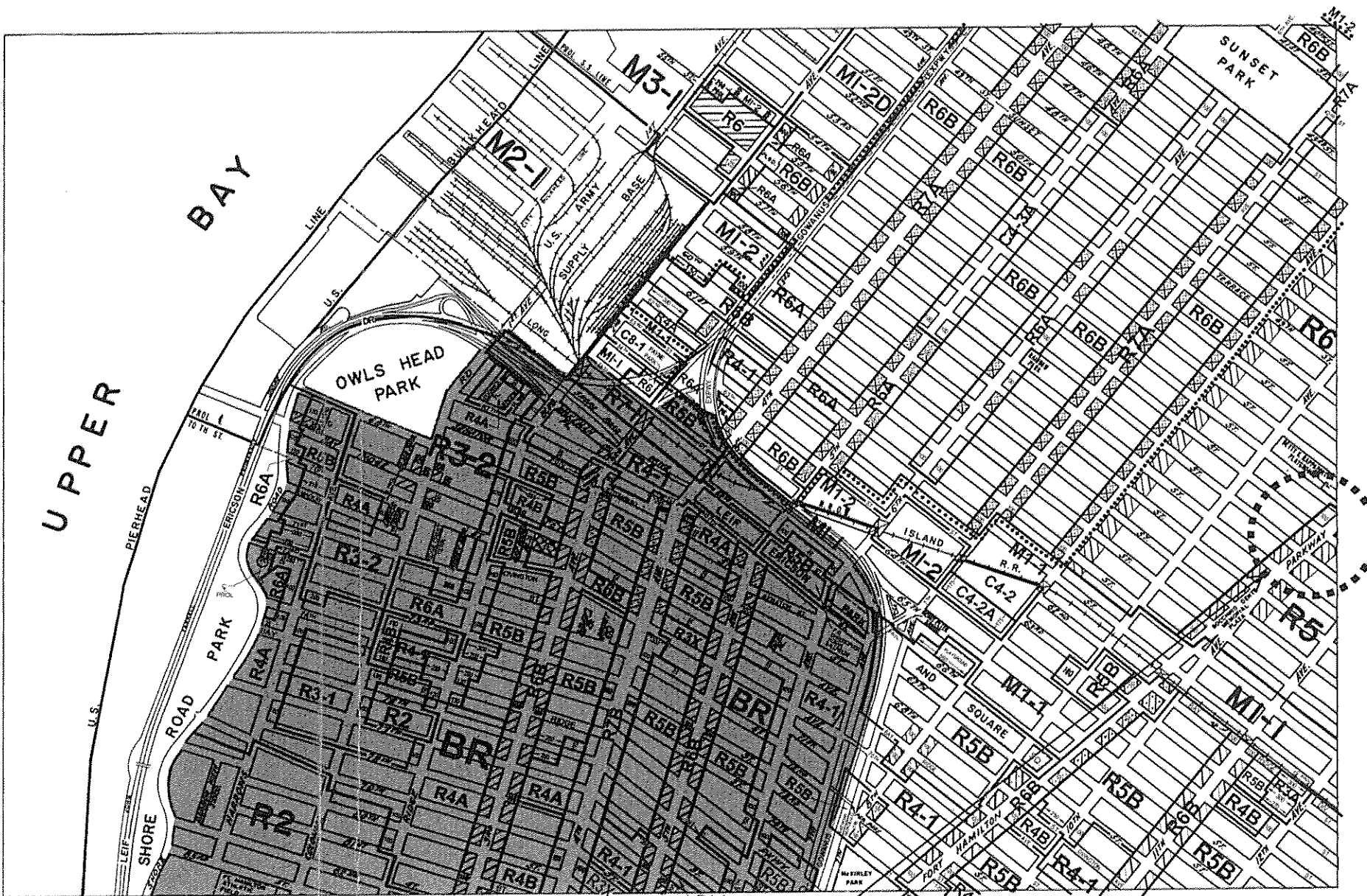
6. Action(s) Necessary to Facilitate the Project

The Proposed Building requires a zoning map amendment to increase the allowable FAR for community facility uses and to permit the building envelope proposed. Under current R5/C1-3 zoning, the maximum permitted FAR for community facility uses is 2.0. The rezoning to a R6/C1-3 will allow a larger building (up to 4.8 FAR for community facility uses), enabling the Applicant to accommodate what it envisions will be a multitude of healthcare services for women in a single building, at a location that is readily accessible to a major medical center already serving the area. As can be seen in the supporting materials that accompany this Application, the proposed rezoning merely extends a zoning district that already covers approximately half of the surrounding area and would not result in a change to permitted uses within the Project Area. As relevant to this Application, the rezoning would increase the allowable FAR for community facility uses from 2.0 to 4.8, allowing the Applicant to construct a larger community facility building in order to accommodate the variety of different healthcare practices/clinics within the Proposed Building that are necessary to enable it to achieve its intended function. Under current zoning, the Applicant could only construct 2 FAR, which would be insufficient to accommodate the complete mix of healthcare services that the Applicant envisions and thereby achieve the efficiencies of practice and coordinated care desirable.

The Proposed Building would conform with the R6/C1-3 regulations, as it would contain approximately 4.54 FAR (less than the permitted 4.8 FAR for community facility uses) and would comply with the sky exposure plane regulations set forth in Section 33-431 of the Zoning Resolution, which require a setback (15 feet on wide streets and 20 feet on narrow streets) above a height of 60 feet or four stories, whichever is less, after which building height is governed by the sky exposure plane. As noted above, the Proposed Building would occupy the entire Property except for an approximately 480 SF rear yard and would set back above its fourth story. As can be seen in drawings CP-10 and CP-11 that accompany this Application, the setback portions of the Proposed Building all lie beneath the applicable sky exposure planes.

7. Conclusion

The proposed rezoning would permit the Applicant to construct a significantly larger community facility building on the Development Site than the current zoning permits, allowing it to accommodate a comprehensive healthcare service program addressing the special needs of women within a single building. The Applicant believes that this model represents the future under the Affordable Healthcare Act. Area residents would benefit from the Proposed Building as it would provide them access to a large, new consolidated healthcare facility for women that is close to a major area hospital. At the same time, the proposed rezoning would not result in out of character development as it would apply to the Project Area the same bulk regulations that currently apply to the lots two blocks to the north along both sides of Fort Hamilton Parkway. In addition, the proposed commercial space, which is expected to contain a use complimentary to healthcare services, such as a pharmacy, would generate additional tax revenue to the City and compliment and enhance the healthcare services within the Proposed Building and existing community facility uses along Fort Hamilton Parkway. Finally, the proposed rezoning would return the vacant Development Site to active and conforming use, replacing an existing eye-sore, eliminating a gap in the existing streetscape with a new streetwall building and addressing the environmental concerns that historically arise in connection with former gas station sites.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

09-30-2009 C 090387 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For inclusionary Housing designated areas on this map, see APPENDIX E.

MAP KEY

	16b	16d
21c	22a	22c
21d	22b	22d

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ZONING MAP 22a

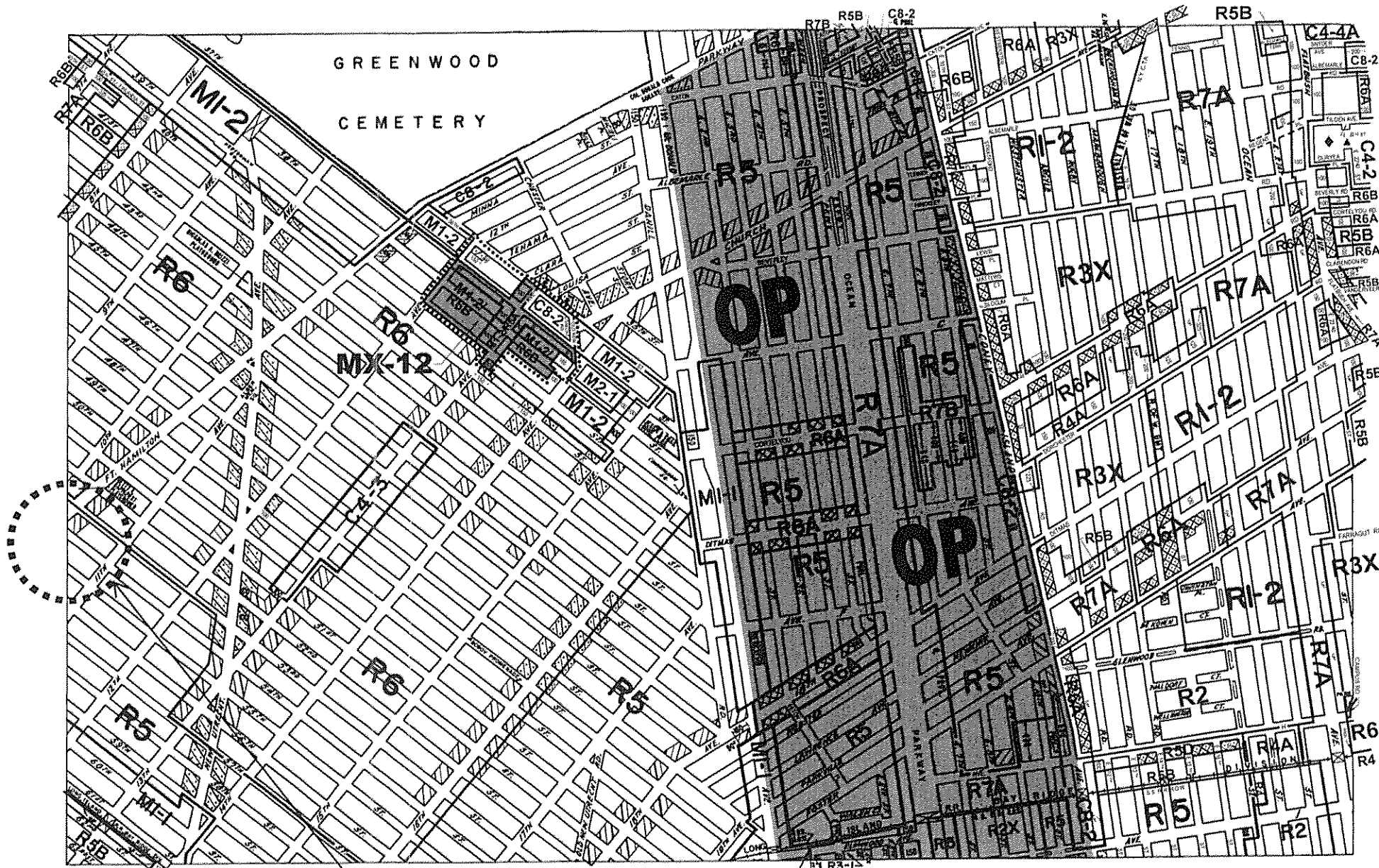


PROPOSED PROJECT AREA

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3281.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R** - RESIDENTIAL DISTRICT
- C** - COMMERCIAL DISTRICT
- M** - MANUFACTURING DISTRICT
- [Shaded Box]** SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- [Dotted Box]** AREA(S) REZONED

Effective Date(s) of Rezoning:

10-27-2010 C 100345 ZVK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For inclusionary housing designated areas on this map, see APPENDIX F.

CITY MAP CHANGES:

- ▲ 10-15-2011 V 861226(A) VVK
- ◆ AS CORRECTED 05-15-2012

MAP KEY

16b	16d	17b
22a	22c	23a
22b	22d	23b

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ZONING MAP 22c

600 0 600 1200 1800 FEET

PROPOSED PROJECT AREA

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291

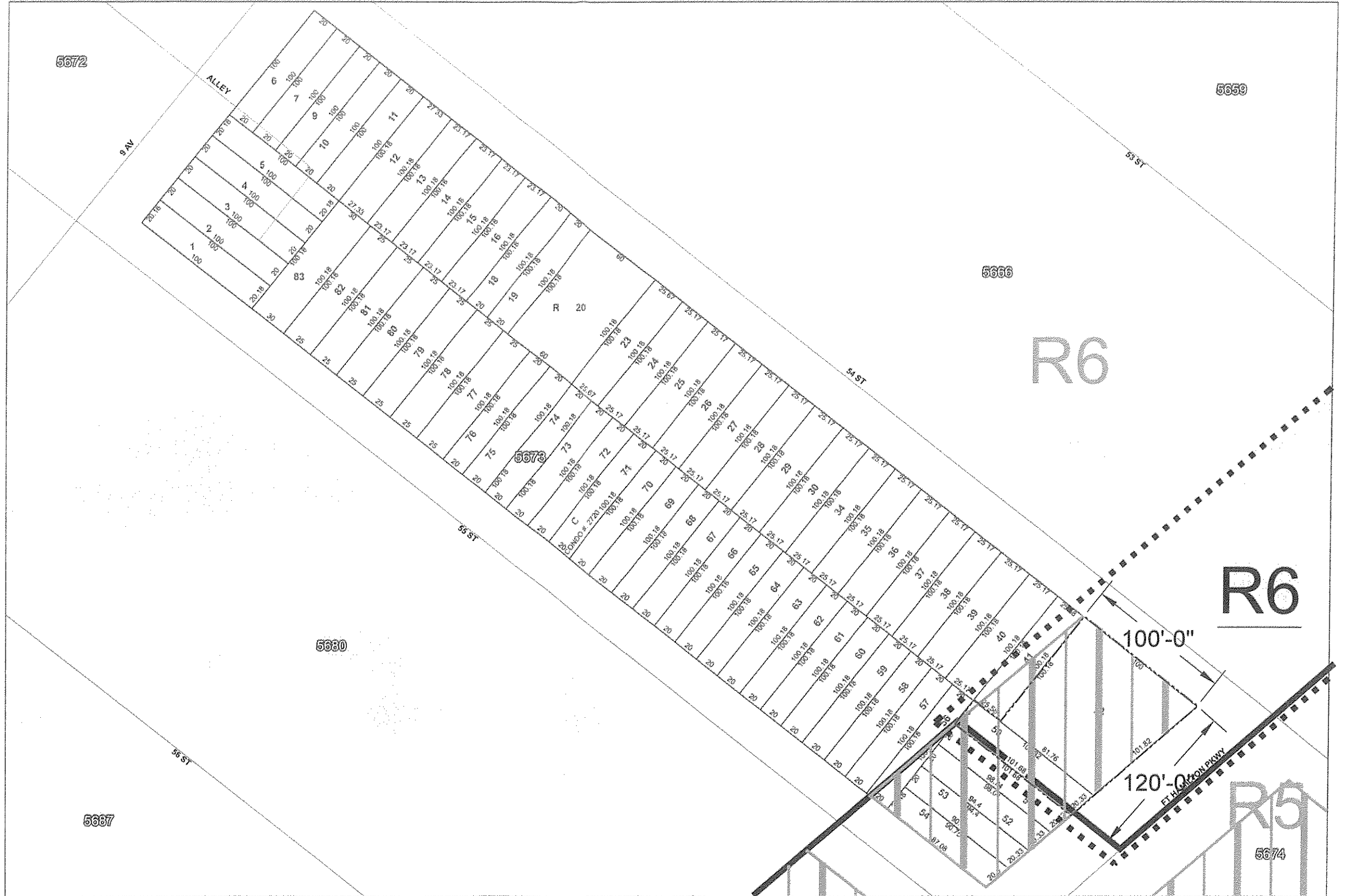
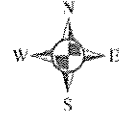


NYC Digital Tax Map

Effective Date : 08-19-2010 11:00:24

End Date : Current

Brooklyn Block: 5673



Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- - - Underwater
- ▭ Tax Lot Polygon
- ▭ Condo Number
- ▭ Tax Block Polygon

- C1-1
- C1-2
- C1-3

- Zoning District Line
- R6** Proposed Zoning District
- R5 R6 Existing Zoning Districts
- - - Area of Rezoning
- - - Development Site
- Existing C1-3



