Committee Chair and Council Members,

On October 10, 2018, the applicants for 59 Greenwich Avenue came before Community Board 2's Land Use committee for a special permit to allow Use Group 6 on the second floor of an existing mixed-use building.

As part of their presentation, the applicants **volunteered** to exclude eating and drinking uses from the second floor of the premises in perpetuity. Their attorney introduced as a precedent for this restriction, an application at 19 E 72<sup>nd</sup> St. that City Planning approved in 2017 for another 74-711 use modification to Use Group 6. In this case, the applicants' attorney explained, the restriction against eating and drinking on the second floor was stated in the CPC report and was also incorporated into the restrictive declaration.

With this offer and precedent in hand, CB2 voted 42-0 at its October full board meeting to recommend approval of this application, provided that an exclusion for eating and drinking with the be handled in the same way.

Recently, the applicants offered to write a letter confirming that there will be no eating and drinking on the second floor, but as you well know, such a letter is not even binding on the current applicant—let alone on future owners. And there is no guarantee that the proposed use as a hair salon is permanent, at which point the space could be transformed into who knows what.

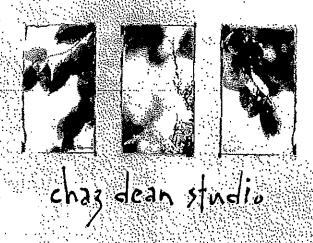
The applicant **offered** no eating and drinking on the second floor; the community board **accepted** the offer; and the Borough President has **endorsed** that position.

Based on the unanimity of these three parties, the proximity of the windows to the lot line, AND the precedent at 19 E 72<sup>nd</sup> St., we ask you to allow this stipulation to be written into the Restrictive Declaration. Thank you.

Frederica Sigel

Co-Chair, CB2-Manhattan Land Use Committee

- Disturbance to neighbors if a rear-facing terrace on the second floor were to become a venue for eating and/or drinking
- Out-of-compliance rear windows on this shallow lot that range from 14.5 to 19 feet from the lot line—instead of the required 20 feet.
- Approx 37 on-premise liquor licenses and 18 restaurant wine licenses within 750 ft.



January 10, 2019

The Honorable Corey Johnson, Speaker, New York City Council
The Honorable Francisco Moya, Chair, Subcommittee on Zoning and Franchises
The Honorable Rafael Salamanca Jr., Chair, Committee on Land Use
Honorable Members, New York City Council
City Hall
New York, NY 10007

Mr. Speaker, Chair Moya, Chair Salamanca, Members of the New York City Council:

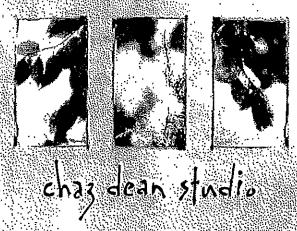
Good afternoon. I apologize for not being able to testify in person.

I am writing to you from Los Angeles where I have my hair salon in Hollywood, in a small enclave of six historic bungalows, which over the last several years I've restored to their original 1920's charm.

I am fortunate to have a wonderful dedicated clientele, many of whom are bi-coastal. For the last 14 years many of those clients, as well as my QVC following, have been asking me to open a salon in New York. The allure for me of having a salon in New York is obvious. There is simply no city that has the vibrancy and relevance of New York.

When I began the search for a building, which involved looking at thirty plus properties over the course of six years, it quickly became obvious that Manhattan's West Village was the perfect spot for my New York salon. With its dedication to historic preservation and its respect for a human scale shopping experience, I knew my clients would love it as much as I do. Additionally, because of my Hollywood bungalows, I knew the building I purchased needed a similar historic pedigree.

59 Greenwich Avenue was a neglected small building when I finally stumbled upon it at the end of my search, but I knew immediately that it was once exquisite when it was originally built as a townhouse in 1845. Despite its derelict condition and its proximity to the unfortunate MTA Vent Plant next door, I was undeterred.



We received unanimous approval from the Landmarks Preservation Commission to reconstruct, renovate and restore the building to its original glory, the unanimous support of Manhattan Community Board 2, and the support of Manhattan Borough President Gale A. Brewer, Lagree with the Community Board that a restriction of no eating and drinking establishment on the second floor is not only appropriate but desirable.

My salon and my Wen by Chaz Dean hair and body products go hand in hand. I've been selling my Wen Products on QVC since August of 2005. These products are the only products I use in my Hollywood salon and they are integral to the intimate retail and service experience I've created in my Hollywood bungalows and which I wish to replicate in New York. That is why my team is before the Subcommittee this afternoon, presenting our application for the Special Permit, which if granted, will allow me to have my shop on the ground floor and a small salon on the second floor.

Restoring this 1845 townhouse will not only create the ambience for my shop and desired salon, but it will also act to engage pedestrians at our site and enhance the quaint boutique qualities for which the Village is known and for which this portion of the block is currently lacking.

Because my schedule precluded my traveling to New York to testify at the hearing, I am writing to respectfully request that you approve our application for the 74-711 Special Permit, with the restriction that there be no eating and drinking establishment on the second floor.

Respectfully,

Chaz Dean

From: David Friedman (DAB) david@dabinvestments.com &

Subject: Fwd: 51 White Street - Copy of Application Date: January 7, 2019 at 6:28 PM, 1/7/19

To: Jeremy Mandel jeremy@dabinvestments.com

David N. Friedman | President / CEO DAB Investments LLC. New York www.dabinvestments.com

299 Broadway, Suite 1809, New York, NY, 10007, U.S.A.

Tel: +1-212-868-2000 | Fax: +1-212-868-2001 | Mobile: +1-646-644-5000 | Email:

david@dabinvestments.com

Please consider the environment before printing this e-mail.

# Begin forwarded message:

From: "jason friedman" < jason@dabinvestments.com>
Subject: RE: 51 White Street - Copy of Application

**Date:** November 6, 2018 at 12:58:22 PM EST

To: "'Philip Huang'" < Philip. Huang@fsresidential.com>

Cc: "'Brooke Rosenthal'" < Brooke.Rosenthal@fsresidential.com >, "'David Friedman \(DAB\)'"

<david@dabinvestments.com>

Good afternoon Philip,

Thank for your reply.

The 8 months mentioned in our attached letter, is a maximum completion date for the full project, even though we are expecting this project be complete a lot earlier.

There are 2 stages of work which will occur; the outside structure, and the interior finishes.

The 1st stage to be completed is obviously the outside structure, which has to be done and complete a long time before the interior work can begin.

Therefor the outside structure which you are concerned about, should be all done and complete a long time before the spring begins.

I am sure this satisfies your concern.

Let me know if there are any further questions.

Best,

Jason

From: Philip Huang [mailto:Philip.Huang@fsresidential.com]

Sent: Tuesday, November 06, 2018 11:07 AM



To: jason triedman

**Cc:** Brooke Rosenthal; David Friedman (DAB) **Subject:** Re: 51 White Street - Copy of Application

Hi Jason,

Thank you for getting back to me with the drawings.

There is a couple of things the Board have a little concern about and if you could provide them with some clarity then it would be great.

One of our Board's main concern is the quality of life of the residents and theirs. With 51 White Street having an expected time line of 8 or more months of exterior renovation, they fear that this will greatly affect the roof top amenity that the residents use during the Spring and Summer season.

Can you inform me what kind of implications this renovation would have on 55 White street and how it would affect the roof top amenity space?

Thank you for your attention and cooperation in this matter.

Best regards,

# PHILIP HUANG

Assistant Property Manager New Development Group

# FirstService Residential

622 Third Ave., 15th FI | New York, NY 10017 Tel 212.634.8947 | Fax 646.786.2142 **24/7 Customer Care: 212.634.8911** Email philip.huang@fsresidential.com

# www.fsresidential.com

Follow us on | Facebook | Twitter | LinkedIn | YouTube

From: jason friedman < jason@dabinvestments.com>

Sent: Thursday, November 1, 2018 5:52:52 PM

To: Philip Huang

Cc: Brooke Rosenthal; David Friedman (DAB) Subject: RE: 51 White Street - Copy of Application

Good evening Philip,

My apologies for the delayed response.

Please find the attached Landmarks Preservation approved drawings for the planned renovations at 51-53 White Street.

As part of the Department of Buildings process, we will present these approved drawings at the upcoming hearing.

We have already begun work in the building (as your tenants are aware).

The next phase of work will be to complete roof extension work as shown in the attached.

We are aiming to raise the bar for beautifying buildings in the area, and no expense has been spared to bring this historic building back to its original appearance on White Street.

If you require any additional information or have any questions at all, please do not hesitate to contact me.

Thank you,

Jason

917-923-5102

From: Philip Huang [mailto:Philip.Huang@fsresidential.com]

Sent: Tuesday, October 30, 2018 10:49 AM

To: jason@dabinvestments.com

Cc: Brooke Rosenthal

Subject: 51 White Street - Copy of Application

Hi Jason,

It was a pleasure speaking with you over the phone.

Per our conversation, our Board at 55 White Street would like to review the application that your company will be submitting to the city for approval. They are hoping to review the application before the hearing that will be held on November 14th at 120 Broadway.

Should you have any questions please feel free to reach out to me. Thank you.

Best regards,

## PHILIP HUANG

Assistant Property Manager New Development Group

# FirstService Residential

622 Third Ave., 15th FI | New York, NY 10017 Tel 212.634.8947 | Fax 646.786.2142 24/7 Customer Care: 212.634.8911 Email philip.huang@fsresidential.com

# www.fsresidential.com

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# 51 White Street LLC. 299 Broadway, Suite 1809 New York, NY, 10007 1-212-868-2000

October 24, 2018

Hello Neighbor,

I would like to thank you for your patience, consideration and understanding during our construction at 51 White Street. We would like to let you know that we will shortly be starting our final stage of work on our roof, which was unanimously approved by the New York City Landmarks Preservation Commission in December of 2017.

The work is scheduled to be complete within the next 8 months, when we will proudly finish and complete the restoration of the entire building's exterior, back to its original 19<sup>th</sup> century appearance, and preserve in perpetuity, the building's marble façade and cast-iron storefront for generations to come.

As part of the New York City Department of Buildings process, a public hearing will be held on November 14, 2018 at 120 Broadway when the Department of City Planning Commission will vote on the approval for the special permit based on our Landmarks Commission approved design.

All applicable work permits will continue to be posted on the site along with the contractor's information, and our project manager can always be reached by phone at +1(917) 291-0856.

Sincerely,

David Friedman

51 White Street LLC, Owner

From: jason friedman jason@dabinvestments.com & Subject: FW: 51-53 White Street - Community Board 1

Date: January 9, 2019 at 6:23 PM, 1/9/19

To: David Friedman (DAB) david@dabinvestments.com, Jeremy Mandel jeremy@dabinvestments.com

From: Leonard, Paul [mailto:PLeonard@council.nyc.gov]

Sent: Tuesday, November 13, 2018 11:43 AM

To: 'jason friedman'

Cc: David Friedman (DAB); Li, Gigi

Subject: RE: 51-53 White Street - Community Board 1

Copying Gigi Li, who will be taking over the CM's land use portfolio as I will be on parental leave starting Nov. 26. Thanks,

## Paul

From: jason friedman < jason@dabinvestments.com>

Sent: Sunday, November 04, 2018 5:15 PM

To: Leonard, Paul < PLeonard@council.nyc.gov>

Cc: David Friedman (DAB) <david@dabinvestments.com>

Subject: 51-53 White Street - Community Board 1

Good evening Paul,

I received your contact information from Diana Switaj at the Community Board 1 offices.

I wanted to give you a heads-up on an application that is coming your way for a special permit pursuant to ZR 74-711 located at 51-53 White Street in Lower Manhattan.

We have been working on this project for over 2 years and we are excited to be coming to a conclusion on the special permit approval process.

I have attached a copy of our approved Landmarks drawings - showing the scope of the project.

I would love the opportunity to walk you through the project any time.

Respectfully,

Jason Friedman 917-923-5102 From: jason friedman jason@dabinvestments.com Subject: RE: City Council Hearing: 51-53 White Street

Date: January 7, 2019 at 10:48 AM, 1/7/19

To: Kelley, Chelsea CKelley@council.nyc.gov, Hetey, Brian BHetey@council.nyc.gov, White, John JoWhite@council.nyc.gov

Cc: Jeremy Mandel jeremy@dabinvestments.com, david@dabinvestments.com

# Confirmed.

From: Kelley, Chelsea [mailto:CKelley@council.nyc.gov]

**Sent:** Monday, January 07, 2019 10:22 AM **To:** 'jason friedman'; Hetey, Brian; White, John **Cc:** Jeremy Mandel; david@dabinvestments.com

Subject: RE: City Council Hearing: 51-53 White Street

Hi Jason,

Confirming that you should be at the City Hall Committee Room on January 10 at 1pm to present.

Thanks, Chelsea

From: jason friedman < jason@dabinvestments.com>

Sent: Sunday, January 06, 2019 12:15 AM

To: Hetey, Brian <BHetey@council.nyc.gov>; White, John <JoWhite@council.nyc.gov>

Cc: Jeremy Mandel < jeremy@dabinvestments.com>; david@dabinvestments.com; Kelley, Chelsea

<CKelley@council.nyc.gov>

Subject: City Council Hearing: 51-53 White Street

Hello Brian and John,

Please see the attached PDF of our 1/10/2019 presentation.

I will be presenting these slides on behalf of the applicant, 51-53 White Street LLC.

Please confirm we should be at City Hall at 1pm January 10, 2019 to present.

Thank you,

Jason 917-923-5102

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From: Kelley, Chelsea CKelley@council.nyc.gov Subject: RE: City Council hearing: 51-52 White Street

Date: January 4, 2019 at 3:05 PM, 1/4/19

To: jason friedman jason@dabinvestments.com, david@dabinvestments.com

Cc: Jeremy Mandel jeremy@dabinvestments.com

# Thanks very much!

Best, Chelsea

From: jason friedman <jason@dabinvestments.com>

Sent: Thursday, January 03, 2019 8:47 PM

To: Kelley, Chelsea < CKelley@council.nyc.gov>; david@dabinvestments.com

Cc: Jeremy Mandel <jeremy@dabinvestments.com>
Subject: RE: City Council hearing: 51-52 White Street

Hello Kelley,

Please see the attached PDF of our 1/10/2019 presentation for uploading onto the presentation day laptop.

I will be presenting these slides on behalf of the applicant, 51-53 White Street LLC.

I will reach out to the sub-committee chairs by email and phone as you suggested.

Thank you,

Jason 917-923-5102

From: Kelley, Chelsea [mailto:CKelley@council.nyc.gov]

Sent: Wednesday, January 02, 2019 2:38 PM

To: 'jason@dabinvestments.com'; 'david@dabinvestments.com'

Subject: City Council hearing: 51-52 White Street

Importance: High

Hello Jason and David,

Nice speaking with you briefly, Jason. As I mentioned, I am following up our call with some details and requests related to a hearing at the Council that is coming up quite quickly.

I am reaching out to let you know that the New York City Council will be holding a public hearing on this application for a special permit sought to facilitate development at 51-53 White Street. We ask that you appear before the Subcommittee on Zoning and Franchises on January 10<sup>th</sup> at 1:00pm in the Committee Hearing Room at City Hall.

I do apologize for the short notice, but a few things were lost in shuffle over the holiday break.

In preparation for the hearing, please do the following:

- Please send me a PDF of your presentation by 1/9 and I will have it loaded onto the laptop.
- Please let me know who will be on the presentation panel.
- Please bring 15 paper copies of the presentation for the Committee Members and for our files.
- Please reach out to Subcommittee Chair Moya (contact: John White 718-651-1917 jowhite@council.nyc.gov) and Chair Salamanca (contact: Brian Hetey 718-402-6130 bhetey@council.nyc.gov) to set up a briefing ahead of the public hearing.

# Have you reached out to Council Member Chin?

Please do not hesitate to reach out with any other questions.

Best, Chelsea

Chelsea Kelley
New York City Council I Land Use Division
212 482 5172 I office
646 370 0171 I cell
ckelley@council.nyc.gov

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From: Daniel Cooper daniel@benchmarkrealestate.com

Subject: Re: 51 White Street

Date: October 15, 2018 at 1:49 PM, 10/15/18

To: David Friedman (DAB) david@dabinvestments.com

Cc: Daniel Gillies DGillies@benchmarkrealestate.com, Jason Friedman jason@dabinvestments.com, Alex Elkin

eastboundconstruction@gmail.com, Jeremy Mandel jeremy@dabinvestments.com

Hello David,

Thanks for the update its greatly appreciated.

Best,



# DANIEL COOPER DIRECTOR OF LEASING BENCHMARK REAL ESTATE GROUP

654 MADISON AVE, SUITE 1009 NY, NY 10065

O 646.661.7058

BENCHMARKREALESTATE.COM

On Oct 11, 2018, at 11:03 PM, David Friedman (DAB) < david@dabinvestments.com> wrote:

Hi Daniel

I had an on-site meeting today with my Project Manager and my GC, and the loose timeline that we're hoping for, to be complete with the scaffolding at the rear of my building, will be by the year end. I hope this helps.

I'll keep you posted as time goes on.

Best regards

David N. Friedman I President / CEO DAB Investments LLC. New York

299 Broadway, Suite 1809, New York, NY, 10007, U.S.A.

Tel: +1-212-868-2000 | Fax: +1-212-868-2001 | Mobile: +1-646-644-5000 | Email:

david@dabinvestments.com

Please consider the environment before printing this e-mail.

On Oct 10, 2018, at 5:28 PM, Daniel Cooper < daniel@benchmarkrealestate.com > wrote:

Great, I really appreciate it.

Thanks,



DANIEL COOPER
DIRECTOR OF LEASING
BENCHMARK REAL ESTATE GROUP

654 MADISON AVE, SUITE 1009 NY, NY 10065

O 646.661.7058

BENCHMARKREALESTATE.COM

On Oct 10, 2018, at 5:25 PM, David Friedman (DAB) <a href="mailto:com/david@dabinvestments.com/david@david@dabinvestments.com/david@david@dabinvestments.com/david@david



Hi Daniel All is good, and hope all is going well with you too. I will follow up with my project manager and get back to you ASAP.

David N. Friedman | President / CEO DAB Investments LLC. New York

299 Broadway, Suite 1809, New York, NY, 10007, U.S.A.

Tel: +1-212-868-2000 | Fax: +1-212-868-2001 | Mobile: +1-646-644-5000 | Email:

david@dabinvestments.com

Please consider the environment before printing this e-mail.

On Oct 10, 2018, at 3:14 PM, Daniel Cooper <a href="mailto:coaper-square: one-square: coaper-square: one-square: o

Hello David.

Hope all is well,

I'm reaching out from Benchmark Real Estate Group who owns 41 & 45 White as well as 74 Franklin. I was just curious as to whether or not you can provide us with a loose timeline for the construction on the rear of the building that buds up to our building on 74 Franklin Street. The reason for the request is that we're currently trying to rent a unit and potential renters have been a bit spooked by the scaffolding etc...

Any information is greatly appreciated.

Thanks.

DANIEL COOPER

<image001.png> DIRECTOR OF LEASING

BENCHMARK REAL ESTATE GROUP

654 MADISON AVE, SUITE 1009 NY, NY 10065

O 646.661.7058

BENCHMARKREALESTATE.COM

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# **NOTICE**

# November 7, 2018

IN THE MATTER OF an application submitted by 51 White Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the height and setback requirements of Section 23-662 (Maximum height of buildings and setback regulations) and Section 23-692 (Height limitations for narrow buildings or enlargements), the inner court requirements of Section 23-85 (Inner Court Regulations) and the minimum distance between legally required windows and walls or lot lines requirements of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines), to facilitate the vertical enlargement of an existing 5-story building, on property located at 51 White Street (Block 175, Lot 24), in a C6-2A District, within the Tribeca East Historic District, Borough of Manhattan, Community District 1. Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271.

