



COZEN
O'CONNOR
ATTORNEYS

A PROFESSIONAL CORPORATION

17TH FLOOR 909 THIRD AVENUE NEW YORK, NY 10022-7431
212.509.9400 800.437.7040 212.207.4938 FAX www.cozen.com

February 22, 2008

Howard B. Hornstein
Direct Phone 212.453.3796
Direct Fax 866.832.7199
hhornstein@cozen.com

Hon. Tony Avella
Chair, Zoning and Franchises Subcommittee
Land Use Committee
City Council
City Hall
New York, NY 10007

Re: 886-894 Dahill Road, Borough of Brooklyn / Dahill, LLC

Dear Chair Avella:

The City Planning Commission approved the rezoning before you today unanimously on January 28, 2008, together with a Special Permit for a 259-space public parking garage at the site. The Developer, Wydra Enterprises, by Dahill, LLC, has agreed to enter into a Restrictive Declaration that will run with the land and control the development at the site. The Developer commits:

1. That no building or buildings on the Subject Premises shall rise to a roof height greater than 96 feet as determined by the ZR ("roof" as defined in section 27-232 of the Building Code).
2. That the Development shall have a zoning floor area not in excess of 4.74 FAR ("FAR" or "floor area ratio" as defined in section 12-10 of the ZR).
3. That the Subject Premises shall not have more than 3,500 square feet of commercial floor area ("commercial" and "floor area" as defined in section 12-10 of the ZR) and shall be occupied by a bank or other financial institution or converted to residential use.
4. That the Development shall contain not more than 179 dwelling units broken down approximately within ten percent of the estimated number of units and average unit sizes as follows:

Units (by Bedroom)	Percentage of Units	Average Unit Size
5-bedroom	13% est. 24 D.U.	2,532 s.f.
4-bedroom	34% est. 62 D.U.	1,592 s.f.
3-bedroom	23% est. 41 D.U.	1,350 s.f.
2-bedroom	21% est. 38 D.U.	1,226 s.f.
1-bedroom	8% est. 14 D.U.	800 s.f.

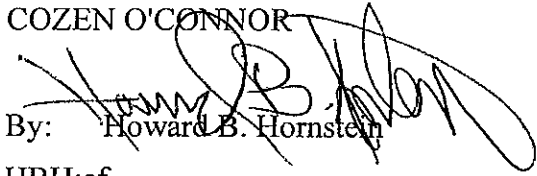
5. Developer agrees to apply to the Department of Transportation and with the Department's approval to construct a lay-by lane along Avenue I and Dahill Avenue to accommodate buses.

6. Developer agrees to offer pursuant to language in the Offering Plan to be filed with the Attorney General one space in the public garage for purchase at the time of the initial sale or lease for each residential unit of the Development.

The passage of this rezoning application will allow for the development of 179 new dwelling units that will significantly alleviate the serious housing shortage in Borough Park and contribute to the continued vitality of this unique community into the future. We respectfully urge you to approve this rezoning and companion application for a public garage, as unanimously approved by the Planning Commission on January 28, 2008.

Respectfully Submitted,

COZEN O'CONNOR

By:  Howard B. Hornstein

HBH:ef

CITY PLANNING COMMISSION

January 28, 2008/Calendar No.20

C 050236 ZMK

IN THE MATTER OF an application submitted by 886-894 Dahill Road, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d:

1. changing from an R5 District to a C4-5X District property bounded by 19th Avenue, a line 160 feet northeasterly of 50th Street, a line 100 feet southeasterly of 19th Avenue, and a line 100 feet northeasterly of 50th Street; and
2. changing from an M1-1 District to a C4-5X District property bounded by a line 260 feet northeasterly of 50th Street, Avenue I, Dahill Road, a line 100 feet northeasterly of 50th Street; and a line 100 feet southeasterly of 19th Avenue;

Borough of Brooklyn, Community District 12, as shown on a diagram (for illustrative purposes only) dated September 4, 2007 and subject to the conditions of CEQR declaration E-198.

This application for an amendment of the Zoning Map was filed by 886-894 Dahill Road, LLC on December 23, 2004, and revised December 17, 2008, for a change from an R5 and M1-1 district to a C4-5X district to facilitate the development of a residential building with 179 dwelling units in the Mapleton neighborhood of Community District 12, Brooklyn.

RELATED ACTION

In addition to the amendment of the Zoning Map, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 050237 ZSK: A special permit pursuant to Section 74-52 of the Zoning Resolution for the construction of a public parking garage.

BACKGROUND

Existing Conditions, Land Use and Zoning

This is an application for a zoning map amendment from M1-1 and R5 to C4-5X for an

irregularly-shaped site (Block 5457, Lots 6 and 5) located at 886 Dahill Road in the Mapleton neighborhood of Community District 12, Brooklyn. The proposed rezoning would allow the construction of a 12-story residential building of 179 dwelling units, with 71,241 square feet of commercial space on two levels. In addition there would be a 259-space public parking garage which would require the approval of a Special Permit pursuant to Section 74-52.

The subject site consists of two lots, both owned by the applicant; lot 6 an irregularly-shaped interior lot, which comprises most of the site and is 64,251 square feet in area, the smaller lot which fronts on 19th Avenue and is 1,983 square feet in area. The entire site is bounded by Avenue I, Dahill Road and 19th Avenue and is located between a shopping center that contains a large supermarket and small retail stores and the Right-of-Way of the Long Island Rail Road (LIRR) to the north, two- to three-story row houses to the south and McDonald Avenue to the east. The site is currently occupied by one- and two-story vacant industrial buildings.

The site is split length wise between an M1-1 and an R5 zoning district; the M1-1 district is 49,469 square feet, while the R5 portion is approximately 18,000 square feet.

The area surrounding the site is zoned R5 and R3-1, reflective of the existing low-density, two- and three-story residential character. The McDonald Avenue corridor with the elevated 'F' train to the east of the site is zoned M1-1 for light manufacturing and commercial uses and contains buildings between one- to four-stories in height.

The existing M1-1 zoning district allows light industrial and commercial uses at a Floor Area Ratio (FAR) of up to 1.0 and community facility uses up to an FAR of 2.40 and does not allow new residential uses. In an R5 district residential uses are allowed at an FAR of up to 1.25 with a maximum height of 40 feet, and community facility uses at an FAR up to 2.0.

Amendment of the Zoning Map - C 050236 ZMK

The applicant is requesting a zoning map amendment from the existing M1-1 and R5 districts to C4-5X district. The proposed C4-5X district is a contextual commercial district and is mapped

in regional commercial centers located outside of the central business districts. C4-5X allows a variety of commercial uses including specialty and department stores and offices at a maximum FAR of 4.0 with no parking required. The maximum building height is 125 feet. Buildings in the C4-5X must have a base height between 60-85 feet before setting back. The C4-5X district is a R7X residential equivalent with a maximum FAR of 5.0, the Quality Housing regulations are mandatory and parking must be provided for a minimum of 50 percent of dwelling units.

Project Description

The applicant intends to develop a mixed commercial/residential development with a two-level commercial base that would front on Dahill Road. The residential portion would include five town houses and a 10-story residential tower above the commercial base, with 179 dwelling units with a mix of two- three- and four-bedroom units. Parking for the residential and commercial uses would be provided at grade and in an underground public parking garage.

Special Permit - C 050237 ZSK

The applicant is also requesting a Special Permit pursuant to Section 74-52 of the Zoning Resolution to allow a public parking garage with 259 spaces.

The two-level parking garage would be 99,586 square feet in size and would have 259 parking spaces of which 90 would be accessory to the residential units on the site. The public parking garage would have two separate access points on Avenue I and 19th Avenue; both 80 feet wide street; residents of the residential units would access the garage through a 24 feet wide curb cut on 19th Avenue, while all other vehicles would use an access ramp through a 27 feet wide curb cut on Avenue I adjacent to the shopping center. The parking garage would have the required 13 reservoir spaces.

ENVIRONMENTAL REVIEW

This application (C 050236 ZMK) in conjunction with the application for the related action (C 050237 ZSK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of

Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 05DCP050K. The lead is the City Planning Commission.

This conditional negative declaration includes an (E) designation (E-198) for noise on Block 5457, Lots 5 and 6 (Zoning Map 22d). The text of the (E) designation is as follows:

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 30 dB(A) window/wall attenuation in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.

With the implementation of the (E) designation, no significant adverse impacts related to noise would occur.

After a study of the potential environmental impacts of the proposed action (C 050236 ZMK), a Conditional Negative Declaration was issued. The lead agency determined that the proposed action will have no significant effect on the quality of the environment, once it is modified as follows:

1. The applicant agreed via restrictive declaration to prepare hazardous materials sampling protocols, including a health and safety plans, which would be submitted to the Department of Environmental Protection (DEP) for approval. The applicant agrees to test and identify any potential hazardous material impact pursuant to the approved sampling protocols and, if any such impact is found, submit hazardous material remediation plans including health and safety plans to DEP for approval. If necessary, remediation measures would be undertaken pursuant to the remediation plans.
2. The applicant agrees to contact the New York City Department of Transportation (NYCDOT) within six months after the completion of this project and to inform them of the need to implement the following traffic mitigations:
 - At the intersection of McDonald Avenue and 18th Avenue, during the Sunday peak period, a 1-second shift in green time from the east/west phase to the north/south phase is required.

- At the intersection of McDonald Avenue and Avenue I, the intersection is being designed so that single unit trucks (SU) and city buses would be able to pass through the intersection. The eastbound and westbound approaches would be striped as a left turn lane and a through/right lane, and the north and southbound approaches would also be re-striped per the widths described in the EAS.

Additionally, the following improvements will be implemented:

- 1) Installation of warning and lane assignment signs on each approach in advance of the intersection;
- 2) Installation of a flashing delineator sign on the subway column facing 20th Avenue to warn the motorists traveling eastbound;
- 3) The stop bar on the northbound approach of McDonald Avenue would be shifted to a distance of 32-feet 6-inches from the intersection to allow for buses traveling eastbound on 20th Avenue and turning onto Avenue I. A “Stop Here on Red Signal” sign would be installed at the location of the shifted stop bar;
- 4) “No Standing Anytime” regulations along the westbound approach would be provided for the entire distance of the north curb from the bus stop to the intersection;
- 5) Curb side parking regulations along the northbound and southbound approaches would be converted to “No Standing Anytime”;
- 6) Peg-a-track markings would be provided.

During the weekday morning, midday, and evening peak periods as well as the Sunday peak period, movement in all directions (north, south, east and west) would become a separate left and a through/right movement.

During the weekday evening peak period, a 4-second shift in green time to the north/south phase, with 2 seconds shifted from the eastbound phase and 2 seconds from the westbound phase would be implemented.

During the Sunday peak period, a 3-second shift in green time to the north/south left-turn phase, with 2 seconds shifted from the eastbound phase and 1-second shifted from the westbound phase will be implemented.

- At the intersection of McDonald Avenue and Bay Parkway, during the weekday evening peak period, a 1-second shift in green time from the east/west phase to the north/south phase will be implemented.

- At the intersection of 18th Avenue and Ocean Parkway, during the evening peak period, a 3-second shift in green time from the north/south through/right phase to the east/west phase will occur. Additionally, during the Sunday peak period, a 3-second shift in green time from the north/south through/right phase to the east/west phase will be implemented.
- At the intersection of Avenue I at Ocean Parkway, during the weekday evening peak period a 2-second shift in green time from the north/south through/right phase to the east/west phase will be implemented. Additionally, during the Sunday peak period, a 2-second shift in green time from the north/south through/right phase to the east/west phase will occur.
- At the intersection of Avenue J at Ocean Parkway, during the Sunday peak period, a 4-second shift in green time from the north/south phase to the east/west phase will be implemented.

The applicant signed the revised conditional negative declaration on January 25, 2008. The conditional negative declaration was published in the City Record on September 19, 2007. Pursuant to the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.*, a 30-day comment period followed. No comments were received and the conditional negative declaration was published in the New York State Environmental Notice Bulletin on September 19, 2007.

UNIFORM LAND USE REVIEW

This application (C 050236 ZMK), in conjunction with the application for the related action (C 050237 ZSK), was certified as complete by the Department of City Planning on September 4, 2007, and was duly referred to Community Board 12 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 12 held a public hearing on this application (C 050236 ZMK) in conjunction with the related action (C 050237 ZSK) on October 22, 2007, and on October 23, 2007, by a vote of 31 in favor, 0 opposed and 0 abstaining, adopted a resolution recommending disapproval of

the applications with the following recommendation:

The Community Board and the community at large does not want retail entities at this location. Residential housing is desperately needed as more and more families are moving into the district.

Also the height of this building is entirely out of character for this location and would not enhance the area. Community board would like this application changed to residential only with height restrictions.

Borough President Recommendation

This application (C 050236 ZMK) in conjunction with the related action (C 050237 ZSK) was considered by the Borough President, who issued a recommendation on November 30, 2007, approving the applications with the following conditions:

1. Approve the height of the building as no more than six floors plus penthouse above grade, with the ground floor above grade incorporating basement living space;
2. Approve a commercial zoning designation more reflective of the reduced retail component most recently proposed by the applicant.