NYC Digital Tax Map

Effective Date : 12-06-2008 20:38:13

End Date : Current

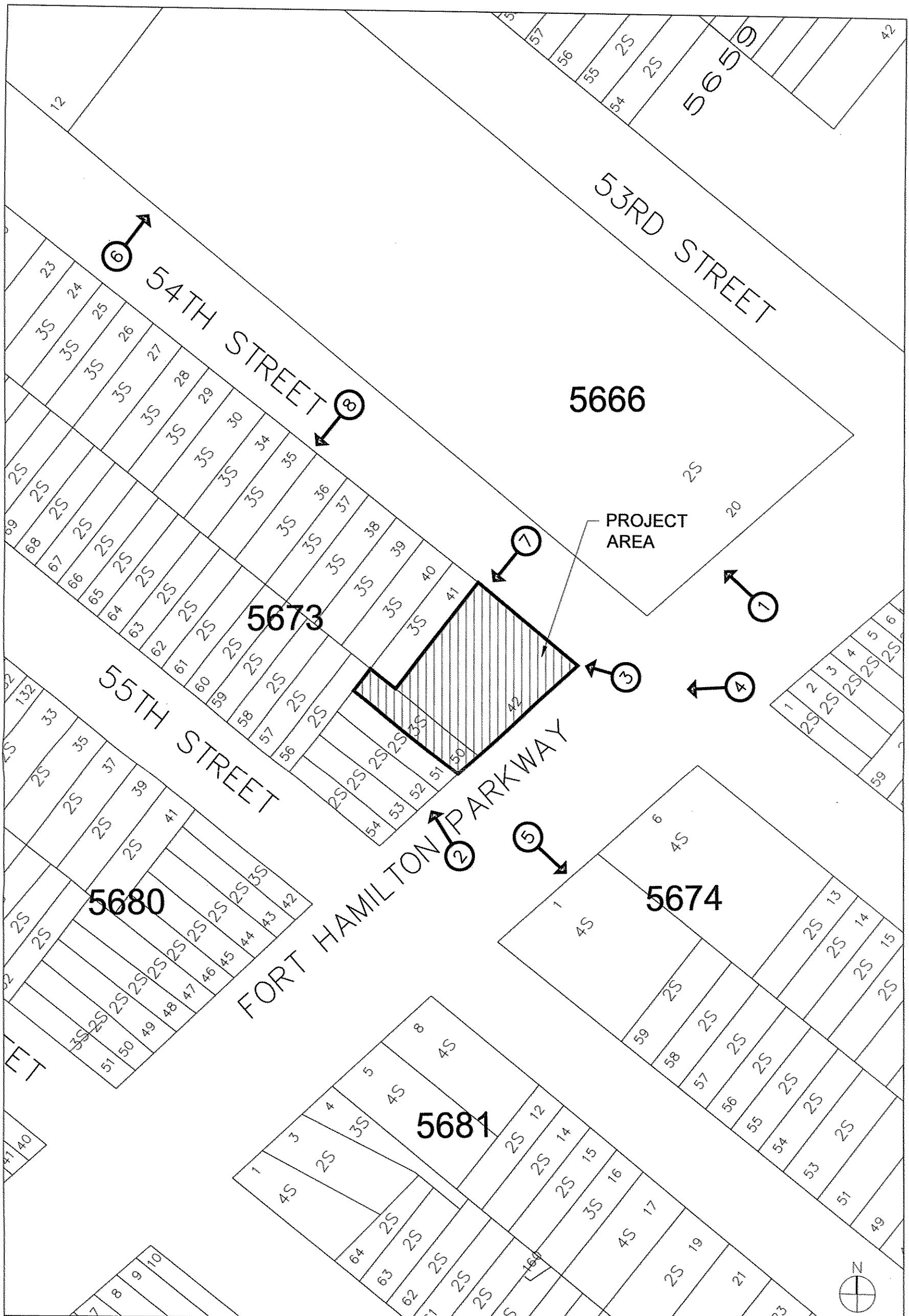
Brooklyn Block: 5666

Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- Boundary Lines
- ↑ Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- Zoning District Line
- R6 Proposed Zoning District
- R5 R6 Existing Zoning Districts
- ⋯ Area of Rezoning
- - - Development Site
- ▧ Existing C1-3





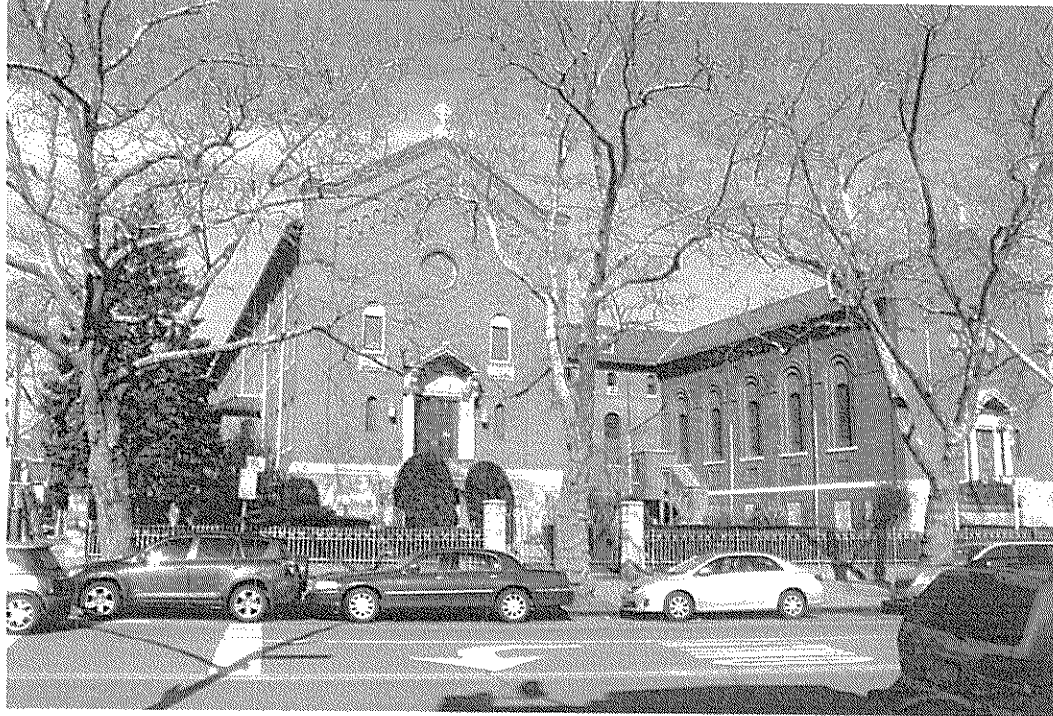
PROJECT
5402 FT HAMILTON PARKWAY
BROOKLYN, NY 11219

DRAWING TITLE
PROJECT AREA KEY MAP

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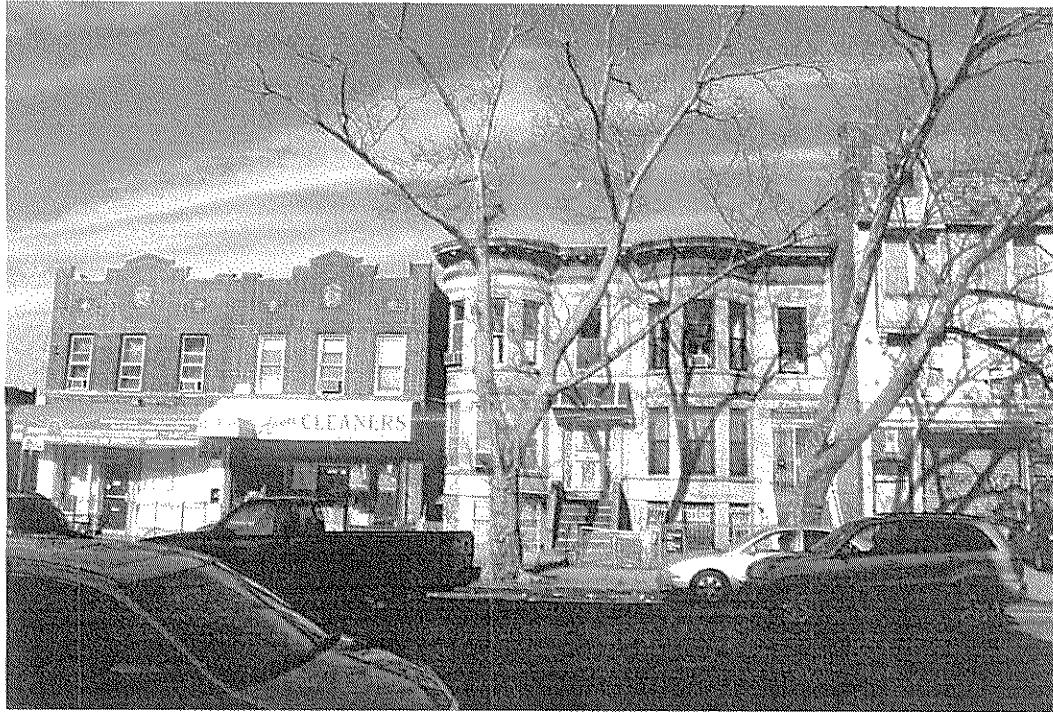
PROJECT NO. **1470**
 DATE **22 AUG 2012**
 REVISED **25 FEB 2013**
 DRAWN BY **JLH**
 SCALE **NTS**
 SHEET NO

PHOTOGRAPH TAKEN FEBRUARY 14, 2013



1. VIEW NORTH WEST ALONG FORT HAMILTON PARKWAY BETWEEN 53RD AND 54TH STREET

PHOTOGRAPH TAKEN FEBRUARY 14, 2013



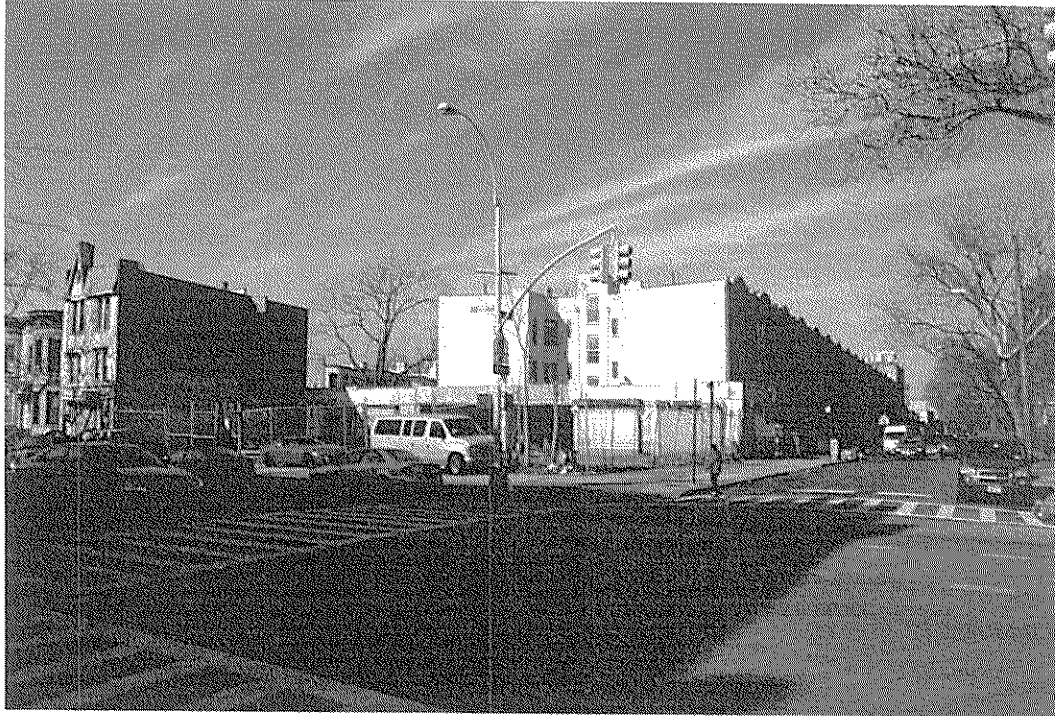
2. VIEW NORTH WEST ALONG FORT HAMILTON PARKWAY BETWEEN 54TH STREET AND 55TH STREET (LEFT)

PHOTOGRAPH TAKEN FEBRUARY 14, 2013



3. VIEW CORNER OF FORT HAMILTON PARKWAY AND 54TH STREET (RIGHT)

PHOTOGRAPH TAKEN FEBRUARY 14, 2013



4. PROJECT SITE, CORNER OF FORT HAMILTON PARKWAY AND 54TH STREET

PHOTOGRAPH TAKEN FEBRUARY 14, 2013



5. VIEW SOUTH ACROSS FROM SITE ALONG FORT HAMILTON PARKWAY BETWEEN 54TH STREET AND 55TH STREET

PHOTOGRAPH TAKEN FEBRUARY 14, 2013



6. VIEW NORTH OF FORT HAMILTON PARKWAY LOOKING EAST ON 54TH STREET

PHOTOGRAPH TAKEN FEBRUARY 14, 2013



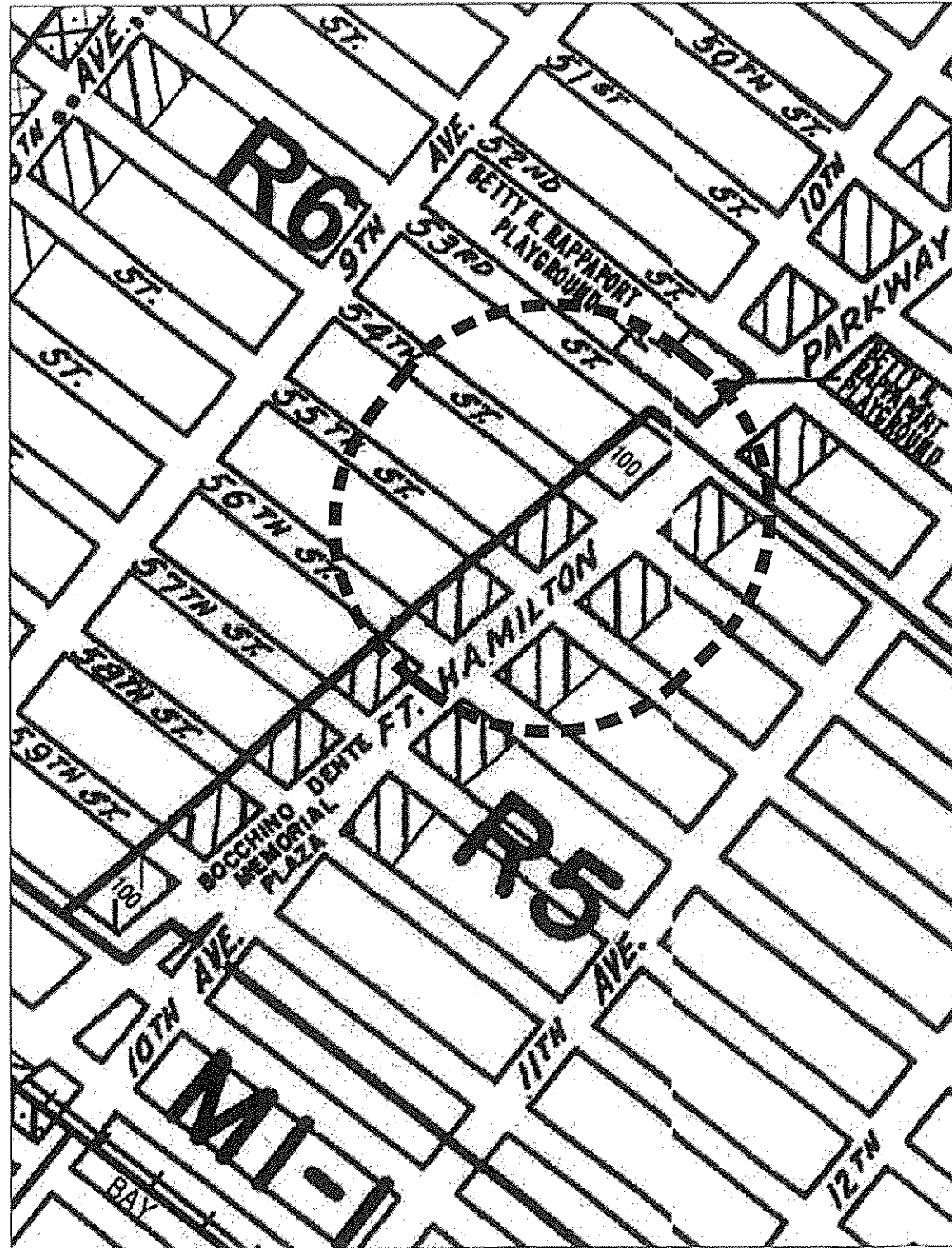
7. VIEW BUILDINGS ON 54TH STREET, NORTH OF FORT HAMILTON PARKWAY LOOKING WEST

PHOTOGRAPH TAKEN FEBRUARY 14, 2013



8. VIEW BUILDINGS ON 54TH STREET, NORTH OF FORT HAMILTON PARKWAY LOOKING WEST

ZONING CHANGE MAP

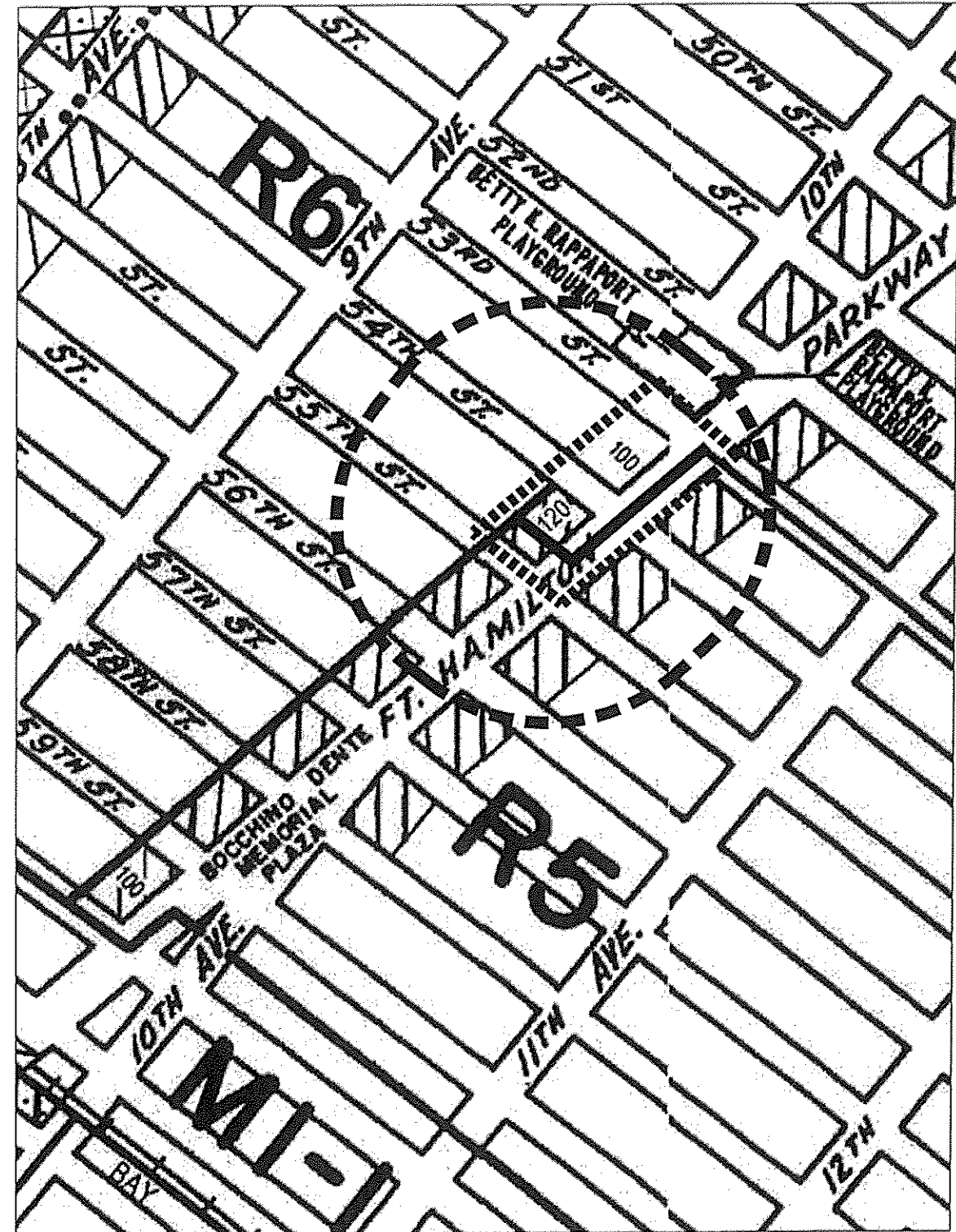


CURRENT ZONING MAP (22a & 22c)