A PUBLIC HEARING WILL BE HELD at 10:00 am on November 14, 2018 at 120 Broadway when the Department of City Planning Commission will vote on the approval of the above mentioned special permit based on our Landmarks Commission approved design for the building's rooftop addition.

ALL APLICABLE WORK PERMITS will continue to be posted on the site along with the contractor's information. The contractor for this project is AVO Construction, and our project manager can be reached by phone at +1(917) 291-0856.



Jonathan Glass Rabbi

Avram Solomon Turkel, Esq. President

Etan Butler Executive Vice President

Jacqueline Galory Toby Turkel Beth Lieberman Dolores Wine Vice President

Eli Weiss Treasurer

Fabian Friedland Financial Secretary

Chris Nechama Fasano Recording Secretary

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Fabian Friedland
Etan Butler

Chairperson Meenakshi Srinivasan New York City Landmarks Preservation Commission David N. Dinkins Municipal Building 1 Centre Street, 9th Floor North New York, NY 10007

Honorable Commissioner,

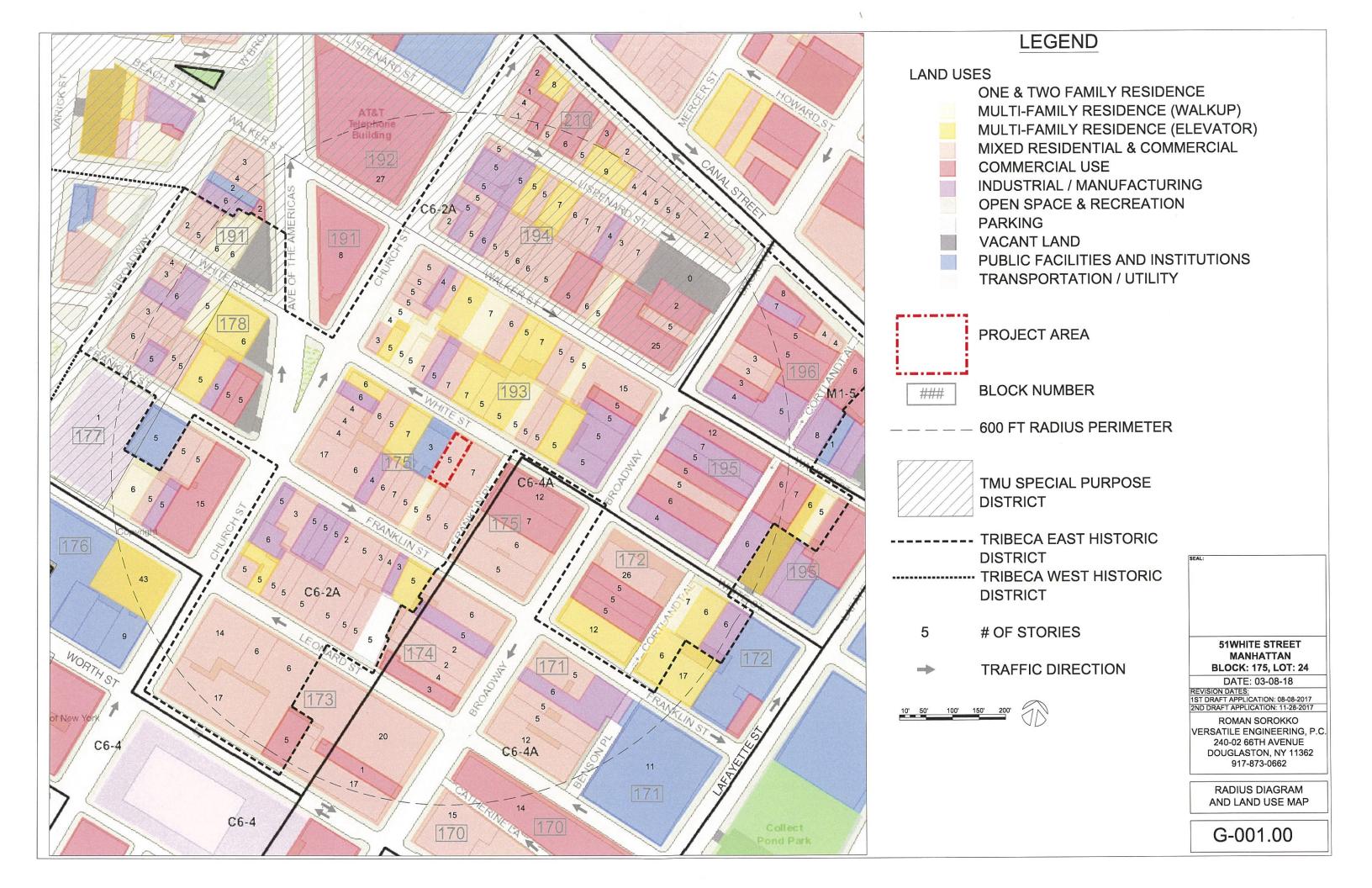
The TriBeCa Synagogue, located at 49 White Street, has been in close contact and has reviewed the plans being presented to the Landmarks Commission by our neighbor at 51 White Street.

While we defer to the expertise of LPC for this restoration, we fully support the contextual project, and plan to work collaboratively as neighbors to accomplish the best outcome for the neighborhood and both properties.

