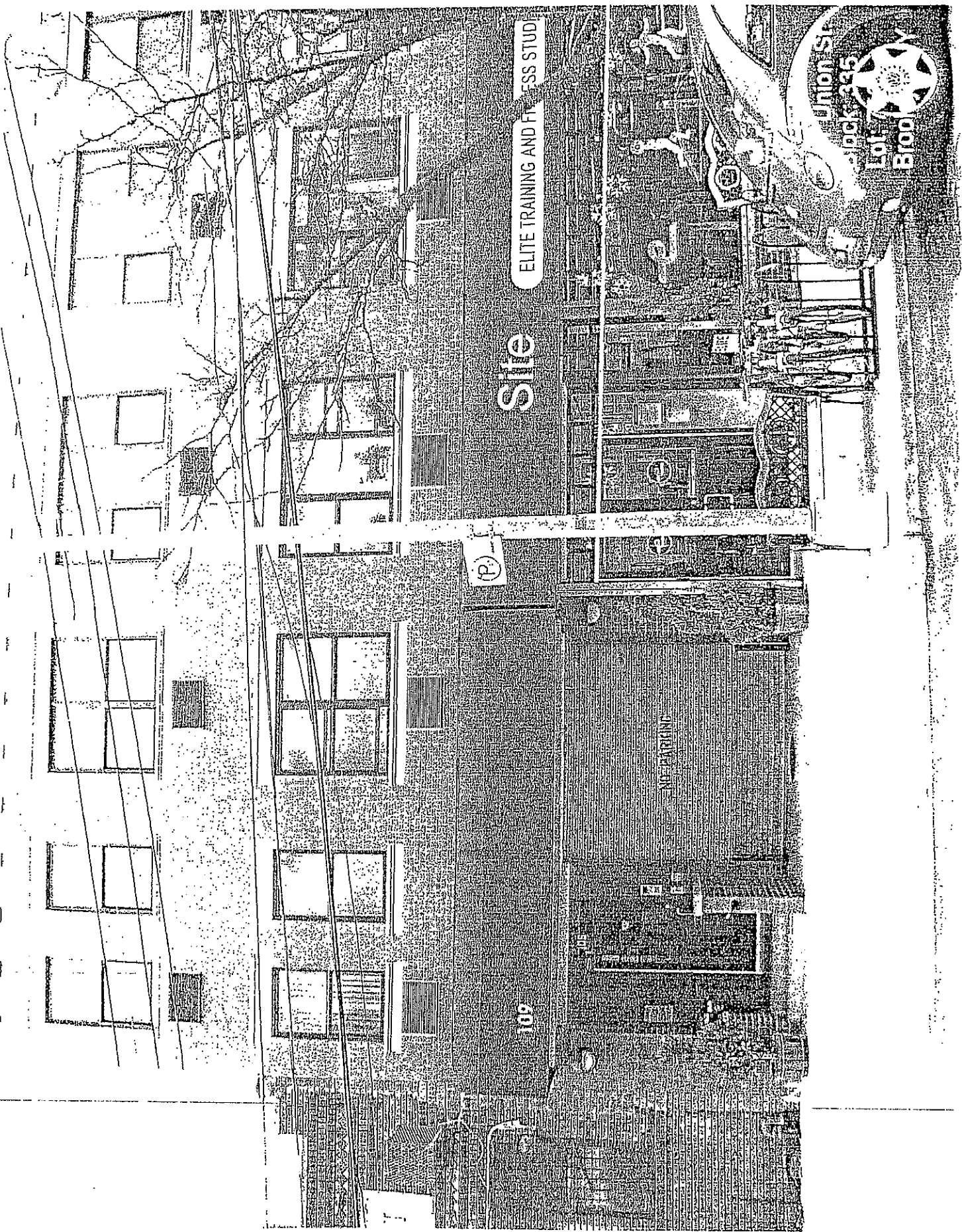


Site

ELITE TR... G AND FITNESS STUDIO



ELITE TRAINING AND FITNESS STUDIO

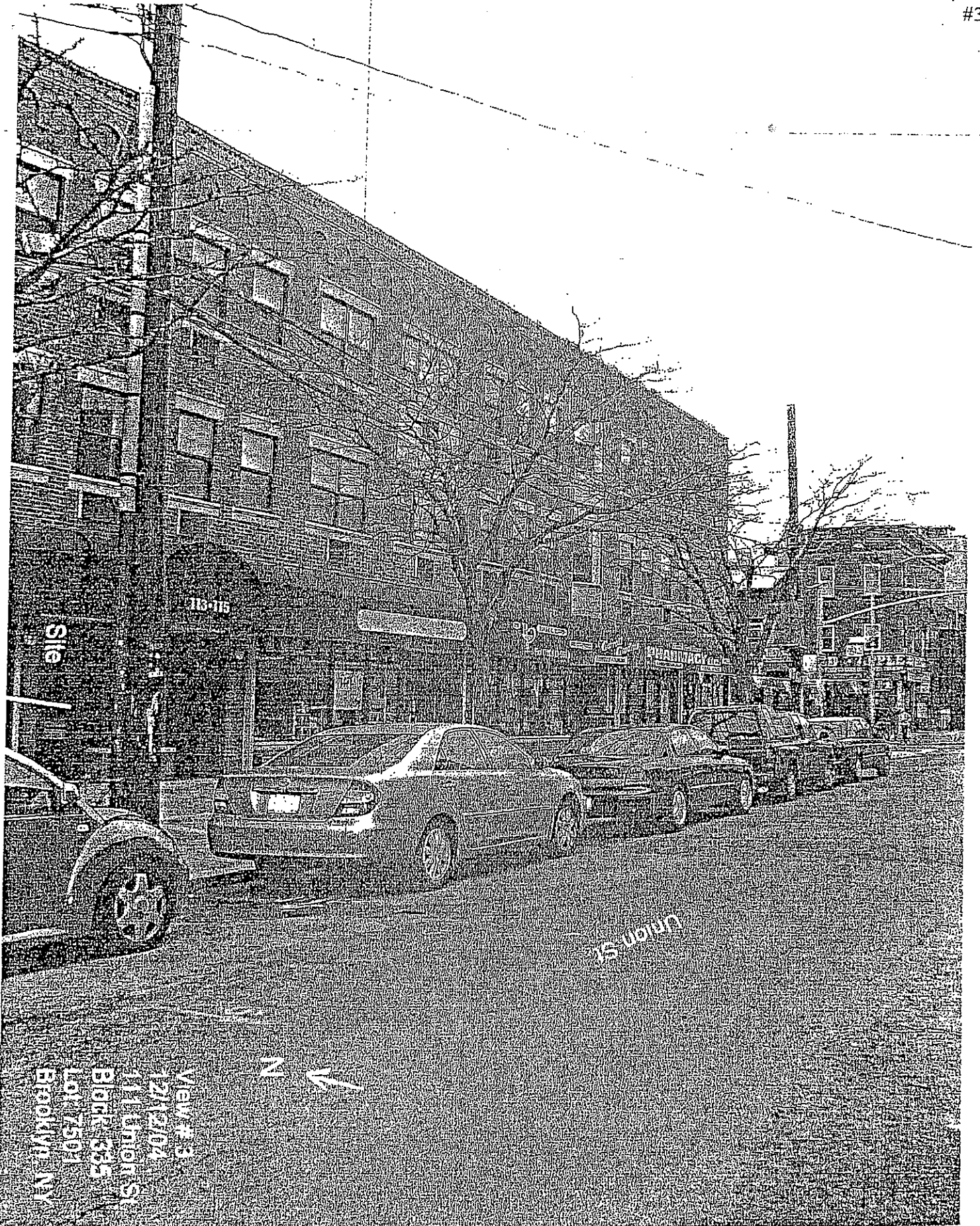
Site

P

109

NO PARKING

Union St
Block 335
Lot
Brooklyn



Site

118-716

UNION ST



View # 3
 12/12/04
 111 Endicott St.
 Block 325
 Lot 7501
 Brooklyn, NY



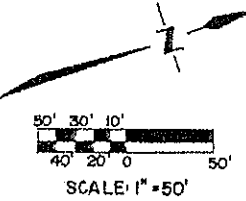
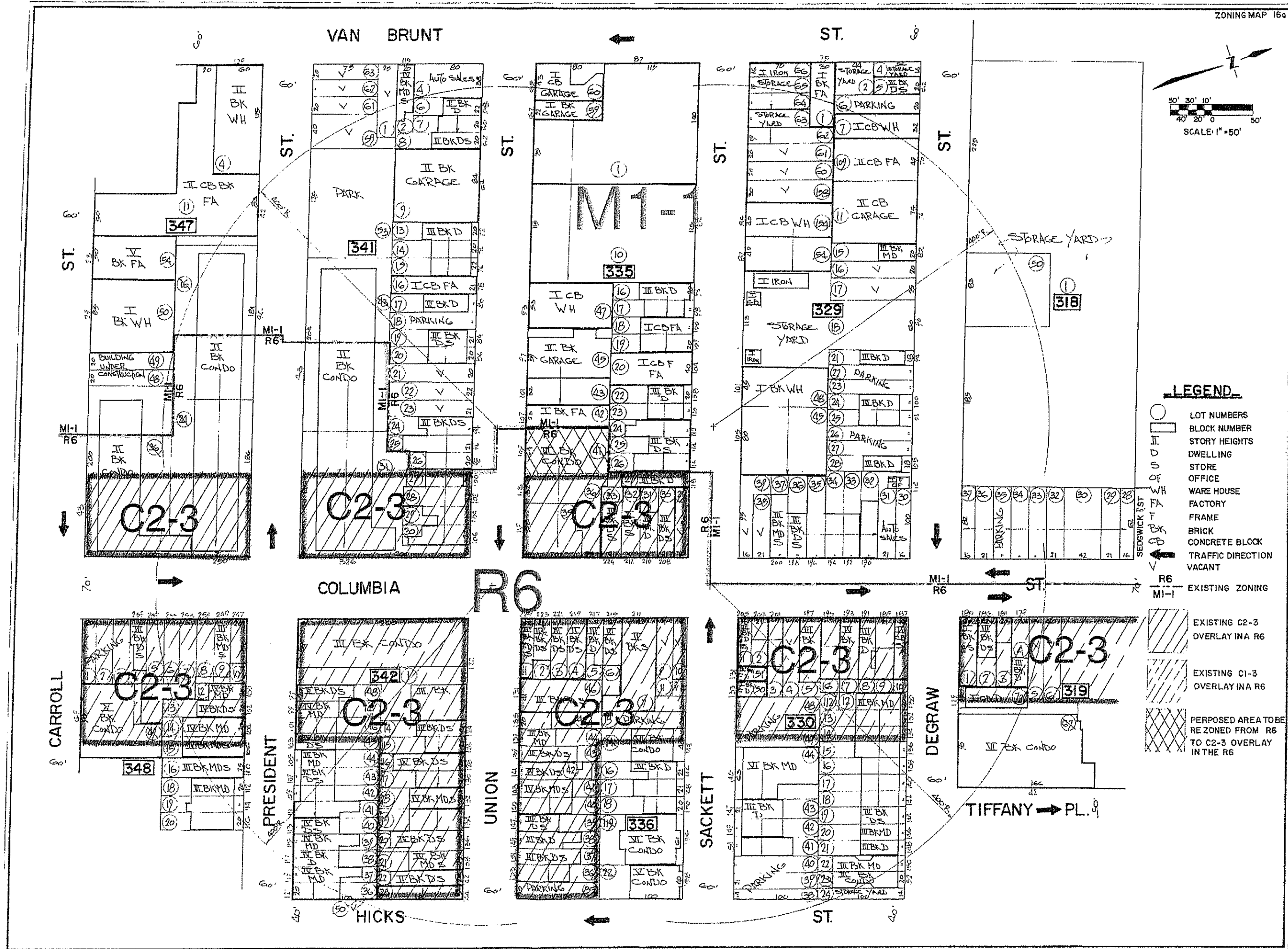
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Site

NO PARKING

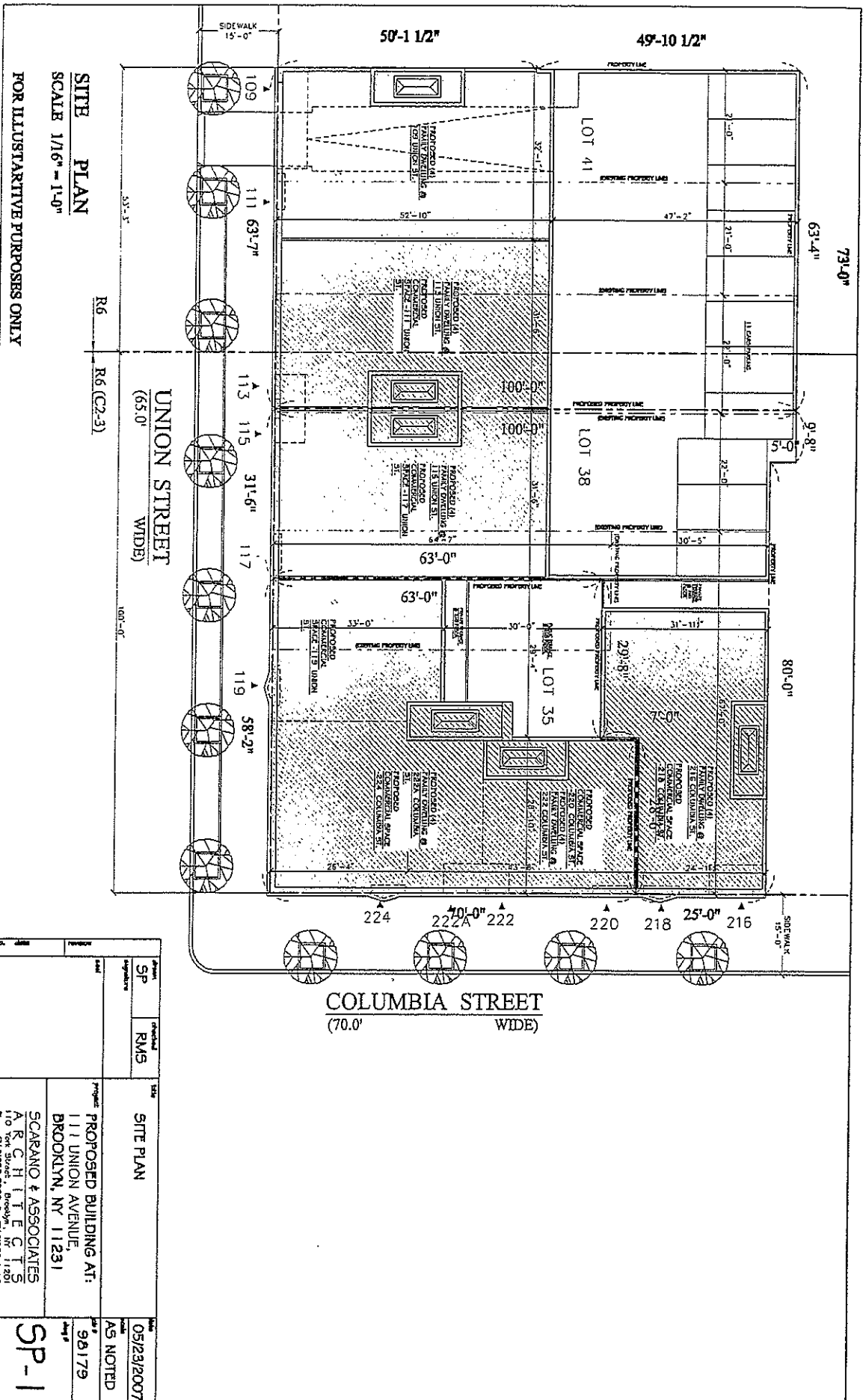




LEGEND

- LOT NUMBERS
- BLOCK NUMBER
- STORY HEIGHTS
- DWELLING
- STORE
- OFFICE
- WARE HOUSE
- FACTORY
- FRAME
- BRICK
- CONCRETE BLOCK
- TRAFFIC DIRECTION
- VACANT
- EXISTING ZONING

- EXISTING C2-3 OVERLAY IN A R6
- EXISTING C1-3 OVERLAY IN A R6
- PERPOSED AREA TO BE RE ZONED FROM R6 TO C2-3 OVERLAY IN THE R6



Project	SP	Proposed	RMS	Site	SITE PLAN	Date	05/23/2007
Author		Designer		Project	PROPOSED BUILDING AT: 111 UNION AVENUE, BROOKLYN, NY 11231	Scale	AS NOTED
				Client	SCARANO & ASSOCIATES ARCHITECTS 110 E. 5th Street Brooklyn, NY 11231 Phone: (718) 222-0332 Fax: (718) 222-4466	Sheet	96179
							SP-1

**DAVID WOLOCH
DEPUTY COMMISSIONER FOR EXTERNAL AFFAIRS
NEW YORK CITY DEPARTMENT OF TRANSPORTATION**

**HEARING BEFORE THE NEW YORK CITY COUNCIL
ZONING AND FRANCHISES SUBCOMMITTEE
JUNE 2, 2009**

Good morning Chairman Avella and Members of the Zoning and Franchises Subcommittee. My name is David Woloch, Deputy Commissioner for External Affairs at the New York City Department of Transportation (DOT) and with me here today is Franco Esposito, Associate Counsel at DOT. Thank you for the opportunity to be here today to discuss Intro 979, a charter amendment authorizing DOT to extend the date of the operating authority for two unsubsidized private bus services.

In 2006, the Committee approved Authorizing Resolution #838-A, which allows DOT to award competitive franchises for two unsubsidized bus services, one which transports approximately 800,000 passengers annually from Manhattan to LaGuardia and Kennedy Airports and between these airports (currently run by Private One of New York, LLC – d.b.a, New York Airport Service); and one which transports approximately 570,000 passengers annually between Williamsburg and Borough Park in Brooklyn (currently run by Private Transportation Corp.). Competitive solicitation will offer the opportunity for companies with the best overall proposal to operate these services.

DOT is in the process of finalizing the RFPs to solicit proposals for these franchises. Given the time period needed to evaluate RFPs and negotiate a final contract, we are seeking an extension to the existing franchises to ensure that the New Yorkers who depend on these buses will not experience a disruption in service.

In accordance with Local Law 30 of 2008, the operating authority of these unsubsidized bus services will expire at the end of the month, and therefore we urge the Council to support Intro 979, which will allow DOT to proceed to the Franchise and Concession Review Committee to extend the expiration date of these franchises until June 30th, 2010.

Thank you for your consideration of this bill, we would be happy to answer any questions that you may have at this time.

CROSS ACCESS CONNECTIONS

STATEN ISLAND, NEW YORK



GOALS + OBJECTIVES

CROSS ACCESS

The Cross Access Connection text amendment is a recommendation of the Mayor's Staten Island Transportation Task Force. The Task Force is comprised of the Borough President, City Council Member, other elected officials, Community Board representatives and city agencies.

- ▶ This proposal will reduce traffic on main arterial roads by allowing vehicles to move between retail developments without re-entering traffic.
- ▶ Reducing the number of vehicles using curb cuts reduces the potential conflicts between pedestrians and vehicles, creating a safer pedestrian and vehicular environment.