Be it further resolved that the borough president calls on:

1. The applicant to work with the community, Community Board 12, affected local elected officials and the Department of City Planning based on the applicant's November 26, 2007 expression of commitment and the November 29, 2007 oral commitment, to modify the development plans before the City Planning Commission and City Council including:
 - a) overall site and building design;
 - b) changes that might address traffic congestion such as incorporating a pull-over bus lane; increasing parking to at least equal the number of apartments; and, reducing the retail component from what is contained in the certified application; and,
 - c) increasing the number of bedrooms per apartments, including some five bedroom units.
2. The Fire Department to review the applicant's site plan in regard to providing site access for fire fighting and emergency apparatus.

City Planning Commission Public Hearing

On December 5th 2007 (Calendar No. 1), the City Planning Commission scheduled December

19, 2007, for a public hearing on this application (C 050236 ZMK). The hearing was duly held on December 19, 2007, (Calendar No. 40) in conjunction with the hearing on related action (C 050237 ZSK).

There were 29 speakers in favor of the application and 11 speakers in opposition. The speakers in favor included representatives of the applicant and residents of the area, the Assembly Member from the 48th District and the City Council Member from the 44th district. The speakers in opposition were local residents and representatives of nearby religious schools.

The representatives of the applicant testified that, in response to the concerns raised by the Community Board, the Borough President and the surrounding residents, that the project had been revised to eliminate most of the proposed retail uses, and the overall height of the building was lowered. The newly-proposed site plan included a 30-foot deep landscaped esplanade buffer between the proposed residential building and the existing two- and three-story homes to the south. Additionally, the property owner testified that he had changed the project to be responsive to the concerns raised by the Community Board and Borough President.

The Assembly Member from the 48th district spoke conditionally in favor of the project, stating that the proposed residential development would fulfill the dire need for new housing in the area. The city Council Member from the 44th district also testified in favor of the project and stated that the vacant industrial site a blight on the area and that the revised project would fulfill the desperately-needed housing demand in this neighborhood. The other speakers in favor of the project noted a shortage of housing in the area and cited that the proposed residential units would help alleviate that shortage.

There were several local residents who spoke in opposition of the project. They testified that they were concerned about increased traffic from the project, pedestrian safety and the proposed height of the building. They further stated that the proposed development would have adverse impacts on the quality of life in the area, including fire safety and the availability of on-street parking in the vicinity of the development.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for a zoning map amendment (C 050236 ZMK) in conjunction with the related application for a special permit (C 050237 ZSK) is appropriate.

The Commission notes that the regulations governing the C4-5X district limit the maximum building height to 125 feet and that the mandatory Quality Housing requirements would require street tree plantings that would enhance and improve the area. The site is located adjacent to light industrial uses, retail shops and other small commercial establishments as well as two- and three-family homes and apartment buildings ranging from four- and five-stories in height. The existing M1-1 district only permits light manufacturing and limited commercial uses and would not allow new residential uses. The proposed C4 district would allow for residential and commercial retail uses and thus would be more compatible with surrounding residential and commercial uses. Mid-density, mixed-use development within the proposed rezoning area would be compatible with the nearby residential and commercial uses and within a block of the Avenue I station of the elevated 'F' train on McDonald Avenue.

Approval of this and the related application would facilitate the construction of a mixed use development with 179 residential units and commercial space. That development would also include a 259 space public parking garage which requires a special permit (C 050236 ZSK) pursuant to Section 74-52 of the Zoning Resolution. On December 17, 2007, the applicant filed revised plans for the proposed parking garage to accommodate the development program for the modified proposed residential building presented to the Commission at its public hearing. The changes to the public parking garage were minimal, the number of parking spaces, location of entrance and exit ramps and the width of curb cuts have not changed. However, the inside lay out of parking spaces have slightly changed due to an additional elevator shaft.

The Commission believes that the streets providing access to the proposed development would

be adequate to handle the traffic generated. The project fronts on two 80 foot wide streets, with separate entrances on Avenue I and 19th Avenue, allowing the dispersal of project-induced traffic. Furthermore, the environmental analysis conducted for this project identified mitigation measures that would change traffic signal timing at the intersection of McDonald and 18th Avenues, re-stripe traffic lanes, install warning and lane assignment signs on approach lanes in advance of the intersection, and modify on-street parking and standing regulations. These measure are intended to mitigate any traffic significant impacts by the proposed development.

In response to concerns raised at the Commission’s public hearing, the applicant issued a letter, dated January 9, 2008, stating that:

I am writing to reiterate my commitment to develop the site in accordance with certain modifications intended to be responsive to concerns expressed at the public hearing and during the public review process.

We are committing that the buildings will not exceed 96 feet in height. We are further committing to limit the commercial floor area to a maximum of 3,500 S.F. The total project F.A.R. will be 4.74. There is to be a maximum of 179 dwelling units broken down as follows:

Units (by Bedroom)	Percentage of Units	Average Unit Size
5-bedroom	13%	2,532 s.f.
4-bedroom	34%	1,592 s.f.
3-bedroom	23%	1,350 s.f.
2-bedroom	21%	1,226 s.f.
1-bedroom	8%	800 s.f.

We are committing to provide a lay-by lane, subject to DOT approval, to accommodate buses.

A companion application to this zoning map amendment is for a public parking garage. We are committing to offer space in the garage for purchase/lease to all residents of the proposed building.

The modifications to our project outlined above respond to a number of concerns expressed during the public review process regarding the development of the site. Furthermore, the development will allow the acute needs for both younger Borough Park families and its senior populace to remain in their community.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and subject to the following conditions:

1. The applicant agrees via a restrictive declaration to prepare a Remedial Action Plan, including a sampling protocol and a health and safety plan for the Department of Environmental Protection (DEP) for approval. Remediation measure would be undertaken pursuant to the remediation plan.
2. The applicant agrees to contact the New York City Department of Transportation (NYCDOT) within six months after the completion of this project and to inform them of the need to implement the appropriate traffic mitigations.

and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 22d:

1. changing from an R5 District to a C4-5X District property bounded by 19th Avenue, a line 160 feet northeasterly of 50th Street, a line 100 feet southeasterly of 19th Avenue, and a line 100 feet northeasterly of 50th Street; and
2. changing from an M1-1 District to a C4-5X District property bounded by a line 260 feet northeasterly of 50th Street, Avenue I, Dahill Road, a line 100 feet northeasterly of 50th Street, and a line 100 feet southeasterly of 19th Avenue;

Borough of Brooklyn, Community District 12, as shown on a diagram (for illustrative purposes only) dated September 4, 2007, and which includes CEQR designation E-198.

The above resolution (C 050236 ZMK), duly adopted by the City Planning Commission on January 28, 2008 (Calendar No. 20), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W.
EADDY, NATHAN LEVENTHAL, , JOHN MEROLO, KAREN A. PHILIPS,
Commissioners

SHIRLEY A. MCRAE, Commissioner, ABSTAINING

CITY PLANNING COMMISSION

January 28, 2008/Calendar No. 21

C 050237 ZSK

IN THE MATTER OF an application submitted by 886-894 Dahill Road, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 259 spaces on portions of Lower Level, Parking Level 1 and Parking Level 2 of a proposed mixed-use building on property located at 886 Dahill Road (Block 5457, Lots 5 & 6) in a C4-5X District, Borough of Brooklyn, Community District 12.

The application for a special permit for a public parking garage, pursuant to Section 74-52 of the Zoning Resolution was filed by 886-894 Dahill Road LLC on December 23, 2004, and revised on December 17, 2007 to facilitate an unattended public parking garage with a maximum capacity of 259 spaces and a mixed-use building with 179 residential units and 3,000 SF of commercial space in a development located at 886 Dahill Road (Block 5457, Lots 5 & 6) in the Mapleton section of Community District 10, Brooklyn.

RELATED ACTION

In addition to the special permit, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this action:

C 050236 ZMK: Amendment of the Zoning Map, Section No. 22d; changing from a M1-1 and R5 districts to a C4-5X District.

BACKGROUND

A full background discussion and description of this project appears in the report on the related application for the grant of a special permit (C 050236 ZMK).

ENVIRONMENTAL REVIEW

This application (C 050237 ZSK) in conjunction with the application for the related action (C 050236 ZMK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of

Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 05DCP050K. The lead is the City Planning Commission.

After a study of the potential environmental impacts of the proposed action, a Conditional Negative Declaration (CND) was prepared on August 30, 2007 and a revised CND was signed on January 25th, 2008.

A full discussion of the environmental review appears in the report on the related zoning map amendment application (C 050236 ZMK).

UNIFORM LAND USE REVIEW

This application (C 050237 ZSK) in conjunction with the related action (C 050236 ZMK) was certified as complete by the Department of City Planning on September 4, 2007 and was duly referred to Community Board 12 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 12 held a public hearing on this application (C 050237 ZSK) in conjunction with the related action (C 050236 ZMK) on October 22, 2007, and on October 23 by a vote of 31 in favor, 0 opposed and 0 abstention, adopted a resolution recommending disapproval of the applications.

A summary of the Community Board 12 recommendations appears in the report on the related zoning map amendment application (C 050236 ZMK).

Borough President Recommendation

This application (C 050237 ZSK) in conjunction with the related action (C 050236 ZMK) was considered by the Borough President, who issued a recommendation approving the applications with

conditions on November 30, 2007.

A summary of the recommendations of the Borough President appears in the report on the related zoning map amendment application (C 050236 ZMK).

City Planning Commission Public Hearing

On December 5th, 2007 (Calendar No. 2), the City Planning Commission scheduled December 19, 2007 for a public hearing on this application (C 050237 ZSK). The hearing was duly held on December 19, 2007 (Calendar No. 41) in conjunction with the hearing on related action (C 050236 ZMK).

There were a number of speakers, as described in the report on the related application for the amendment of the zoning map (C 050236 ZMK) and the hearing was closed.

CONSIDERATION

The Commission believes that the application for a special permit (C 050237 ZSK) in conjunction with related application for a zoning map change (C 050236 ZMK) is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report on the related application for the amendment of the zoning map (C 050236 ZMK).

FINDINGS

The City Planning Commission hereby makes the findings pursuant to Section 74-52 of the Zoning Resolution:

- a) that such use will not be incompatible with, or adversely affect the growth and development of, uses comprising vital and essential functions in the general area within which such use is to be located;
- b) that such use will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow;

c) that such use is so located as to draw a minimum of vehicular traffic to and through local streets in nearby residential areas;

d) that such use has adequate reservoir space at the vehicular entrances to accommodate automobiles equivalent in number to 20 percent of the total number of spaces up to 50 and five percent of any spaces in excess of 200, but in no event shall such reservoir space be required for more than 50 automobiles;

e) that the streets providing access to such use will be adequate to handle the traffic generated thereby;

(f) Not applicable

(g) Not applicable

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment subject to following condition:

The applicant agrees via a restrictive declaration to prepare a Remedial Action Plan, including a sampling protocol and a health and safety plan for the Department of Environmental Protection (DEP) for approval. Remediation measure would be undertaken to pursuant to the remediation plan.

and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York Charter, that based on the environmental determination, and the consideration and findings described in this report, the application submitted by 886-894 Dahill Road LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 259 spaces on portions of the Basement and Parking Levels of a proposed mixed-use building on property located at 886 Dahill Road (Block 5457, Lots 5 & 6) in a C4-5X District, Borough of Brooklyn, Community District 12 is approved, subject to the following terms and conditions:

1. The property that is the subject of this application (C 050237 ZSK) shall be developed in size

and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by Karl Fischer Architects, filed with this application and incorporated in this resolution:

<i>Drawing No.</i>	<i>Title</i>	<i>Drawing Date</i>
A-100 A	Basement	01/17/08
A-100 B	Parking Levels	01/17/08

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plan listed above which has been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation, and maintenance.
4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee, or occupant.
5. Upon the failure of any party having any right, title or interest in the property that is subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions agreements, and terms or conditions of this resolution, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any powers of the City Planning Commission, or of any agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.
6. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the City's or such employee's or agent's failure to act in accordance with the provisions of this special permit.
7. The development shall conform to all conditions, modifications and alterations set forth in the conditional negative declaration (CEQR No. 05DCP050K) dated September 4, 2007, issued pursuant to the New York State and New York City Environmental Quality Review. These conditions, modifications and alterations are as follows:

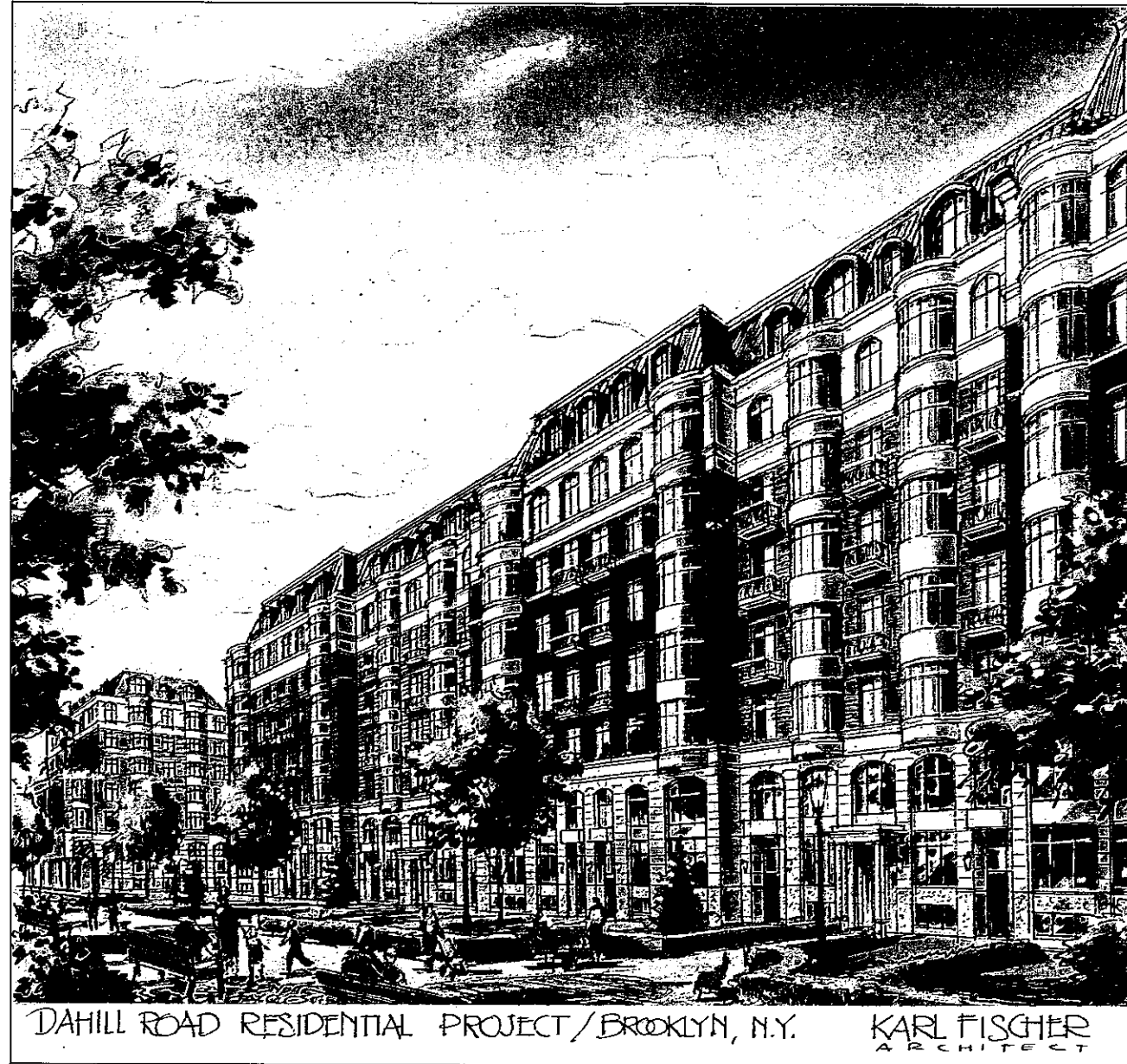
The applicant agrees via a restrictive declaration to prepare a Remedial Action Plan, including a sampling protocol and a health and safety plan for the Department of Environmental Protection (DEP) for approval. Remediation measure would be undertaken to pursuant to the remediation plan.

The above resolution (C 050237 ZSK), duly adopted by the City Planning Commission on January 28, 2008 (Calendar No. 2), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED CERULLO. III, BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W.
EADDY, NATHAN LEVENTHAL, JOHN MEROLO, KAREN A. PHILIPS, Commissioners

SHIRLY A. MCRAE, Commissioner, ABSTAINING

• 886 DAHILL ROAD , BROOKLYN, N.Y. •



THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND FOR THE PROVISION OF ALL UTILITIES AND SERVICES TO THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS AND APPROVALS.

REVISIONS

NO.	DATE	DESCRIPTION

ISSUES

REVISIONS

REVISIONS

REVISIONS

KARL FISCHER ARCHITECT
 OAA OAA RAC AIA

222 BRONXWAY, 2ND FLOOR, NEW YORK, NY 10023
 TEL: (212) 213-3100 FAX: (212) 213-3101
 450 NORTH 2ND STREET, BROOKLYN, NY 11204
 TEL: (347) 221-4000 FAX: (347) 221-4001
 WEBSITE: www.karl-fischer.com E-MAIL: info@karlfischer.com

886 DAHILL ROAD / 4900 19TH AVENUE
 BROOKLYN, NY 11204
 MIXED-USE DEVELOPMENT

RENDERING

1450 NORTH DAHILL STREET, BROOKLYN, NY 11212 530 BROOKLYN 17TH FLOOR, NEW YORK, NY 10015
 TEL: (718) 523-4137 FAX: (718) 523-4138 TEL: (212) 213-3100 FAX: (212) 213-3101
 WEB: www.karl-fischer.com E-MAIL: info@karlfischer.com WEB: www.karl-fischer.com E-MAIL: info@karlfischer.com

FOR ILLUSTRATIVE PURPOSES ONLY

DATE	05 95 2
SCALE	01/17/02
PROJECT	A-000

Dahill Road
11770608

FLOOR	GROSS FLOOR AREA	COMMERCIAL		RESIDENTIAL		MECH DEDUCTIONS %		PROFESSION ROOM	NET FLOOR AREA		RESIDENTIAL SELLABLE AREA	% EFFICIENCY
		COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL		COMMERCIAL	RESIDENTIAL		
LOWER LEVEL	61,815		61,815						0	34,433		
UPPER LEVEL	61,815		61,815						0	34,433		
BASEMENT	57,624	2,461	425	11,354	40,859	0	483		2,436	30,739	22,599	74.60%
1ST	33,536				27,826	25	310		28,209	34,573	28,209	81.66%
2ND	35,446				32,347		354	519	28,523	36,426	28,523	87.76%
3RD	36,928				32,501		389	519	28,523	36,426	28,523	87.76%
4TH	37,318				32,501		373	519	28,523	36,426	28,523	87.76%
5TH	37,318				32,501		373	519	28,523	36,426	28,523	87.76%
6TH	37,318				32,501		373	519	28,523	36,426	28,523	87.76%
7TH	35,621				32,501		355	519	28,523	34,746	28,523	87.76%
8TH	25,322				23,208		283	420	19,719	25,885	19,719	84.97%
TOTAL	463,446	2,461	136,402	296,707	38,879	25	2,256	3,514	2,436	307,472	213,582	
TOTAL ABOVE GRADE	328,819			296,707	38,879	25	2,256	3,514	2,436	307,472	213,582	

LOT AREA	C4-5X (EQUIV RTX)	64,251.7 SF
RS		1,983.0 SF
TOTAL		66,234.7 SF

MAX ALLOWABLE ZONING FAR	
COMMERCIAL (C4-5X)	4.0 257,006.8 SF
RESIDENTIAL FLOOR AREA	
C4-5X (EQUIV RTX) (QUALITY HOUSING)	LOT AREA = 64,251 5.0 321,258.5 SF
RS (QUALITY HOUSING NOT APPLICABLE)	LOT AREA = 1,983 1.85 3,272.0 SF
TOTAL ALLOWABLE BUILDING FLOOR AREA	5.0 321,258.5 SF

PROPOSED DEVELOPMENT	
ZONING COMMERCIAL FLOOR AREA	2,436.4 SF
ZONING COMMERCIAL FAR (LOT = 64,251.7 SF)	0.04
ZONING RESIDENTIAL FLOOR AREA	307,472.1 SF
ZONING RESIDENTIAL FAR	4.64
TOTAL ZONING FLOOR AREA	309,908.53 SF
TOTAL ZONING FAR	4.68

PROPOSED OPEN SPACE	
OPEN GREEN SPACE	59%
OPEN GREEN SPACE & ROOF TERRACES (EXCLUDING MAINT BUILDING ROOF)	77%

RESIDENTIAL UNITS	BUILDING 'A'	152 UNITS
	BUILDING 'B'	27 UNITS
	TOTAL	179 UNITS

PARKING SPACES	259 CARS
----------------	----------

FLOOR	RESIDENTIAL SELLABLE AREA	% EFFICIENCY
BASEMENT	2,221	70.28%
1ST	2,686	83.96%
2ND	5,848	90.99%
3RD	4,283	86.12%
4TH	4,283	86.12%
5TH	4,283	86.12%
6TH	2,618	83.25%
7TH	2,618	83.25%
TOTAL	28,866	

RESIDENTIAL UNITS (BUILDING A)																				# OF UNITS		
A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	V		X	Y
1,087	1,038	1,198	1,205	757	757	1,205	1,205	757	757	1,111	1,081			1,136	1,338	1,673	1,473	1,405	1,243	1,243	1,312	20
1,087	1,038	1,198	1,205	757	757	1,205	1,205	757	757	1,111	1,081			1,136	1,338	1,673	1,473	1,405	1,243	1,243	1,312	22
1,087	1,038	1,198	1,205	788	1,988	1,205	1,205	1,160	788	1,205	1,486	1,110	1,592	1,682	1,430	1,664	1,483	1,364	1,546	1,546	1,301	22
1,105	1,056	1,214	1,214	787	1,178	1,214	1,214	1,178	787	1,214	1,485	1,119	1,601	1,711	1,438	1,673	1,481	1,403	1,555	1,555	1,310	22
1,105	1,056	1,214	1,214	787	1,178	1,214	1,214	1,178	787	1,214	1,485	1,119	1,601	1,711	1,438	1,673	1,481	1,403	1,555	1,555	1,310	22
1,105	1,056	1,214	1,214	787	1,178	1,214	1,214	1,178	787	1,214	1,485	1,119	1,601	1,711	1,438	1,673	1,481	1,403	1,555	1,555	1,310	22
1,105	1,056	1,214	1,214	787	1,178	1,214	1,214	1,178	787	1,214	1,485	1,119	1,601	1,711	1,438	1,673	1,481	1,403	1,555	1,555	1,310	22
587	683	655	800	584	878	532	332	878	564	832	585	785	830	1,132	1,183	1,458	964	825	1,228	1,228	848	22

	BLDG 'A'	BLDG 'B'	TOTAL	%
1 BDRM	10	4	14	8%
2 BDRMS	31	7	38	21%
3 BDRMS	26	14	42	23%
4 BDRMS	56	2	61	34%
5 BDRMS	24	24	48	27%
	152	27	179	100%

RESIDENTIAL UNITS (BUILDING B)						# OF UNITS
A1	B1	C1	D1	D1		
804	882	855				3
804	882	855				4
720	882	855	849			4
1,583	1,586	1,354	1,345			4
1,018	981	1,158	1,156			4
1,018	981	1,158	1,156			4
1,018	981	1,158	1,156			4
715	884	818	818			4
718	884	818	818			4
TOTAL						27

THE GENERAL CONTRACTOR SHALL DESIGN AND VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT DOES NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.