Respectfully,

Eli Weiss

11.7.2016

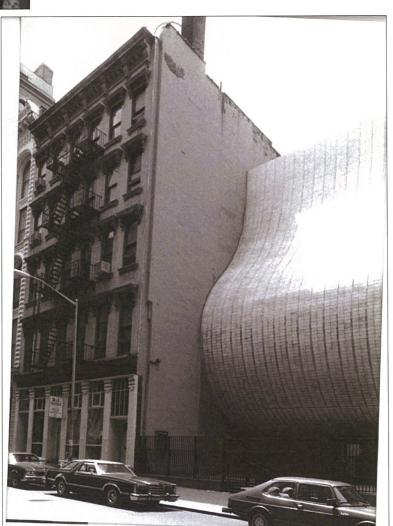


# 175 - 24 M

1940's

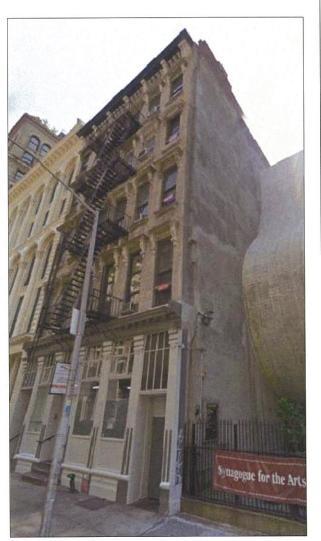




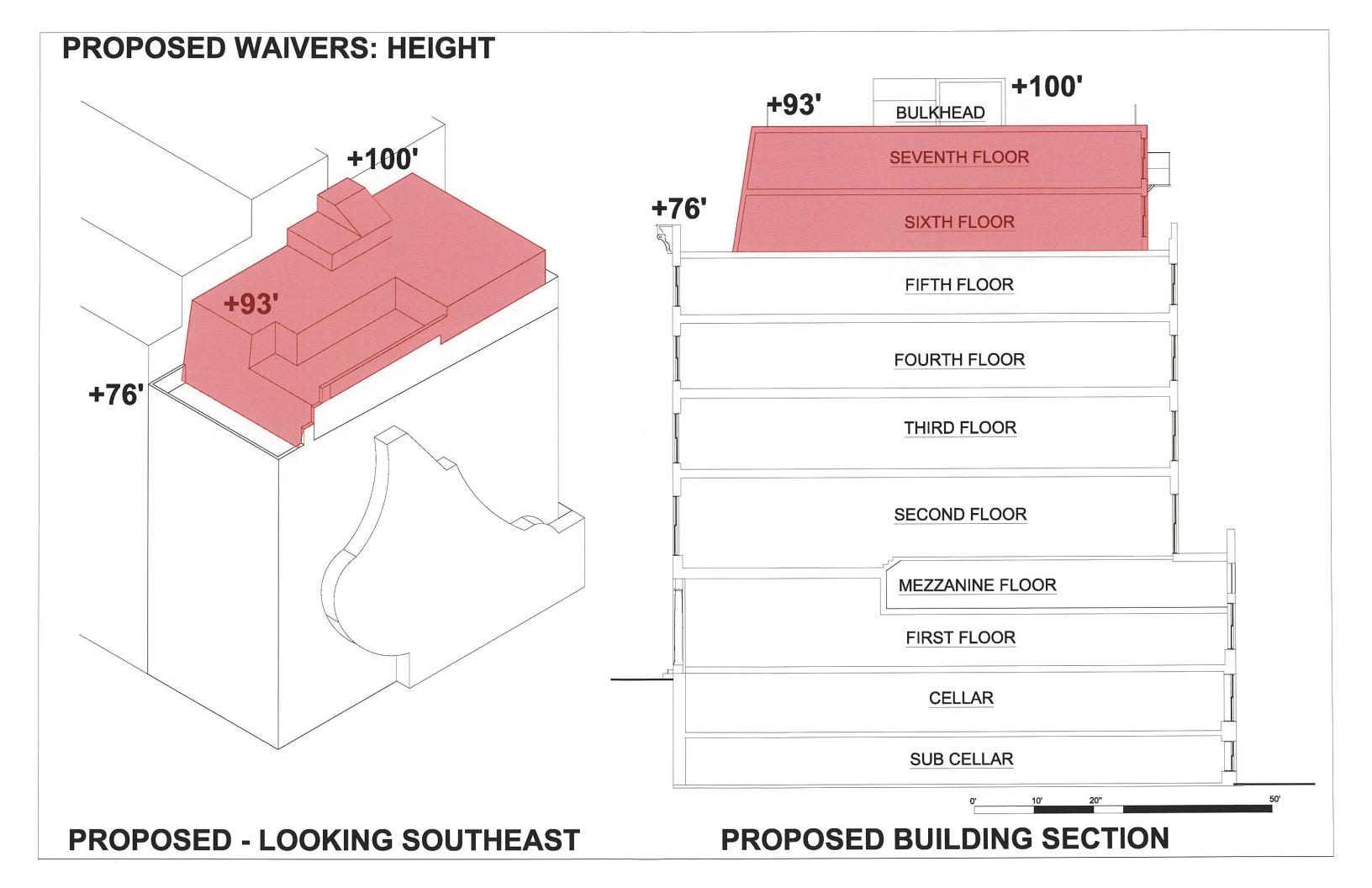


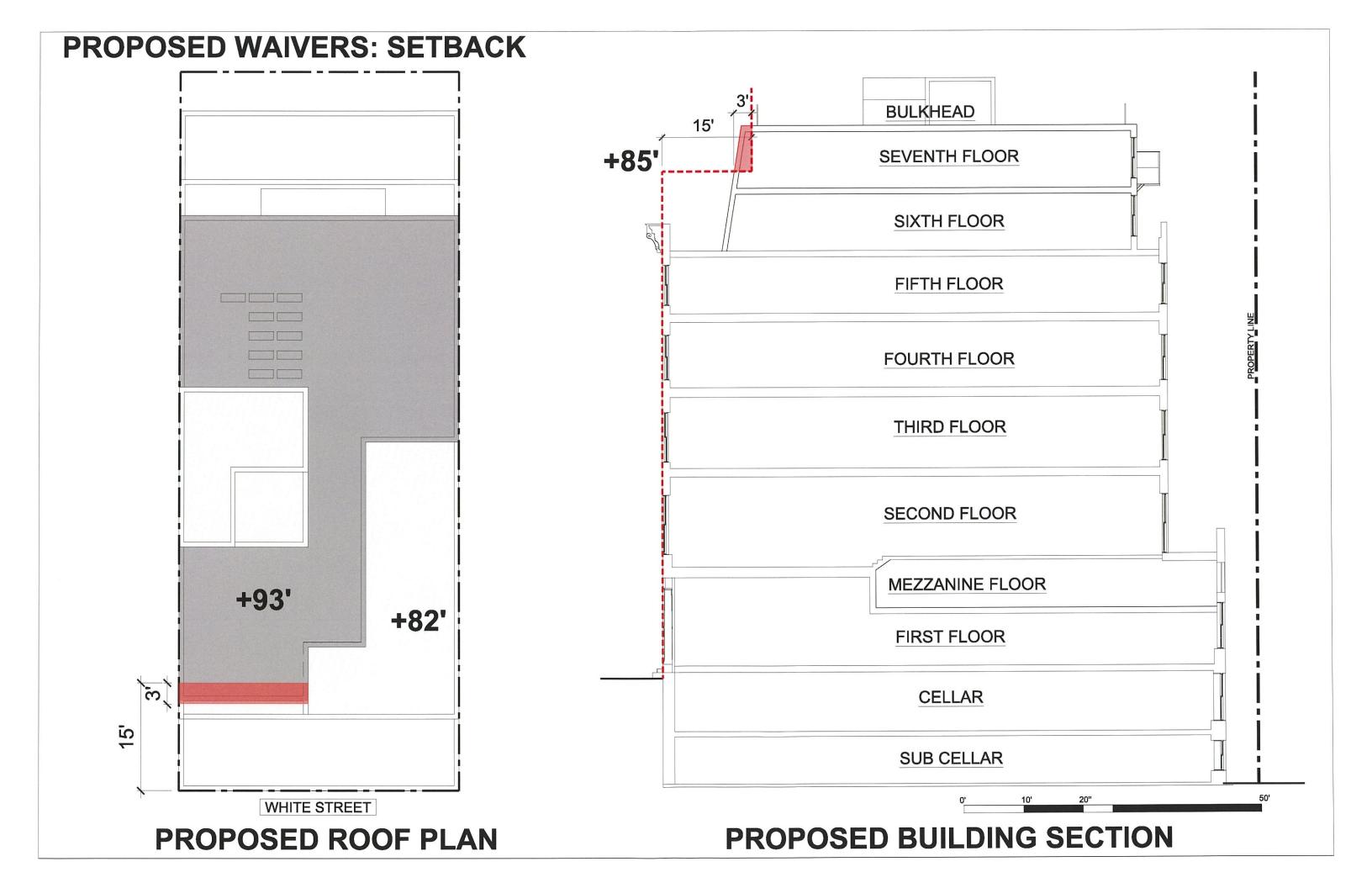


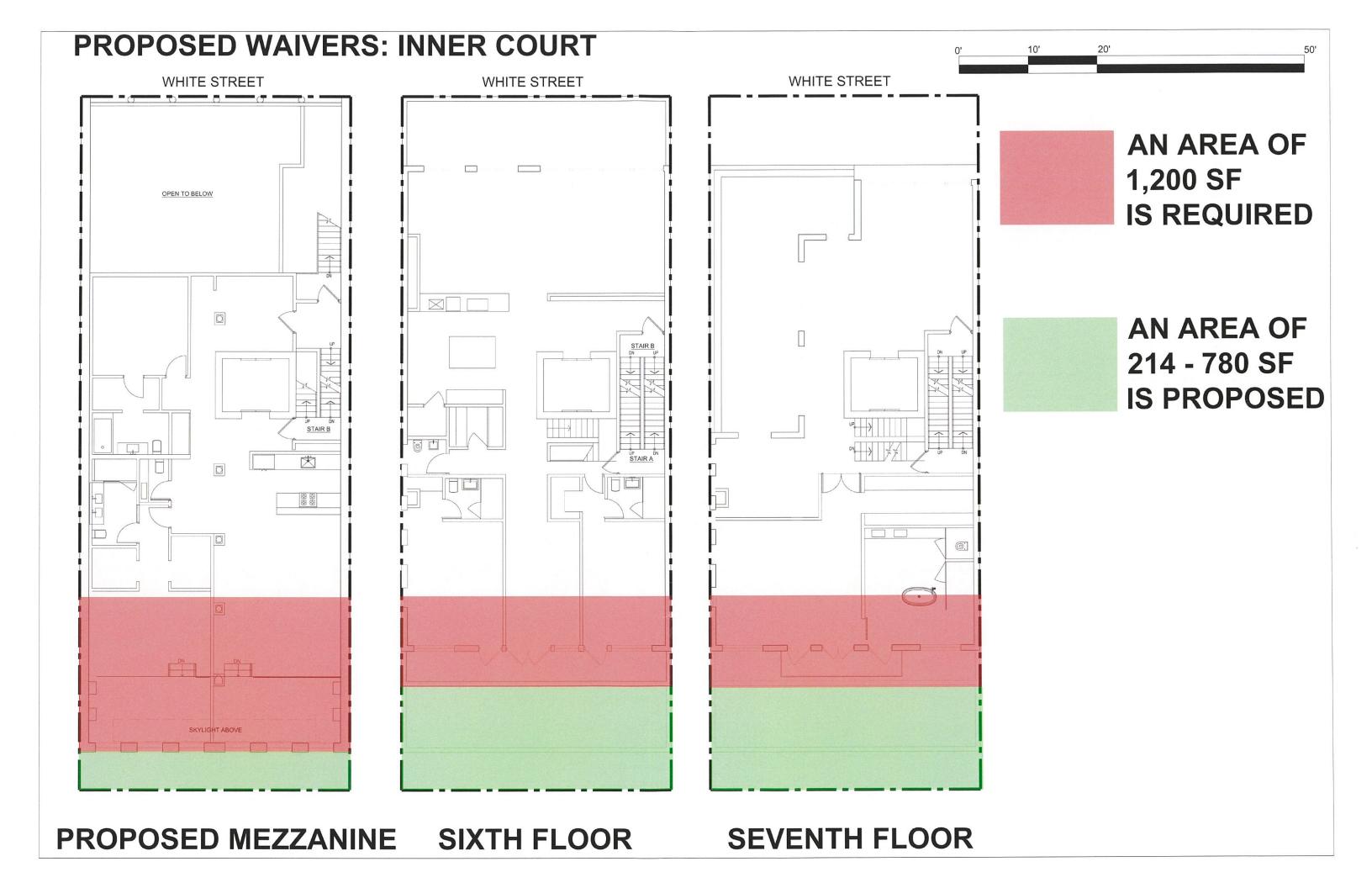
**PHOTOGRAPHS - DEVELOPMENT SITE** 

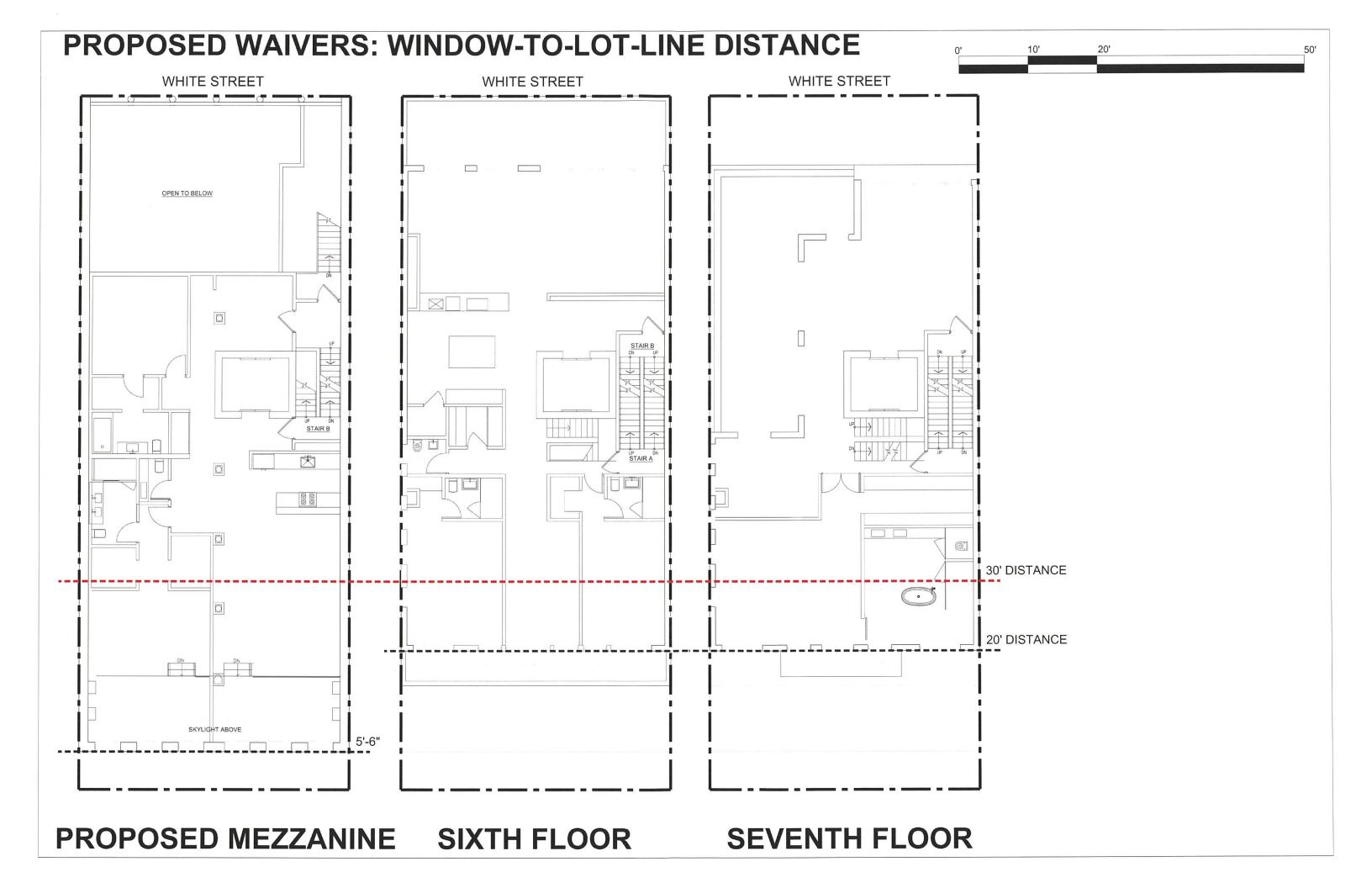


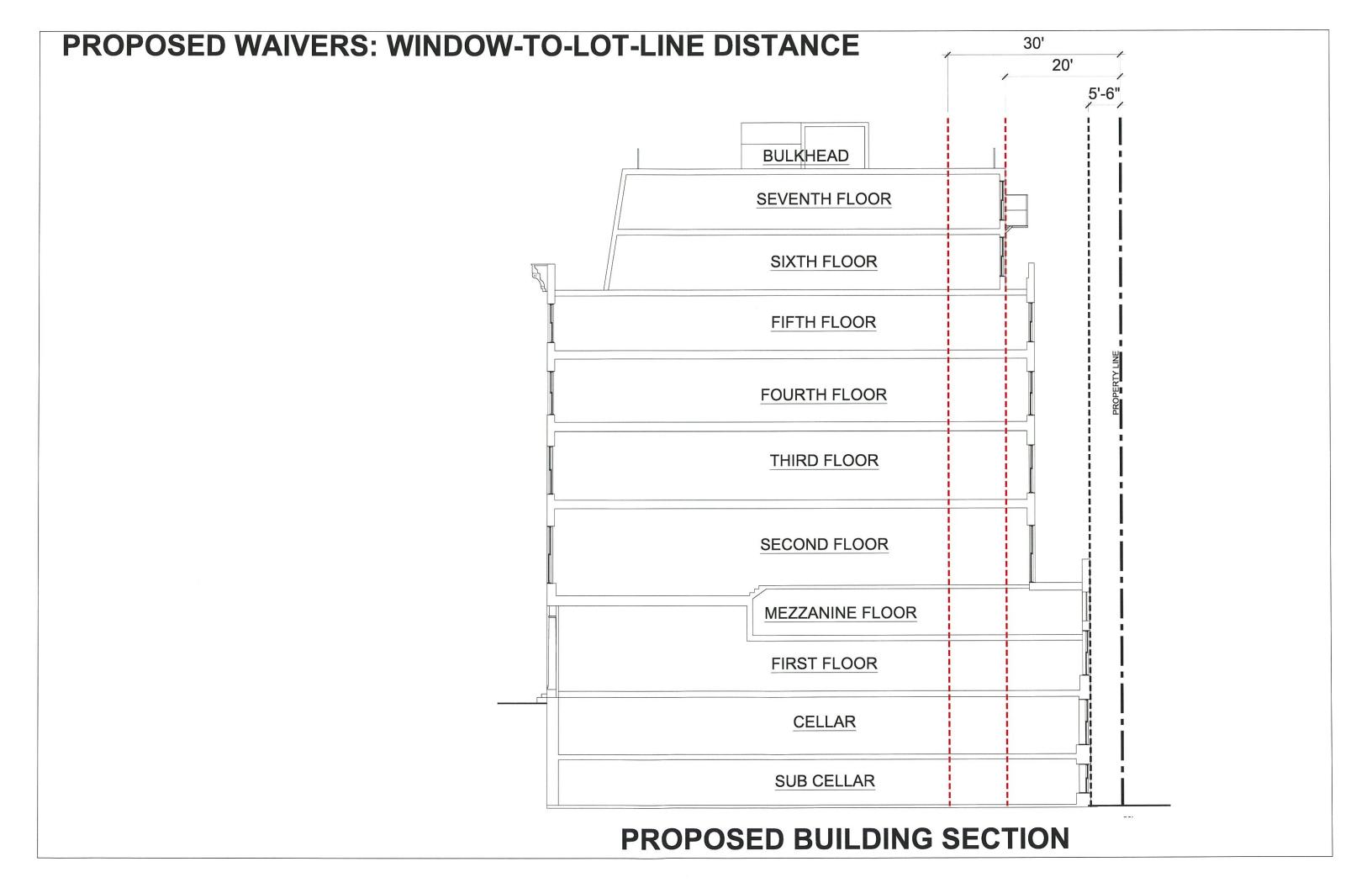












# **AERIAL VIEW - DEVELOPMENT SITE** TWO 2-STORY ADDITIONS 44-50 WHITE ST ADDITIONS 41-45 WHITE ST TWO 2-STORY ADDITIONS 58-60 WHITE ST TWO 2-STORY ADDITIONS 80-82 FRANKLIN ST 51 WHITE ST ROOF ONE 3-STORY ADDITION 55 WHITE ST

# 59 Greenwich Avenue

Presentation to:

# Subcommittee on Zoning and Franchises The Honorable Francisco Moya, Chair Honorable Members

January 10, 2019







TIM CAMPBELL



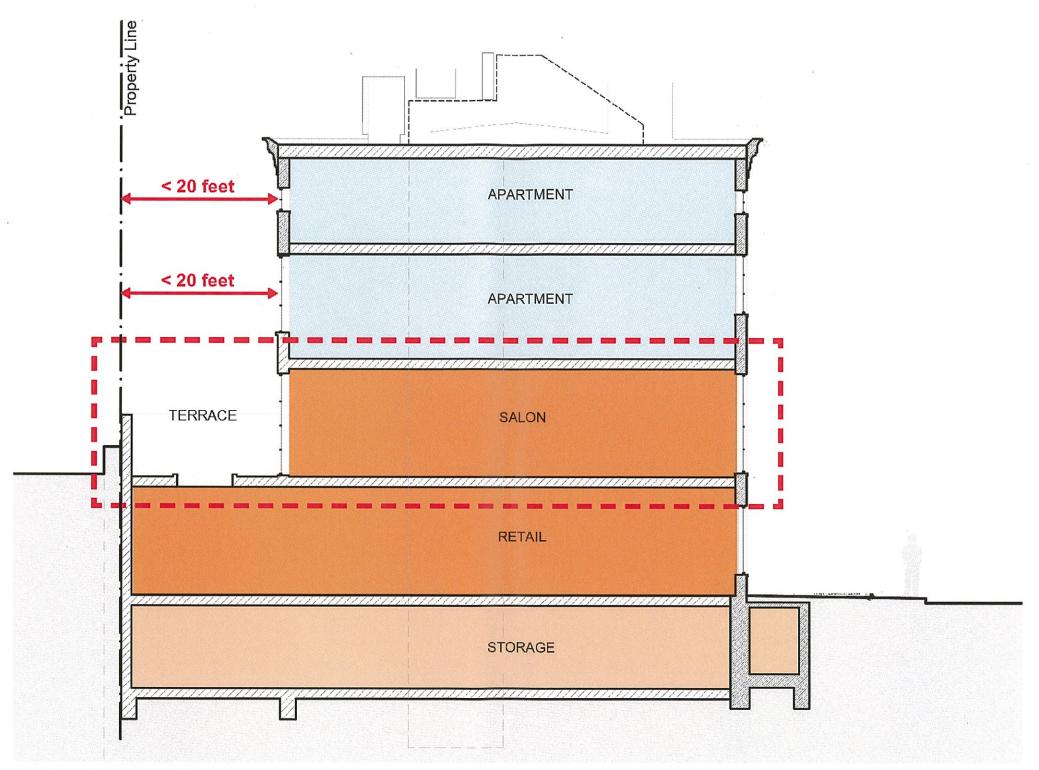
**Existing Condition** 



Proposed Renovation/Restoration



Context Map



- Use waiver of ZR 32-421 to permit commercial use on second floor
- Bulk waiver of ZR 23-861 to allow legally required windows to remain at current noncomplying location, which is less than 20 feet from rear lot line



Proposed Renovation/Restoration

# East 241st Street Rezoning

180083 ZMX,180084 ZRX
The New York City Council Subcommittee on Zoning and Franchises
January 10, 2019



# The Applicant

- Enclave Equities LLC (Enclave), the developer, is a diversified real estate investment and development firm with a focus on turning around distressed and underperforming properties.
- Enclave has selected a strong and experienced team which includes:

Aufgang Architects (architecture and planning), Sheldon Lobel PC (land use), Langan Engineering (Brownfield Cleanup Program, environmental impact and site civil), Best Development (affordable housing consultant) and Kasirer LLC (government relations).

- Representative Development Projects include:
  - o Oxford Avenue, Bronx
  - o Cannon Place, Bronx
  - o South 5th Street, Mount Vernon

# Oxford Avenue, Bronx NY







After sitting dormant for several years, Enclave took control of this 13-story stalled project in 2010. The project, which was commenced by the original developer in 2005, was a vacant concrete shell that blighted the surrounding area. Upon taking control of the site, Enclave reinstated construction and proceeded to complete the project, which is currently a fully occupied market rate rental building.

# Cannon Place, Bronx NY



Being sensitive to the needs of the surrounding neighborhood, Enclave engaged in lengthy discussions with The New York Public Library about the possibility of relocating its existing Sedgwick Avenue location.



In 2017, Enclave sold the property to The New York Public Library and agreed to manage and oversee the redevelopment of the building into what will be the Library's new and improved Van Cortlandt branch.

# South 5<sup>th</sup> Street, Mount Vernon NY



Enclave completed the gut rehab of this long vacant 80,000 square foot building. The property, which is steps from Mount Vernon City Hall, currently consists of 40 affordable apartments for seniors and a 22,000 square foot extension center for Westchester Community College. The project's affordable housing component was financed with a combination of LIHTC and HFA bonds.







# The Proposal

# Zoning Map Amendment

• Rezone Block 5087 in the Wakefield neighborhood of the Bronx from an M1-1 zoning district to an R7D/C2-4 district, to permit a mixed-use development on Lots 1, 9 and 12 (the "Proposed Development Site").

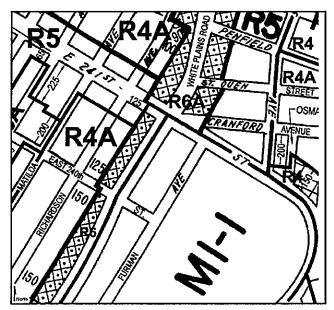
# Zoning Text Amendments

- Establish a Mandatory Inclusionary Housing ("MIH") Designated Area over Block 5087.
- Include Block 5087 within the Transit Zone.

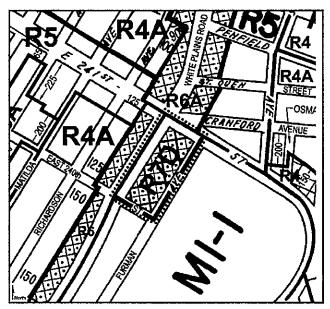
# Existing and Proposed Zoning

East 241st Street Rezoning, Bronx

# **Zoning Change Map**



Current Zoning Map (2a)



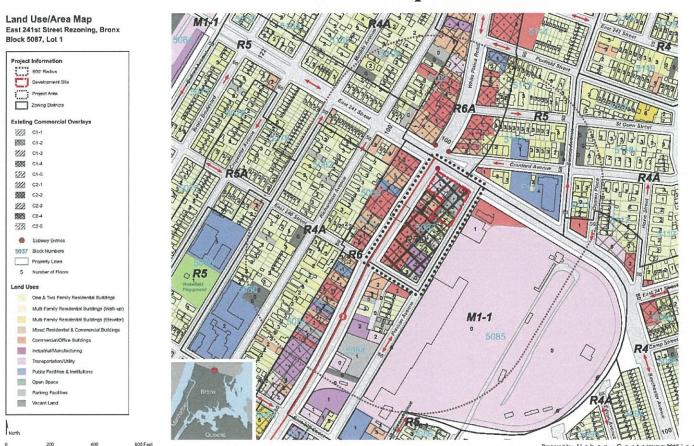
Proposed Zoning Map (2a) - Project Area is outlined with dotted lines Rezoning from M1-1 to R7D/C2-4

2777 SSSS 2777 SSSS [2777 SSSS SSS 2777 SSSS 2777 SSS 277

# Tax Map



# Area Map



### Proposed Development

- The proposal will facilitate the development of a 9-story mixed-use residential and commercial building at the Proposed Development Site. The proposed 5.6 FAR building will consist of 24,972 square feet of ground floor commercial space and 137,422 square feet of residential space (186 dwelling units).
- The proposed building is designed by Aufgang Architects, LLC. Aufgang has experience building affordable housing buildings in the Bronx including:
  - 3520 Webster Avenue 484 units
  - 601 East 156<sup>th</sup> Street 641 units
  - 863 Macy Place 63 units
  - 2028 Creston Avenue 114 units









# Photos of the Site and Surrounding Area



View of the west side of White Plains Road facing northwest from the Site.



12. View of the sidewalk on the south side of East 241st Street facing southeast from White Plains Road(Site at Right).



View of the sidewalk on the east side of White Plains Road facing southwest from East 241st Street (Site at left).





13. View of the north side of East 241st Street facing north from the Site.



15. View of the sidewalk along the south side of East 241st Street facing northhwest from Furman Avenue (Site at left).



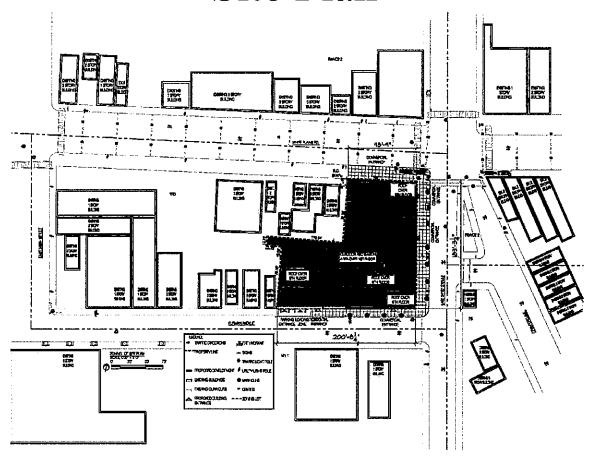
14. View of the north side of East 241st Street facing northeast



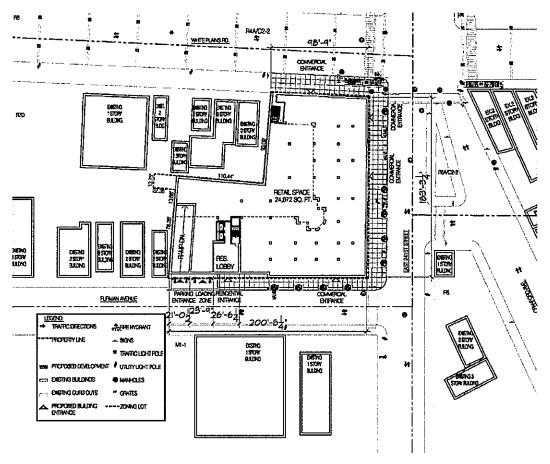
# Location Plan



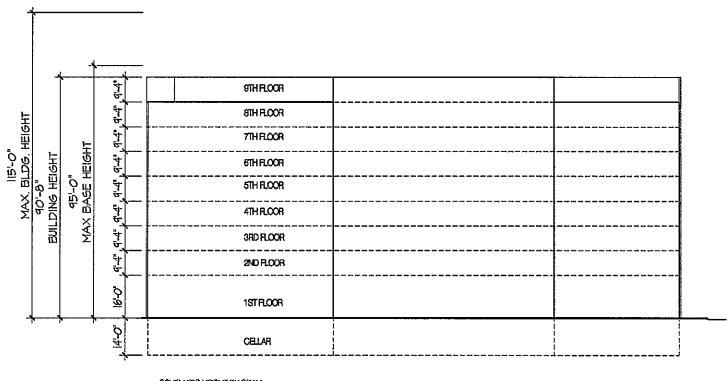
# Site Plan



#### Ground Floor Plan



# Section



SCHEMATIC HEIGHT DIAGRAM SCALE 1/32" = 1"-0"





BRONK, NY

10.12.18 ISSUED TO DOP FOR REVIEW & COMMENT

2ND FLOOR PLAN

A-102.00

PROPOSED ZONE: 10.12.18 R7D W/ C2-4 [MP4] 9L000-5087 LDT: 1, 9.8.12









10.12.18 ISSUED TO DOP FOR REVIEW & COMMENT

3RD TROUGH 6TH FLOOR PLAN

A-103.00

PROPOSED ZONE: 10.12.18 R7D W/ C2-4 [MH] BLOOK 5087 LOT: 1,96.12







BRONK N



10.12.18 ISSUED TO DCP FOR REVIEW & COMMENT

7TH FLOOR PLAN

A-104.00

PROPOSED ZONE: 10.12.18 R7D W/ C2-4 [MH] BL000 5087 L0T.1, 98.12







BRONK I



10.12.18 ISSUED TO DCP FOR REVIEW & COMMENT

7TH FLOOR PLAN

A-104.00

PROPOSED ZONE: 10.12.18 R7D W/ C2-4 (MH) BL000 5087 L0E 1, 94.12







BRONK, I



10.12.18 ISSUED TO DOP FOR REVIEW & COMMENT

8TH FLOOR PLAN

A-105.00









BRONK, NY



10.12.18 ISSUED TO DOP FOR REVIEW & COMMENT

9TH FLOOR PLAN

A-106.00

PROPOSED ZONE: 10.12.18 R7D W/ C2-4 [MH] BLOOK 5087 LOT: 1, 9 & 12



# Zoning Calculations and Apartment Distribution

Block: 5087	CONTROL PRODUCTION
Lot: 1, 9 & 12	CLLCII Decode e cultura (C. 1912)
Existing Zoning: M1-1	
Proposed Zoning: R-7D With C2-4 Overlay (MIH)	Character and the second secon
Map: 2a	開発 (All Sult Only To BE DESIGNED PER LYC ENERGY CODE MR (A) (A)

