

DISTRICT PLAN

for the

CYPRESS HILLS FULTON

BUSINESS IMPROVEMENT DISTRICT

in

THE CITY OF NEW YORK

BOROUGH OF BROOKLYN

January 11, 2024

PREPARED PURSUANT TO SECTION 25-405(a) OF CHAPTER 4 OF TITLE 25 OF THE
ADMINISTRATIVE CODE OF THE CITY OF NEW YORK

TABLE OF CONTENTS

I.	DESCRIPTION OF THE DISTRICT	3
II.	DISTRICT PROFILE & PRESENT USES OF THE DISTRICT PROPERTY	4
III.	PROPOSED SERVICES	6
IV.	PROPOSED IMPROVEMENTS	9
V.	PROPOSED SOURCES OF FUNDING	10
VI.	PROPOSED EXPENDITURES: ANNUAL BUDGET	13
VII.	BENEFITED PROPERTIES	15
VIII.	DISTRICT MANAGEMENT ASSOCIATION	15
IX.	USER RIGHTS	16
X.	REGULATIONS	17
XI.	GLOSSARY OF TERMS	18
Exhibit A	DISTRICT MAP	
Exhibit B	MAYOR'S LETTER OF AUTHORIZATION	
Exhibit C	TAX BLOCKS AND LOTS OF BENEFITED PROPERTIES	
Exhibit D	LAND USE MAP	
Exhibit E	ZONING MAP	

I. DESCRIPTION OF THE DISTRICT

The Cypress Hills Fulton Business Improvement District (the “District”) is located in the northern section of East Brooklyn in and around the Cypress Hills neighborhood. The District, mapped in detail in Exhibit A (“District Map”) is composed of 26 street blocks. It will generally include all properties along both sides of Fulton Street from the east of Van Siclen Avenue to the west of Elderts Lane. The District also includes properties on Crescent Street from Fulton Street to Cesiah Toro Mullane Place.

The Mayor of the City of New York, by written authorization dated December 12, 2023, a copy of which is annexed hereto as Exhibit B, has provided for the preparation of this plan (the “Plan”) pursuant to authority granted by Local law 96 of 1989 (the “Law”).

II. DISTRICT PROFILE AND PRESENT USES OF THE DISTRICT PROPERTY

DISTRICT PROFILE

Cypress Hills is a neighborhood located in the eastern part of Brooklyn. It is bordered by East New York to the west and south, Highland Park to the north, and the borough of Queens to the east. The neighborhood is bounded by Atlantic Avenue to the south, Jamaica Avenue to the north, Pennsylvania Avenue to the west, and the Brooklyn-Queens border to the east.

The Cypress Hills, Fulton street-area is a historic and culturally rich commercial corridor. The area is home to a mix of residential and commercial buildings. Ground floor retail establishments occupy most of the neighborhood's properties, while upper floors often contain commercial or residential spaces. The history of Cypress Hills is rooted in its industrial past, with many of the buildings originally constructed as factories and warehouses. Over time, the neighborhood has evolved into a diverse and vibrant community, attracting a wide range of businesses, including small local shops, restaurants, convenience stores, and service providers. Many of the businesses in this area are locally owned and operated.

Cypress Hills is home to a diverse population, including Hispanic, African American, South Asian, and Caribbean communities. The area is known for its family-oriented atmosphere, with many community events and activities throughout the year.

The area is home to several parks and green spaces, including Highland Park, which offers baseball, basketball, tennis, and soccer fields along with hiking and picnic areas around the beautiful Ridgewood Reservoir. A series of 13 cemeteries border the community. The Cypress Hills Cemetery, the Evergreen Cemetery, and a National Cemetery originally dedicated by Abraham Lincoln are notable landmarks in the area.

The area is well-served by public transportation, allowing for easy access to and from the corridor. The corridor is served by the J and Z subway line which connect the district to parts of Queens, Brooklyn, and Manhattan. The trains stop at Van Siclen Avenue, Cleveland Street, Norwood Avenue, Crescent Street, and Cypress Hills on the Broadway-Brooklyn Line. Bus route B13 also crosses the district at Crescent Street.

Overall, Cypress Hills is a vibrant and diverse neighborhood that offers affordable housing options, convenient transportation, and access to outdoor spaces.

The district is located within Brooklyn Community Board 5 and NYPD's 75th Precinct. The area is also located within New York City Council District 37, New York State Assembly District 54, New York State Senate District 19, and New York's 7th Congressional District.

B. PRESENT USES OF DISTRICT PROPERTY

Zoning

The properties in the District are mostly mixed-use. The District largely contains commercial overlays. C1-1 through C1-5 and C2-1 through C2-5 districts are commercial overlays mapped within residential districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts.

Thirty-seven (37) blocks of the District are zoned C2-4 (between Euclid Avenue to Van Siclen), two (2) blocks are zoned C2-3 (between Pine Street and Euclid Avenue), two (2) blocks are zoned C2-2 (between Euclid Avenue and Grant Avenue), and twelve (12) blocks are zoned C1-2 (between Grant Avenue and Pine Street).

Typical retail uses in the District include neighborhood grocery stores, restaurants, and beauty parlors. C2 zones permit a slightly wider range of uses, such as funeral homes and repair services.

In mixed-use buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

Commercial/Retail

Fulton Street boasts a total of 321 commercially zoned properties. Some buildings contain commercial office space. The area also features five parking lots.

The top five industries represented in Fulton Street's commercial space include:

(1) beauty/nail salons and barbershops (about 13%), (2) fast food and snack shops (about 12%), (3) grocery stores (about 7%), (4) laundromats (about 6%), and (5) apparel stores (about 5%). The corridor houses several long-standing businesses that have been operating on Fulton Street for 40 to 65 years.

Residential

There are 46 exclusively residential properties, all multi-family buildings.

Government and Not-for-Profit

There are a total of 10 exempt properties. Two (2) are owned by the NYC Transit Authority, one public school (P.S. 290 Juan Morel Campos School), and seven (7) owned by Cypress Hills Local Development Corporation, a not-for-profit corporation.

Transportation

Fulton Street is served by the J/Z subway lines that have stops in the District. The B13 bus line intersects Fulton St along Crescent St. The Q24 Bus line runs on the parallel Atlantic Ave and the Q56 Bus line on the parallel Jamaica Ave.

III. PROPOSED SERVICES

A. DISTRICT SERVICES

The services to be provided pursuant to this Plan (the "Services") will include those required for the enjoyment, protection, and general welfare of the public, for the promotion and enhancement of the District, and to meet the needs identified by the members of the District. The Services shall be performed under the direction of the District Management Association (hereinafter, the "DMA"). All services performed under the direction of the DMA will be subject to any approvals and controls that may be required by a New York City agency having jurisdiction thereof.

1. SANITATION

The DMA is authorized to administer a sanitation program, which may include, but shall not be limited to: the sweeping and cleaning of sidewalks and curbs; maintenance of trash receptacles; graffiti removal; maintenance of street furniture and management of news boxes; and snow removal at street corners within the District. Sanitation services will be performed with the cooperation of the NYC Department of Sanitation. Any sanitation program approved by the Board of Directors will be closely coordinated with the New York City Department of Sanitation and any other government City agency with relevant jurisdiction. The program will supplement, but will not replace, City sanitation services or cleaning by property owners/managers.

2. SECURITY/PUBLIC SAFETY

The DMA is authorized to administer a security/public safety program, which may include, but shall not be limited to, public safety services with a focus on pedestrian areas and solutions to manage the shared sidewalk spaces throughout the district and help to mitigate the impact of vagrancy, loitering, and improper usages of space. Potentially hire or subcontract agents who patrol and work in conjunction with the local NYPD Precinct and other service providers such as homeless outreach, crisis mental health and crime prevention efforts. Any security/public safety program shall operate in conjunction with the local police precinct to accomplish program objectives and maximize public safety in a manner consistent with our vision for early intervention/prevention of violence.

3. MARKETING & PROMOTIONS

The DMA is authorized to administer marketing and promotion services for the District. A marketing and promotion program for the District is intended to increase district awareness and business activity for all retailers and businesses, which may include, but shall not be limited to: holiday lights and programming, events, digital media development, a website, social media presence and advertising.

4. STREETScape/BEAUTIFICATION

The DMA is authorized to administer beautification services for the District, which may include, but shall not be limited to: the purchase and /or maintenance of banners, street furniture, and planters; execution of graffiti removal; and power-washing programming.

5. ECONOMIC DEVELOPMENT

The DMA is authorized to administer economic development services for the District, which may include, but shall not be limited to, one-on-one consultation with individual businesses focused on connecting them with appropriate resources and/or technical assistance. Translation on an incidental basis and guidance/advocacy regarding fines are also expected services of the DMA administration.

6. ADVOCACY

The DMA may act as an advocate on behalf of the District. This includes working to ensure Cypress Hills Fulton Street is receiving appropriate levels and intensity of municipal services, as well as liaising with all city agencies to address issues relating to city service delivery and with utilities and other private concerns to coordinate interventions and activities that affect the quality of life in the District. Issues may include delivery of City services, program oversight, professional and human/social resources, regulatory climate and enforcement.

7. ADMINISTRATION

Administration of the District will be performed by a salaried staff (the "Staff"), either in-house or contracted, and may include an Executive Director and any staff deemed necessary by the Board of Directors of the DMA. The Staff will oversee long-and short-term projects in connection with the District Services and Improvements, as directed by the DMA's Board of Directors for the benefit of the District constituents. The Staff may also serve as spokesperson for the BID's business owners and merchants, collectively and individually, as authorized by the DMA's Board of Directors and the individual business owner or merchant. Additional administrative expenses may include, but not be limited to, payroll, rent office, rent storage, organization insurance, communications, refreshments for essential meetings, utilities, consultants, accounting, and other operation costs.