C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5

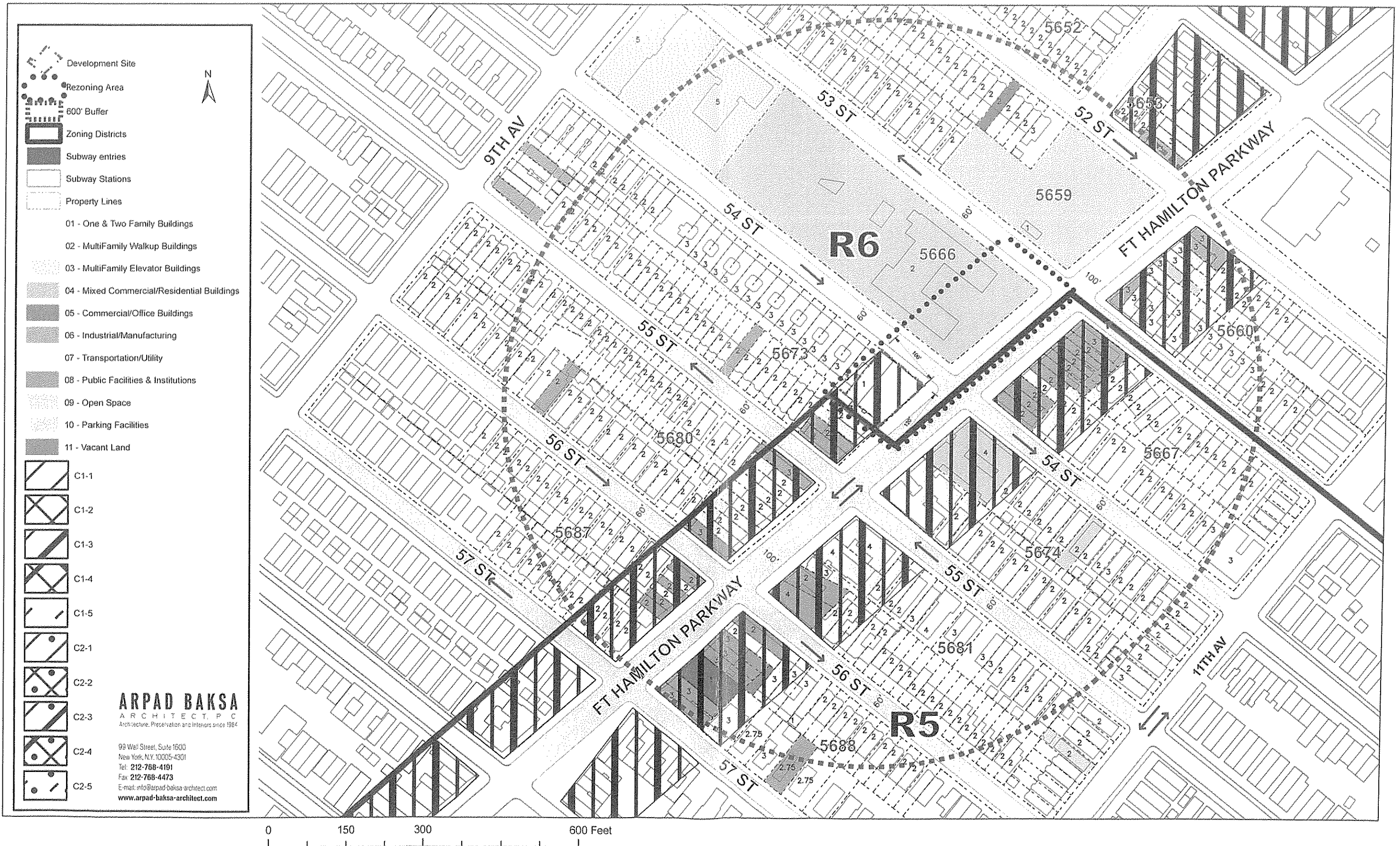
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



PROPOSED ZONING MAP (22a & 22c)

- AREA BEING REZONED IS OUTLINED WITH DOTTED LINES
- An R5/C1-3 district is replaced with an R6/C1-3 district.

5402 Ft Hamilton Parkway Area Map



Legend

- Development Site
- Rezoning Area
- 600' Buffer
- Zoning Districts
- Subway entries
- Subway Stations
- Property Lines
- 01 - One & Two Family Buildings
- 02 - MultiFamily Walkup Buildings
- 03 - MultiFamily Elevator Buildings
- 04 - Mixed Commercial/Residential Buildings
- 05 - Commercial/Office Buildings
- 06 - Industrial/Manufacturing
- 07 - Transportation/Utility
- 08 - Public Facilities & Institutions
- 09 - Open Space
- 10 - Parking Facilities
- 11 - Vacant Land

C1-1
C1-2
C1-3
C1-4
C1-5
C2-1
C2-2
C2-3
C2-4
C2-5

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0 150 300 600 Feet

Zoning Comparison Table						
	Permitted/Required					
	Existing Zoning			Proposed Zoning		
	ZR Section(s) #	R5 district w/ C1-3 overlay		ZR Section(s) #	R6 district w/ C1-3 overlay	
USE GROUPS	22-10 & 32-10	1 through 6		22-10 & 32-10	1 through 6	
Maximum FAR (Total)		2.00 (see Note 1)			4.80	
Residential	23-141	1.25		23-142 & 23-145	2.43 or 3.00 (see Note 2)	
Community Facility	33-121; 33-15	2.00 (see Note 1)		33-121	4.80	
Commercial	33-121	1.00		33-121	2.00	
Manufacturing	N/A	N/A		N/A	N/A	
YARDS	34-111					
Front Yard	34-23	none (residential building) none (non-residential building or mixed building)		34-23	none (residential building) none (non-residential building or mixed building)	
Side Yard	34-232	none (residential building) none (non-residential or mixed building)		34-232	none (residential building) none (non-residential or mixed building)	
Rear Yard	23-47	30 feet (residential) 20 feet (non-residential)		23-47	30 feet (residential) 20 feet (non-residential)	
Open Space	23-141	45%		23-142	varies	
Residential Lot Coverage	23-141	55%		23-145	65% (interior) 80% (corner)	
Non-Residential Lot Coverage	N/A	N/A	N/A	N/A	N/A	N/A
HEIGHT AND SETBACKS	34-111	Residential Building	Non-Residential Building	35-22	Non-QH	QH (see Note 3)
Maximum Height of Front Wall	23-631; 33-431	30 feet	30 feet or 2 stories, whichever is less	23-632; 35-24	60 feet (see Note 4)	60
Maximum Building Height	23-631; 33-431	40 feet	S.E.P.	23-632; 35-24	S.E.P.	70
Sky Exposure Plane	N/A	N/A	1:1	23-632	2.7: 1 (narrow) 5.6:1 (wide)	N/A
Setbacks from Narrow Streets	23-631	15 feet	20 feet	23-632; 35-24	20	15
Setbacks from Wide Streets	23-631	15 feet	15 feet	23-632; 35-24	15	10
DENSITY	23-22	760 dwelling unit factor		23-22	680 dwelling unit factor	
PARKING AND LOADING						
Parking	36-21	varies by use, but for most uses 1 space is required per 400 SF of floor area		36-21	varies by use, but for most uses 1 space is required per 400 SF of floor area	
Loading	36-62	varies by use; none required for UG 4A uses and UG 6 uses of 8,000 SF of floor area or less		36-62	varies by use; none required for UG 4A uses and UG 6 uses of 8,000 SF of floor area or less	

- 1) The maximum FAR on zoning lots with only community facility or community facility and commercial uses may be increased to 2.4 with the provision of a front yard in accordance with ZR Section 33-151.
- 2) Up to 3 FAR residential allowed for Quality Housing buildings on zoning lots within 100 feet of a wide street in an R6 district outside of the Manhattan Core. Most of the subject zoning lot is within 100 feet of a wide street.
- 3) Per ZR Section 34-24(e), the portion of a QH building within 25 feet of an R5 district must comply with the requirements for R6B districts in paragraphs (b) and (c) of ZR Section 23-633 (i.e., a maximum front wall height of 40 feet and maximum building height of 50 feet).
- 4) For residential buildings, the maximum height of the front wall is the lesser of 60 feet or 6-stories (ZR Section 23-632). For non-residential buildings, the maximum height of the front wall is the lesser of 60 feet or 4-stories (ZR Section 33-431).

Section 2: Principal Officers

Please fill in the required identification information for each officer listed below. If the applicant has no such officer or its equivalent, please check the "Position does not exist" box. If the applicant is filing a Change Data Form and the person listed is replacing someone who was previously disclosed, please check the "This person replaced" box and fill in the name of the person being replaced so his/her name can be removed from the *Doing Business Database*, and indicate the date that the change became effective.

Chief Executive Officer (CEO) or equivalent officer

This position does not exist

The highest ranking officer or manager, such as the President, Executive Director, Sole Proprietor or Chairperson of the Board.

First Name: Mitchell MI: _____ Last: Hirth

Office Title: Managing Member

Employer (if not employed by applicant): _____

Birth Date (mm/dd/yy): 01/30/1947 Home Phone #: 516-238-0136

Home Address: 7 Lakeside Drive West, Lawrence, NY 11559

This person replaced former CEO: _____ on date: _____

Chief Financial Officer (CFO) or equivalent officer

This position does not exist

The highest ranking financial officer, such as the Treasurer, Comptroller, Financial Director or VP for Finance.

First Name: _____ MI: _____ Last: _____

Office Title: _____

Employer (if not employed by applicant): _____

Birth Date (mm/dd/yy): _____ Home Phone #: _____

Home Address: _____

This person replaced former CFO: _____ on date: _____

Chief Operating Officer (COO) or equivalent officer

This position does not exist

The highest ranking operational officer, such as the Chief Planning Officer, Director of Operations or VP for Operations.

First Name: _____ MI: _____ Last: _____

Office Title: _____

Employer (if not employed by applicant): _____

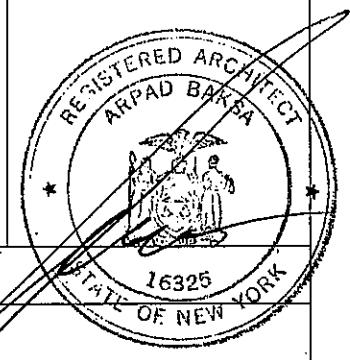
Birth Date (mm/dd/yy): _____ Home Phone #: _____

Home Address: _____

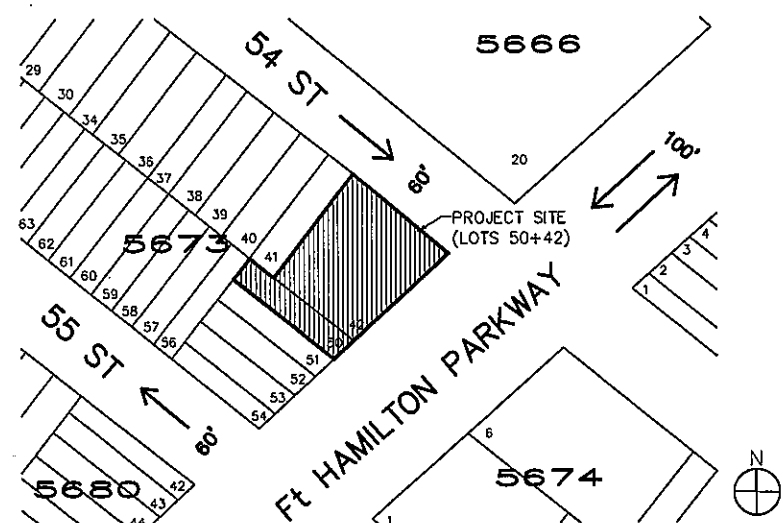
This person replaced former COO: _____ on date: _____

5402 FT. HAMILTON PARKWAY BROOKLYN, NEW YORK 11219

LIST OF ARCHITECTURAL DRAWINGS	ISSUED	REVISED
CPT-1 LIST OF DRAWINGS & PLOT PLAN	09 AUG 10	27 AUG 12
CPT-2 SITE PLAN	12 JUL 10	27 AUG 12
CPZ-1 ZONING CALCULATIONS	26 JUL 10	22 AUG 12
CP-2 CELLAR PLAN	12 JUL 10	16 MAR 11
CP-3 1ST FLOOR PLAN	04 AUG 10	27 AUG 12
CP-4 2ND FLOOR PLAN	12 JUL 10	16 MAR 11
CP-5 3RD FLOOR PLAN	03 SEP 09	16 MAR 11
CP-6 4TH FLOOR PLAN	03 SEP 09	16 MAR 11
CP-7 5TH FLOOR PLAN	03 SEP 09	16 MAR 11
CP-8 6TH FLOOR PLAN	03 SEP 09	16 MAR 11
CP-9 ROOF PLAN	03 SEP 09	16 MAR 11
CP-10 PROPOSED BUILDING SECTION	12 JUL 10	27 AUG 12
CP-11 PROPOSED BUILDING SECTION	12 JUL 10	27 AUG 12
CP-12 54TH STREET ELEVATION	26 JUL 10	22 AUG 12
CP-13 FT HAMILTON PKWY ELEVATION	03 SEP 09	22 AUG 12
CP-18 ELEVATION RENDERINGS	26 JUL 10	--
CP-19 FT HAMILTON PKWY/54 ST. RENDERING	03 SEP 09	--
CP-20 FT HAMILTON PKWY RENDERING	09 AUG 10	--
CP-21 54 STREET RENDERING	09 AUG 10	--
CP-22 SUBCELLAR 1 PLAN	12 JUL 10	06 FEB 12
CP-23 SUBCELLAR 2 PLAN	12 JUL 10	16 MAR 11
CP-24 SUBCELLAR 3 PLAN	12 JUL 10	16 MAR 11



LOCATION PLAN



BLOCK:	5673
LOT:	42 + 50
MAP:	22a + 22c
ZONE:	R6 / C1-3
USE GROUP:	4A, 6A, 6C, OR 6E

<p>PROJECT 5402 FT HAMILTON PARKWAY BROOKLYN, NY 11219</p>	<p>ARPAD BAKSA ARCHITECT, P. C. Architecture, Preservation and Interiors since 1984 99 Wall Street, Suite 1800 New York, N.Y. 10005-4301 Tel: 212-768-4191 Fax: 212-768-4473 E-mail: info@arpad-baksa-architect.com www.arpad-baksa-architect.com</p>	<p>PROJECT NO. 1470 DATE 09 AUG 10 REVISED 27 AUG 12 DRAWN BY AB SCALE N.T.S. SHEET NO CPT-1</p>
<p>DRAWING TITLE LIST OF DRAWINGS & PLOT PLAN</p>		

ZONING CALCULATIONS FOR 5402 FORT HAMILTON PARKWAY

- A. BLOCK 5673
- B. LOTS 42, 50
- C. ZONING R6 / C1-3
- D. MAP NUMBER 22a & 22c
- E. LOT AREA 11,167.5 SF
- F. ZONING USE GROUP
 - 1. PERMITTED AS OF RIGHT
SEC. 22-10 THRU SEC. 22-14 / 1, 2, 3, 4, 5, 6
 - 2. EXISTING
SEC. 32-10 THRU SEC. 32-25 / USE GROUP 2, 16B
 - 3. PROPOSED
USE GROUP 6 - 1ST FLOOR - RETAIL
USE GROUP 4A - CELLAR THRU 6TH FL - AMBULATORY DIAGNOSTIC OR TREATMENT HEALTHCARE FACILITY

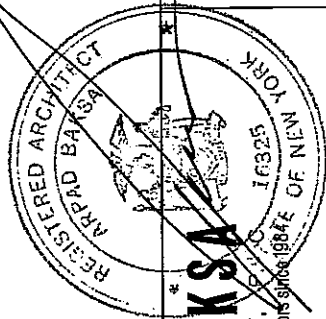
- G. FLOOR AREA RATIO (F.A.R.) SEC. 33-121
 - (a) PERMITTED
4.80
F.A.R. X LOT AREA = PERMITTED BUILDABLE
4.80 X 11,167.5 SF = 53,604 SF
 - (b) EXISTING
APPROX. 5,700 SF / 11,167.5 SF = 0.51 F.A.R.
 - (c) PROPOSED
COMMUNITY FACILITY: 45,055 SF / 11,167.5 SF = 4.03 F.A.R.
COMMERCIAL: 5,614 SF / 11,167.5 SF = 0.50 F.A.R.
TOTAL: 50,669 SF / 11,167.5 SF = 4.54 F.A.R.