	PERMITTÈL	/REQUIRED	PROF	OSED	REMARKS	RES.
RESIDENTIAL QUALITY HOUSING	PROGRAM)	NITH ZOATORE	NANCES BIR			
Lotarea				I	1	23-3
Comer			18,642.00	Sq. Ft.	i	
Interior			10,356,97	Sq. Ft.		
TOTAL	1,700.00	Sq.Fl.	28,998.97	Sq.Ft.	ОК	
F.A.R. Floor Area Ratio				i	1	23-15
				1		
	5	.6	4,74	1	OK	
Zoning Floor Ares				:		23-15
				i		
	162,394,23	Sq.Fl. Max.	137,422.00	Sa.Ft.	OK	
Lot Coverage	,	1		!		23-15
Corner 100%	18,642.00	Max.	14,661.00	Sa.Fl.	ОК	
Interior 65%	6,732.03		6,543.04		OK	
No. of Apartments					<del>                                     </del>	23-2
R-7D (680)	202	Units Max.	186	Unils Approx.	OK	
Heights (feet)			.,			
Min, Base Height	60	-0*	90	1-8"	OK	23-66
Max, Base Height		vo		-8"	OK	23-66
Max Building Height		1 Stories		Stories	OK	23-66
Yard Regulations	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	. 0101123		414	<del>  "  </del>	
Front	Not	reg'd	N/	one	OK	23-4
Side		rea'd		one	OK	23-4
Rear		-0"		1-2"	l ok	23-4
Front Selback		~	3		- J.	23-6
Narrow Street	15	-0"	N	ΥA	ok -	25-0
Wide Street		-0*		VA		
COMMERCIAL SUSANIE AND AREA						ANNEAGUS (THEMS SOM
F.A.R. Floor Area Ratio	econtra recentle	und missississimus	III ATAMAMA KANANE	Libert And Lines of Physics	meace site men's and sea	33-12
P.A.K. PIDOF AIVA KAUD	200	Max.	0.86		OK	33412
Gross Floor Area	2.00	MAX.	0.00		UK	33-12
GLOSE LIDOL VIES		S- 5	04.070.00	n= =- · · · ·	ОК	33-12
		Sq.Ft. Max.	24,972.00			
MIXED USE EXPRESSED AND SECURIOR SECURI	SHEET OF THE PARTY	(2) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	MASSIT PROPERTY.	CONTRACTOR DESIGNATION	Mary Mary Mary Mary Mary	
F.A.R. Floor Area Ratio					[ <u></u> ]	23-15
	5.60	Max.	5.60		OK	
Gross Floor Area			449 449 44	<u> </u>		23-15
RESIDENTIAL			137,422.00			
COMMERCIAL			24,972.00		L	
TOTAL		Sq.Ft. Max.	162.394.00		OK	
PARKING BOX STANSON BOX						
RESIDENTIAL - 50% of MARKET D.U.		Spaces		Spaces	OK	25-2
RESIDENTIAL - AFFORDABLE D.U.		Spaces		Spaces	OK •	25-25
COMMERCIAL	Wa	ived	VVs	sived	OK	36-21 / 36-23

0519/2/2017	OBR.	18R.	ZBR.	3BR.	TOTAL
1ST FLOOR					
2ND FLOOR	3	8	6	3	20
3RD FLOOR	4	13	7	2	26
4TH FLOOR	4	13	7	2	26
5TH FLOOR	4	13	7	2	26
6TH FLOOR	4	13	7	2	26
7TH FLOOR	3	10	7	4	24
8TH FLOOR	4	10	9	2	25
9TH FLOOR		4	8	1	13
TOTAL	26	84	58	18	186
PERCENT	14%	45%	31%	10%	100%

n.coa	CHISMS	CX40ERCM	AESCENTAL	PARKING	COPA	RET	REC	M-CH	TABILITY '	7014
	#AT	30 FT.	90.77	3Q FT	IC II	92.17.	8Q FT	1 Tracacon	#3 FT	20KH3
CHILLIA	200	1 !	1004	71(49)						
	34207	2972	17.4	1479						1754
	96795		197103	r——r	465	33	2203			***************************************
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ě	1672		19736		854	12		7.6		18152
7	10702	1	19750	1	885	12		760	$\overline{}$	16122
-	1675		10/22		166	12		760		御皇
0	13000	1 '	1744		655	יט		7.5		11432
IDIA	70/901	24177	125007	29 79	400	76	27C3	6035	611	1,1 477

<sup>\*</sup> DEVELOPMENT SITE TO BE INCLUDED ON TRANSIT ZONE

### Financial Analysis and Proposed Affordability

- Development costs are approximately \$93 Million
  - 186 Units
  - 24,972 Sf. Retail/Community Facility
  - 47 Parking Spaces
- Anticipated financing under Mix and Match program with NYC HPD and NYC HDC.

	<u># of</u>		
	Units		Rent Range
Studio	26	13.98%	\$215-\$1,340
One Bedroom	84	45.16%	\$283-\$1,689
Two Bedroom	57	30.65%	\$425-\$2,036
Three Bedroom	<u>18</u>	9.68%	\$512-\$2,346
Total	185	99%	
Super's Unit	1	1%	
Total Units	186	100%	,

- Proposed Development will include Mandatory Inclusionary Housing (MIH), using either:
  - Option #1 25% at 60% AMI (on average)
  - Option #2 30% at 80% AMI (on average)
  - Targeting households with income between \$32,000 to a maximum of \$112,000, based on household size and apartment type.
- Affordability Levels ----->

46 units	24.86%	
46 units	24.86%	·
46 units	24.86%	50.27% @ 60% AMI and below
19 units	10.27%	
28 units	15.14%	
	100.00%	
	46 units 46 units 19 units	46 units 24.86% 46 units 24.86% 19 units 10.27% 28 units 15.14%

# 170492 ZMQ -100-03 NORTH CONDUIT AVENUE, QUEENS

Proposed zoning map amendment to rezone Block 11562 / Lots 1 (part of), 5 (part of), 100, 106, 111, 113, 119 (part of), and 206 (part of) ("Rezoning Area") from R3X to R3X/C2-2

# **Existing Conditions:**

- 1. Tax Map;
- 2. Zoning Map;
- 3. Aerial Map;
- 4. Area Map;
- 5. Photographs.





#### NYC Digital Tax Map

Effective Date : 12-08-2008 17 54:46 End Date : Current

Queens Block 11562

Legend

Miscellaneous Text
 Possession Hooks
 Barinday Limas
 LotFace Possession Hooks

Regular

Underwater

Tas Let Polygon

Coede Number

Condo Number Ta> Block Polygen

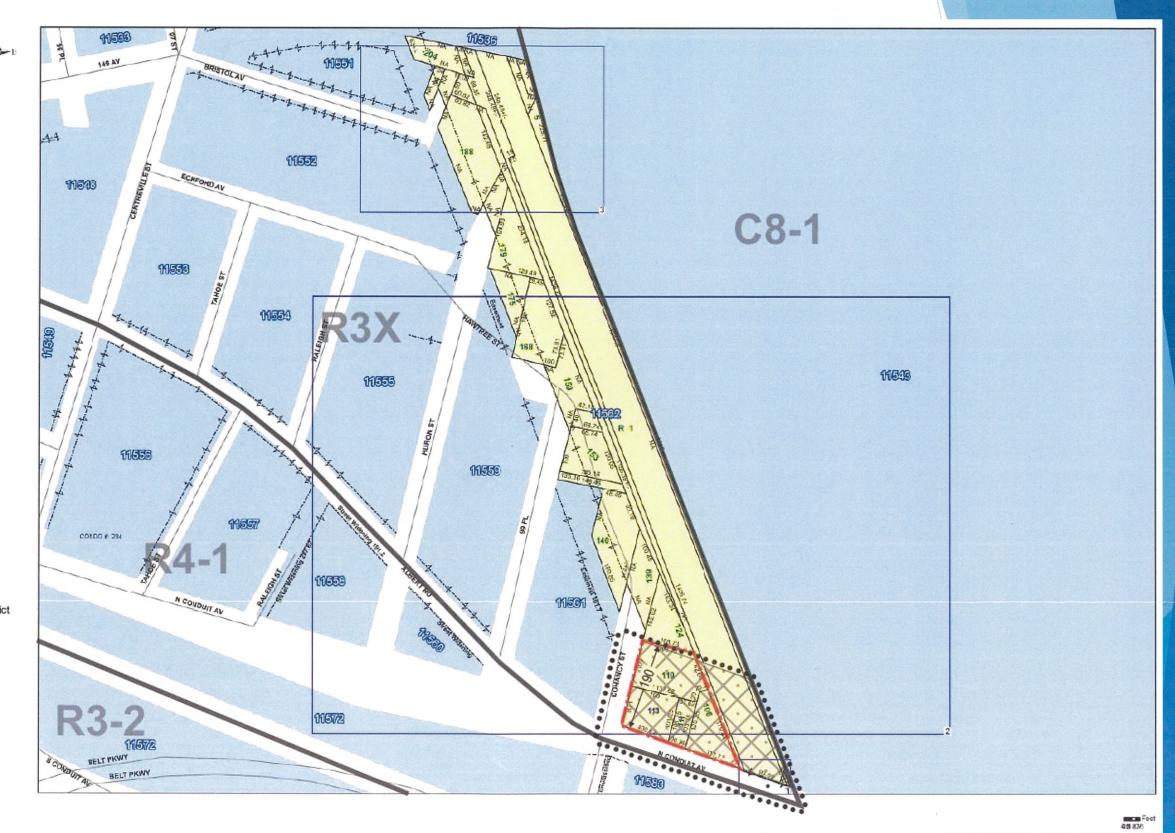
Zoning District Line

Development Site

Area Proposed to be Rezoned

Proposed C2-2 Commercial Overlay

R3X Existing Zoning District



Proposed Project Area Project ID # 170492 ZMQ INTERNATIONAL SPRING CREEK PARK

600

1200 1800 FEET

#### ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

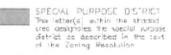
#### Major Zoning Classifications:

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 lest of the Zahing Recolution.

R - PESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT



AREA(S) REZONED

#### Effective Date(s) of Rezoning:

12-10-2013 C 140079 ZMG

#### Special Requirements:

For a fist of lots subject to CEOR environmental requirements, see APPENDIX C.

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

For inclusionary Housing designated areas or this map, see APPCNDIX F.

MAP KE	,	Č
17c	18a	18c
17d	18b	18d
23c	24a	240
O Commished	of but to Oh of H	mar Month

8

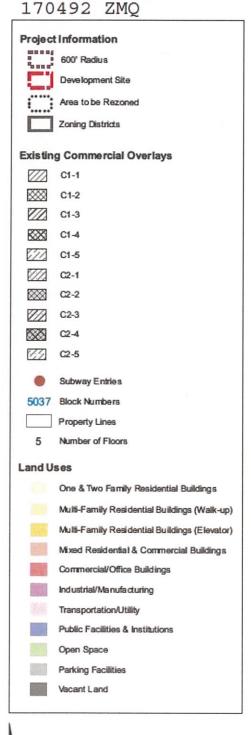
NOTE: Zoning information as shown on this map is subject to charge. For the most up-to-date zoning information for this map, visit the Zoning sectors of the Department of City Planning website www.ugv.gov/planning or contact the Zoning Information Desk at (242) 720-3201.

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

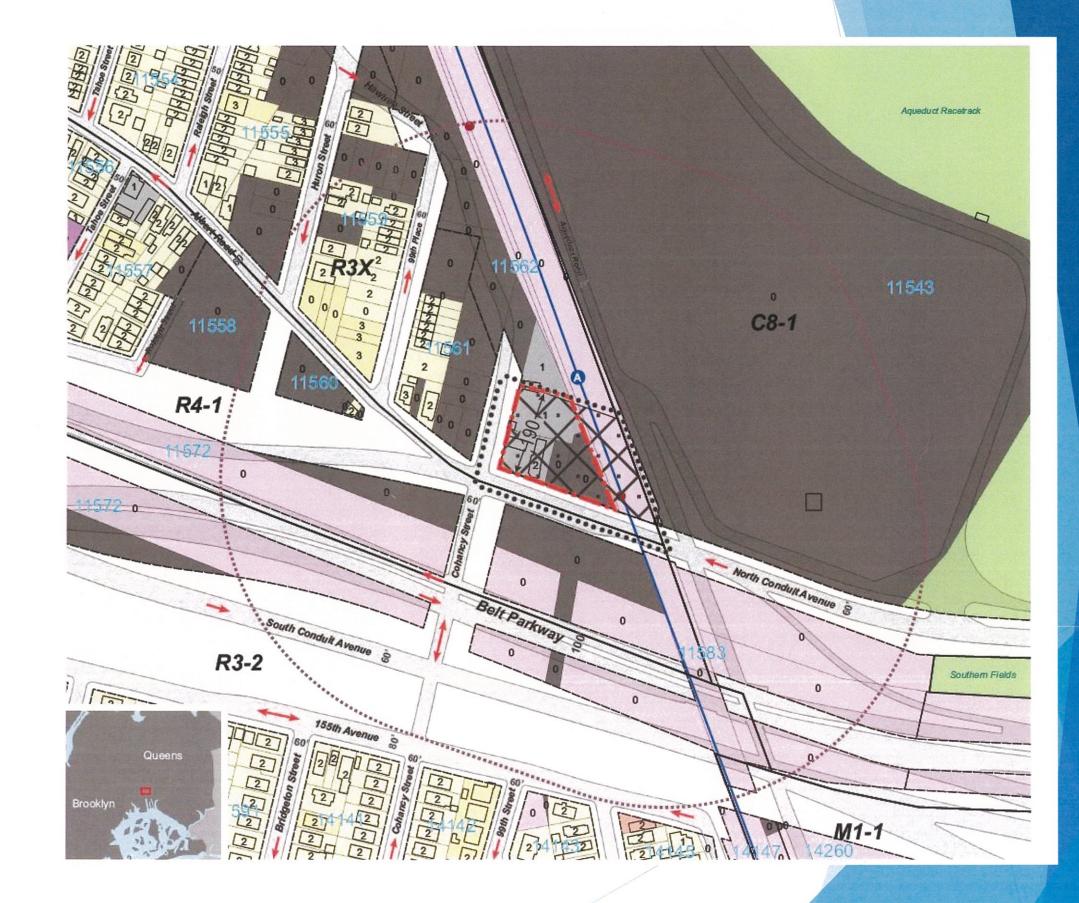
NOTE: Where no dimensions for zoning district boundanes appear on the zoning maps, such dimensions are determined in Amole VII. Chapter 5 (Location of Elistric Boundaires) of the Zoning Resolution.



#### Area Map 100-03 North Conduit Avenue, Queens Block 11562, Lots 106, 111, 113 & 119



North





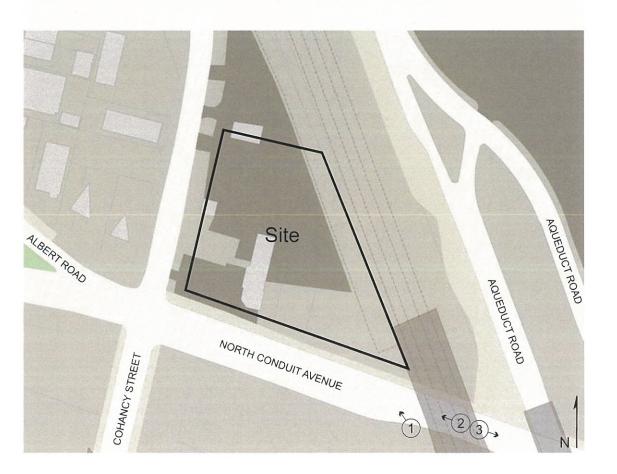
1. View of the Site facing northwest from North Conduit Avenue.



3. View of North Conduit Avenue facing southeast from the Site.



2. View of North Conduit Avenue facing northwest (Site at right).





4. View of the Site facing northeast from North Conduit Avenue.



6. View of the Site facing northwest from North Conduit Avenue.



5. View of the Site facing northeast from North Conduit Avenue.





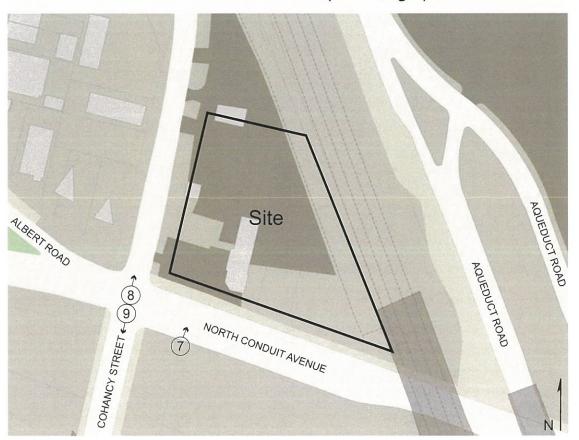
7. View of the Site facing northeast from North Conduit Avenue.



View of Cohancy Street facing southwest from North Conduit Avenue.



8. View of Cohancy Street facing northeast from North Conduit Avenue (Site at right).





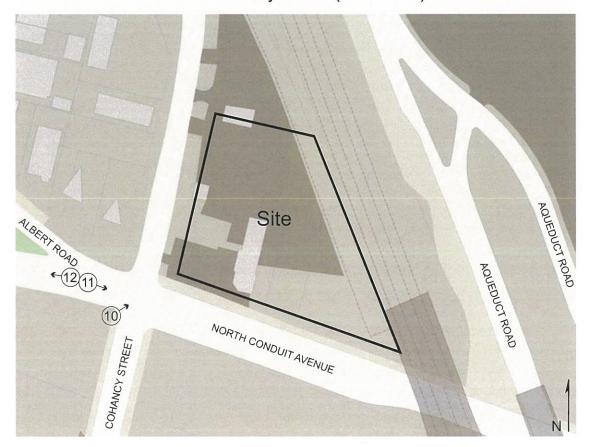
 View of the Site facing northeast from the intersection of North Conduit Avenue and Cohancy Street.



12. View of North Conduit Avenue facing west from Cohancy Street.



11. View of North Conduit Avenue facing southeast from Cohancy Street (Site at left).





13. View of the north side of North Conduit Avenue facing north.



15. View of Albert Road facing northwest from North Conduit Avenue.



14. View of the north side of North Conduit Avenue facing northeast.





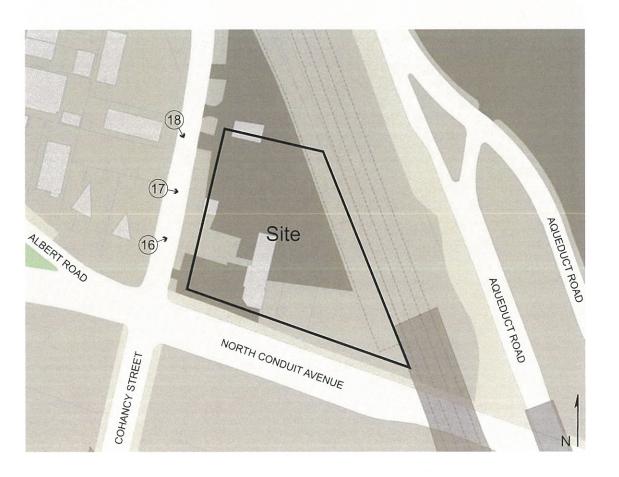
16. View of the Site facing northeast from Cohancy Street.