8. ADDITIONAL SERVICES

Subject to any approvals and controls that may be required by a New York City agency having jurisdiction thereof, in addition to the approval of the Board of Directors of the DMA, in subsequent years the District may provide such additional services as are necessary and permitted by applicable law.

B. IMPLEMENTATION

It is anticipated that the DMA will commence most services during the first Contract Year (hereinafter defined).

C. GENERAL PROVISIONS

1. All Services shall be in addition to (and not in substitution for) required and customary municipal services provided by the New York City on a citywide basis.
2. The Staff and/or subcontractors of the DMA may render such administrative services as needed to support performance of the Services.

All Services need not be performed in every Contract Year. In the event that in any given Contract Year the aggregate revenue of the DMA is not sufficient to equal the total operating budget of the DMA, then subject to any controlling provisions within the Contract between the City of New York and the DMA, the DMA may elect to forgo providing any services necessary in order to meet the organization's required minimum obligations as identified in the annual operating budget.

IV. PROPOSED IMPROVEMENTS

A. IMPROVEMENTS

The improvements (the "Improvements") to be provided pursuant to this Plan may include, but are not limited to, the following, provided that any Improvements that require review and approval by an appropriate City or State agency shall be submitted to that City or State agency, and to the affected Community Board prior to undertaking any Improvements:

1. Sidewalk amenities to identify, enhance and beautify the District based on the design and final discretion of the DMA Board of Directors.
2. Street and sidewalk amenities to improve pedestrian experience and safety, which may include, but not limited to:
 - a. Trash receptacles
 - b. Light poles
 - c. Signage / Gateways
 - d. Benches and/or street furniture
 - e. Information boards and kiosks

- f. Signage for wayfinding with particular attention to the park and cemeteries that draw external visitors to the community.

If necessary, the DMA will select and hire experienced, insured/bonded contractors to create, install, and maintain any signs, banners, or other streetscape furniture throughout the District, and obtain any required permits and licenses for all DMA programs.

B. IMPLEMENTATION SCHEDULE

It is anticipated that the Improvements, as identified by the DMA, may be implemented as expeditiously as possible under supervision of the DMA.

C. GENERAL PROVISIONS

1. All Improvements shall be in addition to and not in substitution for required and customary municipal improvements provided by the City of New York on a citywide basis, benchmarks for which will be monitored.
2. The staff and/or subcontractors of the DMA may render such administrative services as are needed to support implementation and construction of the Improvements.

V. PROPOSED SOURCE OF FUNDING

A. SOURCES OF FUNDING: GENERAL

The proposed sources of funding for all (i) Services, (ii) Improvements, (iii) proceeds arising from indebtedness, as permitted pursuant to paragraph D herein below, and (iv) administrative costs necessary to support the program contemplated under this Plan shall be the sources of funding described in paragraphs B through G (inclusive). Subject to requirements of the law, the DMA may apply all monies derived from the sources of funding permitted herein to fund any expenditure permitted under this Plan.

B. SOURCES OF FUNDING: ASSESSMENTS

The DMA will enter into a Contract (hereinafter defined) for the purpose of having the City of New York levy, collect and disburse to the DMA, assessments with respect to the Benefited Properties (hereinafter defined) in exchange for the rendering of Services and Improvements. Such assessments, as described herein below, shall be defined as "Assessments".

1. GENERAL

To defray the cost of Services and Improvements in the District, as herein before defined, all real property in the District shall be assessed in proportion to the benefit such property receives from the Services and Improvements. Each property shall be assessed an amount, that when totaled together with amounts for other properties in the District shall yield an amount sufficient to meet the District's annual budget as determined by the DMA. Each individual assessment shall be calculated based upon a formula (set forth below) applicable to the class of property (hereinafter defined).

2. SPECIFIC FORMULA

All properties as classified in the most recent New York City tax rolls and as described below as Classes A, B, and C shall assessed as follows:

CLASS A PROPERTY – COMMERCIAL, MIXED-USE, PARKING FACILITIES AND VACANT LOTS

All properties in whole or in part devoted to commercial use or mixed-use, including parking facilities and vacant lots, are defined as Class A property and shall be assessed 50% based on linear front footage (FF) and 50% based on commercial square footage (CSF), with \$150 corner charge applied to Class A corner properties in the following manner:

$$\text{Class A FF Rate} = \frac{50\% \times (\text{Total budget} - \text{sum of Class A corner charges} - \text{sum of Class B charges})}{\text{Total Class A FF}}$$

$$\text{Class A CSF Rate} = \frac{50\% \times (\text{Total budget} - \text{sum of Class A corner charges} - \text{sum of Class B charges})}{\text{Total Class A CSF}}$$

$$\text{Individual Class A assessment} = (\text{FF} \times \text{Class FF rate}) + (\text{CSF} \times \text{Class A CSF rate}) + \$150 \text{ for corner tax lots}$$

At the time of this proposal, the rates are approximately \$20 per frontage foot (FF) + \$0.25 per commercial square foot (CSF)

*Commercial condominiums within the same building shall apportion the shared FF equally among the commercial condos.

*For corner tax lots, linear front footage facing Fulton Street shall be used to calculate FF assessment.

*For Class A corner properties an additional \$150 charge shall be applied.

CLASS B PROPERTY – Residential

All properties devoted in whole to residential uses are defined as Class B and will be assessed at one dollar (\$1.00) per year.

CLASS C PROPERTY — Government, Non-profit, Church (or house of worship), other qualified exemption

Not-For-Profit and Government owned property in whole to public or not-for-profit use shall be classified as Class C and be exempt from assessment. Not-For-Profit or Government owned property devoted in part to commercial uses shall be assigned to the appropriate class and the proportion of the property devoted to for-profit uses shall be assessed in the same manner as defined within the appropriate class description and assessment formula.

3. LIMITATIONS ON ASSESSMENT

The amounts, exclusive of debt service, assessed and levied in a given year against the Benefited Properties as Assessments, may not exceed 20% of the total general City taxes levied in that year against the Benefited Properties.

C. SOURCE OF FUNDING: GRANTS AND DONATIONS

The DMA may accept grants and donations from private institutions, the City, State or Federal government, other public and private entities and individuals, elected officials, universities, corporations, partnerships, not-for-profit organizations, and charitable foundations.

D. SOURCE OF FUNDING: BORROWING

1. Subject to subparagraphs 2 and 3 in this subsection D of section V, and with the approval of its Board of Directors, the DMA may borrow money from private lending institution, the City, other public and private entities or individuals, firms, corporations or partnerships, and other not-for-profit organizations for the purposes of funding operations or financing the cost of Services or Improvements.
2. The use of monies received by the DMA from the City or from any other public entity, whether in the form of a grant or as proceeds from a loan, shall be subject to (i) all statutory requirements applicable to the expenditure and use of such monies,

and (ii) any contractual requirements imposed by the City (whether pursuant to any Contract or otherwise) or by any other public entity, as the case may be.

3. Any loans, which the DMA may enter into as a borrower shall be subject to Section VI of this Plan.

E. SOURCE OF FUNDING: CHARGES FOR USER RIGHTS

Subject to the approval and control of the appropriate City Agency, the DMA may, in accordance with Section IX of this Plan, impose charges as consideration for the sub-granting or sub licensing of user rights (hereinafter defined) as such charges and user rights are described in Section IX of the Plan.

F. SOURCE OF FUNDING: OTHER

The DMA may derive revenues from any other sources of funding not heretofore mentioned and which are permitted by law.

G. ASSIGNMENT OF FUNDING

The DMA may assign revenues from the sources of funding described in paragraphs A, B, C, D, E and F of this Section V for the purpose of securing loans which the DMA may enter in pursuant to paragraph D of this Section V, provided such assignments are subject to the requirements of Section V of this Plan.

VI. PROPOSED EXPENDITURES: ANNUAL BUDGETS

A. TOTAL ANNUAL EXPENDITURES AND MAXIMUM COST OF IMPROVEMENTS

The total amount proposed to be expended by the DMA for Improvements, if any, Services and Administrative/Operational is \$400,000 as more fully set forth in Subsection B of this Section VI. In subsequent years, the maximum amount to be expended in any contract year shall not exceed \$400,000. It is anticipated that this amount will be collected from the Assessments, as set forth in Section V, above.

The total, as proposed to be expended by the DMA for any subsequent Contract Year, shall not be greater than the aggregate amount of all monies which the DMA may collect for the Contract Year in question from all funding sources permitted under Section V of this Plan. During the existence of this BID, the maximum cost of the Improvements, if any, will not exceed \$4,000,000.

B. ANNUAL BUDGET

1.

FIRST YEAR BUDGET

It is estimated that the annualized budget of proposed expenditures to be as follows:

Sanitation	\$139,780
Public Safety	51,220
Marketing/Events	33,500
Streetscape/Repairs	12,500
Other Services	2,000
Administration	161,000
Total	400,000

2.

SUBSEQUENT BUDGETS

The DMA shall establish for each Contract Year after the First Contract Year, a proposed budget of expenditures that must be approved by the Board of Directors. Such proposed budgets shall with respect to the Contract Years to which they respectively apply: (i) reasonably itemize the purposes for which monies are proposed to be expended by the DMA; (ii) specify the amount, if any, proposed to be expended by the DMA for debt service; and (iii) set forth the total amount proposed to be expended (the "Total Annual Budget Amount"). A proposed budget, whether for the First Contract Year or for a subsequent Contract Year, shall be referred to as a "Budget".

3.