H. AREA SUMMARY

FLOOR	PROPOSED FLOOR AREA	PROPOSED MECHANICAL DEDUCTIONS	PROPOSED ZONING FLOOR AREA
SUBCELLAR 3 (AUTOMATED CAR STORAGE)	10,624 SF	---	0 SF
SUBCELLAR 2 (AUTOMATED CAR STORAGE)	10,624 SF	---	0 SF
SUBCELLAR 1 (AUTOMATED CAR STORAGE)	10,624 SF	---	0 SF
CELLAR (COM. FACILITY)	9,900 SF	---	0 SF
(PARKING - NO F.A.)	724 SF		0 SF
1st FLOOR (COM. FACILITY)	1,839 SF	- SF	1,839 SF
(COMMERCIAL)	5,614 SF		5,614 SF
(PARKING - NO F.A.)	2,934 SF		0 SF
2nd FLOOR (COM. FACILITY)	10,387 SF	- SF	10,387 SF
3rd FLOOR (COM. FACILITY)	10,387 SF	- SF	10,387 SF
4th FLOOR (COM. FACILITY)	9,734 SF	- SF	9,734 SF
5th FLOOR (COM. FACILITY)	6,354 SF	- SF	6,354 SF
6th FLOOR (COM. FACILITY)	6,354 SF	- SF	6,354 SF
TOTAL (COM. FACILITY)	54,955 SF	- SF	45,055 SF
TOTAL (COMMERCIAL)	5,614 SF	- SF	5,614 SF
TOTAL (EXC. CELLAR/SUBCELLAR)	50,669 SF	- SF	50,669 SF
TOTAL (INC. CELLAR)	60,569 SF	- SF	60,569 SF

50,669 SF PROPOSED < 53,604 SF PERMITTED

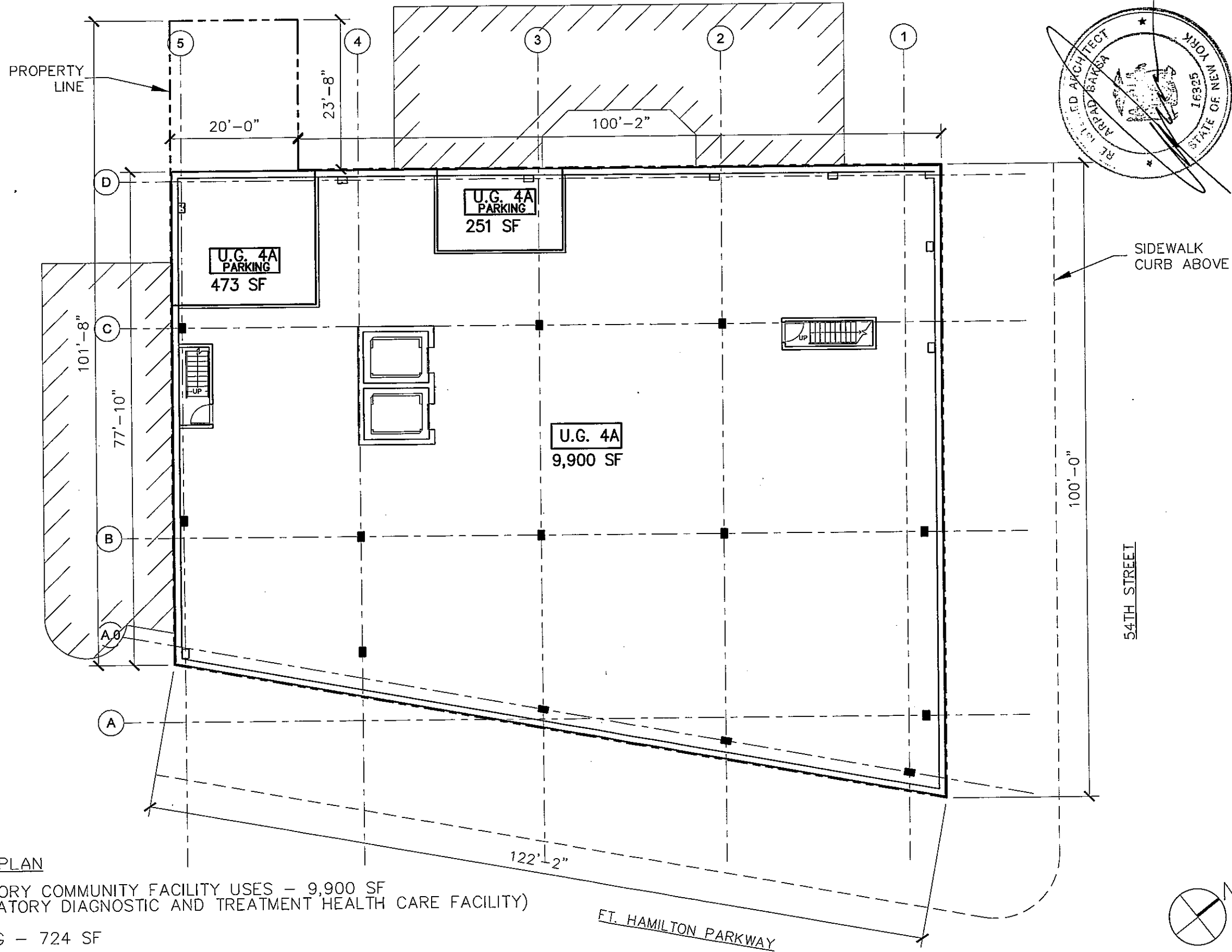
- I. FRONT YARD REQUIRED N.R. PROPOSED 0'-0"
- J. SIDE YARD SEC. 33-25 REQUIRED N.R. PROPOSED 0'-0"
- K. REAR YARD SEC. 33-301 REQUIRED N.R. WITHIN 100'-0" OF CORNER PROPOSED 23'-10"
- L. REAR YARD SEC. 33-302 REQUIRED N.R. WITHIN 100'-0" OF SHORT DIM. OF BLOCK PROPOSED 23'-10"
- M. REAR YARD SEC. 33-303 REQUIRED N.R. (PURSUANT TO ZR 33-302) PROPOSED 23'-10"
- N. STREET WALL HEIGHT SEC. 33-431 REQUIRED 4 STORIES OR 60'-0" WHICHEVER IS LESS PROPOSED 4 STORIES AND 44'-0"
- O. SETBACK (WIDE STREET) SEC 33-431 REQUIRED 15'-0" PROPOSED 20'-10"
- P. SETBACK (NARROW STREET) SEC 33-431 REQUIRED 20'-0" PROPOSED 23'-2"
- Q. SKY EXP. PLANE (WIDE STREET) SEC 33-431 REQUIRED 5.6 TO 1 PROPOSED 5.6 TO 1
- R. SKY EXP. PLANE (NARROW STREET) SEC 33-431 REQUIRED 2.7 TO 1 PROPOSED 2.7 TO 1
- S. MAX PARKING SEC. 36-12 PERMITTED 150 SPACES MAX. PROPOSED 150
- T. REQUIRED PARKING SEC. 36-21 REQUIRED 1/400 SF FLOOR AREA 60,569 SF/400 = 151 SPACES PROPOSED 150 COMPLIES WITH 36-12
- U. SIZE OF PARKING SPACES SEC. 36-52 REQUIRED MIN 200 SF PER SPACE ATTENDED PROPOSED 10624 SF x 3 FLOORS = 31872 SF TOTAL 31872 SF/150 SPACES = 212 SF PER SPACE
- V. LOADING BERTH SEC. 36-62 REQUIRED 0 PROPOSED 0
- W. REQUIRED BICYCLE PARKING SEC. 36-711 REQUIRED 1/10,000 SF FLOOR AREA 60,569 SF/10,000 = 6 SPACES PROPOSED 6



PROJECT NO. 1470
 DATE 26 JUL 10
 REVISED 22 AUG 12
 DRAWN BY AB
 SCALE N.T.S.
 SHEET NO CPZ-1

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PROJECT
5402 FT HAMILTON PARKWAY
BROOKLYN, NY 11219
 DRAWING TITLE
ZONING CALCULATIONS



NOTE: ALL INTERIOR PARTITIONS AND EGRESS ARE SUBJECT TO NYC DEPARTMENT OF BUILDINGS APPROVAL.

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 DATE 12 JUL 10
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 SHEET NO CP-2

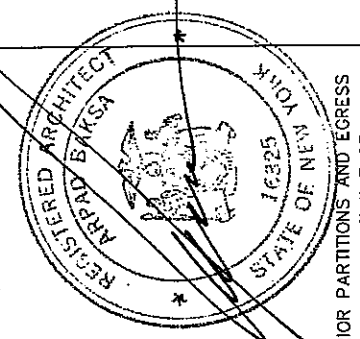
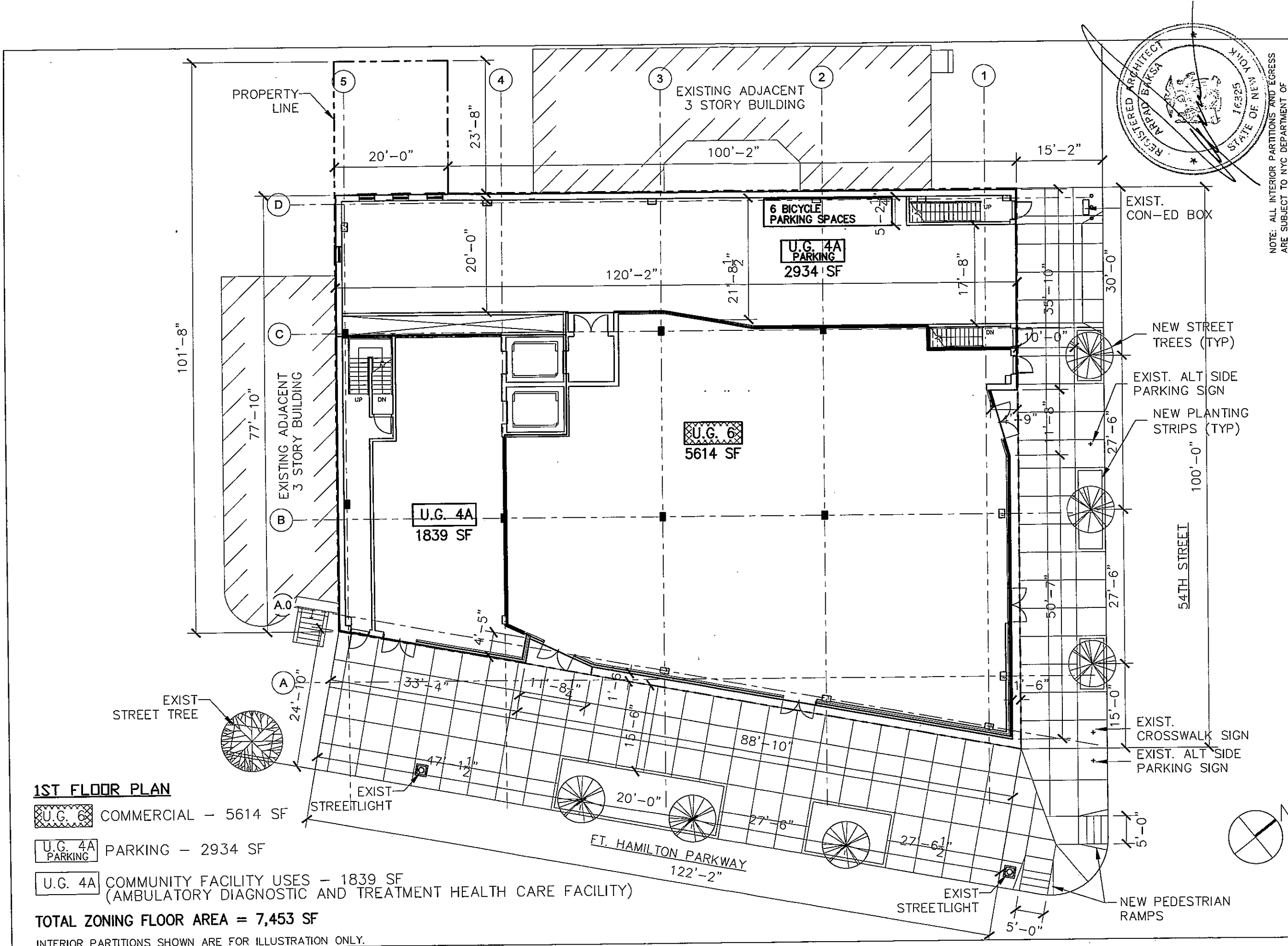
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PROJECT
5402 FT HAMILTON PARKWAY
BROOKLYN, NY 11219
 DRAWING TITLE
CELLAR PLAN

CELLAR FLOOR PLAN

- U.G. 4A** ACCESSORY COMMUNITY FACILITY USES - 9,900 SF (AMBULATORY DIAGNOSTIC AND TREATMENT HEALTH CARE FACILITY)
- U.G. 4A PARKING** PARKING - 724 SF

INTERIOR PARTITIONS SHOWN ARE FOR ILLUSTRATION ONLY.



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PROJECT NO. 1470
 DATE 04 AUG 10
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PROJECT
5402 FT HAMILTON PARKWAY
BROOKLYN, NY 11219
 DRAWING TITLE
1ST FLOOR PLAN

1ST FLOOR PLAN

- U.G. 6 COMMERCIAL - 5614 SF
- U.G. 4A PARKING - 2934 SF
- U.G. 4A COMMUNITY FACILITY USES - 1839 SF
 (AMBULATORY DIAGNOSTIC AND TREATMENT HEALTH CARE FACILITY)

TOTAL ZONING FLOOR AREA = 7,453 SF

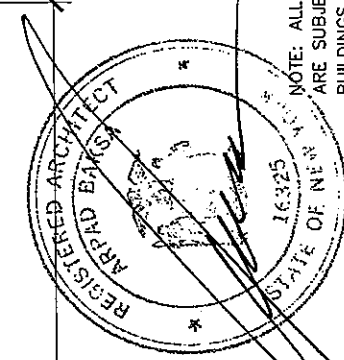
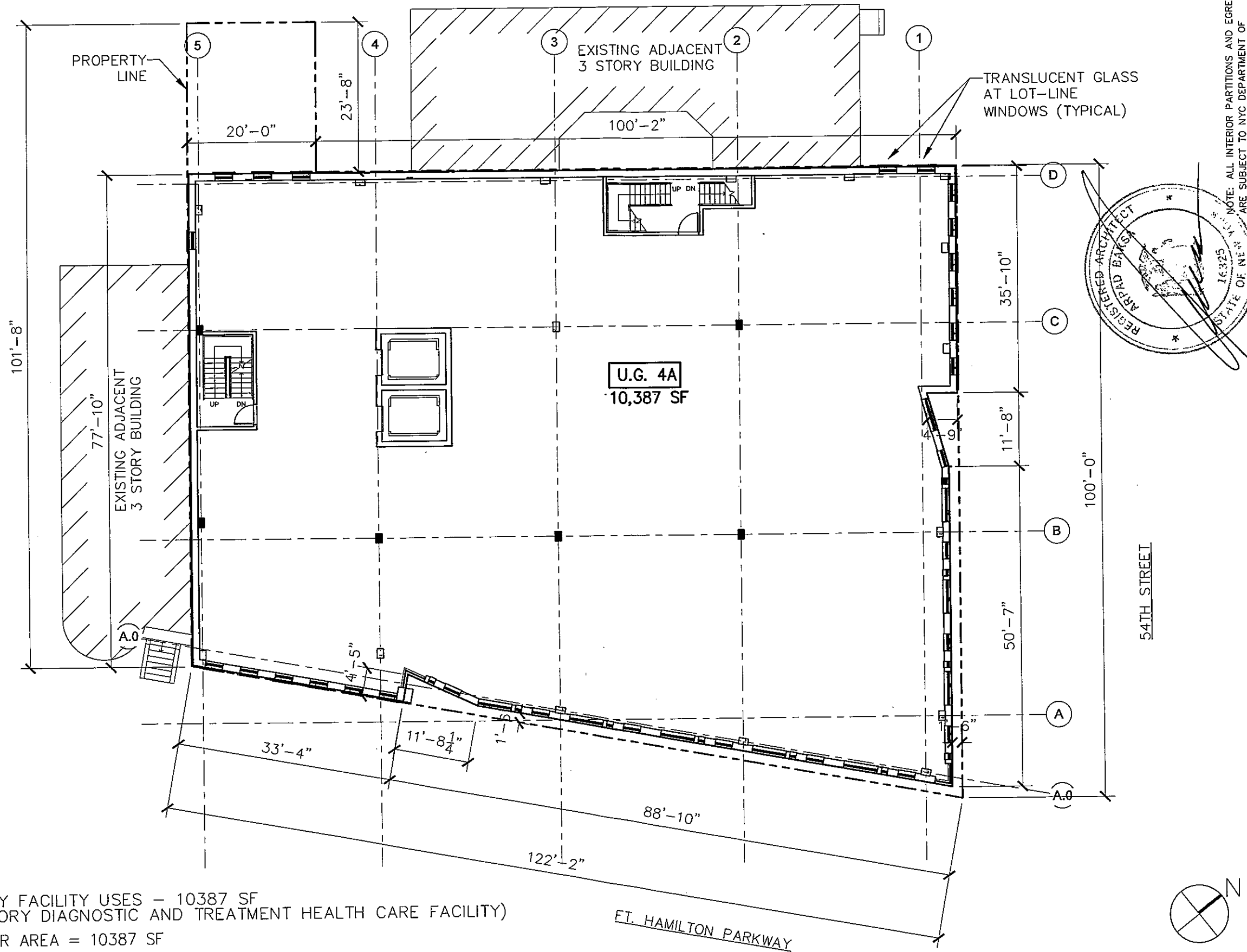
INTERIOR PARTITIONS SHOWN ARE FOR ILLUSTRATION ONLY.