18. View of the Site facing southeast from Cohancy Street.



17. View of the Site facing east from Cohancy Street.





19. View of the east side of Cohancy Street facing northeast.



21. View of Cohancy Street facing north.



20. View of Cohancy Street facing southwest (Site at left).





22. View of the east side of Cohancy Street facing east.



24. View of the east side of Cohancy Street facing southeast.

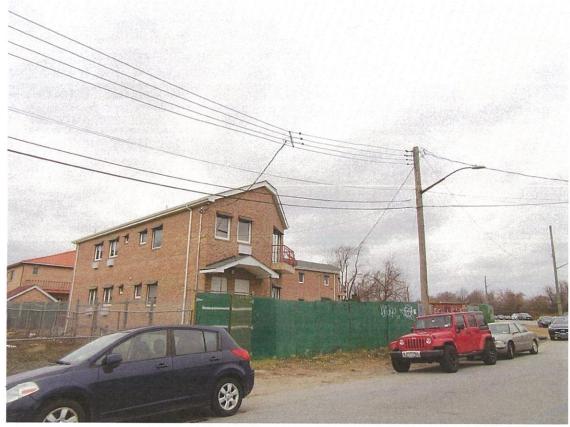


23. View of the west side of Cohancy Street facing southwest.





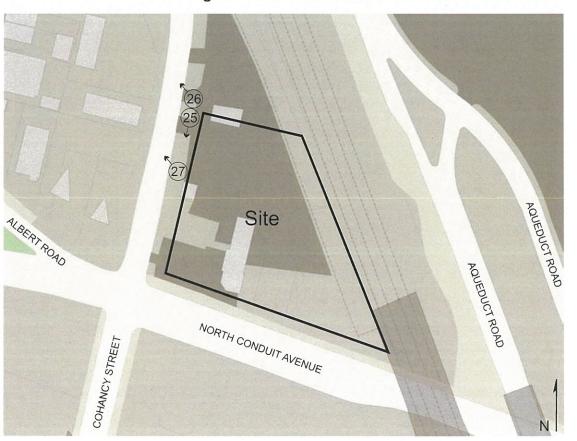
25. View of the sidewalk along the east side of Cohancy Street facing southwest (Site at left).



27. View of the west side of Cohancy Street facing northwest from the Site.



26. View of the west side of Cohancy Street facing northwest from the Site.





28. View of the west side of Cohancy Street facing southwest from the Site.



30. View of the west side of Cohancy Street facing northwest from the Site.



29. View of the sidewalk along the east side of Cohancy Street facing northeast from North Conduit Avenue (Site at right).





31. View of the intersection of North Conduit Avenue and Cohancy Street facing southwest from the Site.



33. View of the south side of North Conduit Avenue facing southwest from the Site.



32. View of the sidewalk along the north side of North Conduit Avenue facing southeast from Cohancy Street (Site at left).





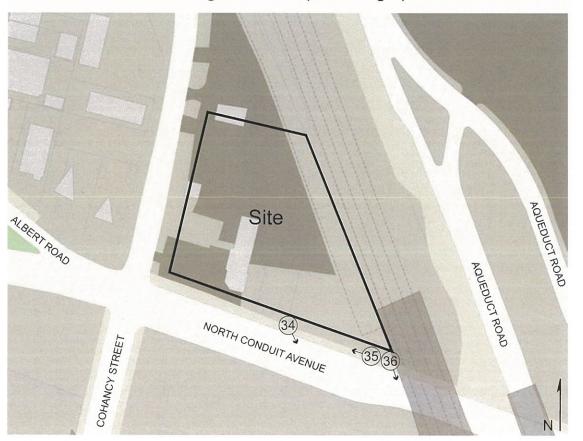
34. View of the south side of North Conduit Avenue facing southeast from the Site.



36. View of the south side of North Conduit Avenue facing southeast from the Site.



35. View of the sidewalk along the north side of North Conduit Avenue facing northwest (Site at right).

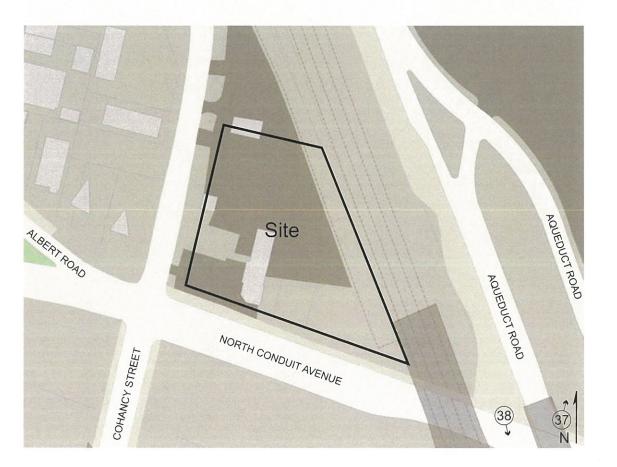




37. View of the north side of North Conduit Avenue facing north.



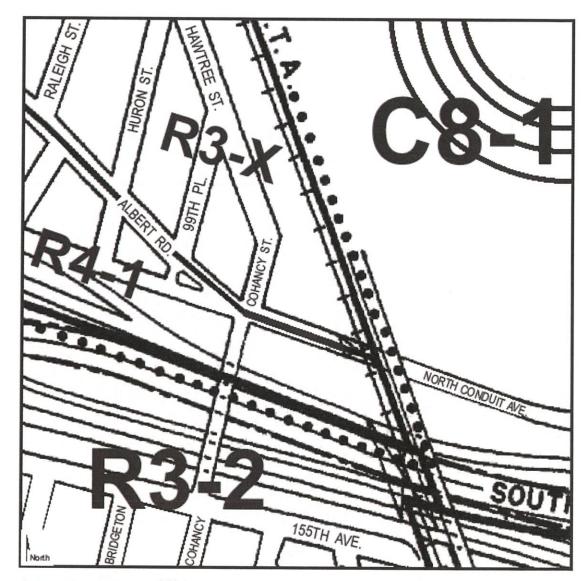
38. View of the south side of North Conduit Avenue facing southeast.



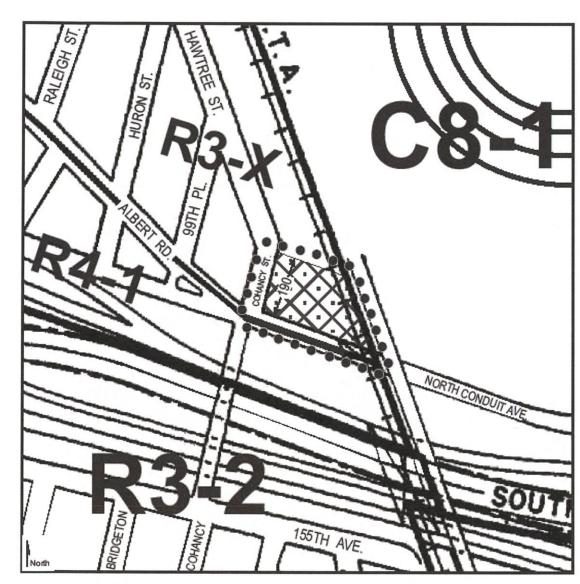
# Proposed Action & Proposed Conditions:

- 1. Zoning Change Map;
- 2. Zoning Comparison Table;
- 3. Proposed Site Plan and Elevation;
- 4. Restrictive Declaration.

#### Zoning Change Map



Current Zoning Map (18b)



Proposed Zoning Map (18b) - Project Area is outlined with dotted lines Rezoning from R3X to R3X/C2-2

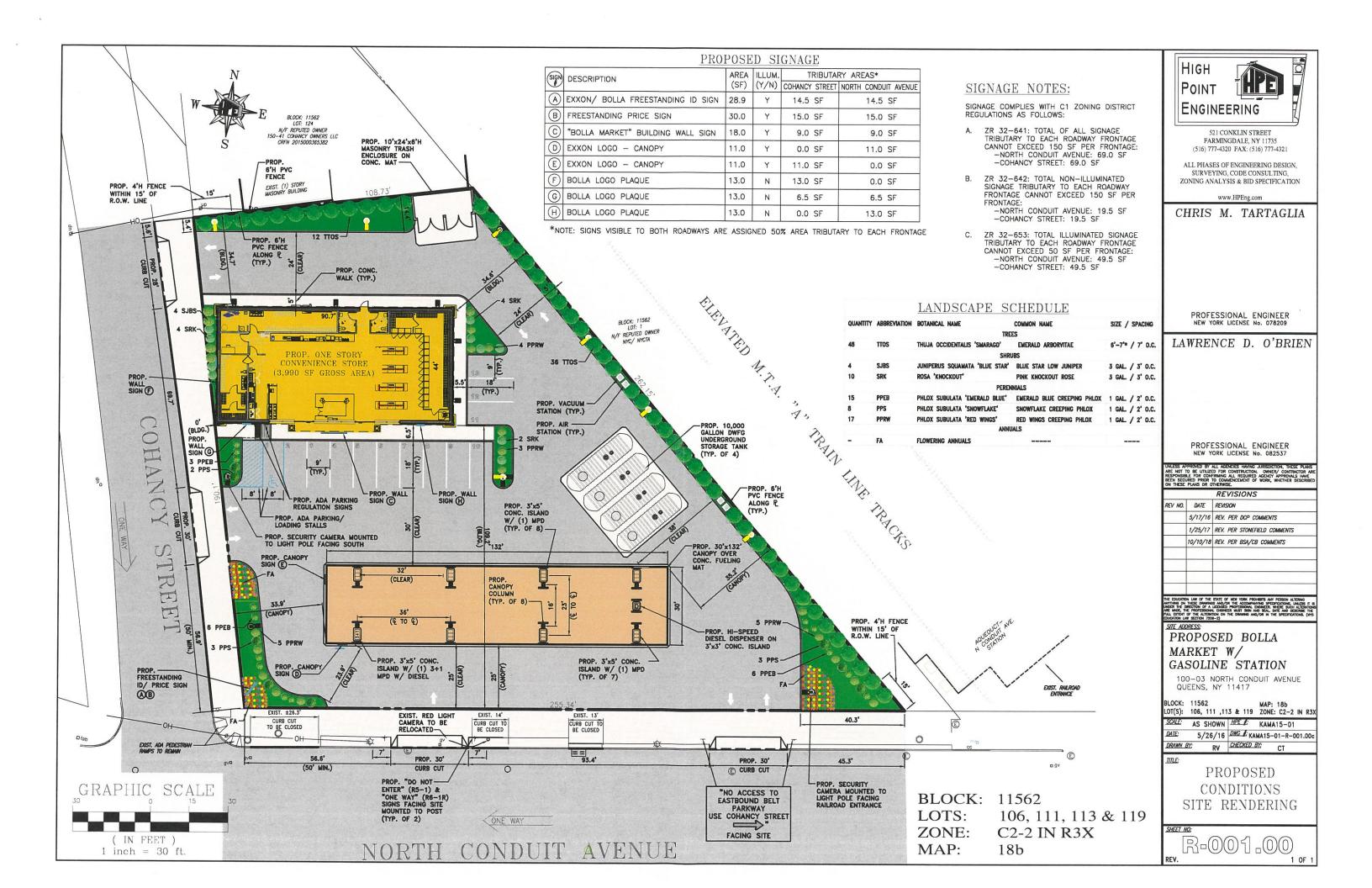
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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

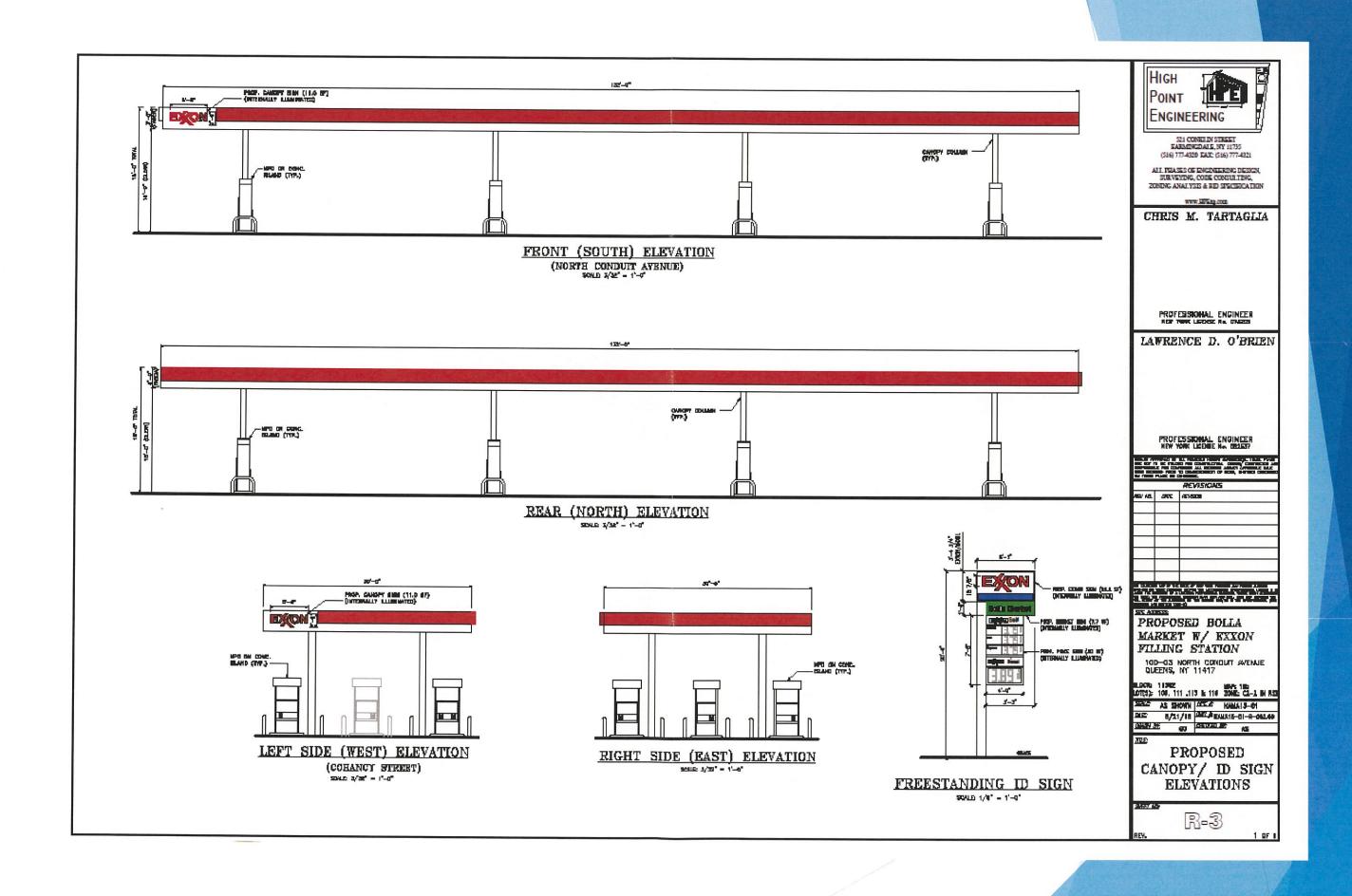
#### 100-03 North Conduit Avenue, Queens

Zoning Comparison Table

			Permitted/Required	
	Existi	ng Zoning (R8X)		d Zoning (R3X/C2-2)
	ZR Section #	Rax	ZR Section #	R3X/C2-2
USE GROUPS	22-10	1, 2, 3, 4	32-10	1, 2, 3, 4, 5, 6, 7, 8, 9 & 14
FAR				11231231313133214
Residential	23-142	0.5	23-142	0.5
Affordable Independent Residences for Seniors	23-144	0.5	23-144	0.5
Community Facility	24-11	1	33-121	1
Commercial	n/a	n/a	33-121	1
Commercial and Community Facility	n/a	n/a	33-121	1
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45a	10'	23-45/35-51	10' or None (Commercial)
Minimum Side Yard	23-461/462	10' (2)	23-461(b)/35-52	10' (2) / None or 8' (Commercial)
Minimum Rear Yard	23-47	30'	23-47/33-26	30' / 20' (Commecial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	35-22/35-652/23-631(b)	n/a
Maximum Base Height	23-631b	21'	35-22/35-652/23-631(b)	21', 30' (Commercial)
Maximum Building Height	23-631b	35'	35-22/35-652/23-631(b)	35', 8ky Exposure Plane (Commercial
Maximum Height of Front Wall	23-631b	21'	35-22/35-652/23-631(b)	21', 30' (Commercial)
Sky Exposure Plane	n/a	n/a	35-22/35-652/23-631(b)	1:1
Setbacks from Narrow Streets	n/a	n/a	35-22/35-652/23-631(b)	20"
Setbacks from Wide Streets	n/a	n/a	35-22/35-652/23-631(b)	15'
OPEN 8PACE/LOT COVERAGE				
Residential	23-142	n/a	23-142	n/a
Minimum Open Space Ratio	23-142	n/a	23-142	n/a
Maximum Lot Goverage	23-142	n/a	23-142/35-22	n/a (Residential) / 100% (Commercial)
LOT COVERAGE		The second second second second		
Interior/Through Lot	23-142	55%	23-142/35-22	n/a (Residential) / 100% (Commercial)
DENSITY				
Affordable Dwelling Units	23-22	1,000	23-22	1,000
PARKING	112 . 72 . 1801	The state of the s		
Residential	25-23	100%	25-23	100%
Commercial	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	10%	12-10/25-251	10%
Affordable Independent Residences for Seniors	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	n/a	12-10/25-253	n/a
LOADING				
Commercial	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seni	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-70	By Use







#### DECLARATION OF RESTRICTIONS

DECLARATION made this \_\_\_\_ day of \_\_\_\_ 2018, by Cohancy Realty LLC, a limited liability company formed and existing under the laws of the State of New York with a principal place of business at 40 Cutter Mill Road, Great Neck, NY ("Declarant");

WHEREAS, the Declarant is the fee owner of certain land located in the City and State of New York, Borough of Queens, designated as Block 11562 & Lots 106, 111, 113 and 119 on the Tax Map of the City of New York ("Premises"), more particularly described by a metes and bounds description set forth in Schedule A annexed hereto;

WHEREAS, the Declarant has requested the New York City Planning Commission ("CPC") to act upon Application # 170492 ZMQ, which proposes a zoning map amendment to rezone the Premises and four additional properties (Block 11562 & Lots 1 (part of), 5 (part of), 100, and 206 (part of)) from R3X to R3X/C2-2;

WHEREAS the proposed zoning map amendment is intended to facilitate the development of a new Use Group 16 automotive service station containing 8 fuel pumps under a canopy area on the southern portion of the Premises and a one-story 3,990 square foot convenience store on the northern portion of the Premises;

WHEREAS the proposed R3X/C2-2 zoning district would also permit Use Group 5 transient occupancy hotels;

WHEREAS Queens Community Board 10 has indicated that they do not desire Use Group 5 transient occupancy hotels at the Premises;