GENERAL PROVISIONS

1. The DMA shall make no expenditure other than in accordance with and pursuant to:
 - a. a Budget for which a Total Annual Budget Amount has been approved by the City and the Directors of the DMA;
 - b. any provisions in the Contract providing for the satisfaction of outstanding obligations of the DMA; or
 - c. any provisions in the Contract providing for the expenditure of amounts provided in the Budget for, but unexpended in, a previous Contract Year.

2. The Total Annual Budget Amount shall not exceed the maximum total and annual amount that the DMA may expend for the Contract Year in question, pursuant to subsection A of this Section VI.
3. The Total Annual Budget Amount shall not be less than the amount needed to satisfy the DMA's debt service obligations for the Contract Year in question.
4. Subject to the DMA's need to satisfy its debt service obligations for the Contract Year in question, the DMA may revise the itemizations within any Budget accordingly.
5. In the event that in any given Contract Year the sources of funding do not in the aggregate produce revenues equal to the Total Annual Budget Amount for such Contract Year, the DMA may, subject to the Contract, forego some or all of the non-debt service expenditures as are provided for in the Budget in question in order to have revenues sufficient to pay the debt service provided for in such Budget.
6. In the event the DMA needs to re-allocate its non-debt service expenditures for the Contract Year in question, and provided further, that any debt service has been provided for, the DMA may revise the itemizations within any Budget to accomplish such goal with the appropriate review and approval of the Board of Directors and in accordance with the Contract.

VII. BENEFITED PROPERTIES

The providing of Services and Improvements shall benefit all properties within the District (hereinafter the "Benefited Properties"). The Benefited Properties are illustrated by the District Map (Exhibit A) and tax block and lots indicated in Exhibit C.

VIII. DISTRICT MANAGEMENT ASSOCIATION

The DMA established for the Cypress Hills Fulton Business Improvement District shall be incorporated under Section 402 of the New York State Not-for-Profit Corporation Law. The DMA shall be organized for the purpose of executing the responsibilities of a DMA as set forth in the Law. Furthermore, the DMA shall carry out the activities prescribed in the Plan and shall promote and support the District.

The DMA shall be organized exclusively for charitable and education purposes as specified in Section 501 (c) of the Internal Revenue Code, as amended.

The DMA shall have four (4) classes of voting membership and one class of non-voting membership. The voting classes are composed of: (i) owners of record of real property located within the District; (ii) commercial tenants leasing space within the District; (iii) residential tenants leasing space within the District, (iv) public representatives. The non-voting class shall include

community board representatives, and may include others with an interest in the welfare of the District.

Each voting class shall elect members to the Board of Directors in the manner prescribed by the By-Laws of the Corporation. The Board of Directors shall include the representatives of owners of record of real property located within the District (which shall constitute a majority of the Board), representatives of both commercial and residential tenants (including proprietary leases) leasing space in the buildings within the District and one member appointed by each of the following public officials: the Mayor of the City; the Comptroller of the City; the Borough President of Brooklyn; and the City Council member who represents the District or, if more than one City Council member represents a portion of the District, by appointment of the Speaker of the City Council. The Community Board Chairperson or designated representative shall serve in a non-voting capacity.

IX. USER RIGHTS

A. USER RIGHTS: GENERAL

The DMA may undertake or permit commercial activities or other private uses of the streets or other parts of the District in which the City has any real property interest (the "User Rights"), provided, however, that the User Rights to be so undertaken or permitted by the DMA shall have been: (i) set forth in this Plan or authorized for licensing or granting by the City Council, and (ii) licensed or granted to the DMA by the City pursuant to the Contract, and (iii) authorized by the appropriate City agency having jurisdiction thereof. Once so granted or licensed, the User Rights in question shall be undertaken or permitted by the DMA in such a manner as to conform to the requirements, if any, set forth in this Plan, or the aforesaid Local Law with respect to User Rights, and conform to the requirements authorized by the appropriate City agency having jurisdiction thereof. Such requirements may include but shall not be limited to:

- (i) requirements as to what consideration the DMA shall pay to the City for the grant and/or license in question;
- (ii) requirements as to whether and how the DMA may permit other persons to undertake the User Rights in question pursuant to a sub-grant or sub license;
- (iii) requirements as to what charges the DMA may impose upon other persons as consideration for such sub-grant or sub-license; and
- (iv) requirements as the general regulation of the User Rights by whomsoever undertaken.

B. USER RIGHTS: PROPOSED

Subject to the approval and control of the appropriate City agency and/or subject to any requirements set forth in any Contract, the DMA may undertake or permit the following User Rights, subject to the requirements set forth in the Contract.

1. Any marketing or beautification program that makes use of the NYC Department of Transportation light poles or fixtures
2. Information and promotion kiosks
3. Newsstands
4. News boxes
5. User rights not specifically granted may be authorized with prior written approval of the Deputy Commissioner of Neighborhood Development of the NYC Department of Small Business Services.

X. REGULATIONS

The rules and regulations proposed for governing the operation of the District and the provision of Services and Improvements by the DMA ("the Regulations") are set forth herein below.

1. The DMA shall obligate itself to provide the Services and Improvements in a Contract or Contracts into which both the DMA and the City shall enter (collectively, the "Contract") for a specified term (each year or the Contract term to be defined as a "Contract Year"). The City shall, pursuant to the terms, conditions and requirements of the Contract, levy, collect and disburse to the DMA the Assessments. Such disbursements shall be made in accordance with general procedures for the payment of other City expenditures.
2. The DMA shall comply with all terms, conditions and requirements (i) that are elsewhere set forth in this Plan; (ii) that are to be set forth in the Contract and in any other Contracts into which both the DMA and the City may enter; and (iii) shall comply with all terms, conditions and requirements set forth by the appropriate City agency which is required to give its approval.
3. The DMA shall let any sub-contracts that it intends to enter into in connection with providing the Services and/or the Improvements.

GLOSSARY OF TERMS

<u>TERMS</u>	<u>DEFINITION BY LOCATION</u>
Assessments	V (B)
Benefited Properties	VII
Budget	VI (B)
District	I
District Management Association	VIII
District Map	I
Improvements	IV (A)
Law	I
Plan	I
Services	III (A)
Total Annual Budget	VI (B)
User Rights	IX
Regulations	X

Table of Contents with Exhibits

Exhibit A	Block and Lot Maps of the Entire District
Exhibit B	Mayor's Authorization Letter to Prepare a District Plan
Exhibit C	Table of Benefited Properties with Tax Block and Lots and Property Class
Exhibit D	Land Use & Zoning Maps of the Individual Towns

Exhibit A - Map of District



Exhibit B Mayoral Authorization



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N. Y. 10007

December 12, 2023

Mr. Kevin Kim
Commissioner
Department of Small Business Services
1 Liberty Plaza
New York, NY 10006

Dear Commissioner Kim:

Pursuant to Section 25-405(a) of the Administrative Code of the City of New York, I hereby authorize the preparation of a district plan for the establishment of the Cypress Hills Fulton Business Improvement District (BID), located in the Borough of Brooklyn. The proposed boundaries and sponsor organization for the proposed BID are as follows:

Proposed Boundaries: The Cypress Hills Fulton Business Improvement District generally includes properties along Fulton Street, east of Van Siclen Avenue to the west of Elderts Lane; Crescent Street north of Fulton Street to the south of Campus Place.

Sponsor Organization: Cypress Hills Fulton BID Fonnation Steering Committee

The Department of Small Business Services shall prepare the District Plan pursuant to authority granted by Section 25-405(a) of this law.

The authorization shall take effect immediately.

Sincerely,

A handwritten signature in black ink that reads "Eric Adams".

Eric Adams
Mayor

cc: Hon. Adrienne Adams, Speaker of the City Council
Hon. Justin Brannan, Chair of the City Council Finance Committee
Hon. Antonio Reynoso, Brooklyn Borough President
Hon. Members of the New York City Council

Maria Torres-Springer, Deputy Mayor for Housing, Economic Development, and Workforce

Kevin Kim, Commissioner, Department of Small Business Services

Dynishal Gross, Executive Deputy Commissioner, Department of Small Business Services

Michael Forte, Executive Deputy Commissioner, Department of Small Business Services

Calvin T. Brown, Deputy Commissioner, Department of Small Business Services

Raquel Olivares, Assistant Commissioner, Department of Small Business Services

Tian Weinberg, Chief of Staff, Department of Small Business Services

Leslie Velazquez, Director of BID Development, Department of Small Business Services

