



March 18, 2019

Testimony respectfully submitted to Subcommittee on Zoning and Franchises on behalf of Avi Leshes, Director of Economic Development at the Brooklyn Chamber of Commerce, regarding 1640 Flatbush Ave.

Good Morning Chairperson Moya, members of the Committee and guests.

My name is Avi Leshes, and I am the Director of Economic Development at the Brooklyn Chamber of Commerce. The Brooklyn Chamber is the boroughs leading voice for Brooklyn's business community. We promote economic development across the borough of Brooklyn, as well as advocate on behalf of our member businesses. The Brooklyn Alliance is the not-for-profit economic development affiliate of the Brooklyn Chamber, which includes the NYC Business Solutions Center that we manage for the borough. Brooklyn Alliance Capital is the third affiliate of the Brooklyn Chamber and provides micro loans to immigrant and minority-owned small businesses.

We are pleased to be here today in support of the development of a residential and commercial building at 1640 Flatbush Ave by SL Green.

The project will provide affordable housing of which thirty four of these units will be permanently affordable. The affordable housing component of this project will be overseen by a local Brooklyn based organization. In addition, SL Green will work directly with the community in its application to ensure that the neighborhood stays affordable for its current residents.

In regards to the streetscape and contextual design; there will be retail on the first and second floors that will in turn provide a lively streetscape that will contribute to the overall area. In addition, SL Green will seek to fill the retail space based on the needs identified by the community. Possible tenants could include a grocery store or an urgent care for example. The current space is an empty gas station, and this proposed project will reinvigorate the area while also increasing the safety of the area as well. The location of the project will also help to attract folks to the neighborhood since the proposed project is near the Flatbush Junction transit hub. Lastly, the architect who has been hired for this project has worked to create a design that is complimentary of the neighborhood.

It is imperative that, as a borough, we manage growth carefully. Considering all the public benefits of this project, 1640 Flatbush Ave is an example of the smart development we need. Therefore, the Brooklyn Chamber is here today to express our support for the project, and we urge you to do so as well.

Thank you for the opportunity to submit testimony in this matter.

OKLYN

PESETSKY & BOOKMAN, P.C. ATTORNEYS AT LAW 325 BROADWAY, SUITE 501 NEW YORK, N.Y. 10007

WARREN B. PESETSKY ROBERT S. BOOKMAN Partners MAX BOOKMAN Associate MARC E. FLEISCHMAN Of counsel

(212) 513-1988 (212) 385-0564 (fax) www.pb.law

Date: March 14, 2019

Hon. Carlina Rivera Councilmember NYC Council New York, NY

RE: Thessabul LLC d/b/a Barbounia sidewalk cafe 250 Park Ave South, NYC, 10003

Dear Councilmember Rivera:

As you are aware, this office represents the above referenced restaurant in its application for a sidewalk cafe. Your office and I have been reviewing the application and have reached a mutually agreeable compromise as follows:

- 1- The application will be reduced in size from its current 12 tables and 31 seats, as approved by DCA, to 6 tables and 21 seats.
- 2- Specifically, all of the tables on 20th Street will be eliminated and the tables on Park Avenue South will be reduced to a total of three tables on either side of the entrance, as shown on the attached revised plan.
- 3- The closing hours of the cafe will be 11pm on Friday and Saturday and 10pm all other nights.
- 4- All planters will be removed from Park Avenue South at all times during the cafe season when the sidewalk cafe is in operation.

Thank you for working with this restaurant operator, a longtime member of this community. These are very tough economic times for restaurants and the addition of a cafe will be welcomed indeed.

Robert S. Bookman Partner CC: CB5

Very truly yours,

Le Robert S Bookman



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Testimony for the New York Building Congress Delivered before New York City Council Subcommittee on Zoning and Franchises Tuesday, March 19, 2019

Good morning. My name is Iziah Thompson, and I am the Policy Research and Urban Planning Fellow at the New York Building Congress. Thank you for your time this morning.

On behalf of the Building Congress, I would like to express our organization's strong support for SL Green and their project at 1640 Flatbush. The New York Building Congress has, for almost a hundred years, advocated for investment in infrastructure, pursued job creation and promoted ambitious public/private partnerships in the New York City area.

Our association is made up over 500 organizations, comprising more than 250,000 professionals. Through our members, events and various committees, we seek to address the critical issues of the construction industry and consistently promote the economic and social advancement of our city and its constituents.

1640 Flatbush sets an important precedent for responsible development, and SL Green has demonstrated that they are the accountable stewards suitable to carry out the project. Downtown Brooklyn has witnessed a remarkable transformation over the past few years, but we strongly believe that 1640 Flatbush continues the growth and development in the area, while ensuring that the lives of local residents' are enhanced concurrently.

Just a short walk from Brooklyn College, the building will have 115 thousand square feet of new space, with 114 residential units. The project will provide opportunity for retail growth in the area, with nearly 30,000 square feet available on the first two floors.

The project will have a tremendously positive impact on the immediate neighborhood and borough more broadly. It will bring many local construction jobs to the area. In fact, SL Green has reached a deal with the 32BJ Union to provide good, living-wage jobs to the community.

Affordability is also of paramount concern to the developers— as they will provide 35 permanently affordable units at 1640 Flatbush. That means 30 percent of the total units will be affordable.

Chairman MILO E. RIVERSO*

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We are proud of SL Green's efforts to increase affordable housing in the city, and their partnership with the local Brooklyn nonprofit, Brisa Builders. Brisa Builders will oversee the affordable housing component and will work directly with the community on applications, to ensure that the neighborhood remains affordable for current residents.

The transformation of 1640 Flatbush from a gas station and convenience store to a beautiful and affordable property is the type of sustainable urban development we love to see. The project will set a new standard for mixed-use projects in the borough. The Building Congress strongly supports this project, and we encourage you to do the same.

Thank you all again for the time to be heard on this matter.



WSBID.org

Testimony to the New York City Council in Support RE: Blondell Commons

The Westchester Square Business Improvement District has gone on record with Community Boards 10 and 11 in the Bronx regarding its support of the above referenced project. Additionally, the board of the BID would like to express its support to the Council, citing the following:

- The project referenced herein requires a zoning change from M1-1 to R7A. We support this change primarily because this parcel has not been, and should not be, used for industrial purposes. For years, the warehousing of motor vehicles on this property has most likely created environmental issues that would remain unaddressed if the current zoning status is continued. A change in zoning would allow this project to go forward and require the developer to address remediation issues. We support this eventuality for the improvement of the district.
- There is a tremendous need for affordable housing in the district. We support its inclusion in this area as it allows for the increase of foot traffic in the commercial corridor. This will help support the growth of the mom and pop businesses in the BID.
- The size of this project is consistent with other residential zoning in the district. In fact, properties immediately across Blondell Avenue are zoned R6 and others deeper within CB11 are zoned for even higher buildings. This project, which adjoins a rail yard, would not interfere with views or be so out of place with adjoining structures that it would be considered inappropriate.
- The plan to expand parking within the project partially accessible to the public will support the BID's stakeholders and improve the area.
- The de-mapping of portions of Fink and Cooper Avenues is long overdue and will allow the future positive development of the area.
- The project's location (at the southern end of Blondell Avenue) will not disrupt the flow of traffic on the Square or on sections of Blondell north of Ponton Street.
- Approval of the rezoning of this block will allow for the informed analysis of future requests of this nature along the remainder of Blondell Avenue (an eventuality as the growth of Eastchester Road takes hold following the inclusion of Metro North's proposed rail expansion in the area).

Thank you for considering the approval of this project.

Sincerely on behalf of the Board...

John Bonizio, Chairman



Subcommittee on Zoning and Franchises Land Use Committee, New York City Council March 19, 2019 Public Hearing, Bronx, Blondell Commons LU 0373-2019: ULURP application #C 170438 ZMX LU 0374-2019: ULURP application #N 170439 ZRX LU 0375-2019: ULURP application #C 170353 MMX LU 0376-2019: ULURP application #20195419 HAX

CD 11 Position: Opposed

Testimony by Carl Anderson, M.D., resident on Blondell Avenue, a physician by profession.

-I'm speaking in opposition to the proposed rezoning application, ULURP application #C 170438 ZMX-Blondell Commons.

-Zoning was previously reviewed and revised for this community (on 3/22/06) and Blondell Avenue was kept at M1-1. The previous councilman, James Vacca, opposed a zoning change for Blondell Ave. Community Boards 10 and 11 have already voted against this proposed zoning change. There is already a large area zoned for commercial and residential and a much smaller area zoned M1-1. Blondell Ave. is ideally suited to the M1-1 zoning category.

- Blondell Ave. contains low-rise commercial buildings and residences. It's a nice street. New businesses are being added all the time. There is a business making custom T-shirts, a glass and mirror business, an electrical contractor, a fire sprinkler company, a modest three-story apartment building, several private homes, a business providing services for people with developmental disabilities, a floor and office cleaning service, and a number of automotive businesses. These businesses provide good jobs.

-The proposed zoning change would lead to 9 story apartment buildings that are much too large for this neighborhood.

-This development would add to the over-congestion on the roads in this neighborhood. Blondell is a narrow, busy street, which ambulances use to get to

hospitals. There would not be enough parking spaces for the increased number of residents and their guests. This site is contaminated, the site of a former auto wreckers' business. There are no nearby schools for elementary age children. There are limited open spaces nearby.

-We all understand the need for affordable housing, but an outsized development like this is not the way to accomplish this. A housing plan shouldn't involve jamming large apartment buildings in places where they don't belong.

-Any zoning changes should be evaluated for the community as a whole and should not be done piecemeal in response to individual development requests. This project can be re-located to a location that already has the zoning classification sought by this developer (R7A/C2-4).

-This neighborhood should be kept in its current zoning classification, M1-1. This proposed zoning change doesn't make sense and would not make a positive contribution to this community.

-I'm requesting that this zoning proposal be denied and any questions of zoning be looked at for the community as a whole and changes should be made only if they improve the community.

Westchester Square-Zerega Improvement Organization, Inc.

E-Mail: WSZIO@aol.com; Web site: wszio.org

Testimony for City Council, March 19, 2019

Re: Blondell Avenue Affordable Housing Project and Zoning Change

Honorable Councilmembers:

We are aware of the critical need for affordable housing. However, we would like to call attention to the out-size scale (9 stories) of this project in comparison to its surroundings and the huge impact it will have on the residents of Blondell Avenue. Blondell Avenue is a very narrow, congested 1-way street running from Westchester Avenue to Eastchester Road. And, contrary to most testimony given at the Community Board 11 hearings, there is a residential component to Blondell Avenue as well in addition to industrial. We have identified several issues of concern:

The huge scale and impact on the immediate neighborhood, and context of the existing housing

• Towering over everything else in the immediate area (except for the hospitals nearby) this project does not fit in the context of the area. If this project must go through, would it not be possible to work with the developer to scale back the original 9-story plan to put it more in context with the existing apartment building in the surrounding area, ie, 5-6 stories at most?