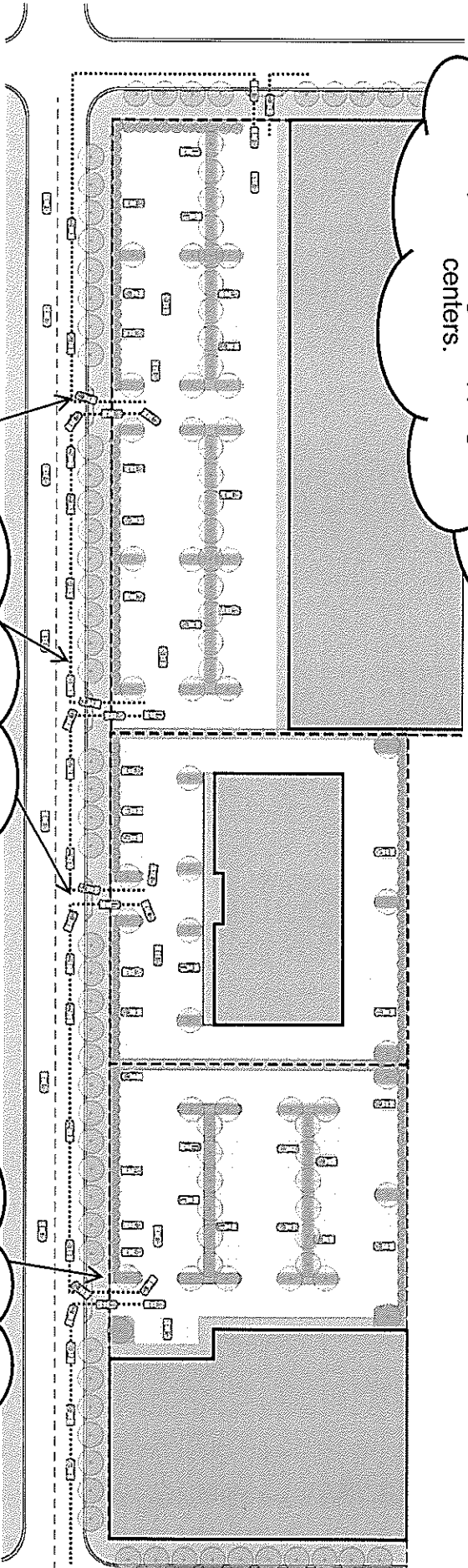
DEVELOPMENT ISSUES

Existing Conditions

Current zoning regulations do not require vehicular connections between adjacent large shopping centers.

Vehicles must use congested streets to move from one shopping center to another, exacerbating conditions on the local road network.

The many curb cuts also interrupt Staten Island's pedestrian sidewalks resulting in hazards for pedestrians, and drivers alike.



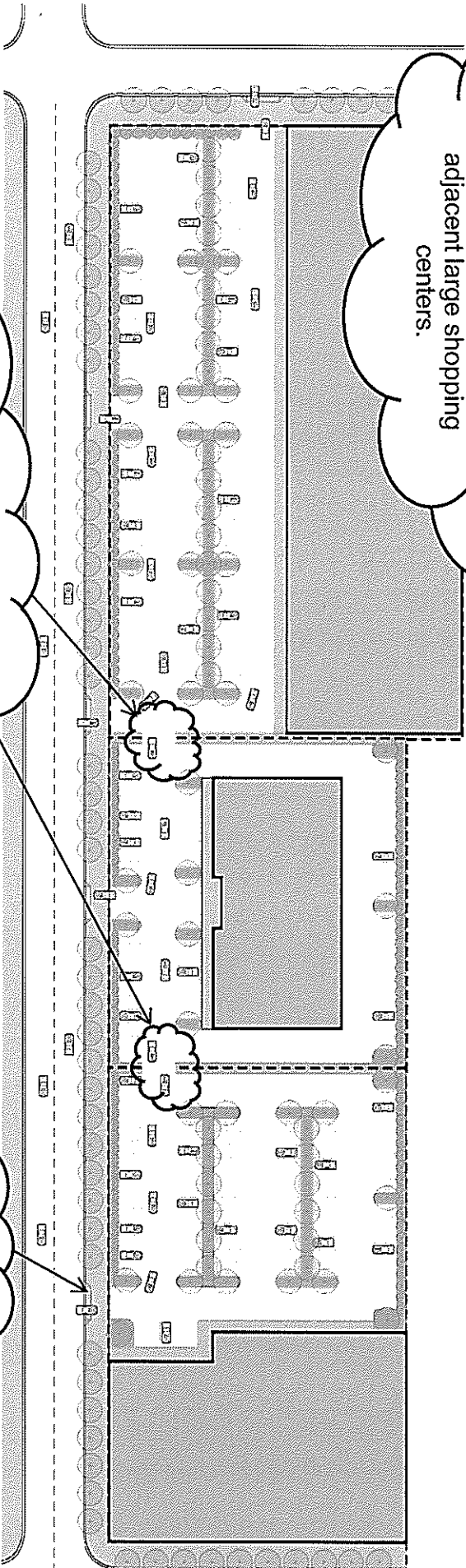
DEVELOPMENT ISSUES

Proposed Conditions

Proposed Cross Access zoning regulations would require vehicular connections between adjacent large shopping centers.

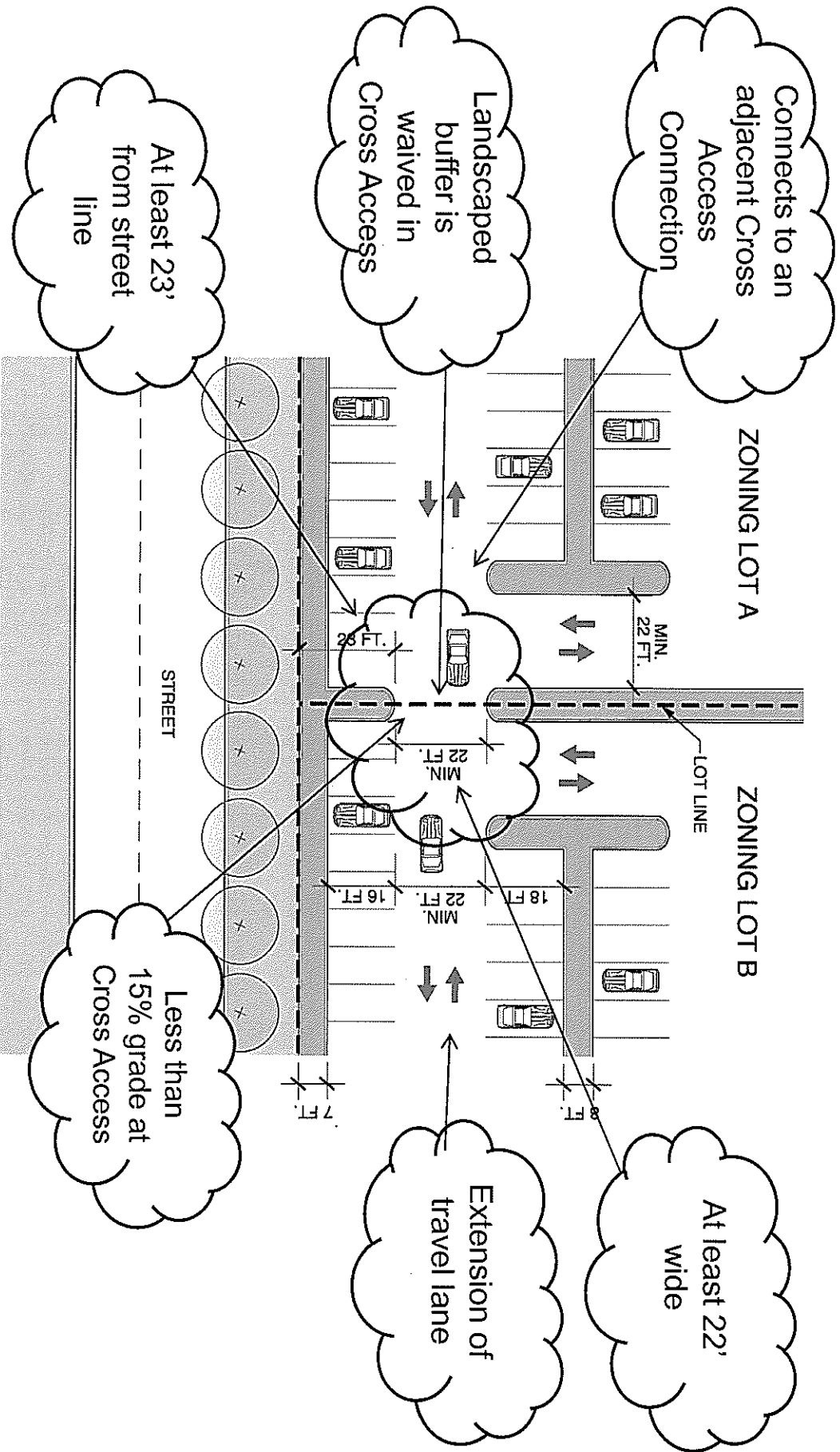
Vehicles use Cross Access to move from one shopping center to another, reducing vehicles on the local road network

Fewer vehicles will cross sidewalks



CROSS ACCESS DETAIL

CROSS ACCESS



APPLICABILITY

CROSS ACCESS

Proposed construction in C4-1, C8, or M Zoning Districts on Staten Island are subject to the Cross-Access requirements.

Applies to new construction of Commercial and Community Facility developments with at least 18 accessory parking spaces or at least 6,000 sq. ft. of parking area.

Applies to enlargements of Commercial and Community Facility developments with at least 18 accessory parking spaces or at least 6,000 sq. ft. of parking.

At least 70% or more of the floor area is occupied by a commercial or community facility.

Must be provided at all zoning lot lines that are coincident for at least 60 feet with another zoning lot.

CITY PLANNING REVIEW

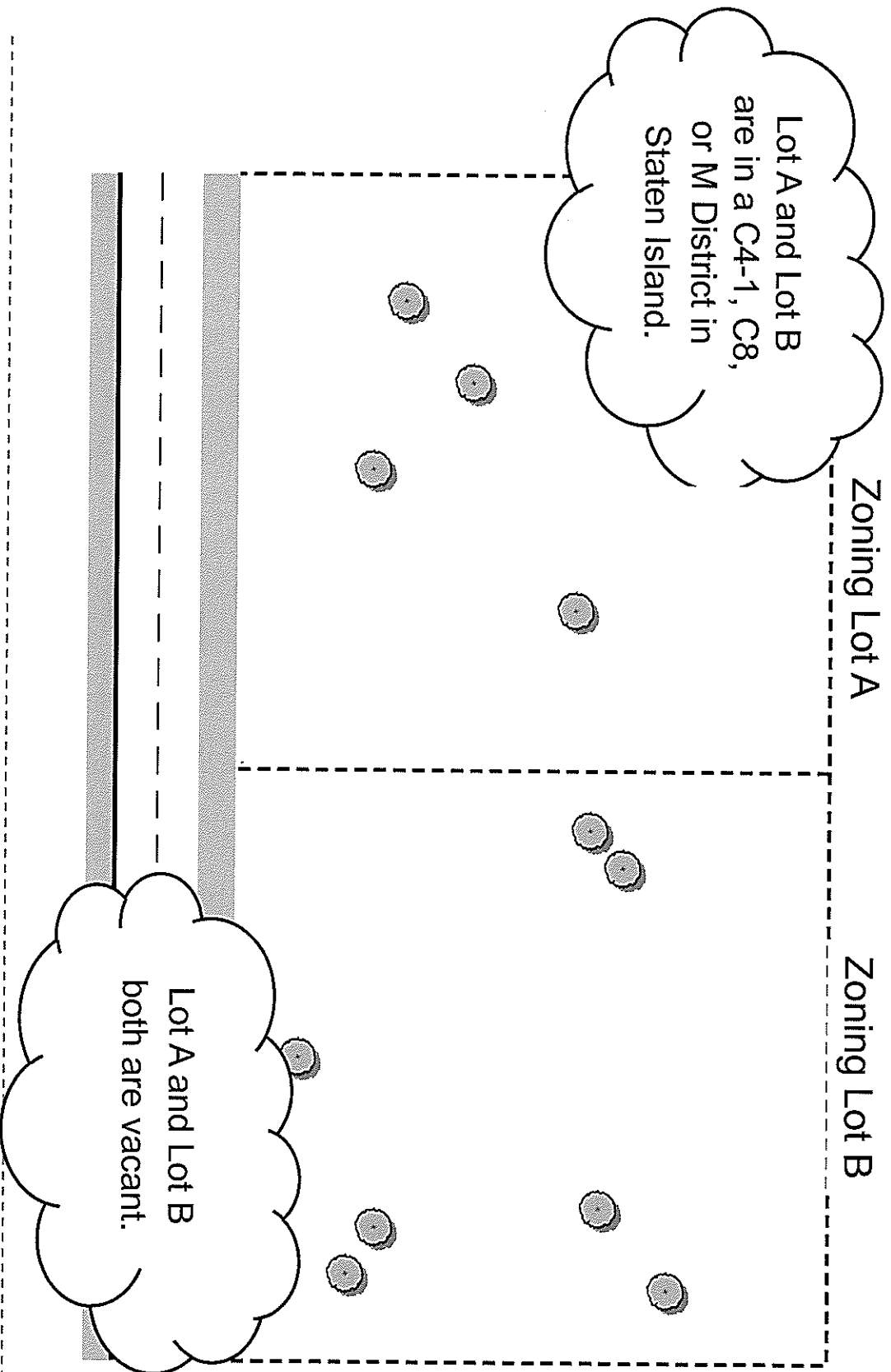
CROSS ACCESS

All projects requiring a Cross-Access Connection will file an application with City Planning so that the Chairperson of the City Planning Commission may certify that the Cross Access Connection meets the following conditions:

- Access is at least 22' in width and at least 23' from the street line.
- Access must be located as an extension of travel aisle.
- Access cannot exceed a slope of 15%.
- New access must align with existing cross access on adjacent property.
- Access is not blocked by a building on an adjacent property within 50' of the lot line.
- Access is located in an area which will not adversely affect significant natural features on the zoning lot or adjacent zoning lot.