Exhibit C

Table of Benefited Properties with Tax Block and Lots and Property Class

<u>Class A/ Commercial/parking</u>				
<u>BORO</u>	<u>BLOCK</u>	<u>LOT</u>	<u>CLASS</u>	<u>Address</u>
<u>3</u>	<u>3931</u>	<u>63</u>	<u>A</u>	<u>389 ARLINGTON AVENUE</u>
<u>3</u>	<u>3934</u>	<u>50</u>	<u>A</u>	<u>2813 FULTON STREET</u>
<u>3</u>	<u>3938</u>	<u>36</u>	<u>A</u>	<u>2925 FULTON STREET</u>
<u>3</u>	<u>3938</u>	<u>37</u>	<u>A</u>	<u>2921 FULTON STREET</u>
<u>3</u>	<u>4143</u>	<u>1</u>	<u>A</u>	<u>CHESTNUT STREET</u>
<u>3</u>	<u>4148</u>	<u>30</u>	<u>A</u>	<u>3374 FULTON STREET</u>
<u>3</u>	<u>4148</u>	<u>37</u>	<u>A</u>	<u>3386 FULTON STREET</u>
<u>3</u>	<u>4145</u>	<u>37</u>	<u>A</u>	<u>3298 FULTON STREET</u>
<u>3</u>	<u>4145</u>	<u>40</u>	<u>A</u>	<u>3304 FULTON STREET</u>
<u>3</u>	<u>4145</u>	<u>42</u>	<u>A</u>	<u>3312 FULTON STREET</u>
<u>3</u>	<u>4140</u>	<u>10</u>	<u>A</u>	<u>3180 FULTON STREET</u>
<u>3</u>	<u>4140</u>	<u>13</u>	<u>A</u>	<u>3208 FULTON STREET</u>
<u>3</u>	<u>4128</u>	<u>66</u>	<u>A</u>	<u>3263 FULTON STREET</u>
<u>3</u>	<u>4130</u>	<u>52</u>	<u>A</u>	<u>206 CRESCENT STREET</u>
<u>3</u>	<u>4130</u>	<u>53</u>	<u>A</u>	<u>208 CRESCENT STREET</u>
<u>3</u>	<u>4130</u>	<u>57</u>	<u>A</u>	<u>216 CRESCENT STREET</u>
<u>3</u>	<u>4130</u>	<u>61</u>	<u>A</u>	<u>3341 FULTON STREET</u>
<u>3</u>	<u>4130</u>	<u>63</u>	<u>A</u>	<u>3337 FULTON STREET</u>
<u>3</u>	<u>4130</u>	<u>66</u>	<u>A</u>	<u>3331 FULTON STREET</u>
<u>3</u>	<u>4131</u>	<u>1</u>	<u>A</u>	<u>3345 FULTON STREET</u>
<u>3</u>	<u>4131</u>	<u>9</u>	<u>A</u>	<u>3365 FULTON STREET</u>
<u>3</u>	<u>4135</u>	<u>61</u>	<u>A</u>	<u>3461 FULTON STREET</u>
<u>3</u>	<u>4135</u>	<u>66</u>	<u>A</u>	<u>3459 FULTON STREET</u>
<u>3</u>	<u>4136</u>	<u>1</u>	<u>A</u>	<u>3471 FULTON STREET</u>
<u>3</u>	<u>4126</u>	<u>1</u>	<u>A</u>	<u>3175 FULTON STREET</u>
<u>3</u>	<u>4126</u>	<u>64</u>	<u>A</u>	<u>3199 FULTON STREET</u>
<u>3</u>	<u>3950</u>	<u>17</u>	<u>A</u>	<u>2864 FULTON STREET</u>
<u>3</u>	<u>4149</u>	<u>20</u>	<u>A</u>	<u>3398 FULTON STREET</u>
<u>3</u>	<u>4149</u>	<u>21</u>	<u>A</u>	<u>3400 FULTON STREET</u>
<u>3</u>	<u>4149</u>	<u>22</u>	<u>A</u>	<u>3402 FULTON STREET</u>
<u>3</u>	<u>4149</u>	<u>23</u>	<u>A</u>	<u>3406 FULTON STREET</u>
<u>3</u>	<u>4149</u>	<u>24</u>	<u>A</u>	<u>3408 FULTON STREET</u>
<u>3</u>	<u>4149</u>	<u>25</u>	<u>A</u>	<u>3410 FULTON STREET</u>

<u>3</u>	<u>4149</u>	<u>26</u>	<u>A</u>	<u>3412 FULTON STREET</u>
<u>3</u>	<u>4149</u>	<u>27</u>	<u>A</u>	<u>3414 FULTON STREET</u>
<u>3</u>	<u>4149</u>	<u>28</u>	<u>A</u>	<u>3416 FULTON STREET</u>
<u>3</u>	<u>4150</u>	<u>23</u>	<u>A</u>	<u>3420 FULTON STREET</u>
<u>3</u>	<u>4150</u>	<u>24</u>	<u>A</u>	<u>3422 FULTON STREET</u>
<u>3</u>	<u>4150</u>	<u>25</u>	<u>A</u>	<u>3424 FULTON STREET</u>
<u>3</u>	<u>4150</u>	<u>26</u>	<u>A</u>	<u>3428 FULTON STREET</u>
<u>3</u>	<u>4150</u>	<u>27</u>	<u>A</u>	<u>3430 FULTON STREET</u>
<u>3</u>	<u>4150</u>	<u>28</u>	<u>A</u>	<u>3432 FULTON STREET</u>
<u>3</u>	<u>4150</u>	<u>29</u>	<u>A</u>	<u>3434 FULTON STREET</u>
<u>3</u>	<u>4150</u>	<u>30</u>	<u>A</u>	<u>3436 FULTON STREET</u>
<u>3</u>	<u>4150</u>	<u>31</u>	<u>A</u>	<u>3440 FULTON STREET</u>
<u>3</u>	<u>4151</u>	<u>26</u>	<u>A</u>	<u>3442 FULTON STREET</u>
<u>3</u>	<u>4151</u>	<u>27</u>	<u>A</u>	<u>3444 FULTON STREET</u>
<u>3</u>	<u>4151</u>	<u>28</u>	<u>A</u>	<u>3446 FULTON STREET</u>
<u>3</u>	<u>4151</u>	<u>29</u>	<u>A</u>	<u>3450 FULTON STREET</u>
<u>3</u>	<u>4151</u>	<u>30</u>	<u>A</u>	<u>3452 FULTON STREET</u>
<u>3</u>	<u>4151</u>	<u>32</u>	<u>A</u>	<u>3456 FULTON STREET</u>
<u>3</u>	<u>4151</u>	<u>35</u>	<u>A</u>	<u>3462 FULTON STREET</u>
<u>3</u>	<u>4151</u>	<u>37</u>	<u>A</u>	<u>3466 FULTON STREET</u>
<u>3</u>	<u>4151</u>	<u>39</u>	<u>A</u>	<u>3470 FULTON STREET</u>
<u>3</u>	<u>4152</u>	<u>26</u>	<u>A</u>	<u>3484 FULTON STREET</u>
<u>3</u>	<u>4152</u>	<u>29</u>	<u>A</u>	<u>3472 FULTON STREET</u>
<u>3</u>	<u>4145</u>	<u>32</u>	<u>A</u>	<u>3286 FULTON STREET</u>
<u>3</u>	<u>4145</u>	<u>33</u>	<u>A</u>	<u>3288 FULTON STREET</u>
<u>3</u>	<u>4145</u>	<u>34</u>	<u>A</u>	<u>3290 FULTON STREET</u>
<u>3</u>	<u>4145</u>	<u>35</u>	<u>A</u>	<u>3294 FULTON STREET</u>
<u>3</u>	<u>4145</u>	<u>36</u>	<u>A</u>	<u>3296 FULTON STREET</u>
<u>3</u>	<u>4146</u>	<u>31</u>	<u>A</u>	<u>3324 FULTON STREET</u>
<u>3</u>	<u>4146</u>	<u>32</u>	<u>A</u>	<u>3326 FULTON STREET</u>
<u>3</u>	<u>4146</u>	<u>33</u>	<u>A</u>	<u>3328 FULTON STREET</u>
<u>3</u>	<u>4146</u>	<u>34</u>	<u>A</u>	<u>3330 FULTON STREET</u>
<u>3</u>	<u>4146</u>	<u>35</u>	<u>A</u>	<u>3332 FULTON STREET</u>
<u>3</u>	<u>4146</u>	<u>36</u>	<u>A</u>	<u>3334 FULTON STREET</u>
<u>3</u>	<u>4146</u>	<u>37</u>	<u>A</u>	<u>3336 FULTON STREET</u>
<u>3</u>	<u>4146</u>	<u>38</u>	<u>A</u>	<u>3338 FULTON STREET</u>
<u>3</u>	<u>4146</u>	<u>39</u>	<u>A</u>	<u>3340 FULTON STREET</u>
<u>3</u>	<u>4146</u>	<u>40</u>	<u>A</u>	<u>3342 FULTON STREET</u>
<u>3</u>	<u>4147</u>	<u>30</u>	<u>A</u>	<u>3346 FULTON STREET</u>