Traffic and congestion:

- What will be the impact of adding 228 units and 225 parking spaces (meaning 225 cars) to what is now a very low density already traffic-congested street? Cars are already double parked and forced to park on the sidewalk due to the many small body shops, bakeries, and other businesses located there.
- Ambulances and emergency vehicles use the street regularly as a quicker way to get to Einstein and Montefiore Hospitals on Eastchester Road to avoid the lights in Westchester Square, raising a very real safety issue.
- Adding so many units will add many schoolchildren, most of whom (most likely) will be taking school buses (possibly 3 buses?) to their zoned school PS 108 approximately 1.5 miles away (and whether or not the already overcrowded school can take an estimated 350 more children is an open question), as there is no school located nearby, creating more congestion for an already congested street and perhaps blocking access for the ambulances.

Both community boards 10 and 11 (in whose board the rezoning falls) voted it down. We understand that community board votes are only "advisory". We understand the great need for affordable housing in the city, and praise the administration for seeking to build such housing. However, it seems to us that this project has not been well thought through in the context of practical realities. Blondell Avenue is a narrow 1-way street that can't handle the M1 traffic already there. There are no schools nearby and the zoned school, PS 108, is a good distance

away and already overcrowded. It seems to us that the lack of infrastructure for families and to address the congestion is clear. Aren't we going about this backwards? Should not the infrastructure come first (and to that end, building more schools that are desperately needed)? There are already numerous affordable housing buildings of 5-6 stories throughout the community. They are like any other apartment houses and are in context with the community. Has nothing been learned from the 1960s "slum clearance" projects, with the huge low income housing projects going up in place of communities literally wiped off the map. That did not work as planned and neither will this. The project should be reconsidered and modified to fit the community.

Thank you,

Sandi Lusk Director Westchester Square-Zerega Improvement Organization, Inc. (WSZIO)

Westchester Square-Zerega Improvement Organization, Inc.

E-Mail: WSZIO@aol.com; Web site: wszio.org

Testimony before the City Planning Commission March 19 2019

Re: Blondell Commons Affordable Housing Project and Zoning Change

Contact: Dorothy A. Krynicki email: dabkrynicki@aol.com

Dear Councilmembers:

I am in <u>favor of affordable housing</u> BUT there are reasons that I am <u>opposed to the rezoning</u> <u>change and the development of Blondell Avenue as affordable housing:</u>

- There was lack of communication with the community regarding this development. News
 of a project eight years in planning was only revealed at the beginning of 2019 to the
 community. The Westchester Square BID does not represent the community
 interest. It represents only the business interests and ironically NOT the interests of the
 many viable businesses on Blondell Avenue. There was no dialogue with the
 community until the very last minute.
- 2. The scale of the project overwhelms the surrounding area due to its size. Affordable housing should not be warehousing people. Should this rezoning be approved it should be conducive to creating a sense of community. Professor Plunz of Columbia University writes that a 5-6 story multiple dwelling with an inner courtyard is the optimum for creating a sense of community and increase the quality of life. The Borough President's report recommended that any future housing fit in with the context of apartment houses half a block away: 5-6 stores!

3. This project must be downsized should you vote yes to the zoning change.

- Otherwise it will exacerbate the traffic already on Blondell Avenue, Westchester Avenue, and E. Tremont Avenue.

- Stress will be placed on the already overcrowded schools that children living there would go to. They would have to be bussed as there are no schools within walking district.

4. Both Community Board 10 and 11 voted this project down. These communities have strong roots and knowledge of this part of the Bronx. Their voices need to be heard.

Respectfully, Dorothy A. Krynicki WSZIO



245 East 53rd Street Rezoning

Project ID: C180481ZMM Zoning Map Amendment February 2019

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	R8B/C2-5		
Residential	Community Facility	Commercial	
FAR	FAR	FAR	
4.0	4,0	2.0	



Current Zoning Map (8d)



Proposed Zoning Map (8d) - Area being rezoned is outlined with dotted lines Rezoning from R8B to R8B/C2-5

		C1-3				
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245 East 53rd Street, Manhattan

Area Map

245 East 53rd Street, Manhattan Block 1327, Lot 19







- Within Special Transit Land Use District
- Adjacent to Special . Midtown District
- C1-9 district to the east
- C6-6 district to the west
- Entrance to Lexington Ave/53rd Street Station (E + M Lines)

Prepared by Urban Cartographics April 2017

Block 1327, Lot 19

- FAR: 3.8 (4.0 max)
- 9,546 sf
- 60 feet tall, 6 stories
- Proposed Commercial Use ground floor (1,500 sf)
- Residential Use floors 2-6 (5 units)





1. View of 235-237 East 53rd Street, containing 2 food service establishments and a barber shop in the ground floor.



3. View of 240-242 East 53rd Street containing a ground floor book shop and office buildings.



2. View of 216-218 East 53rd Street containing a place of worship and a dress shop in the ground floor, respectively.





4. View of 246 East 53rd Street containing a deli and custom framing shop in the ground floor.



6. View of 224-226 East 53rd Street containing 3 restaurants, a cleaners, and a lock and security company in the ground floor.



5. View of 220-224 East 53rd Street which contains 2 ground floor restaurants and a nail salon.



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East 54th Street

East 52nd Street

Legend	
#	Lot Numbers
###	Block Numbers
No.	Nonconforming Uses
	Project Area
	Site

*Note: As a result of the proposed rezoning to R8B/C2-5 all indicated nonconforming uses will be made conforming.

27 lots in Rezoning Area

23 lots fully covered by proposed overlay

- 19 contain existing commercial uses
 Majority are legal nonconforming
- 4 contain community facility use

East 53rd Street

- Commercial thoroughfare
- Transit and pedestrian circulation improvements via Greater East Midtown Rezoning

BLONDELL AVENUE REZONING

M1-1 to R7A/C2-4 Blocks 4134 & 4133



BLONDELL AVENUE REZONING

Rezoning: ٠

- M1-1 to R7A/C2-4 (all lots on blocks 4134 and 4133) •
 - Redevelop Block 4134, Lot 1 (formerly Block 4134, Lots 1, 2, 4, 62, 63, and 70 and Block 4133, Lot 12) with a new mixed-use building.

Demapping:

• Demap unbuilt portion of Fink Avenue.

Map MIH: •

Option 2: 30% of residential floor area must be for affordable housing units for residents with incomes averaging 80% AMI. (68 affordable units out of 228 total).

Purpose of Rezoning: •

- Develop new 9-story mixed-use (commercial-residential-community facility) building containing 211,500 square feet of floor area (4.6 FAR).Redevelop Block 4134, Lot 1 (formerly Block 4134, Lots 1, 2, 4, 62, 63, and 70 and Block 4133, Lot 12) with a new mixed-use building.
 - 189,808 square feet of residential floor area (228 dwelling units),
 - 19,668 square feet of retail floor area (Use Group 6)
 - 2,024 square feet of community facility floor area.
 - 225 accessory parking spaces would be provided (95 commercial, 2 community facility and 128 residential) on the cellar level.

BLONDELL **AVENUE** REZONING

Blondell Avenue Rezoning Fact Sheet

	APARTM	IENT DIS	<u>IRIBUTIO</u>	N	
S/3/2018	OBR.	18R.	2BR.	38R.	TOTAL
1ST FLOOR	3	4	1	2	10
2ND FLOOR	6	7	6	4	23
3RD FLOOR	6	9	6	4	25
4TH FLOOR	6	10	8	5	29
STH FLOOR	6	10	8	5	29
6TH FLOOR	6	10	8	5	29
7TH FLOOR	6	10	8	5	29
81H FLOOR	6	10	6	5	27
9TH FLOOR	6	10	6	5	27
TOTAL	51	න	57	40	228
PERCENT	22%	35%	25%	18%	100%

ZR Section	Regulation	Permitted/Required	Proposed	Compliance Notes
RESIDENTIAL	USE GROUP 2		•	a), este secto secto en la completa y completa de la completa de
22-10	Use Group	1.2.3.4 5.5.50.7 8.9.14	246	Comptes
23-32	Los Area	1,700 sq ft.	46,360 sq ft	Comples
23-153	Lot Coverage	30,134 sq.tt	24.022 sq.ft	Comples
23-153	FAR Base	4 00	• • • • • • • • • • • • • • • • • • •	
23-154	F A R. Max	46	413	Comptes
33-121	F.A.R. (Commercial)	4 00	0 42	Comples
33-121	F.A.R. (Community Facility)	4 00	004	
23-154	FA.R.(Moxed Dov Use)	4 60	46	Comptes
23-154	Residential			
	Floor Area	213,255 sq ft.	189,808 sq ft	Comples
33-121	Commercia			
	Floor Area	92 720 sq fi	19,668 sq ft	Compiles
33-121	Community Facility			
	Floor Area	185,440 sq ft	2,024	
23-154	Mixed Use Dev			
	Floor Area	213,255 sq ft.	211,500 sq ft	Complies
23-22	Density	307	228	Comptes
23-662	Min Base Hoight	4Ú-Ú	75'-0'	Compiles
23-664	Max Base Height	75'-0"	75'-0'	Complies
23-664	Max Blog, Height	\$0'-0'/9 Stones	95'-0"/9 Stories	Complies
23-45	Front Yard	N/A	N/A	Comptos
23-462	Side Yard	N/A	N/A	Comples
23-47	Rear Yard	30-0*	300.	Complex
25-811	Bike Parking(Res)	114	114	Compiles
36-771	Bike Parking(Comm)	2 2676	2	Comples
23-03	Street Trea	f per 25' of	5 on site	Complies
	1	frontage = 8 trees	3 ୦ମି ଖୀଟ	<u> </u>
	Parking			
36-20	Conmercial	20	95	Comples
36-20	Community Facility	2	2	Comptes
26-251	Residerbal	34	128	Complies
36-62	Loading Berth	Norm	None	Comples



EXISTING CONDITIONS

1. Existing Zoning Map; 2. Photographs; 3. Transit Zone Map



BLONDELL **AVENUE** REZONING





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ZONING MAP THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications: For processing of strength that the \mathcal{R}_{i} is a set of the se

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Effective Date(s) of Rezoning:

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Special Requirements:

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3c	4a	4c
3d	4b	4d
6c	7a	7c

NOTE: Zoning information as shown on the map is subject to sharaye. For the most up-to-data zoning information for this ridu. will be Zoning ecotion of the Department of Day Planning website www.myc.goujugatining or contact the Zoning information Desk at (21.1) 120-3201.



