

DRAFT  
THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L. U. # 384

Bruckner Apartments/Rezoning

April 2, 2019

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**(Diaz Sr.)** In connection with a private application for a project known as Bruckner Apartments, located at Block 3797, part of lot 33, **Land Use No 384** seeks Article XI tax benefits for the proposed exemption area in the Soundview section of the Bronx in Council District 18. This portion of the project will be a rental building that will be developed under HPD's Mix and Match Program.

HPD's Mix & Match Program provides funds for new construction of mixed income multi-family rental projects in which 50% of the units are affordable to low income households and 50% of units would have rents affordable to moderate and/or middle income households.

The developer is proposing to construct a multiple dwelling that will provide 265 units of rental housing and one commercial facility space.

The unit mixture will include 56 studios, 111 one-bedroom, 79 two-bedroom and 18 three-bedroom apartments as well as 1 (2BR) unit for the superintendent.

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In an effort to assist with continued affordability of the rental units, HPD is before the Council seeking full Article XI tax benefits that will coincide with the regulatory agreement for a term of 40 years. The estimated cumulative value of the tax exemption is \$53,205,312 with a net present value of \$13,652,390.

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L. U. # 385

2069 Bruckner Blvd/Rezoning  
Homeownership

April 2, 2019

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(Diaz Sr.) Land Use No 385 is also related to the private application submitted by Azimuth Development Group seeking Article XI tax benefits for the proposed exemption area located at Block 3797, part of Lot 33 in the Soundview section of the Bronx in Council District 18. This portion of the project, which is known 2069 Bruckner Boulevard, will facilitate new construction of a multiple dwelling that will be developed under HPD's Open Door Homeownership Program. Upon construction completion, the developer will sell the ownership units to households who agree to owner-occupy their units for the length of the regulatory period. If the purchaser sells or refinances during the regulatory period, the purchaser may recapture up to 2% appreciation on the original purchase price per year of owner occupancy. Additionally upon resale, the purchaser will also be required to sell to a household making no more than the project's income cap.

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L. U. # 385

2069 Bruckner Blvd/Rezoning  
Homeownership

April 2, 2019

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Currently, the Sponsor is proposing to develop a building on part of the site that will provide 65 units of cooperative housing. The current unit mixture types include 16 one-bedroom, 33 two-bedroom and 15 three-bedroom apartments. Anticipated maintenance will average \$606. No commercial or community facility space is contemplated for this portion of the project.

In an effort to assist with affordability of the homeownership units, HPD is before the Council seeking full Article XI tax benefits that will coincide with the regulatory agreement for a term of 40 years. The estimated cumulative value of the tax exemption is \$7,454,893 with a net present value of \$1,968,692.

# THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

## ULURP

### Pre Considered items

1921 Atlantic Avenue  
Saratoga Square 1<sup>st</sup> Amended Urban Renewal Plan

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April 2, 2019

{**Ampry-Samuel**} The following pre-considered items are related to proposed ULURP actions for a project known as 1921 Atlantic Avenue in Brooklyn Council District 41. The project area includes twelve city-owned under-utilized vacant lots located at Block 1557, Lots 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36 and 37 (or “Disposition Area”) and three privately owned sites located at Block 1557, Lots 1, 2, and 38 (“Private Sites”). The ULURP actions before the City Council involve Urban Development Action Area Project (UDAAP) designation and project approval of the Disposition Area and Private Sites (collectively “Development Site”), disposition of the City-owned properties that make up the Disposition Area as well as a Zoning map amendment, a zoning text amendment and an amendment to the Saratoga Square Urban Renewal Plan.

More specifically, the item related to C 190161 ZMK seeks to eliminate the MX-10 Special District, change the underlying manufacturing district to a residential district and establish a commercial overlay and N 190162 ZRK seeks a Zoning text amendment to map the Development Site as an MIH area. Additionally, the item related to C 190163 HUK is related to the first amendment to the Saratoga Square Urban Renewal Plan which was originally approved in 1992. The city-owned

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April 2, 2019

sites are designated Urban Renewal Area sites 175, 176 and 177 which were designated and approved for disposition for industrial uses. The amendment is necessary in order to permit residential and commercial uses on the Disposition Area.

No. C 190160 HAK is related to the proposed project that will be developed under HPD's Extremely Low and Low Affordability Income Program (ELLA). The ELLA program provides to create rental housing to low-income families with a range of incomes from 30% to 60% of the Area Median Income ("AMI"). Projects may include a portion of the units with rents affordable to households earning up to 100% of AMI. Projects also include units rented to formerly homeless families and individuals.

The Development Site located at 1921 Atlantic Avenue will be developed by a Sponsor selected through a competitive process geared towards certified M/WBE organizations. The proposal includes the construction of a 14-story mixed-use building with 236 units inclusive of a super's unit. Under MIH, Option 1 25% of the residential floor area must be permanently affordable housing units affordable to households with income at a weighted average of 60 percent of AMI.

# THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

## ULURP

### Pre Considered items

1921 Atlantic Avenue  
Saratoga Square 1<sup>st</sup> Amended Urban Renewal Plan

April 2, 2019

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Additionally, as per HPD's requirement, an additional 15% of the units will be permanently affordable. Therefore, based on the number of rental units for the project, 36 units will be permanently affordable in addition to the MIH units.

The building will comprise 52 studios, 79 one-bedroom, 59 two-bedroom and 45 three-bedroom apartments. Ten percent of the unit count will be set aside for homeless households. Targeted incomes will range from up to 30% AMI to 80% of AMI. Rents will range from \$251 for a studio for a homeless household to \$2,096 for a three-bedroom apartment for a family of four making \$10,044 and \$86,800 annually.

The project also includes 15,012 square feet of commercial floor area for a grocery store, 7,953 square feet of community facility space and 44 below-grade parking spaces. At this time, no commercial facility has been identified. The anticipated use for the community facility space will be occupied by Oko Farm, Brooklyn Neighborhood Services (NHS), and ACMH.

Additional amenities for this project include an art gallery, outdoor recreation spaces available to tenants on the roofs of the second floor and at the rooftop of the building, two fitness centers, and approximately 108 spaces for residential bicycle

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

ULURP

Pre Considered items

1921 Atlantic Avenue  
Saratoga Square 1<sup>st</sup> Amended Urban Renewal Plan

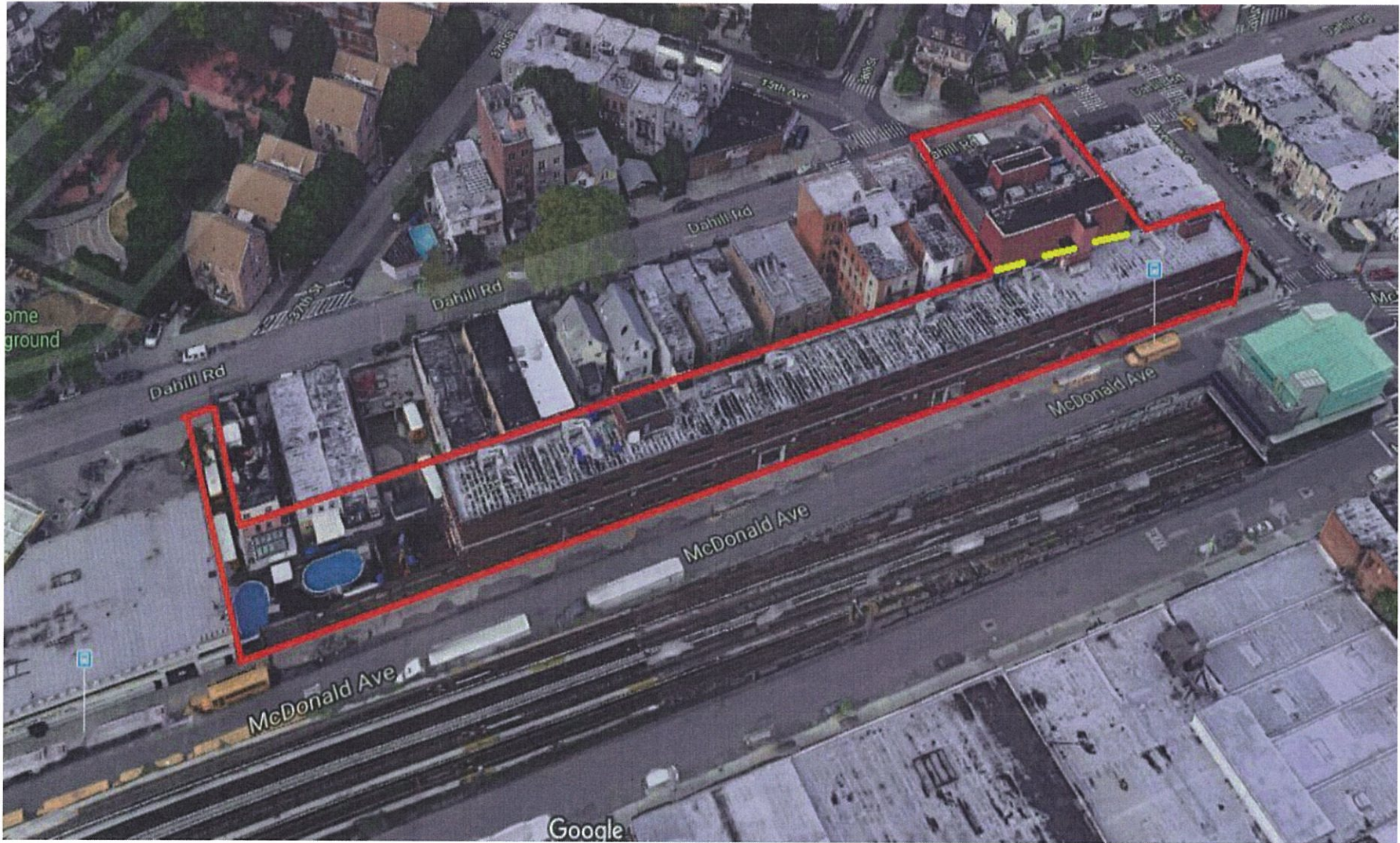
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April 2, 2019

storage in the cellar. Other residential amenities in the Proposed Development include a laundry room on each residential floor, recreation rooms accessible to tenants on the first and second floors, a computer room, and a separate skype room.

In order to facilitate development of 1921 Atlantic Avenue and the creation of affordable housing units, HPD is before the Council seeking approval of each of the pre-considered numbers outlined above.