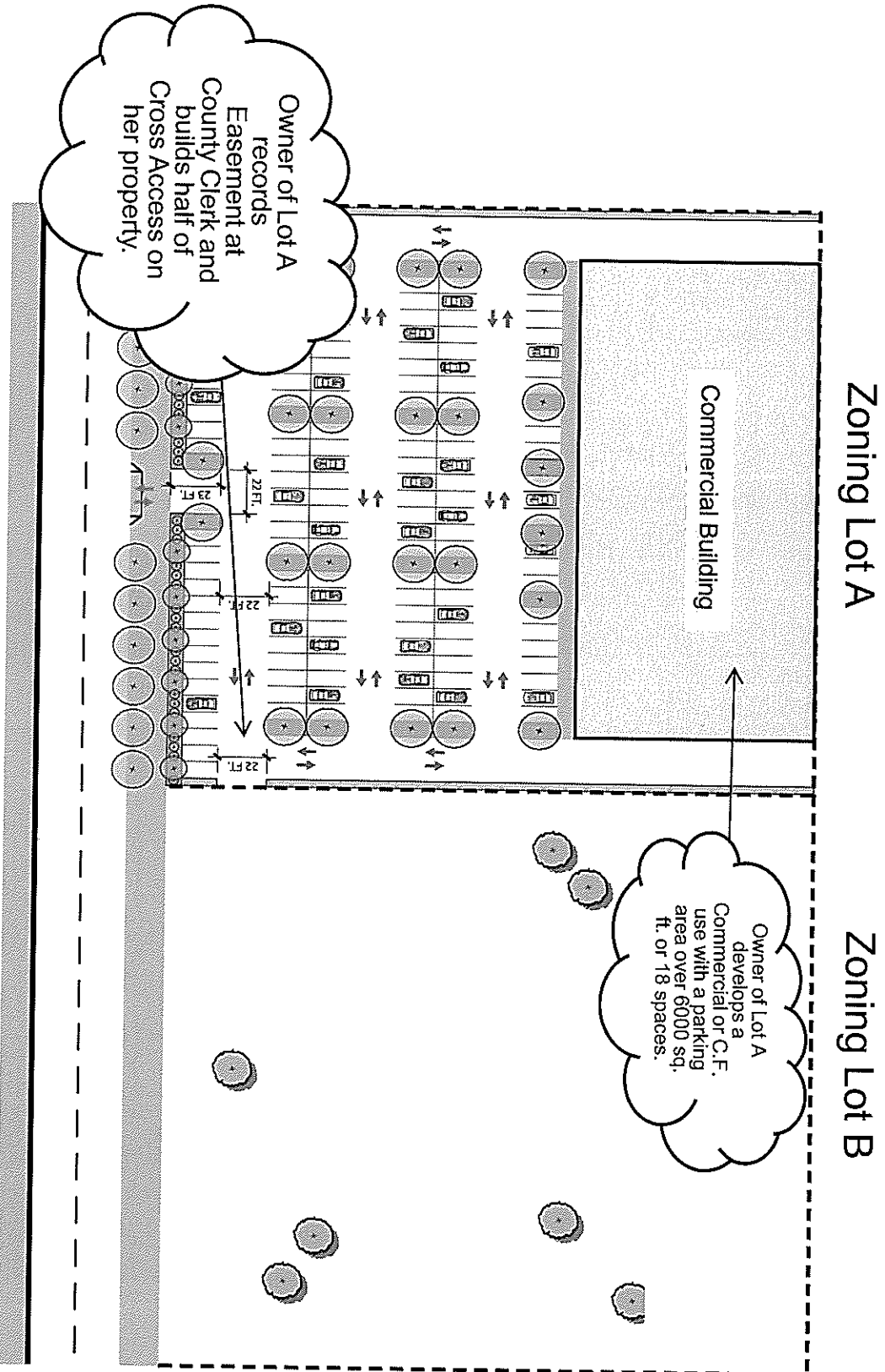
Example: New Development

1. Two Vacant lots



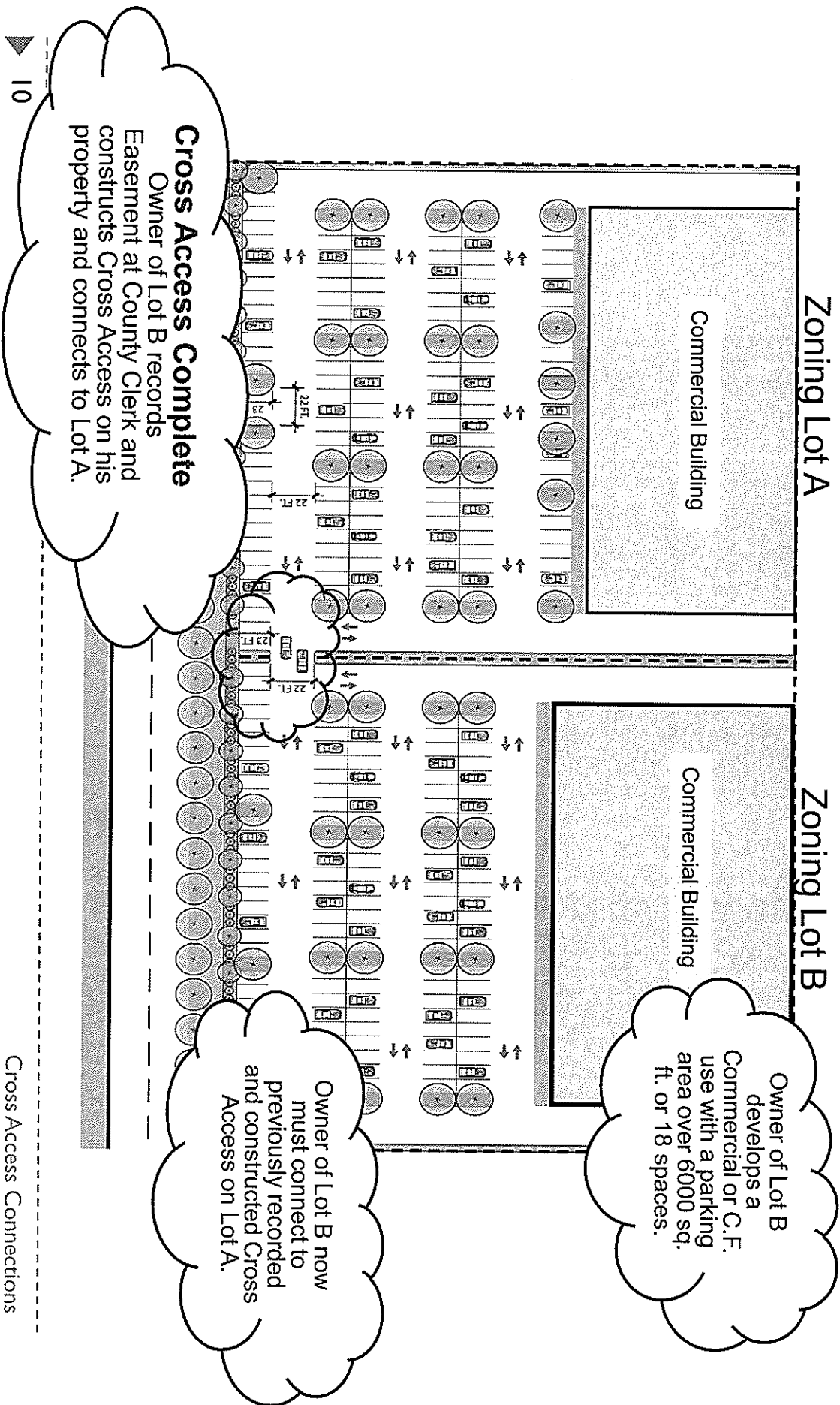
Example: New Development

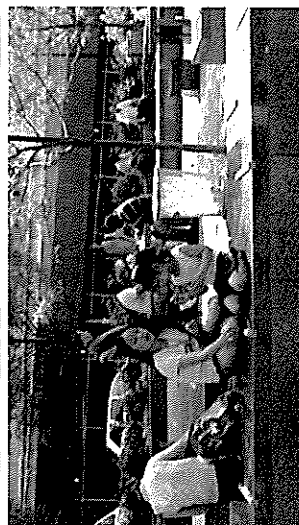
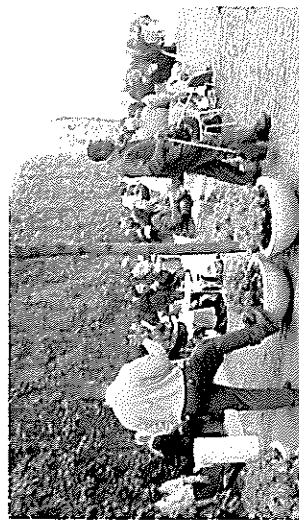
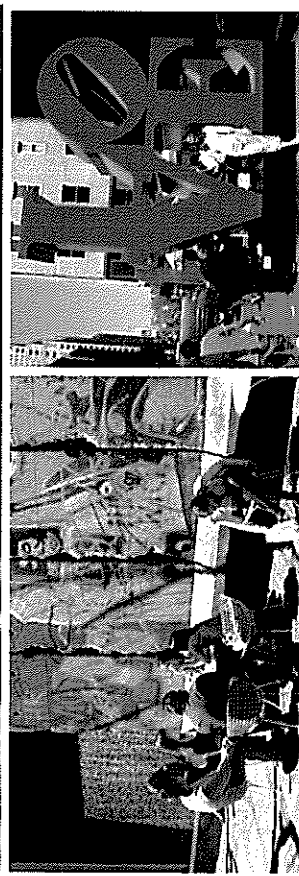
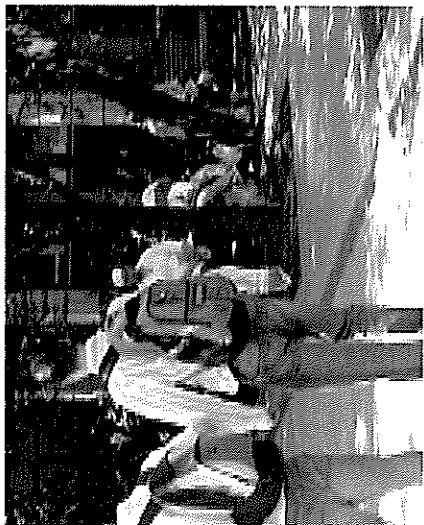
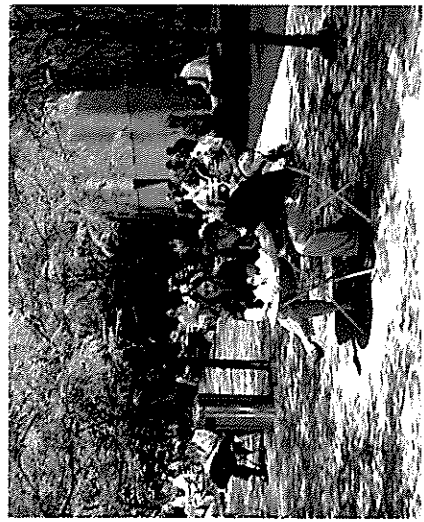
2. Lot A Develops



Example: New Development

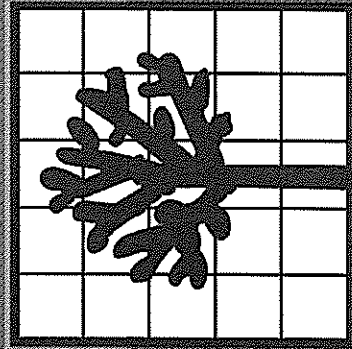
3. Lot B Develops





PUBLIC PLAZAS

Privately Owned Public Plazas
Follow Up Text Amendment
June 2, 2009



PUBLIC PLAZAS

- Public spaces on privately owned sites in order to provide valuable amenities to residential and commercial districts
- Updated design regulations for privately owned public plazas were approved in October 2007

WHY THIS TEXT AMENDMENT?

- To clarify some standards, add new provisions to improve the quality and utility of public plazas and eliminate certain provisions that are outdated
- To reinforce the original intent and facilitate the design and construction of high quality spaces



RECAP

- **Sidewalk frontages**
- **Location Restrictions**
- **Seating**
- **Planting**
- **Signage**
- **Uses fronting on public plazas**
- **Compliance**
- **Approval process for kiosks and open air cafes**

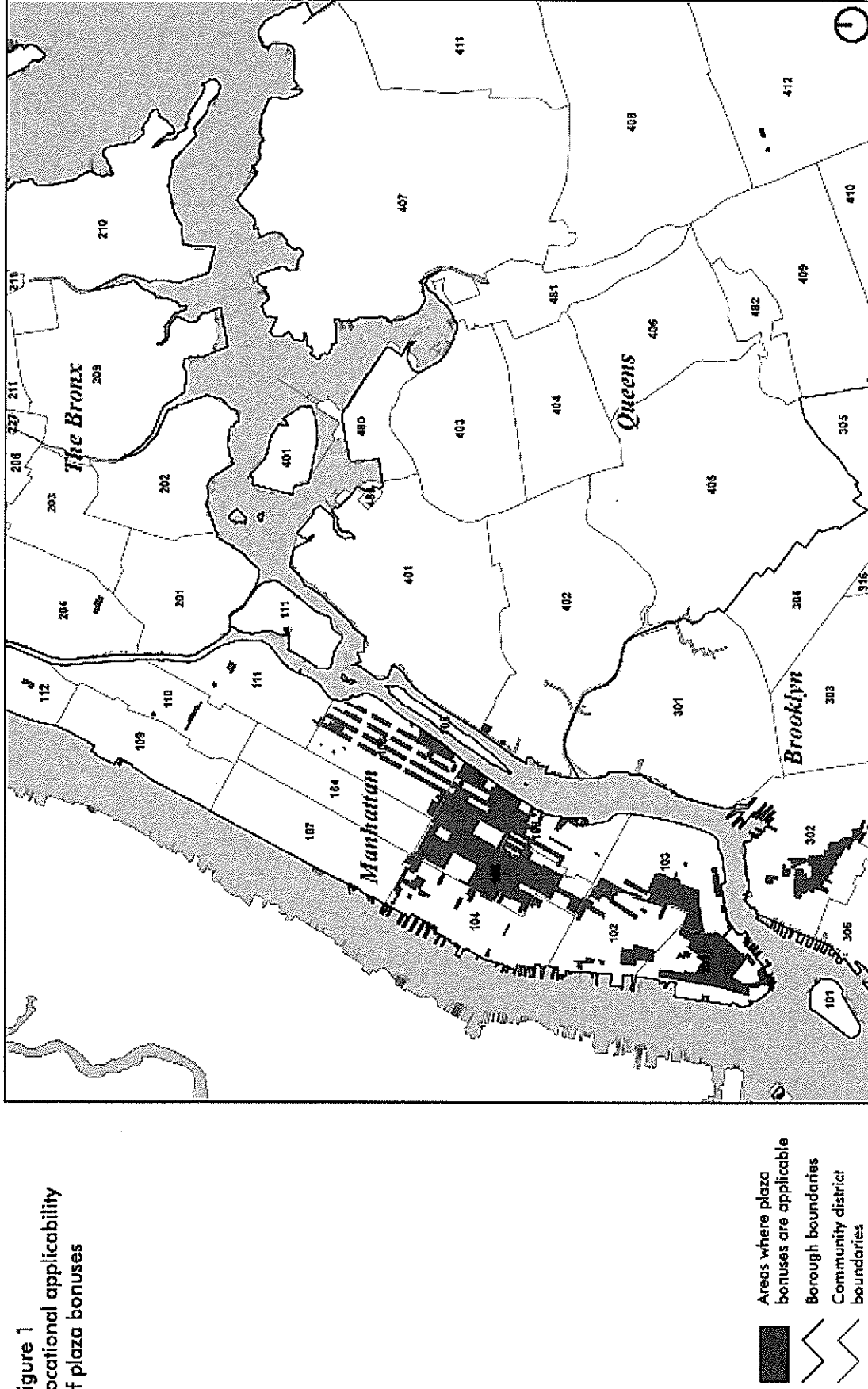


THE PROPOSAL

Scope of this Text Amendment

Proposed Public Plazas
Follow Up Text Amendment 2009

Figure 1
 Locational applicability
 of plaza bonuses



- Areas where plaza bonuses are applicable
- - - Borough boundaries
- Community district boundaries



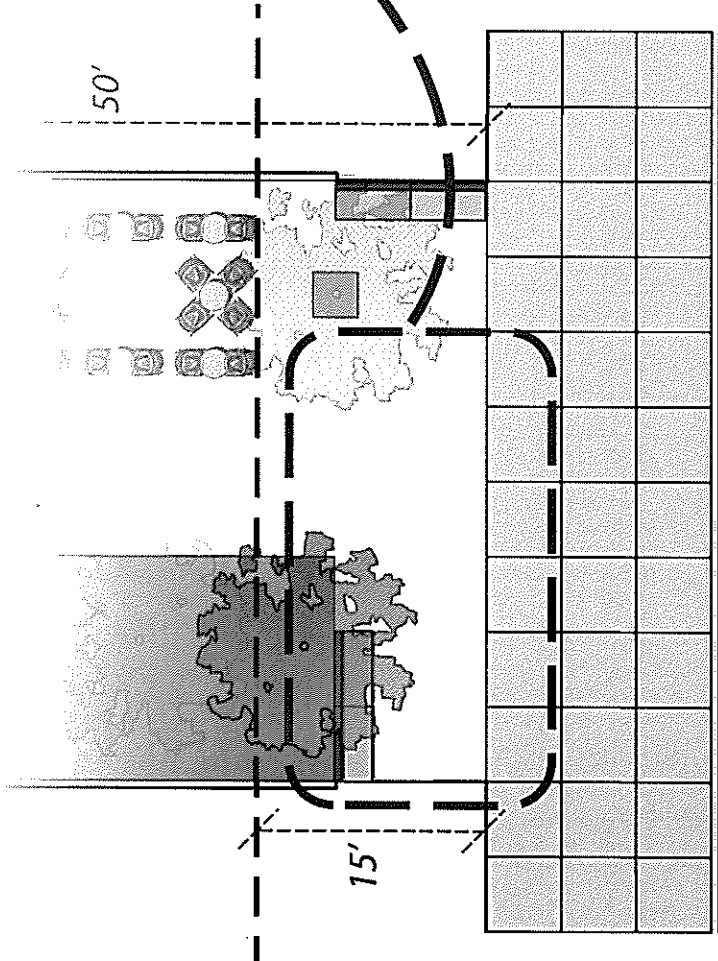
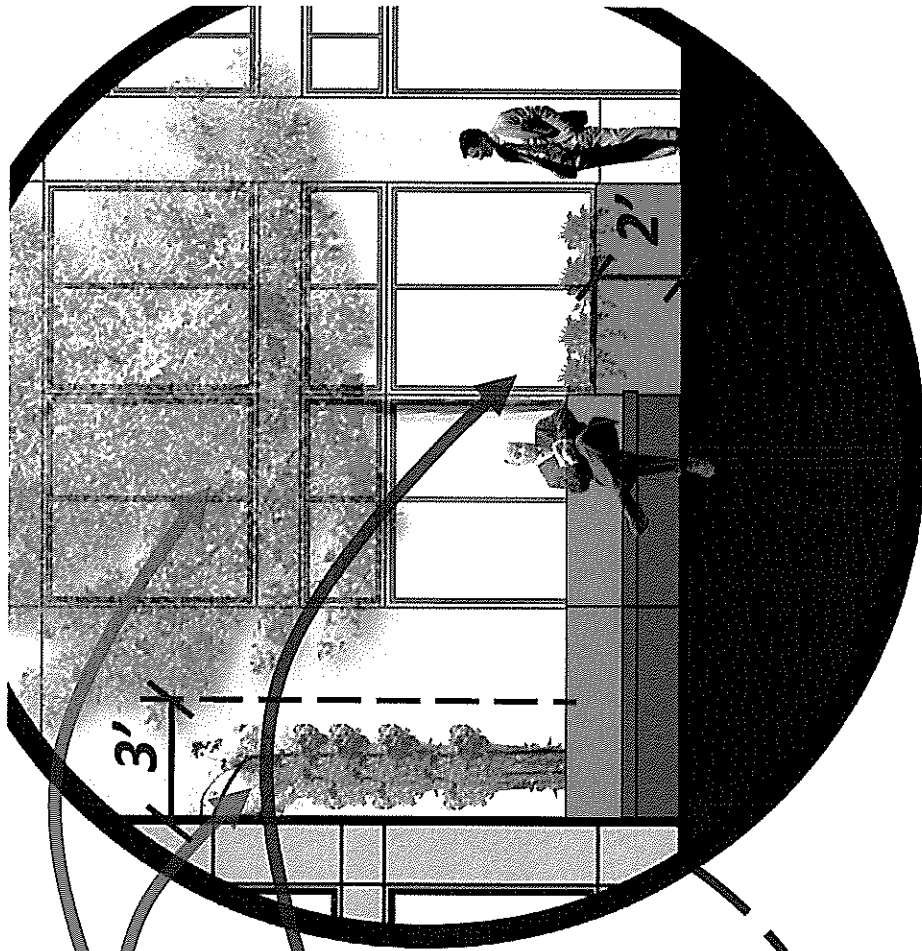
ZONING

LOCATION OF PLAZA DISTRICTS

Proposed Public Plazas
 Follow Up Text Amendment 2009

Proposed rules would permit planting walls, artwork and water features within 3' of a wall bounding the plaza

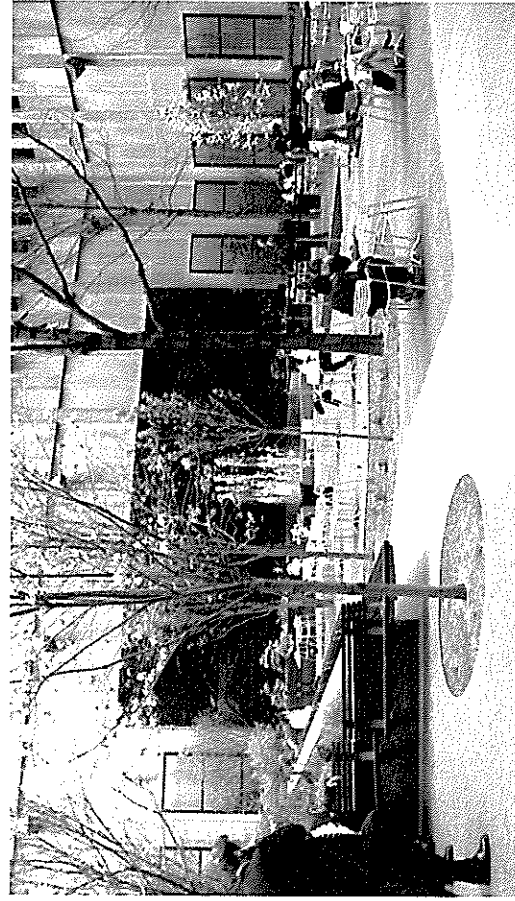
Existing Regulations prevent many Obstructions above 2' in height