<u>3</u>	<u>4147</u>	<u>31</u>	<u>A</u>	<u>3350 FULTON STREET</u>
<u>3</u>	<u>4147</u>	<u>32</u>	<u>A</u>	<u>3352 FULTON STREET</u>
<u>3</u>	<u>4147</u>	<u>33</u>	<u>A</u>	<u>3354 FULTON STREET</u>
<u>3</u>	<u>4147</u>	<u>34</u>	<u>A</u>	<u>3356 FULTON STREET</u>
<u>3</u>	<u>4147</u>	<u>35</u>	<u>A</u>	<u>3358 FULTON STREET</u>
<u>3</u>	<u>4147</u>	<u>36</u>	<u>A</u>	<u>3362 FULTON STREET</u>
<u>3</u>	<u>4147</u>	<u>37</u>	<u>A</u>	<u>3364 FULTON STREET</u>
<u>3</u>	<u>4147</u>	<u>38</u>	<u>A</u>	<u>3366 FULTON STREET</u>
<u>3</u>	<u>4147</u>	<u>39</u>	<u>A</u>	<u>3368 FULTON STREET</u>
<u>3</u>	<u>4147</u>	<u>40</u>	<u>A</u>	<u>3372 FULTON STREET</u>
<u>3</u>	<u>4139</u>	<u>12</u>	<u>A</u>	<u>195 LOGAN STREET</u>
<u>3</u>	<u>4141</u>	<u>11</u>	<u>A</u>	<u>3210 FULTON STREET</u>
<u>3</u>	<u>4141</u>	<u>16</u>	<u>A</u>	<u>3216 FULTON STREET</u>
<u>3</u>	<u>4141</u>	<u>18</u>	<u>A</u>	<u>3220 FULTON STREET</u>
<u>3</u>	<u>4141</u>	<u>20</u>	<u>A</u>	<u>3226 FULTON STREET</u>
<u>3</u>	<u>4141</u>	<u>21</u>	<u>A</u>	<u>3230 FULTON STREET</u>
<u>3</u>	<u>4141</u>	<u>22</u>	<u>A</u>	<u>3232 FULTON STREET</u>
<u>3</u>	<u>4141</u>	<u>24</u>	<u>A</u>	<u>3240 FULTON STREET</u>
<u>3</u>	<u>4141</u>	<u>25</u>	<u>A</u>	<u>3244 FULTON STREET</u>
<u>3</u>	<u>4128</u>	<u>1</u>	<u>A</u>	<u>3247 FULTON STREET</u>
<u>3</u>	<u>4128</u>	<u>71</u>	<u>A</u>	<u>3249 FULTON STREET</u>
<u>3</u>	<u>4129</u>	<u>1</u>	<u>A</u>	<u>3285 FULTON STREET</u>
<u>3</u>	<u>4129</u>	<u>60</u>	<u>A</u>	<u>3309 FULTON STREET</u>
<u>3</u>	<u>4129</u>	<u>61</u>	<u>A</u>	<u>3305 FULTON STREET</u>
<u>3</u>	<u>4129</u>	<u>62</u>	<u>A</u>	<u>3301 FULTON STREET</u>
<u>3</u>	<u>4129</u>	<u>63</u>	<u>A</u>	<u>3299 FULTON STREET</u>
<u>3</u>	<u>4129</u>	<u>64</u>	<u>A</u>	<u>3297 FULTON STREET</u>
<u>3</u>	<u>4129</u>	<u>65</u>	<u>A</u>	<u>3295 FULTON STREET</u>
<u>3</u>	<u>4129</u>	<u>66</u>	<u>A</u>	<u>3293 FULTON STREET</u>
<u>3</u>	<u>4129</u>	<u>67</u>	<u>A</u>	<u>3289 FULTON STREET</u>
<u>3</u>	<u>4130</u>	<u>1</u>	<u>A</u>	<u>3317 FULTON STREET</u>
<u>3</u>	<u>4130</u>	<u>64</u>	<u>A</u>	<u>3335 FULTON STREET</u>
<u>3</u>	<u>4130</u>	<u>65</u>	<u>A</u>	<u>3333 FULTON STREET</u>
<u>3</u>	<u>4130</u>	<u>67</u>	<u>A</u>	<u>3329 FULTON STREET</u>
<u>3</u>	<u>4130</u>	<u>68</u>	<u>A</u>	<u>3327 FULTON STREET</u>
<u>3</u>	<u>4130</u>	<u>69</u>	<u>A</u>	<u>3325 FULTON STREET</u>
<u>3</u>	<u>4130</u>	<u>70</u>	<u>A</u>	<u>3321 FULTON STREET</u>
<u>3</u>	<u>4130</u>	<u>71</u>	<u>A</u>	<u>3319 FULTON STREET</u>
<u>3</u>	<u>4131</u>	<u>13</u>	<u>A</u>	<u>3371 FULTON STREET</u>

<u>3</u>	<u>4132</u>	<u>1</u>	<u>A</u>	<u>3373 FULTON STREET</u>
<u>3</u>	<u>4132</u>	<u>63</u>	<u>A</u>	<u>3391 FULTON STREET</u>
<u>3</u>	<u>4132</u>	<u>164</u>	<u>A</u>	<u>87 OLD FULTON STREET</u>
<u>3</u>	<u>4132</u>	<u>165</u>	<u>A</u>	<u>81 OLD FULTON STREET</u>
<u>3</u>	<u>4133</u>	<u>1</u>	<u>A</u>	<u>3397 FULTON STREET</u>
<u>3</u>	<u>4133</u>	<u>54</u>	<u>A</u>	<u>3417 FULTON STREET,</u>
<u>3</u>	<u>4133</u>	<u>55</u>	<u>A</u>	<u>3415 FULTON STREET</u>
<u>3</u>	<u>4133</u>	<u>56</u>	<u>A</u>	<u>3411 FULTON STREET</u>
<u>3</u>	<u>4133</u>	<u>57</u>	<u>A</u>	<u>3409 FULTON STREET</u>
<u>3</u>	<u>4133</u>	<u>58</u>	<u>A</u>	<u>3407 FULTON STREET</u>
<u>3</u>	<u>4133</u>	<u>59</u>	<u>A</u>	<u>3405 FULTON STREET</u>
<u>3</u>	<u>4133</u>	<u>60</u>	<u>A</u>	<u>3401 FULTON STREET</u>
<u>3</u>	<u>4134</u>	<u>1</u>	<u>A</u>	<u>3419 FULTON STREET</u>
<u>3</u>	<u>4134</u>	<u>54</u>	<u>A</u>	<u>3439 FULTON STREET</u>
<u>3</u>	<u>4134</u>	<u>55</u>	<u>A</u>	<u>3437 FULTON STREET</u>
<u>3</u>	<u>4134</u>	<u>56</u>	<u>A</u>	<u>3433 FULTON STREET</u>
<u>3</u>	<u>4134</u>	<u>57</u>	<u>A</u>	<u>3431 FULTON STREET</u>
<u>3</u>	<u>4134</u>	<u>58</u>	<u>A</u>	<u>3427 FULTON STREET</u>
<u>3</u>	<u>4134</u>	<u>59</u>	<u>A</u>	<u>3425 FULTON STREET</u>
<u>3</u>	<u>4134</u>	<u>60</u>	<u>A</u>	<u>3423 FULTON STREET</u>
<u>3</u>	<u>4134</u>	<u>155</u>	<u>A</u>	<u>3435 FULTON STREET</u>
<u>3</u>	<u>4135</u>	<u>1</u>	<u>A</u>	<u>3441 FULTON STREET</u>
<u>3</u>	<u>4135</u>	<u>67</u>	<u>A</u>	<u>3457 FULTON STREET</u>
<u>3</u>	<u>4135</u>	<u>68</u>	<u>A</u>	<u>3455 FULTON STREET</u>
<u>3</u>	<u>4135</u>	<u>69</u>	<u>A</u>	<u>3451 FULTON STREET</u>
<u>3</u>	<u>4135</u>	<u>70</u>	<u>A</u>	<u>3449 FULTON STREET</u>
<u>3</u>	<u>4135</u>	<u>73</u>	<u>A</u>	<u>3443 FULTON STREET</u>
<u>3</u>	<u>4137</u>	<u>16</u>	<u>A</u>	<u>3140 FULTON STREET</u>
<u>3</u>	<u>4137</u>	<u>17</u>	<u>A</u>	<u>3142 FULTON STREET</u>
<u>3</u>	<u>4137</u>	<u>18</u>	<u>A</u>	<u>3144 FULTON STREET</u>
<u>3</u>	<u>4137</u>	<u>19</u>	<u>A</u>	<u>3148 FULTON STREET</u>
<u>3</u>	<u>4137</u>	<u>20</u>	<u>A</u>	<u>3152 FULTON STREET</u>
<u>3</u>	<u>4137</u>	<u>21</u>	<u>A</u>	<u>3154 FULTON STREET</u>
<u>3</u>	<u>4137</u>	<u>22</u>	<u>A</u>	<u>3158 FULTON STREET</u>
<u>3</u>	<u>4137</u>	<u>23</u>	<u>A</u>	<u>3162 FULTON STREET</u>
<u>3</u>	<u>4137</u>	<u>25</u>	<u>A</u>	<u>3166 FULTON STREET</u>
<u>3</u>	<u>4137</u>	<u>26</u>	<u>A</u>	<u>3168 FULTON STREET</u>
<u>3</u>	<u>4126</u>	<u>61</u>	<u>A</u>	<u>3207 FULTON STREET</u>
<u>3</u>	<u>4126</u>	<u>63</u>	<u>A</u>	<u>3203 FULTON STREET</u>