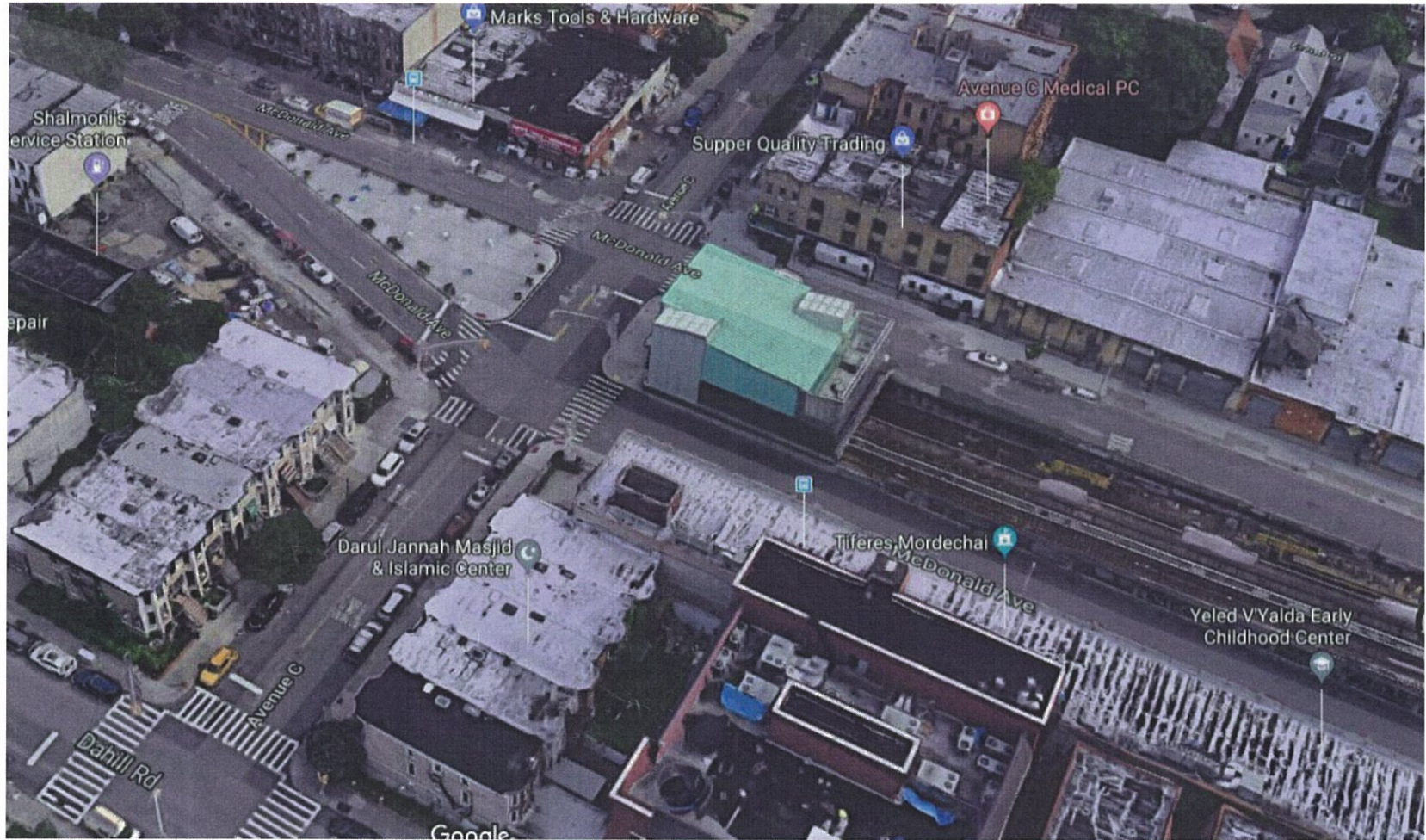


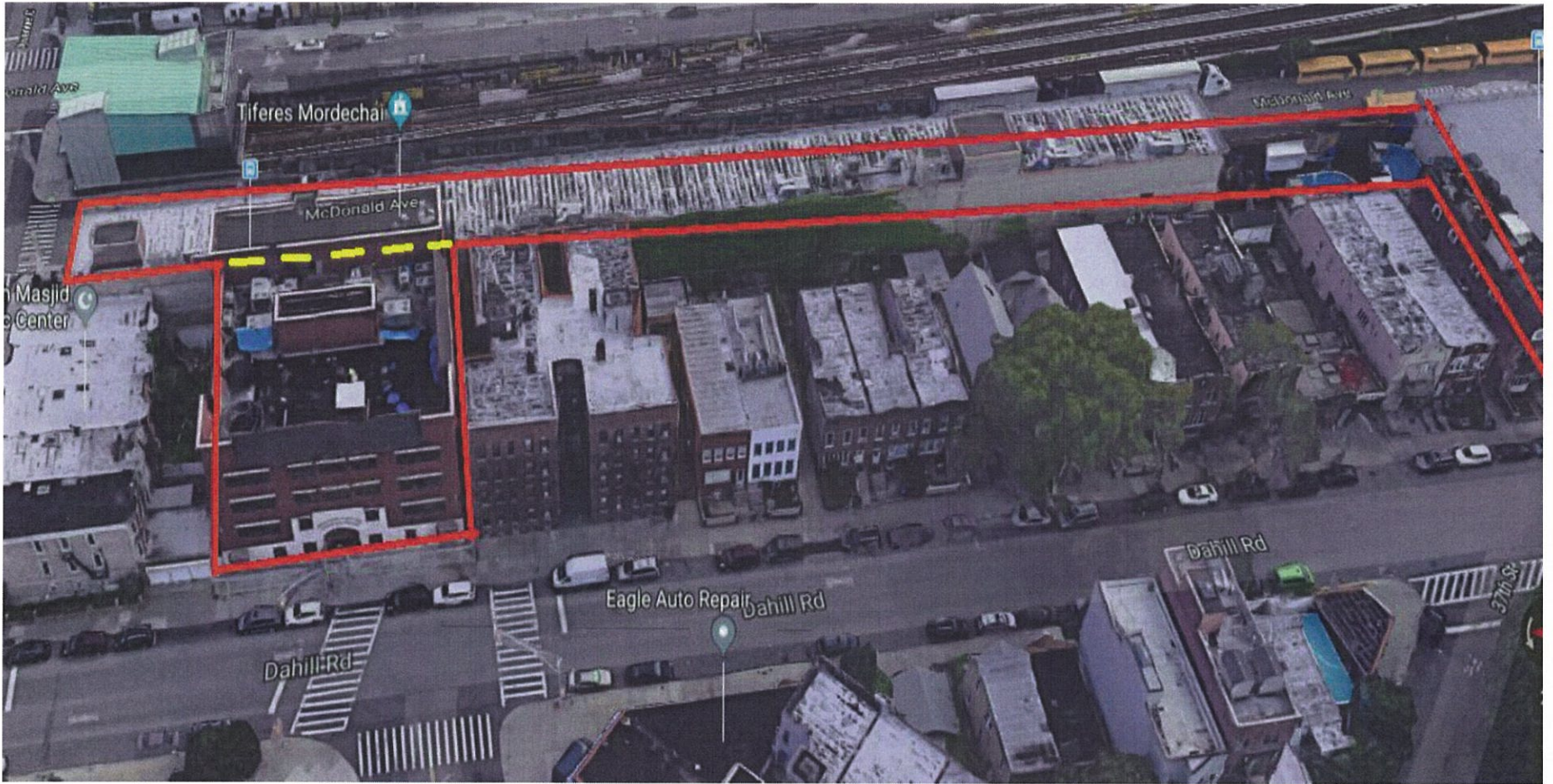


LU 0368-2019  
CPC Application - N180295 ZRK  
McDonald Avenue Catering









600 McDonald Avenue, Brooklyn

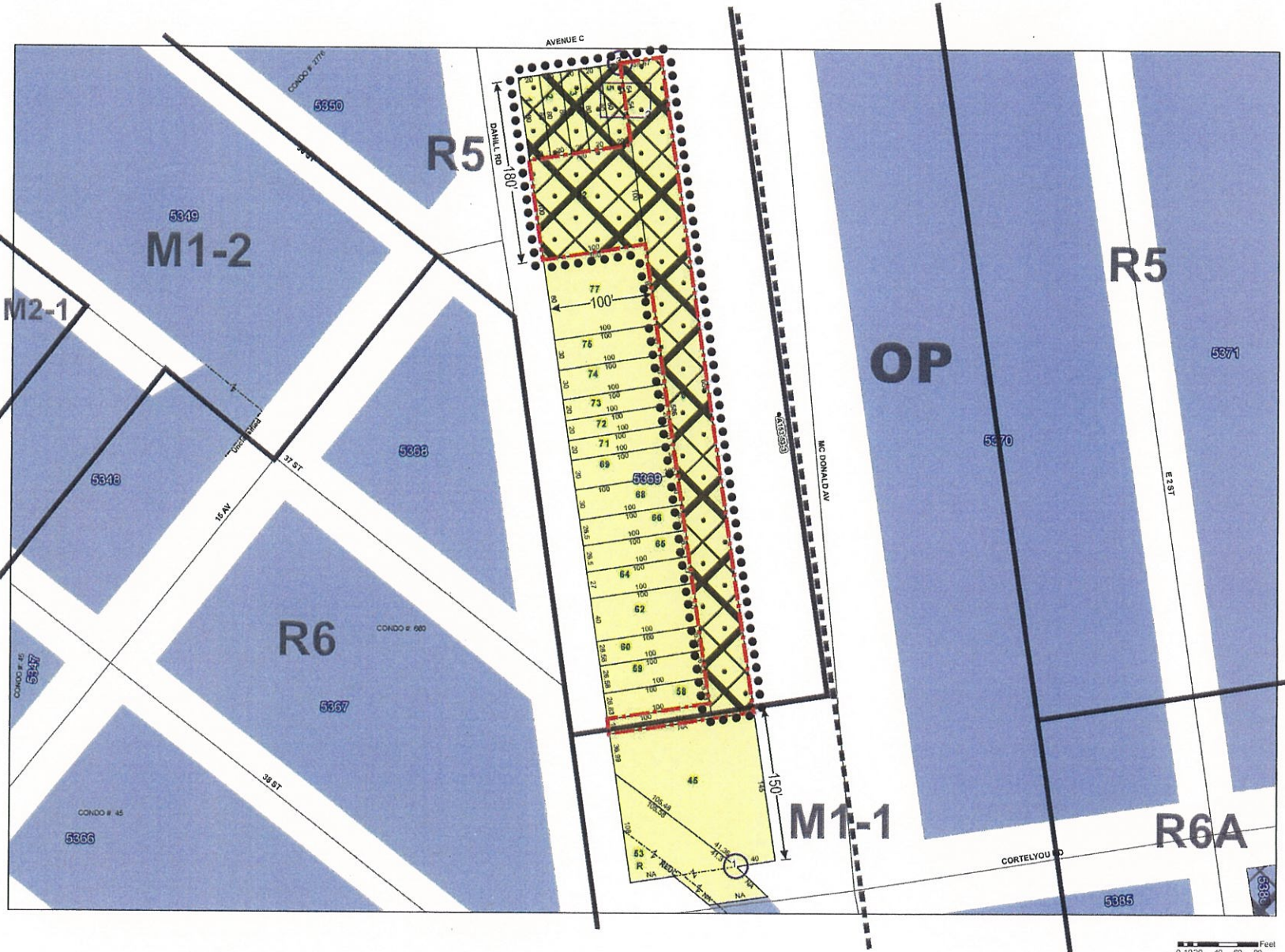


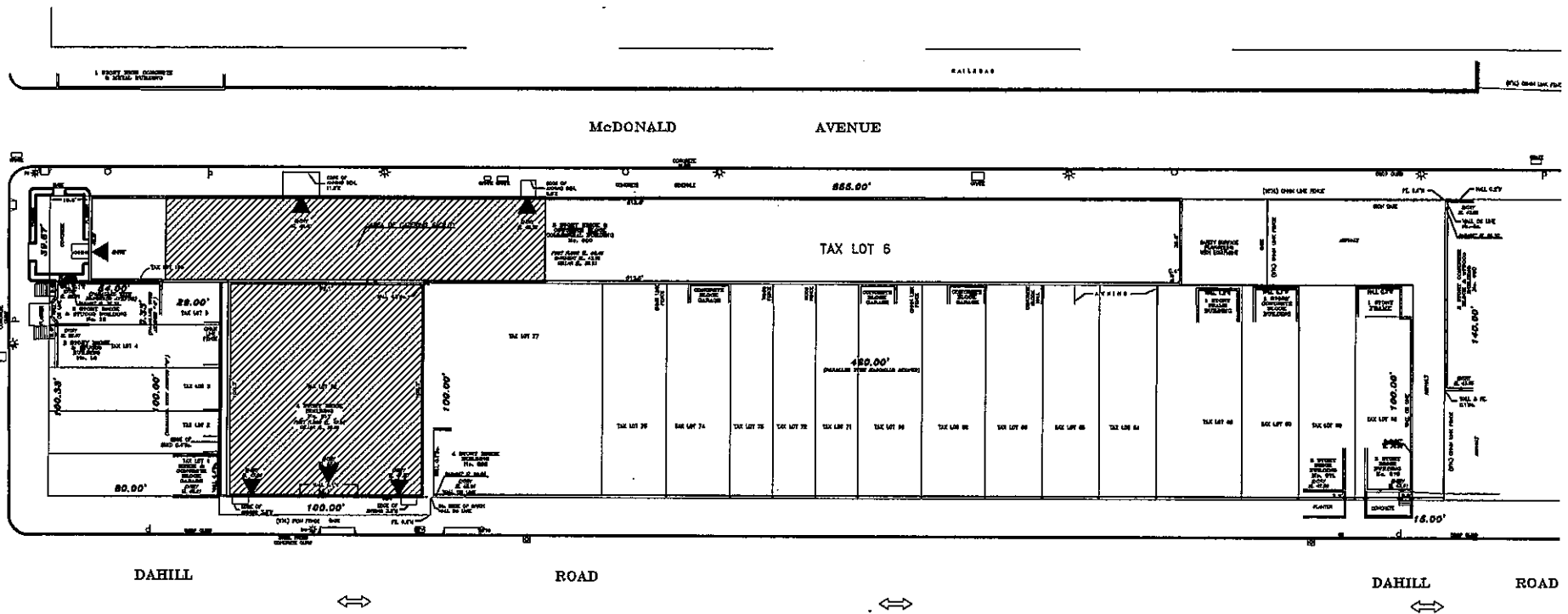
NYC Digital Tax Map

Effective Date : 07-28-2011 16:28:09  
 End Date : Current  
 Brooklyn Block: 5369



- Legend**
- Miscellaneous Text
  - ⚡ Possession Hooks
  - Boundary Lines
  - ⚡ Lot Face Possession Hooks
  - Regular
  - Undewater
  - Yellow Tax Lot Polygon
  - Blue Tax Block Polygon
  - Zoning District Line
  - - - Special District Line
  - - - - Development Site
  - Area Proposed to be Rezoned
  - R5 Existing Zoning District
  - ⊠ Proposed C2-4 Overlay





IMC ARCHITECTURE LLC  
 25-35 H. ST. UND #2  
 CITY #235-D-1R-11E  
 C71  
 BROOKLYN, NY 11232

## Bnos Jerusalem Dchasidei Belz Rezoning

400 McDonald Ave Brooklyn NY 11218

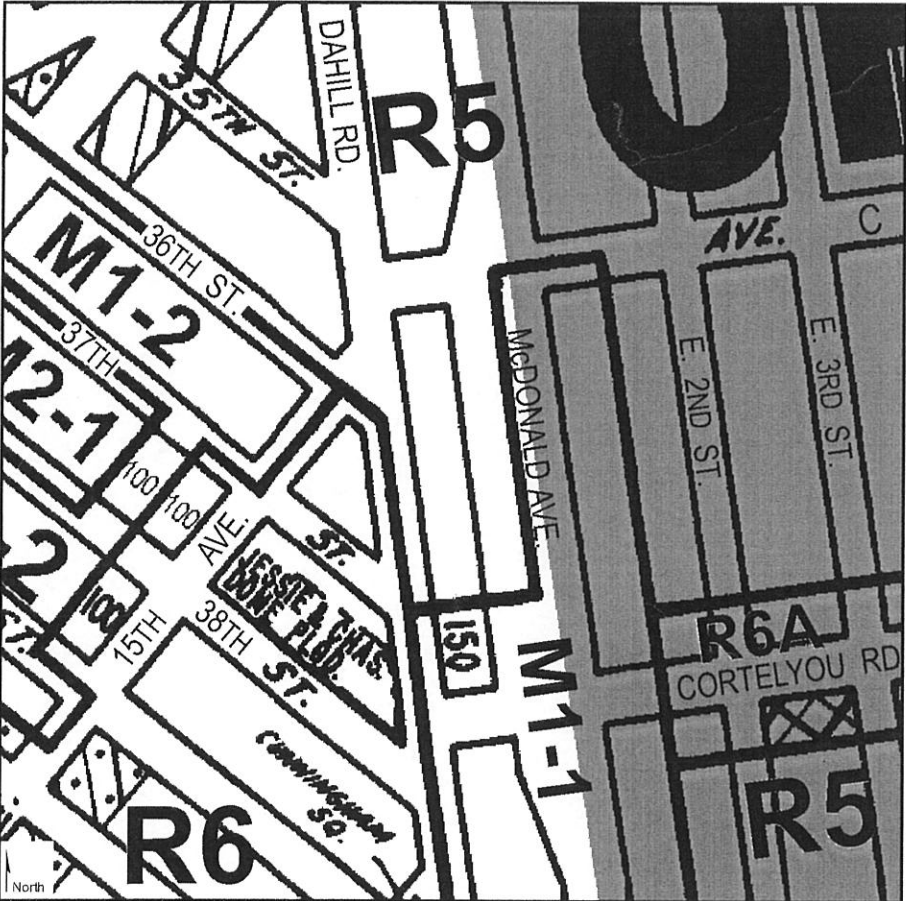
EXISTING ZONING

DATE: 11.22.17

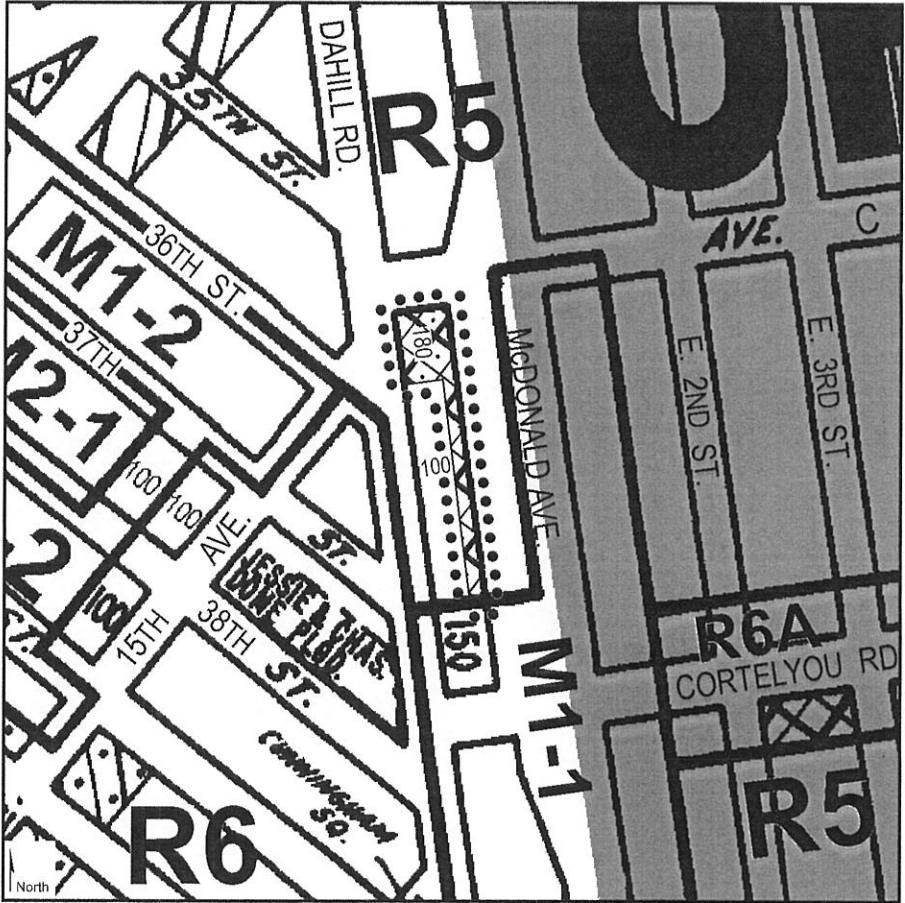
JOB NUMBER: 1648

A6

# Zoning Change Map



Current Zoning Map (22c)



Proposed Zoning Map (22c) - Area being rezoned is outlined with dotted lines  
Rezoning from R5 to R5/C2-4

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



**ZONING/BUILDING CODE**

**ZONING INFORMATION**

ZONE: P-2 (PROFESSIONAL OFFICE)  
 BLOCK: 5364  
 MAP: 026  
 LOT: 82

PROPOSED USE: TEMP. P.A. WEDDINGS / RECEPTIONS  
 USE GROUP: 0 (P-4 OCCUPANCY CLASSIFICATION)

**BUILDING CODE REQUIREMENTS**

OCCUPANCY GROUP: 0 (RECREATIONAL AS PER TABLE 507)

TOTAL NET SQ. ALLOWABLE OCCUPANTS  
 1 OCCUPANT PER 10 SQ. FT. MOVABLE SEATING LAYOUT AS PER TABLE 507  
 8,200 SQ. FT. 10 SQ. FT. PER PERSON MAX. = 820 PERSONS

**TABLE 507-1.300a**

NO. OF PERSONS PER UNIT WIDTH - PER 22"	UNIT WIDTH	CAPACITY
DOOR 1	12'0" x 8'0"	200
DOOR 2	8'0" x 8'0"	100
DOOR 3	8'0" x 7'0"	100
DOOR 4	8'0" x 7'0"	100

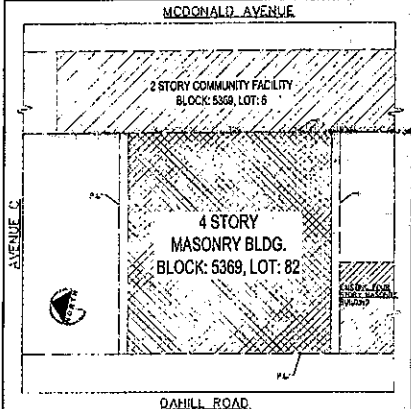
MOVABLE TABLE AND CHAIR LAYOUT FOR 400 PERSONS

**TABLE 507-1.300b**

MAXIMUM TRAVEL DISTANCE PRIMARY 03-07	SECONDARY 12-07
A PRIMARY TRAVEL DISTANCE: 11'-0" < 11'-0"	
B SECONDARY TRAVEL DISTANCE: 85'-3" < 120'-0"	
C PRIMARY TRAVEL DISTANCE: 11'-0" < 11'-0"	
D SECONDARY TRAVEL DISTANCE: 85'-3" < 120'-0"	

MINIMUM WIDTH 44" AS PER BC27-532  
 HANDICAPPED SEATING 5% (MIN) = 20 REQUIRED PROVIDED  
 SAFE AREA CALCULATION AS PER BC27-535  
 MAX CAPACITY: 2,780 / 3 SQ. FT. PER PERSON = 1,290 PERSONS  
 OCCUPANT LOAD OF A SAFE AREA SHALL BE THE AGGREGATE OCCUPANT LOAD OF ALL EXISTING OR SUBSEQUENT DIRECTLY ADJACENT STAIRS, ELEVATORS AND ESCAPE ROUTES  
 400 < 1,290 THEREFORE OK

**PLOT PLAN** SCALE: 1/8" = 1'-0"



**LEGEND**

- 1 HEAD EMERGENCY LIGHT / EXIT SIGN
- 2 MOUNTED EMERGENCY LIGHT
- 3 CEILING MOUNTED EMERGENCY LIGHT
- 4 DOOR DESIGNATION
- 5 ESCAPE PARTITION
- 6 ESCAPE PARTITION
- 7 TRAVEL DISTANCE
- 8 TWO HOUR FIRE RATED PARTITION
- 9 CORRIDOR DESIGNATION (SEE CHART)
- 10 FIREGUARD STATION FOR T.P.A. 400 PERSONS.