2ND FLOOR PLAN

U.G. 4A COMMUNITY FACILITY USES - 10387 SF
 (AMBULATORY DIAGNOSTIC AND TREATMENT HEALTH CARE FACILITY)

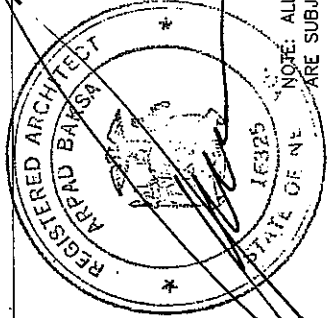
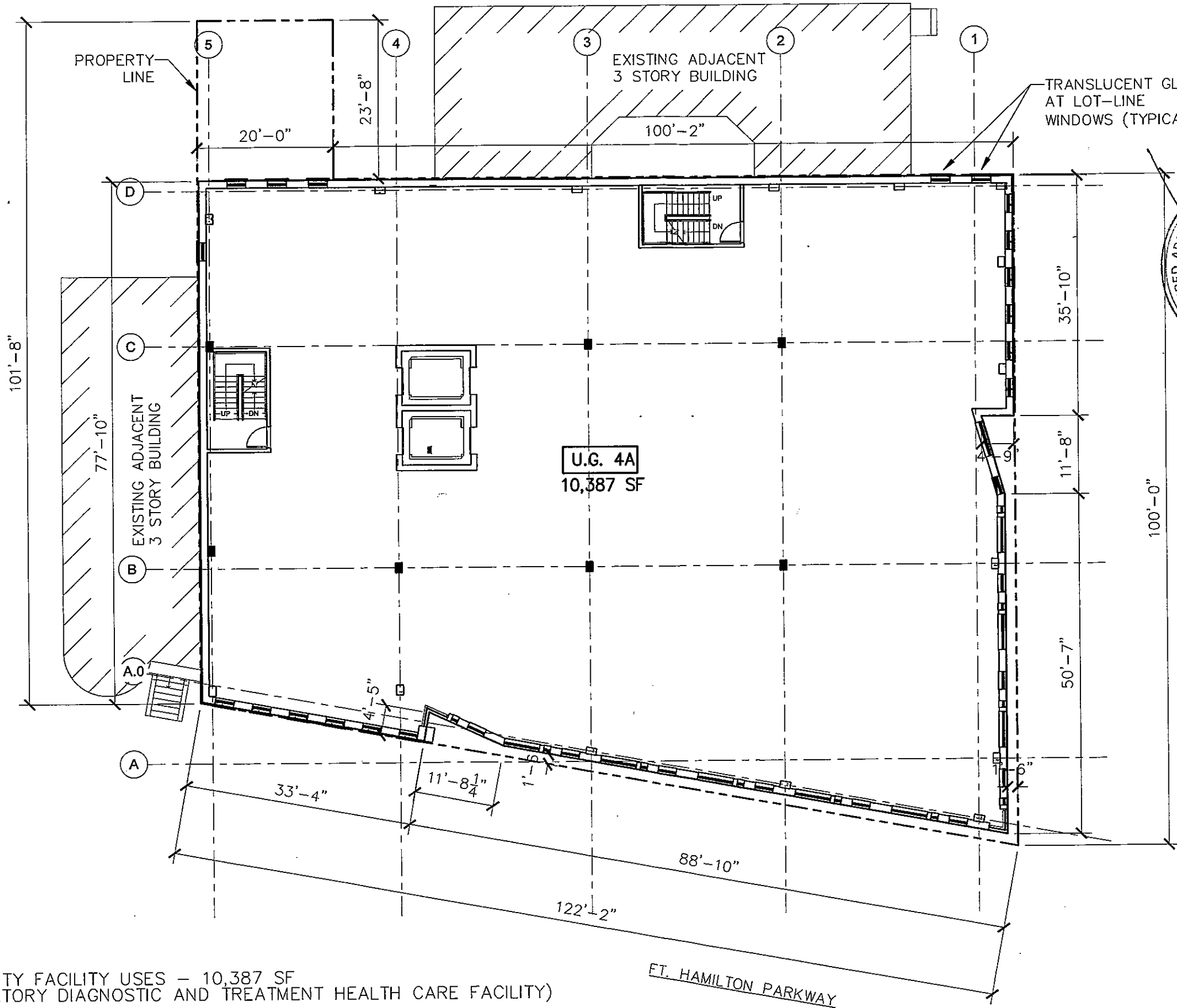
TOTAL ZONING FLOOR AREA = 10387 SF

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PROJECT 5402 FT HAMILTON PARKWAY BROOKLYN, NY 11219	PROJECT NO. 1470 DATE 12 JUL 10 REVISED 16 MAR 11 DRAWN BY AB SCALE 1/16"=1'-0" SHEET NO CP-4
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DRAWING TITLE 2ND FLOOR PLAN	



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3RD FLOOR PLAN

U.G. 4A COMMUNITY FACILITY USES - 10,387 SF
(AMBULATORY DIAGNOSTIC AND TREATMENT HEALTH CARE FACILITY)

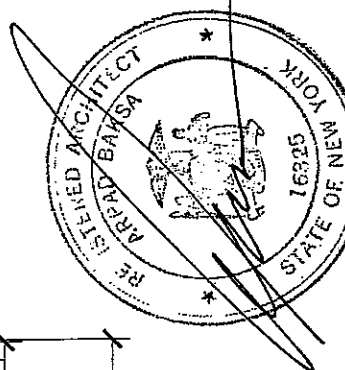
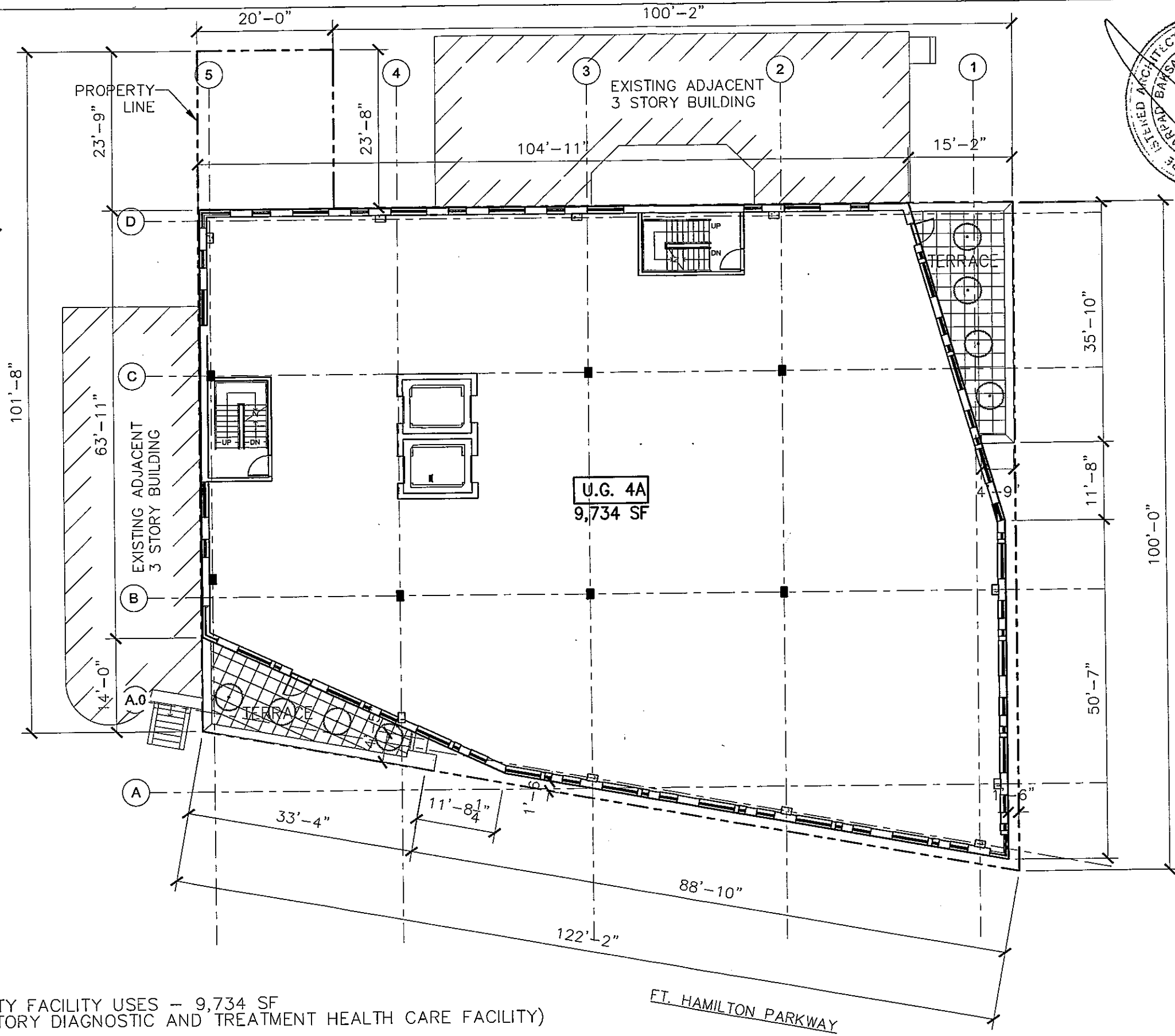
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PROJECT NO.	1470
DATE	03 SEP 09
REVISED	16 MAR 11
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SHEET NO	CP-5

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PROJECT
**5402 FT HAMILTON PARKWAY
BROOKLYN, NY 11219**
DRAWING TITLE
3RD FLOOR PLAN





NOTE: ALL INTERIOR PARTITIONS AND EGRESS ARE SUBJECT TO NYC DEPARTMENT OF BUILDINGS APPROVAL.

4TH FLOOR PLAN

U.G. 4A COMMUNITY FACILITY USES - 9,734 SF (AMBULATORY DIAGNOSTIC AND TREATMENT HEALTH CARE FACILITY)

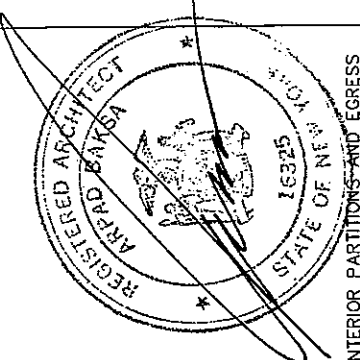
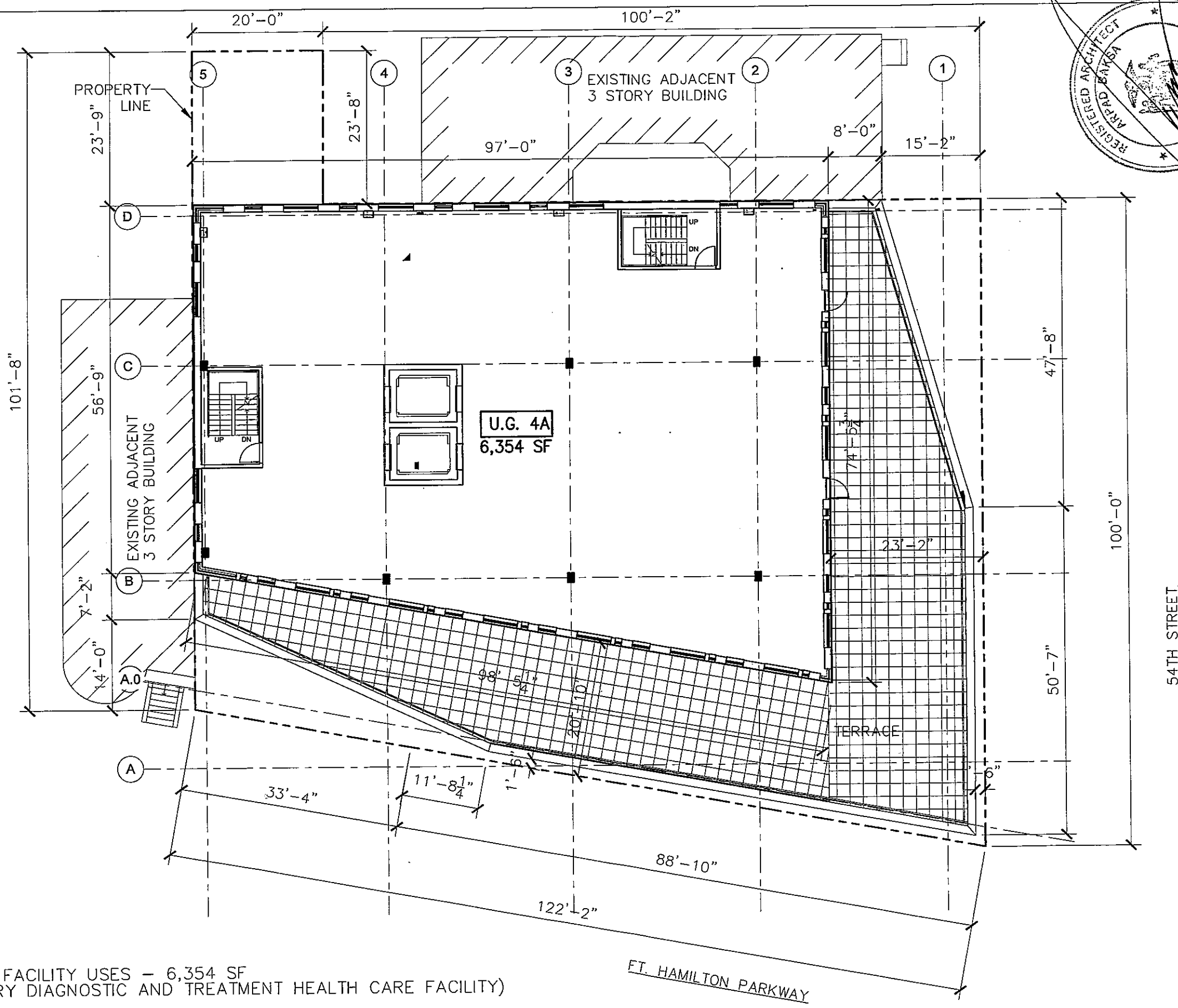
INTERIOR PARTITIONS SHOWN ARE FOR ILLUSTRATION ONLY.