<u>3</u>	<u>4126</u>	<u>66</u>	<u>A</u>	<u>3197 FULTON STREET</u>
<u>3</u>	<u>4126</u>	<u>67</u>	<u>A</u>	<u>3195 FULTON STREET</u>
<u>3</u>	<u>3950</u>	<u>22</u>	<u>A</u>	<u>2878 FULTON STREET</u>
<u>3</u>	<u>3950</u>	<u>23</u>	<u>A</u>	<u>2880 FULTON STREET</u>
<u>3</u>	<u>3950</u>	<u>24</u>	<u>A</u>	<u>2884 FULTON STREET</u>
<u>3</u>	<u>3950</u>	<u>25</u>	<u>A</u>	<u>2886 FULTON STREET</u>
<u>3</u>	<u>3951</u>	<u>17</u>	<u>A</u>	<u>2888 FULTON STREET</u>
<u>3</u>	<u>3951</u>	<u>18</u>	<u>A</u>	<u>2890 FULTON STREET</u>
<u>3</u>	<u>3951</u>	<u>20</u>	<u>A</u>	<u>2894 FULTON STREET</u>
<u>3</u>	<u>3951</u>	<u>21</u>	<u>A</u>	<u>2896 FULTON STREET</u>
<u>3</u>	<u>3951</u>	<u>22</u>	<u>A</u>	<u>2900 FULTON STREET</u>
<u>3</u>	<u>3951</u>	<u>23</u>	<u>A</u>	<u>2902 FULTON STREET</u>
<u>3</u>	<u>3951</u>	<u>24</u>	<u>A</u>	<u>2906 FULTON STREET</u>
<u>3</u>	<u>3951</u>	<u>25</u>	<u>A</u>	<u>2908 FULTON STREET</u>
<u>3</u>	<u>4137</u>	<u>24</u>	<u>A</u>	<u>3164 FULTON STREET</u>
<u>3</u>	<u>3952</u>	<u>20</u>	<u>A</u>	<u>2922 FULTON STREET</u>
<u>3</u>	<u>3952</u>	<u>21</u>	<u>A</u>	<u>2924 FULTON STREET</u>
<u>3</u>	<u>3952</u>	<u>22</u>	<u>A</u>	<u>2926 FULTON STREET</u>
<u>3</u>	<u>3952</u>	<u>23</u>	<u>A</u>	<u>2928 FULTON STREET</u>
<u>3</u>	<u>3953</u>	<u>20</u>	<u>A</u>	<u>2936 FULTON STREET</u>
<u>3</u>	<u>3953</u>	<u>21</u>	<u>A</u>	<u>2940 FULTON STREET</u>
<u>3</u>	<u>3953</u>	<u>22</u>	<u>A</u>	<u>2942 FULTON STREET</u>
<u>3</u>	<u>3953</u>	<u>23</u>	<u>A</u>	<u>2944 FULTON STREET</u>
<u>3</u>	<u>3953</u>	<u>24</u>	<u>A</u>	<u>2948 FULTON STREET</u>
<u>3</u>	<u>3953</u>	<u>25</u>	<u>A</u>	<u>2950 FULTON STREET</u>
<u>3</u>	<u>3953</u>	<u>26</u>	<u>A</u>	<u>2952 FULTON STREET</u>
<u>3</u>	<u>3953</u>	<u>60</u>	<u>A</u>	<u>2954 FULTON STREET</u>
<u>3</u>	<u>3953</u>	<u>27</u>	<u>A</u>	<u>2958 FULTON STREET</u>
<u>3</u>	<u>3954</u>	<u>17</u>	<u>A</u>	<u>2962 FULTON STREET</u>
<u>3</u>	<u>3954</u>	<u>20</u>	<u>A</u>	<u>2970 FULTON STREET</u>
<u>3</u>	<u>3954</u>	<u>21</u>	<u>A</u>	<u>2972 FULTON STREET</u>
<u>3</u>	<u>3954</u>	<u>22</u>	<u>A</u>	<u>2974 FULTON STREET</u>
<u>3</u>	<u>3954</u>	<u>23</u>	<u>A</u>	<u>2976 FULTON STREET</u>
<u>3</u>	<u>3954</u>	<u>24</u>	<u>A</u>	<u>2978 FULTON STREET</u>
<u>3</u>	<u>3954</u>	<u>25</u>	<u>A</u>	<u>2980 FULTON STREET</u>
<u>3</u>	<u>3955</u>	<u>18</u>	<u>A</u>	<u>2986 FULTON STREET</u>
<u>3</u>	<u>3955</u>	<u>19</u>	<u>A</u>	<u>2988 FULTON STREET</u>
<u>3</u>	<u>3955</u>	<u>20</u>	<u>A</u>	<u>2992 FULTON STREET</u>
<u>3</u>	<u>3955</u>	<u>21</u>	<u>A</u>	<u>2994 FULTON STREET</u>

<u>3</u>	<u>3955</u>	<u>22</u>	<u>A</u>	<u>2996 FULTON STREET</u>
<u>3</u>	<u>3955</u>	<u>23</u>	<u>A</u>	<u>2998 FULTON STREET</u>
<u>3</u>	<u>3955</u>	<u>24</u>	<u>A</u>	<u>3000 FULTON STREET</u>
<u>3</u>	<u>3955</u>	<u>25</u>	<u>A</u>	<u>3002 FULTON STREET</u>
<u>3</u>	<u>3956</u>	<u>43</u>	<u>A</u>	<u>3008 FULTON STREET</u>
<u>3</u>	<u>3956</u>	<u>50</u>	<u>A</u>	<u>3028 FULTON STREET</u>
<u>3</u>	<u>3958</u>	<u>20</u>	<u>A</u>	<u>3062 FULTON STREET</u>
<u>3</u>	<u>3958</u>	<u>25</u>	<u>A</u>	<u>3074 FULTON STREET</u>
<u>3</u>	<u>3958</u>	<u>26</u>	<u>A</u>	<u>3076 FULTON STREET</u>
<u>3</u>	<u>3958</u>	<u>27</u>	<u>A</u>	<u>3080 FULTON STREET</u>
<u>3</u>	<u>3958</u>	<u>28</u>	<u>A</u>	<u>3082 FULTON STREET</u>
<u>3</u>	<u>3958</u>	<u>29</u>	<u>A</u>	<u>3084 FULTON STREET</u>
<u>3</u>	<u>3959</u>	<u>18</u>	<u>A</u>	<u>3090 FULTON STREET</u>
<u>3</u>	<u>3959</u>	<u>28</u>	<u>A</u>	<u>3102 FULTON STREET</u>
<u>3</u>	<u>3959</u>	<u>29</u>	<u>A</u>	<u>3104 FULTON STREET</u>
<u>3</u>	<u>3959</u>	<u>30</u>	<u>A</u>	<u>3106 FULTON STREET</u>
<u>3</u>	<u>3960</u>	<u>21</u>	<u>A</u>	<u>3118 FULTON STREET</u>
<u>3</u>	<u>3960</u>	<u>26</u>	<u>A</u>	<u>3122 FULTON STREET</u>
<u>3</u>	<u>3960</u>	<u>28</u>	<u>A</u>	<u>3130 FULTON STREET</u>
<u>3</u>	<u>3960</u>	<u>29</u>	<u>A</u>	<u>3132 FULTON STREET</u>
<u>3</u>	<u>3960</u>	<u>30</u>	<u>A</u>	<u>3134 FULTON STREET</u>
<u>3</u>	<u>3960</u>	<u>31</u>	<u>A</u>	<u>3138 FULTON STREET</u>
<u>3</u>	<u>3931</u>	<u>57</u>	<u>A</u>	<u>3137 FULTON STREET</u>
<u>3</u>	<u>3931</u>	<u>58</u>	<u>A</u>	<u>3135 FULTON STREET</u>
<u>3</u>	<u>3931</u>	<u>59</u>	<u>A</u>	<u>3133 FULTON STREET</u>
<u>3</u>	<u>3931</u>	<u>60</u>	<u>A</u>	<u>3129 FULTON STREET</u>
<u>3</u>	<u>3931</u>	<u>61</u>	<u>A</u>	<u>3125 FULTON STREET</u>
<u>3</u>	<u>3931</u>	<u>62</u>	<u>A</u>	<u>393 ARLINGTON AVENUE</u>
<u>3</u>	<u>3931</u>	<u>64</u>	<u>A</u>	<u>387 ARLINGTON AVENUE</u>
<u>3</u>	<u>3931</u>	<u>65</u>	<u>A</u>	<u>385 ARLINGTON AVENUE</u>
<u>3</u>	<u>3934</u>	<u>43</u>	<u>A</u>	<u>2835 FULTON STREET</u>
<u>3</u>	<u>3934</u>	<u>49</u>	<u>A</u>	<u>2819 FULTON STREET</u>
<u>3</u>	<u>3934</u>	<u>149</u>	<u>A</u>	<u>2817 FULTON STREET</u>
<u>3</u>	<u>3935</u>	<u>43</u>	<u>A</u>	<u>2859 FULTON STREET</u>
<u>3</u>	<u>3935</u>	<u>44</u>	<u>A</u>	<u>2849 FULTON STREET</u>
<u>3</u>	<u>3935</u>	<u>49</u>	<u>A</u>	<u>2843 FULTON STREET</u>
<u>3</u>	<u>3935</u>	<u>51</u>	<u>A</u>	<u>2839 FULTON STREET</u>
<u>3</u>	<u>3935</u>	<u>52</u>	<u>A</u>	<u>2837 FULTON STREET</u>
<u>3</u>	<u>3936</u>	<u>42</u>	<u>A</u>	<u>2869 FULTON STREET</u>