**PRIMARY TRAVEL DISTANCE A**

PRIMARY TRAVEL LEG 1	11'-0"	11'-0"
PRIMARY TRAVEL LEG 2	26'-0"	26'-0"
PRIMARY TRAVEL LEG 3	30'-0" x 1.25	38'-0"
PRIMARY TRAVEL LEG 4	78'-10" x 85'-0"	85'-0"
TOTAL TRAVEL DIST.		125'-0"

**SECONDARY TRAVEL DISTANCE A**

SECONDARY TRAVEL LEG 1	31'-0"	31'-0"
SECONDARY TRAVEL LEG 2	37'-0"	37'-0"
SECONDARY TRAVEL LEG 3	20'-0" x 1.25	25'-11"
SECONDARY TRAVEL LEG 4	8'-5" x 1.40	13'-2"
TOTAL TRAVEL DIST.		85'-3" x 125'

**PRIMARY TRAVEL DISTANCE B**

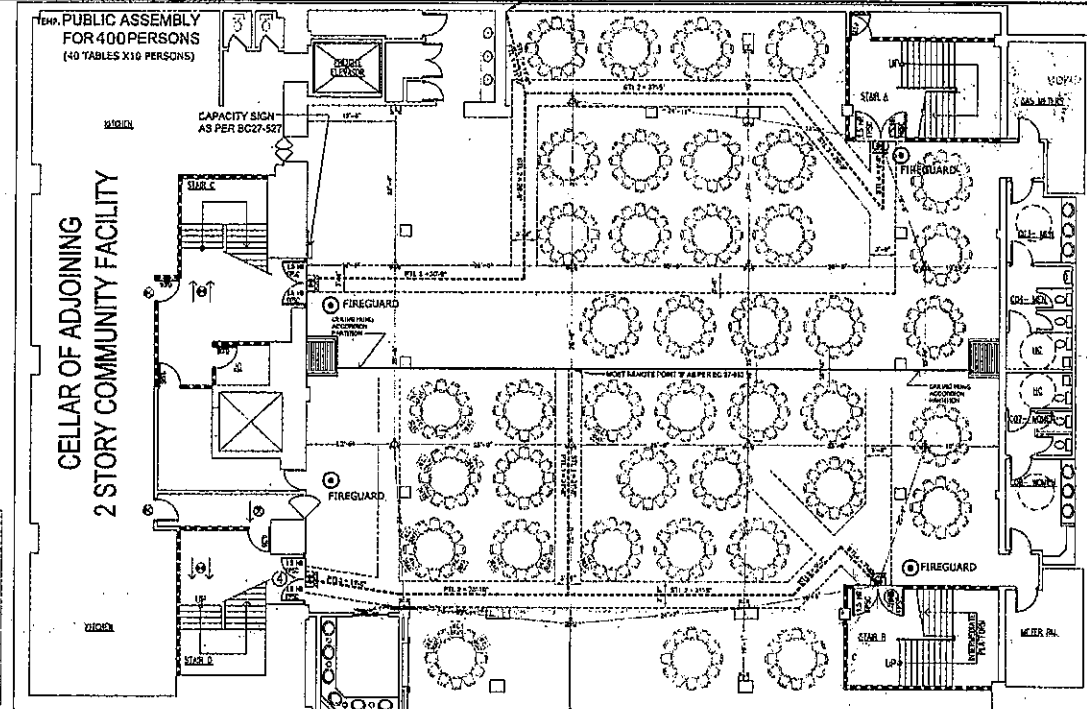
PRIMARY TRAVEL LEG 1	31'-0"	31'-0"
PRIMARY TRAVEL LEG 2	23'-10"	23'-10"
PRIMARY TRAVEL LEG 3	12'-5" x 1.25	16'-0"
PRIMARY TRAVEL LEG 4	71'-5" x 85'-0"	85'-0"
TOTAL TRAVEL DIST.		125'-0"

**SECONDARY TRAVEL DISTANCE B**

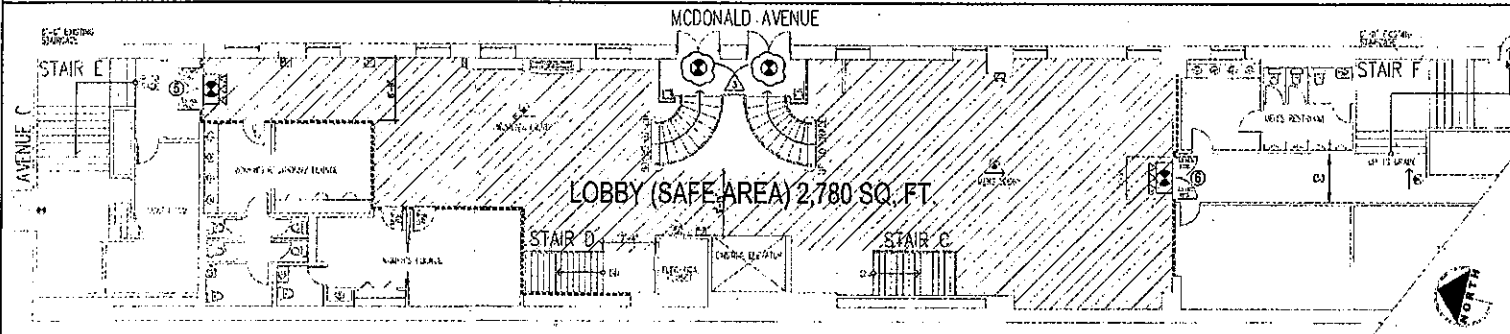
SECONDARY TRAVEL LEG 1	31'-0"	31'-0"
SECONDARY TRAVEL LEG 2	31'-0"	31'-0"
SECONDARY TRAVEL LEG 3	9'-7" x 1.25	12'-0"
SECONDARY TRAVEL LEG 4	7'-0" x 1.40	10'-0"
TOTAL TRAVEL DIST.		87'-10" < 125'-0"

NOTE: PRIMARY & SECONDARY TRAVEL DISTANCES SHALL NOT EXCEED MORE THAN 150'

**PUBLIC ASSEMBLY PLAN** SCALE: 1/8" = 1'-0"



**BASEMENT PLAN OF ADJOINING COMMUNITY FACILITY** SCALE: 1/8" = 1'-0"



**SEATING NOTES**

NOTE: 44" EGRESS AISLES MIN. AS PER BC27-532 TO BE LEFT UNOBSTRUCTED  
 NO MORE THAN 80 PERSONS SERVED PER UNIT WIDTH  
 180 PERSONS SERVED PER AISLE

NOTE: 18" MIN. DISTANCE BETWEEN CHAIRS TYP. AS PER BC27-531  
 44" AISLE TO BE KEPT CLEAR

NOTE: DISTANCE FROM CHAIR TO EGRESS AISLE NOT GREATER THAN 6'  
 AS PER BC27-531

**P/A**  
 Pinner Associates  
 Architecture | Engineering | Planning | Design

10 N. Main Street, Port Washington, NY 11050  
 Phone: 516-767-2500 Fax: 516-767-1329



**ISSUES**

#	DATE	BY	FOR
1	08-10-16	PC	TPA
2	08-22-16	PC	TPA
3	10-20-16	PC	TPA RENEWAL

**REVISIONS**

#	DATE	BY	FOR

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 SCALE: AS SHOWN  
 JOB # 13110  
 DWG BY: S.C./PC  
 CHECKED:

CONSULTANTS:

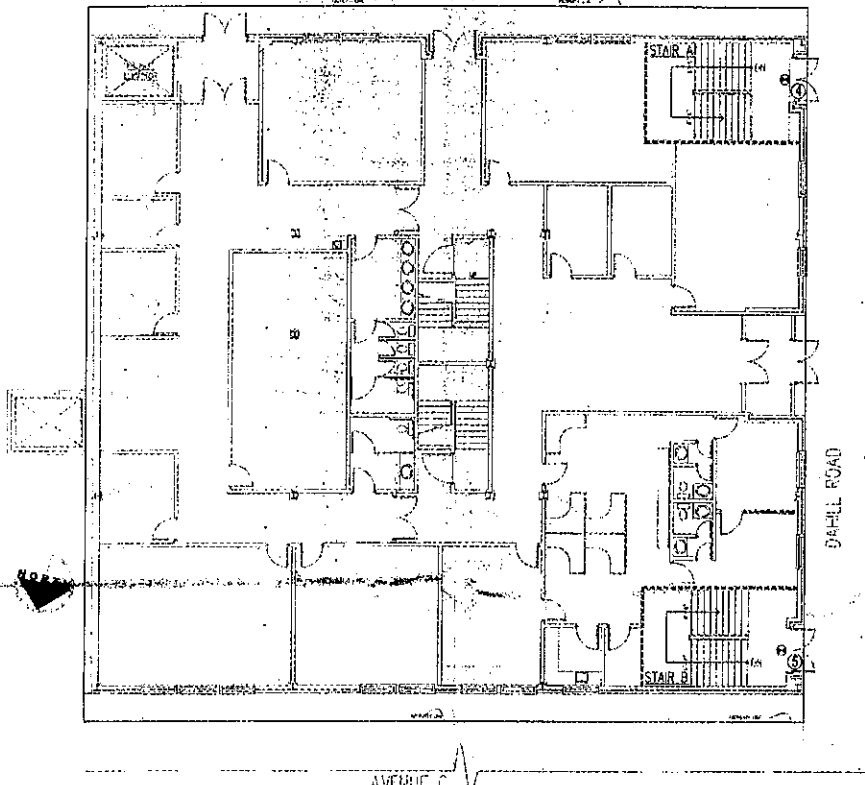
CLIENT: B'NOS ABUSALEM D'CHAMUCH BELTZ

PROJECT: B'NOS ABUSALEM D'CHAMUCH BELTZ 317 DAHILL ROAD BROOKLYN N.Y.

ISSUE DATE: OCT 21 2016

DRAWING # P.A.2  
 PAGE 1 OF 2  
 TPA # 1852/16

FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"



PUBLIC ASSEMBLY GENERAL NOTES

- SEATING IN PLACES OF ASSEMBLY SHALL CONFORM TO APPROVED SEATING ARRANGEMENTS AND AS PER SECTION 27-531.
- INDICATE ON PLAN THE LOCATION OF DIRECTIONAL AND EXIT SIGNS AT LEAST 8' IN HEIGHT AND STROKES AT LEAST 3/32"(1/4) WIDE COMPLYING WITH ALL THE REQUIREMENTS OF SUBCHAPTER B ARTICLE 2 SECTION 27-527.
- SIGNS SHALL BE INTERNALLY LIGHTED TYPE IN ALL ASSEMBLY SPACES WHERE THE GENERAL ILLUMINATION IS REDUCED TO LESS THAN 5 FOOT CANDLES DURING A PERFORMANCE OR DURING OCCUPANCY SIGNS SHALL LIGHTED AT ALL TIMES DURING OCCUPANCY AS PER SEC 27-541.
- EMERGENCY LIGHTING FACILITIES SHALL BE PROVIDED WITH AT LEAST FIVE FOOT CANDLES OF ILLUMINATION AT THE FLOOR LEVEL.
- EMERGENCY LIGHTING SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM GENERAL LIGHTING AND POWER CIRCUITS OR TAKEN OFF AHEAD OF THE MAIN SWITCH OR CONNECTED TO AN EMERGENCY LIGHTING POWER SOURCE TO COMPLY WITH SECTION 27-542.
- EMERGENCY LIGHTING NOTES  
 A) ALL BATTERY PACKS SHALL BE LIGHT ALARM 12 VOLTS WITH 25 WATT LAMPS.  
 B) ALL BATTERY PACKS TO BE MOUNTED 8'-0" ABOVE FIN. FLOOR.  
 C) ALL BATTERY PACKS OVER EXIT DOORS SHALL HAVE 3 LAMPS EACH.  
 D) ALL OTHER BATTERY PACKS SHALL HAVE 2 LAMPS EACH.
- ALL SIGNS SHALL BE LOCATED AND MOUNTED 7'-6" ABOVE FIN FLOOR LEVEL TO COMPLY WITH REQUIREMENTS OF SUBCHAPTER 6 SUBDIVISION (E) OF SECTION 27-534 AND SECTION 27-541.
- INTENSITY OF ILLUMINATION SHALL COMPLY WITH SECTION C26-80.16.
- THE INTENSITY OF ILLUMINATION SHALL NOT BE DIMINISHED TO LESS THAN TWO FOOT CANDLE AT A LEVEL 18' ABOVE THE FLOOR AT CROSS AISLES.
- THE INTENSITY OF GENERAL ILLUMINATION SHALL NOT BE DIMINISHED TO LESS THAN ONE FOOT CANDLE AT A LEVEL 18' ABOVE THE FLOOR EVERYWHERE.
- THE LIGHTING UNIT SHALL NOT INTRODUCTION DISTORTING GLARE DRAMATICALLY ALTER THE CHARACTER OF ILLUMINATION AND PRESENT A HAZARD TO THE OCCUPANTS.
- THE EXIT SIGN, THE EXIT BODWAYS AND THE SOURCE AT THE THRESHOLD AT THE POINT OF EGRESS WITH A SIDE DIMENSION DOUBLE THE WIDTH OF CROSS OPENINGS OR EQUAL TO THE WIDTH OF THE CORRIDOR SHALL BE PROVIDED WITH FIVE FOOTCANDLES OF ILLUMINATION.
- A PERMIT SHALL BE SECURED FROM THE DEPARTMENT OF BUILDINGS AN ANNUAL FEE SHALL BE PAID TO THIS DEPARTMENT UPON ISSUANCE OF A PERMIT AS PER SEC C-26-34.
- A COPY OF THE SEATING PLAN SHALL BE KEPT ON THE PREMISES IT SHALL BE KEPT READILY AVAILABLE FOR INSPECTION AND SHALL COMPLY TO THE REQUIREMENTS OF SEC 27-528(a).
- NO PLACE OF ASSEMBLY SHALL BE LOCATED WITHIN 250 FT OF ANY OCCUPANCY CONTAINING EXPLOSIVE CONTENTS AS PER SECTION 27-526.

EMERGENCY LIGHTING NOTES

- EMERGENCY LIGHTING FACILITIES SUFFICIENT TO PROVIDE AT LEAST FIVE FOOT CANDLES OF ILLUMINATION AT THE FLOOR LEVEL WILL BE PROVIDED. SUCH LIGHTING SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM THE GENERAL LIGHTING AND POWER CIRCUITS CONNECTED TO THE NEW EMERGENCY GENERATOR AND ARRANGED TO OPERATE AUTOMATICALLY IN THE EVENT OF FAILURE OF THE NORMAL LIGHTING SYSTEM.
- EXIT AND EMERGENCY LIGHTS WILL BE INSTALLED IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE SECTIONS 27-301, 27-302, 27-396-4 AND 27-542.
- EXIT LIGHTING WILL BE CONNECTED TO THE NEW EMERGENCY GENERATOR MEETING THE REQUIREMENTS OF THE BUREAU OF ELECTRICAL CONTROL AND THE COMMISSIONER.