PROJECT NO.	1470
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REVISED	16 MAR 11
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SHEET NO	CP-6

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PROJECT
5402 FT HAMILTON PARKWAY
BROOKLYN, NY 11219

DRAWING TITLE
4TH FLOOR PLAN



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PROJECT NO. 1470
 DATE 03 SEP 09
 REVISED 16 MAR 11
 DRAWN BY AB
 SCALE 1/16"=1'-0"
 SHEET NO CP-7

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PROJECT
5402 FT HAMILTON PARKWAY
BROOKLYN, NY 11219
 DRAWING TITLE
5TH FLOOR PLAN

5TH FLOOR PLAN

U.G. 4A COMMUNITY FACILITY USES - 6,354 SF
 (AMBULATORY DIAGNOSTIC AND TREATMENT HEALTH CARE FACILITY)

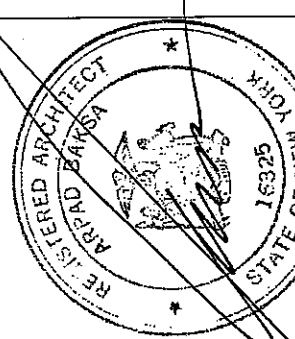
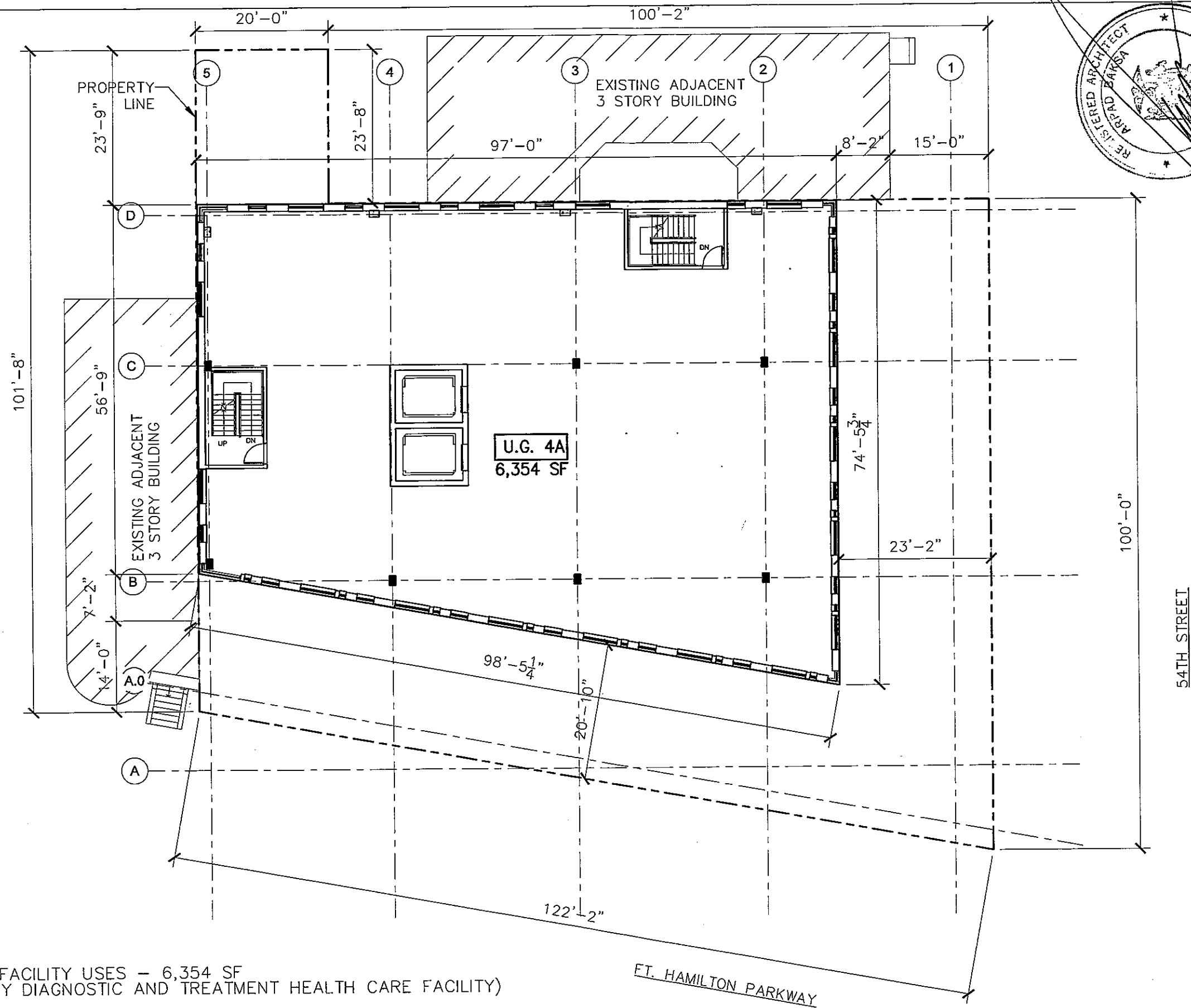
INTERIOR PARTITIONS SHOWN ARE FOR ILLUSTRATION ONLY.



6TH FLOOR PLAN

U.G. 4A COMMUNITY FACILITY USES - 6,354 SF
(AMBULATORY DIAGNOSTIC AND TREATMENT HEALTH CARE FACILITY)

INTERIOR PARTITIONS SHOWN ARE FOR ILLUSTRATION ONLY.



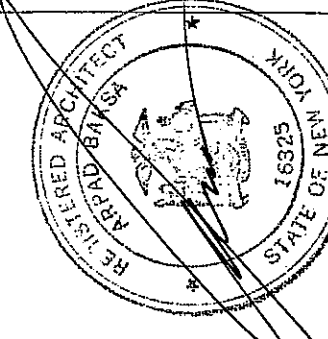
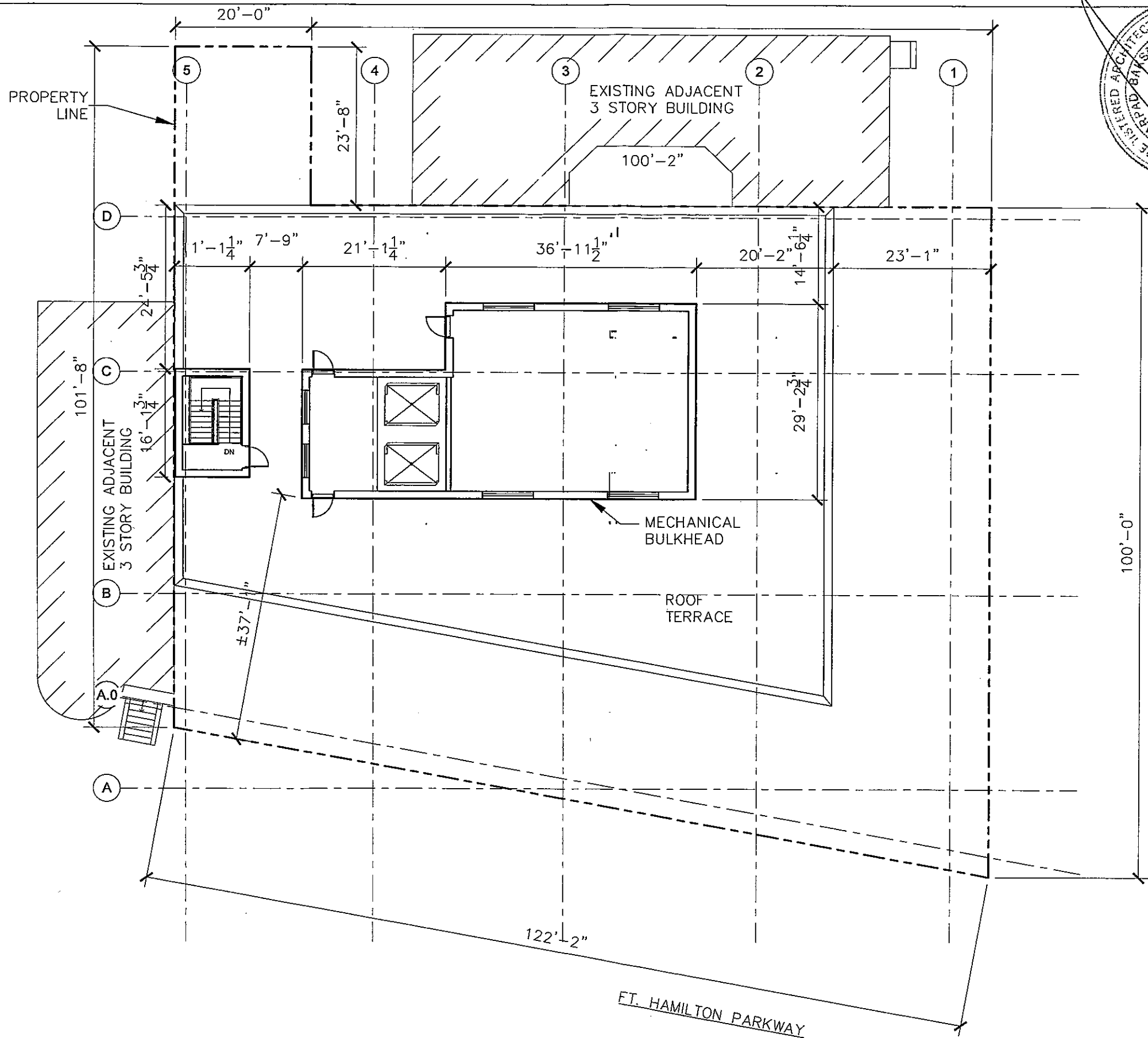
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PROJECT NO.	1470
DATE	03 SEP 09
REVISED	16 MAR 11
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SCALE	1/16"=1'-0"
SHEET NO	CP-8

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PROJECT
**5402 FT HAMILTON PARKWAY
BROOKLYN, NY 11219**

DRAWING TITLE
6TH FLOOR PLAN



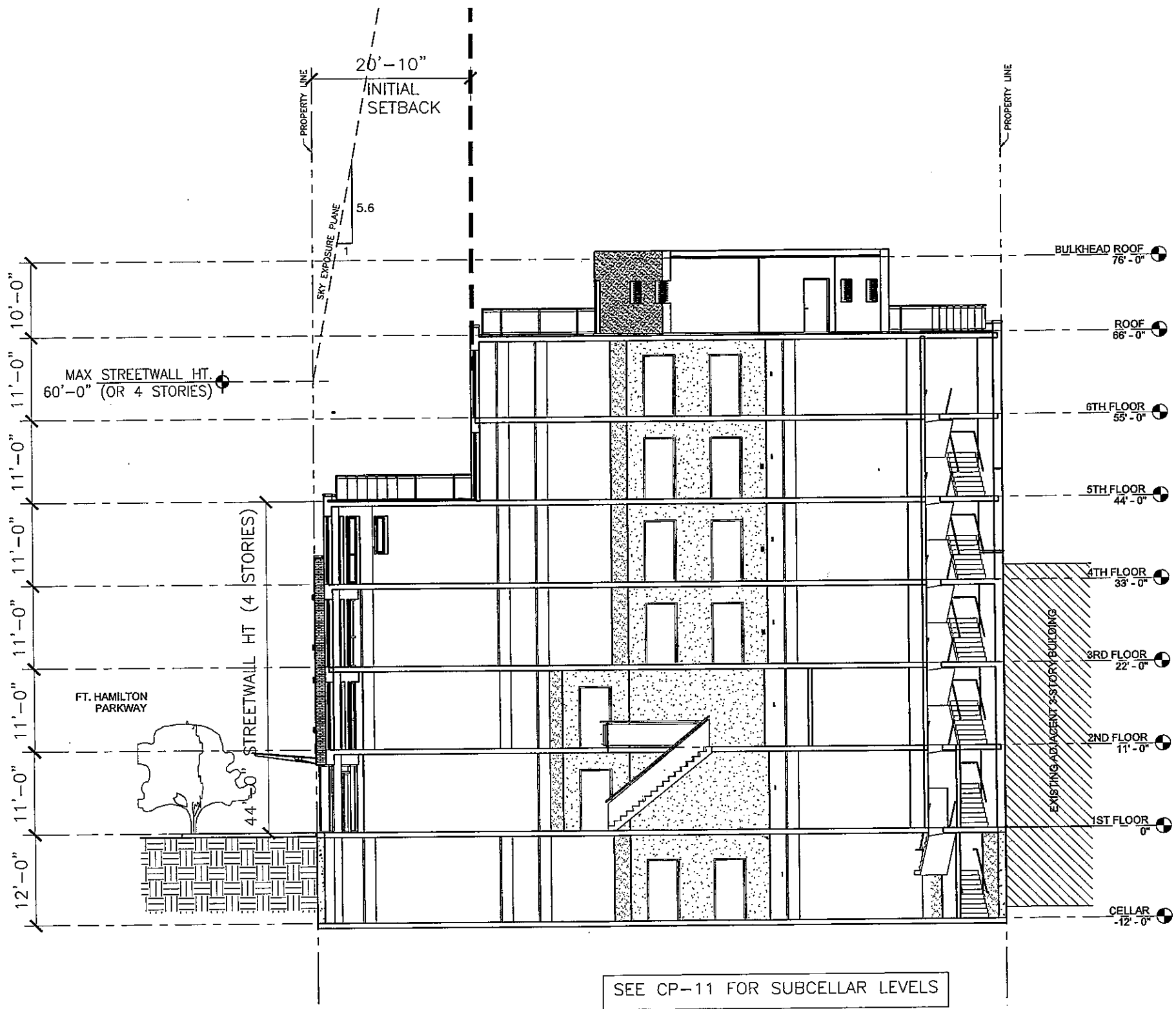
NOTE: ALL INTERIOR PARTITIONS AND EGRESS ARE SUBJECT TO NYC DEPARTMENT OF BUILDINGS APPROVAL.

PROJECT NO. 1470
 DATE 03 SEP 09
 REVISED 16 MAR 11
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 SCALE 1/16"=1'-0"
 SHEET NO CP-9

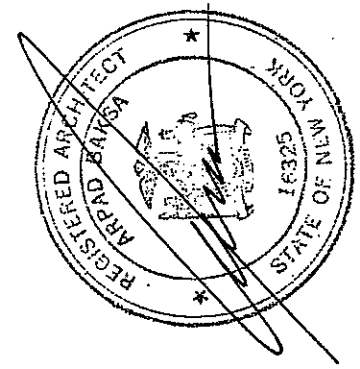
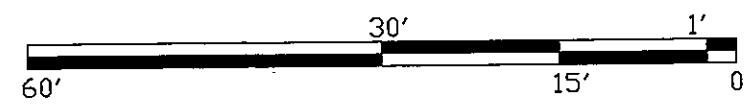
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PROJECT
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 BROOKLYN, NY 11219**
 DRAWING TITLE
ROOF PLAN

INTERIOR PARTITIONS SHOWN ARE FOR ILLUSTRATION ONLY.



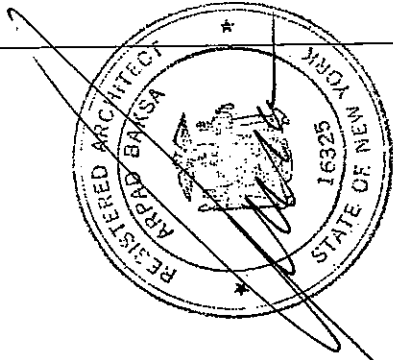
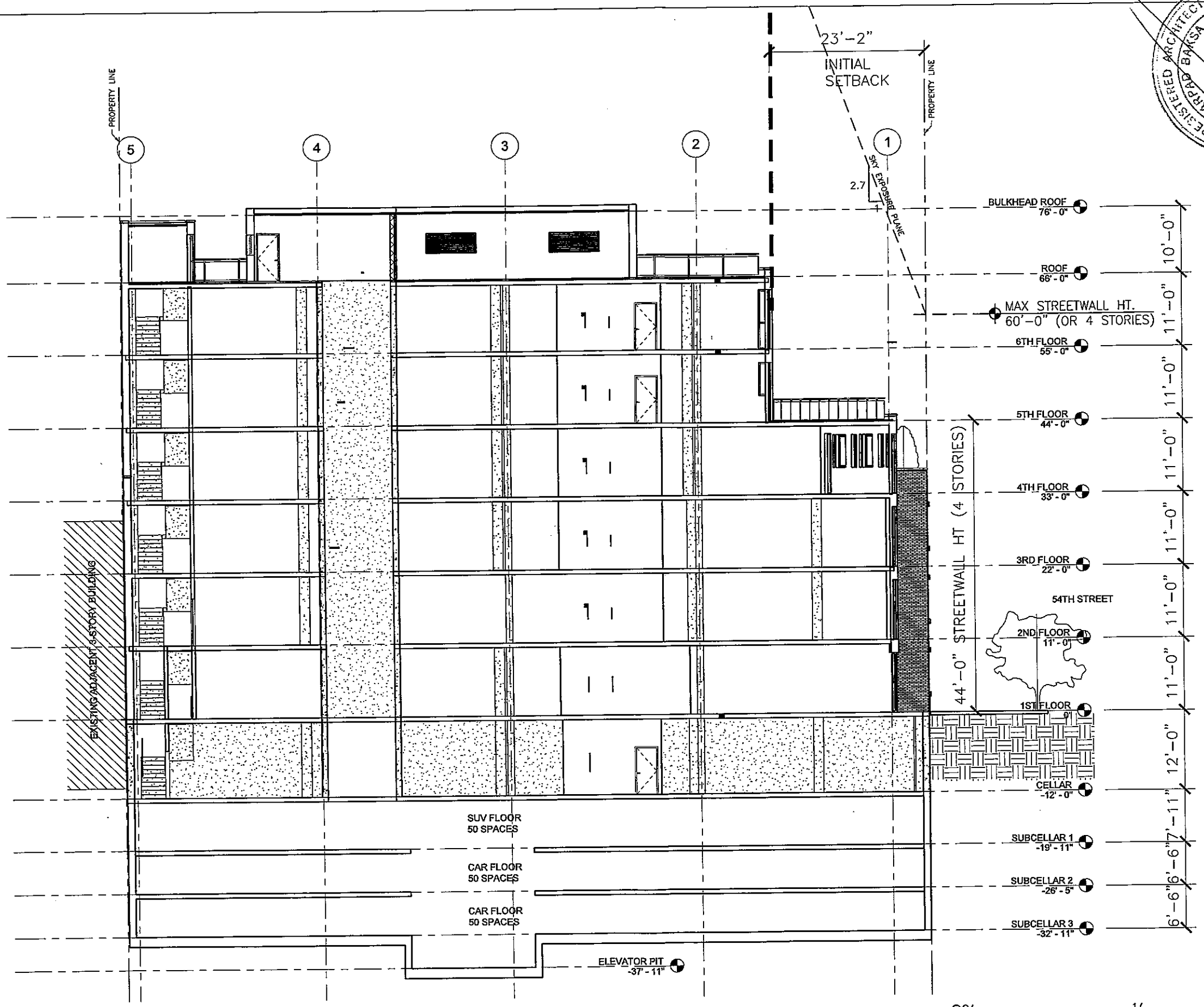
A BUILDING SECTION