SIDEWALK FRONTAGES

Permitted Obstructions



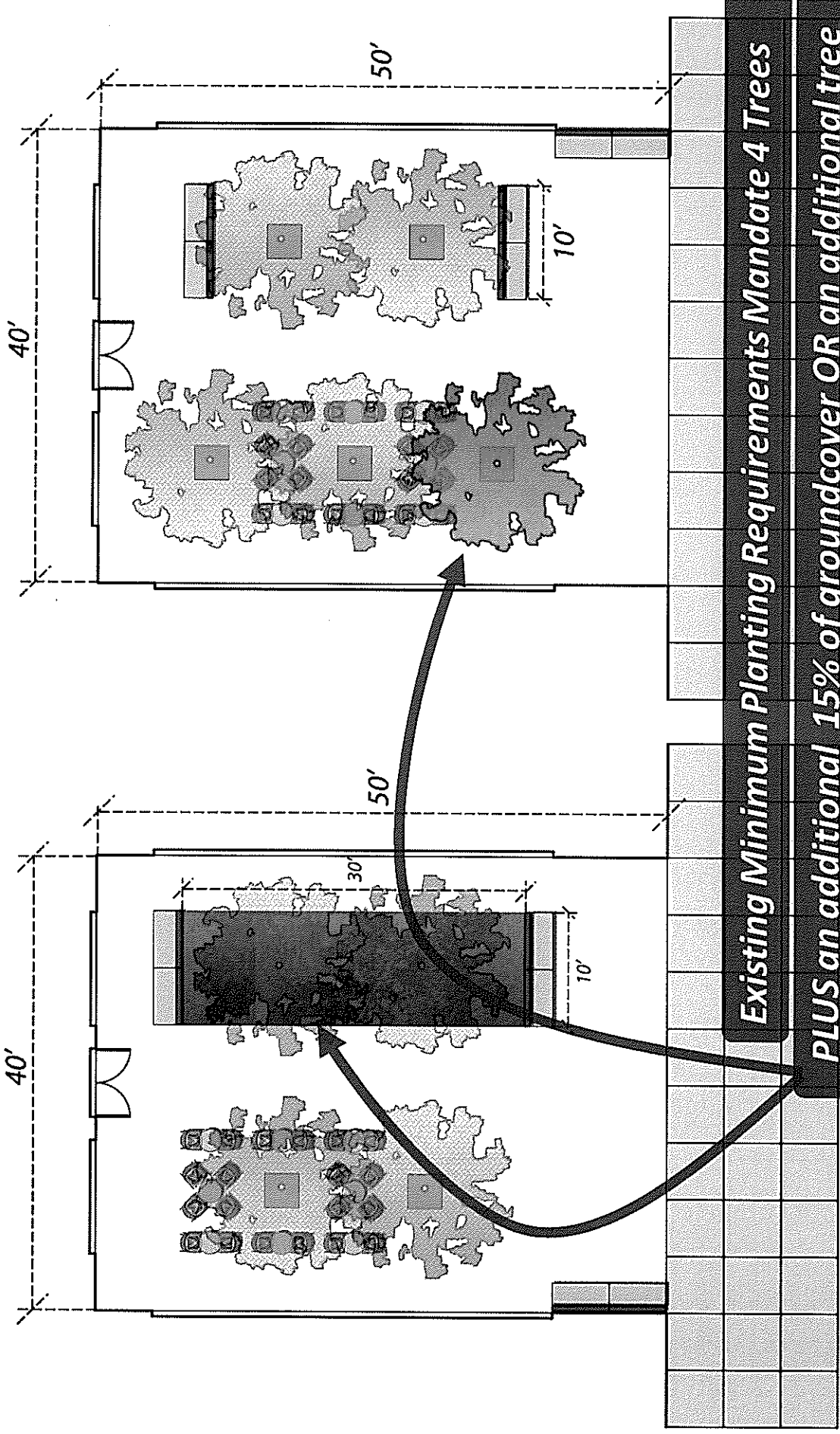


ASSURING ADEQUATE GROUND PLANE PLANTING



PLANTING
Goals

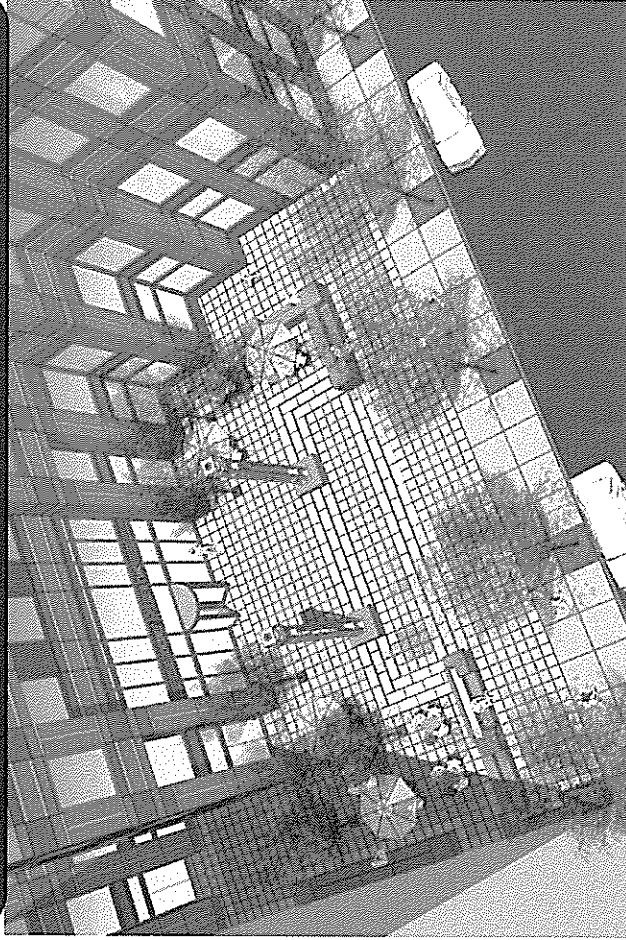
Proposed Public Plazas
Follow Up Text Amendment 2009



PLANTING
Existing Rules



Existing:
NO required ground-level planting



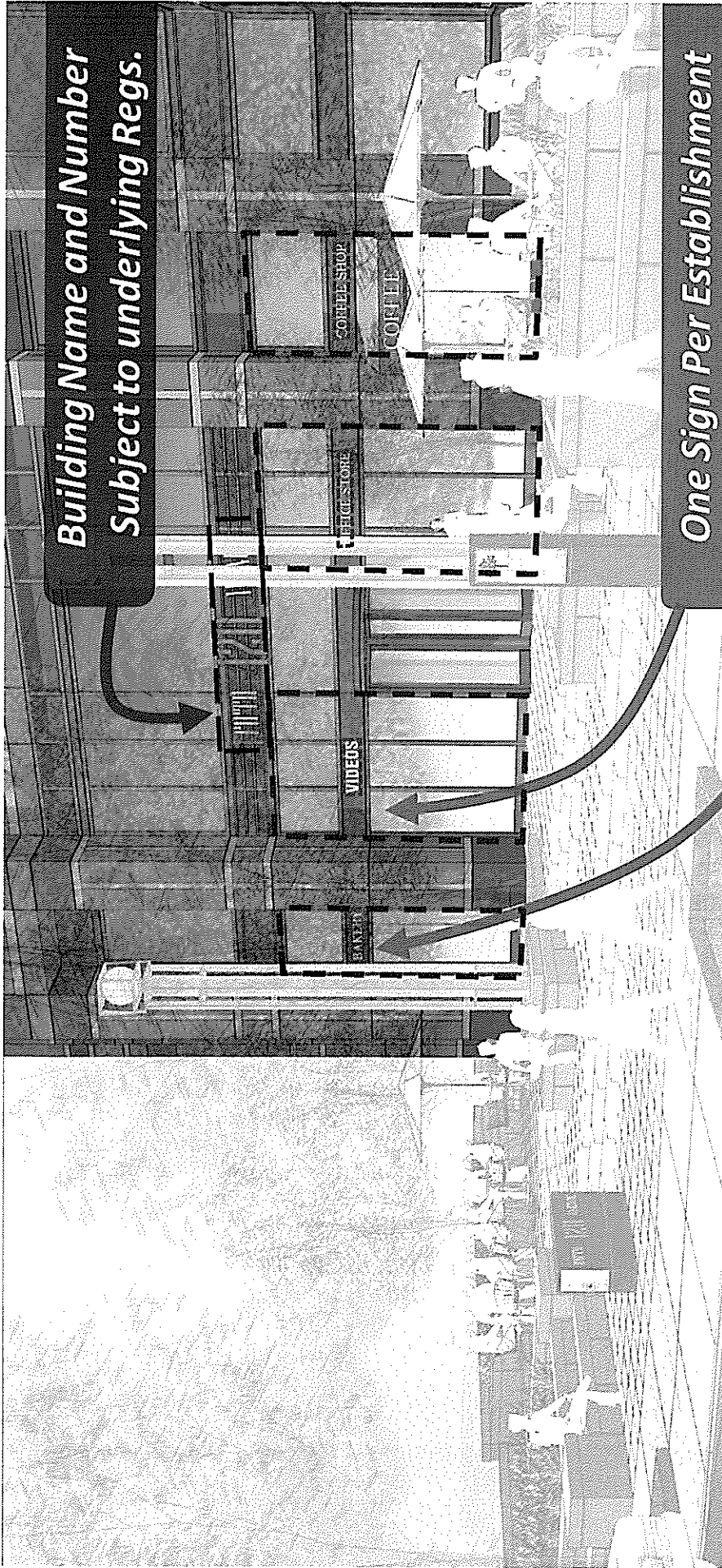
Proposed:
Require 20% ground-level planting



PLANTING

Plaza Example

Proposed Public Plazas
Follow Up Text Amendment 2009



***Building Name and Number
Subject to underlying Regs.***

One Sign Per Establishment

Previously 3 Signs Per Plaza

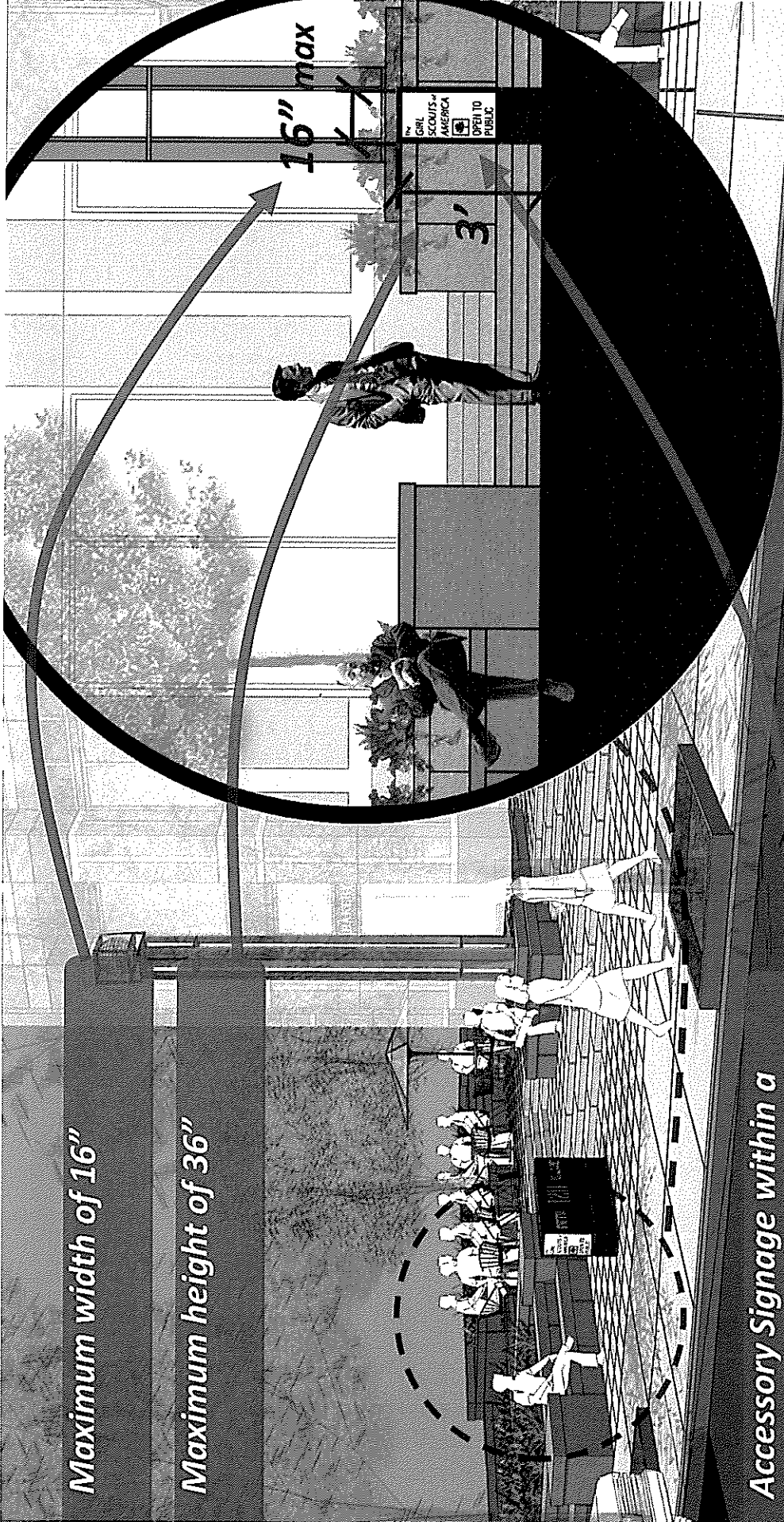
Signage may not exceed 4 SF

Previously could not exceed 2 FS

SIGNAGE

Building Walls





Maximum width of 16"

Maximum height of 36"

16" max

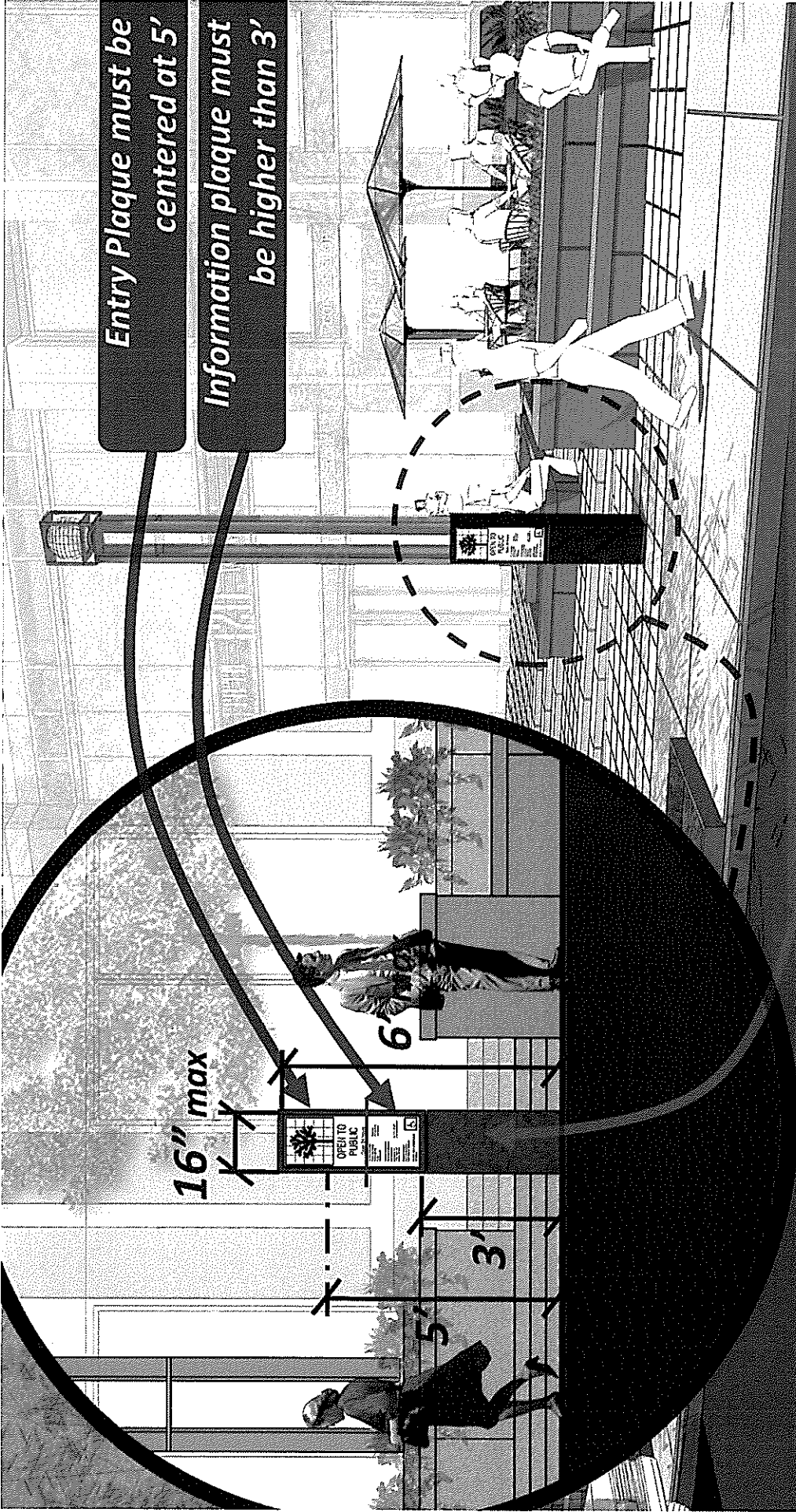
3'

Accessory Signage within a plaza shall not exceed 2 SF

Previously could not exceed 2' in the horizontal direction



SIGNAGE
Freestanding Accessory Signs



Entry Plaque must be centered at 5'

Information plaque must be higher than 3'

Free Standing Posts supporting entry plaques may not exceed a height of 6' nor a width or depth of 16"

SIGNAGE

Freestanding Entry Plaques

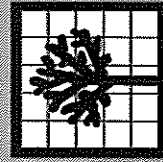


Proposed Public Plazas
Follow Up Text Amendment 2009

Existing Requirements for Post-2007 Plazas

- **Record notice of certification**
 - attached plaza plans
- **Periodic compliance report – every 3 years**
 - Report sent to Director of DCP and affected Community Board
 - inventory of required and provided amenities
 - photographs of existing conditions

	Existing Requirements		Proposed Requirements	
	Record notice of certification	Compliance report	Record notice of certification	Compliance report
Public Plazas (Post-2007)	x	x	x	x
Redesigned Plazas (Pre-2007)			x	x



Approval

Approval process and compliance

Proposed Public Plazas
Follow Up Text Amendment 2009

June 2, 2009


Carmen Sasso
District Office Community Liaison
Office of Christine C. Quinn
3rd District
224 West 30th St (Suite 1206)
New York, NY 10001

Re: Pietra Santa
DCA # 1254831

Dear Carmen,

In regards to the Pietra Santa Enclosed Sidewalk Cafe, we are hereby authorized by the owner to modify the design to reduce the seats to four tables and nine chairs and provide the required ten-foot clearance from the fire hydrant. Revised drawings will be filed with the Department of Consumer Affairs as required.

Sincerely,


Shlomo Wygoda, RA
President



STATEMENT IN OPPOSITION TO DOCK STREET REZONING AND SPECIAL PERMIT

The following is submitted on behalf of a number of individuals who will be directly impacted by the proposed zoning map change and special permit requested by Two Trees Management (the "Applicant") for the area of DUMBO generally bounded by Front, Dock, Water Street and a line 230 feet east of Dock Street (the "Project Site"). The Project Site, referred to in the plans for the project as Zoning Lot A, is part of a purported General Large Scale Development, which also includes 62 and 66 Water Street located east of the Project Site and referred to as Zoning Lot B and 85 Water Street and 16 Main Street located across Water Street from the other parcels and referred to as Zoning Lot C. Apart from the inappropriateness of placing the tower section of the proposed new building in close proximity to the Brooklyn Bridge, the proposal suffers from non-compliance with specific zoning requirements as outlined below.

General Large Scale Development Special Permit provisions

In addition to requesting to rezone the Project Site from M1-2 light manufacturing to a mixed-use M1-2/R8 (MX-2) district, the applicant is requesting special permit waivers under Section 74-743 of the Zoning Resolution, which applies only to General Large Scale Developments (GLSD), to: (a) modify the height and setback regulation to permit the new building to rise above its maximum base height of 85 feet without a setback; (b) modify the required rear yard equivalent; (c) modify the minimum distance of an inner court; and (d) modify the minimum distance between legally required windows and a side lot line.

In order to qualify as a GLSD the parcels must encompass 1.5 acres of lot area, which the applicant attempted to do by acquiring and including a number of existing buildings within the purported GLSD including two parcels that are located across Water Street from the Development Lot - 16 Main Street and 85 Water Street (i.e. Zoning Lot C). An additional requirement of a GLSD is that all of the parcels, including these existing buildings, are to be used, developed or enlarged as a unit ...". Further, any existing buildings that are included in a GLSD must form an integral part of the general large-scale development..."

16 Main Street is currently functioning as Galapagos Art Space, a LEED certified performing arts venue and club. It is a leased, operating facility, and is not proposed to be altered as part of the development. 85 Water Street, located within the New York City Fulton Ferry Historic District, was, as the applicant states, subject to a Z.R. Section 74-411 Special Permit granted in 2004 to convert the use of the second through fourth floors to residential use, and this Special Permit is not being modified nor is the building being altered as part of the development.

We, therefore, believe that 85 Water Street and 16 Main Street are not an "integral part of the general large-scale development" nor are they being "used, developed or enlarged as a unit."

Both properties are occupied and developed and would remain as they are if they were not included in the proposed GLSD. Other than a proposed declaration wherein the applicant “declares” that parcels will be developed as a unit, the applicant has not demonstrated that these properties are “integral” to the proposed new building. In the absence of such showing, these parcels should not be included in the GLSD, which would place the project below the required 1.5 acre threshold to enable the Project Site to be considered a GLSD and preclude the ability to grant the special permits requested.

While we recognize that the use of a restrictive declaration has been used to support the designation of a GLSD, we believe the current attempt to graft the existing buildings onto the proposed new building as an “integrated” and “unitary” development to be particularly uninspiring and incredulous. Neither existing building of Zoning Lot C will be altered or accommodated to function with the proposed new building. Neither shares any characteristics with the proposed new building, nor contains features that can reasonably be said to enhance one the other. Apart from common ownership, they share nothing. To set as low a threshold for designation of a GLSD as is presented herein, is to effectively eliminate any notion of integration of the parcels that constitute the proposed GLSD.