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MAP 46



1. View of the Site facing southeast from Blondell Avenue.



3. View of the Site facing northeast from Blondell Avenue.



2. View of the Site facing east from Blondell Avenue.



1346 Blondell Avenue, Bronx

Photographs Taken on September 19, 2016

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4. View of Ponton Avenue facing northeast toward Blondell Avenue (Site at right).



6. View of Blondell Avenue facing southeast from Ponton Avenue (Site at left).



5. View of Ponton Avenue facing southwest from the Site.





Photographs Taken on September 19, 2016







7. View of the sidewalk along the east side of Blondell Avenue facing southeast (Site at left).



9. View of the west side of Blondell Avenue facing southwest from the Site.



8. View of the west side of Blondell Avenue facing northwest from the Site.



Photographs Taken on September 19, 2016













10. View of the east side of Blondell Avenue facing southeast toward Fink Avenue.



12. View of the sidewalk along the east side of Blondell Avenue facing northwest (Site ahead, at right)



11. View of Fink Avenue facing northeast toward Blondell Avenue.



Photographs Taken on September 19, 2016







13. View of Fink Avenue facing southwest from Blondell Avenue.



15. View of the north side of Fink Avenue facing northwest from Cooper Avenue.



14. View of Fink Avenue facing southwest from Cooper Avenue.



Photographs Taken on September 19, 2016

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16. View of the south side of Fink Avenue facing southwest from Cooper Avenue.



18. View of the Site facing northwest from the intersection of Cooper Avenue and Fink Avenue.



17. View of Cooper Avenue facing southeast toward Fink Avenue from the Site.



Page 6 of 12

1346 Blondell Avenue, Bronx

Photographs Taken on September 19, 2016

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19. View of the east side of Cooper Avenue between Fink Avenue and Westchester Avenue facing northeast.



21. View of Cooper Avenue facing northwest from Westchester Avenue.



20. View of the east side of Cooper Avenue facing northeast from Westchester Avenue.



Photographs Taken on September 19, 2016

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22. View of the north side of Westchester Avenue facing northeast.



24. View of the sidewalk along the north side of Westchester Avenue facing east.





Photographs Taken on September 19, 2016

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25. View of Westchester Avenue facing west toward Cooper Avenue.



27. View of Westchester Avenue facing east from Blondell Avenue.





Photographs Taken on September 19, 2016

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28. View of the north side of Westchester Avenue facing northwest toward Blondell Avenue.



30. View of Blondell Avenue facing northwest from Westchester Avenue (Site far ahead, at right).



29. View of the south side of Westchester Avenue facing south from Blondell Avenue.



Page 10 of 12

Photographs Taken on September 19, 2016








31. View of the sidewalk along the east side of Blondell Avenue facing northwest from Westchester Avenue.



33. View of the east side of Blondell Avenue between Fink Avenue and Westchester Avenue facing northeast (Site at far left).



32. View of the sidewalk along the east side of Blondell Avenue facing southeast from Fink Avenue.



Photographs Taken on September 19, 2016

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34. View of the east side of Blondell Avenue between Fink Avenue and Westchester Avenue facing southeast.



35. View of the west side of Blondell Avenue between Fink Avenue and Westchester Avenue facing northwest.



Page 12 of 12











OUT OF TRANSIT ZONE







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TRANSIT ZONE MAP

PROGRESS SET 09.24.18







FINK AVE.





FINK AVE.

BLONDEL AVE.



PROPOSEDIZONE: P7A/C2-4 EX.ZONE M1-1 08.15.18







TRANSIT ZONE MAP

PROGRESS SET 08.15.18



1340 BLONDELL

PROPOSED ACTIONS

- 1. Zoning Change Map;
- 2. Area of Street to be Demapped;
- 3. City Change Map;
- 4. Zoning Change Map;
- *5. MIH Map;*
- 6. Tax Map (with proposed zoning);
- 7. Area Map;
- 8. Zoning Comparison Table;
- 9. Land Use, Conformance and Compliance Table

















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MAP NO. 131-10 [C.P.C. NO 170353 MVX]

BLONDELL AVENUE REZONING

Zoning Change Map



Current Zoning Map (4b)

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Proposed Zoning Map (4b) - Area Proposed to be Rezoned is outlined with dotted lines

Rezoning from M1-1 to R7A/C2-4





1346 Blondell Avenue Community District 11, The Bronx 9/24/18 Zoning Map 4b

Matter <u>underlined</u> is new, to be added; Mutter struck out is to be deleted; Matter within # # is defined in Section 12-10; * * * indicates where unchanged text appears in the Zoning Resolution * * *

APPENDIX F Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

The Bronx	*	*	*	
The Bronx Community District 11				

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1346 Blondell Avenue, Bronx



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1346 Blondell Avenue, Bronx



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Area Map

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1346 Blondell Avenue, Bronx Block 4134, Lot 1 & Block 4133 Lots 1, 2, 8, 10, 12, 61, 62, 63 Project ID #P2012X0046









1346 Blondell Avenue, Bronx

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Zoning Comparison Table

		Permitt	ted/Required			
	Existin	g Zoning (M1-1)	Proposed Zoning R7A/C2-4			
			(1	Under MIH Zoning)		
	ZR Section #	M1-1	ZR Section #	R7A/C2-4		
USE GROUPS	42-10	4 - 14, 16, 17	22-10/32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14		
Maximum FAR (Total)	43-122	2.4	23-154*	4.6		
Residential	n/a	n/a	23-154*	4.6		
Affordable Independent Residences for Seniors	n/a	n/a	23-155	5.01		
Community Facility	43-122	2.4	33-121	4		
Commercial	43-12	1	33-121	2		
Commercial and Community Facility	43-122	2.4	33-121	4		
Manufacturing	43-12	1	n/a	n/a		
YARDS		•				
Minimum Front Yard	n/a	n/a	n/a	n/a		
Minimum Side Yard	43-25	None or 8 feet	23-462	None or 8 feet		
Minimum Rear Yard	43-26	20'	23-47/33-26	30', 20' (Commercial)		
HEIGHT AND SETBACKS	45-20		20-41100 20			
Minimum Base Height	43-43	n/a	23-662	40'		
Maximum Base Height	43-43	30'/2-Stories	23-664*	75'		
Maximum Building Height			23-664*	95'/9-Stories		
	43-43	Sky Exposure Plane 30'/2-Stories	23-664*	75'		
Maximum Height of Front Wall	43-43		1			
Sky Exposure Plane	43-43	1:1	n/a	n/a		
Setbacks from Narrow Streets	43-43	20'	23-662	15'		
Setbacks from Wide Streets	43-44	15'	23-662	10'		
OPEN SPACE						
Residential	n/a	n/a	n/a	n/a		
Max. Interior Lot Coverage	n/a	n/a	23-153	65%		
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a		
Minimum Open Space Ratio	n/a	n/a	n/a	n/a		
Maximum Lot Coverage	n/a	n/a	23-153	100% (Comer)		
_OT COVERAGE						
nterior/Through Lot	n/a	n/a	23-153	65%		
DENSITY						
Affordable Dwelling Units	n/a	n/a	23-22	680 sf/DU		
Affordable Independent Residences for Seniors	n/a	n/a	23-22	n/a		
PARKING	•					
Sovernment Assisted Dwelling Units	n/a	n/a	12-10/25-253	25%		
ncome-Restricted Housing Units	n/a	n/a	12-10/25-251	None (Transit Zone) or 15%		
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	None (Transit Zone) or 10%		
Residential (Above 80% AMI)	n/a	n/a	25-23	50%		
Residential (at or below 80% AMI)	n/a	n/a	12-10/25-251	None (Transit Zone)		
Commercial	44-20	ByUse	36-21	ByUse		
OADING				1		
Commercial	44 52	ByUse	36-62	ByUse		
	44-52	•				
Bicycle Parking (Residential)	n/a	n/a	25-80/36-70	1 per 2 dwelling units		
	n/a	n/a	25-80/36-70	1 per 10,000 sf		
Bicycle Parking (Commercial)	36-70/44-60	ByUse	36-70	ByUse		

*When providing affordable housing pursuant to the Inclusionary Housing Program set forth in ZR Section 23-90





1346 Biondell Avenue Zoning Map Amendment

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Land Use, Conformance and Compliance Table

			Exis	ting Conditions					Proposed Condit	ions		
Block	Lot	Zoning District		Conformance	Permitted FAR	Built FAR	FAR Compliance	Zoning District	Proposed Land Use	Confor mance	Permitted FAR	l Com
Applicant	's Prop	erty										
Developm	nent Sit	e								San dharyen (Killing) an Andrew (Killing)		
4134	1	M1-1	Residential	No	1	0.15	Yes	R7A/C2-4	Mixed-use (Commercial-Residential)	Yes	4.6	Yes
4133	1	M1-1	Parking	Yes	1	0.19	Yes	R7A/C2-4	Parking	Yes	4.6	Yes
4133		M1-1	Commecial	Yes	1	2.21		R7A/C2-4	Commecial	Yes	4.6	Yes
4133	8	M1-1	Vacant	Yes	1		Yes	R7A/C2-4	Vacant	Yes	4.6	Yes
4133	10	M1-1	Mixed-use (Commercial-Residential)		1	2.67	No	R7A/C2-4	Mixed-use (Commercial-Residential)	Yes	4.6	Yes
4133	61	M1-1	Commercial	Yes	1	1.85	No	R7A/C2-4	Commercial	Yes	4.6	Yes
4133	62	M1-1	Commercial	Yes	1	0.8	Yes	R7A/C2-4	Commercial	Yes	4.6	Yes
4133	63	M1-1	Light Manufacturing/Industrial	Yes	1	0.1	Yes	R7A/C2-4	Light Manufacturing/Industrial	No	4.6	Yes
4134	14	M1-1	Transportation/Utility	Yes	1	0	Yes	R7A/C2-4	Transportation/Utility	No	4.6	Yes
Total # of Lots*	15		% of Conformance**	78%		% Compliant	67%		% of Conformance**	78%	% Complian	t 10

Eric Palatnik, P.C. 5/24/18





100%





PROPOSED CONDITIONS

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- 1. Proposed Rendering;
- 2. Proposed Plans;
- 3. Affordability Matrix.