<u>3</u>	<u>3936</u>	<u>50</u>	<u>A</u>	<u>2863 FULTON STREET</u>
<u>3</u>	<u>3937</u>	<u>39</u>	<u>A</u>	<u>2909 FULTON STREET</u>
<u>3</u>	<u>3937</u>	<u>40</u>	<u>A</u>	<u>2905 FULTON STREET</u>
<u>3</u>	<u>3937</u>	<u>41</u>	<u>A</u>	<u>2903 FULTON STREET</u>
<u>3</u>	<u>3937</u>	<u>42</u>	<u>A</u>	<u>2899 FULTON STREET</u>
<u>3</u>	<u>3937</u>	<u>43</u>	<u>A</u>	<u>2897 FULTON STREET</u>
<u>3</u>	<u>3937</u>	<u>44</u>	<u>A</u>	<u>2895 FULTON STREET</u>
<u>3</u>	<u>3937</u>	<u>47</u>	<u>A</u>	<u>2887 FULTON STREET</u>
<u>3</u>	<u>3938</u>	<u>33</u>	<u>A</u>	<u>2933 FULTON STREET</u>
<u>3</u>	<u>3938</u>	<u>34</u>	<u>A</u>	<u>2931 FULTON STREET</u>
<u>3</u>	<u>3938</u>	<u>35</u>	<u>A</u>	<u>2929 FULTON STREET</u>
<u>3</u>	<u>3938</u>	<u>38</u>	<u>A</u>	<u>2919 FULTON STREET</u>
<u>3</u>	<u>3938</u>	<u>39</u>	<u>A</u>	<u>2917 FULTON STREET</u>
<u>3</u>	<u>3938</u>	<u>40</u>	<u>A</u>	<u>2915 FULTON STREET</u>
<u>3</u>	<u>3938</u>	<u>41</u>	<u>A</u>	<u>2911 FULTON STREET</u>
<u>3</u>	<u>3939</u>	<u>26</u>	<u>A</u>	<u>2957 FULTON STREET</u>
<u>3</u>	<u>3939</u>	<u>27</u>	<u>A</u>	<u>2953 FULTON STREET</u>
<u>3</u>	<u>3939</u>	<u>30</u>	<u>A</u>	<u>2947 FULTON STREET</u>
<u>3</u>	<u>3939</u>	<u>31</u>	<u>A</u>	<u>2945 FULTON STREET</u>
<u>3</u>	<u>3939</u>	<u>32</u>	<u>A</u>	<u>2943 FULTON STREET</u>
<u>3</u>	<u>3939</u>	<u>33</u>	<u>A</u>	<u>2941 FULTON STREET</u>
<u>3</u>	<u>3939</u>	<u>34</u>	<u>A</u>	<u>2939 FULTON STREET</u>
<u>3</u>	<u>3940</u>	<u>19</u>	<u>A</u>	<u>2981 FULTON STREET</u>
<u>3</u>	<u>3940</u>	<u>20</u>	<u>A</u>	<u>2979 FULTON STREET</u>
<u>3</u>	<u>3940</u>	<u>21</u>	<u>A</u>	<u>2977 FULTON STREET</u>
<u>3</u>	<u>3940</u>	<u>22</u>	<u>A</u>	<u>2971 FULTON STREET</u>
<u>3</u>	<u>3940</u>	<u>23</u>	<u>A</u>	<u>2965 FULTON STREET</u>
<u>3</u>	<u>3940</u>	<u>24</u>	<u>A</u>	<u>2963 FULTON STREET</u>
<u>3</u>	<u>3940</u>	<u>25</u>	<u>A</u>	<u>2961 FULTON STREET</u>
<u>3</u>	<u>3940</u>	<u>27</u>	<u>A</u>	<u>2959 FULTON STREET</u>
<u>3</u>	<u>3941</u>	<u>16</u>	<u>A</u>	<u>3005 FULTON STREET</u>
<u>3</u>	<u>3941</u>	<u>18</u>	<u>A</u>	<u>3001 FULTON STREET</u>
<u>3</u>	<u>3941</u>	<u>20</u>	<u>A</u>	<u>2993 FULTON STREET</u>
<u>3</u>	<u>3941</u>	<u>21</u>	<u>A</u>	<u>2989 FULTON STREET</u>
<u>3</u>	<u>3941</u>	<u>22</u>	<u>A</u>	<u>2987 FULTON STREET</u>
<u>3</u>	<u>3941</u>	<u>23</u>	<u>A</u>	<u>2983 FULTON STREET</u>
<u>3</u>	<u>3942</u>	<u>12</u>	<u>A</u>	<u>152 ESSEX STREET</u>
<u>3</u>	<u>3942</u>	<u>16</u>	<u>A</u>	<u>3015 FULTON STREET</u>
<u>3</u>	<u>3943</u>	<u>9</u>	<u>A</u>	<u>3051 FULTON STREET</u>

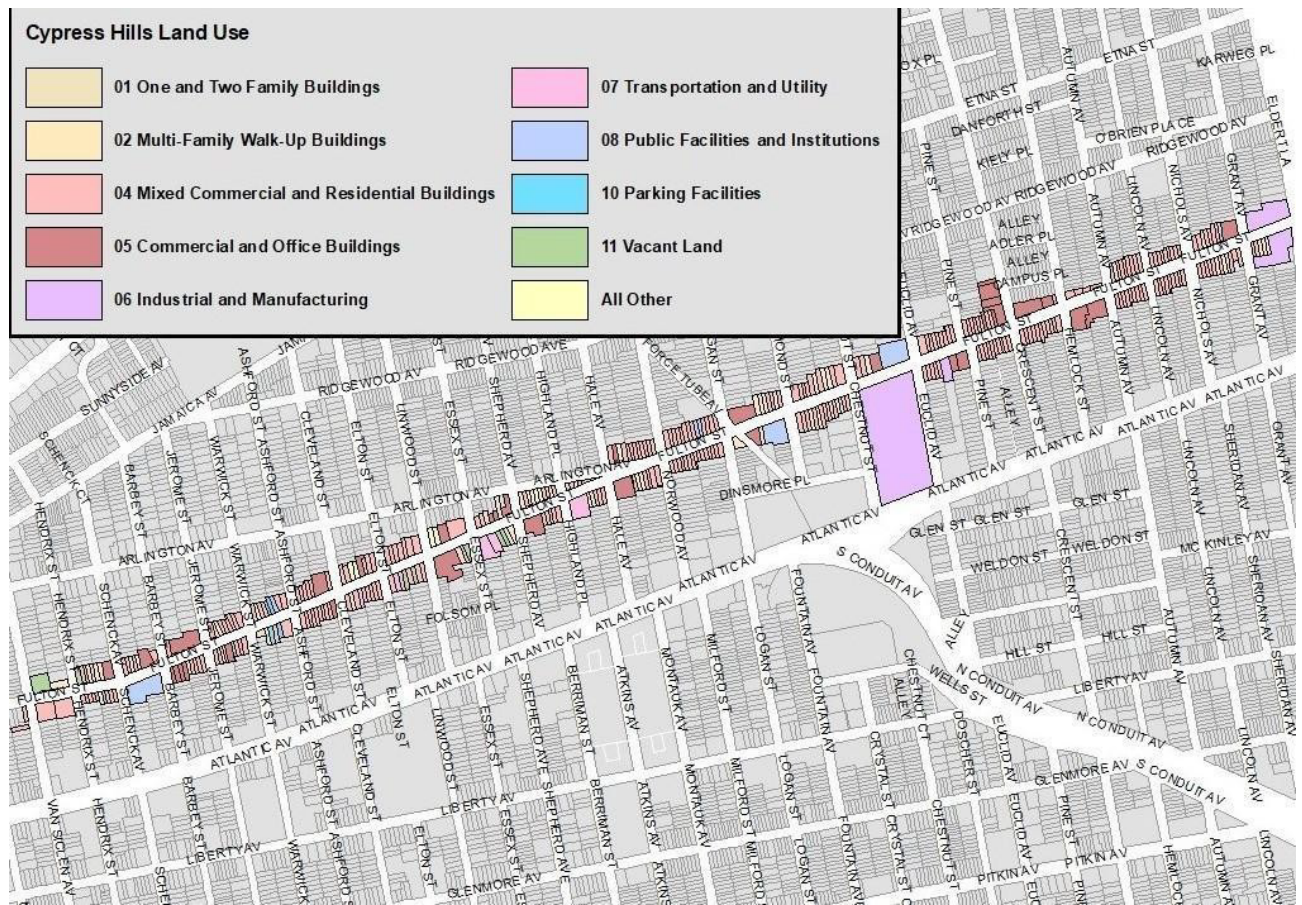
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<u>3</u>	<u>3943</u>	<u>19</u>	<u>A</u>	<u>3037 FULTON STREET</u>
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<u>3</u>	<u>3944</u>	<u>2</u>	<u>A</u>	<u>3061 FULTON STREET</u>
<u>3</u>	<u>3944</u>	<u>7</u>	<u>A</u>	<u>3073 FULTON STREET</u>
<u>3</u>	<u>3944</u>	<u>8</u>	<u>A</u>	<u>3075 FULTON STREET</u>
<u>3</u>	<u>3944</u>	<u>10</u>	<u>A</u>	<u>3079 FULTON STREET</u>
<u>3</u>	<u>3945</u>	<u>2</u>	<u>A</u>	<u>3087 FULTON STREET</u>
<u>3</u>	<u>3945</u>	<u>4</u>	<u>A</u>	<u>3093 FULTON STREET</u>
<u>3</u>	<u>3945</u>	<u>5</u>	<u>A</u>	<u>3095 FULTON STREET</u>
<u>3</u>	<u>3946</u>	<u>22</u>	<u>A</u>	<u>2788 FULTON STREET</u>
<u>3</u>	<u>3946</u>	<u>23</u>	<u>A</u>	<u>108 VAN SICLEN AVENUE</u>
<u>3</u>	<u>3946</u>	<u>24</u>	<u>A</u>	<u>110 VAN SICLEN AVENUE</u>
<u>3</u>	<u>3947</u>	<u>17</u>	<u>A</u>	<u>107 VAN SICLEN AVENUE</u>
<u>3</u>	<u>3947</u>	<u>22</u>	<u>A</u>	<u>182 HENDRIX STREET</u>
<u>3</u>	<u>3948</u>	<u>15</u>	<u>A</u>	<u>2814 FULTON STREET</u>
<u>3</u>	<u>3948</u>	<u>115</u>	<u>A</u>	<u>2818 FULTON STREET</u>
<u>3</u>	<u>3948</u>	<u>16</u>	<u>A</u>	<u>2820 FULTON STREET</u>
<u>3</u>	<u>3948</u>	<u>116</u>	<u>A</u>	<u>2822 FULTON STREET</u>
<u>3</u>	<u>3948</u>	<u>17</u>	<u>A</u>	<u>2824 FULTON STREET</u>
<u>3</u>	<u>3948</u>	<u>19</u>	<u>A</u>	<u>2828 FULTON STREET</u>
<u>3</u>	<u>4124</u>	<u>1</u>	<u>A</u>	<u>3139 FULTON STREET</u>
<u>3</u>	<u>4124</u>	<u>40</u>	<u>A</u>	<u>3173 FULTON STREET</u>
<u>3</u>	<u>4124</u>	<u>41</u>	<u>A</u>	<u>3169 FULTON STREET</u>
<u>3</u>	<u>4124</u>	<u>42</u>	<u>A</u>	<u>3167 FULTON STREET</u>
<u>3</u>	<u>4124</u>	<u>43</u>	<u>A</u>	<u>3165 FULTON STREET</u>
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<u>3</u>	<u>4124</u>	<u>46</u>	<u>A</u>	<u>3159 FULTON STREET</u>
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<u>3</u>	<u>4124</u>	<u>49</u>	<u>A</u>	<u>3153 FULTON STREET</u>
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<u>3</u>	<u>4124</u>	<u>52</u>	<u>A</u>	<u>3145 FULTON STREET</u>
<u>3</u>	<u>4124</u>	<u>53</u>	<u>A</u>	<u>3143 FULTON STREET</u>
<u>3</u>	<u>4127</u>	<u>1</u>	<u>A</u>	<u>3209 FULTON STREET</u>
<u>3</u>	<u>4127</u>	<u>53</u>	<u>A</u>	<u>204 CHESTNUT STREET</u>