Special Waterfront Area Regulations

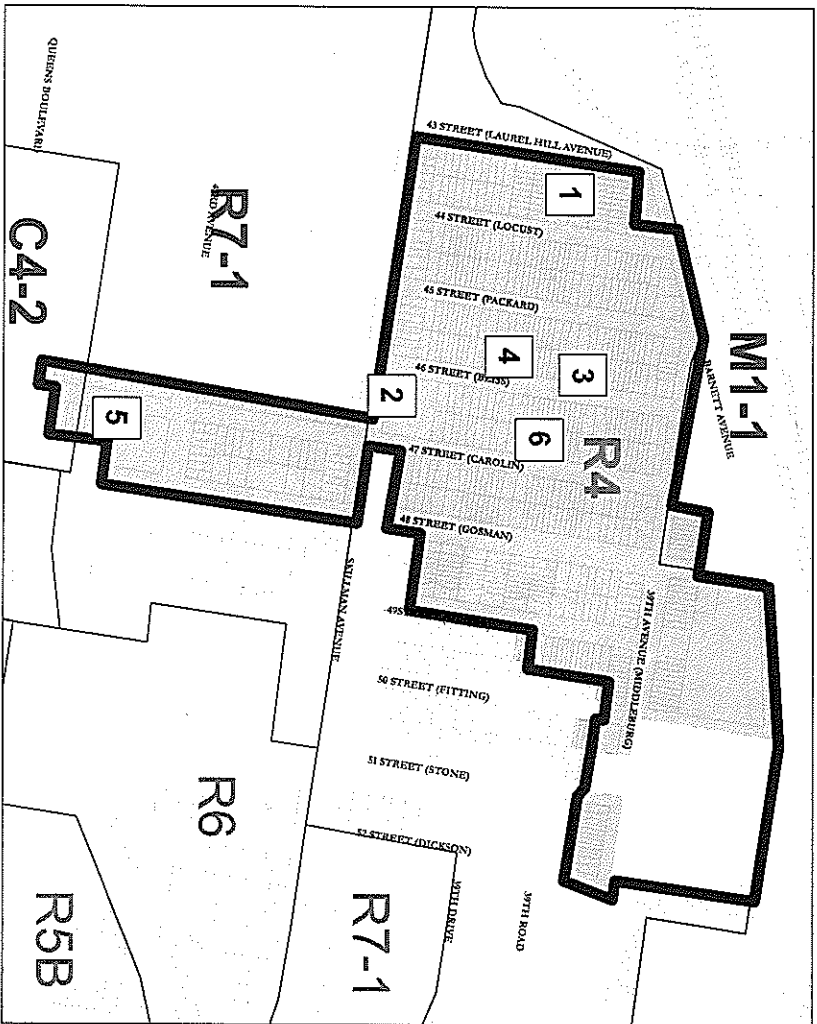
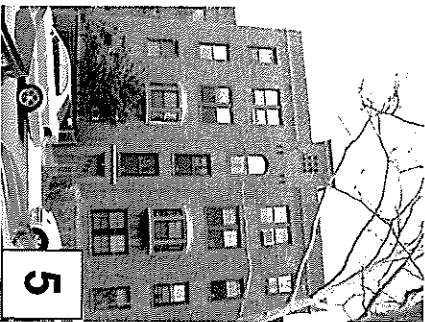
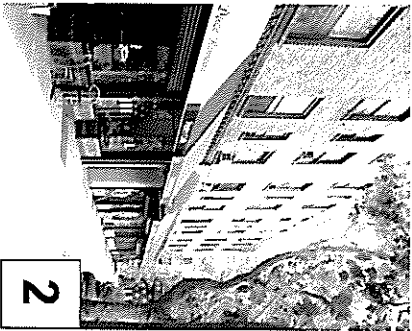
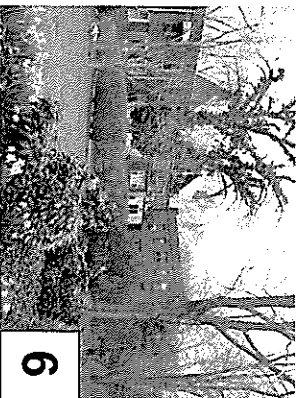
The applicant does not consider the consequences of the provisions of Article VI, Chapter 2 of the Zoning Resolution entitled Special Regulations Applying in the Waterfront Area. As explained below, these regulations are applicable to the proposed GLSD. Yet, no mention is made of these Waterfront regulations and their impact on the proposed development is not considered.

The definitions contained in Z.R. Section 62-11 includes within the definition of a “waterfront block”, a block that abuts a waterfront public park. We believe the Empire Stores and the Brooklyn Bridge Park is a waterfront public park that abuts Zoning Lot C, such that these parcels are located on a waterfront block.


Pursuant to Z.R. Section 62-12, zoning lots within waterfront blocks, such as Zoning Lot C, are subject to the Waterfront Regulations. This section also makes other zoning lots subject to the Waterfront Regulations when they are “part of a large scale development, any portion of which is within a *waterfront block*”. Since Zoning Lot C is part of the GLSD and is located within a waterfront block, the remainder of the GLSD, including the Project Site would be subject to the Waterfront Regulations. Furthermore, the special permit provision of Z.R. Section 74-74, which is the special permit under consideration herein, is modified by the provisions of Z.R. Section 62-132.

Respectfully submitted by
Marvin B. Mitzner, Esq.

Sunnyside Gardens Historic District



 LPC Historic District
 Zoning District
 Special Planned Community (PC) District


 DEPARTMENT OF CITY PLANNING
 CITY OF NEW YORK
 QUEENS OFFICE

3

4

2

1

5

6

Zoning District Comparison						
	R4	R7-1 ¹	M1-1	C4-2	Proposed Special SG Regulations	
Maximum FAR	0.75 + Attic = 0.9 (1.35 Infill)	3.44	1.0 (for M or C uses)	2.43	0.75 + Attic = 0.9	
Maximum Building Height	35'	14.0 QH wide sfj (4.8 for CF)	2.4 for CF)	(3.4 for C) (4.8 for CF)		
Factor for Dwelling Unit	870 (900 Infill)	Sky exposure plane or 80' wide st, QH 75' narrow st, QH	Sky exposure plane	Sky exposure plane	35'	
Front Yard	10'	680	N/A	N/A	900	
Rear Yard	30'	N/A	N/A	N/A	10'	
Side Yard	30'	30'	20'	20' 30' R	30'	
Parking	Det: 2 req; 13' total 5' min. SD/Att: 1 req; 8' min.	N/A	N/A	N/A	Det: 2 req; 13' total 5' min. SD/Att: 1 req; 8' min.	
	1 off-street space per dwelling unit	60% for HF 50% for QH	Requirements vary with use	70% for HF 50% for QH	Curb cuts restricted	

¹ R7-1 as-of-right development may be pursuant to either Height Factor (HF) or Optional Quality Housing (QH) regulations.

SUNNYSIDE GARDENS

A Fact Sheet for Residents

NYC Department of City Planning • Queens Office • June 2002

Introduction

You live in a very special community. Sunnyside Gardens is the first planned "Garden City" in the United States. The community has been recognized for its very innovative design and has special zoning regulations that protect that design. These regulations are necessary to preserve the lovely environment in which you take pride and you enjoy. Other residents in other parts of New York City do not have these regulations, so you may not be aware of the Sunnyside Gardens Special Planned Community Preservation District restrictions.

Brief History

From its inception, Sunnyside Gardens has been much more than a simple development of single, two, and three family homes. Today, it stands as an excellent example of early town planning in the United States. The project's concept originated with Clarence Stein and Henry Wright, who, after World War I, saw the need for imaginative solutions to housing problems. Inspired by new towns in Britain, Stein and Wright dreamed of complete communities, designed to human scale, that would serve working people. Their first realization of these goals is Sunnyside Gardens. Built between 1924 and 1928, the Gardens comprise 1,202 housing units on 55 acres of land located about 15 minutes from the heart of Manhattan. Though the development is constructed on a traditional grid street pattern, the interior of each block forms a common garden or landscaped court. These large interior gardens foster a unique feeling of communal cooperation on a block-to-block basis, as well as within the Gardens as a whole.

Original owners signed forty-year restrictive covenants which protected every block in Sunnyside Gardens from change. These covenants protected the central garden courts and the access to the courts. Garages were prohibited and building alterations were subject to the approval of a committee of elected trustees. The covenants controlled many other aspects of the development in detail, including the color of paint allowed on the trim. All of these forty-year covenants expired in the late 1960s. Many homeowners, however, renewed their covenants, and thus furthered the protection of their particular properties.

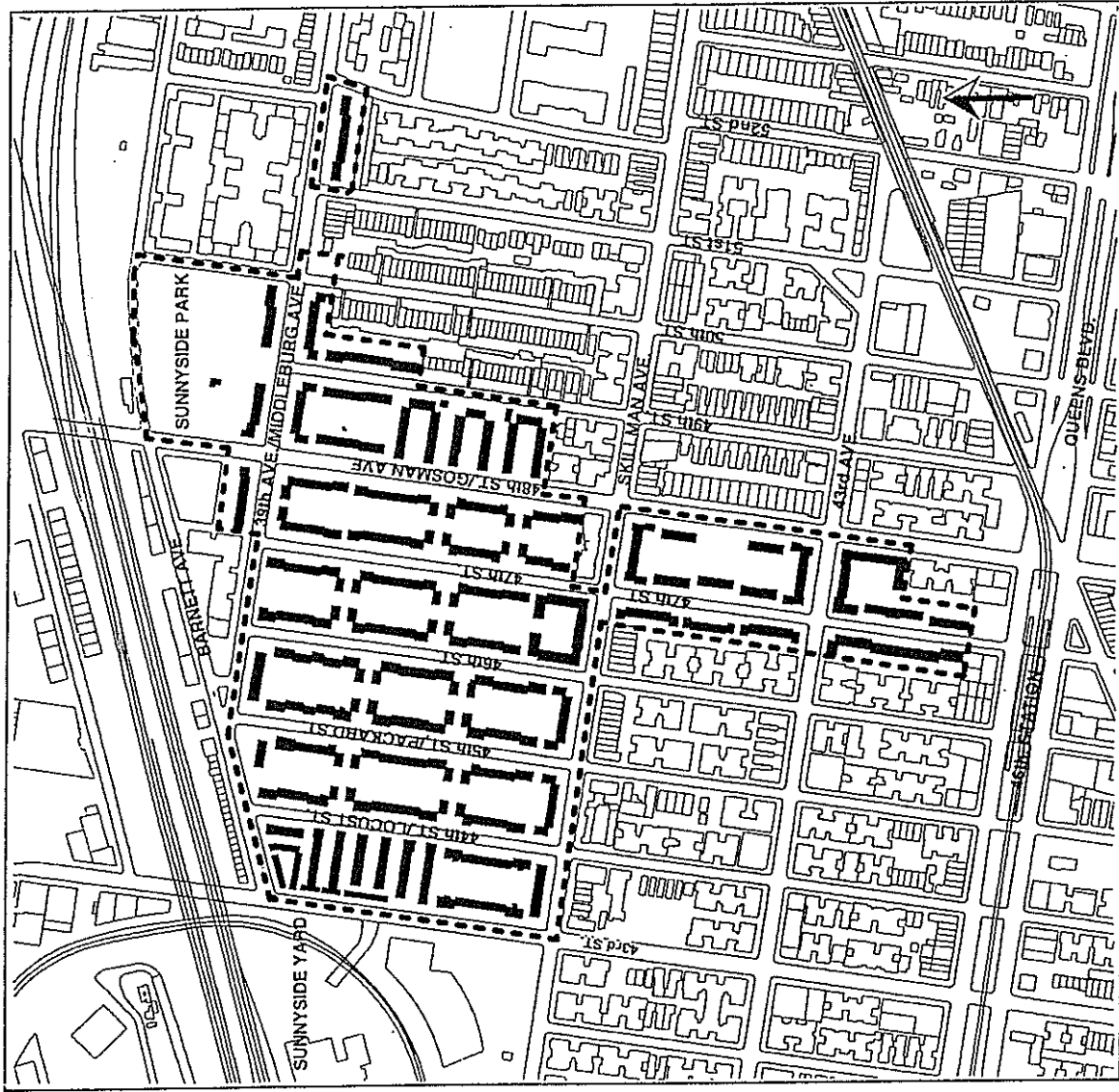
Special Planned Community Preservation District

The City Planning Commission and the former Board of Estimate recognized the special value of the Sunnyside Gardens community, and designated it a Special Planned Community Preservation District on July 18, 1974. The Special Planned Community Preservation District zoning provisions (Article X, Chapter 3, Section 103-00 of the New York City Zoning Resolution) generally stipulate that:

... no new development, enlargement which may include demolition of buildings, or substantial alteration of landscaping or topography is permitted within the area designated as a Special Planned Community Preservation District except by special permit of the City Planning Commission after public notice and hearing ...
(Article X, Chapter 3, Section 103-02)

The Special Planned Community Preservation District zoning text is designed to protect the distinctive character of the development by regulating alterations and improvements on properties located within the district boundaries. The zoning text does not prohibit change. Rather, it seeks to guide change through the special permit mechanism to maintain the very special character of Sunnyside Gardens.

District Boundaries

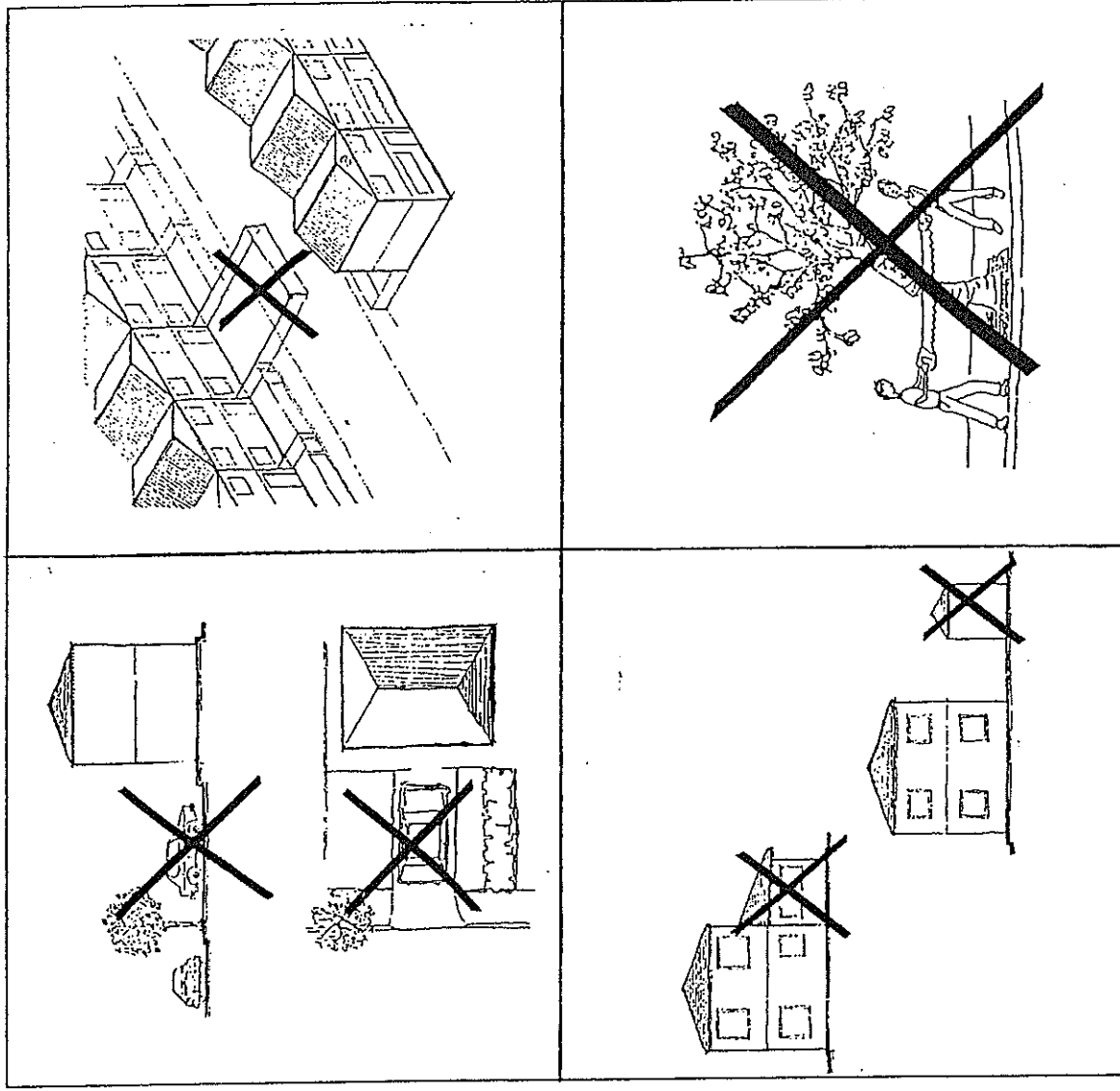


Alterations Not Permitted Without Special Permit Approval

No demolition, new development, enlargement or alteration of landscaping and topography is permitted within the Sunnyside Gardens district except by special permit of the City Planning Commission. The following are just some of the actions that require a special permit approved by the City Planning Commission.

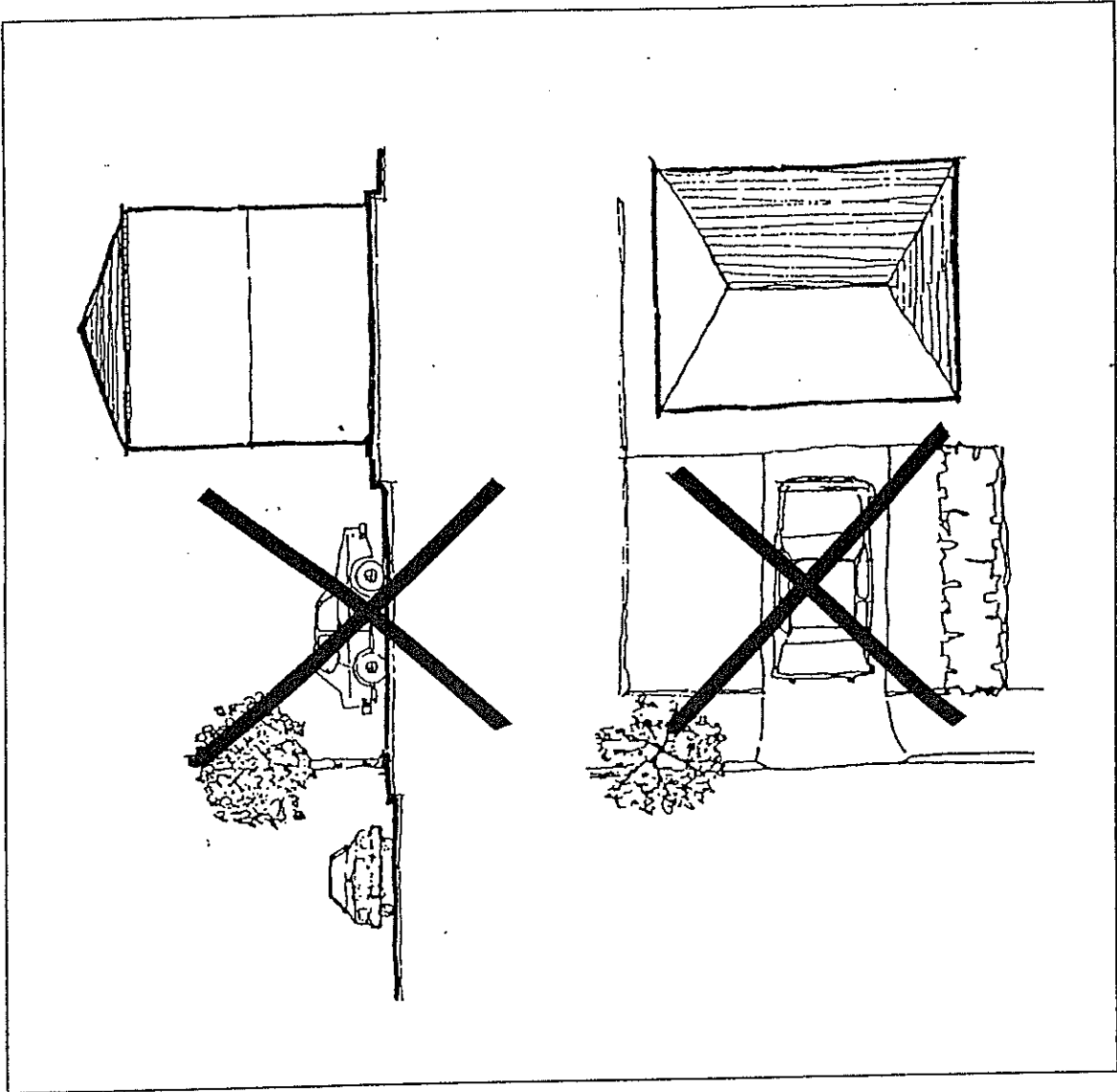
- The cutting of curbs or paving any portion of existing yards
- The erection of fences or barriers of any kind which serve to partition the central garden areas
- Alterations to houses and yards, such as the construction of rear yard decks and the removal or addition of porches
- The alteration of landscape, such as the removal of trees or the creation of new paths

If you do one of the above without a special permit, you risk a fine from a City agency and will be destroying the character of Sunnyside Gardens.