BLONDELL **AVENUE** REZONING



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Site Data		List of Required Actions				
Block: 4134 8.41	33	1				
Lots 1, 2, 4, 62, 63, 70/12		1. Rezone to R7A/C2-4(MIH)				
Address: 1340 Biondell Ave						
Existing Zorung: f	¥1-1					
Proposed Zoning	R7A/C2-4 (M.H.)					
Community Distri	ct Bronx 11					
Zoning Section M	ap No:4b					
Zorsing Lot Area:	46.360 sq.ft.					
2R Section	Regulation	Permitted/Required	Proposed	Compliance Not		
RESIDENTIAL -			• • • • • • • • • • • • • • • • • • • •			
22-10	Use Group	1, 2, 3, 4, 5, 6, 6c, 7, 8, 9, 14	286	Complies		
23-32	Lot Area	1,700 sq.ft	46,360 sq.ft.	Complies		
23-153	Lot Coverage	30.134 sq.ft	24,022 sq.ft.	Compiles		
23-153	F.A.R Base	4 00		1		
23-154	F.A.R. Max	4.6	4.13	Complies		
33-121	F.A.R (Commercial)	400	0.42	Complies		
33-121	F.A.R. (Community Facility)	4.00	0.04			
23-154	F.A.R.(Mixed Dev Use)	4 60	4.6	Complies		
23-154	Residential					
	Floor Area	213,256 sq.ft	189,808 sq.tt.	Complies		
33 121	Commercial					
	Floor Area	92,720 sq.ft	19,668 sq.ft.	Complies		
33-121	Community Facility			}		
	Floor Area	185,440 sq.ft	2.024			
23-154	Mixed Use Dev.					
	Floor Area	213,256 sq.ft	211,500 sq ft	Complies		
23-22	Densily	307	228	Complies		
23-562	Min Base Height	40'-0"	75'-0"	Complies		
23-664	Max Base Height	75'-0'	75'-0*	Complies		
23-864	Max Bldg, Height	90'-0''/9 Stones	95'-0"/9 Stories	Complies		
23-45	Front Yard	N/A	N/A	Complies		
23-462	Side Yard	N/A	N/A	Compiles		
23-47	Rear Yard	30'-0"	30-01	Complies		
25-811	Bike Parking(Res)	114	114	Complies		
36-711	Bike Parking(Comm)	2.2675	2	Compiles		
23-03	Street Tree	1 per 25' of	5 on sile	Complies		
		frontage = 8 trees	3 off sile			
	Parking					
38-20	Commercia)	20	95	Complies		
36-20	Community Facility	2	2	Complies		
25-251	Residential	34	128	Complies		
38-62	Loading Berth	None	Nane	Complies		

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PROGRESS SET 09.24.18

PROPOSEDZONE RVAC24 ECZONE MI-I OP2ALI8 BLOOK 413394134 LOT: 1,2,4,62 63,70,12















QUALITY HOUSING DEDUCTIONS										
1	3 Oss	COMMERCIAL	COMME FAC	FARRAS / CADAS	EFSUENT AL	V77-45 7A	F RA	F 77 857	A NIFY	. ALCONYS USEN AL
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PROGRESS SET 09.24.18



9/15/2016	OBR.	1BR.	28R.	38R.	TOTAL
1ST FLOOR	0	0	0	0	0
2ND FLOOR	6	10	8	5	29
3RD FLOOR	6	10	8	5	29
4TH FLOOR	6	10	8	5	29
5TH FLOOR	6	10	8	5	29
6TH FLOOR	6	10	8	5	29
7TH FLOOR	6	10	8	5	29
8TH FLOOR	б	10	6	5	27
9TH FLOOR	б	10	6	5	27
TOTAL	48	80	60	40	228
PERCENT	21%	35%	26%	18%	100%

APARTMENT DISTRIBUTION





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Z-103.00

ZONING CALCULATIONS & APT. DISTRIBUTION



1340 BLONDELL AVE. BYORK, MY



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PROGRESS SET 09.24.18

CELLAR PLAN









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A-101.00

FIRST FLOOR PLAN

PROGRESS SET 09.24.18



1340 BLONDELL

AVE.





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A-102.00

2ND FLOOR PLAN

PROGRESS SET 09.24.18



1340 BLONDELL AVE.











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A-103.00

3RD FLOOR PLAN

PROGRESS SET 09.24.18







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4TH THRU 7TH FLOOR PLAN

A-104.00

PROGRESS SET 09.24.18

AUFGANG ARCHITECTS

1340 BLONDELL AVE.



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8TH & 9TH FLOOR PLAN

A-105.00

PROGRESS SET 09.24.18



1340 BLONDELL AVE.



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A-106.00

SCHEMATIC ELEVATION

PROGRESS SET 09.24.18







Project Description:

Zoning:

The subject consists of one newly formed tax lot (4134-1) located at 1340 Blondell Avenue in the Westchester Village section of the Bronx. Exact Capital Group entered into a joint venture with the existing owner and formally acquired the property in March 2016. This site is currently finishing a ULURP process that will allow the development of a 9-story building with 228 residential units. The current plans have approximately 261,660 Square Feet, of which 19,668 will be commercial space, 2,024 will be community space and the project will include 225 parking spaces. Although the property is located in an industrial area, it is only a block from a residential census, has tremendous access to Retail services along Williamsbridge Road and Westchester Ave and great proximity to the East Tremont Ave Station on the [6] Express train and Bus options. Additionally, the property is located near several School options, including Herbert Lehman High School.

Neighborhood	Westchester Village
Block/Lot	4134/1
Lot Size	46,380 SF – Irregular
Plans to built	261,660 SF
Stories	9
Total Apartments & Rooms	228 & 776
Proposed Layout	48/STU, 80/1, 60/2, 40/3
Zoning	Will be rezoned to C4-L/R7A from M1
FAR (built/allowed)	4.6

477 Madison Avenue, 6th Floor, New York, NY 10022, Tel: (646) 706-5506 www.exactcapital.com







The Plan:

The parcels were formally acquired in March 2016 with an acquisition loan provided by Raza Development Fund. Once the rezoning is complete, Exact Capital anticipates utilizing 4% Low Income Housing Tax Credits in conjunction HPD's ELLA Program. We expect the project to be formally certified in the next few months and be able to execute a construction loan closing in December 2019. This is a great affordable housing new construction project in an underutilized area of the Bronx and has full support of all local elected officials.

Unit Distribution & Affordable Rent Levels:

The proposed rents are being set at varying AMI's to benefit diverse need of the community.

NYC 15/15 Unit Size	Monthly Rent	Number of Units
Studio	\$1,559	7
1 BR	\$1,599	12
2 BR	\$1,831	9
3 BR	\$2,324	6
27% AMI	φ2,224	
Unit Size	Monthly Rent	Number of Units
Studio	\$367	7
1 BR	\$472	12
2 BR	\$575	9
3 BR	\$658	6
37% AMI	\$038	
Unit Size	Monthly Rent	Number of Units
Studio	\$524	7
	\$524	12
1 BR	\$810	9
2 BR		6
3 BR	\$930	0
47% AMI		Number of Units
Unit Size	Monthly Rent	Number of Units
Studio	\$682	5 8
1 BR	\$863	
2 BR	\$1,045	6
3 BR	\$1,201	4
77% AMI		
Unit Size	Monthly Rent	Number of Units
Studio	\$1,151	7
1 BR	\$1,449	12
2 BR	\$1,749	9
3 BR	\$2,015	б
90% AMI		
Unit Size	Monthly Rent	Number of Units
Studio	\$1,354	10
1 BR	\$1,705	16
2 BR	\$2,055	12
3 BR	\$2,367	8
100% AMI		
Unit Size	Monthly Rent	Number of Units
Studio	\$1,509	5
1 BR	\$1,898	8
2 BR	\$2,288	5
3 BR	\$2,637	4

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Sources and Uses: Please see the proposed capital stack for the project below. It is subject to cha on the underwriting of the participating lenders.

Permanent Sources	Amount	Per Unit	% of tota
I el mane activitation	\$30,790,055	\$135,044	24.93%
First Mortgage (Lender: HDC):	\$15,000,000	\$65,789	12.14%
Second Mortgage (Lender: HDC):	\$25,375,000	\$111,294	20.54%
Third Mortgage (Lender: HPD): Deferred Construction Interest (HDC):	\$701,250	\$3,076	0.57%
Deferred Construction Interest (IIDC):	\$1,186,281	\$5,203	0.96%
LIHTC Equity:	\$29,668,512	\$130,125	24.02%
State Low Income Housing Tax Credits (SLIHC):	\$12,133,267	\$53,216	9.82%
Developer Equity (Cash):	\$3,088,161	\$13,545	2.50%
Developer Equity (Cash):	\$0	\$ 0	0.00%
Deferred Developer's Fee:	\$5,583,908	\$24,491	4.52%
Gap:	\$0	\$0	0.00%
TOTAL SOURCES	\$123,526,433	\$541,783	100%

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> Mixed Income Program: Mix & Match Term Sheet

Party and the second designed by the second second second	a an an an ann an an an an an an an an a		
Program Description	family rental projects households earning up have rents affordable Projects must have a n	in which 4 to 60% of A to moderate ange of affor	
	private institutional len such as HDC's Mixed Renewal (HCR) prog Housing Trust Fund F	nders; New I Income Mir rams such i Program (H ⁻) Tax Credit ncome Hou:	ther public and private sources including but not limited to: York City Housing Development Corporation (HDC) programs a and Match program; New York State Homes and Community as Homes for Working Families Initiative (HWF), Low Income IF), Middle Income Housing Program (MIHP), New York State Program (SLIHC) and Low Income Housing Credit Program sing Tax Credit Program (LIHTC), and New York State Housing
Eligible Borrowers and Sponsors	Cornoration either a	lone or in	al funds, a borrower must be a Housing Development Fund partnership with for-profit developers, limited partnerships, s, or limited liability companies.
	developing, marketing with an entity with su liquidity to construct a	g, and man ich expertise and operate	
HPD Loan Amount	or below 130% AMI	according	d on the number of units with rents affordable to households at to the chart below. Projects should have a minimum of four f units must be set aside for formerly homeless households and a affordable to households earning between 30-50% AMI.
	Projects are encoura units, including under	aged to cre r the zoning	ate intergenerational housing by incorporating senior housing rules for affordable independent residences for seniors (AIRS).
	Rental Tier	Subsidy	Project Selection: Preference will be given to projects that include: (1) provide more than 20% of units for formerly homeless families, (2) include more than 20% of units serving households earning up to 50% of AMI or less, and/ or (3)
	a state of the fiber of the day of the fiber	\$225,000	provide more than four income tiers.
	Contractory of the Designation of the Designation of the	\$185,000	Requests for Above Term Sheet Subsidy: Projects that
	NAME AND ADDRESS OF TAXABLE PARTY.	\$155,000 \$125,000	request more than the maximum subsidy will be considered
	57% of AMI	\$95,000	for funding but will not receive preference. For every \$5,000
		\$120,000	per unit in additional subsidy provided above the term sheet maximum, projects will be required to provide an additional
	Carl Control of Contro	\$115,000	5% of units to serve formerly homeless families or make an
	90% of AMI	\$95,000	additional 5% of units affordable in perpetuity.
	100% of AMI	\$70,000	Mandatory Inclusionary Housing (MIH): MIH projects that
	110% of AMI	\$40,000	request subsidy for the MIH units will be required to provide
	120% of AMI	\$20,000	an additional 15% of permanently affordable units.
	130% of AMI	\$10,000	Voluntary Inclusionary Housing/Other Sources: Maximum

per-unit subsidies may be reduced for projects utilizing other sources, including Inclusionary

Mixed Income: Mix and Match, Term Sheet

Updated - 05.15.17





Housing, or rental assistance such as Project Based Vouchers, absent broader/deeper affordability or project benefits.