PROJECT NO. 1470
 DATE 12 JUL 10
 REVISED 27 AUG 12
 DRAWN BY AB
 SCALE 1/16"=1'-0"
 SHEET NO **CP-10**

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PROJECT
5402 FT HAMILTON PARKWAY
BROOKLYN, NY 11219
 DRAWING TITLE
PROPOSED BUILDING SECTION



B BUILDING SECTION

PROJECT NO. 1470
 DATE 12 JUL 10
 REVISED 27 AUG 12
 DRAWN BY AB
 SCALE 1/16"=1'-0"
 SHEET NO

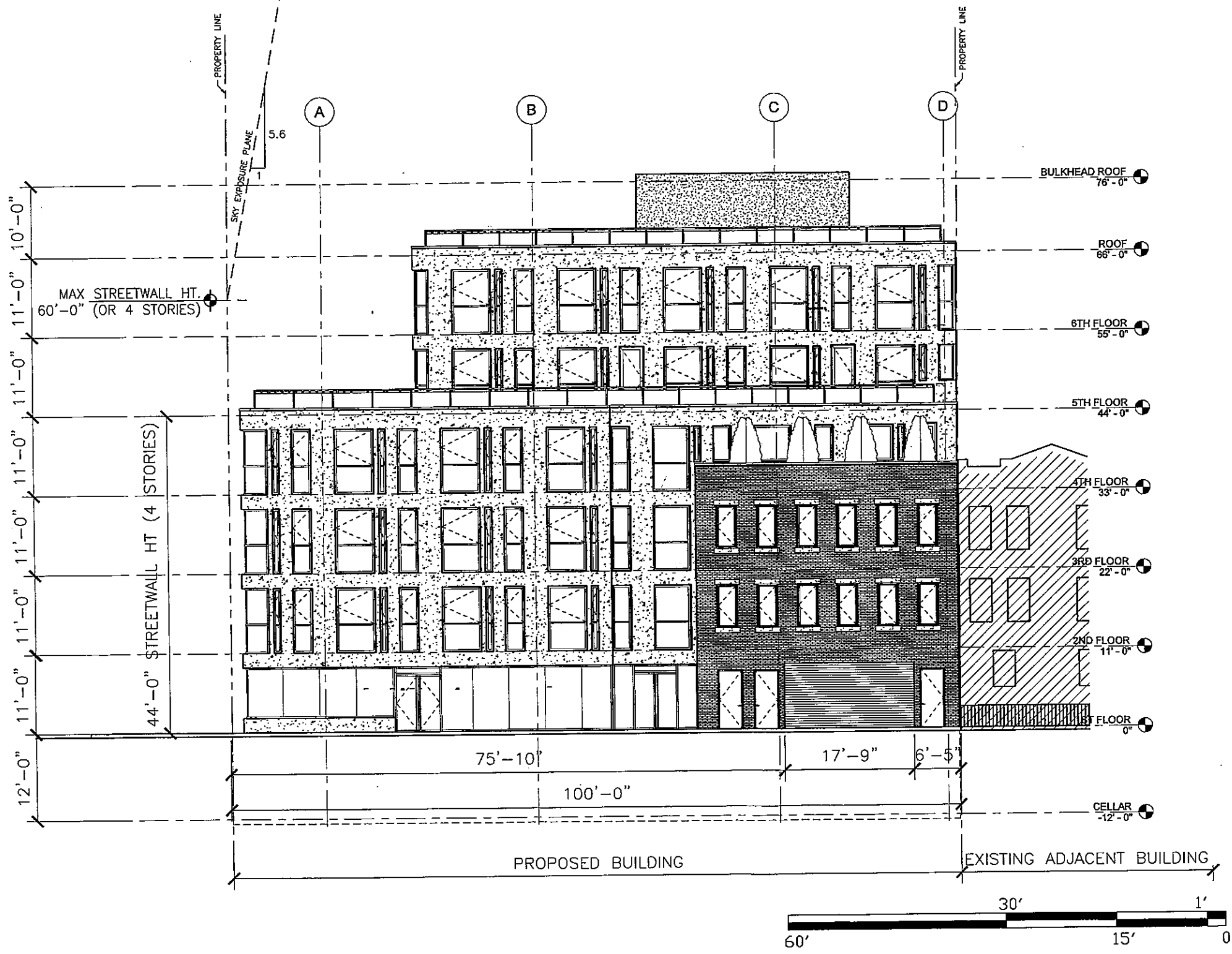
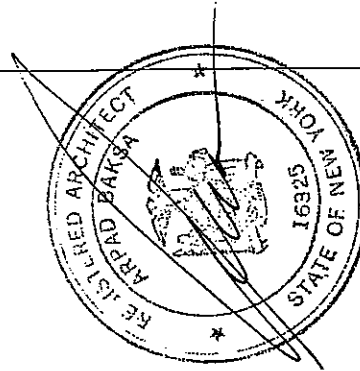
CP-11

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 E-mail: info@arpad-baksa-architect.com
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PROJECT
5402 FT HAMILTON PARKWAY
BROOKLYN, NY 11219

DRAWING TITLE
PROPOSED BUILDING SECTION

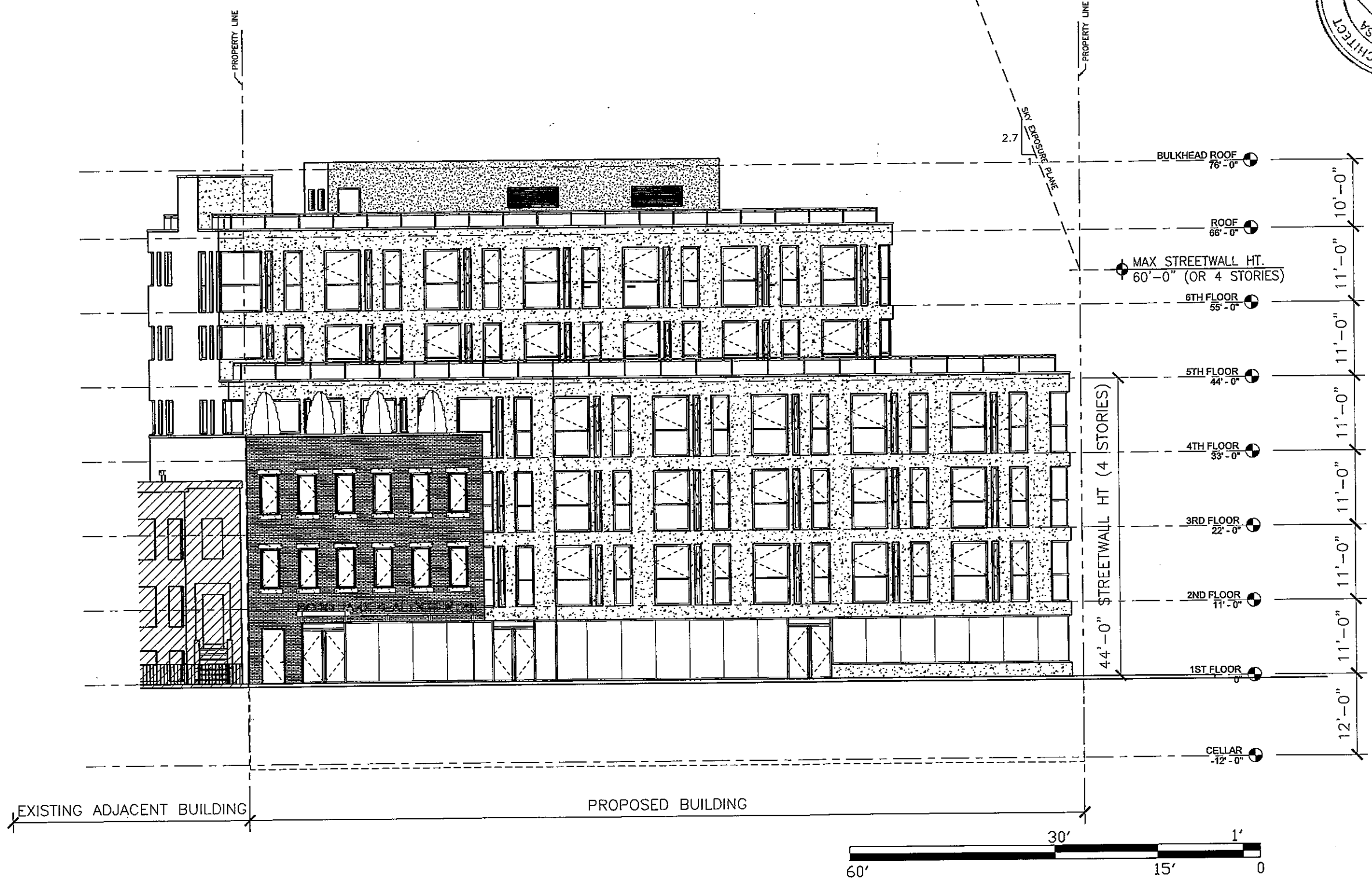
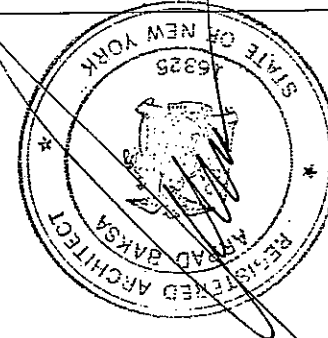


② PROPOSED 54TH ST. ELEVATION

PROJECT NO. 1470
 DATE 26 JUL 10
 REVISED 22 AUG 12
 DRAWN BY AB
 SCALE N.T.S.
 SHEET NO CP-12

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PROJECT
5402 FT HAMILTON PARKWAY
BROOKLYN, NY 11219
 DRAWING TITLE
54TH STREET ELEVATION

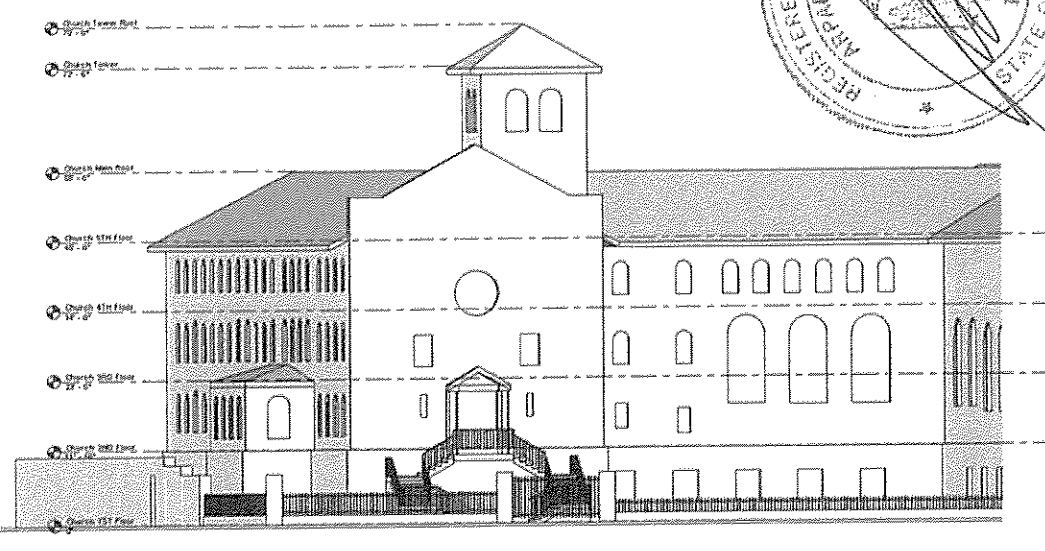
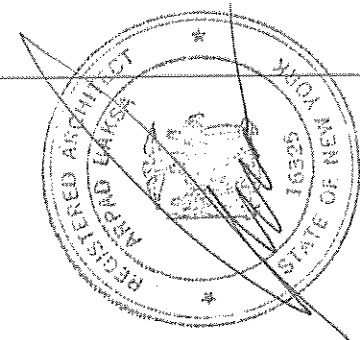


PROJECT NO. 1470
 DATE 03 SEP 09
 REVISED 22 AUG 12
 DRAWN BY AB
 SCALE N.T.S.
 SHEET NO CP-13

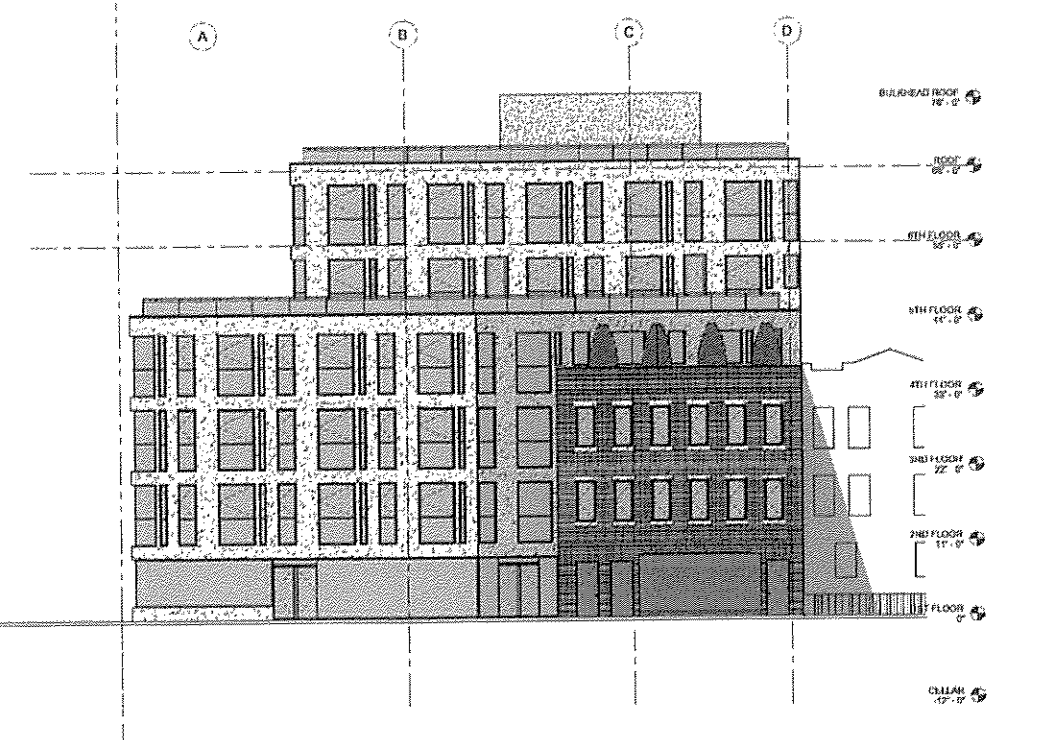
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PROJECT
 5402 FT HAMILTON PARKWAY
 BROOKLYN, NY 11219
 DRAWING TITLE
 FT HAMILTON PKWY ELEVATION

① PROPOSED FT. HAMILTON PKWY ELEVATION



1 PROPOSED FORT HAMILTON PARKWAY ELEVATION

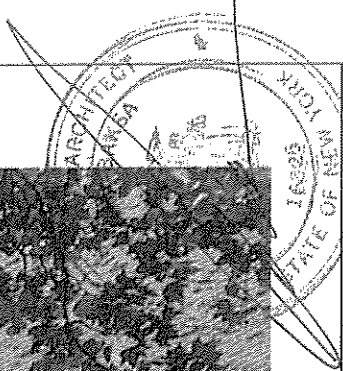


2 PROPOSED 54TH STREET ELEVATION

PROJECT NO. 1470
 DATE 26 JUL 10
 REVISED - AB
 DRAWN BY AB
 SCALE N.T.S.
 SHEET NO CP-18

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PROJECT
 5402 FT HAMILTON PARKWAY
 BROOKLYN, NY 11219
 DRAWING TITLE
 ELEVATION RENDERINGS



PROJECT

5402 FT HAMILTON PARKWAY
BROOKLYN, NY 11219

DRAWING TITLE

FT HAMILTON PKWY/54 ST.
RENDERING

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PROJECT NO. 1470

DATE

03 SEP 09

REVISED

DRAWN BY

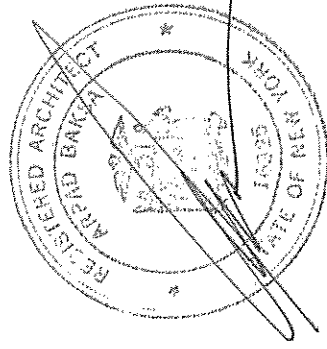
AB

SCALE

N.T.S.