DOOR, STAIR, AND CORRIDOR EGRESS CALCULATIONS

DOOR EGRESS CALCULATIONS (PER TABLE 8-1 & 8-1)

DOOR NUMBER	TYPE OF DOOR	DOOR WIDTH	UNIT OF WIDTH	CAPACITY PERSONS PER LINE METRE	TOTAL NO. OF PERSONS
1	X	(2) 44" = 88"	4	50	200
2	X	(2) 44" = 88"	4	50	200
3	X	(2) 36" = 72"	3	50	150
4	X	(2) 36" = 72"	3	50	150
TOTAL PERSONS FROM ASSEMBLY: 700					
5	X	(2) 36" = 72"	3	125 (FROM SAFE AREA)	375
6	X	(2) 36" = 72"	3	125 (FROM SAFE AREA)	375

\* = CLASS 1 EXIT  
 \*\* = CLASS 2 EXIT  
 \*\*\* = CLASS 3 EXIT

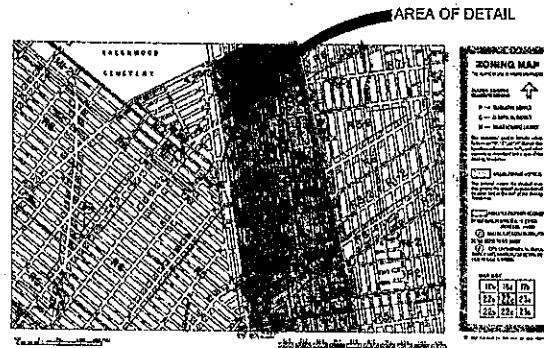
STAIR EGRESS CALCULATIONS (PER TABLE 8-1 & 8-1)

STAIR LETTER	STAIR WIDTH	UNIT OF WIDTH	CAPACITY PERSONS PER LINE METRE	TOTAL NO. OF PERSONS
A	78"	3.5	80	280
B	78"	3.5	80	280
C	72"	3	80	240
D	72"	3	80	240
E	72"	3	80	240
F	72"	3	80	240

CORRIDOR EGRESS CALCULATIONS (PER TABLE 8-1 & 8-1)

CORRIDOR NUMBER	CORRIDOR WIDTH	UNIT OF WIDTH	CAPACITY PERSONS PER LINE METRE	TOTAL NO. OF PERSONS
C-1**	7'-0"	3.5	80 (FROM ASSEMBLY)	280
C-2**	7'-0"	3.5	80 (FROM ASSEMBLY)	280
C-3	7'-0"	3.5	125 (FROM SAFE AREA)	437

ZONING MAP - 22c-



**P/A**  
**Pinner Associates**  
 Architect, Engineers, Planners, Design

10 Maple Street, Port Washington, NY 11060  
 phone: 516-787-2426 fax: 516-787-1742



ISSUES

#	DATE	BY	FOR
1	05-10-18	PC	TPA
2	08-22-16	PC	TPA
3	10-20-16	PC	TPA RENEWAL

REVISIONS

#	DATE	BY	FOR

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 SHEET: 53301  
 DWG BY: B.G./PC  
 CAD FILE:

CONSULTANTS

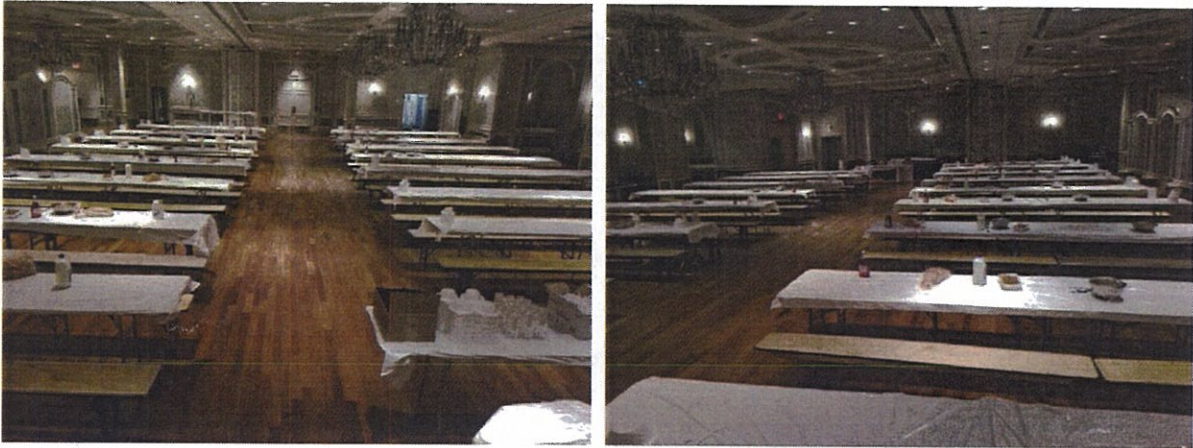
CLIENT: B'NUS BRUSKLEM D'HASSEL BELTZ

PROJECT: B'NUS BRUSKLEM D'HASSEL BELTZ 317 DANIEL ROAD BROOKLYN N.Y.

**TPA**  
 PROJECT ENGINEER  
 OCT 21 2006  
 Pinner Associates

DRAWING NO: P.A.2  
 PAGE 2 OF 2  
 TPA # 182/16

Cafeteria/ Lunch Room

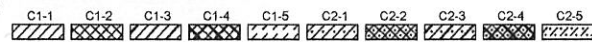
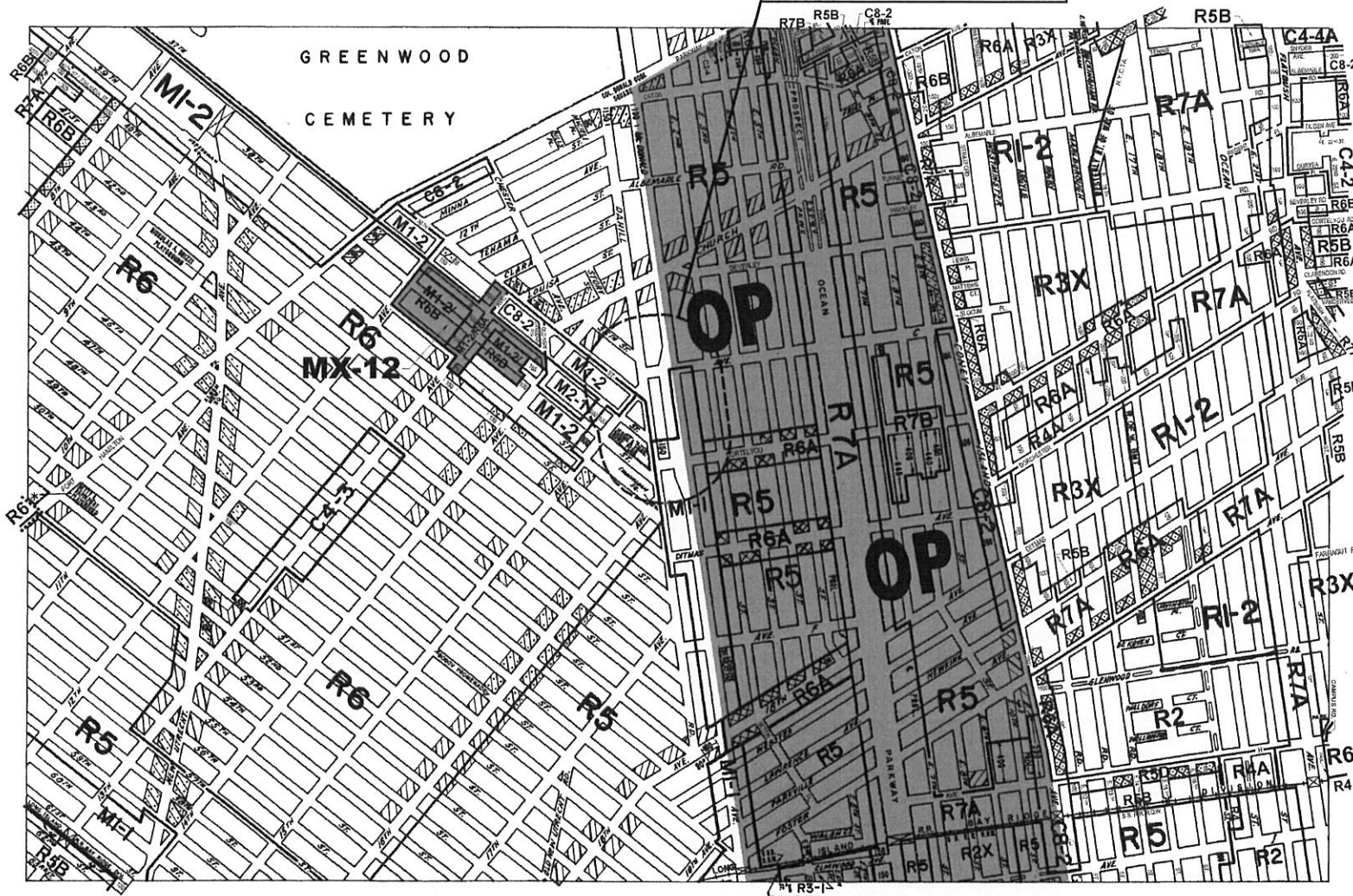


Wedding/ Other Use



600 McDonald Avenue, Brooklyn

Proposed Project Area



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

### ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

#### Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

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

\* 02-26-2015 C 140288 ZMK  
02-26-2015 C 150076 ZMK

#### Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

16b	16d	17b
22a	<b>22c</b>	23a
22b	22d	23b

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

ZONING MAP 22c

# Area Map

600 McDonald Avenue, Brooklyn  
Block 5369, Lot 6

**Project Information**

- 600' Radius
- Development Site
- Proposed Rezoning Area
- Zoning Districts
- Special Districts

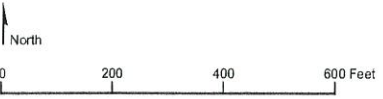
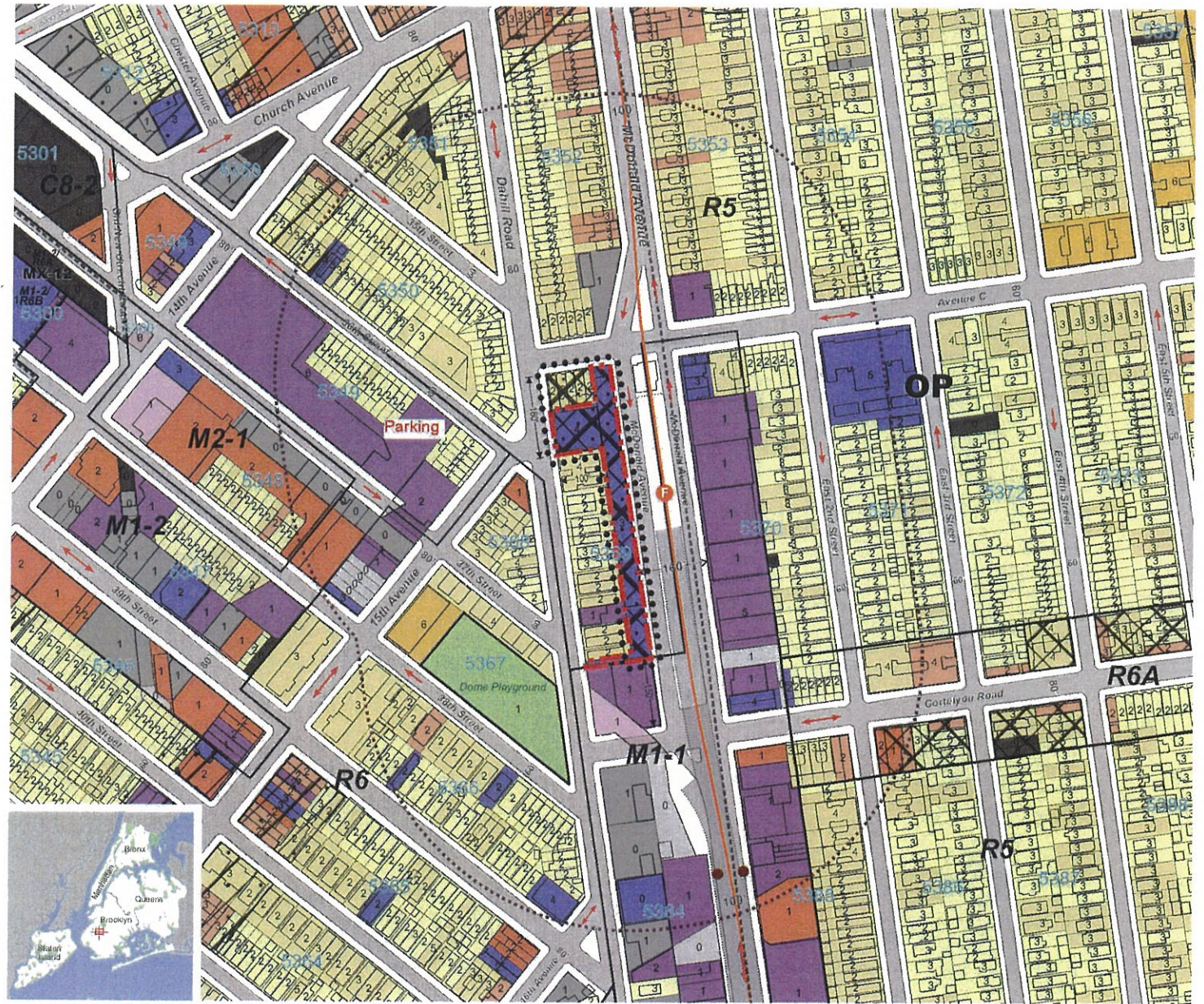
**Existing Commercial Overlays**

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

- Subway Entries
- 5037 Block Numbers
- Elevated Rail Structure
- Property Lines
- 5 Number of Floors

**Land Uses**

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



# 2069 Bruckner Boulevard Rezoning Bronx Community District 9

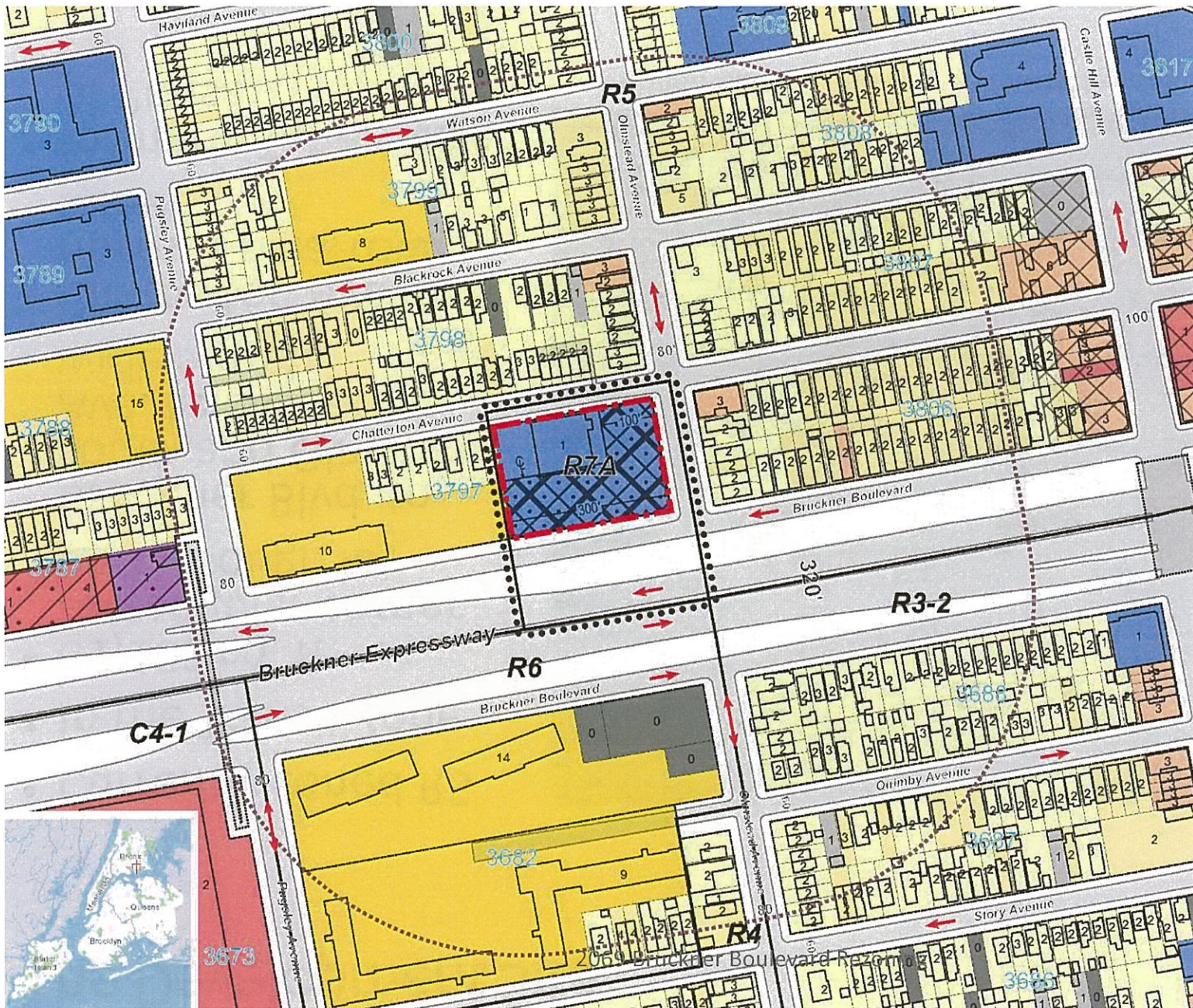


# Aerial View of 2069 Bruckner Boulevard



The Development Site (outlined in red) is bounded by Bruckner Blvd. to the south, Olmstead Ave. to the east, Chatterton Ave. to the north, and Pugsley Ave. to the west.