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Rents and Marketing		Income	Maximum Initial Rents					
Bands	Rental Tier	Limits	Studio*	1 BR	2 BR	3 BR		
	Our Space	30% of AMI	\$215	\$283	\$425	\$512		
	27% of AMI	30% of AMI	\$331	\$426	\$521	\$594		
	37% of AMI	40% of AM1	\$475	\$605	\$736	\$843		
	47% of AMI	50% of AMI	\$618	\$784	\$951	\$1,091		
	57% of AMI	60% of AMI	\$761	\$963	51,166	\$1,339		
	70% of AMI	80% of AMI	\$947	\$1,196	\$1,445	\$1,661		
	80% of AMI	100% of AMI	\$1,091	\$1,375	\$1,660	\$1,910		
	90% of AMI	110% of AMI	\$1,234	\$1,554	\$1,874	\$2,158		
	100% of AMI	130% of AMI	\$1,377	\$1,733	\$2,089	\$2,406		
	110% of AMI	140% of AMI	\$1,520	\$1,912	\$2,304	\$2,654		
	120% of AMI	150% of AMI	\$1,664	\$2,091	\$2,519	\$2,902		
	130% of AMI	165% of AMI	\$1,807	\$2,270	\$2,733	\$3,150		
	*Studio Rents ar	e sized based on a	a 0 6 Househo	ld Factor				
	"Rents are based on 2017 HUD income limits and assume tenant pays electricity with no electric stove.							
	are calculated as gross rents less a utility allowance. Rent increases: Subsequent rent increases for restricted units will be governed by the lower of AMI or rent stabilization increases. No vacancy or luxury decontrol will be permitted for the duration of the HPD restriction period for all unit types. Marketing Bands: Projects must comply with the above listed Marketing Bands, or where other funding sources restrict the allowable maximum income. In addition, Program seeks to minimize overlapping income limits between tiers.							
Loan Terms	Lang Tarma 20 years		erms vary by	funding st	ource and l	ending autho	ority).	
LUAITTEITIS	 Loan Term: 30 year minimum (Loan terms vary by funding source and lending authority). Interest Rate: Applicable Federal Rate (AFR) monthly long-term rate simple during construction and permanent. An additional 0.25% servicing fee will be applied during construction, as applicable. The actual paid rate during construction will be up to 1% per annum in addition to the servicing fee. The actual paid rate during permanent will be up to 1% per annum, inclusive of the servicing fee. The difference between AFR and the paid rate will defer and accrue, with balloon due at maturity. HPD may reduce the interest rate to below AFR in return for extended affordability of 60 years or permanent affordability for at least 15% of the units. 							
	 Amortization: Balloon payment up to 100% of HPD loan amount. 							
	Debt Service Coverage: 1,15 on all financing.							
	 Loan to Cost: May not exceed 90% overall of total development cost. 							
Nixed Inc	l ome: Mix and Match, Term					xfated - 05.15		

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	 Income to expense ratio: Minimum of 1.05 on all financing; 1.10 when commercial space is more than 25% of gross income.
	 Developer's Fee: As described in the HPD Low Income Housing Tax Credit Qualified Action Plan (QAP), total developer fee is not to exceed 15% of improvement costs (excluding developer fee, reserves, and syndication and partnership expenses) and 10% of acquisition costs for tax credit projects. Up to 10% of the fee may be paid during construction. Consultant fees should be paid from the developer fee. HPD may require a reduction in paid developer fee in order to reduce public subsidy. HPD requires that the deferred developer fee be based on 15 years' of cash flow.
	 Consultant Fees: Consultant fees, including development consultants, owner's representatives, etc., must be paid from the developer fee.
	 Land Acquisition: Acquisition costs for privately owned land will be reviewed by HPD and may be approved at up to appraised value
	For publicly-owned sites, disposition in most cases will be for \$1 per lot with the balance of appraised value in an enforcement note and mortgage payable upon maturity with simple AFR. The enforcement note and mortgage may be structured as a forgivable loan in return for extended affordability beyond what is minimally required by other sources of funds. Publicly-owned sites may include sites owned by HPD, other government agencies and property owned by NYCHA.
	 Projects funded with Federal funds require compliance with Section 3 new hires and Davis Bacon prevailing wages, as applicable.
	Preferences will be given to projects demonstrating cost containment.
Equity Requirement	10% of total allowable development costs excluding costs attributable to LIHTC eligible basis This equity requirement is exclusive of the paid and deferred developer's fee. Reduced land price below value will be considered as part of the equity requirement, per HPD's approval.
Units for Formerly Homeless Households	 Homeless referrals must come directly from HPD except projects that receive a supportive housing social service contract award from New York State Office of Mental Health (OMH) or New York City Department of Health and Mental Hygiene (DOHMH) or another government agency.
	 All projects with homeless set-aside units must submit a Social Service Plan and a proposed Social Service Provider for HPD approval prior to marketing and lease-up of the homeless set-aside units, except those receiving referrals from a government agency under a social service contract.
	 For projects with a social service contract that provides rental assistance above tax credit rents, HPD may require that a portion of net cash flow be deposited in the a social service reserve
	 The unit distribution for homeless units must be approved by HPD.
	 For developments with Project-Based Section 8, a Rent-Up Reserve of up to \$1,500 per homeless unit may fund rental income.
	 For projects with <u>Cur Scace</u> units or without a social service contract, a capitalized Social Service Reserve of up to \$7,500 per homeless unit and annualized reserve of \$9,500 per 5% of the homeless units (rounded up) may fund the approved social service plan
	HPD may require an additional set-aside of up to \$2,000 per studio homeless unit, or up to HPD may require an additional set-aside for the function of the function of the formeless units at
	 APD may require an additional seconds of up to unjoin furnishings for homeless units at \$3,000 if the homeless units include family units, to fund furnishings for homeless units at initial rent-up.

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Mixed Income: Mix and Match, Term Sheet

Updated - 05.15.17

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Design and Construction Requirements	 Projects must meet <u>HPD Design Guidelines for Multifamily New Construction and Senior Housing</u> and plans must be approved by HPD. HPD also strongly encourages the incorporation of the critical success factors outlined in <u>"Laving the Groundwork" Design Guidelines for Retail and Other Ground-Floor Uses in Mixed-Use Affordable Housing Developments</u>". HPD will approve unit distribution. Projects are suggested to have a minimum of 15% one-bedroom, a minimum of 30% two-bedroom or larger, and a maximum of 25% studio units Projects that include supportive housing units for singles may be allowed to exceed the 25% studio threshold. 				
	Unit Type Net Square Footage Studio 350 - 400 sq. ft. 1 BR 500 - 550 sq. ft. 2 BR 650 - 725 sq. ft. 3 BR 850 - 950 sq. ft. 4 BR 950 - 1,075 sq. ft.				
	 HPD reserves the right to participate in construction monitoring. 				
	 HPD may at its discretion require competitive bidding for general contractors. 				
	 All projects must achieve Green Communities Green Certification. The Green Communities Criteria and Certification portal is available online at http://www.greencommunitiesonline.org/ 				
	 All projects will be required to retain a qualified benchmarking service provider to track utility usage for heating, electric and water. The HPD Benchmarking and Performance Tracking Protocol is available online at http://www1.nyc.gov/site/hpd/developers/green-building.page 				
	 Projects must be in full compliance with the design requirements of all applicable laws, including, but not limited to, the New York City Zoning Resolution, the New York City Building Code, the New York City Housing Maintenance code, the New York State Multiple Dwelling Law, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973. Projects receiving New York State Homes and Community Renewal (HCR) funding must also comply with the HCR Design Guidelines, as applicable. 				
Real Estate Tax Benefits	 Projects may qualify for §421-a or the Article XI tax exemption. See <u>HPD Tax Incentive</u> <u>Programs guidelines</u> for more information. Projects may be subject to a PILOT in the HPD Regulatory Agreement depending on the availability of project cash flow. 				
	Developers must provide proof of any such tax exemption prior to construction loan closing.				
Closing Requirements	Closing requirements prior to construction loan closing include (out are not limited to):				
requienents	 Completed and satisfactory <u>Sponsor Review</u> disclosure documents for all applicable individuals and entities in the project. Further disclosure documentation may be required 				
	 Completed and satisfactory <u>Equal Opportunity</u> documents for applicable entities, including contractors and sub-contractors, in the project. Further documentation may be required for contractors and sub-contractors on the <u>Enhanced Contractor Review</u> status list. 				
	 Completed and satisfactory <u>HUD Section 3</u> documents for applicable entities in the project, if project is receiving federal funding. 				
	 Completed and satisfactory <u>Campaign Finance</u> documents for applicable individuals and organizations in the project. 				
	· Completed and satisfactory Environmental Review including, but not limited to, City				
Mixed Inco	ome: Mix and Match, Term Sheet Updated – 05.15.17				

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	NYC Department of Housing Preservation and Development (HPD) Office of Development, Division of New Construction Finance
	Environmental Quality Review (CEQR), and/or State Environmental Quality Review Act (SEQRA), and/or National Environmental Policy Act (NEPA), as applicable. Detailed environmental studies and compliance measures may be required.
	 Architectural plans approved by HPD's Building and Land Development Services
	Approval and Permits by the NYC Department of Buildings (DOB)
	 HPD may require the inclusion of an HPD rider as part of the construction contract.
	 Borrower's organizational documents including W-9 forms and IRS EIN letters.
	Projects with HOME funds must comply with HOME Compliance requirements.
	 HPD requires that the general contractor secures projects by a letter of credit for 10% of hard costs excluding contingency. Payment and Performance bond for 100% of hard costs may be accepted in lieu of letter of credit.
	 HPD may require that it be named beneficiary on documents, including but not limited to insurance certificates and completion guarantees.
Rent Up	 All projects must be marketed according to HPD and HDC marketing guidelines. The developer must submit a marketing plan for agency review and approval prior to marketing.
	 On an annual basis, HPD may require a certified rent roll, written certification of tenan incomes, and other supporting documentation.
Conversion	Conditions precedent to permanent loan conversion include (but are not limited to):
	Evidence of rent registration with HCR in compliance with rent stabilization requirements
	95% residential rental achievement
	100% commercial/retail occupancy evidenced by executed leases
	Evidence of real estate tax benefits.
	Temporary or Final Certificate of Occupancy from NYC Department of Buildings (DOB).
	Architect's Statement post-completion regarding accessibility
	Certificate of Completion from HPD on publicly-owned sites.
	Evidence of HOME compliance.
Proposal	For consideration, please submit the following:
Review Information	 Location (Borough/Block/Lot and address) and description of site and propose development. Include commercial, parking and residential square footage.
	 Proposed pro-forma including development and operating budgets, as well as acquisitio price per developable floor area for privately owned sites. Include an appraisal for privat site acquisitions.
	Whether the project is generating tax benefits or zoning bonus to another project.
	 Proposed development team (borrower, contractor, architect, management company respective principals and previous development experience over the last 10 years. HPD an NYC development experience should be highlighted
Additional Requirements	Developers are required to comply with all applicable Federat, State, and local laws, orders, ar regulations prohibiting housing discrimination. The Developer must also construct the project compliance with all laws regarding accessibility for people with disabilities, including but n
the set to a	ome: Mix and Match, Term Sheet Updated - 05.15.17

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limited to the New York City Building Code, the federal Fair Housing Act, the Americans With Disability Act, and Section 504 of the Rehabilitation Act of 1973.