**Alterations Not Permitted
Without Special Permit
Approval**

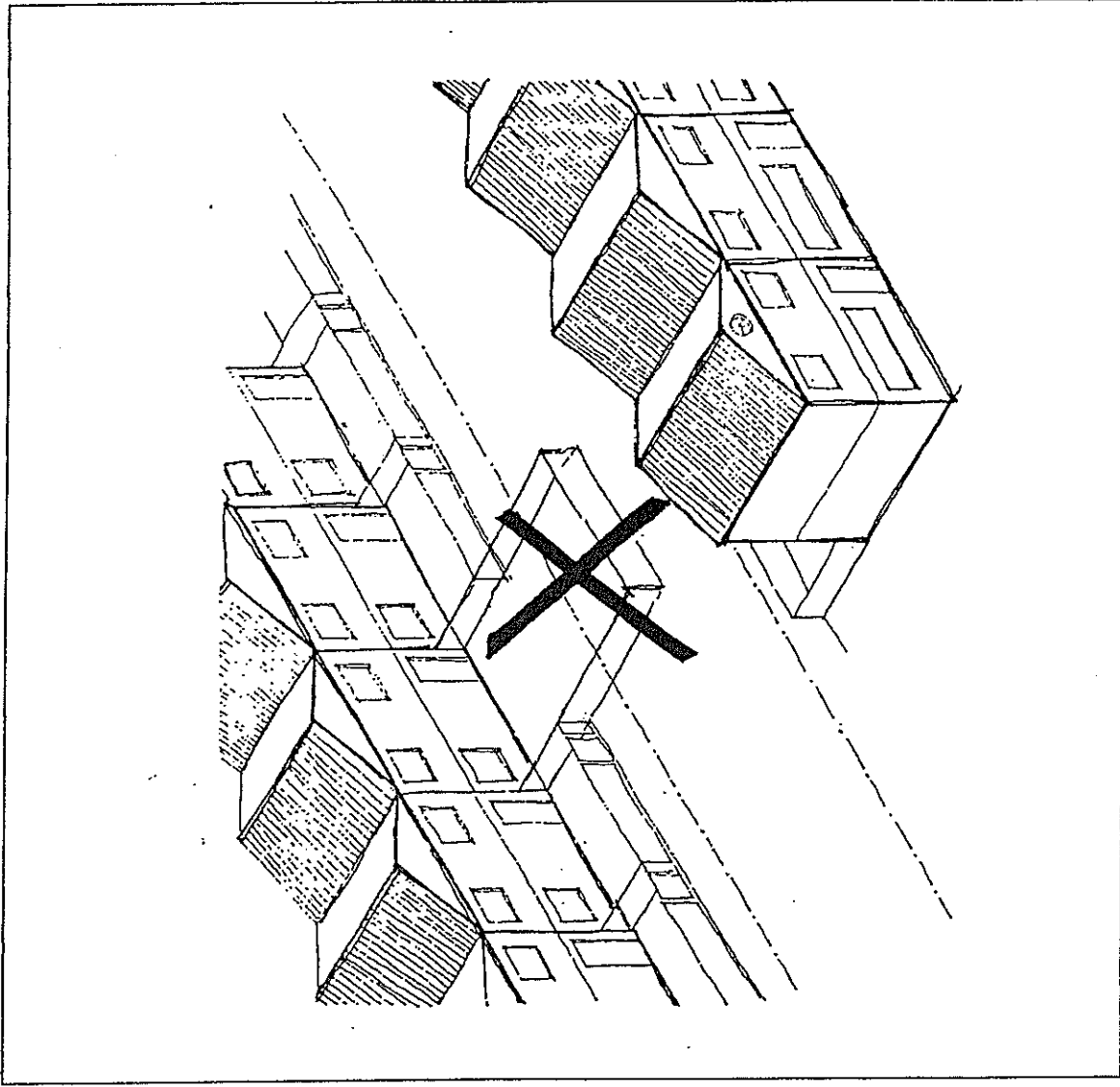
- DRIVEWAYS
- CURB CUTS
- PAVEMENT OF EXISTING
YARDS



The cutting of curbs to accommodate driveways and the paving of any portion of existing yards are not permitted except by special permit of the City Planning Commission.

**Alterations Not Permitted
Without Special Permit
Approval**

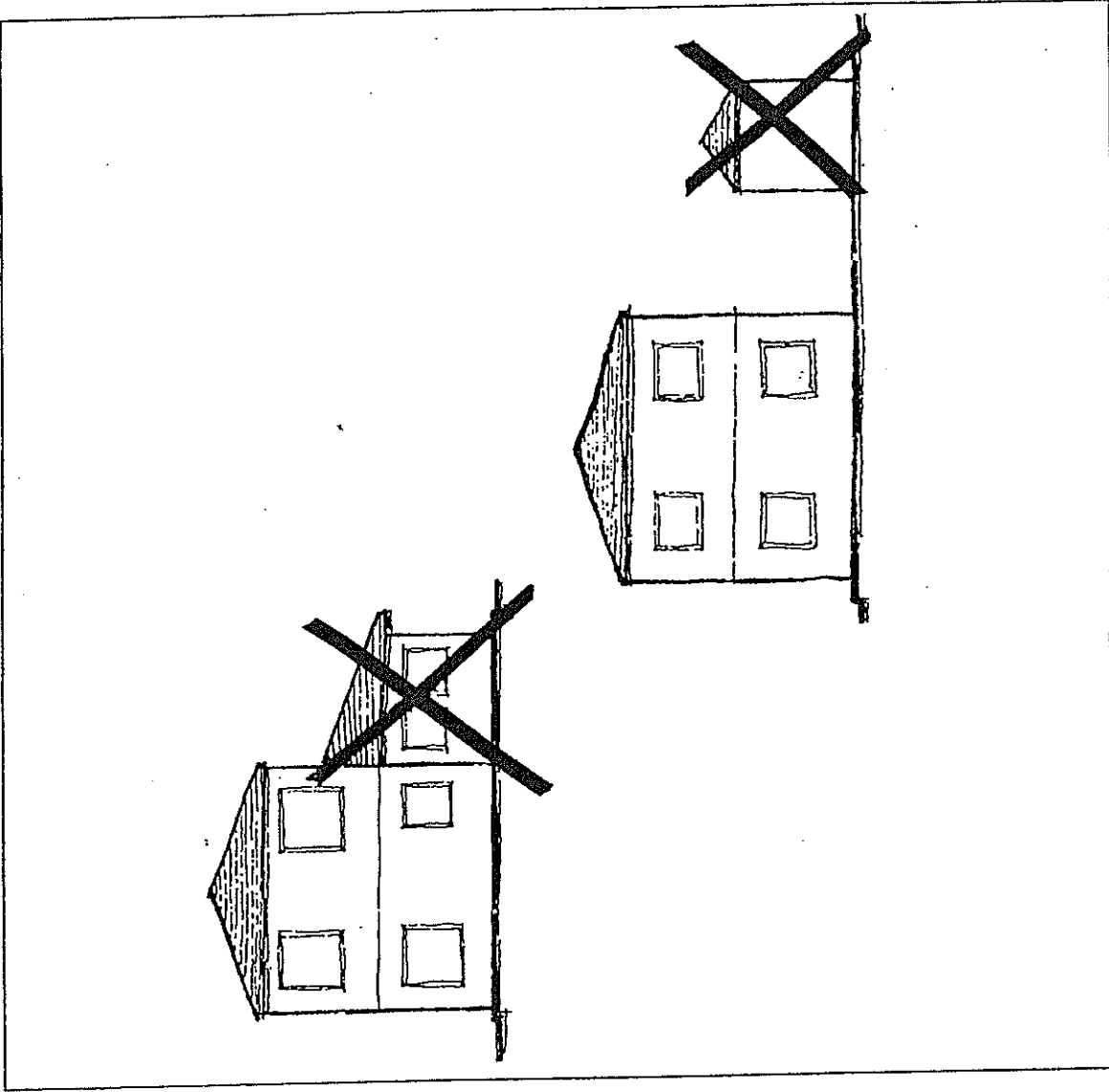
- FENCES AND BARRIERS IN
COMMON GARDENS OR
ACROSS COMMON
WALKWAYS**



The erection of fences or barriers of any kind that obstruct common walks or the central garden areas is not permitted except by special permit of the City Planning Commission.

Alterations Not Permitted
Without Special Permit
Approval

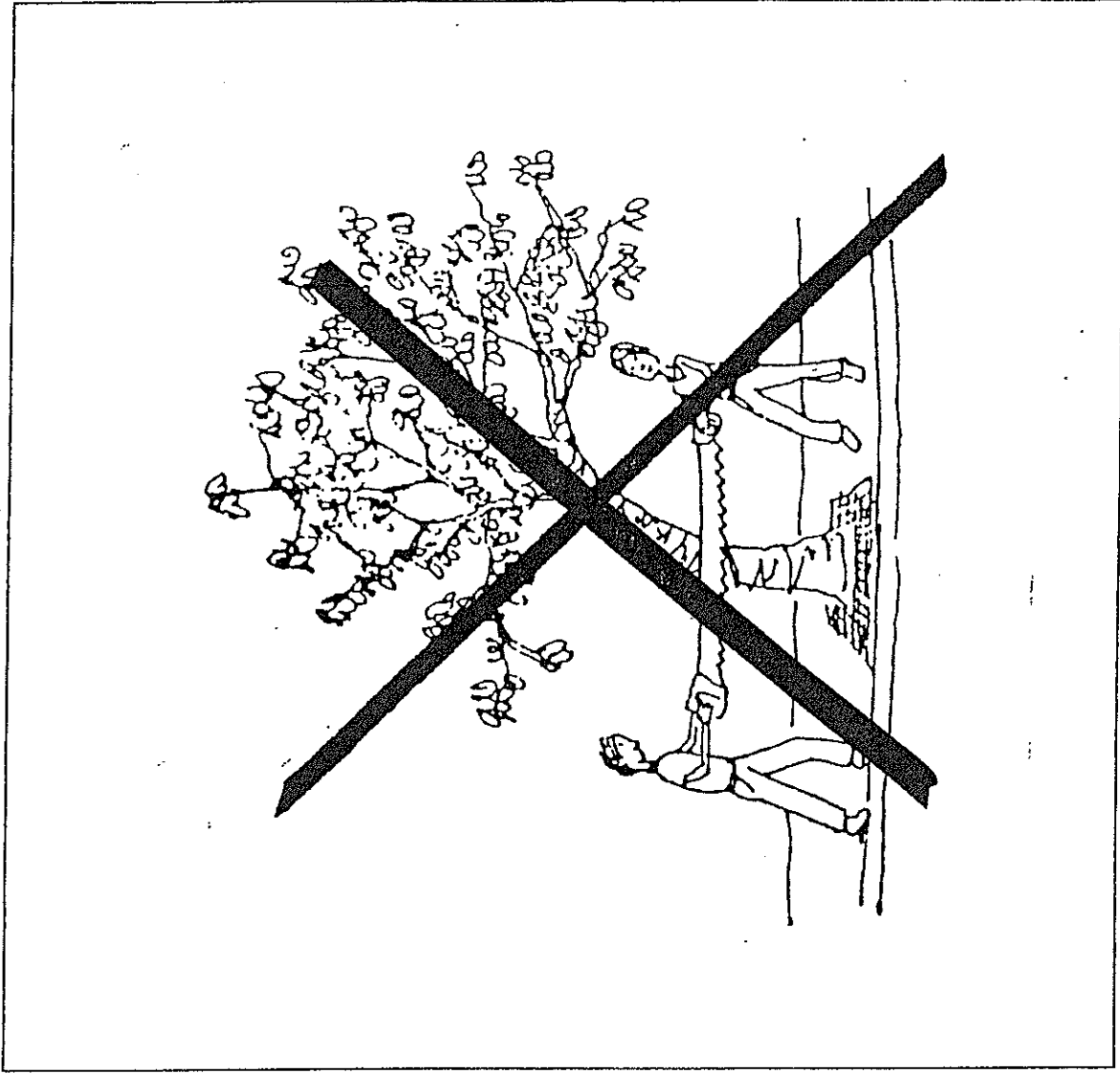
- BUILDING ADDITIONS OR ENLARGEMENTS
- GARAGES OR CARPORTS
- SHEDS
- PORCHES
- DECKS



Alterations to houses and yards such as the construction of garages, carports, sheds, rear yard decks and the removal or addition of porches are not allowed except by special permits granted by the City Planning Commission subsequent to public review.

Alterations Not Permitted
Without Special Permit
Approval

TREE REMOVAL



Alterations of the existing landscape such as cutting down trees or the creation of new paths are not permitted except by special permit by the City Planning Commission.

Application Process

If you feel you must make one of the alterations illustrated above or any enlargement, demolition or new development within Sunnyside Gardens, you must file an application for a special permit with the Department of City Planning. Special permit applications are subject to the City's Uniform Land Use Review Procedure, which includes a 60-day review period for the community board, a 60-day review period for the City Planning Commission, and a 50-day period for the City Council. The community board and the City Planning Commission must hold public hearings on the special permit application.

Pre-application meetings and consultations are recommended for the applications since they will facilitate application processing. You can arrange a pre-application meeting or obtain assistance by making contact with the following:

Community Board 2 Planner
Department of City Planning
Queens Borough Office
120-55 Queens Boulevard, 2nd Flr., Rm. 201
Kew Gardens, New York 11424
Tel: 718-286-3170
Fax: 718-286-3183

Applications for special permits must be sent to:

Department of City Planning
Land Use Review - Central Intake
22 Reade Street, Room 2E
New York, New York 10007
Tel: 212-720-3382
Fax: 212-720-3356

The City Planning Commission will examine site plans and drawings of the proposed alterations and will make a determination of the special permit application based on compatibility with the original plan and concept of Sunnyside Gardens. As part of the public review process, the City Planning Commission will conduct a public hearing. Following this hearing, the Commission will make its final decision on the special permit application. Special permits granted by the City Planning Commission may be reviewed subsequently by the City Council.

The City Planning Commission special permit is not a substitute for a building permit. As with all violations of the Zoning Resolution, alterations undertaken without permits are subject to fines by the Department of Buildings.



HISTORIC DISTRICTS COUNCIL



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11th Street New York NY 10003
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

Statement of The Historic Districts Council
Before the City Council Subcommittee on Zoning & Franchises.
Regarding the proposed change to the Sunnyside Gardens Special Planned Community District Zoning


June 2, 2009

The Historic Districts Council is the citywide advocate for New York's historic neighborhoods. Since 2003, we have been working with community members in Sunnyside Gardens to create better and more efficient protections for the neighborhood's unique and carefully-crafted character. To that end, we have worked closely with Sunnyside residents to petition for local designation as a New York City historic districts, a campaign which proved successful when the City Council affirmed its designation in October 2007.

During the road to landmark designation, the one thing that everyone agreed upon was that Sunnyside Gardens' innovative zoning, adopted in 1974 to protect the character of the neighborhood, while well-intentioned, was inefficient and difficult to enforce. Part of the desire for landmark status was that the LPC had the power to enforce its own regulations, as opposed to the Department of City Planning which had to rely upon the Buildings Department as its strong right arm. The restrictions of the PC District were not the problem, enforcing them was. The Landmarks Commission and City Planning seemed to be of like mind about this issue and there were discussions of how to better coordinate regulatory efforts between the three agencies in order to best continue to protect the character of Sunnyside Gardens as it has been protected since its inception, first by covenants, then by zoning and finally by landmark designation. All the advocates were very surprised by City Planning's proposal to emasculate the Planned Community District and essentially open the door to rampant development within the new historic district.

Please make no mistake, this action is a defacto up-zoning of the neighborhood. As part of HDC's regular activities, we monitor and comment upon applications that go before the Landmarks Preservation Commission every week. We have been doing this for almost 20 years, and we have heard countless times that the Landmarks Preservation Commission does not regulate zoning and can only respond to applications that are brought before it. Therefore, it is our contention that a zoning change which would allow applications to add, on average, an additional 600 square feet to the majority of buildings within a historic district is an up-zoning, plain and simple. If the underlying zoning permits a certain kind of development, then the LPC will be faced with applications for that kind of development. We see it happen almost every single week at the LPC, where small older buildings which fall in high-density zones are asked to take on more and more bulk because that's what they are zoned for.