# Area Land Use Map



**Project Information**

- 600' Radius
- Development Site
- Project Area
- Zoning Districts

**Existing Commercial Overlays**


- Subway Entries
- 5037 Block Numbers
- Elevated Rail Structure / Roadway Overpass
- Property Lines
- 5 Number of Floors

**Land Uses**

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



# The Development Site

- Currently zoned R5
- In the Transit Zone
- 61,101 sq. ft. rectangular corner and through lot
- Bruckner Blvd. to south and Olmstead Ave. to east are wide streets
- Chatterton Ave. to north is a narrow street
- formerly Tabernacle of Praise



4. View of the Site facing northwest from Bruckner Boulevard.

# Land Use Actions

## 1. Zoning Map Amendment

changing the current R5 to R7A and R7A/C2-4 zoning districts

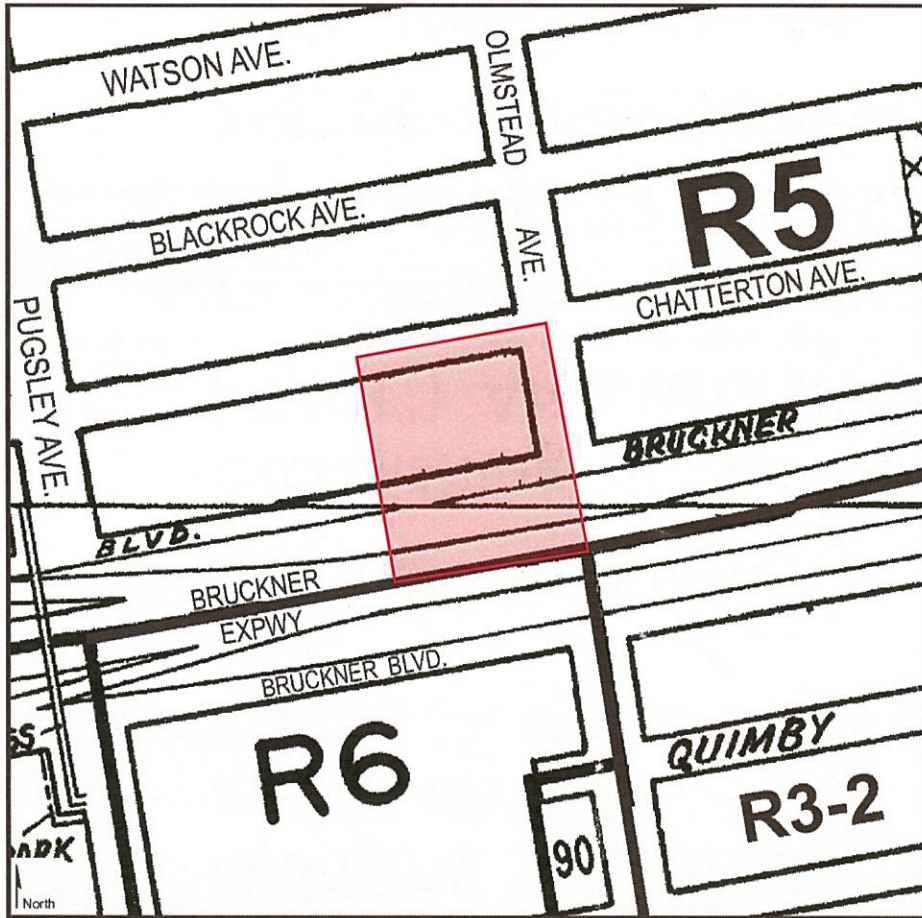
## 2. Zoning Text Amendment

establishing a Mandatory Inclusionary Housing (“MIH”) Area with MIH Option 1

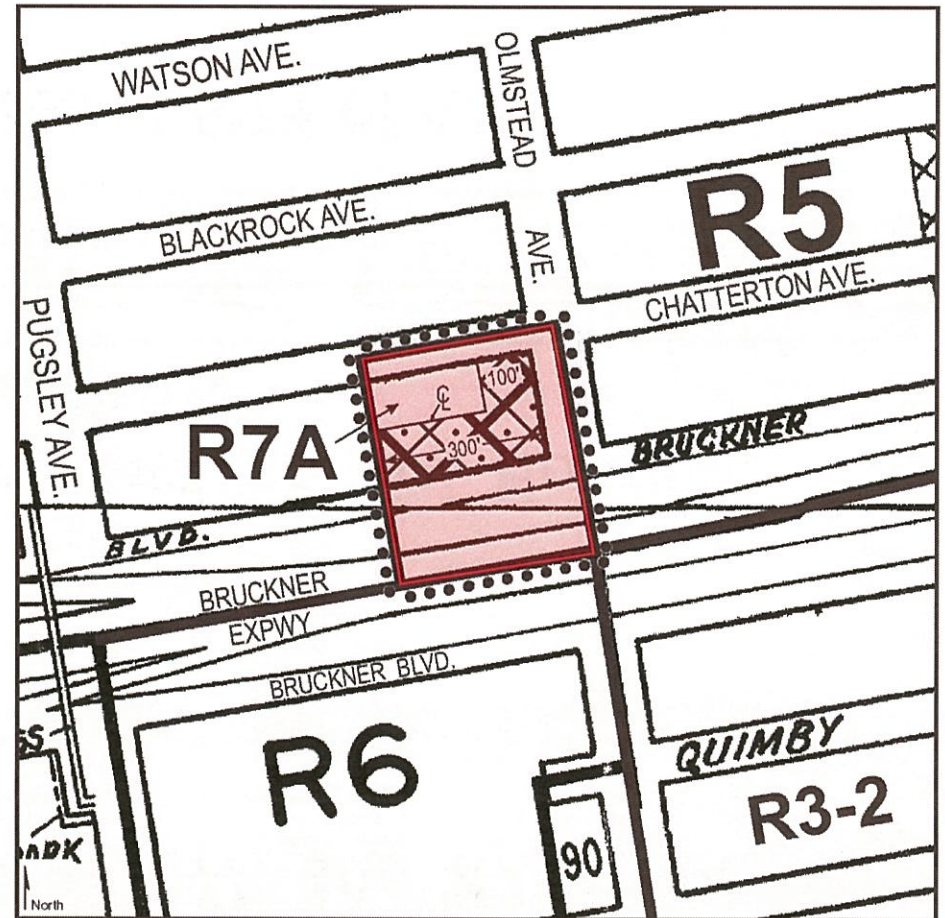
MIH Option 1 requires:

25% of residential floor area at 60% of AMI  
with 10% at 40% AMI

# Zoning Change Map



Current Zoning Map (4b & 7a)



Proposed Zoning Map (4b & 7a) - Area being rezoned is outlined with dotted lines

Changing an R5 District to an R7A/C2-4 District  
Changing an R5 District to an R7A District

# Tax Map

FINANCE  
NEW YORK  
MARTHA E. STARR  
COMMISSIONER



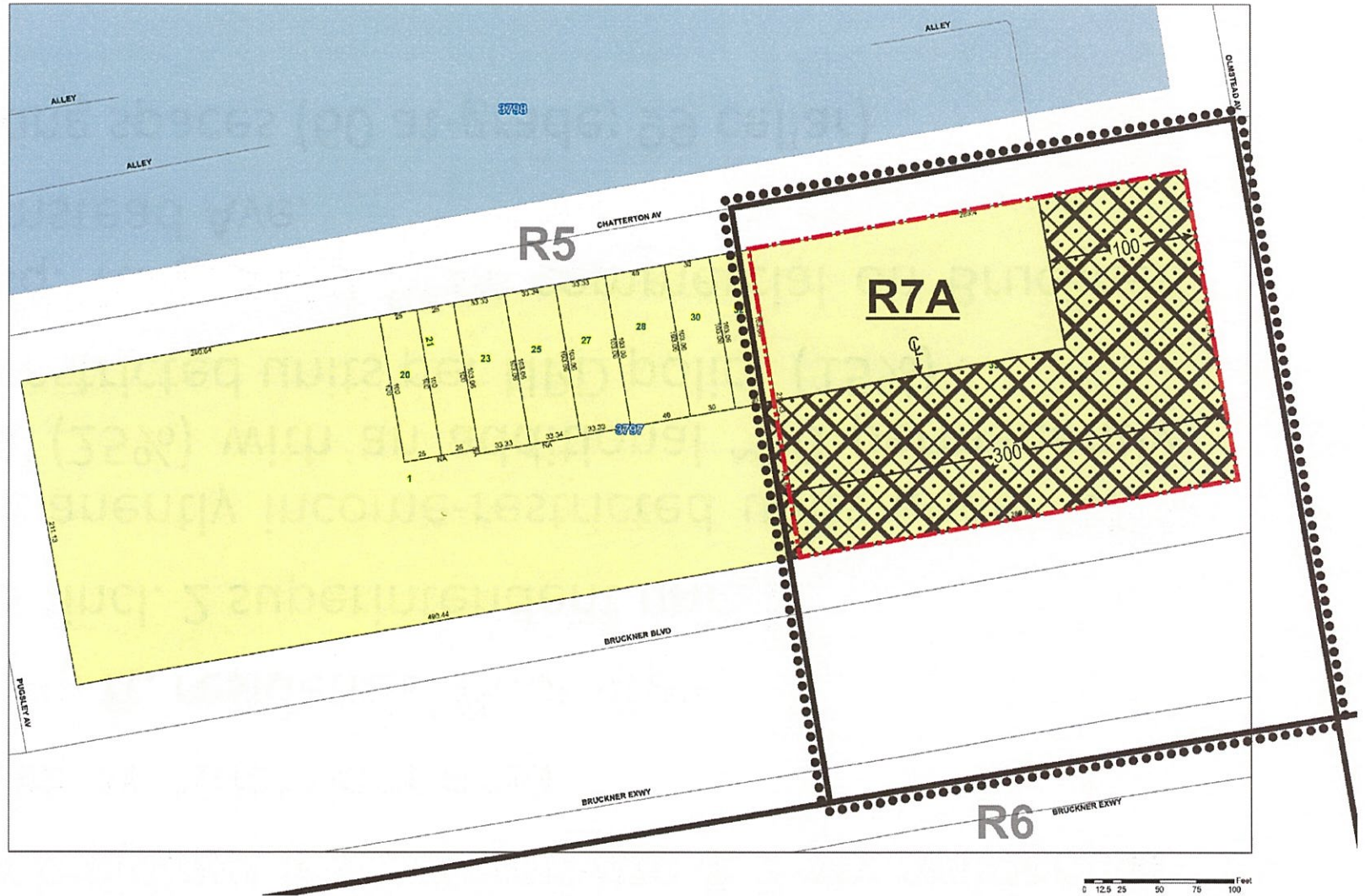
**NYC Digital Tax Map**

Effective Date : 12-05-2008 18:06:07  
End Date : Current  
Bronx Block: 3797

**Legend**

- Streets
- Miscellaneous Text
- 1 Possession Hooks
- Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Yellow Tax Lot Polygon
- Condo Number
- Blue Tax Block Polygon

- Zoning District Line
- Development Site
- Area Proposed to be Rezoned
- R5** Existing Zoning District
- R7A** Proposed Zoning District
- ◊ Proposed C2-4 District



# Proposed Development Summary

- Two new buildings 9-sty mixed-use & 7-sty residential
- 281,064 sq. ft. total floor area
- 263,041 sq. ft. residential floor area
- 330 units (incl. 2 superintendent units)
- ~83 permanently income-restricted units under MIH Option 1 (25%) with an additional ~50 permanently income-restricted units per HPD policy (15%)
- 18,023 sq. ft. ground floor commercial on Bruckner Blvd./Olmstead Ave.
- 159 parking spaces (60 at-grade; 99 cellar)

# Building A



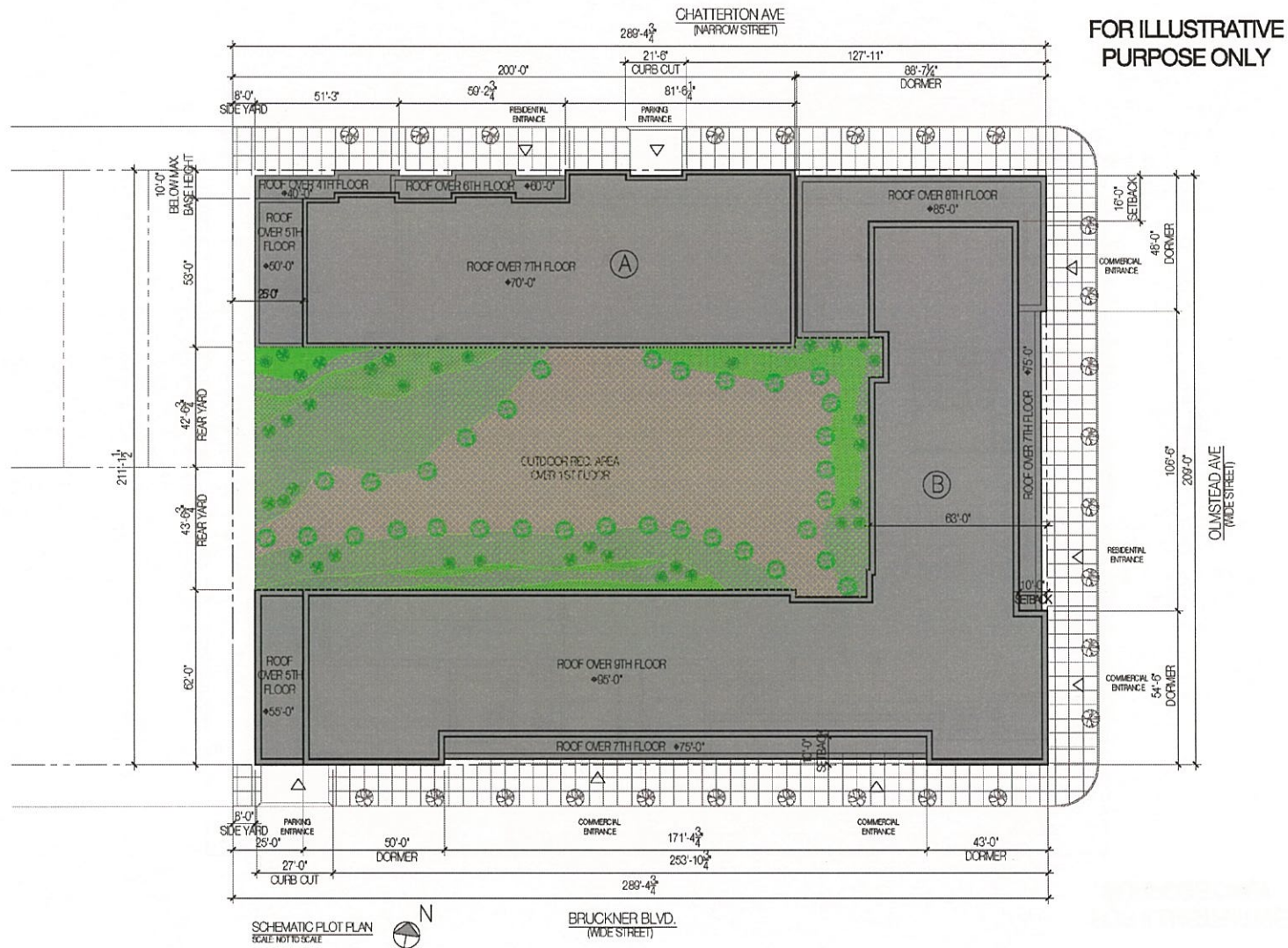
- 7-story residential building w/ 65 units
- 64,231 sq. ft. residential floor area
- Entrance on Chatterton Ave.
- 70 feet; steps down to 50 feet
- HPD Open Door (Home Ownership) Program - marketed to households at 80-90% AMI