Eligible HPD-financed projects will be subject to the Agency's economic opportunity programs including HireNYC and M/WBE Build Up. Such projects must meet the obligations of each applicable program and initiative. Additional information can be found at http://www1.nyc.gov/site/hpd/developers/hirenvc.page and http://www1.nyc.gov/site/hpd/developers/hirenvc.page and http://www1.nyc.gov/site/hpd/developers/hirenvc.page and http://www1.nyc.gov/site/hpd/developers/hirenvc.page and http://www1.nyc.gov/site/hpd/developers/hirenvc.page and http://www1.nyc.gov/site/hpd/developers/hirenvc.page and

HPD requires a fee of \$1,400 for monitoring compliance with Executive Order 50 of 1980 (as amended by Executive Order 94 of 1986. Executive Order 108 of 1986, and Executive Order 159 of 2011) which requires equal employment opportunity in New York City contracting and monitoring compliance with the Federal Davis Bacon Act (40 U.S.C. §3141 et seq.), State Labor Law §§220 and 230, Real Property Tax Law §421-a(8), and New York City Administrative Code §6-109 which require the payment of prevailing wages and compliance with labor standards.

HPD Contact

Multifamily New Construction Programs 100 Gold Street, Room 9I-5, New York, NY 10038 <u>mfnc@hpd.nyc.gov</u> Phone: 212-863-6044

HPD, in its sole discretion, may, at any time and without prior notice, terminate the program, amend or waive compliance with any of its terms, or reject any or all proposals for funding.

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Mixed Income: Mix and Match, Term Sheet



1346 Blondell Avenue Bronx March 2019

Prepared for: Eric Palatnik PC Prepared by: Urban Cartographics


1346 Blondell Avenue Rezoning

Rezoning:

- M1-1 to R7A/C2-4 (all lots on blocks 4134 and 4133)
- Redevelop Block 4134, Lot 1 (formerly Block 4134, Lots 1, 2, 4, 62, 63, and 70 and Block 4133, Lot 12) with a new mixed-use building.

Demapping:

Demap unbuilt portion of Fink Avenue.

Map MIH:

 Option 2: 30% of residential floor area must be for affordable housing units for residents with incomes averaging 80% AMI. (68 affordable units out of 228 total). Purpose of Rezoning:

- Develop new 9-story mixed-use (commercial-residential-(formerly Block 4134, Lots 1, 2, 4, 62, 63, and 70 and Block 4133, Lot 12) with a new mixed-use building.
- units)
- 19,668 square feet of retail floor area (Use Group 6)
- 2,024 square feet of community facility floor area.
- 225 accessory parking spaces would be provided (95 the cellar level.

community facility) building containing 211,500 square feet of floor area (4.6 FAR).Redevelop Block 4134, Lot 1

189,808 square feet of residential floor area (228 dwelling)

commercial, 2 community facility and 128 residential) on

Existing Conditions

- 1. Neighborhood Bird's Eye Aerial;
- 2. Detailed Birds Eye Aerial;
- 3. Project Area Photographs;
- 4. Surrounding Area Photographs





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1. View of the Development Site facing northeast from Blondell Avenue.



3. View of the Development Site facing northeast from Blondell Avenue.



2. View of the Development Site facing southeast from Blondell Avenue.





4. View of the Development Site facing northeast from Blondell Avenue.



6. View of Cooper Avenue facing northwest from Westchester Avenue (Project Area at right and left).



5. View of Fink Avenue facing northeast from Blondell Avenue (Project Area at right and left).





7. View of the Project Area facing north from Cooper Avenue.



9. View of the Project Area facing northeast from Cooper Avenue.



8. View of the Development Site facing northwest from Cooper Avenue.





10. View of the Project Area facing north from the intersection of Westchester Avenue and Blondell Avenue.



12. View of the Project Area facing northeast from the intersection of Cooper Avenue and Fink Avenue.



11. View of the Project Area facing north from Cooper Avenue.





13. View of the south side of Westchester Avenue facing east from the Project Area.



15. View of the southwest side of Blondell Avenue facing south from the Development Site.



14. View of the southwest side of Blondell Avenue facing west from the Project Area.





16. View of Fink Avenue facing southwest from Blondell Avenue.



18. View of a residential building on the southwest side of Blondell Avenue facing southwest from the Development Site.



17. View of the southwest side of Blondell Avenue facing west from the Development Site.





19. View of Ponton Avenue facing southwest from Blondell Avenue.



21. View of the intersection of Westchester Avenue and Blondell Avenue facing south.







22. View of the south side of Westchester Avenue facing east from the Project Area.



24. View of the southwest side of Blondell Avenue facing southwest from the Project Area.



23. View of double parking along Blondell Avenue facing south from the Project Area.



Land Use

Land Use Map;
Ground Floor Retail Map;
Ground Floor Retail Photographs;
Community Facility Map;
Community Facility Photos





Urban Cartographics



Urban Cartographics



25. View of a 24 hour pharmacy and convenience store facing southwest from East Tremont Avenue.



27. View of ground floor retail along the northeast side of Williamsbridge Road facing east.



26. View of ground floor retail along the northeast side of Williamsbridge Road facing east from the intersection of Williamsbridge Road and Roberts Avenue.





28. View of a grocery store facing southwest from East Tremont Avenue.



30. View of ground floor retail along the southwest side of East Tremont Avenue facing south.



29. View of ground floor retail along the southwest side of East Tremont Avenue facing west.





31. View of a pharmacy facing northeast from Westchester Square.



33. View of ground floor retail facing south from the intersection of Westchester Avenue, East Tremont Avenue, and Westchester Square.



32. View of a convenience store and pharmacy facing east from the intersection of Ponton Avenue and Williamsbridge Road.





Urban Cartographics



34. View of The Bronx River High School facing east from East Tremont Avenue.



36. View of Huntington Free Library facing west from Lane Avenue.



35. View of Lewis and Clark School facing north from the intersection of Overing Street and Tratman Avenue.





37. View of the Bureau of Traffic Operations and Bureau of Highway Operations facing northeast from Williamsbridge Road.



39. View of medical offices facing southeast from Frisby Avenue.



38. View of a Post Office facing northwest from Ponton Avenue.



Existing Zoning

Enlarged Zoning Map;
Photographs of Tall Buildings



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40. View of 2551 Tratman Avenue facing south from Frisby Avenue.



42. View of 2511 Westchester Avenue facing southwest from Westchester Avenue.



41. View of 1400 Benson Street facing northwest from the intersection of Lane Avenue and Benson Street.





43. View of 2501 Tratman Avenue facing southwest from Tratman Avenue.



44. View of 1443-1451 Overing Street facing west from Overing Street.



Access To Transit

Transit Map;
Transit Walk Shed Map







Urban Cartographics

103 North 13th Street IBIA Text Amendment and Special Permits ULURP Nos. 190085 ZSK, 190083 ZRK, and 190084 ZSK



City Council Subcommittee on Zoning and Franchises Hearing March 19, 2019 ATTORNEYS AT LAW Applicant Representative: Sheldon Lobel, P.C.









103 North 13th Street, Brooklyn





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1. View of the Site facing northeast from North 13th Street.



3. View of the Site facing north from North 13th Street.



2. View of North 13th Street facing northwest (Site at right).



Photographs Taken on November 10, 2017



Page 1 of 3



4. View of the Site facing east from North 13th Street.



View of the sidewalk along the north side of North 13th Street facing east (Site at left).