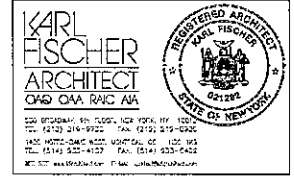
REVISIONS

NO.	DATE	DESCRIPTION
1	01/17/08	ISSUES
2	02/14/08	ISSUES
3	03/10/08	ISSUES
4	03/10/08	ISSUES

ISSUES

REVISIONS

REVISIONS



888 DAHILL ROAD / 4909 19TH AVENUE
BROOKLYN, NY 11204
MIXED-USE DEVELOPMENT

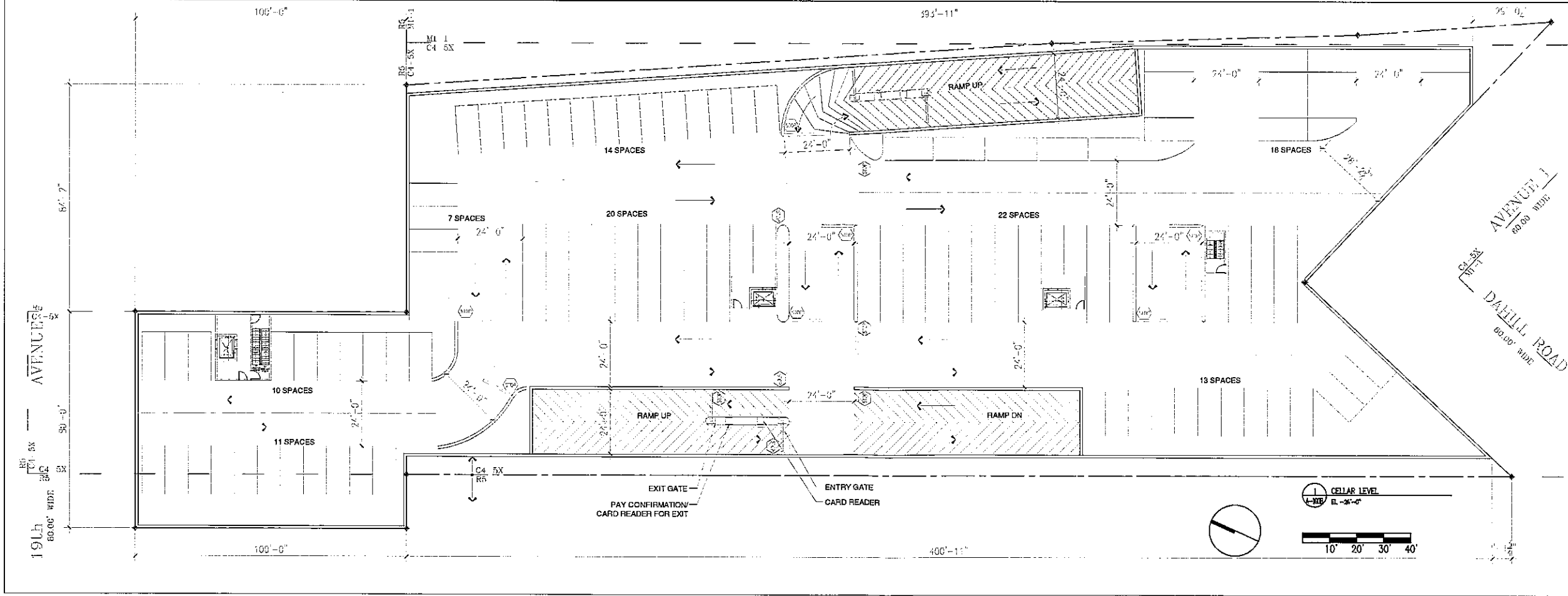
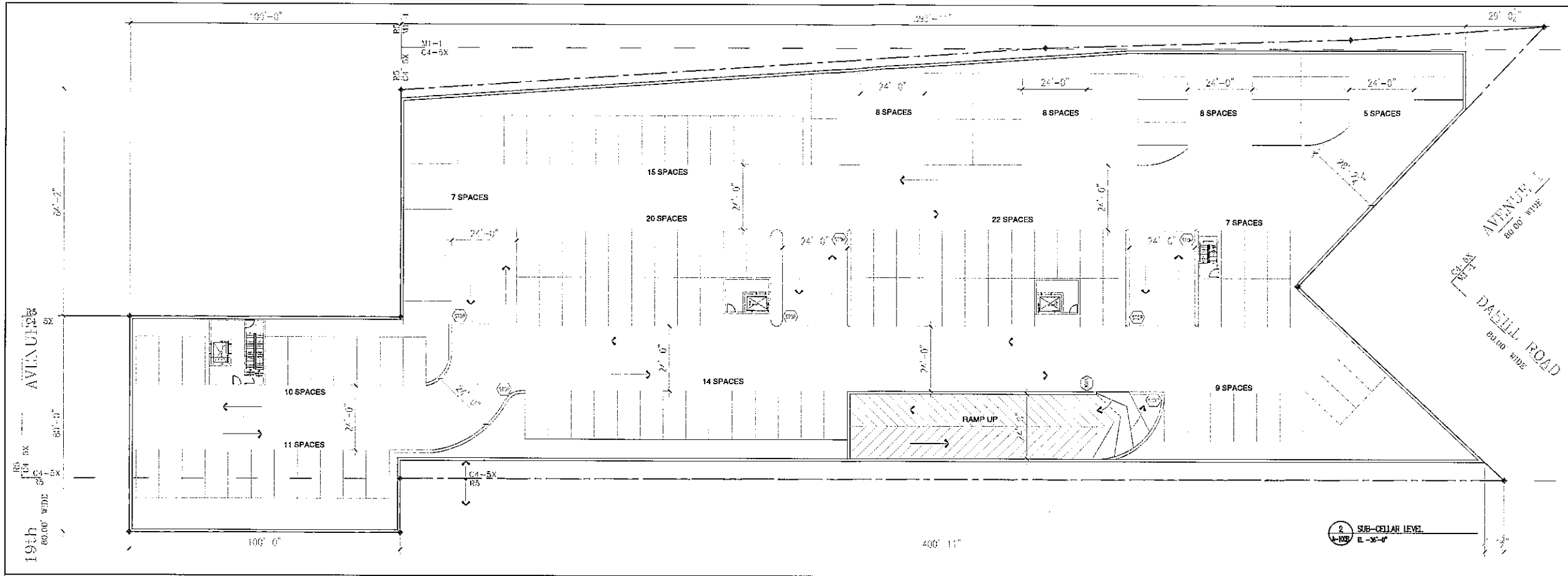
AREA CHART

DATE: 06/09/08

DATE: 01/17/08

A-002

FOR ILLUSTRATIVE PURPOSES ONLY



1. I. & R. TR. FOR BLDG. V.L. C.A.A. R.A.C. A.I.A. ALL DIMENSIONS AND REVISIONS TO BE SHOWN ON THIS PLAN. NO PART OF THIS PLAN IS TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT.

DATE: 01/17/22

PROJECT: 05-66-2

REVISION: 01/17/22

DRAWN BY: KF

SCALE: 1/16" = 1'-0"

PROJECT NO: 05-66-2

REVISION NO: 01/17/22

DRAWING NO: A-100B

ISSUES

CONSTRUCTION NOTES

MATERIALS SCHEDULE

REVISIONS

KARL FISCHER ARCHITECT
 ONE CAA RAC AIA
 535 WEST 34th ST. 11th Fl. New York, NY 10018
 TEL: (212) 219-9133 FAX: (212) 219-1910
 1125 4th Ave. 11th Fl. New York, NY 10017
 TEL: (212) 333-4127 FAX: (212) 333-1555
 815 5th Ave. 11th Fl. New York, NY 10017

PROJECT: 666 DAHILL ROAD / 4909 19TH AVENUE
 BROOKLYN, NY 11204
 MIXED-USE DEVELOPMENT

PARKING LEVELS

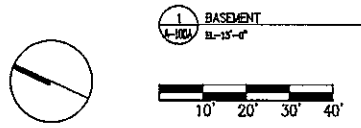
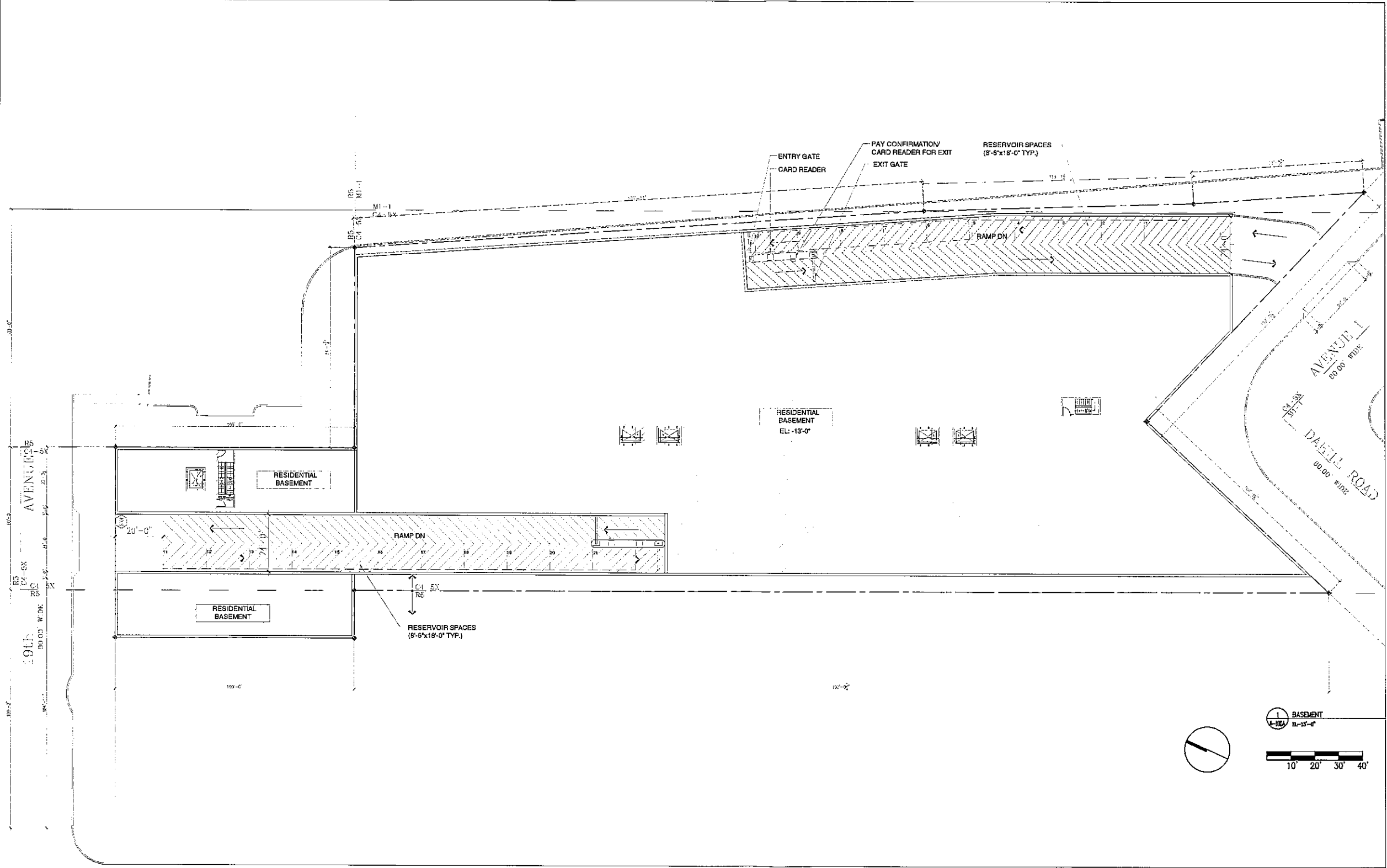
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND TO POST AT ALL TIMES ADEQUATE WARNING SIGNS TO THE PROTECTIVE OF THE SCALE THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES.

RT PLAN

REVISIONS

NO.	DATE	DESCRIPTION

ISSUES



AREAS OF BUILDING NOT PART OF OR SUBJECT TO THE SPECIAL PERMIT PURSUANT TO SECTION 74-52

NOTE: STOP SIGNS AND VISUAL AND AUDIBLE WARNING DEVICES SHALL BE PLACED AT ALL VEHICULAR EGRESS POINTS (AT SIDEWALK).

50th STREET 60.00' WIDE

GARAGE AREA CAPACITY CALCULATIONS				
	BASEMENT	UPPER LEVEL	LOWER LEVEL	TOTAL
GROSS GARAGE FLOOR AREA (SF)	11,344 SF	61,815 SF	61,815 SF	134,974 SF
LESS STAIRS, OFFICES, AND MECHANICAL ROOM (SF)	0 SF	1,102 SF	1,102 SF	2,204 SF
GARAGE AREA DEDUCTION (SF)	0 SF	1,102 SF	1,102 SF	2,204 SF
UNOBSTRUCTED PARKING AREA (SF)	11,344 SF	60,713 SF	60,713 SF	132,770 SF
NUMBER OF SELF-PARK SPACES PROVIDED				259
NUMBER OF RESERVOIR SPACES PROVIDED				21