# Building B



- 9-story mixed-use building w/ 265 units
- 198,810 sq. ft. residential floor area
- 18,023 sq. ft. ground floor commercial on Bruckner Blvd./Olmstead Ave.
- 95 feet, setback above 75 feet (7-stories)
- Residential entrance on Olmstead Ave.
- HPD Mix-n-Match (Rental) Program

# Site Plan





# Cellar Plan

FOR ILLUSTRATIVE  
PURPOSE ONLY

**2069**  
BRUCKNER BOULEVARD  
BROOKLYN, NY

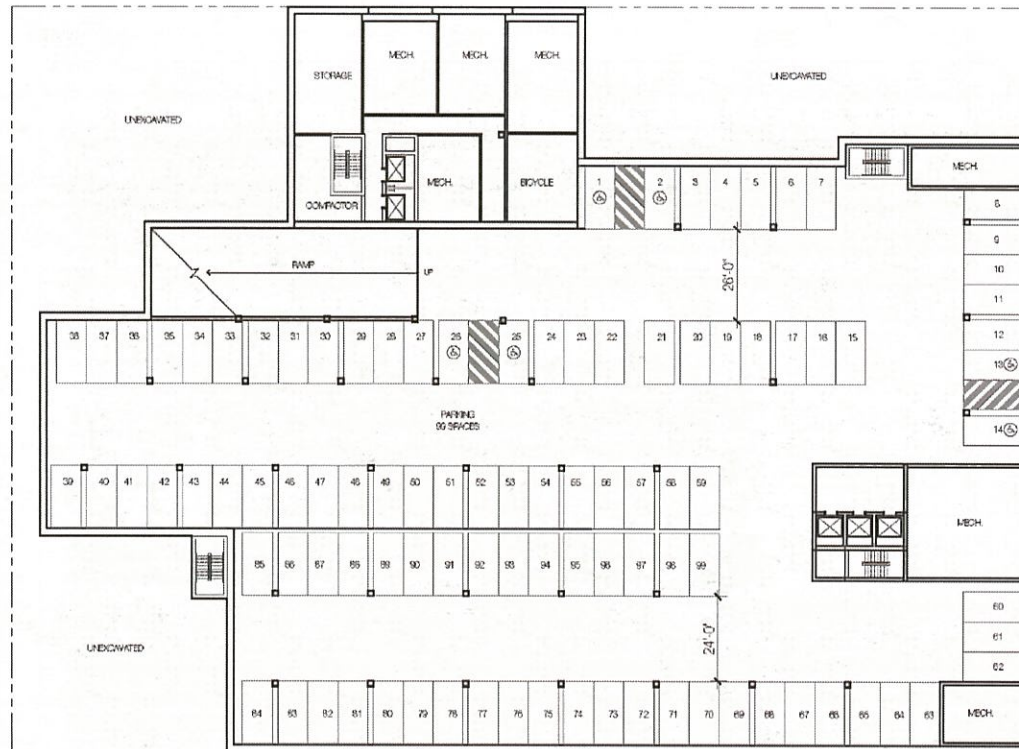
**AUFANG**  
ARCHITECTS

12.03.18  
PROGRESS  
SET

CELLAR  
FLOOR PLAN

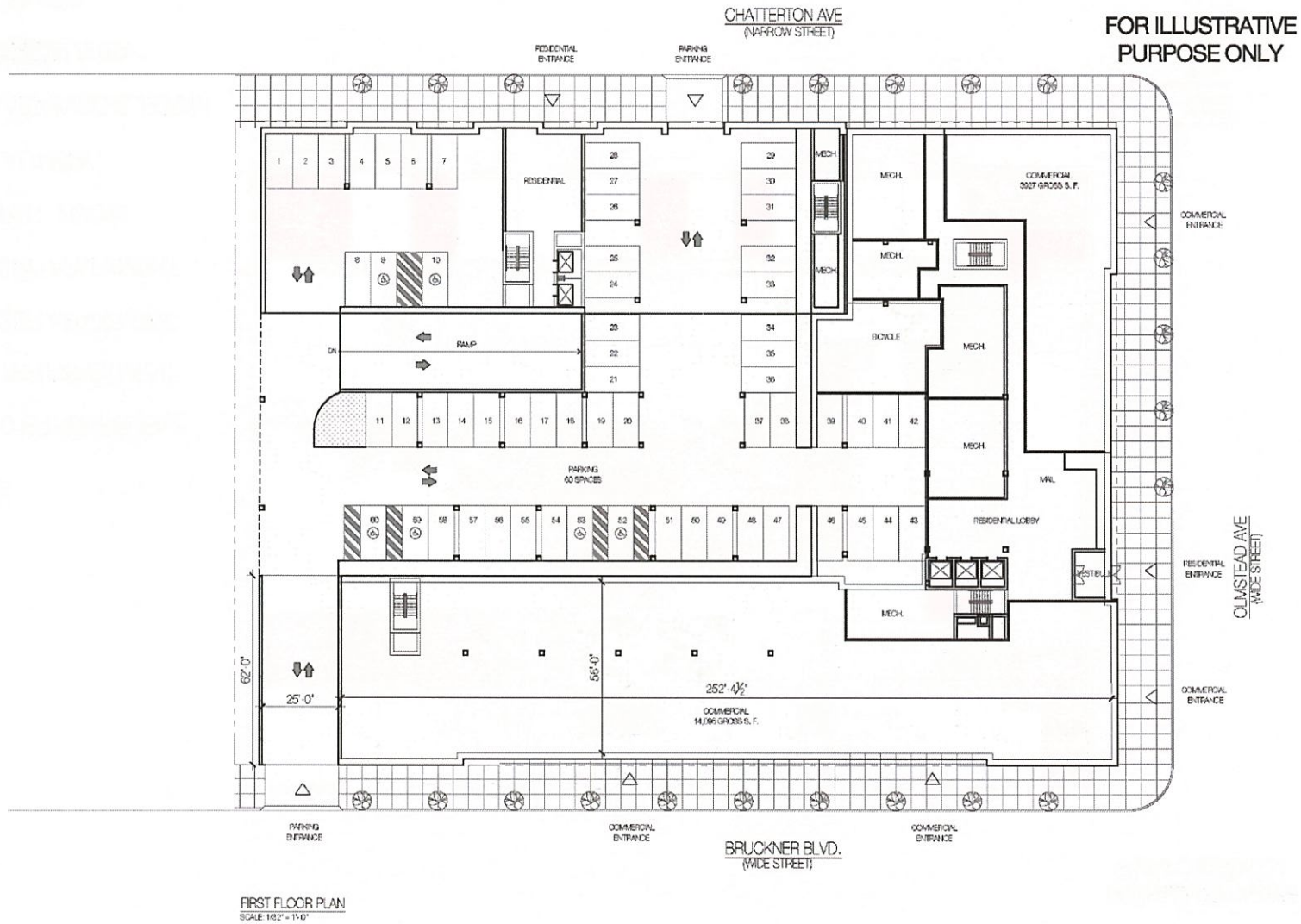
A-100.00

02.22.19  
BL. ZONE: R5  
REZONE: R7A W/ C2-4  
BLOCK: 3197  
LOT: 33



CELLAR FLOOR PLAN  
SCALE 1/8" = 1'-0"

# First Floor Plan



# Second Floor Plan

FOR ILLUSTRATIVE  
PURPOSE ONLY

2069  
BRUCKNER  
BOULEVARD  
BRONX, NY

AUFGANG  
ARCHITECTS

12.03.18  
PROGRESS  
SET

SCHEMATIC  
SECOND  
FLOOR PLAN

A-102.00

02.22.19  
EX. ZONE: R5  
REZONE: R7A W/ C2-4  
BLOCK: 379/  
LOT: 33



**LEGEND:**

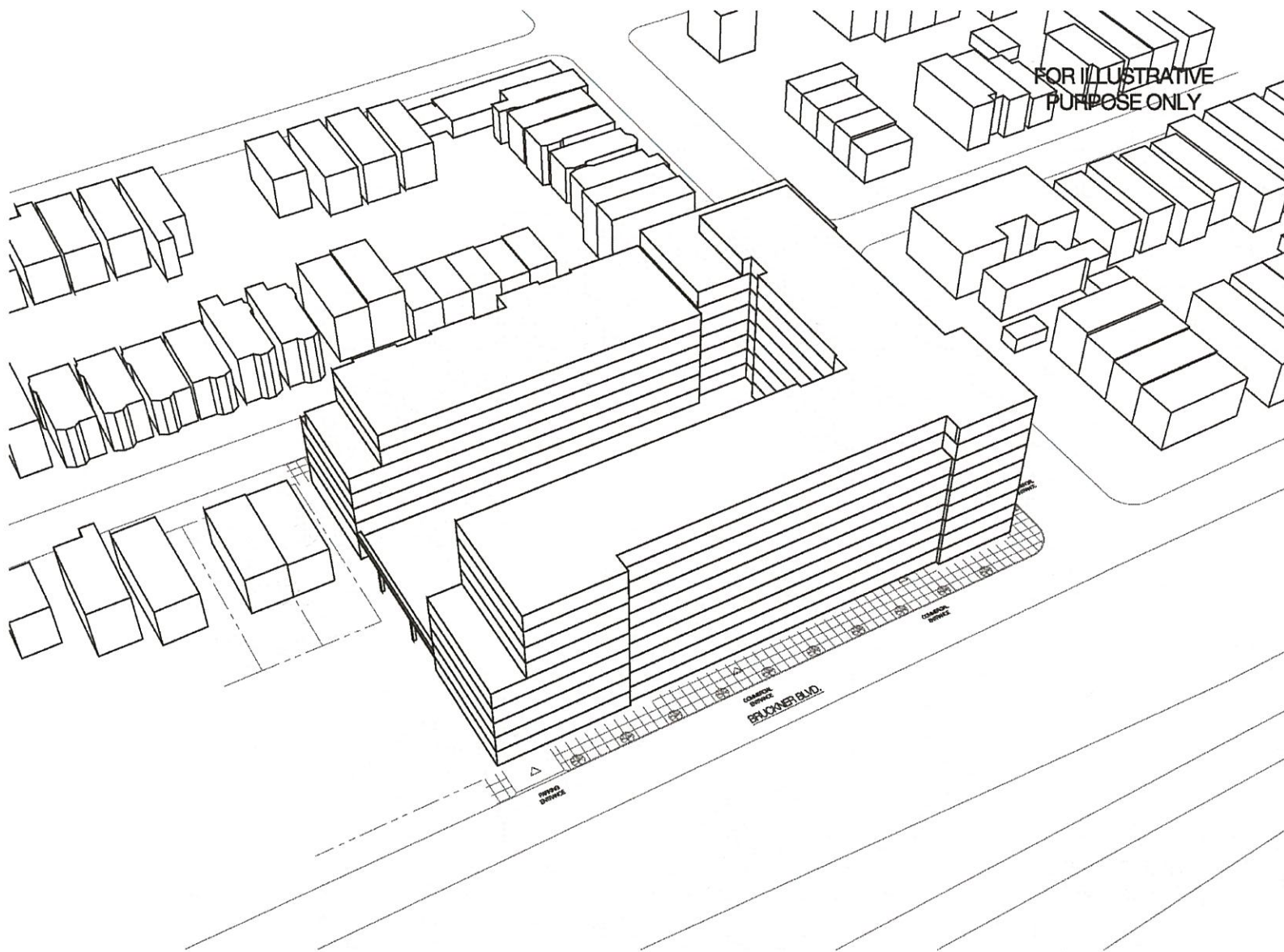
- 0 BR APARTMENT
- 1BR APARTMENT
- 2BR APARTMENT
- 3BR APARTMENT
- REC. ROOM
- LAUNDRY
- MECHANICAL ROOM
- GREEN AREA
- PAVERS



SCHEMATIC SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

- LEGEND:**
- 0 BR APARTMENT
  - 1 BR APARTMENT
  - 2 BR APARTMENT
  - 3 BR APARTMENT
  - REC. ROOM
  - LAUNDRY
  - MECHANICAL ROOM
  - GREEN AREA
  - PAVERS