<u>3</u>	<u>4127</u>	<u>55</u>	<u>A</u>	<u>3239 FULTON STREET</u>
<u>3</u>	<u>4127</u>	<u>58</u>	<u>A</u>	<u>3229 FULTON STREET</u>
<u>3</u>	<u>4127</u>	<u>59</u>	<u>A</u>	<u>3225 FULTON STREET</u>
<u>3</u>	<u>4127</u>	<u>60</u>	<u>A</u>	<u>3221 FULTON STREET</u>
<u>3</u>	<u>4127</u>	<u>61</u>	<u>A</u>	<u>3219 FULTON STREET</u>
<u>3</u>	<u>4127</u>	<u>62</u>	<u>A</u>	<u>3217 FULTON STREET</u>
<u>3</u>	<u>4127</u>	<u>63</u>	<u>A</u>	<u>3215 FULTON STREET</u>
<u>3</u>	<u>4128</u>	<u>70</u>	<u>A</u>	<u>3255 FULTON STREET</u>
<u>3</u>	<u>3957</u>	<u>24</u>	<u>A</u>	<u>3050 FULTON STREET</u>
<u>3</u>	<u>3957</u>	<u>23</u>	<u>A</u>	<u>FULTON STREET</u>
<u>3</u>	<u>3960</u>	<u>25</u>	<u>A</u>	<u>FULTON STREET</u>
<u>3</u>	<u>3933</u>	<u>55</u>	<u>A</u>	<u>2795 FULTON STREET</u>
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<u>3</u>	<u>3942</u>	<u>19</u>	<u>A</u>	<u>3009 FULTON STREET</u>
<u>3</u>	<u>3942</u>	<u>21</u>	<u>A</u>	<u>3007 FULTON STREET</u>
<u>3</u>	<u>3944</u>	<u>5</u>	<u>A</u>	<u>3071 FULTON STREET</u>
<u>Class B/ Residential</u>				
<u>BORO</u>	<u>BLOCK</u>	<u>LOT</u>	<u>CLASS</u>	
<u>3</u>	<u>4151</u>	<u>31</u>	<u>B</u>	<u>3454 FULTON STREET</u>
<u>3</u>	<u>4151</u>	<u>33</u>	<u>B</u>	<u>3458 FULTON STREET</u>
<u>3</u>	<u>4151</u>	<u>34</u>	<u>B</u>	<u>3460 FULTON STREET</u>
<u>3</u>	<u>4152</u>	<u>30</u>	<u>B</u>	<u>3474 FULTON STREET</u>
<u>3</u>	<u>4152</u>	<u>31</u>	<u>B</u>	<u>3476 FULTON STREET</u>
<u>3</u>	<u>4152</u>	<u>32</u>	<u>B</u>	<u>3478 FULTON STREET</u>
<u>3</u>	<u>4152</u>	<u>33</u>	<u>B</u>	<u>3482 FULTON STREET</u>
<u>3</u>	<u>4140</u>	<u>12</u>	<u>B</u>	<u>3190 FULTON STREET</u>
<u>3</u>	<u>4141</u>	<u>17</u>	<u>B</u>	<u>3218 FULTON STREET</u>
<u>3</u>	<u>4141</u>	<u>19</u>	<u>B</u>	<u>3224 FULTON STREET</u>
<u>3</u>	<u>4141</u>	<u>123</u>	<u>B</u>	<u>3238 FULTON STREET</u>
<u>3</u>	<u>4133</u>	<u>61</u>	<u>B</u>	<u>3399 FULTON STREET</u>
<u>3</u>	<u>4135</u>	<u>72</u>	<u>B</u>	<u>3447 FULTON STREET</u>
<u>3</u>	<u>4126</u>	<u>62</u>	<u>B</u>	<u>3205 FULTON STREET</u>
<u>3</u>	<u>4126</u>	<u>68</u>	<u>B</u>	<u>3191 FULTON STREET</u>
<u>3</u>	<u>3950</u>	<u>21</u>	<u>B</u>	<u>2876 FULTON STREET</u>
<u>3</u>	<u>3951</u>	<u>19</u>	<u>B</u>	<u>2892 FULTON STREET</u>
<u>3</u>	<u>3952</u>	<u>18</u>	<u>B</u>	<u>203 WARWICK STREET</u>
<u>3</u>	<u>3952</u>	<u>19</u>	<u>B</u>	<u>2920 FULTON STREET</u>

<u>3</u>	<u>3945</u>	<u>1</u>	<u>B</u>	<u>362 ARLINGTON AVENUE</u>
<u>3</u>	<u>3954</u>	<u>18</u>	<u>B</u>	<u>2964 FULTON STREET</u>
<u>3</u>	<u>3956</u>	<u>48</u>	<u>B</u>	<u>3024 FULTON STREET</u>
<u>3</u>	<u>3957</u>	<u>25</u>	<u>B</u>	<u>3052 FULTON STREET</u>
<u>3</u>	<u>3957</u>	<u>26</u>	<u>B</u>	<u>3054 FULTON STREET</u>
<u>3</u>	<u>3959</u>	<u>26</u>	<u>B</u>	<u>3098 FULTON STREET</u>
<u>3</u>	<u>3959</u>	<u>27</u>	<u>B</u>	<u>3100 FULTON STREET</u>
<u>3</u>	<u>3960</u>	<u>27</u>	<u>B</u>	<u>3124 FULTON STREET</u>
<u>3</u>	<u>3933</u>	<u>51</u>	<u>B</u>	<u>2801 FULTON STREET</u>
<u>3</u>	<u>3934</u>	<u>45</u>	<u>B</u>	<u>2831 FULTON STREET</u>
<u>3</u>	<u>3934</u>	<u>46</u>	<u>B</u>	<u>2829 FULTON STREET</u>
<u>3</u>	<u>3934</u>	<u>47</u>	<u>B</u>	<u>2823 FULTON STREET</u>
<u>3</u>	<u>3934</u>	<u>48</u>	<u>B</u>	<u>2821 FULTON STREET</u>
<u>3</u>	<u>3935</u>	<u>48</u>	<u>B</u>	<u>2845 FULTON STREET</u>
<u>3</u>	<u>3935</u>	<u>50</u>	<u>B</u>	<u>2841 FULTON STREET</u>
<u>3</u>	<u>3937</u>	<u>45</u>	<u>B</u>	<u>2893 FULTON STREET</u>
<u>3</u>	<u>3937</u>	<u>46</u>	<u>B</u>	<u>2891 FULTON STREET</u>
<u>3</u>	<u>3943</u>	<u>7</u>	<u>B</u>	<u>3049 FULTON STREET</u>
<u>3</u>	<u>3943</u>	<u>18</u>	<u>B</u>	<u>3039 FULTON STREET</u>
<u>3</u>	<u>3944</u>	<u>1</u>	<u>B</u>	<u>3059 FULTON STREET</u>
<u>3</u>	<u>3944</u>	<u>3</u>	<u>B</u>	<u>3063 FULTON STREET</u>
<u>3</u>	<u>3944</u>	<u>4</u>	<u>B</u>	<u>3067 FULTON STREET</u>
<u>3</u>	<u>3944</u>	<u>9</u>	<u>B</u>	<u>3077 FULTON STREET</u>
<u>3</u>	<u>3945</u>	<u>3</u>	<u>B</u>	<u>3089 FULTON STREET</u>
<u>3</u>	<u>3948</u>	<u>18</u>	<u>B</u>	<u>2826 FULTON STREET</u>
<u>3</u>	<u>4127</u>	<u>56</u>	<u>B</u>	<u>3235 FULTON STREET</u>
<u>3</u>	<u>4127</u>	<u>57</u>	<u>B</u>	<u>3233 FULTON STREET</u>
<u>Class</u> <u>C/Government/</u> <u>Non-Profit/Exe</u> <u>mpt</u>				
<u>BORO</u>	<u>BLOCK</u>	<u>LOT</u>	<u>CLASS</u>	
<u>3</u>	<u>3956</u>	<u>51</u>	<u>C</u>	<u>3030 FULTON STREET</u>
<u>3</u>	<u>3957</u>	<u>17</u>	<u>C</u>	<u>FULTON STREET</u>
<u>3</u>	<u>3957</u>	<u>21</u>	<u>C</u>	<u>3046 FULTON STREET</u>
<u>3</u>	<u>4141</u>	<u>14</u>	<u>A</u>	<u>3214 FULTON STREET</u>
<u>3</u>	<u>3954</u>	<u>19</u>	<u>A</u>	<u>2966 FULTON STREET</u>
<u>3</u>	<u>3948</u>	<u>21</u>	<u>A</u>	<u>2836 FULTON STREET</u>
<u>3</u>	<u>3948</u>	<u>20</u>	<u>A</u>	<u>2832 FULTON STREET</u>

<u>3</u>	<u>4141</u>	<u>23</u>	<u>C</u>	<u>3236 FULTON STREET</u>
<u>3</u>	<u>4128</u>	<u>54</u>	<u>C</u>	<u>204 EUCLID AVENUE</u>
<u>3</u>	<u>3949</u>	<u>18</u>	<u>C</u>	<u>2844 FULTON STREET</u>

Exhibit D Land Use Maps



Cypress Hills Zoning

- Residential
- Manufacturing
- Commercial Overlay