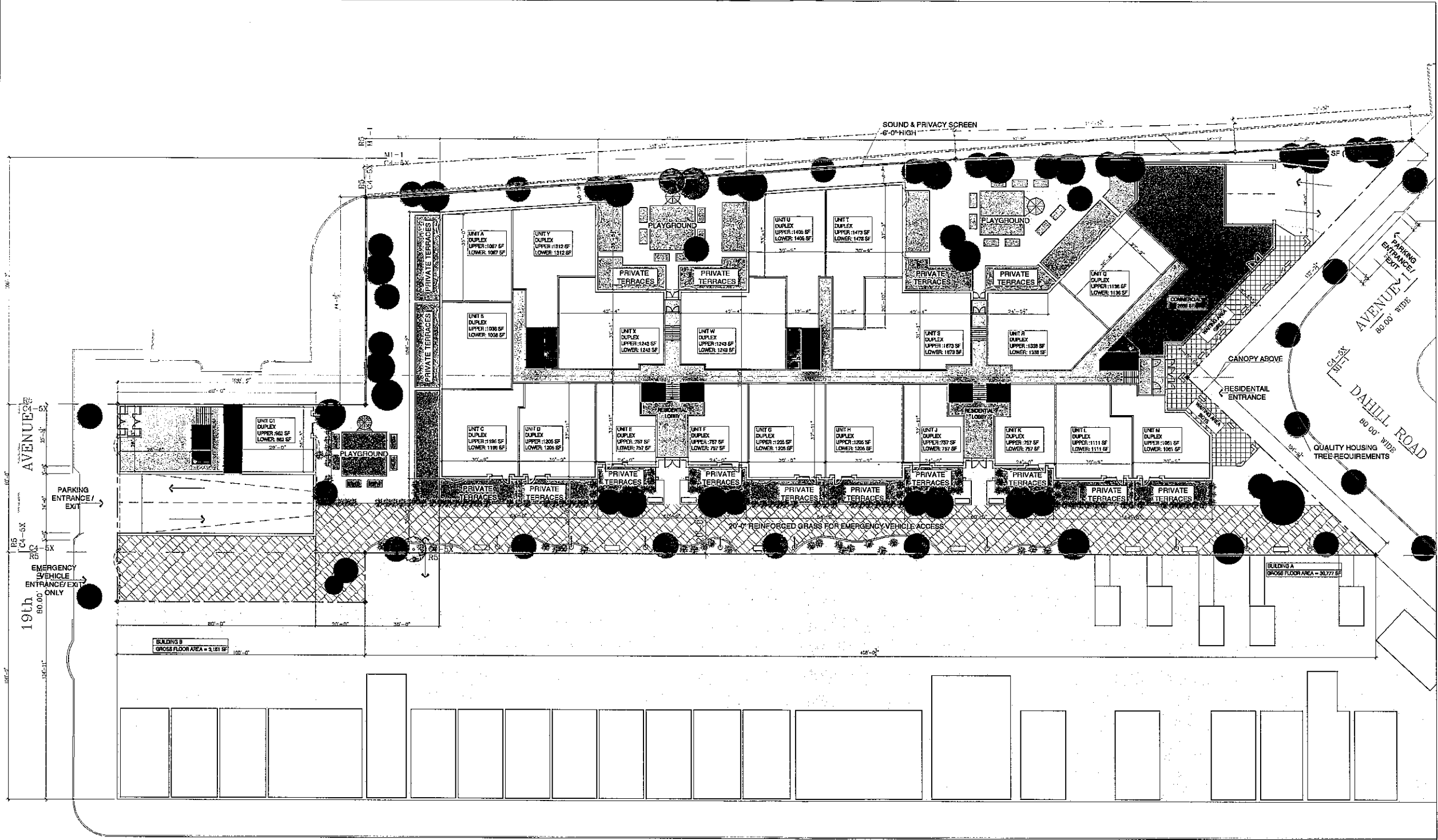
KARL FISCHER ARCHITECT
 QAD OVA RAC AA
 REGISTERED ARCHITECT
 STATE OF NEW YORK

886 DAHILL ROAD / 4900 19TH AVENUE
 BROOKLYN, NY 11204
 MIXED-USE DEVELOPMENT

BASEMENT

DATE: 06/17/06
 DRAWN BY: [Signature]
 PROJECT NO: A-100A

THIS PLAN, SPECIFICATIONS, SCHEDULES AND NOTES ARE TO BE USED IN CONNECTION WITH THE ARCHITECTURAL CONTRACT AND SHALL BE VOID WITHOUT THE CONTRACT. THIS DOCUMENT SHALL BE KEPT FOR THE USE OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



R.I.P. PLAN

REVISIONS

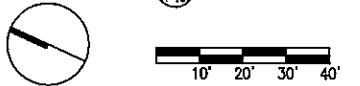
No.	Date	Description
1	01/17/08	ISSUED TO CITY PLANNING
2	01/20/08	ISSUED TO CITY PLANNING
3	01/20/08	ISSUED TO CITY PLANNING

ISSUES

No.	Date	Description
1	01/17/08	ISSUED TO CITY PLANNING
2	01/20/08	ISSUED TO CITY PLANNING
3	01/20/08	ISSUED TO CITY PLANNING

50th 80.00' WIDE STREET

1 SITE PLAN & FIRST FLOOR PLAN
A-101



KARL FISCHER ARCHITECT
 ONE CAA RAC AVE.
 BROOKLYN, NY 11204
 TEL: (718) 219-9522 FAX: (718) 219-9522
 WWW.KARLFISCHERARCHITECT.COM

886 DAHILL ROAD / 4909 19TH AVENUE
 BROOKLYN, NY 11204
 MIXED-USE DEVELOPMENT

SITE PLAN & FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"	DATE: 08 09 2
DATE: 01/17/08	DATE: 01/17/08
PROJECT NO.	PROJECT NO.
DATE: 01/17/08	DATE: 01/17/08

FOR ILLUSTRATIVE PURPOSES ONLY

A-101

THIS PLAN, SPECIFICATIONS, SCHEDULES AND NOTES ARE TO BE READ AND UNDERSTOOD IN CONNECTION WITH THE ARCHITECT'S CONTRACT DOCUMENTS. THE ARCHITECT'S CONTRACT DOCUMENTS SHALL BE THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S CONTRACT DOCUMENTS SHALL BE THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S CONTRACT DOCUMENTS SHALL BE THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

KEY PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	01/17/08	ISSUED TO CITY FOR PERMITS
2	01/17/08	ISSUED TO CITY FOR PERMITS
3	01/17/08	ISSUED TO CITY FOR PERMITS
4	01/17/08	ISSUED TO CITY FOR PERMITS
5	01/17/08	ISSUED TO CITY FOR PERMITS
6	01/17/08	ISSUED TO CITY FOR PERMITS
7	01/17/08	ISSUED TO CITY FOR PERMITS
8	01/17/08	ISSUED TO CITY FOR PERMITS
9	01/17/08	ISSUED TO CITY FOR PERMITS
10	01/17/08	ISSUED TO CITY FOR PERMITS

ISSUES

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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KARL FISCHER ARCHITECT
 QAS OAA EAC AIA
 REGISTERED ARCHITECT
 STATE OF NEW YORK
 021292

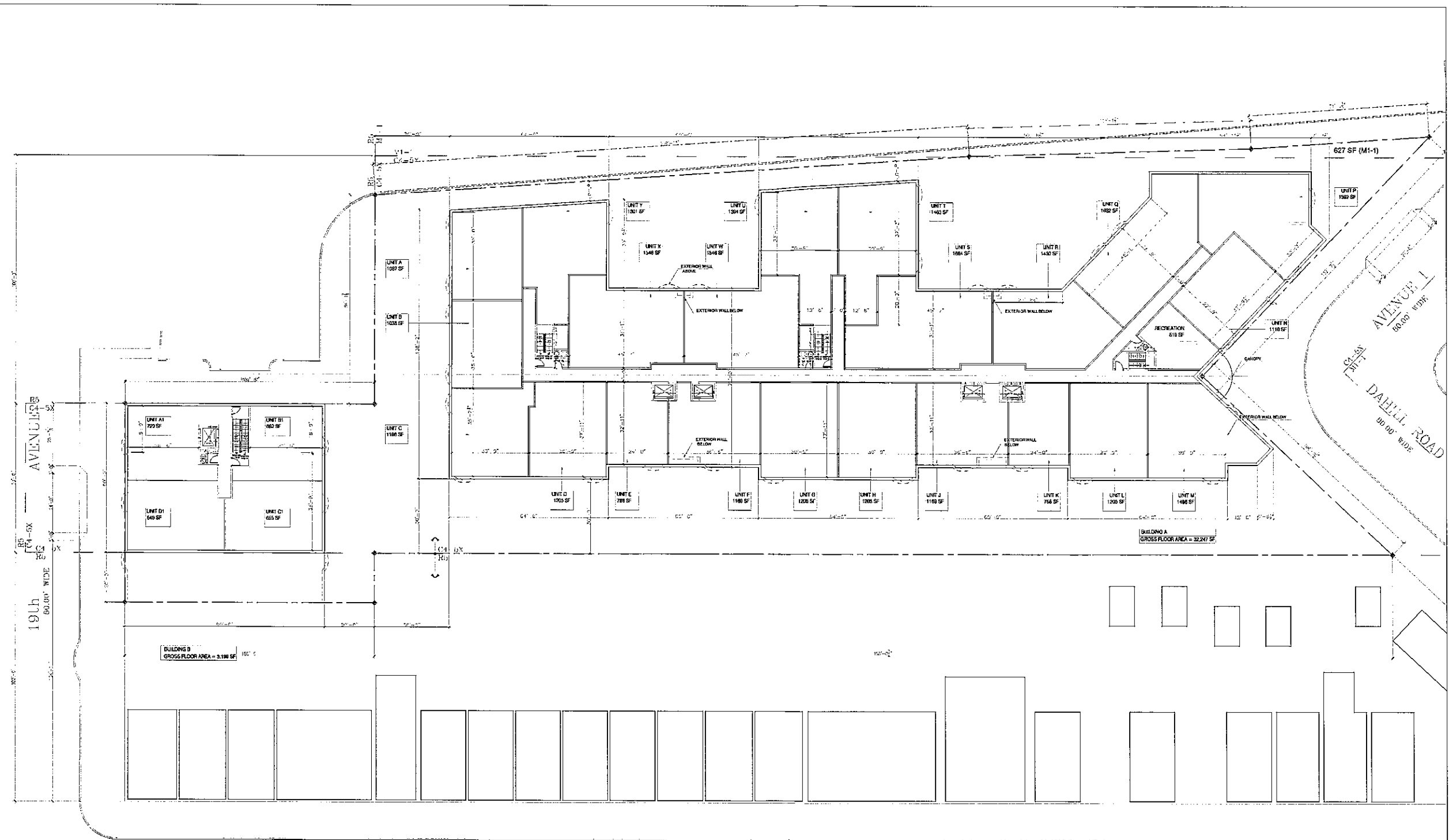
222 BRONXVILLE ROAD, NEW YORK, NY 10460
 TEL: (212) 219-6123 FAX: (212) 219-6232
 480 WEST 104TH STREET, WESTCHESTER, NY 10598
 TEL: (914) 833-1131 FAX: (914) 833-1132
 NY DEC. REGISTRATION: 021292-0001-0001

886 DAHILL ROAD / 4909 19TH AVENUE
 BROOKLYN, NY 11204
 MIXED-USE DEVELOPMENT

2ND FLOOR PLAN

NO.	DATE	DESCRIPTION
1	06/09/08	
2	07/17/08	
3		
4		
5		
6		
7		
8		
9		
10		

A-102



50th 60.00' WIDE STREET

2ND FLOOR PLAN
 1-102

FOR ILLUSTRATIVE PURPOSES ONLY

THIS GENERAL CONSTRUCTION DRAWING AND ANY SUPPLEMENTAL SHEETS ARE TO BE USED ONLY FOR ILLUSTRATIVE PURPOSES. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THIS DRAWING. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