# Illustrative Massing from south



2069  
BRUCKNER  
BOULEVARD  
BRONX, NY

AUFGANG  
ARCHITECTS

12.03.18  
PROGRESS  
SET

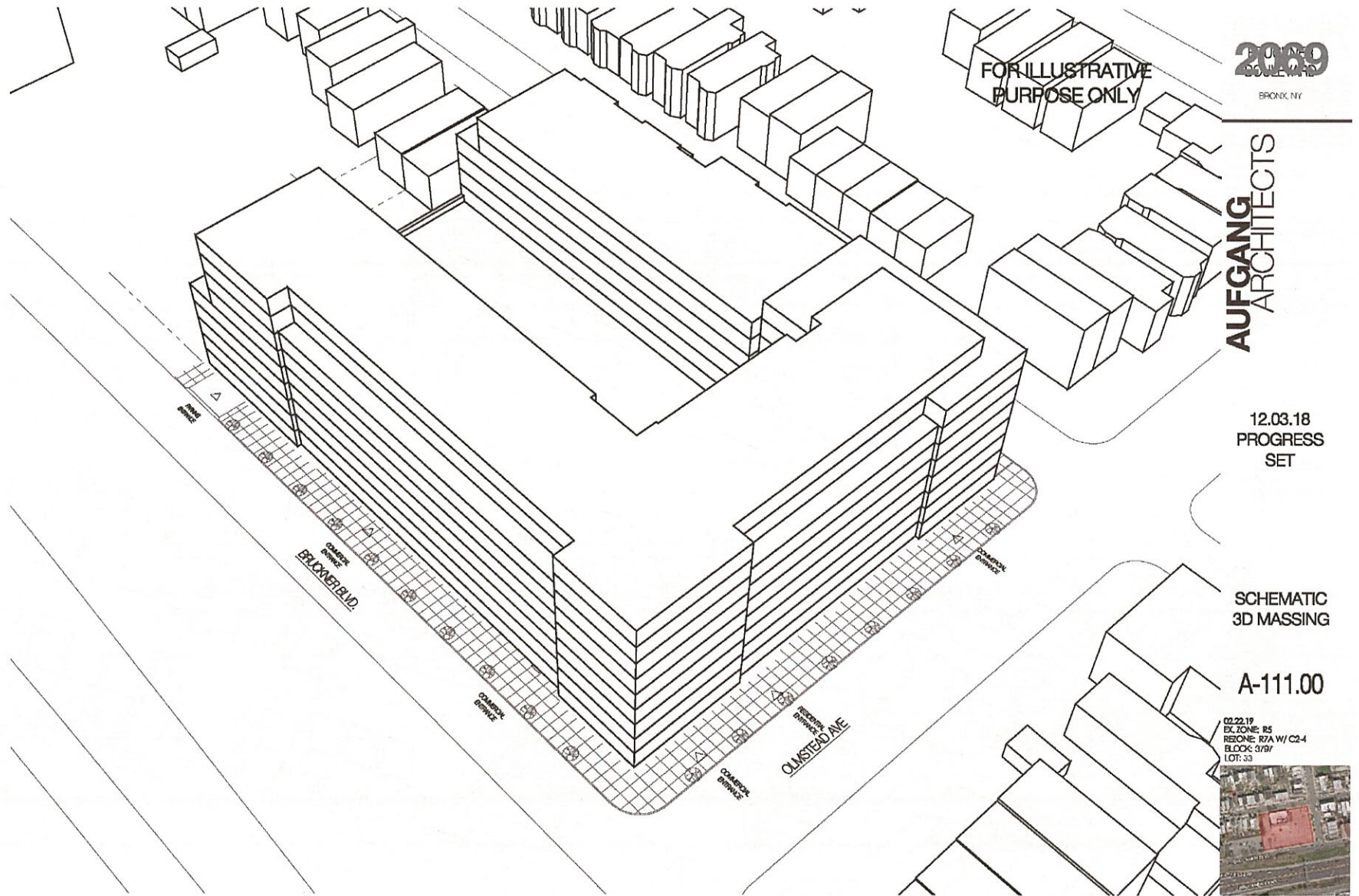
SCHEMATIC  
3D MASSING

A-110.00

02.22.19  
EX ZONE: R5  
REZONE: R7A W/ C2-4  
BLOCK: 0197  
LOT: 33



# Illustrative Massing from southeast



2069  
BRUCKNER BOULEVARD  
BRONX, NY

AUFGANG  
ARCHITECTS

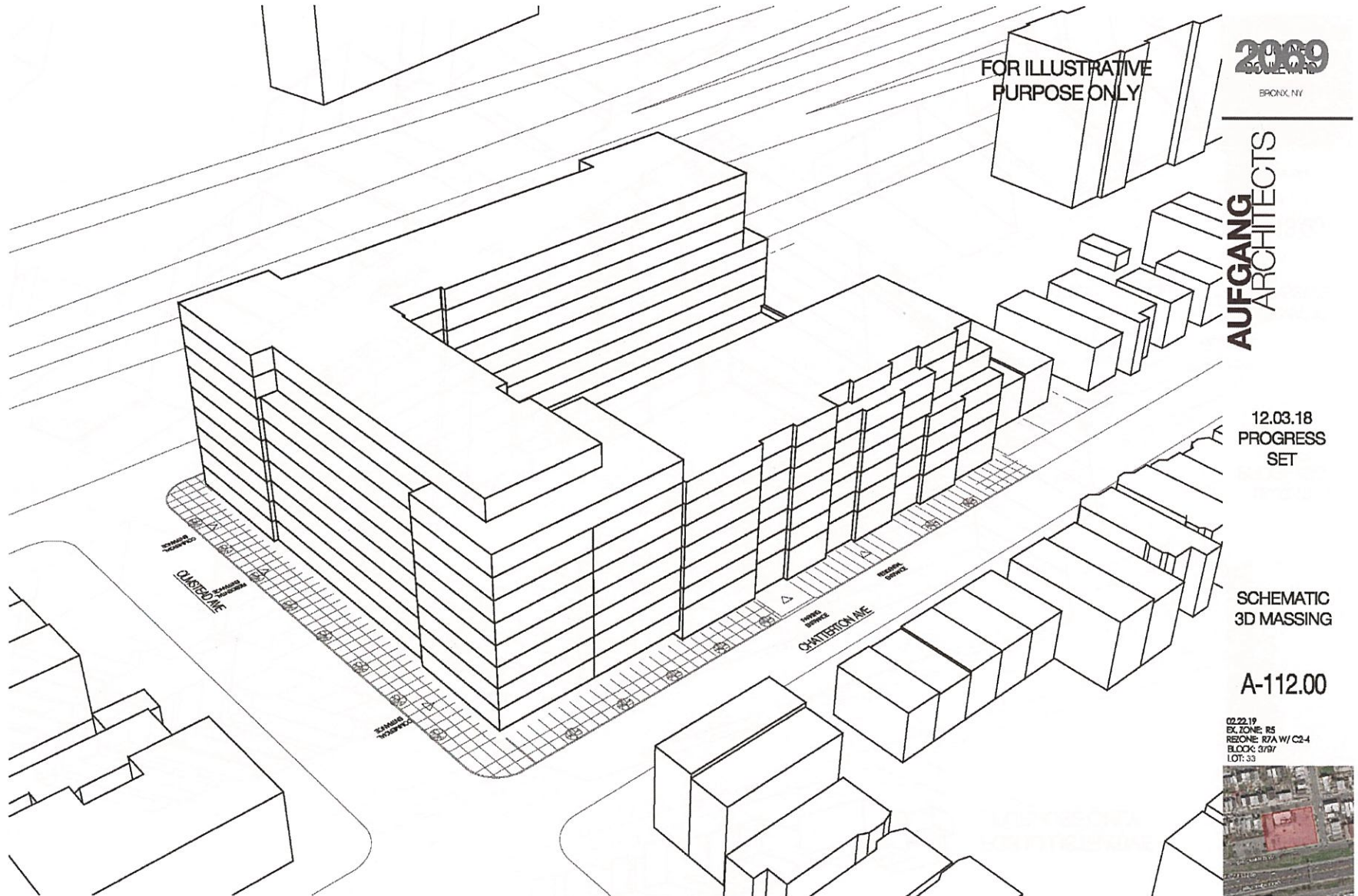
12.03.18  
PROGRESS  
SET

SCHEMATIC  
3D MASSING

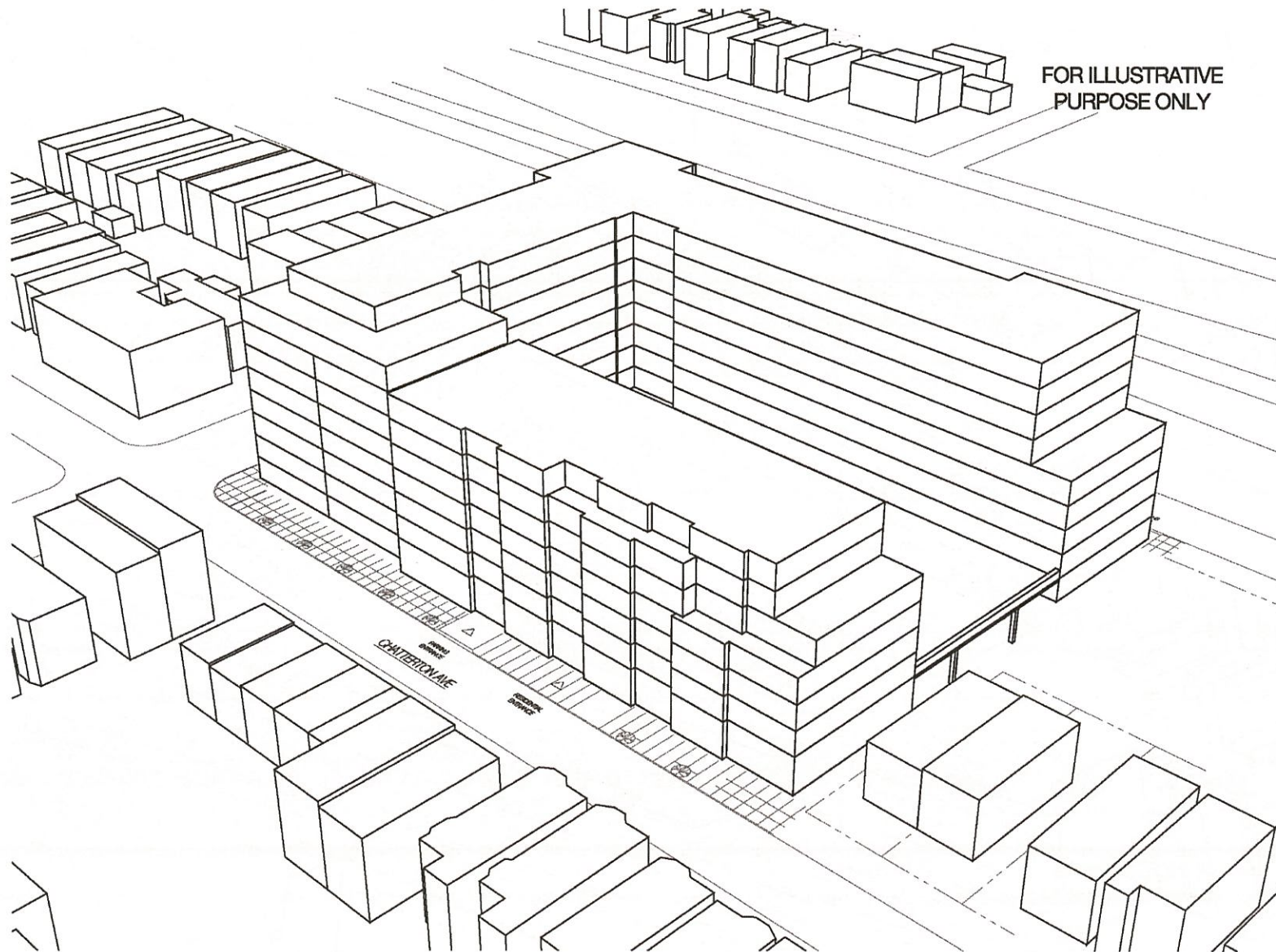
A-111.00



# Illustrative Massing from northeast



# Illustrative Massing from northwest



FOR ILLUSTRATIVE  
PURPOSE ONLY

**2069**  
BRUCKNER BOULEVARD  
BRONX, NY

**AUFGANG**  
ARCHITECTS

12.03.18  
PROGRESS  
SET

SCHEMATIC  
3D MASSING

A-113.00

02.22.19  
EX. ZONE: R5  
REZONE: R7A W/ C2-4  
BLOCK: 3/9/7  
LOT: 33



# Proposed Unit Distribution

## Building A (65 Ownership Units)

Studio	0	0%
1 BR	17*	26%
2 BR	33	51%
3 BR	15	23%

\* Includes superintendent's unit

## Building B (265 Rental Units)

Studio	56	21%
1 BR	111	42%
2 BR	80*	30%
3 BR	18	7%

\* Includes superintendent's unit

## Total for Both Buildings (330 Units)

Studio	56	17%
1 BR	128	39%
2 BR	113	34%
3 BR	33	10%



# 2069 Bruckner Boulevard Rezoning Bronx Community District 9

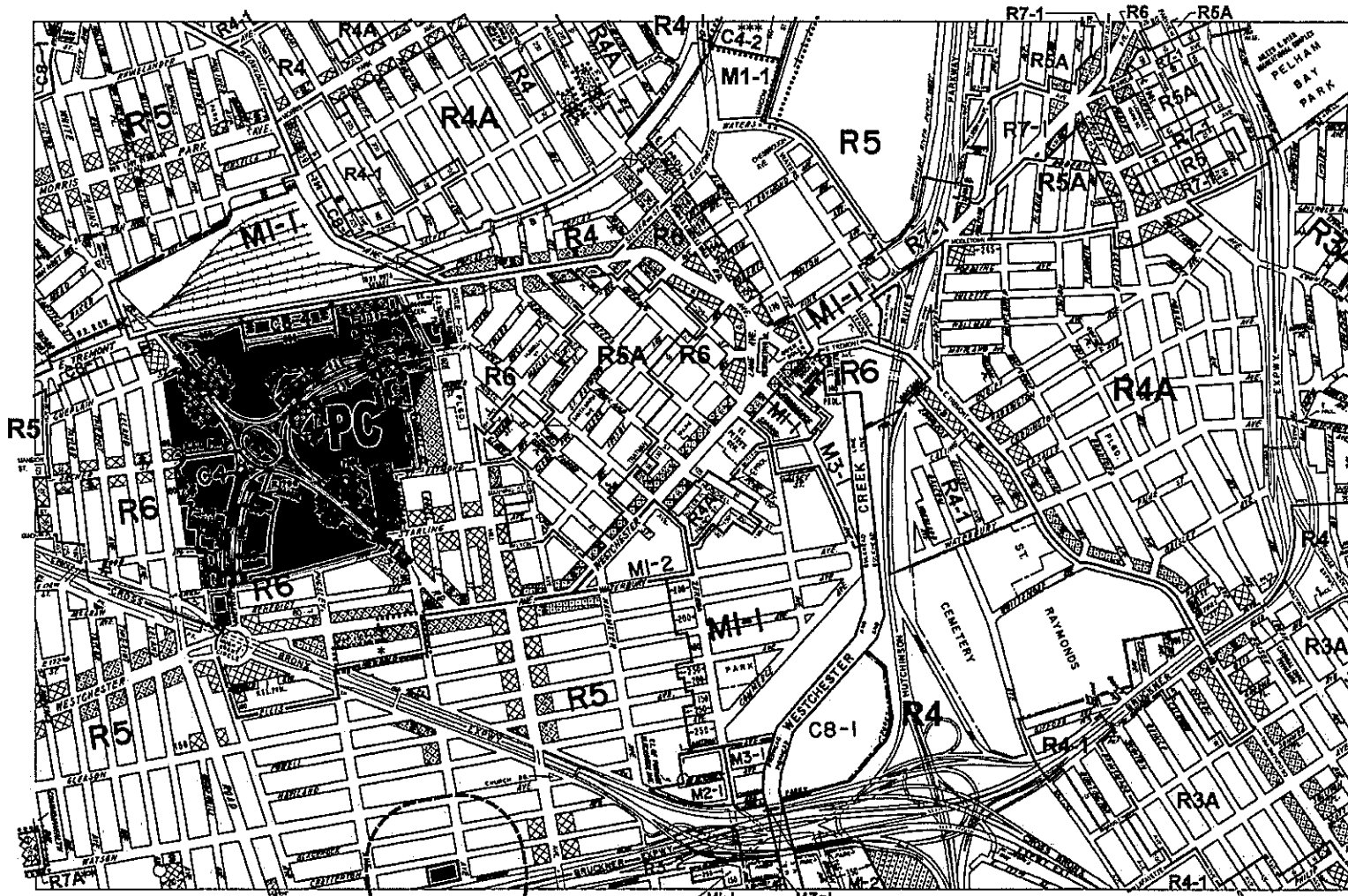


# 2069 Bruckner Boulevard Rezoning

## Bronx Community District 9

### Appendix

# Zoning Map 4b



**Proposed Project Area**

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5  
 [Patterned boxes for each zoning district]

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 8 (Location of District Boundaries) of the Zoning Resolution.

### ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
 The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

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

- \*\*12-19-2017 C 170445 ZMX
- \*\*06-21-2017 C 170150 ZMX
- \*05-24-2017 C 160326 ZMX
- 10-27-2016 C 160332 ZMX

**Special Requirements:**  
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
 For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

**MAP KEY**

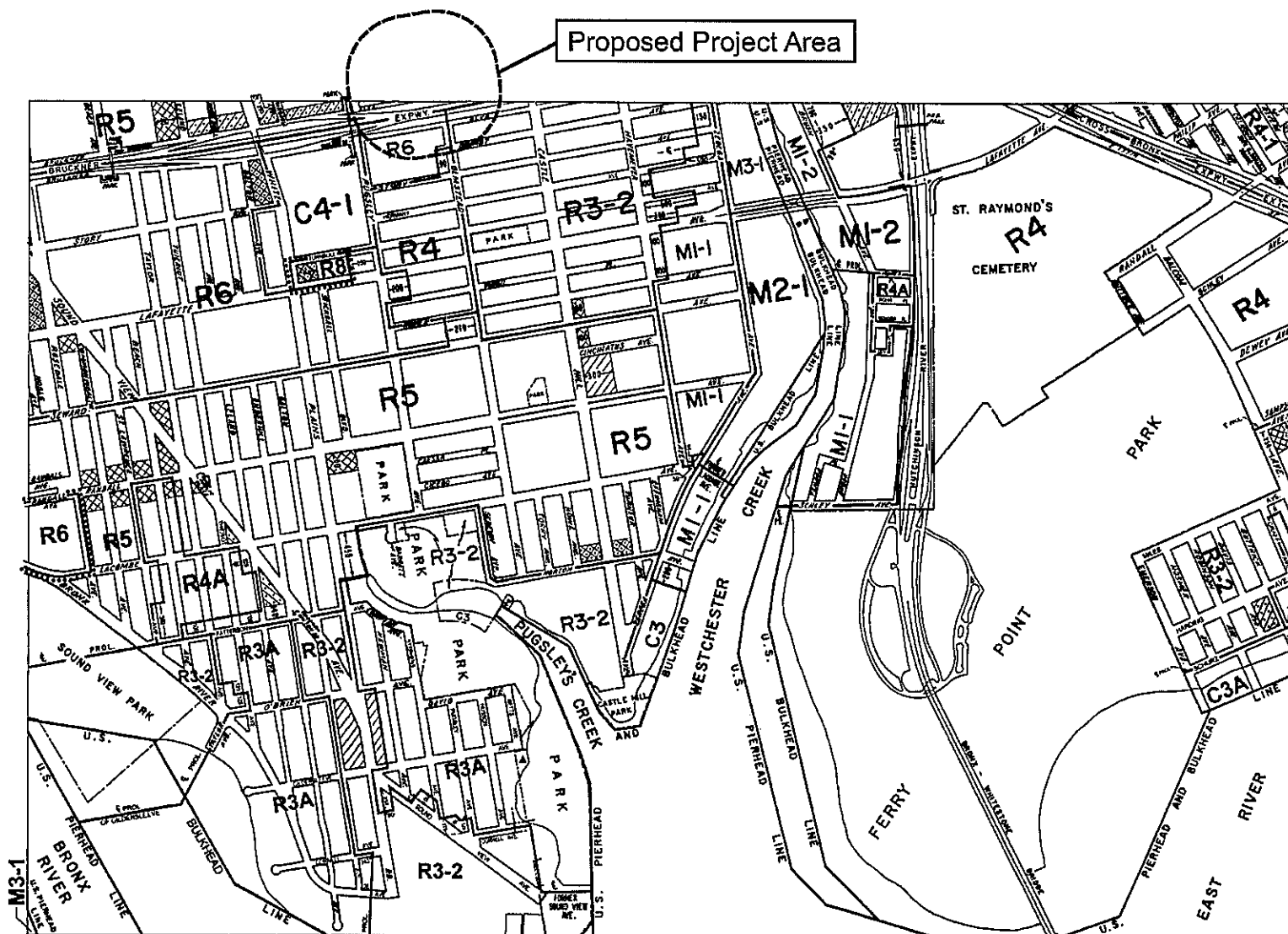
3c	4a	4c
3d	<b>4b</b>	4d
6c	7a	7c

© Copyrighted by the City of New York

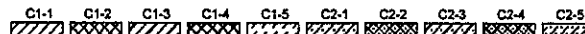
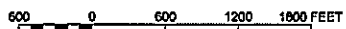
**ZONING MAP 4b**

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

# Zoning Map 7a



Proposed Project Area



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

## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

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

AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
12-19-2017 C 170392 ZMX

**Special Requirements:**  
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

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

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3221.