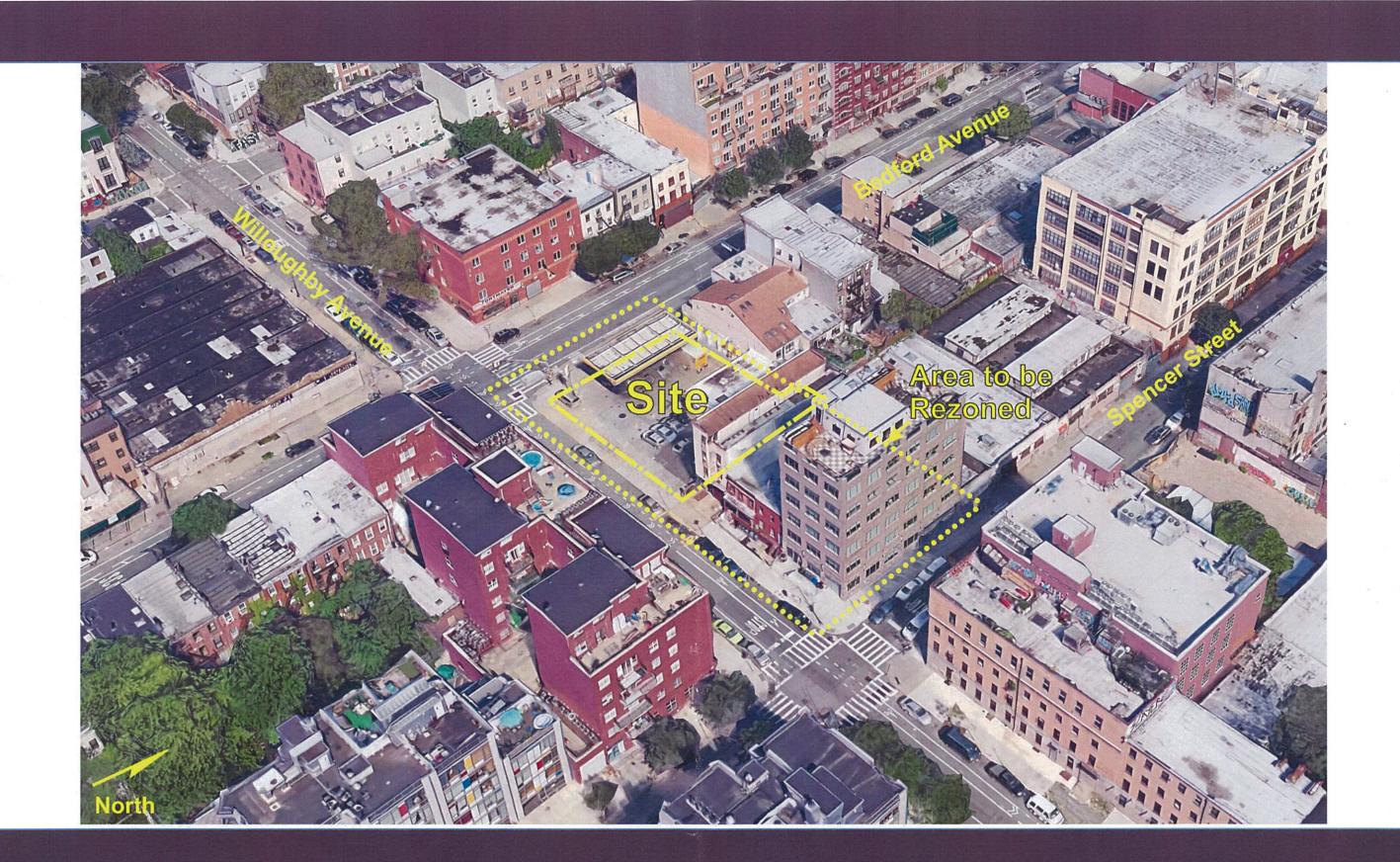
WHEREAS Queens Community Board 10 requires Declarant to execute and file this restrictive declaration prior to acting upon Application # 170492 ZMO:

NOW, THEREFORE, in consideration of the approval of the proposed zoning map amendment by Queens Community Board 10, Declarant does hereby declare that the **Premises** shall not be developed with a Use Group 5 transient occupancy hotel:

- This declaration may not be modified, amended or terminated without the prior written consent of Queens Community Board 10;
- The covenants set forth herein shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns;
- This declaration shall take effect upon amendment of NYC zoning map 18b to reflect a R3X/C2-2 zoning district over the Premises;

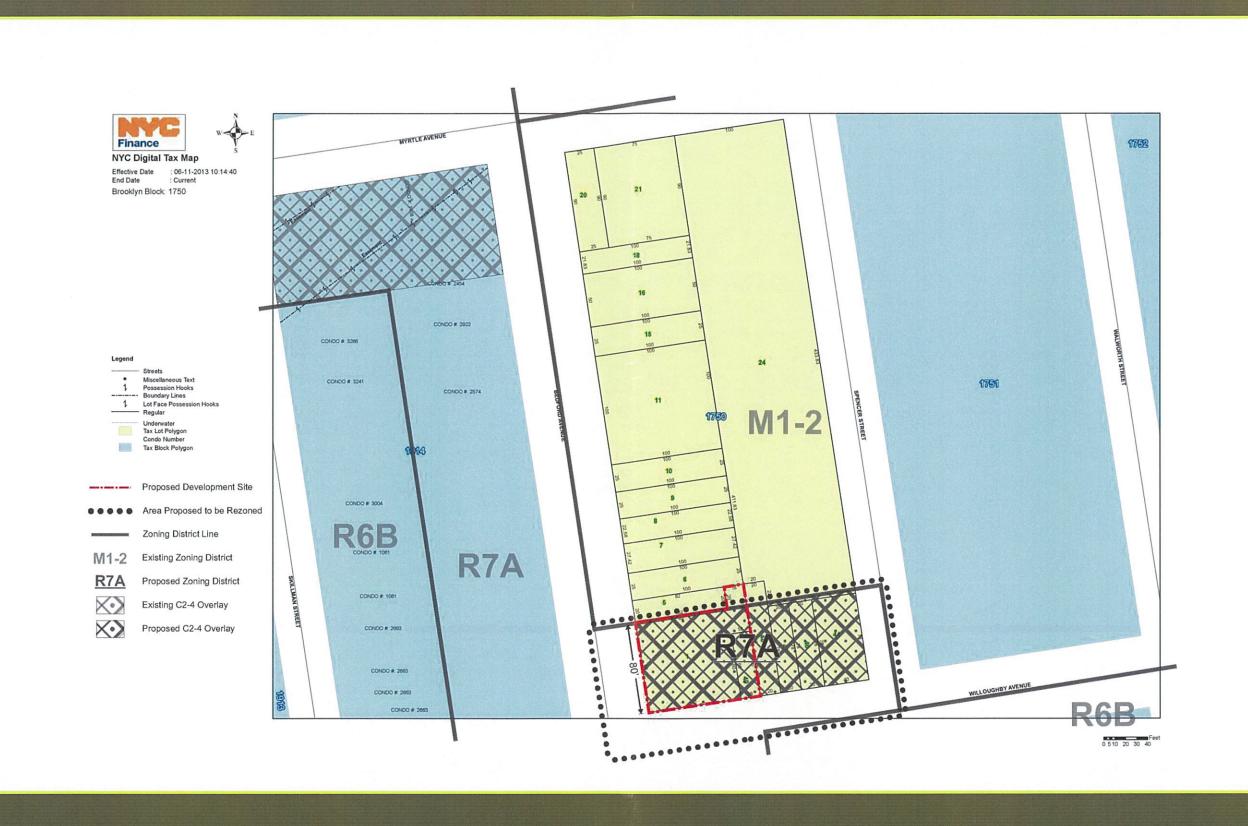
- Failure to comply with the terms of this declaration may result in the revocation of a building permit or certificate of occupancy; and
- 5. This declaration shall be recorded at the City Register's Office against the Premises and the City Register File Number (CRFN#) and title of the declaration shall be recorded on each temporary and permanent Certificate of Occupancy hereafter issued to any building located on the Premises and in any deed for the conveyance thereof.

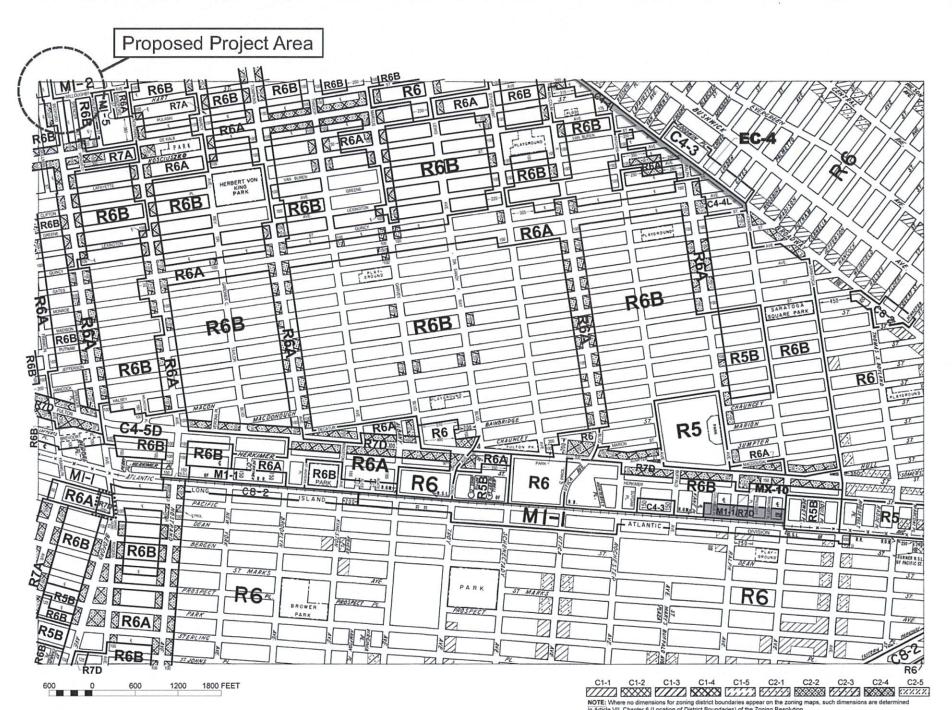




#### Area Map







#### **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:

07-20-2017 C 170070 ZMK

#### Special Requirements:

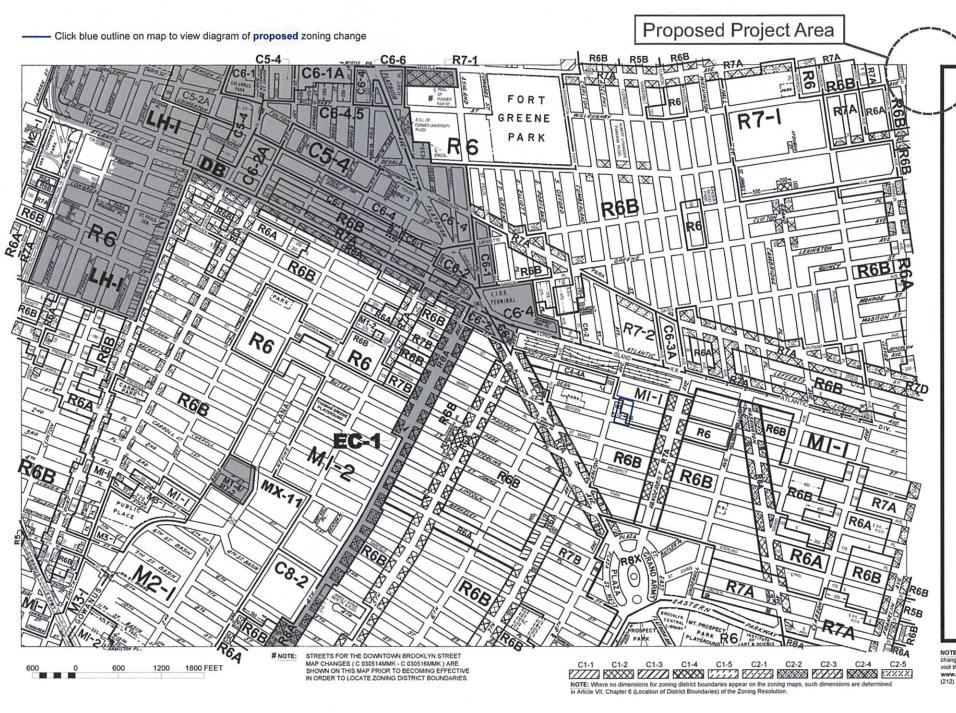
For a list of lots subject to CEOR environmental requirements, see APPENDIX C.

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

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KE	Y	$\overset{\scriptscriptstyle{N}}{\mathbf{O}}$	M
12d	13b	13d	Ą
16c	17a	17c	
16d	17b	17d	01

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



### 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

SPECIAL PURPOSE DISTRICT The letter(s) within the shaded area designates the special purpose district os described in the text

AREA(S) REZONED

#### Effective Date(s) of Rezoning:

09-07-2017 C 170029 ZMK

#### Special Requirements:

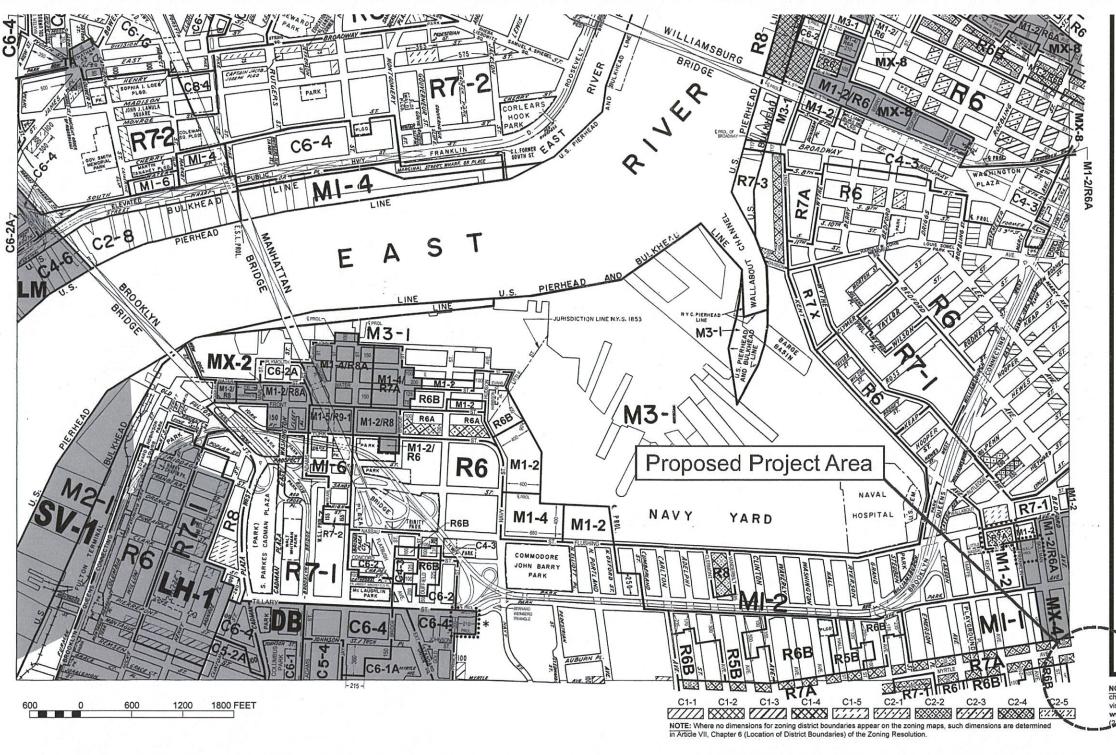
For a list of lots subject to CEOR environmental requirements, see APPENDIX C.

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

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

AP KEY	r	Ö
12b	12d	13b
16a	16c	17a
16b	16d	17b

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



#### **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

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

AREA(S) REZONED

#### Effective Date(s) of Rezoning:

\*10-31-2017 C 170400 ZMK 05-10-2017 C 160221 ZMK

#### Special Requirements:

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

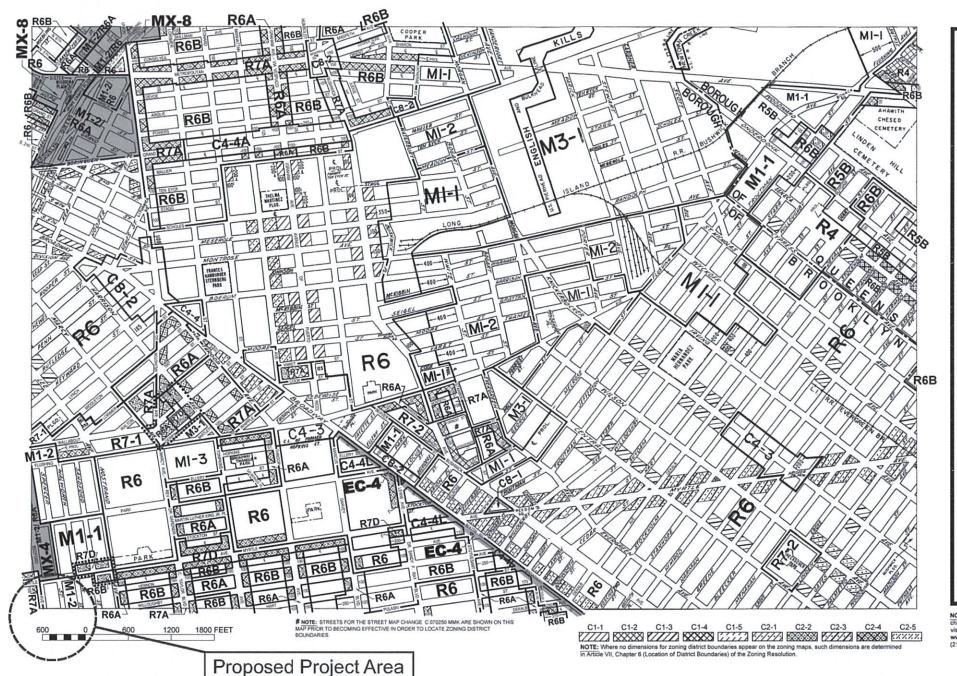
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY	,	Č
12a	12c	13a
12b	12d	13b
16a	16c	17a
<ul><li>Copyrighte</li></ul>	d by the City of I	New York

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NOTE: Zeeing information as shown on this map is subject to change. Fir the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.yc.gov/planning or contact the Zoning Information Desk at



#### **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

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

AREA(S) REZONED

#### Effective Date(s) of Rezoning:

\*11-30-2017 C 170025 ZMK 10-31-2017 C 150278 ZMK

#### Special Requirements:

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

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

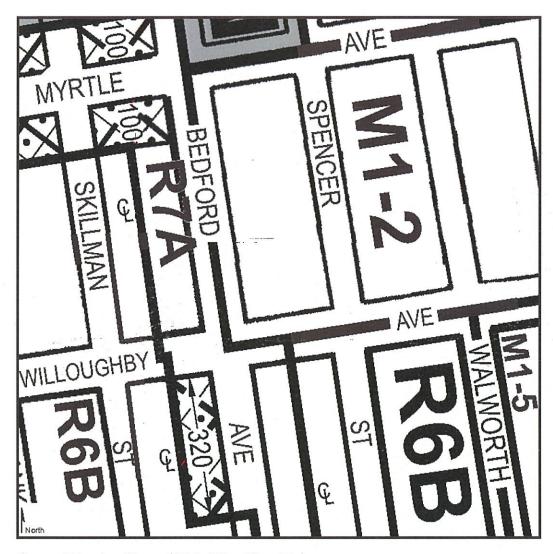
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

AP KE	Y	Č
12c	13a	13c
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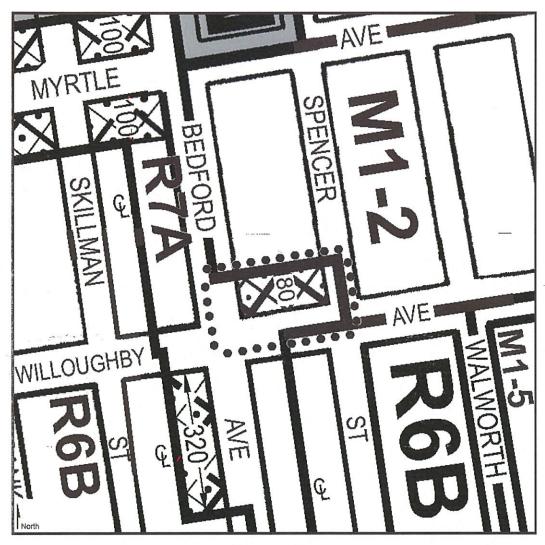
13b

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

## **Zoning Change Map**



Current Zoning Maps (12d, 13b, 16c, 17a)



Proposed Zoning Maps (12d, 13b, 16c, 17a) - Area being rezoned is outlined with dotted lines