5. View of North 13th Street facing southeast (Site at left).



Photographs Taken on November 10, 2017

Page 2 of 3

103 North 13th Street, Brooklyn



Illustrative Rendering



7. View of the south side of North 13th Street facing west.



9. View of the south side of North 13th Street facing south from the Site.



8. View of the sidewalk along the north side of North 13th Street facing northwest (Site at right).



Photographs Taken on November 10, 2017



Page 3 of 3

103 North 13th Street, Brooklyn



Sheldon Lobel & Attorneys At Law






ATTORNEYS AT LAW



ATTORNEYS AT LAW

	ITEM / DESCRIPTION	PERMITTED / REQUIRED BY UNDERLYING ZONING DISTRIC	т	PERMITTED BY ZR 74-96 SPECIAL PERMIT			PROPOSED		COMPLIANCE WITH UNDERLYING ZONING DISTRICT / COMPLIANCE	SITE DATA		
0	use regulations perior-2 district regulations	PERMITTED LEES: LEE GROUPS 4-14, 163 17	•	CPECIAL PERMIT PERMITTED LEES TECHNIC PERMIT TECHNIC PERMIT TECHNIC PERMIT TECHNIC PERMIT TECHNIC PERMITTED LEES TECHNIC PERMITTED LEES TECHNI			PROMITED LEES RECURED NELESTING LISES INCOMPSILIES U.G. SERIETAL, & U.G. SEACCESSORY LEE U.G. SERIETACE & U.G. SEACCESSORY LEE U.G. THA LEWE INNUFACTURING & U.G. THC ACCESSORY LEE		WITH 2R 74-96 SPECIAL PERMIT	BODRUSH BROOKLYN 14 ODDA 24 2019 34 2019 34 MMPH 124 Aconstan MMPH 124 Aconstan MMPH 124 2019 48 MMPH 124 2019 48 ODD 124 MMPH 121 METHELET, BROOKLYNE NY 15140 2019 48 ODD 124 MMPH 121 METHELET, BROOKLYNE NY 15140 2019 48 ODD 124 MMPH 121 METHELET, BROOKLYNE NY 15140 2019 48 ODD 124 MMPH 121 METHELET, BROOKLYNE NY 15140		
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		110-17 Post					PROPOSED FAR		DOES NOT COMPLY WITH UNDERLYING ZONING DISTRICT	CELLAR PERMITTED USINS 12:500.5F 0.5F 0.5F 0.5F 0.5F		
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ŀ				MAXELOB AREA		PROPOSED FLOOR AREA	DOES NOT COMPLY WITH		REQUIRED INSUSTRIAL USES	74155 22255		
	FLOOR AREA	MAX FLOOR AREA		MARFLOOR AREA SADE NAX FA 25,000 SF		PREPOSED FLOOR AREA DASE USES 25,000 SF		UNDERLYING ZONING DISTRICT	INCENTIVE LISES	8257 657		
		COMMERCIAL / MANUFACTURING COMMUNITY FACILITY	25,000 SF 50,000 SF	MAX ADDITIONAL FA FOR REQUIRED INDUSTRIAL LISES MAX FA FOR INCENTIVE LISES TOTAL PERMITTED		10,000 SF	REQUIRED INDUSTRIAL USES INCENTIVE LISES		COMPLIES WITH CONDITIONS OF ZR 74-962 SPECIAL PERMIT	LEVEL 2	11,008 SF BYB SF	
		TOTAL PERMITTED	60,000 57			40,000 SF	TOTAL PROPOSED	59,905 SF		PERMITTED LEADS	237 SF 25 SF	
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				MOONLM DASE HEIGHT	ALM DASE HEIGHT 75 FEET					REQUIRED NOUSTRIAL USES	100 SF 10 SF	\$0.5F 0.01
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		[99495.0931]		MINIMUM PERCENTAGE OF SPEET WALL ON STREET			PERCENTAGE OF SPEET WALL ON STREET LINE	00%	COMPLIES WITH CONDITIONS OF ZR 74-862 SPECIAL PERMIT	PERMITTED LEES	5,7265F 1175F	
				LINE BELOW 12 FEET	EAOF 77%		DELOW 12FEET	4.78		REQUIPED NOUSTRIAL USES	100 SF 10 SF	
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				MINIMUM SIDEWALK WETH 15 FEET		SEEWALK WETH	ISFORT		REQUIRED NOUSTRIAL USES	90.5F 10.5F		
	REQUIRED ACCESSORY OFF-	GENNAL RETAIL OR SERVICE USES. FOOD STORES WITHLESS THAN 2000 SQUARE FEET OF FLOOR		CITY PLANNING COMMISSIONER MAY REDUCE OR WAVE DIF-STREET		OFF-GTREET PARKING WANTD		DOES NOT COMPLY WITH	INCENTIVE LISES	9,325 SF 176 SF		
	STREET PARKING	REALUSES IN PRC-8 IN USE GROUP 6, 8, 9 OR 10; OR USES IN PRC-81 IN USE GROUP 6, 7, 8, 9, 10, 11, 13,		PARKING REQUIREMENTS (FER 2R 74983				UNDERLYING ZONING DISTRICT	LEVEL 6	9,670 SF 213 SF		
		I, OR 16, CRUWHEN PERMITTED BY SPECIAL FRMIT						COMPLIES WITH CONDITIONS OF ZR 74-963 SPECIAL PERMIT	PERMITTED LISES	22754 255		
		© 1 POR 200 SQ, FT, OF FLOOPLAREA WANLFACTUREND OF SOM-INDUSTRIAL USES, USES	139 10 174							REQUIRED NEUSTRIAL USES INCENTIVE LISES	17 SF 10 SF 0,537 SF 174 SF	
		INUSE GROUP (TR), ITD, CR 16C, CR N (FIG-F N TEQUINED LEE GROUP (TO R 4, AND WITH A NN CP WITH RR 7500 SQ IT CR TOCH ANN CA WITH RR 6 1 FIR 1,000 SQ, FT, CR FLOCH ANNA 6								LEVEL7	0,672 SF 309 SF	
										PERMITTED LISES	485.5F 218.5F	F 165.5F 0.01
										REQUIRED NOUSTRIAL USES	187 SF 130 SF	
_	REQUIRED ACCESSIONY OFF- 23,935 25F 5/m OF IPEOPOSED TOTAL MANUFACTURING USE									INCENTIVE LISES	2,705 SF 210 SF 3,305 SF 755 SF	
	REQUIRED ACCESSORY OFF- STREET LOADING DERTH	CITY PLANNIG COMMISSIONER MAY REDUCE OR WANT PARKING REQUIREMENTS FOR 2R 74 RD	IR MAY REDUCE OR WAM! OFF-STREET 1.2R 74-983		1 LEADING BERTH		DOES NOT COMPLY WITH UNDERLYING ZONING DISTRICT	GRAND TOTAL	75,208 SF 2,003 SF			
	WHOLESALE, MANUFACTURING OR	29,985 25F OFFICE (FIRST 25,000 SF - HONE) = 1 REQUIRED										
	STORAGE USES COMEINED WITH OTHER USES	0.25F RETAIL (FIRST 8,000 SF - NONE) = 0 REQUIRED							ZR 74-963 SPECIAL PERMIT			
		DTALLOADIND BERTH REQUIRED+3										
	DICYCLE PARKING	1 SPACE PER EXCEPTE OF RECORDERANCE (SPACE) A STATE OF FLOOR AREA / 10,000 SQLFT, OF FLOOR AREA PER REVOLE PRIVING SPACE) + E SPACES							COMPLIES WITH UNDERLYING ZOMING DISTRICT			
	TOTAL BIRE PARENTS REQUIRED: 8											
												
1	STREET TREES	ES 1 TREE PER 251.NEAR FEET OF STRIFET FRONTAGE OF 201NIGLOT (1251.NEAR FEET / 251.NEAR FEET PER TREE = 5 TREES REQUIRED)					3 TREADS PREVIDED	3 1160 5 1982/0010		COMPLIES WITH UNDERLYING AVERAGE CURB ELEVATION		
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										The set of the second second s		













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Sheldon Lobel 2 Attorneys At Law



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Sheldon Lobel & Attorneys At Law Map of Industrial Business Incentive Areas specified:

Community District 1, Borough of Brooklyn: The block bounded by North 12th Street, Kent Avenue, North 13th Street and Wythe Avenue

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Industrial Business Incentive Area

Portion of Community District 1, Borough of Brooklyn

* * *





1640 FLATBUSH AVENUE REZONING.

NEW YORK CITY COUNCIL ZONING AND FRANCHISES SUBCOMMITTEE HEARING.

MARCH 19, 2019



01 VIEW WEST ACROSS FLATBUSH AVE.



03 VIEW NORTH FROM AURELIA CT. AND FLATBUSH AVE.

02 VIEW WEST ACROSS FLATBUSH AVE.



04 VIEW NORTH ACROSS AURELIA CT.

1640 FLATBUSH AVENUE **S9**ARCHITECTURE



ALL IMAGES TAKEN ON SITE

DATE PROVIDED

IMAGE 01: MARCH 2018 IMAGE 02: MARCH 2018 IMAGE 03: MARCH 2018 IMAGE 04: MARCH 2018



PROJECT AREA PHOTOGRAPHS | 1640 FLATBUSH AVENUE REZONING 11.28.2018 | P. 1







Staten Island

LAND USE / AREA MAP



1640 FLATBUSH AVENUE **S9**ARCHITECTURE



TAX MAPS



VIEW FROM AURELIA CT





VIEW FROM FLATBUSH AVE 11.28.2018 | P. 7





	Existing Zo	oning	Proposed		
	C8-2	R6	C4-4D		
Total	87,384 SF (4	.8 FAR)	131,076 SF (7.2 FAR)		
Residential	N/A	7,290 SF (2.43 FAR)	100,000 SF (~115 units) -30,000 SF Affordable (~35 Units (30%)) -Permanently affordable @ 80% AMI (MIH Option 2)		
Commercial	30,410 SF (2 FAR)	N/A	31,000 SF (lower 2 stories)		
Community Facility	87,384 SF (4	.8 FAR)	-		
Maximum Building Height	aximum Building Height No limit		145' / 14 Stories (13 stories proposed)		

D

Total Lot Area:	18,205 SF
C8-2:	15,205 SF
R6:	3,000 SF

SITE MAP

1640 FLATBUSH AVENUE SHADOW STUDY

Prepared on Dec.13, 2018 by

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WINTER SOLSTICE: DECEMBER 21



This figure illustrates the daily path or "sweep" of shadows that would occur, absent intervening structures, from the proposed project on the winter solstice analysis day. The shadows are shown at 90-minute intervals from approximately 90 minutes after sunrise until 90 minutes before sunset, following New York City Technical Manual methodology. Times are given in Eastern Standard Time. On December 21, shadows are longer than at any other time of year.

December 21 - Daily Shadow Sweep Figure 1



Incremental Shadow

Detailed topographic information and existing buildings and structures were modeled to account for baseline shadows. Incremental shadows (new shadows that would be generated by the proposed project and that would not overlap with existing shadows) are highlighted in red. Existing shadows (in gray) and remaining areas of sunlight are also shown.

December 21 - 9:00 AM EST Figure 2



December 21 - 10:30 AM EST Figure 3



Incremental Shadow

December 21 - 12:00 PM EST Figure 4



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December 21 - 1:30 PM EST Figure 5



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December 21 - 3:00 PM EST Figure 6

SPRING AND FALL EQUINOXES: MARCH 21 AND SEPTEMBER 21





March 21 and September 21 represent the mid-points between the summer and winter solstices, and shadows on March 21 and September 21 are approximately the same in terms of length, angle and daily pattern. Times are given in Eastern Daylight Time.

March 21/Sept. 21 - Daily Shadow Sweep Figure 7



Incremental Shadow

March 21/Sept. 21 - 8:30 AM EDT Figure 8



Incremental Shadow

March 21/Sept. 21 - 10:00 AM EDT Figure 9



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March 21/Sept. 21 - 11:30 AM EDT Figure 10



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March 21/Sept. 21 - 1:00 PM EDT Figure 11



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March 21/Sept. 21 - 2:30 PM EDT Figure 12


March 21/Sept. 21 - 4:00 PM EDT Figure 13



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March 21/Sept. 21 - 5:30 PM EDT Figure 14

SUMMER SOLSTICE: JUNE 21

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On June 21, shadows through the middle of the day are shorter than at any other time of year. Morning and late afternoon shadows fall further south than on any other day. Times are given in Eastern Daylight Time.