SHEET NO

CP-19



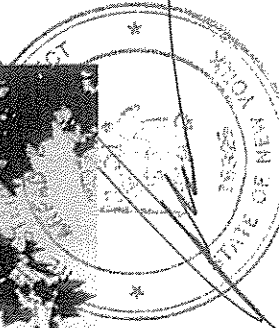
PROJECT
**5402 FT HAMILTON PARKWAY
BROOKLYN, NY 11219**

DRAWING TITLE
FT HAMILTON PKWY RENDERING

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PROJECT NO. 1470
DATE 09 AUG 10
REVISED --
DRAWN BY AB
SCALE N.T.S.
SHEET NO

CP-20



PROJECT NO. 1470
 DATE 09 AUG 10
 REVISED -
 DRAWN BY AB
 SCALE N.T.S.
 SHEET NO

CP-21

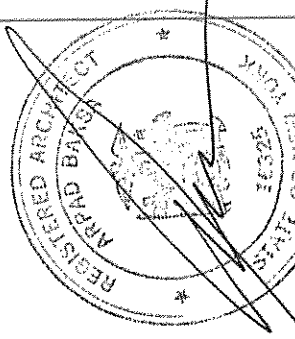
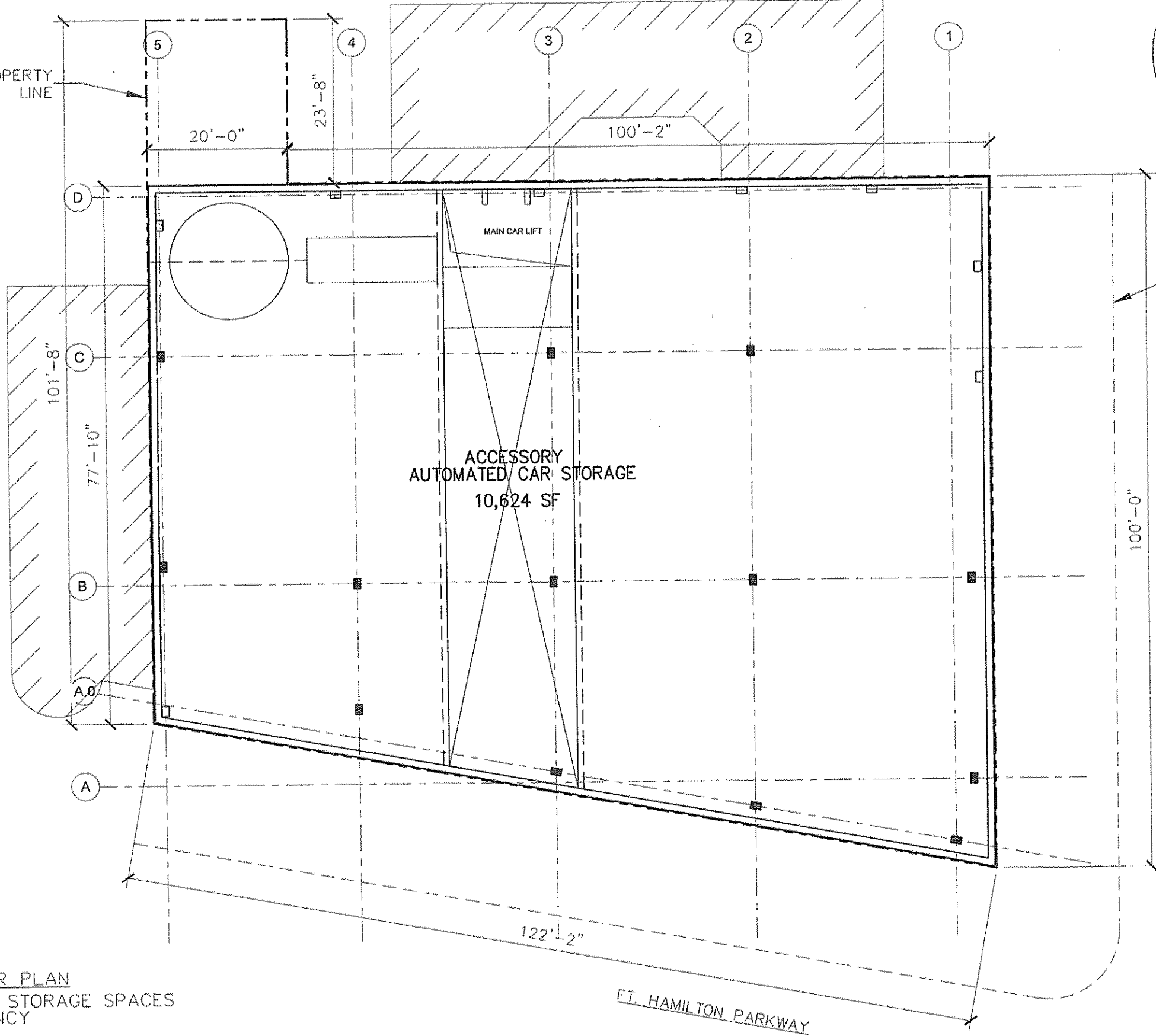
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PROJECT
 5402 FT HAMILTON PARKWAY
 BROOKLYN, NY 11219

DRAWING TITLE
 54 STREET RENDERING

PROPERTY LINE



NOTE: ALL INTERIOR PARTITIONS AND EGRESS ARE SUBJECT TO NYC DEPARTMENT OF BUILDINGS APPROVAL.

SIDEWALK CURB ABOVE

54TH STREET

FT. HAMILTON PARKWAY



SUBCELLAR 1 FLOOR PLAN
 50 AUTOMATED CAR STORAGE SPACES
 NO HUMAN OCCUPANCY

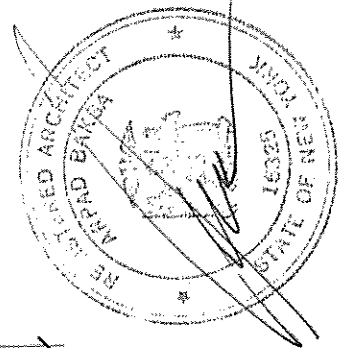
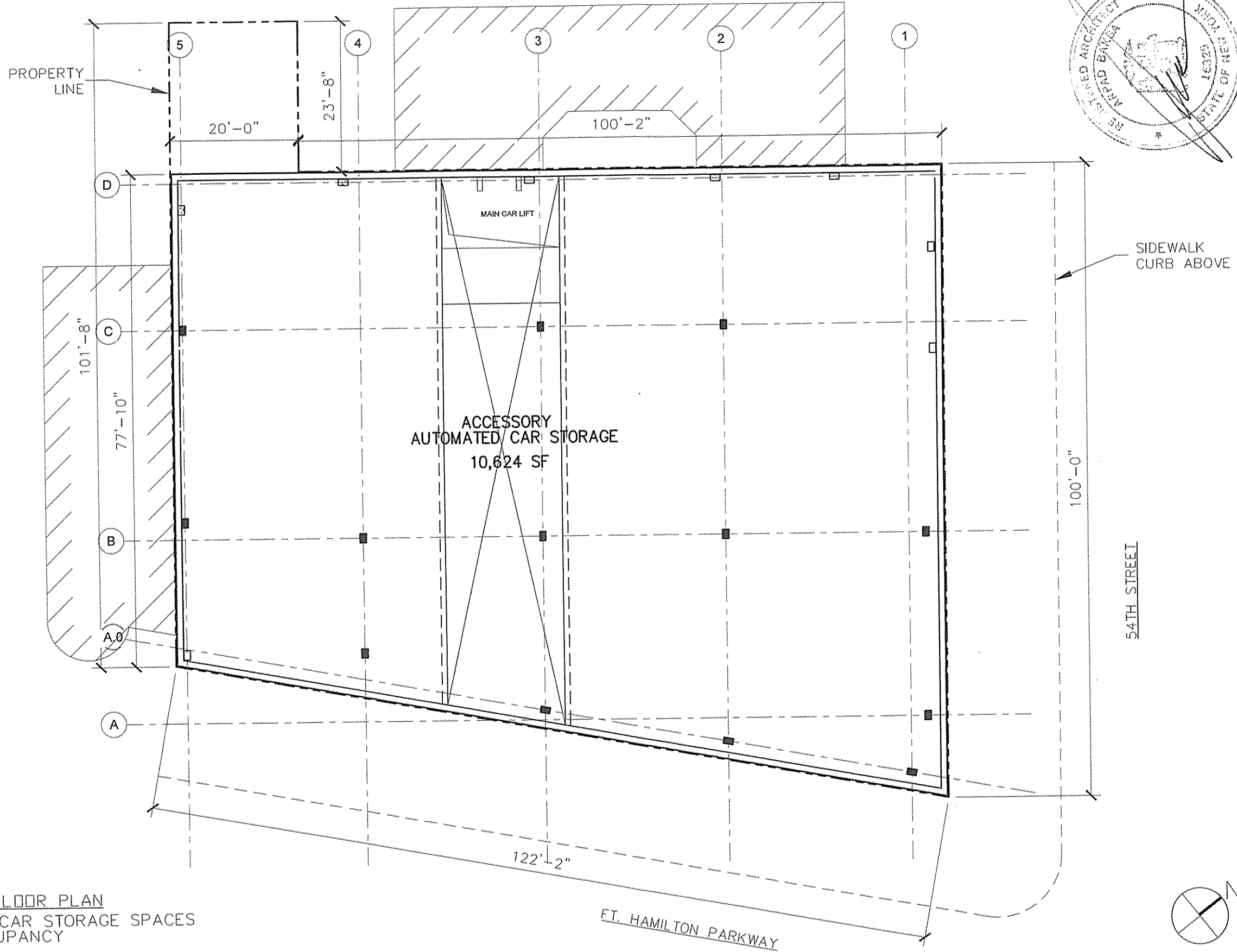
INTERIOR PARTITIONS SHOWN ARE FOR ILLUSTRATION ONLY.

PROJECT NO. 1470
 DATE 12 JUL 10
 REVISED 06 FEB 12
 DRAWN BY AB
 SCALE 1/16"=1'-0"
 SHEET NO CP-22

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PROJECT
5402 FT HAMILTON PARKWAY
BROOKLYN, NY 11219

DRAWING TITLE
SUBCELLAR 1 PLAN



NOTE: ALL INTERIOR PARTITIONS AND EGRESS ARE SUBJECT TO NYC DEPARTMENT OF BUILDINGS APPROVAL.

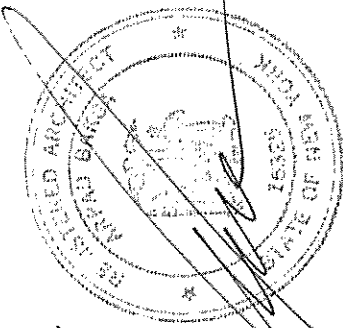
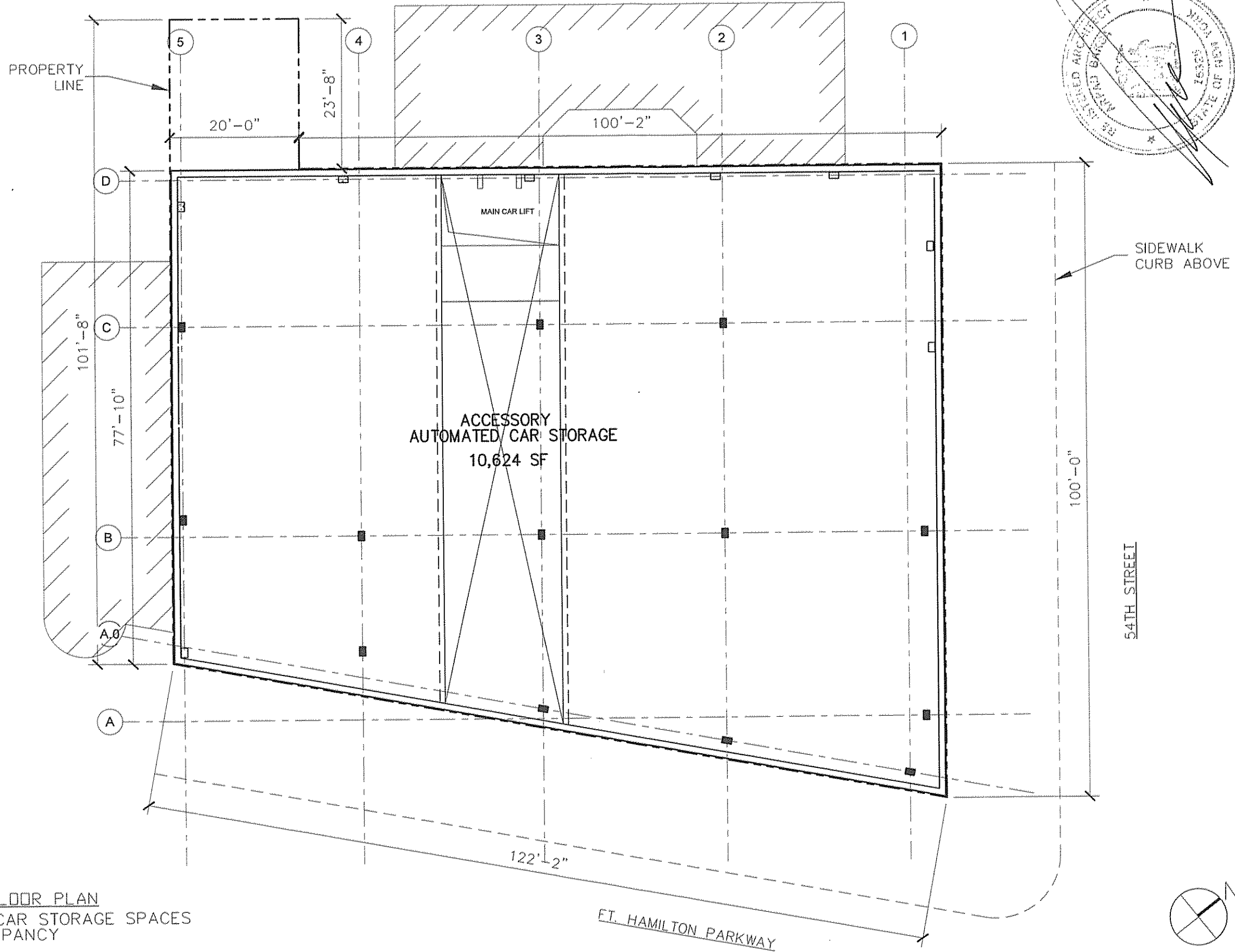
PROJECT NO. 1470
 DATE 12 JUL 10
 REVISED 16 MAR 11
 DRAWN BY AB
 SCALE 1/16"=1'-0"
 SHEET NO CP-23

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PROJECT
**5402 FT HAMILTON PARKWAY
 BROOKLYN, NY 11219**
 DRAWING TITLE
SUBCELLAR 2 PLAN

SUBCELLAR 2 FLOOR PLAN
 50 AUTOMATED CAR STORAGE SPACES
 NO HUMAN OCCUPANCY

INTERIOR PARTITIONS SHOWN ARE FOR ILLUSTRATION ONLY.



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PROJECT NO. 1470
 DATE 12 JUL 10
 REVISED 16 MAR 11
 DRAWN BY AB
 SCALE 1/16"=1'-0"
 SHEET NO CP-24

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PROJECT
5402 FT HAMILTON PARKWAY
BROOKLYN, NY 11219
 DRAWING TITLE
SUBCELLAR 3 PLAN

SUBCELLAR 3 FLOOR PLAN
 50 AUTOMATED CAR STORAGE SPACES
 NO HUMAN OCCUPANCY

INTERIOR PARTITIONS SHOWN ARE FOR ILLUSTRATION ONLY.

PPF HOLDINGS LLC / MCCOY
Corporate Office
100 Lido Blvd # 188
Point Lookout * NY * 11569
516-889-4400 (p) 516-897-7026 (f)
516-987-6249 Peter Cohen Cell
516-729-1510 Laurie Fey Cell
lauriefey@aol.com

Mr. Corey Johnson
Mr. Weprin
City Council
250 Broadway / Ste 1804
New York, NY 10007

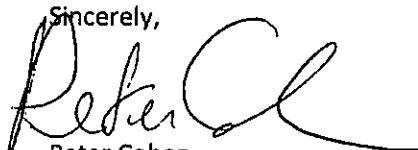
Via Email: peter.janosik@council.nyc.gov
mbangs@council.nyc.gov

Dear Mr. Johnson,

This letter services as confirmation that PPF Holdings LLC / Mccoy, it's owners and operators will rectify the objections of Community Board No. 2 as follows:

- We will abide by the seating chart as stated on plans
- We will remove the plants from the sidewalk
- We will keep the grates on the sidewalk clear of any furniture or grates
- We will maintain all clearances as stated on plan

I will be sending someone to represent me at the meeting to be held on February 24th at 9:30am at 250 Broadway. Either Laurie or I can be reached at any time on our cell phones.

Sincerely,

Peter Cohen
Owner

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0175 Res. No. _____

in favor in opposition

Date: 2-24-15

(PLEASE PRINT)

Name: VINCENT ~~PETRALO~~ PETRALO

Address: 350 77th St 1703 NYC 10001

I represent: LULA (HAMILTON'S)

Address: Four Hamilton Pky BRONX

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 170 Res. No. _____

in favor in opposition

Date: 2/24/2015

(PLEASE PRINT)

Name: DAVID SOLNICK

Address: 350 W 42 ST, APT 31C

I represent: MYSELF

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 174 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: FREDRICK BECKER

Address: 122 E 42 ST

I represent: GOOSE MOUNTAIN LLC

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 176 Res. No. _____

in favor in opposition

Date: 2/24/15

(PLEASE PRINT)

Name: Dan Egers

Address: 200 Park Ave

I represent: Fort Hamilton LLC

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 176 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Fran Schwartz

Address: _____

I represent: Fort Hamilton LLC

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 176 Res. No. _____

in favor in opposition

Date: 2/24/15

(PLEASE PRINT)

Name: Mitchell Hirth

Address: fo.

I represent: Fort Hamilton LLC

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 172 Res. No. _____

in favor in opposition

Date: 02.24.15

(PLEASE PRINT)

Name: Andrae Cohen

Address: 89 Mc Dougall St. NYC. NY. 10012

I represent: Peter Cohen

Address: 89 Mc Dougall St. NYC. NY. 10012

Please complete this card and return to the Sergeant-at-Arms