Rezoning from M1-2 to R7A/C2-4

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

# 895 BEDFORD AVENUE AFFORDABILITY MATRIX MARKET RENTS



#### Affordable Housing Summary - 30% at 80% AXII Affordable Option 895 Bedford Ave, Brooklyn

Unit Size	Number of Units	Income Target		onthly Rent	Household Size	Ι,	Max Income	Anr	ual Income
1 Bedroom	12	Market	S	2,531	n/a	949	n/a	\$	364,500
2 Bedroom	13	Market	\$	3,398	n/a	100	n/a	\$	530,010
1 Bedroom	2	60% AMI	S	963	1 2	S	38,076 43,548	s	23,112
2 Bedroom	2	60% AMI	S	1,166	2 3 4	SS	43,548 48,963 54,378	s	27,984
1 Bedroom	2	80% AMI	\$	1,375	1 1 2	\$	45,840 61,120	s	33,000
2 Bedroom	1	80% AMI	S	1,660	2 3 4	5 5	61,120 68,720 76,320	s	19,920
1 Bedroom	2	100% AMI	\$	1,733	1 2	\$	66,800 76,400	s	41,592
2 Bedroom	2	100% AMI	S	2,089	2 3 4	\$ \$ \$	76,400 85,900 95,400	s	50,136
Total	36		$\overline{}$			$\overline{}$		\$	1,090,254

Total	o of lotal	1	otal Rent	A	g Rent
19,878	69.9%	S	894,510	\$	2,982
8,580	30.1%	\$	195,744	\$	1,483
28,458	100.0%	S	1,090,254	\$	2,524
	8,580	19,878 69.9% 8,580 30.1%	19,878 69.9% \$ 8,580 30.1% \$	19,878 69.9% \$ 894,510 8,580 30.1% \$ 195,744	8,580 30.1% \$ 195,744 \$

Distribution of Total Units:	Total	eo of Total
Market Rate	25	69.4%
Affordable Units	11	30.6%
Total Net Rentable SF	36	100.0%

AMI	# of Units	% of Units	AMI %	1BR	# of Units	1 BR SF	% SF	2BR	# of Units	2 BR SF	% SF	Total SF	Total % SF
Market Rent	25	69%	N/A	\$2,531	12	8,100	28.5%	\$3,398	13	11,778	41.4%	19,878	69.9%
60% AMI	4	11%	80%	\$963	2	1,350	4.7%	\$1,166	2	1,812	6.4%	3,162	11.1%
80% AMI	3	8%	60%	\$1,375	2	1,350	4.7%	\$1,660	Mary 1 may 1	906	3.2%	2,256	7.9%
100% AMI	4	11%	50%	\$1,733	2	1,350	4.7%	\$2,089	2	1,812	6.4%	3,162	11.1%
Total	36	100%			18	12,150	42.7%	Service Control of	18	16,308	57.3%	28,458	100.0%

Average Afford	dable Rent Calcul	lation	
AMI	# of Units	AMI %	Product
60% AMI	4	60%	2.4
80% AMI	3	80%	2.4
100% AMI	4	100%	4
Total	11		8.8
Average AMI9	6: Product/# of I	nite =	80.00%

# PHOTOGRAPHS



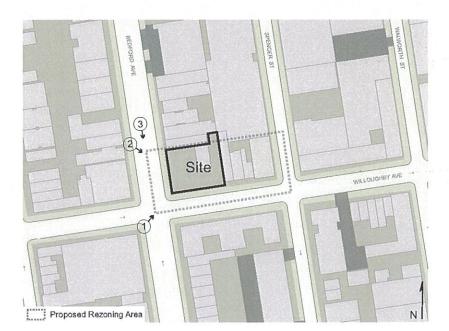
View of the Site facing northeast from the intersection of Bedford Avenue and Willoughby Avenue.



3. View of Bedford Avenue facing south (Site at left).



2. View of the Site facing southeast from Bedford Avenue.



895 Bedford Avenue, Brooklyn



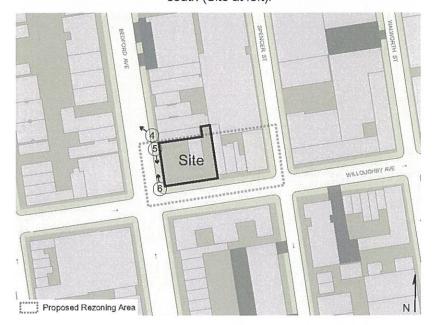
4. View of the west side of Bedford Avenue facing northwest from the Site.



6. View of the sidewalk along the east side of Bedford Avenue facing north (Site at right).



5. View of the sidewalk along the east side of Bedford Avenue facing south (Site at left).





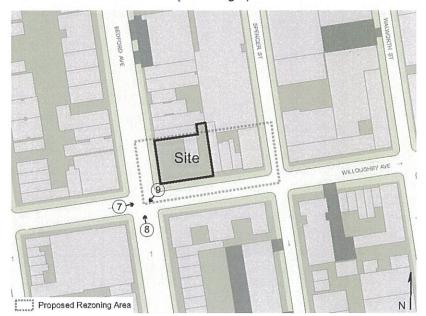
7. View of Willoughby Avenue facing east from Bedford Avenue (Site at left).



View of the intersection of Willoughby Avenue and Bedford Avenue facing southwest from the Site.



8. View of Bedford Avenue facing north from Willoughby Avenue (Site at right).





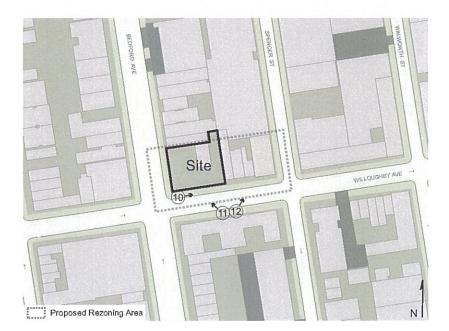
10. View of the sidewalk along the north side of Willoughby Avenue facing east (Site at left).



12. View of the north side of Willoughby Avenue between Bedford Avenue and Spencer Street facing northeast.



11. View of the Site facing northwest from Willoughby Avenue.





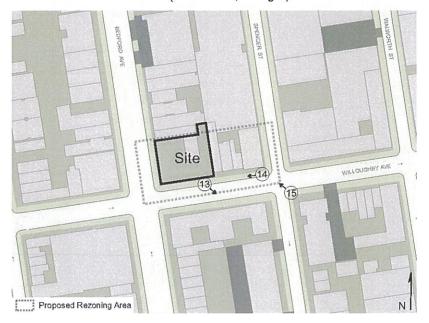
13. View of the south side of Willoughby Avenue facing southeast from the Site.



15. View of the intersection of Willoughby Avenue and Spencer Street facing northwest.



14. View of the sidewalk along the north side of Willoughby Avenue facing west (Site ahead, on right).





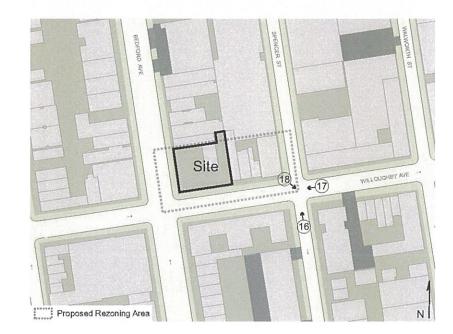
16. View of Spencer Street facing north from Willoughby Avenue.



18. View of the intersection of Willoughby Avenue and Spencer Street facing southeast.



17. View of Willoughby Avenue facing west from Spencer Street.



Page 6 of 8

895 Bedford Avenue, Brooklyn



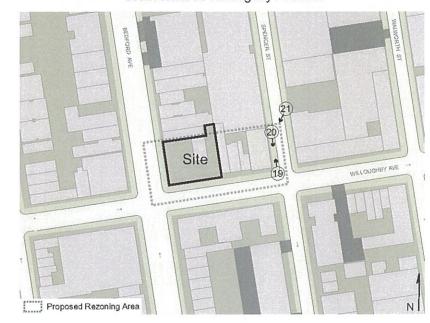
19. View of the sidewalk along the west side of Spencer Street facing north from Willoughby Avenue.



21. View of the west side of Spencer Street facing southwest towards Willoughby Avenue.



20. View of the sidewalk along the west side of Spencer Street facing south towards Willoughby Avenue.





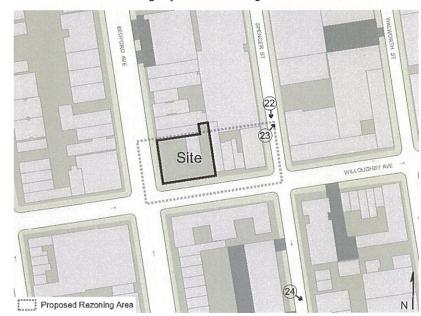
22. View of Spencer Street facing south towards Willoughby Avenue.



24. View of the east side of Spencer Street between Willoughby Avenue and Dekalb Avenue facing southeast.

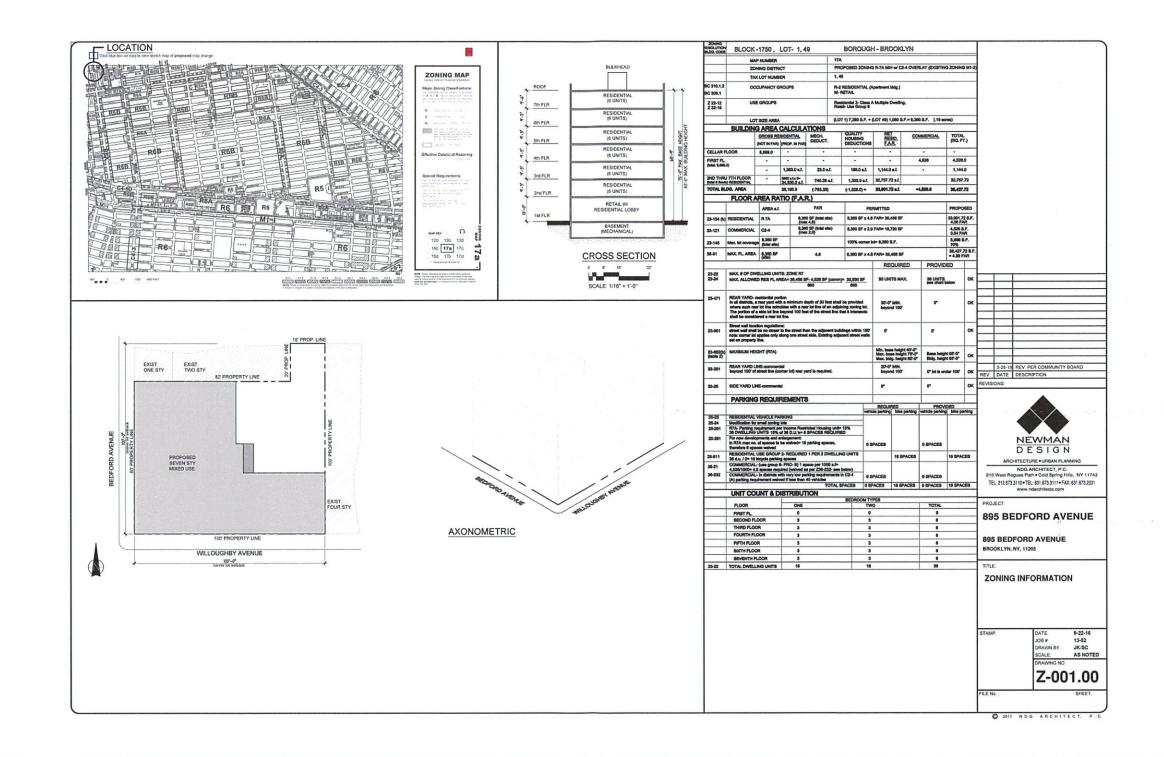


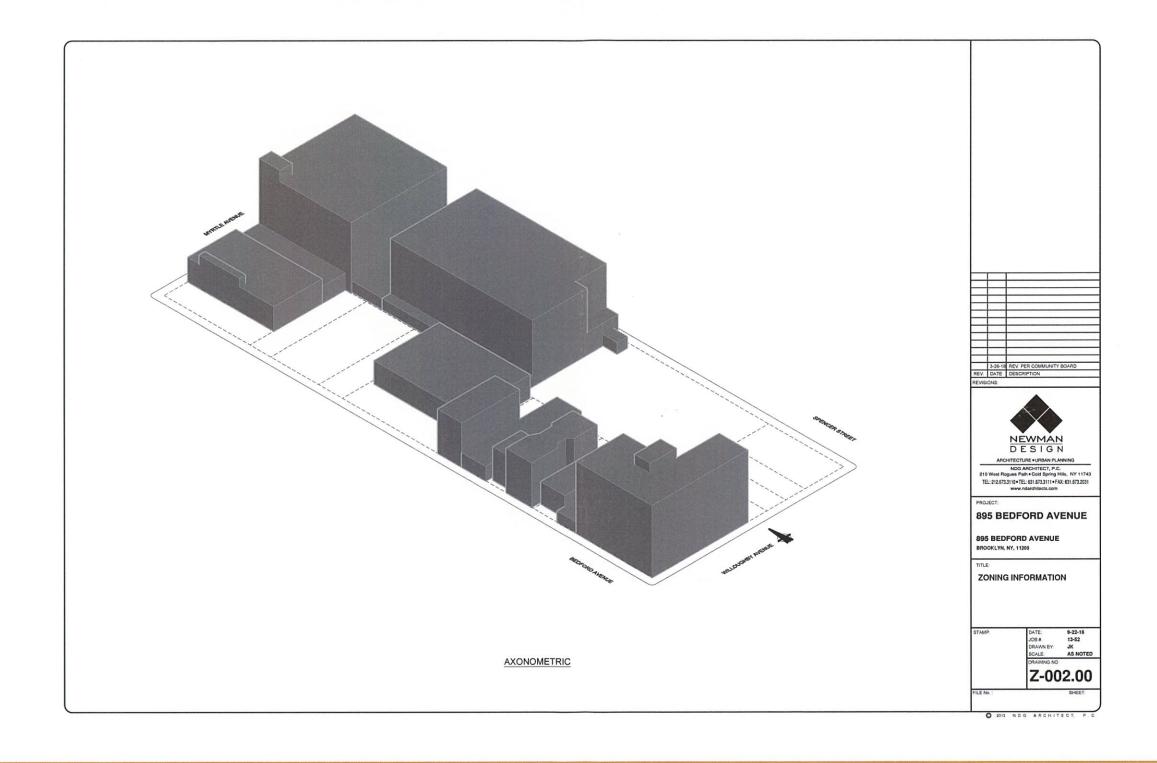
23. View of the east side of Spencer Street between Myrtle Avenue and Willoughby Avenue facing northeast.

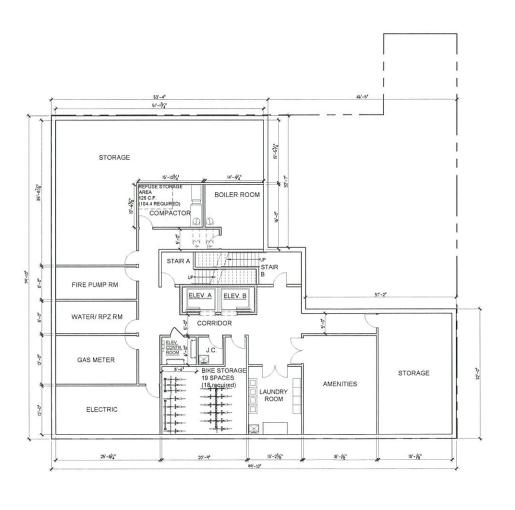


895 BEDFORD AVENUE PLANS









**CELLAR FLOOR** 

3-26-18 REV. PER COMMUNITY BOARD
REV. DATE DESCRIPTION
REVISIONS:

DATE DESCRIPTION
NS:

NEWMAN DESIGN

ARCHITECTURE • VUBBAN PLANNING

NOG ARCHITECT, P.C.
210 West Requese Path • Cold Spring Hills, NY 11743
TEL: 212.673.3110 • TEL: 315.733111 • FAX: 831.673.2031
www.ndarchitects.com

PROJECT:

895 BEDFORD AVENUE

895 BEDFORD AVENUE BROOKLYN, NY, 11205

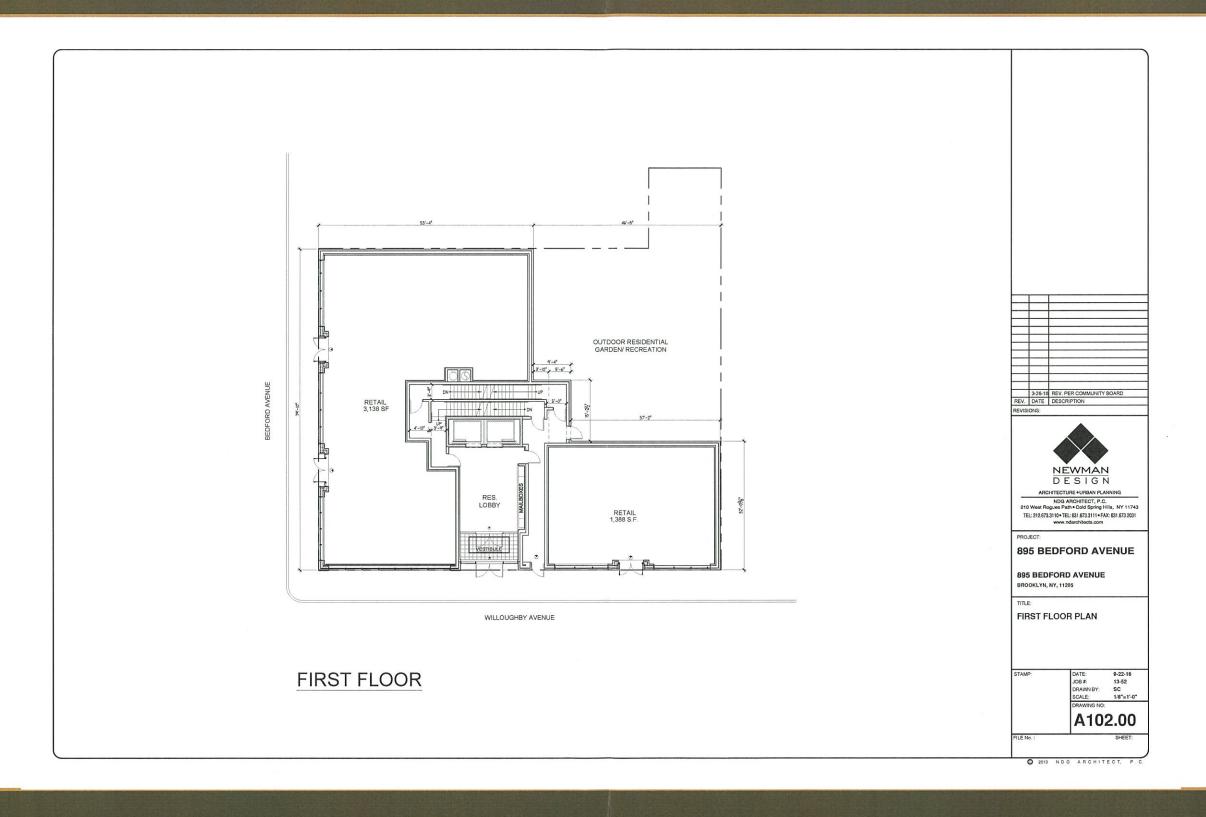
CELLAR PLAN

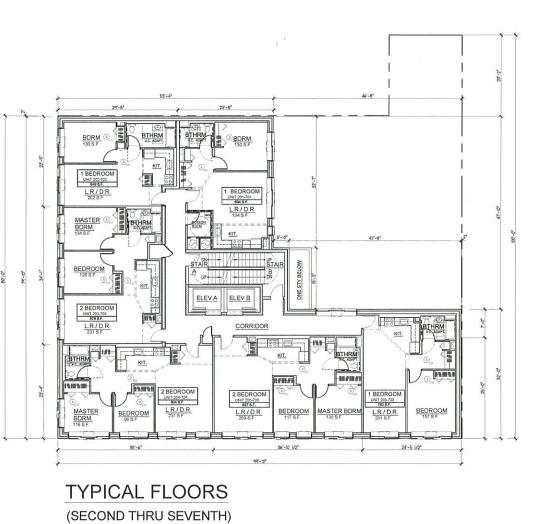
DATE: 9-22-16
JOB #: 13-52
DRAWN BY: SC
SCALE: 1/8"=1\*-0"
DRAWNG NO:

A101.00

LE No. :

O 2013 NDG ARCHITECT, P.C.