June 21 - Daily Shadow Sweep Figure 15



Incremental Shadow

June 21 - 7:00 AM EDT Figure 16



1640 FLATBUSH AVENUE SHADOW STUDY

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June 21 - 8:30 AM EDT Figure 17



June 21 - 10:00 AM EDT Figure 18



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June 21 - 11:30 AM EDT Figure 19



June 21 - 1:00 PM EDT Figure 20



June 21 - 2:30 PM EDT Figure 21



June 21 - 4:00 PM EDT Figure 22



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June 21 - 5:30 PM EDT Figure 23



June 21 - 7:00 PM EDT Figure 24

THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. Res. No.
in favor in opposition and busin
Date: 3/19/2019
(PLEASE PRINT)
Name: Rich Icrio
Address:
I represent:
Address:
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
100373-2019
I intend to appear and speak on Int. No. 40373 - Res. No.
\square in favor \square in opposition
Date:
(PLEASE PRINT)
Name: <u>P DORDIHY</u> KXN/CN
Address: 2311 LYON AUR BX 10460
I represent: <u>community</u> resident WS210
Address:
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. 0373-201 Res. No.
🗌 in favor 🔯 in opposition
Date: 3/19/19
(PLEASE PRINT)
Name: Carl Anderson
Address: 1410 Blancle 4. Ave. Brann All
I represent: <u>Resident</u>
Address:
Please complete this card and return to the Sergeant-at-Arms
Treuse comprese into cura una recurrir to the Gergouite at Artice

THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
110272-20/2
I intend to appear and speak on Int. No Res. No
in favor 🔲 in opposition
Date:
Name: ERIC Park MI
Address:
I represent: Blondell
Address: Blondell Are Brokk
Address:
THE COUNCIL
THE CITY OF NEW YORK
1640 Flatbush Appearance Card
I intend to appear and speak on Int. No Kes. No
🖓 in favor 🗌 in opposition
Date:3/19/19
(PLEASE PRINT)
Name: Avi UESHK
Address:
I represent: BLOGKLY A CUAMBLE OF COMPERCE
Address:
THE COUNCIL
THE CITY OF NEW YORK
THE CITI OF NEW TORK
Appearance Card
I intend to appear and speak on Int. No. 10370-372 Res. No.
in favor \square in opposition $H+4$
Date: _2/1/4/49
(PLEASE PRINT)
Name: Falganne Betan
Address:
I represent: 103 N 13th (Applicant)
Address :
Please complete this card and return to the Sergeant-at-Arms
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	THE COUNCIL
	THE CITY OF NEW YORK
	Appearance Card
I intend	to appear and speak on Int. No. 373-376Res. No.
	in favor in opposition
	Date: 3/19/7019
Name:	PENNY HONARd CZ
Address:	
I represer	nt: <u>3216</u>)
Address:	
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	THE CITY OF NEW YORK
	Appearance Card
I intend t	to appear and speak on Int. No. 1543 Flat Res. No.
	Date: 3/19/19
	(PLEASE PRINT)
Name:	Madeleine McGrory
Address:	n: REBNGMorgan Prost man
	n: KEBVUT
Address:	
	THE COUNCIL
	THE CITY OF NEW YORK
	Appearance Card
T : d	appear and speak on Int. No. 16 40 Flatbush Res. No.
l intend to	in favor in opposition
	Date: 3/49/49
	(PLEASE PRINT) Morgan Pearlman
Name:	Inorgan Pearlinan
Addresses	
Address:	
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	THE COUNCIL THE CITY OF NEW YORK
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	Appearance Card
	I intend to appear and speak on Int. No. <u>746</u> Res. No I in favor in opposition
	Date:
	(PLEASE PRINT) Name:(1064 Vinbay to 1
	Name: (JAGY Vinbaytel Address: 245 E 53 ^{(d} ST NYC
	I represent: Applicant - Scly
	Address: 245 E 536 4 NYC
Mercanet.	THE COUNCIL
	THE CITY OF NEW YORK
	Appearance Card
	I intend to appear and speak on Int. No. 1640 Flad Res. No.
	Din favor in opposition Date: 3/19/19
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	Name: Iziah
	Address:
	I represent: New Yor1(13, 10, 19 (ungres)
	Address:
	THE COUNCIL
	THE CITY OF NEW YORK
	Appearance Card
	I intend to appear and speak on Int. No. LV 370-372Res. No.
	in favor in opposition
	Date: 3/19/19
	(PLEASE PRINT) Name: JEGT REUVEN
	Address:
	I represent: 103 N 13th St UC
	Address :
	Please complete this card and return to the Sergeant-at-Arms

THE C	OUNCIL
	F NEW YORK
Appear	nce Card
I intend to appear and speak on Int	No. LV 370-37 Res. No.
in favor	in opposition #4
(DI FAC	Date: 3/19/19
Name: Charles Wieger	
Address:	
I represent: 103 N 13th LLC	
THE CO	DUNCIL
THE CITY OF	NEW YORK
Appeara	ice Card
I intend to appear and speak on Int.	No. W 370-37 Res No.
in favor [
	Date: 3/19/19
Name: Nick Liberis	PRINT)
Address:	
I represent: 103 N 13t St L	LC (Architect)
Address:	
THE CO	DUNCIL
1645 Flexbut THE CITY OF	NEW YORK
Appearan	ce Card
I intend to appear and speak on Int.	11-20
in favor	in opposition
	Date: 3 19 19
Name: Dan Egers	PRINT)
Address:	
I represent: Melicat	
Address:	
Please complete this card and r	eturn to the Sergeant-at-Arms

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Appearance Card
I intend to appear and speak on Int. No. 72 019 - 429 430 Res. No.
In favor in opposition
Date: 3 19 /19
Name: Harry STOMET
Address:
Cal (Darling)
Trepresent:
Address:
1640 THE COUNCIL
Fickly THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. 72019-4029, 43
Date: 3/19/19
Name: JAY SEGEL
I represent: Applicar
Address:
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No Res. No
in favor in opposition
Date:
(PLEASE PRINT) Name: IAN RASMUSSEN (URBAN CARTOCRA(+1125)
Address: 421 SEVENTH AVE SUITE 1008, D4(1000)
I represent: BLADELL COMMONS
Address :
Please complete this card and return to the Sergeant-at-Arms

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THE	THE COUNCIL
IHE	CITY OF NEW YORK
	Appearance Card
I intend to appear and	speak on Int. No. 373-37 Res. No.
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	(Date:
Name: EGIDIr	(PLEASE PRINT) SEMENTILLI
Address:	
I represent: PELHA	M BAY COMMUNITY ASS.
Address :	
	THE COUNCIL
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	Appearance Card
I intend to appear and s	peak on Int. No. 273 Res. No.
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	Date:
Name:	(PLEASE PRINT)
Address: 2514	ETREMONIT AVA
I represent: WST	-hoster Sa Civic
Address:	SAMP
	THE COUNCIL
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,	Appearance Card
I intend to appear and sp	eak on Int. No. 373-37 Res. No. 376
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	Date: 3/19/19
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Name:	STAZZEN SD
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I represent: Address:	STATESTER SI
Please complete th	is card and return to the Sergeant-at-Arms

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	THE CITY OF NEW YORK
	Appearance Card
I intend to a	ppear and speak on Int. No. 373 Res. No. 376
	in favor in opposition
	Date:
	(PLEASE PRINT)
Name:	Harrin Cruz
Address:	43 Westchester Square
I represent: _	Westchister Squire BID
Address:	Uz westchister square
	THE COUNCIL
	THE CITY OF NEW YORK
	Appearance Card
I intend to app	pear and speak on Int. No. 373 Res. No. 376
	in favor 🗌 in opposition
	Date: 3/19/19
Name:	(PLEASE PRINT)
Address: 50	CO BALOR AIO
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I represent:	NAC - Alse det IN Hoerse
Address :	
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	in favor in opposition
	Date:
Name:9	105 (PLEASE PRINT)
Address: 1210	D Everareen Ave
	Plush lai
I represent:	Westcheckes Sal
	Wastchaster Javare
Address: <u></u>	

THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. 313 Res. No. 326
D in favor Date: 3-19-19
(PLEASE PRINT)
Name: Jose Rosado
Address: 1376 Anillan LUV
I represent: Red
Address: 123 Viestchoster Square Conx, W1, 101BI
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. 373 Res. No. 376
in favor in opposition
Date: 3/19/19
Name: Drett Schumachen
Address: 9 Mic Ln New Precidence MD 0797"
I represent: Metro Optics
Address: 25 Westchester Square Brony NY 10461
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. 373 Res. No. 376
🖾 in favor 🔲 in opposition
Date: <u>3-19-19</u>
Name: The Clarke
Address: 2556 & TREMONT AVE BAN. 4/6461
I represent: CLAYKE AND SCH SIGNS
Address: 2556 end Trempt Are 1/ 1044
Please complete this card and return to the Sergeant-at-Arms
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THE COUNCIL THE CITY OF NEW YORK
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Appearance Card
I intend to appear and speak on Int. No Res. No. 373-376
in favor in opposition
Date: 3/14/14
Name: EMMONUEL DAMORE
Address:
I represent: Rhow Asly and Araliset
Address: 74 Dagette Ave Saffer, My
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No Res. No. 373-376
in favor in opposition
$Date: \underline{3/19/19}$ (PLEASE_PRINT)//
Name: <u>HIRAM ROTHAN</u>
Address:
I represent: Blundel Commons
Address: 1340 Rlundell Commons
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card 376
I intend to appear and speak on Int. No. 373 Res. No.
Kin favor in opposition
(PLEASE PRINT)
Name: Al Garon (Reident)
Address: 1338 Blondell Ave BXN110461
I represent: Flower Shop. on westchester sq.
Address :
Please complete this card and return to the Sergeant-at-Arms

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THE COUNCIL
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Appearance Card
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I intend to appear and speak on Int. No. <u>575</u> Res. No. <u>3146</u> In favor I in opposition
Date:
Name: EDDIF EIVER
Address: 22 FAIR HEW BIT MIL
I represent: BUOST MUBILE
Address: 65 WESTCHESTER SOUBLANT
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I intend to appear and speak on Int. No
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Name: 1019 du VIAGSIM
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THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No373-376 Res. No
in favor 🔲 in opposition
Date:
(PLEASE PRINT)
Name: GEORGE (ALLE Address: 2217 HORING AVE BRANX, NY
IF.
I represent: MM & M
Address :
Please complete this card and return to the Sergeant-at-Arms

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	THE CITY OF NEW YORK
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	Date:
	(PLEASE PRINT)
Name:	Debra AND JAFfee
Address	1943 MULINEN AVE
I repres	ent: Segliein
Address	

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