Every year, low buildings within the Tribeca Historic Districts are proposed to be demolished for larger developments and federal rowhouses in Greenwich Village and Cobble Hill are proposed to be dwarfed by extreme rooftop and rear-yard additions. This is why Community Board One in Manhattan petitioned to have the South Street Seaport Historic District rezoned to encourage more contextually-scaled development on the vacant lots within that district and why Community Board Two in Brooklyn established one of the few truly limited-height zones in New York City in the Brooklyn Heights and Cobble Hill Historic Districts. Landmark



HISTORIC DISTRICTS COUNCIL



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

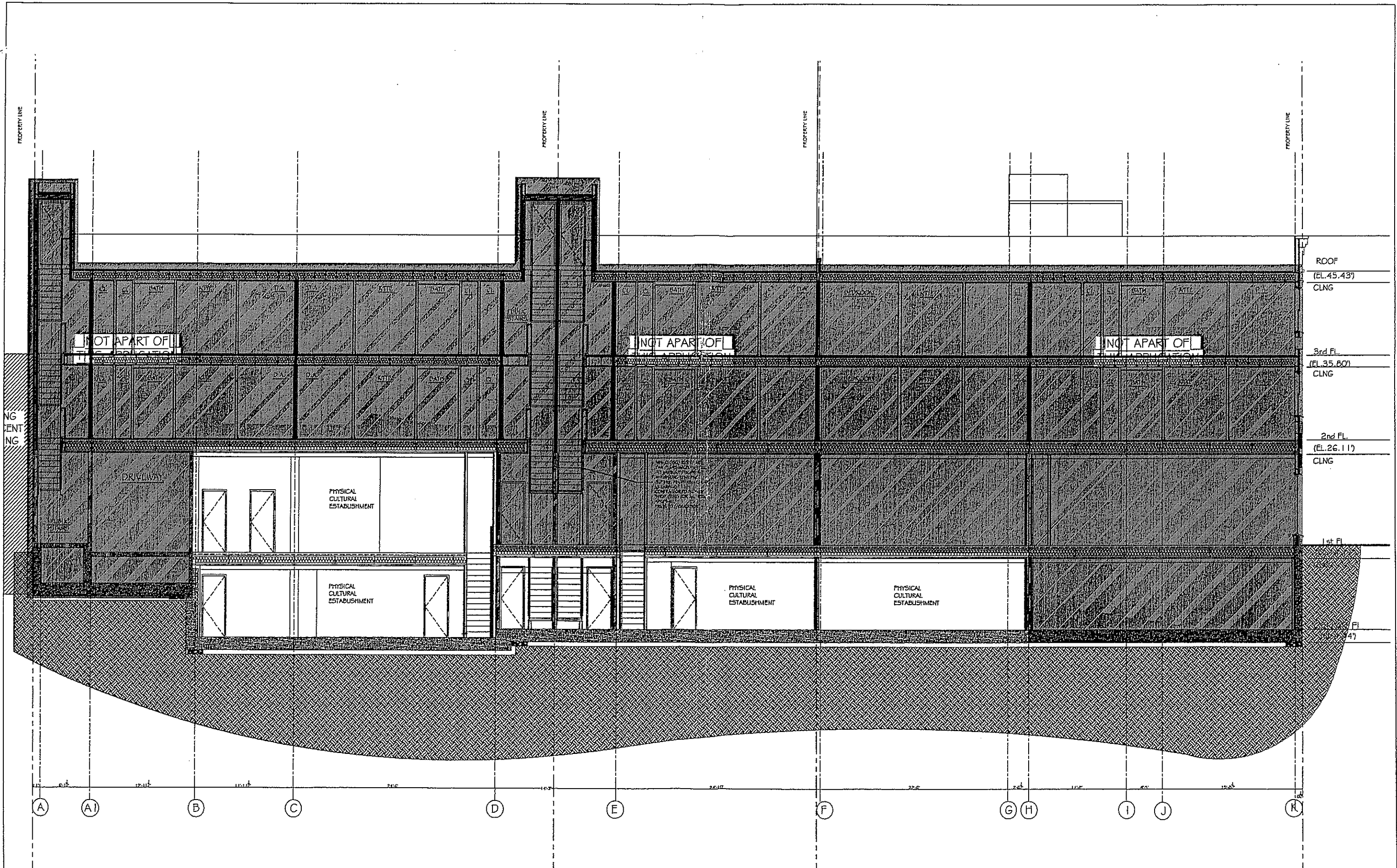
232 East 11th Street New York NY 10003
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

designation is not enough – the underlying zoning must also be compatible with built environment in order for preservation to be successful.

By removing the protections of the PC District, the door is now wide open for applications for driveways, fences, sheds, carports, parking pads while mature trees will have no protections whatsoever. Equally important, almost all of the buildings in the historic district are grievously under-built with regard to their lots. They only cover 22% of their property lots. They're small buildings with a lot of open space, which was the point of the development in the first place and remains its most appealing draw.

Yes, the Landmarks Preservation Commission will still regulate these buildings on the basis of appropriateness – but through this zoning change, the bar for what could be appropriate is fatally lowered. In a perfect world, the LPC would somehow enforce all the rules of the PC District, thereby making enforcement more efficient, while not sacrificing any of the protections the neighborhood has previously enjoyed. Perhaps this can be done with the adoption of carefully-crafted agency rules for a master plan for the district, perhaps there should be an investigation made by the Council and the Administration to see if this is the opportunity to establish a “neighborhood conservation district”, which is a technique growing in popularity nationwide but still un-used in New York City.

What should not happen is that the PC district be deactivated and the LPC then be expected to play catch-up. That is a certain recipe for disaster – the Fieldston Historic District has been waiting for over two years to even have a hearing on its Master Plan, and the promised master plan for the Gansevoort Market Historic District never materialized at all. It is an accepted fact that the Landmarks Preservation Commission is under-resourced and over-worked, even considering all the support this Council and the Mayor have given the agency in recent years. The only way a solution to the Administration's concerns about regulating the Sunnyside Gardens Historic District can be worked out that would be fair to the community's desire for protection would be if a plan is put into place before the existing protections of the PC District are altered. Anything less would be unbolting the barn and hoping that the horse really doesn't want to go for a run.



BUILDING SECTION
SCALE 3/16" = 1'-0"

<table border="1"> <tr> <td>architect</td> <td>YP</td> </tr> <tr> <td>signature</td> <td></td> </tr> <tr> <td>scale</td> <td></td> </tr> </table>	architect	YP	signature		scale		<table border="1"> <tr> <td>architect</td> <td>RMS</td> </tr> <tr> <td>signature</td> <td></td> </tr> <tr> <td>scale</td> <td></td> </tr> </table>	architect	RMS	signature		scale		<table border="1"> <tr> <td>title</td> <td>BUILDING SECTION</td> </tr> <tr> <td>project</td> <td>PROPOSED P.C.E. @ 111 UNION ST. BROOKLYN, NY</td> </tr> <tr> <td>client</td> <td>SCARANO & ASSOCIATES</td> </tr> </table>	title	BUILDING SECTION	project	PROPOSED P.C.E. @ 111 UNION ST. BROOKLYN, NY	client	SCARANO & ASSOCIATES	<table border="1"> <tr> <td>date</td> <td>3/28/06</td> </tr> <tr> <td>scale</td> <td>AS NOTED</td> </tr> <tr> <td>sheet</td> <td>98179-2</td> </tr> <tr> <td>total</td> <td>5</td> </tr> </table>	date	3/28/06	scale	AS NOTED	sheet	98179-2	total	5
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Land Use Review Application

Department of City Planning

22 Reade Street, New York, NY 10007-1216

Received by DCP's Central Intake on May 31, 2007

0705042MK

City Planning will assign and stamp reference numbers here

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICATION NUMBER

Columbia Commercial Enterprises LLC

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

110 York Street

STREET ADDRESS

Brooklyn NY 11201

CITY STATE ZIP

718 797 2626 718 797 5055

AREA CODE TELEPHONE # FAX#

APPLICATION NUMBER

Eric Palatnik

APPLICANT'S PRIMARY REPRESENTATIVE

Eric Palatnik, P.C.

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

32 Broadway Suite 114

STREET ADDRESS

New York NY 10004

CITY STATE ZIP

212 425 4343 212 968 7129

AREA CODE TELEPHONE # FAX#

* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

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

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.")

111 Union Street, Brooklyn

STREET ADDRESS PROJECT NAME (IF ANY)

N/W/C of Columbia Street & Union Street

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

R6 **16a**

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

Block 335, Lot 41 **Brooklyn** **6**

TAX BLOCK AND LOT NUMBER BOROUGH COMM. DIST.

Columbia Street Urban Renewal Plan

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

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")

4. ACTIONS REQUESTED AND FEES

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

* No supplemental form required

- CHANGE IN CITY MAP.....MM \$ _____
- ZONING MAP AMENDMENT.....ZM \$ **2,150**
- ZONING TEXT AMENDMENT.....ZR \$ _____
- ZONING SPECIAL PERMIT.....ZS \$ _____
- ZONING AUTHORIZATION.....ZA \$ _____
- ZONING CERTIFICATION.....ZC \$ _____
- PUBLIC FACILITY, SEL./ACQ.....PF \$ _____
- DISPOSITION OF REAL PROP.....PD \$ _____
- URBAN DEVELOP=MENT ACTION.....HA \$ _____
- URBAN RENEWAL PROJECT.....* \$ _____
- HOUSING PLAN & PROJECT.....* \$ _____
- FRANCHISE.....* \$ _____
- REVOCABLE CONSENT.....* \$ _____
- CONCESSION.....* \$ _____
- LANDFILL.....* \$ _____
- OTHER (Describe) \$ _____

MODIFICATION \$ _____

FOLLOW-UP \$ _____

RENEWAL \$ _____

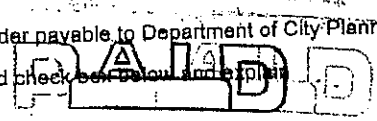
OTHER \$ _____

SPECIFY

TOTAL FEE (For all actions) \$ **2,150**

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 **BK, Mr. Winston Von Engel** **4/4/07**

DCP Office/Representative Date of meet

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>R6</u> EXISTING	TO:	<u>R6/C2-3</u> PROPOSED
CHANGE #2	FROM:	_____	TO:	_____
CHANGE #3	FROM:	_____	TO:	_____
CHANGE #4	FROM:	_____	TO:	_____
CHANGE #5	FROM:	_____	TO:	_____

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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

LR FORM – ITEM #3
DESCRIPTION OF PROPOSAL

Rezoning, 111 Union Street, Block 335, Lot 41 (the “Premises”)

Columbia Commercial Enterprises LLC, owner/operator of the Columbia Street II Partnership Homes which currently utilizes the Premises at 111 Union Street, is seeking to;

1. Extend the C2-3 overlay at the northwest corner of Columbia Street and Union Street fifty (50) feet west to include the entire Premises.

If approved, the proposed rezoning will extend the existing C2-3 overlay along the western side of Columbia Street (at a depth of one hundred (100) feet) an additional fifty (50) feet in depth in order to include the entire Premises. The proposed C2-3 overlay will thereby extend 150 ft. in depth (westward) at the northwest corner of Columbia Street and Union Street.

BACKGROUND

The above referenced Premises was a part of the *Columbia Street Urban Renewal Plan* (see application C 960113 HUK). In conjunction with that plan the Premises was rezoned in 1996 for residential use (see application C 930296 ZMK). The Premises was later developed by Strategic-Columbia Enterprises, L.L.C. pursuant to an agreement with the New York City Department of Housing Preservation and Development (“HPD”) that stipulated that the Premises was to have ground floor commercial space. Although a commercial overlay covers a portion of the Premises, the 1996 rezoning had not extended same over the entire Premises. Therefore, the development agreement has terms that conflict with the district zoning regulations.

Despite this incongruity, a Certificate of Occupancy (“C of O”) for the Premises was issued by the NYC Department of Buildings (“DOB”) that listed commercial uses. Accordingly, the owner of the Premises sought commercial tenants, one of which is now Elite Fitness.

Having established a Physical Culture Establishment (“PCE”) in what all parties believed was a space zoned for commercial use, Elite Fitness recently sought to legalize their use the Premises by applying for a Special Permit at the NYC Board of Standards and Appeals (the “BSA”). This application brought to light the fact that the development agreement and the underlying zoning are at odds. While the Special Permit application is currently pending at the BSA, the owner of the Premises is applying to the NYC Department of City Planning for a zoning map change extending the commercial overlay of Columbia Street an additional 50 feet in depth in order to cover the entire Premises.

LOCATION OF THE PREMISES AND EXISTING CONDITIONS

At the present time, the Columbia Street II Partnership Homes is located upon the Premises (Block 335, Lot 41), a 153 ft. by 100 ft. rectangular lot, 153,000 sq. ft. in area, in a split district zoning lot; the eastern 100 feet (*closer to Columbia Street*) are in a R6/C2-3 district, while the western 50 feet are in R6 district (*without commercial overlay*).

The Columbia Street II Partnership Homes is a three (3) story, twenty-five thousand and seven (25,007) square foot mixed use building; commercial space at the ground floor, with residential space above. The existing Physical Culture Establishment (*Elite Fitness*) is a non-conforming use in the portion of the Premises which is in an R6 zoning district. The entrance to the existing PCE is located on the Union Street side of the building. This frontage also includes

entrances to a pharmacy and medical supply store (Use Group 6), the building's garage, and the residential space on the upper floors. To the north of the existing building there is an existing three (3) story, three thousand two hundred and fifty-five (3,255) square foot, mixed-use building. To the west there is a one (1) story, two thousand three hundred (2,300) square foot, manufacturing building located in the M1-1 district.

No properties other than the Premises will be affected by the proposed action.

PROPOSED DEVELOPMENT

The proposed rezoning will extend the C2-3 commercial overlay along Columbia Street to include the commercial use of the western portion of the Premises. Additionally, the rezoning will facilitate the legalization of the existing PCE (Elite Fitness), by placing it in a zoning district in which it qualifies for a BSA Special Permit pursuant to ZR §73-36. The subject PCE contains approximately 7,313 square feet and sits at a portion of the cellar and a portion of the first floor of the existing 3 story structure.

This action proposes no new construction. Rather, it seeks to legalize the existing use of the western portion of the Premises (ground floor/cellar) as a commercial use permitted in a C2-3 district. This existing facility makes reasonable use of the Premises and is harmonious with the intent of both the *Columbia Street Urban Renewal Plan* and the development agreement between Columbia Commercial Enterprises LLC and HPD.

The new zoning along Union Street will reflect the existing commercial uses of the Premises. This rezoning will also maintain the character of Union Street in that the commercial uses could be developed as-of-right (or with available BSA Special Permit in the case of a PCE) in either of the adjacent zoning districts (R6/C2-3 to the east, M1-1 to the west).

Proposed Rezoning
111 Union Street
Brooklyn, NY 11231
Block: 335, Lot: 7501

List of Related Actions

<u>Application No.</u>	<u>Cal. No.</u>	<u>Date</u>	<u>Description</u>
1. C 960113 HUK	1	8/12/96	Second Amendment to the <i>Columbia Urban Renewal Plan</i>
2. C 930296 ZMK	2	8/12/96	An application by the New York City Department of Housing Preservation and Development for an amendment to Zoning Map, Section No. 16a.
3. C 930297 HDK	1	8/12/96	An application by the New York City Department of Housing Preservation and Development for the disposition of city-owned property in the Columbia Street Urban Renewal Area.
4. C 960273 HDK	1	8/12/96	An application by the New York City Department of Housing Preservation and Development for the disposition of city-owned property in the Columbia Street Urban Renewal Area.

COMPLIANCE/CONFORMANCE TABLE

111 UNION STREET, Brooklyn, NY

Block 335, Lot 41

(Please note the subject premises is a split lot. The proposed action seeks to rezone a portion of that lot)

COMPLIANCE

Proposed Rezoning Area	Total # of Lots	Lots by Use	Exist. Zoning	Exist. FAR	Compliance By Use (Lots built below Exist. FAR)	Ratio of Exist. Compliance	Proposed Zoning	Proposed FAR	Compliance by Use	Ratio of Proposed Compliance
R6	1	R-1	R6	R-2.43 CF-4.80	0	0%	R6/C2-3	C-2.00 R-2.43 CF-4.80	1	100%

CONFORMANCE

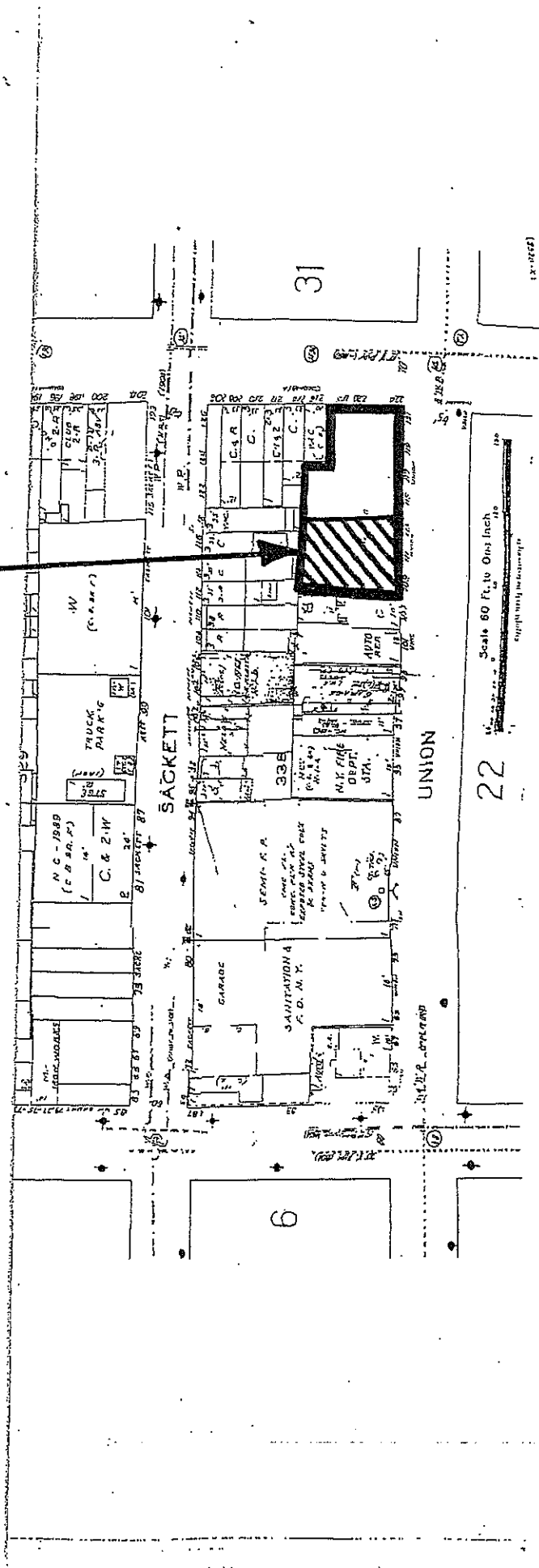
Existing Zoning District	Block/Lots	Permitted Land Uses (Use Groups)	Existing Land Uses (Use Groups)	Existing Conformance (uses within buildings)	Proposed Zoning	No. of Conforming Lots under Exist. Zoning	No. of Conforming Lots under Proposed Zoning	Permitted Land Uses (Use Groups)	Proposed Land Use (Use Groups)	Proposed Conformance
R6	Bl. 335 Lot. 41	1-4	2, 6, 9	0%	R6/C2-3	0	1	1-9	2, 6, 9	100%