KEY PLAN



REVISIONS

NO.	DATE	DESCRIPTION
1	01/17/20	ISSUE FOR PERMITS
2	02/17/20	ISSUE FOR PERMITS
3	03/17/20	ISSUE FOR PERMITS

ISSUES

NO.	DATE	DESCRIPTION
1	01/17/20	ISSUE FOR PERMITS
2	02/17/20	ISSUE FOR PERMITS
3	03/17/20	ISSUE FOR PERMITS

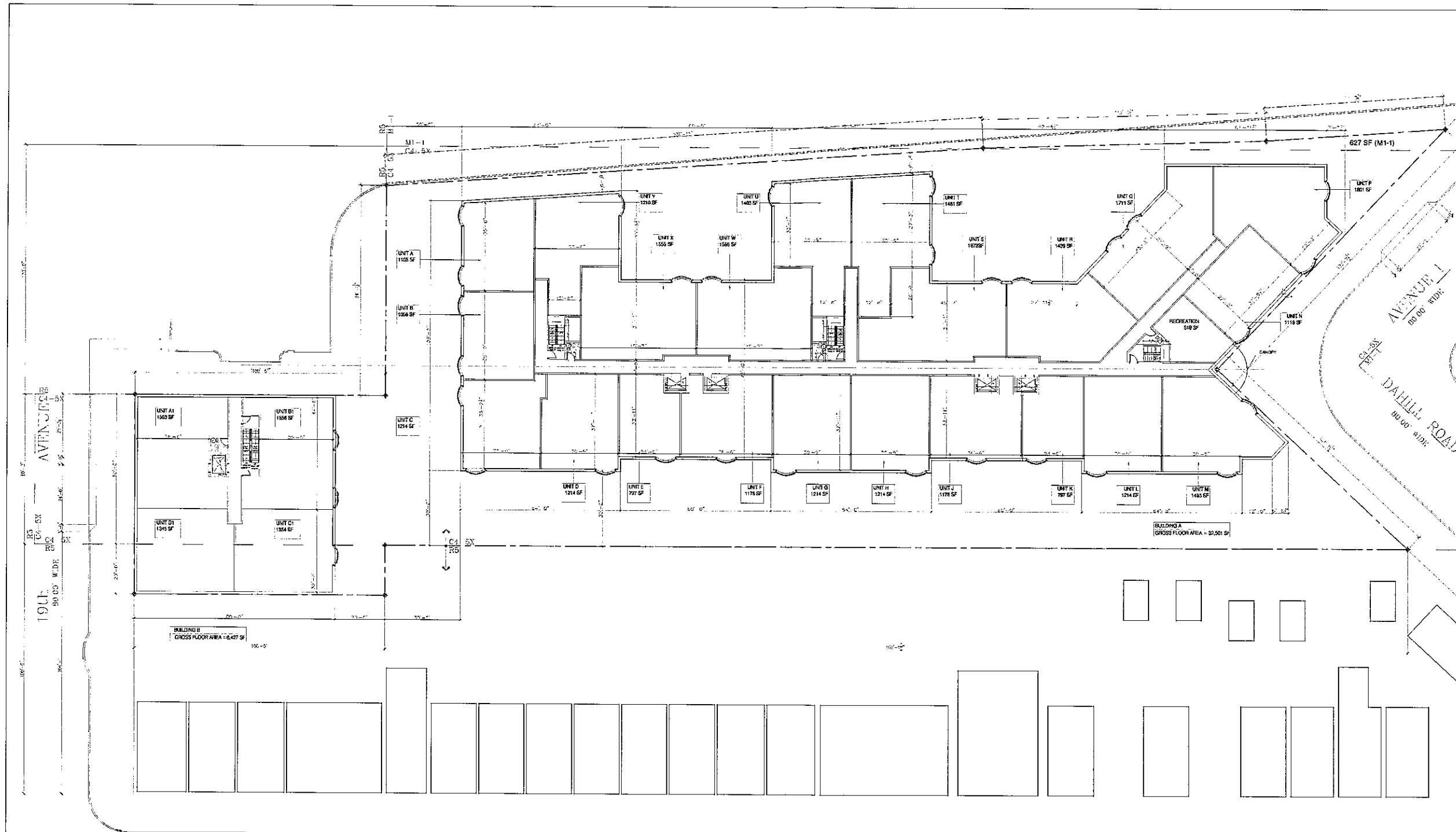
KARL FISCHER ARCHITECT
 ONE CANAL AVENUE
 BROOKLYN, NY 11204
 TEL: (718) 852-4127 FAX: (718) 852-4128
 WWW.KFARCHITECT.COM

PROJECT NO.
 886 DAHILL ROAD / 4909 19TH AVENUE
 BROOKLYN, NY 11204
 MIXED-USE DEVELOPMENT

3RD FLOOR PLAN

SCALE	1/16" = 1' 0"	DATE	05 09 2
DATE	01/17/20	PROJECT NO.	
PROJECT NO.		DATE	

A-103

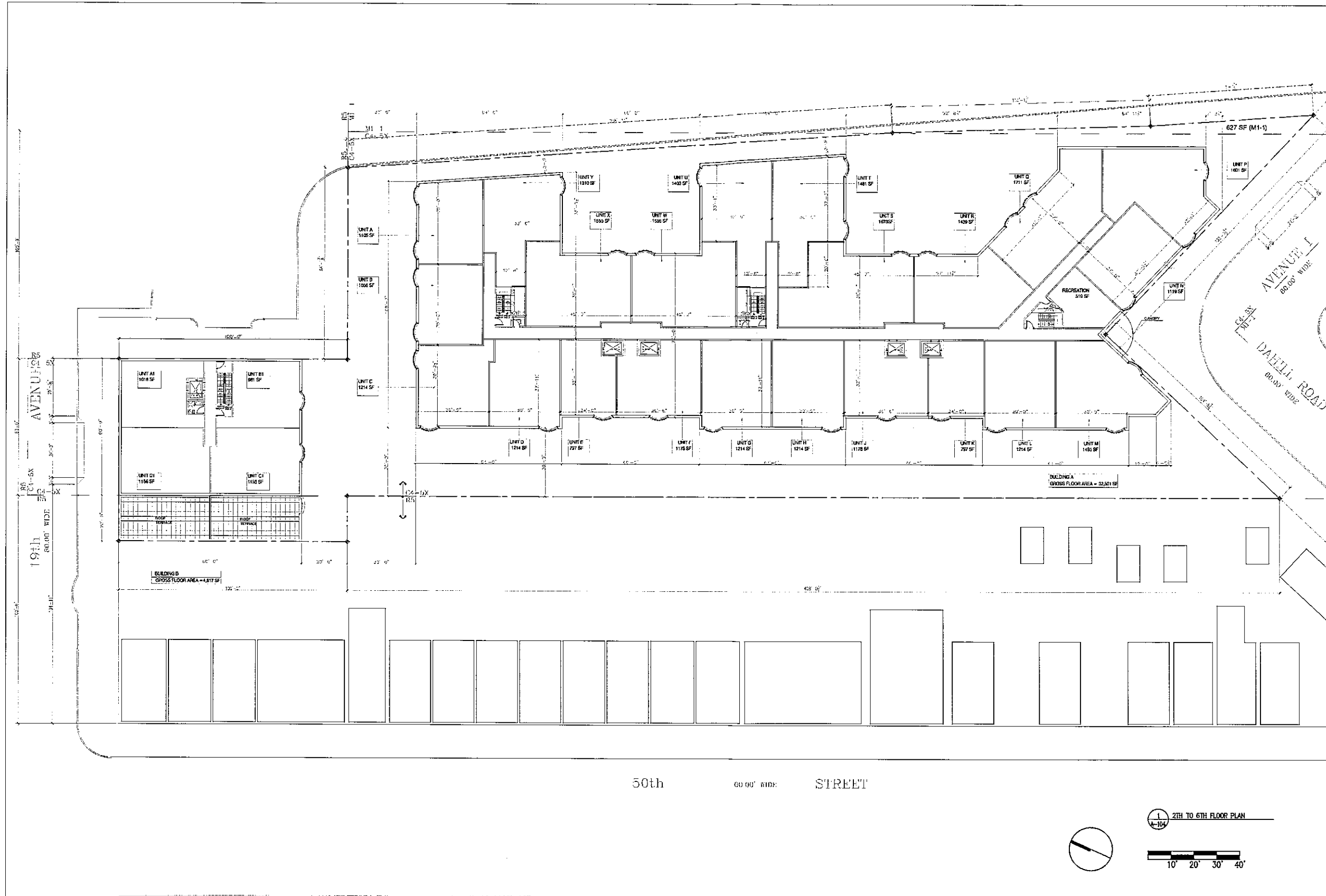


50th STREET 60' 00' WIDE

19th AVENUE 50' 00' WIDE

AVENUE 1 80' 00' WIDE
 DAHILL ROAD 80' 00' WIDE

FOR ILLUSTRATIVE PURPOSES ONLY



THE ARCHITECT, ENGINEER, CONTRACTOR AND ARCHITECTURAL FIRM SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

REVISIONS

NO.	DATE	DESCRIPTION

ISSUES

NO.	DATE	DESCRIPTION

ISSUES

NO.	DATE	DESCRIPTION

ISSUES

NO.	DATE	DESCRIPTION

ISSUES

NO.	DATE	DESCRIPTION

ISSUES

NO.	DATE	DESCRIPTION

ISSUES

KARL FISCHER ARCHITECT
 QMS OAA RAC AIA
 REGISTERED ARCHITECT
 STATE OF NEW YORK
 021294

122 STRONG ST. FLOOR 1000 NEW YORK, NY 10038
 TEL: (212) 214-8100 FAX: (212) 214-8200
 1405 NORTH OAK ST. MONTREAL, QC H3C 1G9
 TEL: (514) 822-4227 FAX: (514) 822-6880
 10 ST. MARKS PLACE, C.W. BROOKLYN, NY

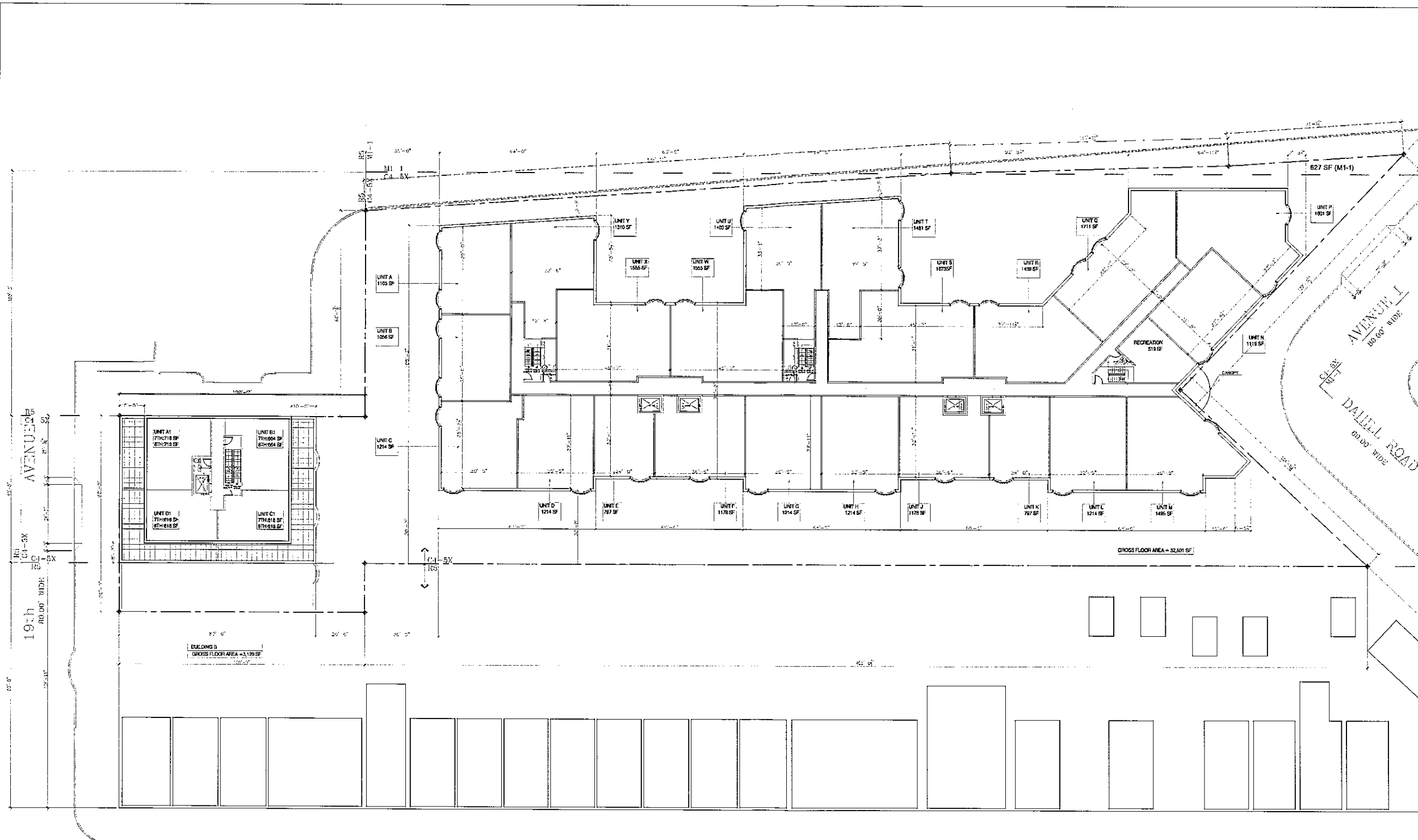
PROJECT SITE
 886 DAHILL ROAD / 4909 19TH AVENUE
 BROOKLYN, NY 11204
 MIXED-USE DEVELOPMENT

4TH - 6TH FLOOR PLAN

DATE	1/16/11	SCALE	1/8" = 1'-0"
DATE	06/09/11	SCALE	1/8" = 1'-0"
DATE	01/17/12	SCALE	1/8" = 1'-0"

FOR ILLUSTRATIVE PURPOSES ONLY

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF ANY PERMITS OR APPROVALS FROM ANY AGENCIES OR AUTHORITIES.



REVISIONS		
NO.	DATE	DESCRIPTION

ISSUE 5		
NO.	DATE	DESCRIPTION
1	01/17/20	ISSUE FOR CITY PLANNING
2	01/17/20	ISSUE FOR CITY PLANNING
3	01/17/20	ISSUE FOR CITY PLANNING
4	01/17/20	ISSUE FOR CITY PLANNING
5	01/17/20	ISSUE FOR CITY PLANNING

PROJECT SUMMARY	
PROJECT NAME	
PROJECT ADDRESS	
PROJECT CONTACT	
PROJECT PHONE	
PROJECT FAX	
PROJECT EMAIL	

KARL FISCHER ARCHITECT
 QAS QAA RAC AIA
 REGISTERED ARCHITECT
 STATE OF NEW YORK
 091262

333 WEST 14TH STREET, 10TH FLOOR, NEW YORK, NY 10011
 TEL: (212) 213-9122 FAX: (212) 213-6200
 1430 WEST 14TH STREET, 10TH FLOOR, NEW YORK, NY 10011
 TEL: (212) 213-9122 FAX: (212) 213-6200
 1430 WEST 14TH STREET, 10TH FLOOR, NEW YORK, NY 10011
 TEL: (212) 213-9122 FAX: (212) 213-6200

Project No. 886 DAHILL ROAD / 4909 18TH AVENUE
 BROOKLYN, NY 11204
 MIXED-USE DEVELOPMENT

7TH FLOOR PLAN

DATE	1/16/20	SCALE	06 95 2
DATE	01/17/20	SCALE	
DATE		SCALE	
DATE		SCALE	

FOR ILLUSTRATIVE PURPOSES ONLY

A-105

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR CONSULTANTS.