NDG ARCHITECT, P.C. 210 West Rogues Path • Cold Spring Hills, NY 11743 TEL: 212.673.3110 • TEL: 631.673.2111 • FAX: 631.673.2031 www.ndarchitects.com

895 BEDFORD AVENUE

895 BEDFORD AVENUE BROOKLYN, NY, 11205

2nd thru 7th TYP. FLOOR PLAN

A103.00







895 BEDFORD AVENUE
SAMPLE BRICK & STONE FOR
PROPOSED FAÇADE

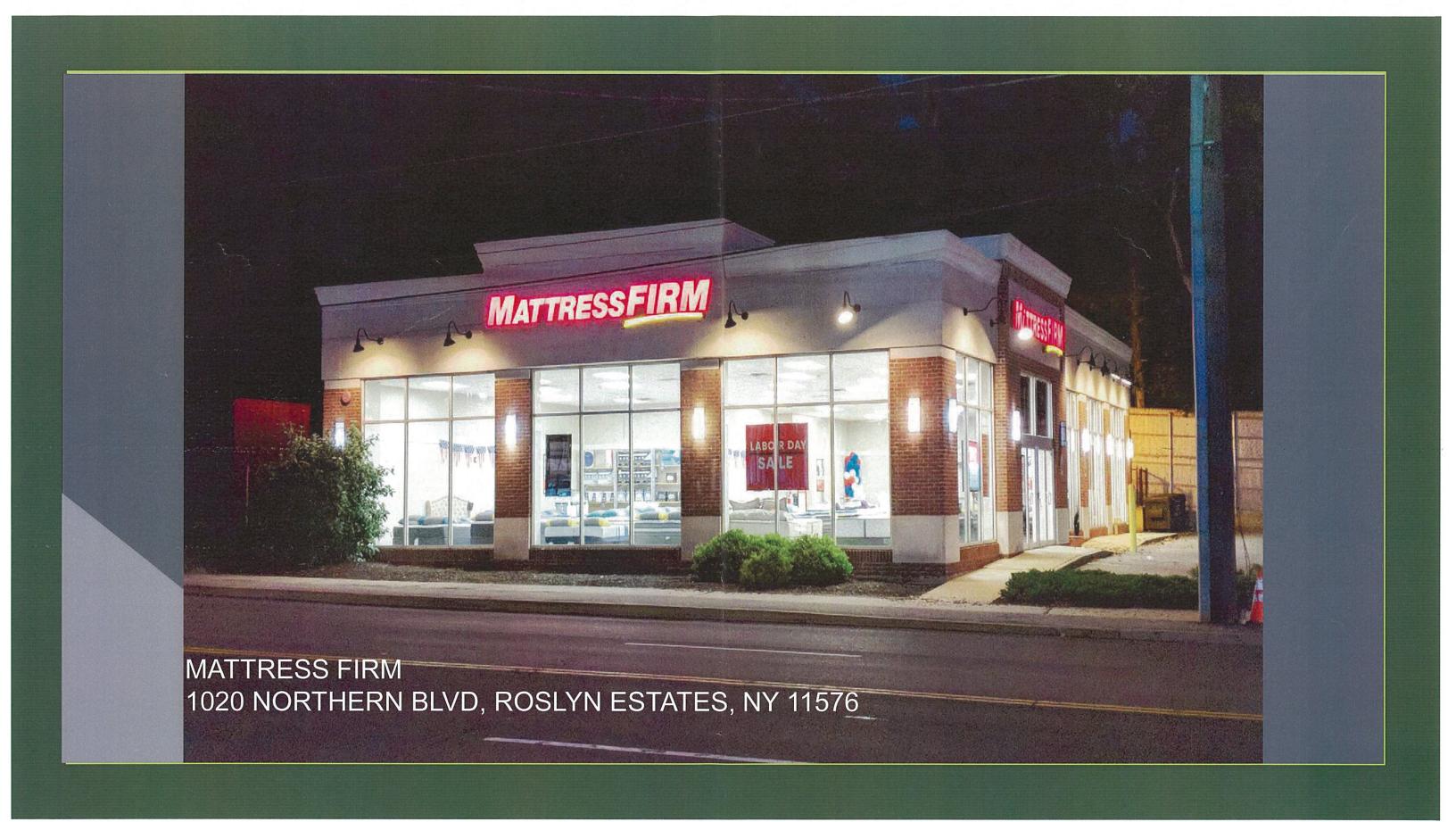




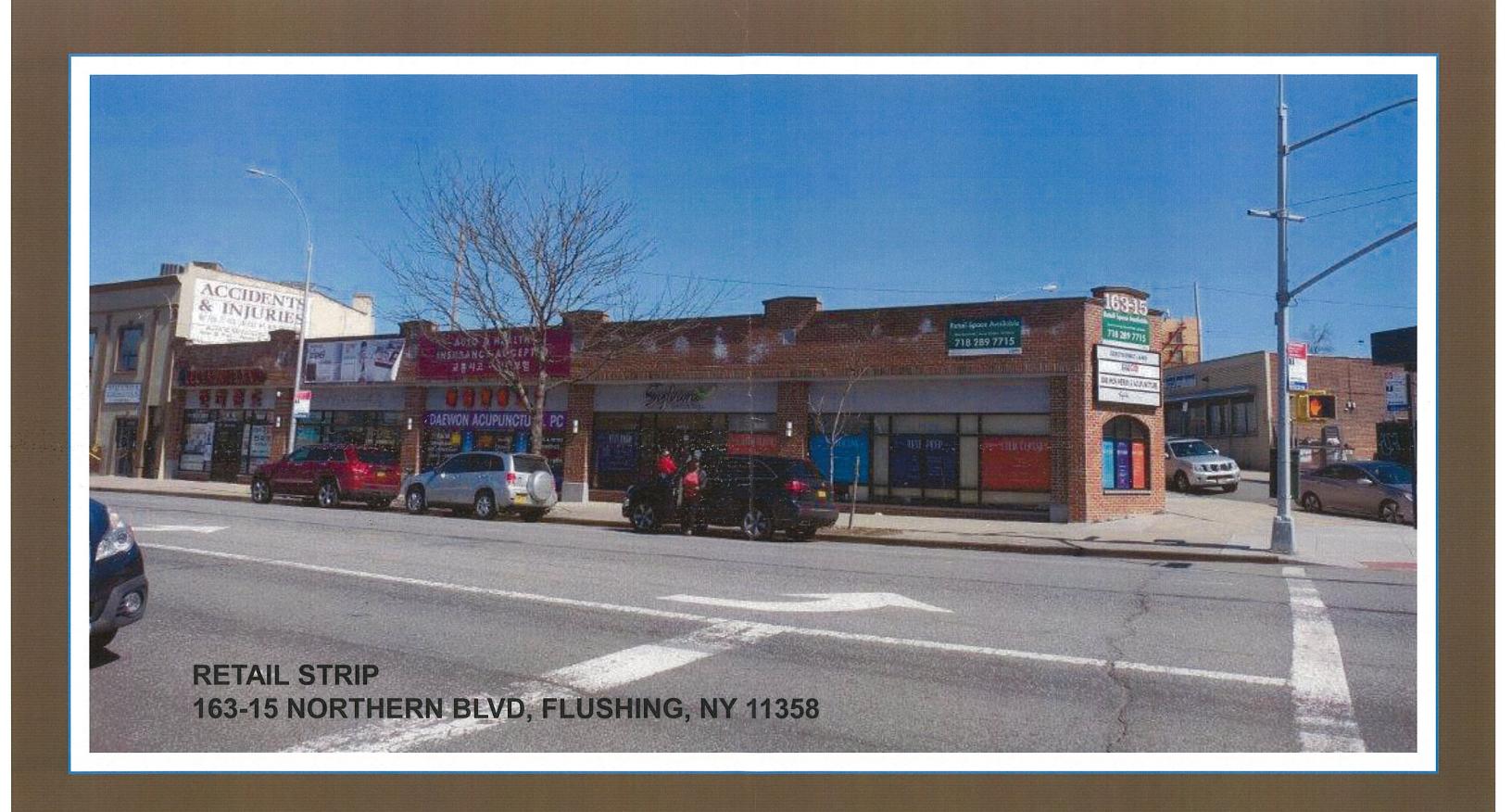
# PHOTOGRAPHS OF OTHER APPLICANT OWNED DEVELOPMENT SITES





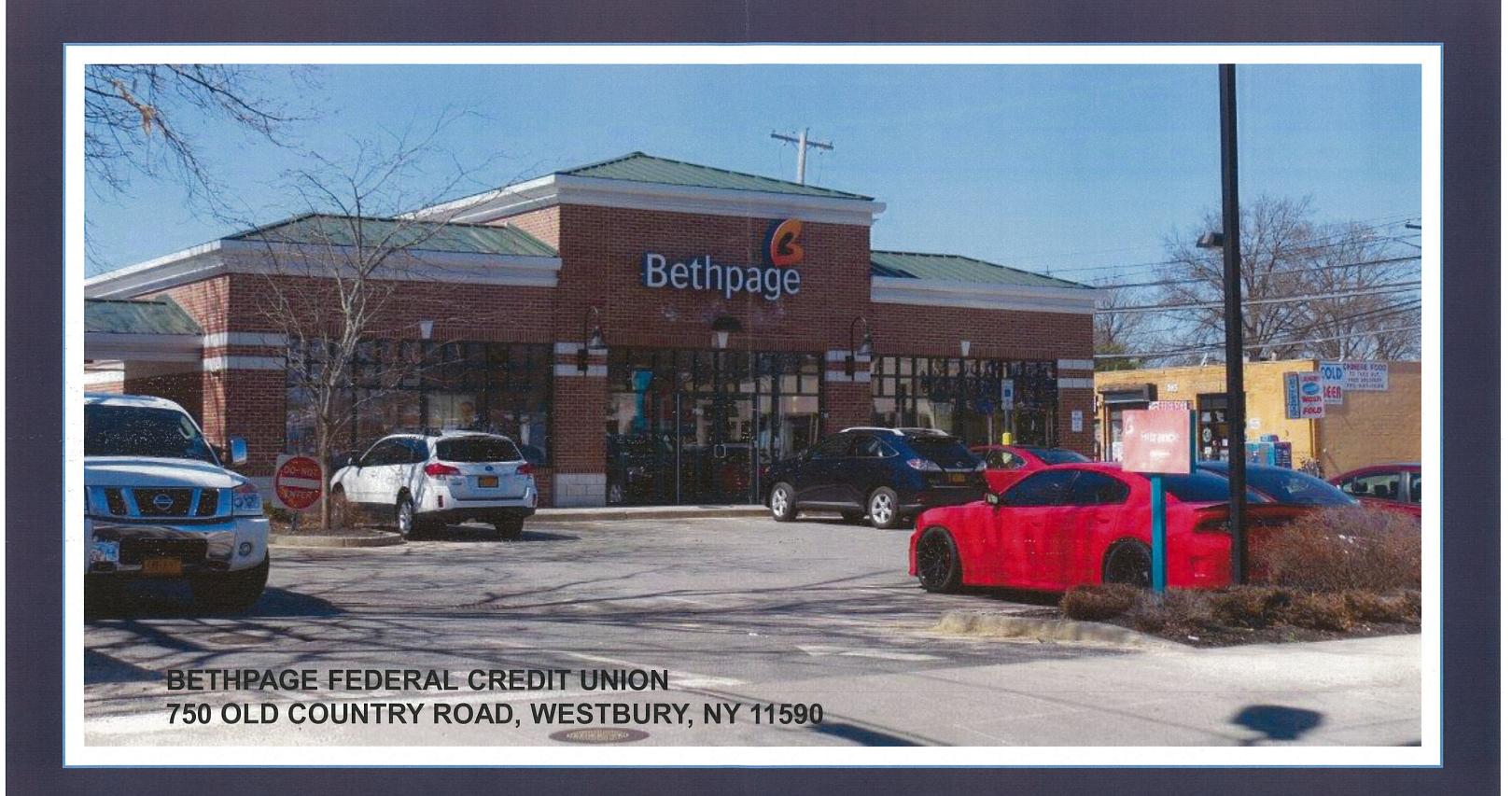


















557 Grand Concourse, Bronx

TO 11 XX77 1 C TO . 1



98 Third Avenue, Brooklyn



#### 865 Rogers Avenue, Brooklyn

**Status: Pending Approval** 

Bill Wolf Petroleum Corporation

Appearance Card
I intend to appear and speak on Int. No. 323 Res. No. 59
in favor in opposition
Date:
Name: Frederica Sql
Address: 101 (1) 12th St. #12T
I represent: B2 - Manhattan
Address: 3 Wach So Villagy
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. Res. No. 1317-201
in favor in opposition
Date:
Name: PANOS KOUTRIS
Address:
2001
1 represent.
Address:
THE COUNCIL PROBLEM COUNCIL
THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. 303 Res. No.
in favor in opposition
Date:
(PLEASE PRINT)
Name: Durin Gallerii
Address: Bryan Cave LLP, 1290 Are 1 America
I represent: 59 & Oreenwich LLC (Applicant)
Address: 59 Treenwich tre
Please complete this card and return to the Sergeant-at-Arms

	Appearance Card			
I intend to appear and	speak on Int. No. 322 Res. No.			
	in favor in opposition			
	Date: 1019			
	(PLEASE PRINT)			
Name: SAW 6	1RV/N			
Address: SS WHI	TE ST #3C - N/C 10013			
I represent: [B]D				
Address: 55 WH	ITE STREET			
	THE COUNCIL			
THE				
THE CITY OF NEW YORK				
	Appearance Card			
I intend to appear and a	peak on Int. No. 223 Res. No.			
	in favor  in opposition			
	Date:			
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Name: I/M CA	tup b cll			
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I represent: 596	reconce LLC, Applican			
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	Appearance Card 37			
I :	neek on Int. No. Rec. No.			
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Δ, .	Date: /-/0-19			
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Address: 74 AFAY=	HE DIS, SUREDU MY			
I represent: AOOW	E04.			
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Appearance Card				
I intend to appear and speak on Int. No. 313 Res. No.				
in favor in opposition				
Date: ((13)19				
(PLEASE PRINT)				
Name: BRENDR LEVIN				
Address: 39 E. 48th St. #8E				
I represent: 54 CRKKNWICK LLC				
Address: 59 GREENWICK TIVE.				
THE COUNCIL				
THE CITY OF NEW YORK				
Appearance Card				
I intend to appear and speak on Int. No. 3920 Res. No.				
in favor in opposition				
Date:				
(PLEASE PRINT)				
Name: ERIC Palathit				
Address: 32 Bdw				
I represent: Bed Coto Ave Realty				
Address: S85 Red Cot				
in the filtres of the contract				
THE COUNCIL				
THE CITY OF NEW YORK				
Appearance Card				
I intend to appear and speak on Int. No. OR Res. No.				
in favor in opposition				
Date:				
(PLEASE PRINT)				
Name: PRICIALATERIA				
Address: 3d Rowy				
I represent: Cohange Realty				
Address: 100-03/0 rouduit				

7	Appearance Card			
	speak on Int. No. 0321-2/9 Res. No.			
	in favor  in opposition			
	Date: 10/19			
A. 100	(PLEASE PRINT)			
	JUARE, STONEFELDENG.			
	ENADULAY, SUSTR 310 NY NY 16012			
	NCY RRALTY LLC			
Address: 1000)	NORTH CONDITT AVENUR, CONS			
THE COUNCIL THE CITY OF NEW YORK				
	Appearance Card			
I intend to appear and s	peak on Int. No Res. No			
_ i	in favor  in opposition			
	Date:			
	(PLEASE PRINT)			
Name: AMANDA I				
Address: SHELDS	ON LOBEL PC			
I represent: APPL	ICANT.			
Address: E2415T	ST & WHITE PLAINS RD			
Please complete	THE COUNCIL			
THE	CITY OF NEW YORK			
	Appearance Card LU312			
	speak on Int. No Res. No			
	in favor  in opposition			
	Date:			
(PLEASE PRINT)				
Name: CICHAIN	ON LOBEL PC			
Address.				
I represent: APPL				
Address: EZHIST	ST & WHITE PLAINS RD			
Please complete	this card and return to the Sergeant-at-Arms			

Appearance Card (U312				
I intend to appear and speak on Int. No Res. No				
in favor in opposition				
Date: 19 19 (PLEASE PRINT)				
Name: JONATHAN SEPLOWITZ				
Address: ENCLAVE EQUITIES				
I represent: APPLICANT				
Address: EZYIST ST & WPITE PLAINS RD				
THE COUNCIL				
THE CITY OF NEW YORK				
Appearance Card				
I intend to appear and speak on Int. No. 312 Res. No.				
in favor in opposition  Date:				
(PI FASE DRINT)				
Name: HEATHER KIRK				
Address: 110 WIWIAM ST. SUITE 1410 NYNY				
I represent: CAPRIES HOSPITALITY				
Address: 140 FRANKLINST. PROOKLYN				
THE COUNCIL				
THE CITY OF NEW YORK				
Appearance Card				
I intend to appear and speak on Int. No. 6376 7019 Res. No.				
in favor in opposition				
Date: 110 7019 (PLEASE PRINT)				
Name: BRIAN E. NEWIMAN, AIA				
Address: ZIO WEST ROGUES PATH COLD Spring LILS NIT				
1 represent: 895 BEDTOND REALE				
Address:				



Appearance Card
I intend to appear and speak on Int. No. 32 Res. No.
in favor in opposition
Date: 01-10-18
Name: SIMON (PLEASE PRINT)
160 150 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Address: 100 FRANKLINST, ISRUOKLIN  I represent: LARRIES WOSPITALITY
represent: Or Constitution of the Constitution
Address: 160 FRANKUINST, BROOKLYN
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. 322 Res. No.
in favor in opposition
Date:
(PLEASE PRINT)
Name: JASON FRIEDWAN
Address: 130 Belieum ST #3A
I represent: 51 WHIEST LCC
Address: SI WHITEST-KLAWHIATTAN
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: Davil Gray Address: S5 Whitest S153 Whitest
I represent: 55 White ST Condo
Address:

	4		
	Appearance Card		
I intend to appear and	speak on Int. No. 300	Res. I	No.
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	Date	11/	1.18.
0/	(PLEASE/PRINT)		
Name:	non Kay		
Address:	while Front		The state of the s
	ah to on	1010	
I represent:	TOTAL CON		A
Address:	The second secon	Stanton (Indiana and Angel Stanton	The second secon
	THE COUNCIL		The state of the state of
THE		ODIZ	
THE (	CITY OF NEW YO	UKK	
	Appearance Card	Г	
L	71 ppeur unce cur u	419	+218
I intend to appear and sp	peak on Int. No. EAST 2	_ Res. No	)
□/iı		1	
	Date:	10 20	19
0	(PLEASE PRINT)	1	
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I represent: Force	AVE AT 241 55 S	West	1 0 7
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Y -w dec glade	THE COUNCIL		
THE C	ITY OF NEW YO	RK	
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	Appearance Card		
Linton des aura	-l - T - NI	D 3	
. /	favor  in opposition		
×		24151	St
	Date:	Re	zoning
Name: Panos	(PLEASE PRINT)		
Address:	1001		
Audress:	Bi		
I represent:			
Address:			