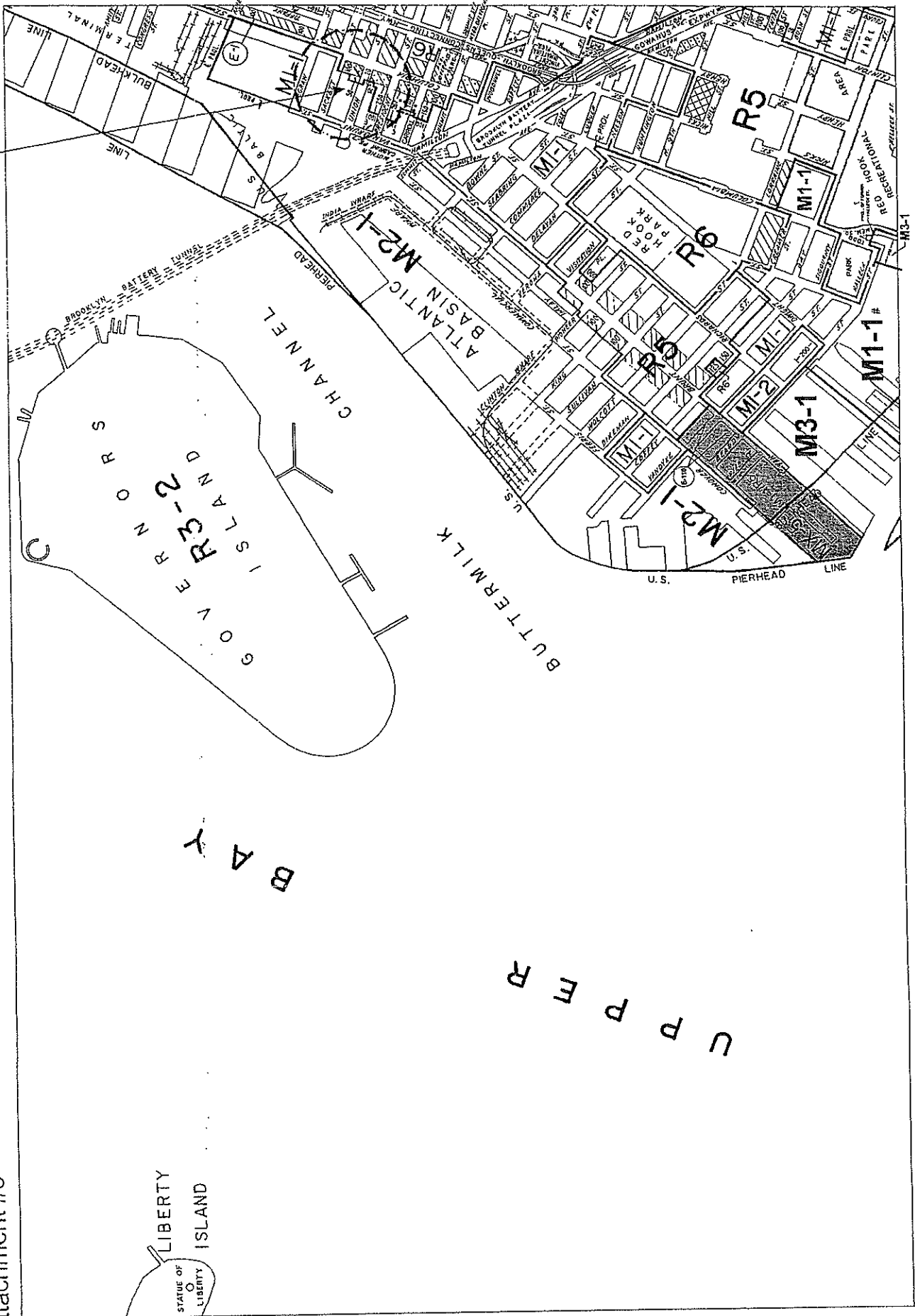
**ATTACHMENT #2
ZONING COMPUTATIONS**

111 Union Street, Brooklyn (Block: 335, Lot: 41)

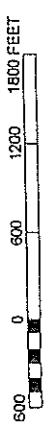
<u>Description</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
Zoning District	R6	R6/C2-3
Permitted Uses	Res., Com. Fac. (22-10 et. seq.)	Res., Com. Fac. (22-10 et. seq.), Commercial (32-10 et. seq.)
Use Groups	1 thru 4 (22-10 et. seq.)	1 thru 4 (22-10 et. seq.), 6-9, 14 (32-10 et. seq.)
Floor Area Ratio	<u>23-142, 24-11</u> Res. (2.43), Com Fac.(4.80)	<u>23-142 24-11 33-121</u> Res. (2.43), Com Fac.(4.80), Com (2.00)
Open Space Ratio	<u>23-142</u> 27.5 to 37.5 (residential bldg)	N/A Commercial/Mixed bldg. (No Change)
Max No. of D.U.	Floor area/680 sq. ft. (23-22)	(No Change)
Front Yard	None (23-45)	(No Change)
Side Yards	None (23-462)	(No Change)
Rear Yard	Corner lot – None (33-26 – com) Other lots - 20 ft. (33-26 – com) Corner None (23-47 - residential) None (24-391 – com. fac.) Other lots – 30 ft. (23-47- residential) 30 ft. (24-36 – com fac.)	(No Change)
Perimeter Wall Ht.	60 ft. or 6 stories (23-632 – res) 60 ft. or 6 stories (24-522 – com. fac.)	60 ft. or 6 stories (33-431 – com.) (No Change)
Initial Setback	Res., Com Fac 23-632 24-522 Narrow St. – 20 ft. Wide St. – 15 ft.	Com 33-431 (No Change)
Parking	70% of units (25-23 – residential) Varies with use (25-31 – com. fac.)	Varies with use (36-20 – commercial, general retail 1 space per 400 sq. ft. of floor area) (No Change)

Area to be Rezoned





NOTE: STREETS FOR THE STREET MAP CHANGE C 03A12AMK ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



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.

ZONING MAP 16a

ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows on 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

..... AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:
3-28-2007 C 060018 ZMK

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

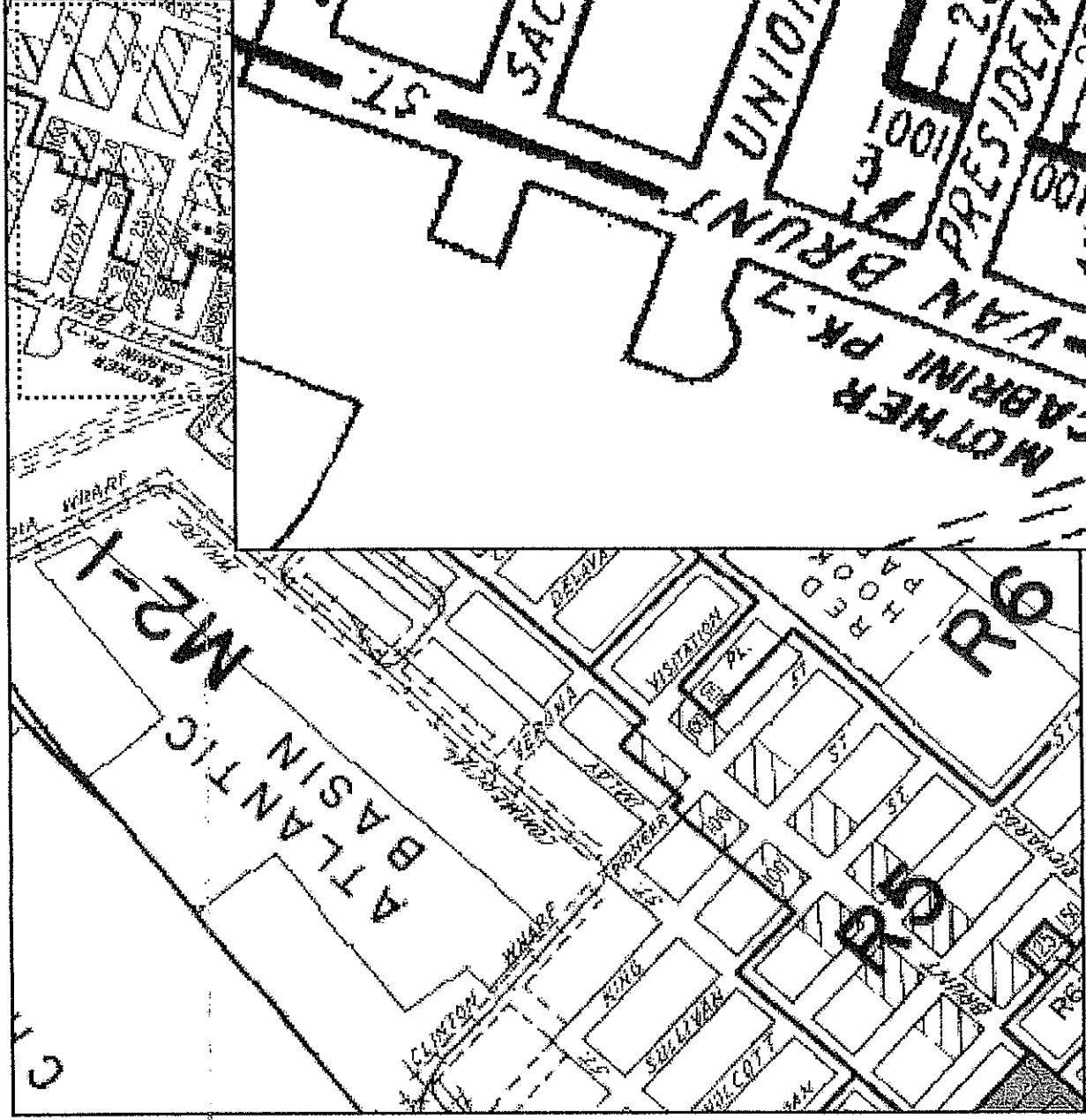
(D) - RESTRICTIVE DECLARATION
(E) - CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

MAP KEY

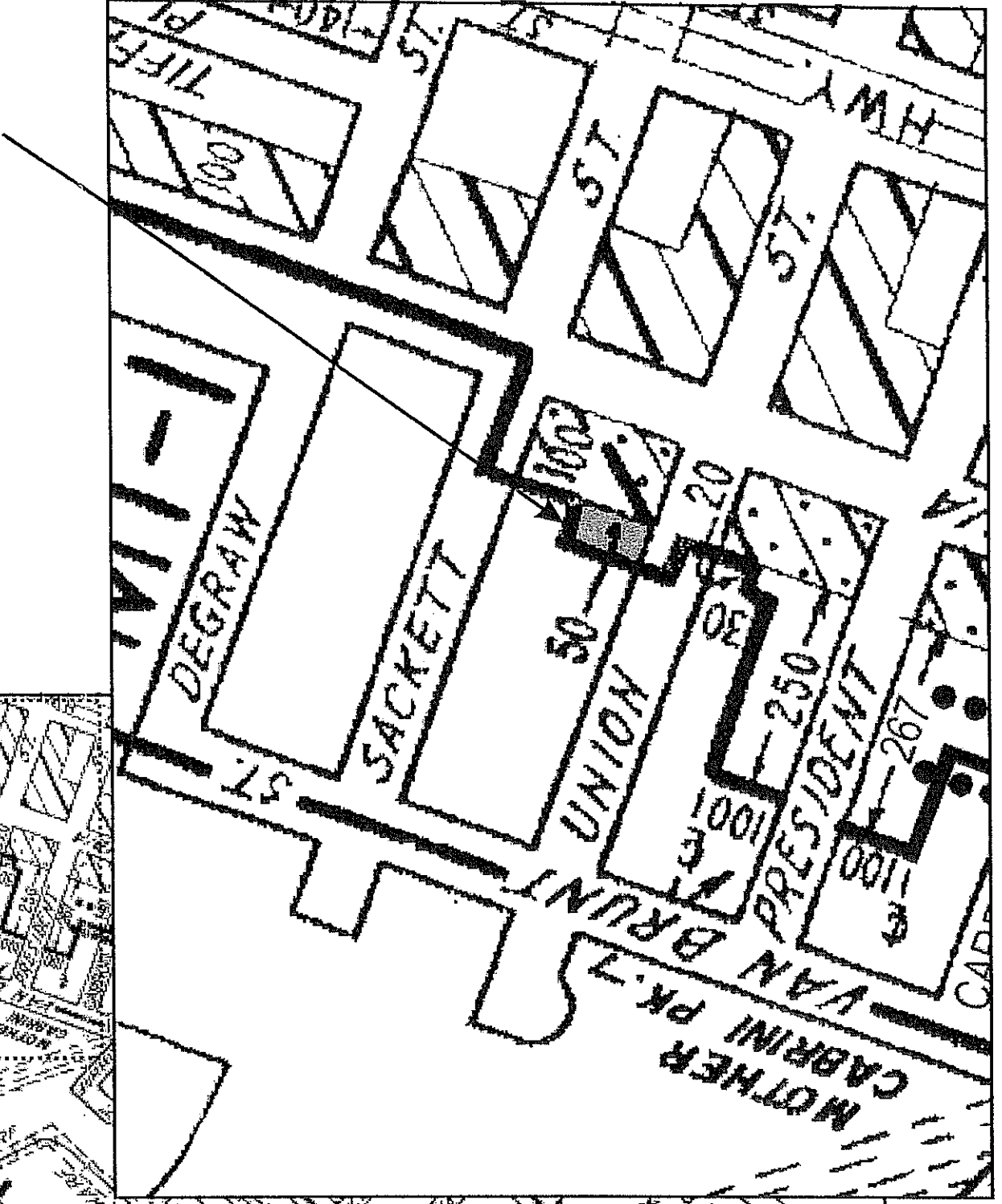
	12b	12d
	16a	16c
	16b	16d

© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map check the Department of City Planning website: <http://www.nyc.gov/html/dcp/html/about/about.shtml> or contact the Zoning Information Clerk at (212) 720-2921.



Area to be Rezoned



THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

1082

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 6/2/09

(PLEASE PRINT)

Name: Dr. Jeffrey

Address: 48-41 43rd St. #7F Wdside

I represent: NY

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

1082

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: DOREEN GALLO

Address: 177 Water St

I represent: DUMBO Neighborhood Alliance

Address: 45 Washington St #123
Brooklyn NY 11201

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 1082 Res. No. _____
 in favor in opposition

Date: 6/2/09

(PLEASE PRINT)

Name: MARK SILBERMAN

Address: * Q + A ONLY *

I represent: LAW MARKS PRESERVATION

Address: COMMISSION

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1082 Res. No. _____

in favor in opposition

Date: 6/2/09

(PLEASE PRINT)

Name: SARAH CARROLL

Address: * Q + A ONLY *

I represent: LANDMARKS PRESERVATION COMMISSION

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: JUNE 2 2009

(PLEASE PRINT)

Name: JUDITH SLONIM

Address: PO BOX 4338 SUNNYSIDE

I represent: PRESERVE SUNNYSIDE PARKS

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Ira Greenberg

Address: 39-19 47th St., Sunnyside NY 11104

I represent: _____

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. _____ Res. No. _____

in favor in opposition

Date: 47th & 9th Ave

Name: (PLEASE PRINT) Jean-Daniel NOLAND

Address: 447 W 48th St

I represent: MOB A

Address: 447 West 48th St, Apt 5E
W 4th NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 2005505TCM Res. No. _____

in favor in opposition

Date: _____

Name: (PLEASE PRINT) STEVE WUSZDA

Address: 190 E Main St

I represent: Petracchio

Address: 47 St. 9

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

Name: (PLEASE PRINT) MARGUERITE BESSANTE

Address: 39-66 46th St, Sunnyside

I represent: MUSEE Gardens

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

MUST LEAVE EARLY

Appearance Card

1082

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JOHN DERMODY

Address: 39-60 45th St

I represent: Sunnyside

Address: Lincoln Court Prop Owners

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

1082

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Abraham Marcus

Address: 3925 47 Street, Sunnyside, NY 1104

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

1082

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

in favor in opposition

Date: 6/2/09

(PLEASE PRINT)

Name: Dietmar Detering

Address: 3961 47th St

I represent: Myself, homeowner

Address: S. Osborne

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. #1082 Res. No. _____

in favor in opposition

SUNNYSIDE GARDENS

Date: 5/2/09

(PLEASE PRINT)

Name: LOU VENECA

Address: 39-33 49th St.

I represent: HUNTER - Lou Veneca/Christie Hunter

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 1106

in favor in opposition

Date: 6-2-08

(PLEASE PRINT)

Name: ERIC PALATAIK

Address: 32 Broadway Suite 114

I represent: Columbia St. Comm. Ent.

Address: 111 Union St, BK

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1087 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jeffrey Kroessler

Address: 39-24 46th St

I represent: Sunnyside Gardens

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

1082

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JESSIE NAYER

Address: 39-33 47th St, Sunnyside, NY

I represent: My Family

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: FRANK ESPPOSITO SANITARY COUNCIL

Address: _____

I represent: DOT

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: DAVID WALCH - Deputy Commissioner DOT

Address: _____

I represent: DOT

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

1082

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: CATHERINE O'FLAHERTY

Address: 39-25, 45th ST

I represent: Sunnyside Garden Preservation Alliance

Address: Sunnyside NY 11104

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

1082

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

in favor in opposition

Date: 6/2/09

(PLEASE PRINT)

Name: Selvin Gootar -1

Address: 49-10 39th Ave Woodside, NY 11377

I represent: _____

Address: _____

THE COUNCIL *must LEAVE EARLY*
THE CITY OF NEW YORK

Appearance Card

1082

I intend to appear and speak on Int. No. _____ Res. No. 1082

in favor in opposition

Date: 6-2-09

(PLEASE PRINT)

Name: ERIC MYERS

Address: 23 WAVERLY PL. 10003

I represent: SELF

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. 1082 Res. No. _____

in favor in opposition

Date: 6/2/09

(PLEASE PRINT)

Name: JOHN YOUNG

Address: DIR. QUEENS OFFICE

I represent: NYC DEPT OF CITY PLANNING

Address: 22 READE

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1082 Res. No. _____

in favor in opposition

Date: 6/2/09

(PLEASE PRINT)

Name: MANDY IKERT

Address: QUEENS OFFICE

I represent: NYC DEPT OF CITY PLANNING

Address: 22 READE

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1107 Res. No. _____

in favor in opposition

Date: 6/2/09

(PLEASE PRINT)

Name: LEN GARCIA-DURAN

Address: DIR. STATEN ISLAND OFFICE

I represent: NYC DEPT. OF CITY PLANNING

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. 1107 Res. No. _____

in favor in opposition

Date: 6/02/09

(PLEASE PRINT)

Name: JAMES MILAGLIA

Address: BRAND DEP. DIR. STATEN ISLAND

I represent: MC DEPT. OF CITY PLANNING

Address: 22 READ

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 1108 Res. No. _____

in favor in opposition

Date: 6/2/09

(PLEASE PRINT)

Name: MELISSA CERZO

Address: MANHATTAN OFFICE

I represent: DEPT OF CITY PLANNING

Address: 22 READ

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 1108 Res. No. _____

in favor in opposition

Date: 6/2/09

(PLEASE PRINT)

Name: ADAM WOLFF

Address: DEPUTY DIRECTOR, MANHATTAN OFFICE

I represent: DEPT OF CITY PLANNING

Address: 22 READ

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1107 Res. No. _____

in favor in opposition

Date: 6/2/09

(PLEASE PRINT)

Name: TOM WARGO

Address: DIR., ZONING

I represent: NYC DEPT. OF CITY PLANNING

Address: 22 READE ST

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LU 1082

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

in favor in opposition

Date: 6-2-09

(PLEASE PRINT)

Name: John WARD

Address: 39-75 48 ST (Sunnyside Gardens)

I represent: my family

Address: 39-75 48

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 1182 (SUNNYSIDE) Res. No. _____

in favor in opposition

Date: JUNE 2 2009

(PLEASE PRINT)

Name: CHRISTOPHER BODENHEIM (MUNICIPAL)

Address: 45 CHRISTOPHER ST NY NY 10014

I represent: SOCIETY FOR THE ARCHITECTURE OF THE CITY

Address: 45 CHRISTOPHER ST WY NY 10014

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. Sunnyside Gardens Res. No. _____
 in favor in opposition
Date: 6-2-09

(PLEASE PRINT)
Name: Lauren Belfer
Address: 14 Verona St. #107 Brooklyn 11231
I represent: Historic Districts Council
Address: 232 E. 11th St. NYC 10003

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

1082

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition
Date: _____

(PLEASE PRINT)
Name: ELIZABETH REYNOLDS
Address: 4908 39th AVE, 11377
I represent: Harrison Place Homeowners Assn
Address: + myself Sunnyside Gardens

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

1082

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

in favor in opposition

Date: 6/2/09

(PLEASE PRINT)

Name: HERBERT REYNOLDS

Address: 4908 39TH AVE WOODSIDE NY 11377

I represent: SUNNYSIDE GARDENS PRESERVATION ALLIANCE

Address: 4901 39TH AVE SUNNYSIDE NY 11104

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

1082

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

* would like to leave early in favor in opposition

Date: 6/2/09

(PLEASE PRINT)

Name: Sherry Gamlin

Address: 41-15 44 ST. Sunnyside

I represent: me

Address: _____

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