REVISIONS	
NO.	DESCRIPTION

ISSUES	
NO.	DESCRIPTION

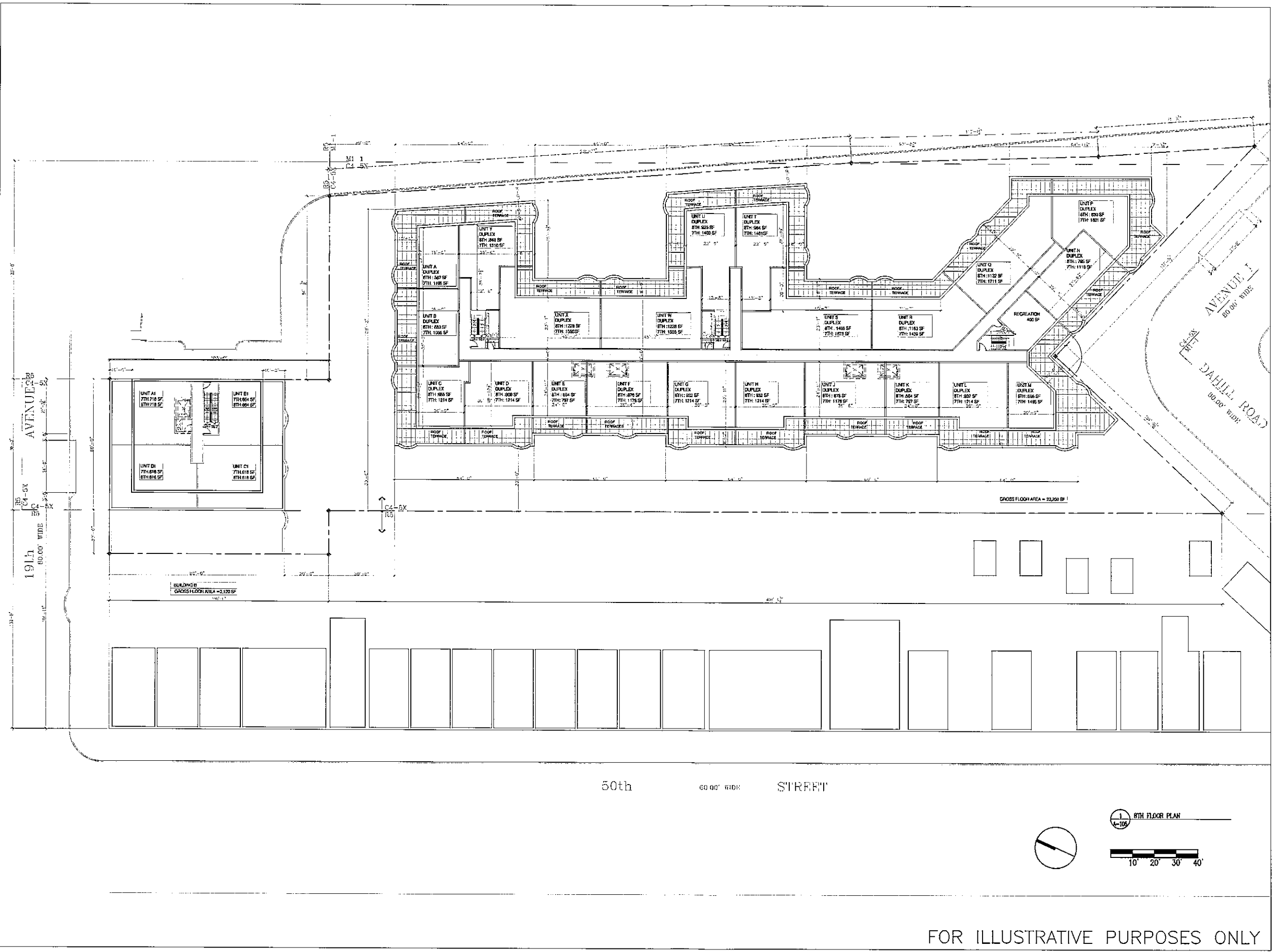
KARL FISCHER ARCHITECT
 QAS CAA PBC AIA
 REGISTERED ARCHITECT
 STATE OF NEW YORK
 021262

630 BROOKLYN BL. FLOOR 1000, BROOKLYN, NY 11216
 TEL: (718) 214-9122 FAX: (718) 214-9222
 1425 NORTH 24TH AVE. SUITE 100, DENVER, CO 80202
 TEL: (303) 825-1422 FAX: (303) 825-1425
 400 2ND AVENUE SUITE 2000, NEW YORK, NY 10017

PROJECT NO.
 886 DAHILL ROAD / 4909 19TH AVENUE
 BROOKLYN, NY 11204
 MIXED-USE DEVELOPMENT

DATE: 01/17/08
 SHEET NO.: 8TH FLOOR PLAN

SCALE: 1/16" = 1' 0"	DATE: 06 99 2
DATE: 01/17/08	DATE: 01/17/08
PROJECT: KI	SHEET NO.: A-106



FOR ILLUSTRATIVE PURPOSES ONLY

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KEY PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	01/17/08	ISSUE FOR PERMIT
2	01/17/08	REVISED PER CITY PLANNING
3	01/17/08	REVISED PER ARCHITECTURAL BOARD
4	01/17/08	REVISED PER ARCHITECTURAL BOARD

ISSUES

MINOR REVISIONS:

-
-
-

GENERAL NOTES:

-
-
-

INTERIOR DESIGN:

-
-
-

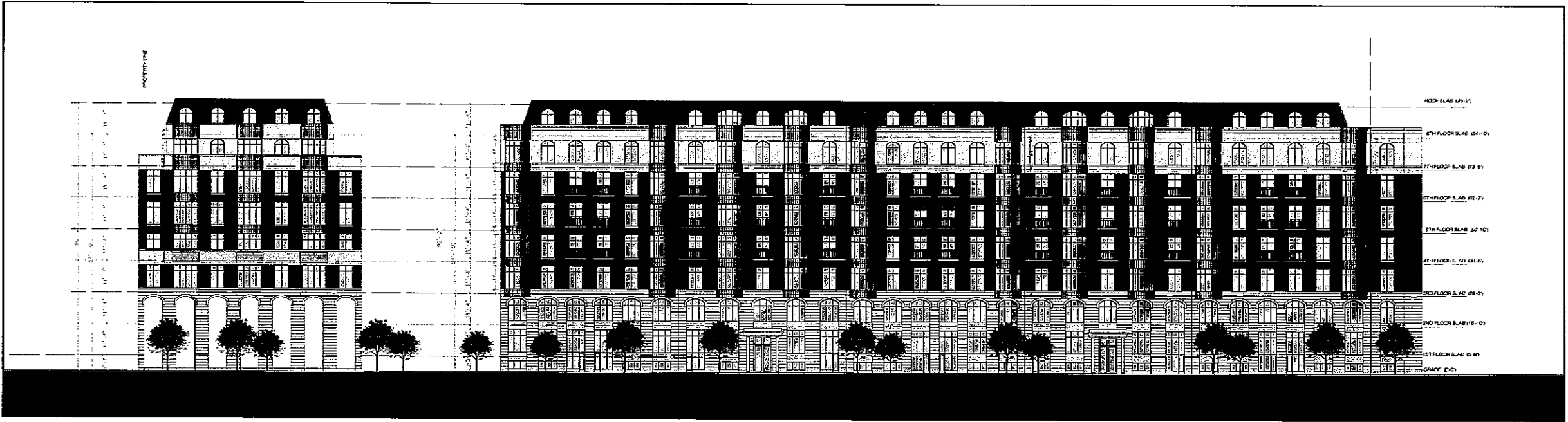
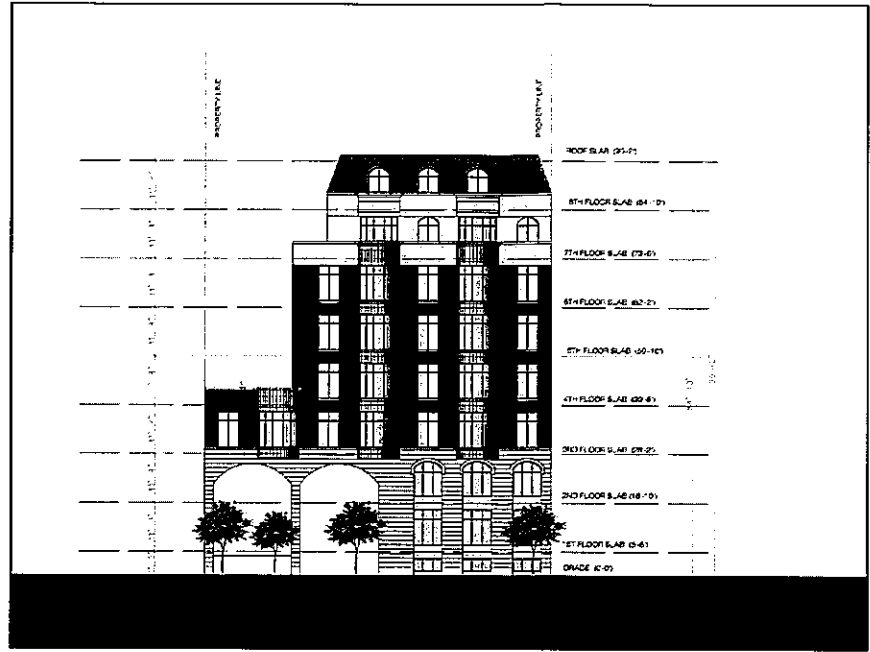
KARL FISCHER ARCHITECT
 QMS CAA FAC AIA
 REGISTERED ARCHITECT
 STATE OF NEW YORK
 021822

110 BROADWAY, 8th FLOOR, NEW YORK, NY 10004
 TEL: (212) 213-8125 FAX: (212) 213-8222
 1430 NORTH 24TH STREET, BROOKLYN, NY 11204
 TEL: (718) 822-1427 FAX: (718) 822-1428
 40 WEST WASHINGTON STREET, BROOKLYN, NY 11201

PROJECT SITE:
 886 DAHILL ROAD / 4909 19TH AVENUE
 BROOKLYN, NY 11204
 MIXED-USE DEVELOPMENT

ELEVATIONS

Scale:	1/16" = 1' 0"	Date:	06 95 2
Author:	01/17/08	Checker:	
Project:		Sheet:	A-201



FOR ILLUSTRATIVE PURPOSES ONLY

886 Dahill Road
Summary of Mitigation Measures

The conditional negative declaration issued by the City Planning Environmental Assessment and Review Division obligates the applicant to the following.

1. TRAFFIC MITIGATION

The applicant is required to notice the Department of Transportation within 6 months after the completion of the project so that the following mitigation measures can be put in place:

There are six intersections for which mitigation measures are required (reference the attached transit study area diagram extracted from the EAS). For five of the six intersections the mitigation is a change in signal timing (the timing changes are described in the conditional negative declaration).

Mc Donald Avenue and 18th Avenue
McDonald Avenue and Bay Parkway
Ocean Parkway and 18th Avenue
Ocean Parkway and Avenue I
Ocean Parkway and Avenue J

McDonald Avenue and Avenue I

The sixth intersection, McDonald Avenue and Avenue I, provides access to the project site and mitigation measures include a change in signal timing, striping and modification of parking regulations (described in detail in the conditional negative declaration). Attached are three diagrams extracted from the EAS which provide a comparison between existing conditions and required mitigation measures shown on the turning radii (single unit trucks and city buses) and striping (including signage) diagrams.

Turning Radii Diagram

- intersection will be designed so that single unit trucks and city buses will be able to pass through the intersection
- peg-a-track markings will be provided

Striping Diagram

- eastbound and westbound approaches will be striped as a left turn lane and a through/right lane
- northbound and southbound approaches will be re-striped per widths described in the EAS
- stop bar on the northbound approach of McDonald Avenue will be shifted to a distance of 32 feet 6 inches from the intersection to allow for buses traveling eastbound on 20th Avenue and turning onto Avenue I and a “stop here on red signal ”sign will be installed at the location of the shifted stop bar
- during the weekday morning, midday, and evening peak periods as well as the Sunday peak period, movement in all directions would become a separate left and a through/right movement

Signage including Parking (shown on the striping diagram)

- installation of warning and lane assignment signs on each approach in advance of intersection
- installation of flashing delineator sign on subway column facing 20th Avenue to warn motorists traveling eastbound

866 Dahill Road
Summary of Mitigation Measures

- “No standing anytime” regulations along westbound approach will be provided for the entire distance of the north curb from the bus stop to the intersection
- curb side parking regulations along the north bound and southbound approaches would be converted to “no standing anytime”

2. NOISE ATTENUATION

The application is required to provide a closed window condition (double glazed windows and central air conditioning) in order to maintain an interior noise level of 45 dBH(A).

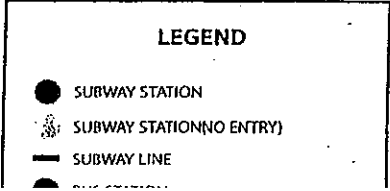
3. TESTING FOR HAZARDOUS MATERIALS

A change in zoning from a manufacturing district to a residential district requires DEP review during demolition and excavation. The applicant pursuant to a recorded restrictive declaration is required to prepare sampling protocols, including health and safety plans, for submission to DEP for approval and to test and identify any potential hazardous material impact pursuant to approved sampling protocols and if such material is found, to submit remediation plans to DEP for approval and action.

4. 19TH AVENUE CONSTRUCTION

Curb cuts for the project are provided at 19th Avenue and Avenue I. 19th Avenue is unbuilt at the curb cut location. The applicant is obligated to submit all required drawings/designs as per DOT specifications and is responsible for all costs associated with the construction of the unbuilt portion of 19th Avenue, north of the intersection of 19th Avenue and 50th Street.

FIGURE F-9
TRANSIT STUDY AREA



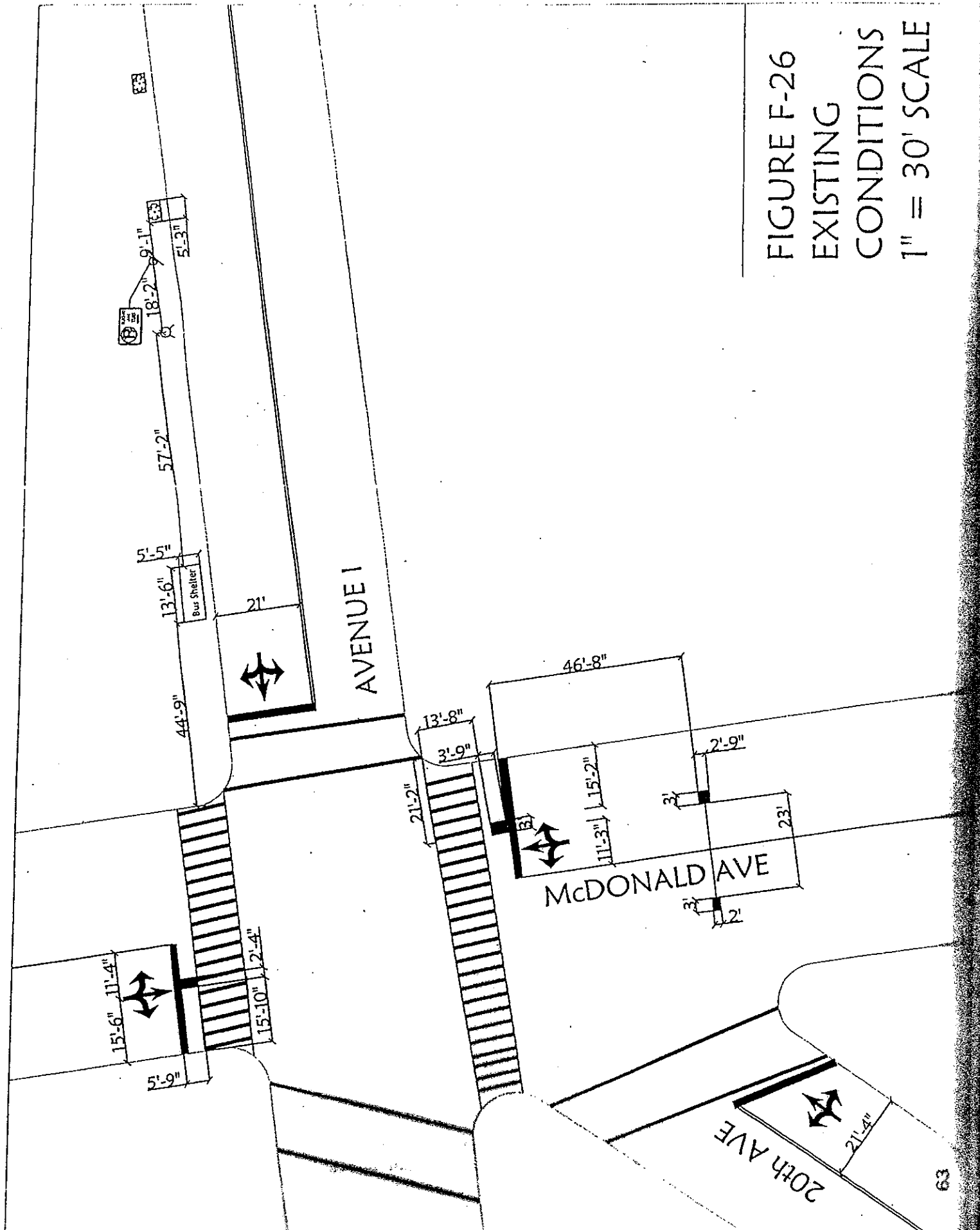


FIGURE F-26
 EXISTING
 CONDITIONS
 1" = 30' SCALE

FIGURE F-28
TURNING
RADII
1" = 30' SCALE

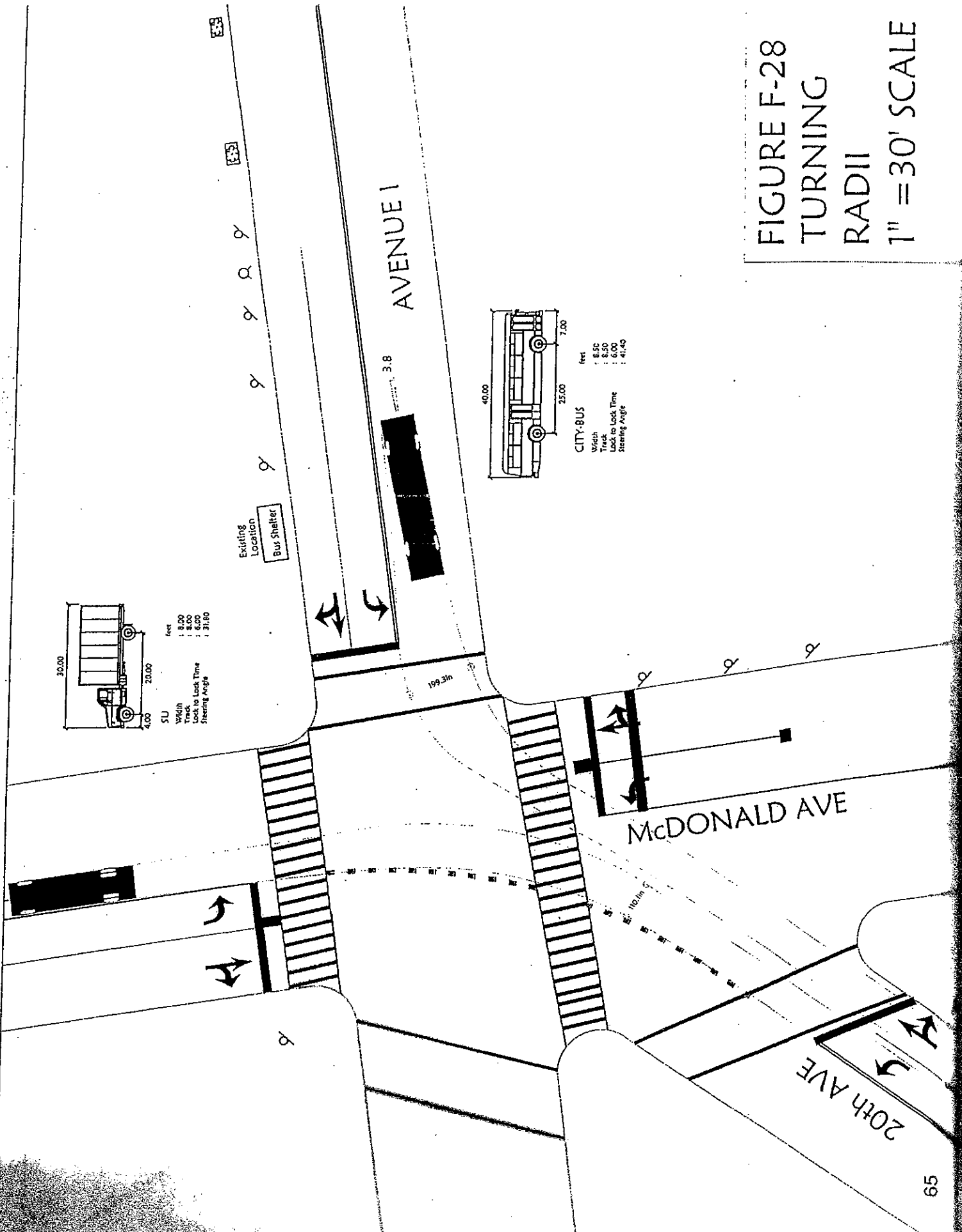
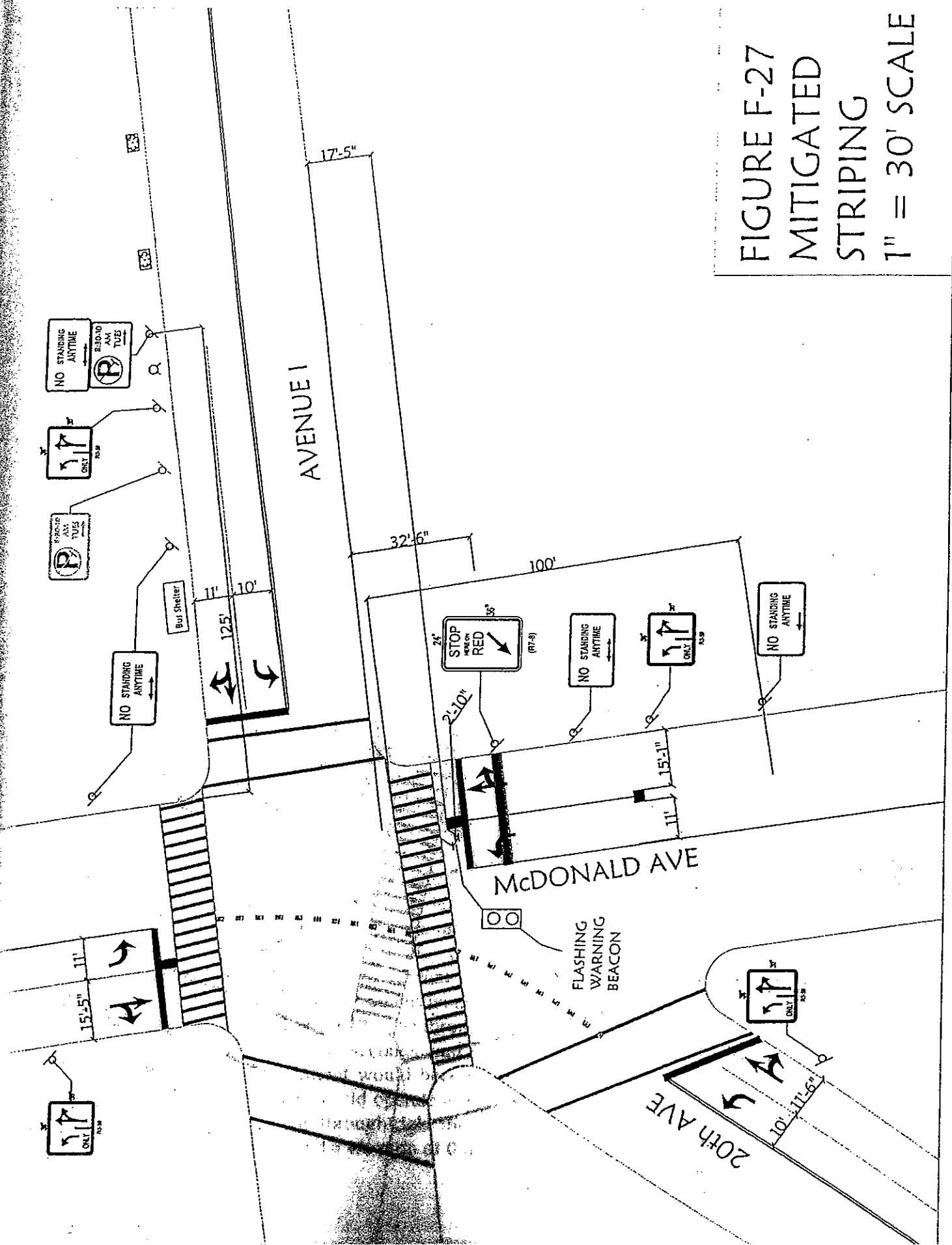


FIGURE F-27
 MITIGATED
 STRIPING
 1" = 30' SCALE



886 Dahill Road
View East