ZONING MAP 7a

# Third-Fourth Floor Plan

FOR ILLUSTRATIVE  
PURPOSE ONLY

2009  
BRONX, NY

AUFGANG  
ARCHITECTS

12.03.18  
PROGRESS  
SET

SCHEMATIC  
3RD-4TH  
FLOOR PLAN

A-103.00

02.22.19  
EX. ZONE: R5  
REZONE: R7A W/ C2-4  
BLOCK: 3197  
LOT: 33



**LEGEND:**

- 0 BR APARTMENT
- 1BR APARTMENT
- 2BR APARTMENT
- 3BR APARTMENT
- REC. ROOM
- LAUNDRY
- MECHANICAL ROOM
- GREEN AREA
- PAVERS



SCHEMATIC 3RD - 4TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

- LEGEND:
- 0 BR APARTMENT
  - 1 BR APARTMENT
  - 2 BR APARTMENT
  - 3 BR APARTMENT
  - REC. ROOM
  - LAUNDRY
  - MECHANICAL ROOM

# Fifth Floor Plan

2069 BRUCKNER BOULEVARD REZONING

FOR ILLUSTRATIVE  
PURPOSE ONLY

**2069**  
BRUCKNER BOULEVARD  
BRONX, NY

**AUFGANG**  
ARCHITECTS

12.03.18  
PROGRESS  
SET

SCHEMATIC  
5TH FLOOR  
PLAN

A-104.00

02.22.19  
EX. ZONE: R5  
REZONE: R7A W/ C2-4  
BLOCK 3197  
LOT: 33



**LEGEND:**

- 0 BR APARTMENT
- 1BR APARTMENT
- 2BR APARTMENT
- 3BR APARTMENT
- REC. ROOM
- LAUNDRY
- MECHANICAL ROOM
- GREEN AREA
- PAVERS



SCHEMATIC 5TH FLOOR PLAN  
SCALE: 1/32" = 1'-0"

- LEGEND:
- 0 BR APARTMENT
  - 1 BR APARTMENT
  - 2 BR APARTMENT
  - 3 BR APARTMENT
  - REC. ROOM
  - LAUNDRY
  - MECHANICAL ROOM

# Sixth Floor Plan

FOR ILLUSTRATIVE  
PURPOSE ONLY

**2069**  
BRUCKNER BOULEVARD  
BRONX, NY

**AUFGANG**  
ARCHITECTS

12.03.18  
PROGRESS  
SET

SCHEMATIC  
6TH FLOOR  
PLAN

A-105.00

02.22.19  
EX. ZONE: R5  
REZONE: R7A W/ C2-4  
BLOCK: 0797  
LOT: 33



**LEGEND:**

- 0 BR APARTMENT
- 1BR APARTMENT
- 2BR APARTMENT
- 3BR APARTMENT
- REC. ROOM
- LAUNDRY
- MECHANICAL ROOM
- GREEN AREA
- PAVERS



SCHEMATIC 6TH FLOOR PLAN  
SCALE: 1/32" = 1'-0"

- LEGEND:**
- 0BR APARTMENT
  - 1BR APARTMENT
  - 2BR APARTMENT
  - 3BR APARTMENT
  - REC. ROOM
  - LAUNDRY
  - MECHANICAL ROOM
  - GREEN AREA
  - PAVERS

# Seventh Floor Plan

FOR ILLUSTRATIVE  
PURPOSE ONLY

**2069**  
BRUCKNER  
BOULEVARD  
BRONX, NY

**AUFGANG**  
ARCHITECTS

12.03.18  
PROGRESS  
SET

SCHEMATIC  
7TH FLOOR  
PLAN

A-106.00

02.22.19  
EX ZONE: R5  
REZONE: R7A W/ C2-4  
BLOCK 3197  
LOT: 33



**LEGEND:**

- 0 BR APARTMENT
- 1 BR APARTMENT
- 2 BR APARTMENT
- 3 BR APARTMENT
- REC. ROOM
- LAUNDRY
- MECHANICAL ROOM
- GREEN AREA
- PAVERS



SCHEMATIC 7TH FLOOR PLAN  
SCALE: 1/32" = 1'-0"

- 0 BR APARTMENT
- 1 BR APARTMENT
- 2 BR APARTMENT
- 3 BR APARTMENT
- REC. ROOM
- LAUNDRY
- MECHANICAL ROOM
- GREEN AREA
- PAVERS



# Eighth Floor Plan

FOR ILLUSTRATIVE  
PURPOSE ONLY

2009  
BRONX, NY

AUFGANG  
ARCHITECTS

12.03.18  
PROGRESS  
SET

SCHEMATIC  
8TH FLOOR  
PLAN

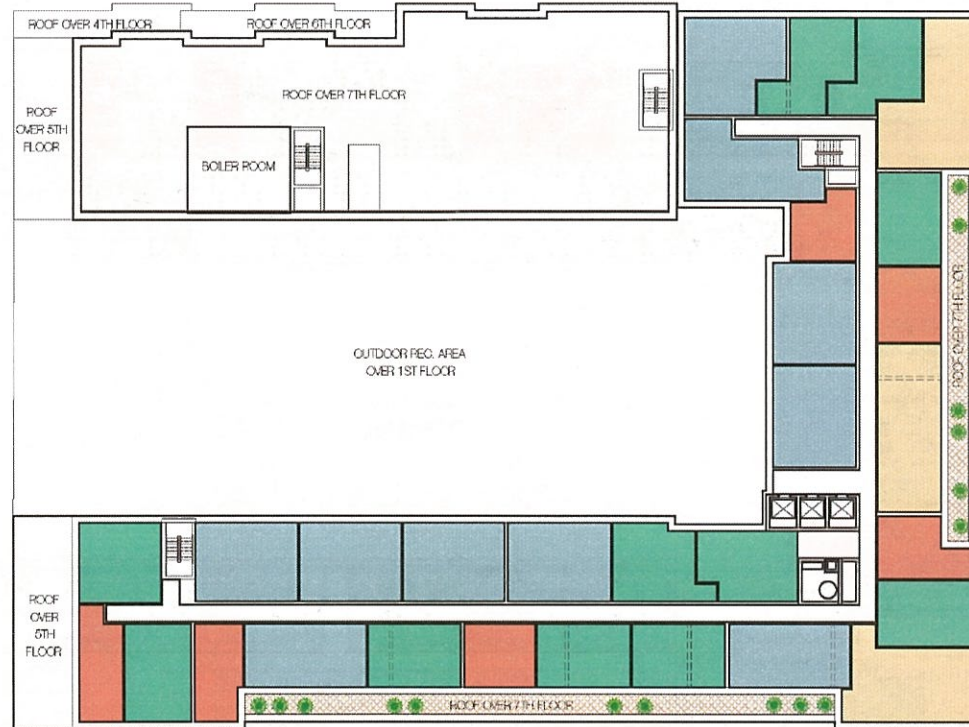
A-107.00

02.22.19  
EX. ZONE: R5  
REZONE: R7A W/ C2-4  
BLOCK: 3197  
LOT: 33



**LEGEND:**

- 0 BR APARTMENT
- 1BR APARTMENT
- 2BR APARTMENT
- 3BR APARTMENT
- REC. ROOM
- LAUNDRY
- MECHANICAL ROOM
- GREEN AREA
- PAVERS



SCHEMATIC 8TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

- LEGEND:**
- 0BR APARTMENT
  - 1BR APARTMENT
  - 2BR APARTMENT
  - 3BR APARTMENT
  - REC. ROOM
  - LAUNDRY
  - MECHANICAL ROOM
  - GREEN AREA
  - PAVERS

# Ninth Floor Plan

FOR ILLUSTRATIVE  
PURPOSE ONLY

**2019**  
SOLUTIONS  
BRONX, NY

**AUFGANG**  
ARCHITECTS

12.03.18  
PROGRESS  
SET

SCHEMATIC  
9TH FLOOR  
PLAN

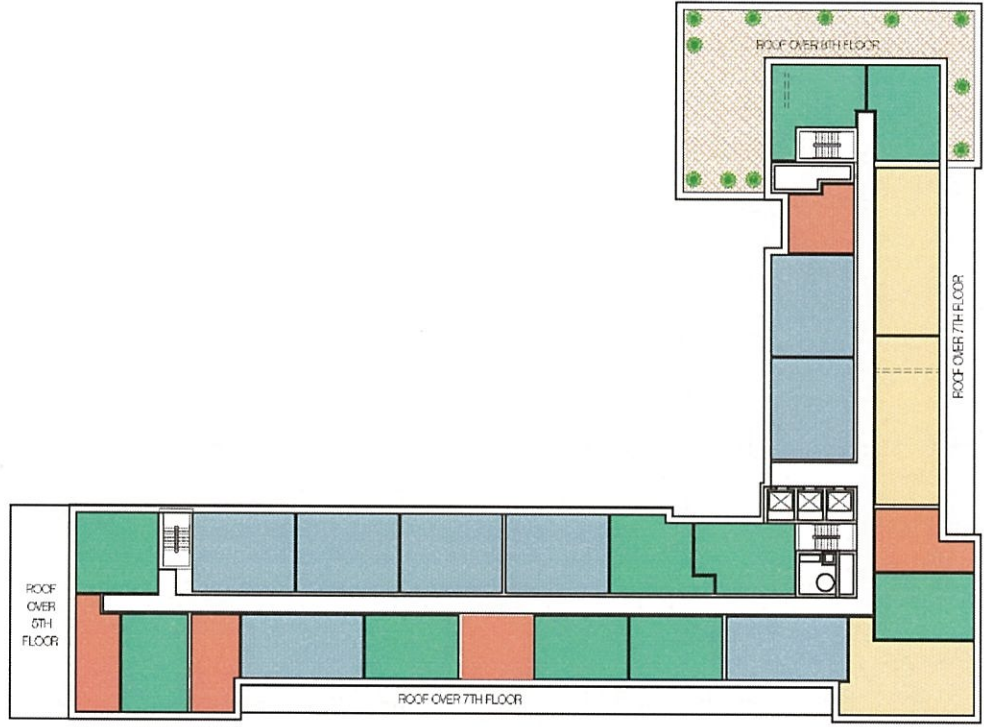
A-108.00

02.22.19  
EX. ZONE: R5  
REZONE: R7A W/ C2-4  
BLOCK: 3/97  
LOT: 33



LEGEND:

- 0 BR APARTMENT
- 1 BR APARTMENT
- 2 BR APARTMENT
- 3 BR APARTMENT
- REC. ROOM
- LAUNDRY
- MECHANICAL ROOM
- GREEN AREA
- PAVERS



SCHEMATIC 9TH FLOOR PLAN  
SCALE: 1/32" = 1'-0"

- LEGEND:
- 0 BR APARTMENT
  - 1 BR APARTMENT
  - 2 BR APARTMENT
  - 3 BR APARTMENT
  - REC. ROOM
  - LAUNDRY
  - MECHANICAL ROOM



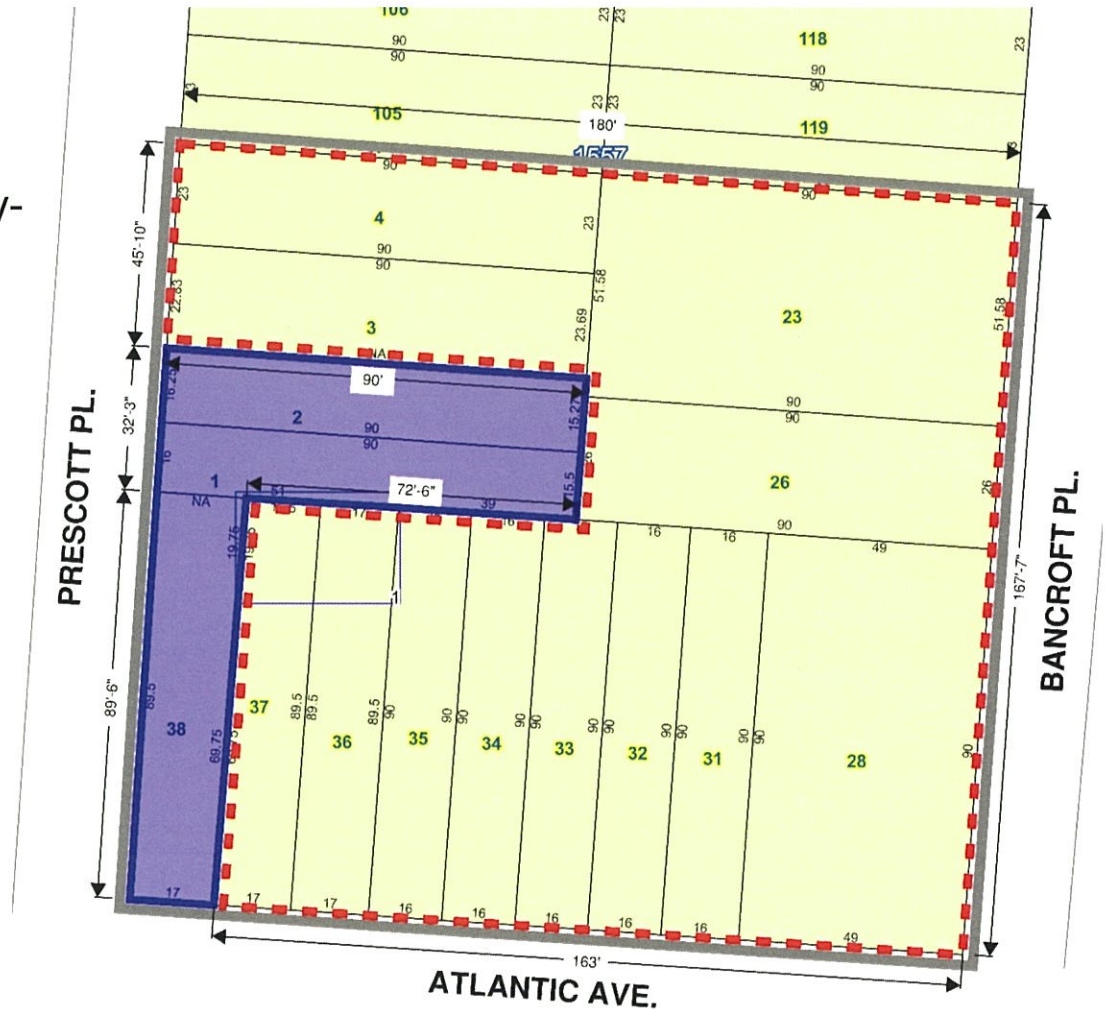
# M/WBE Site B - 1921 Atlantic Avenue City Council - Zoning Subcommittee

April 2, 2019

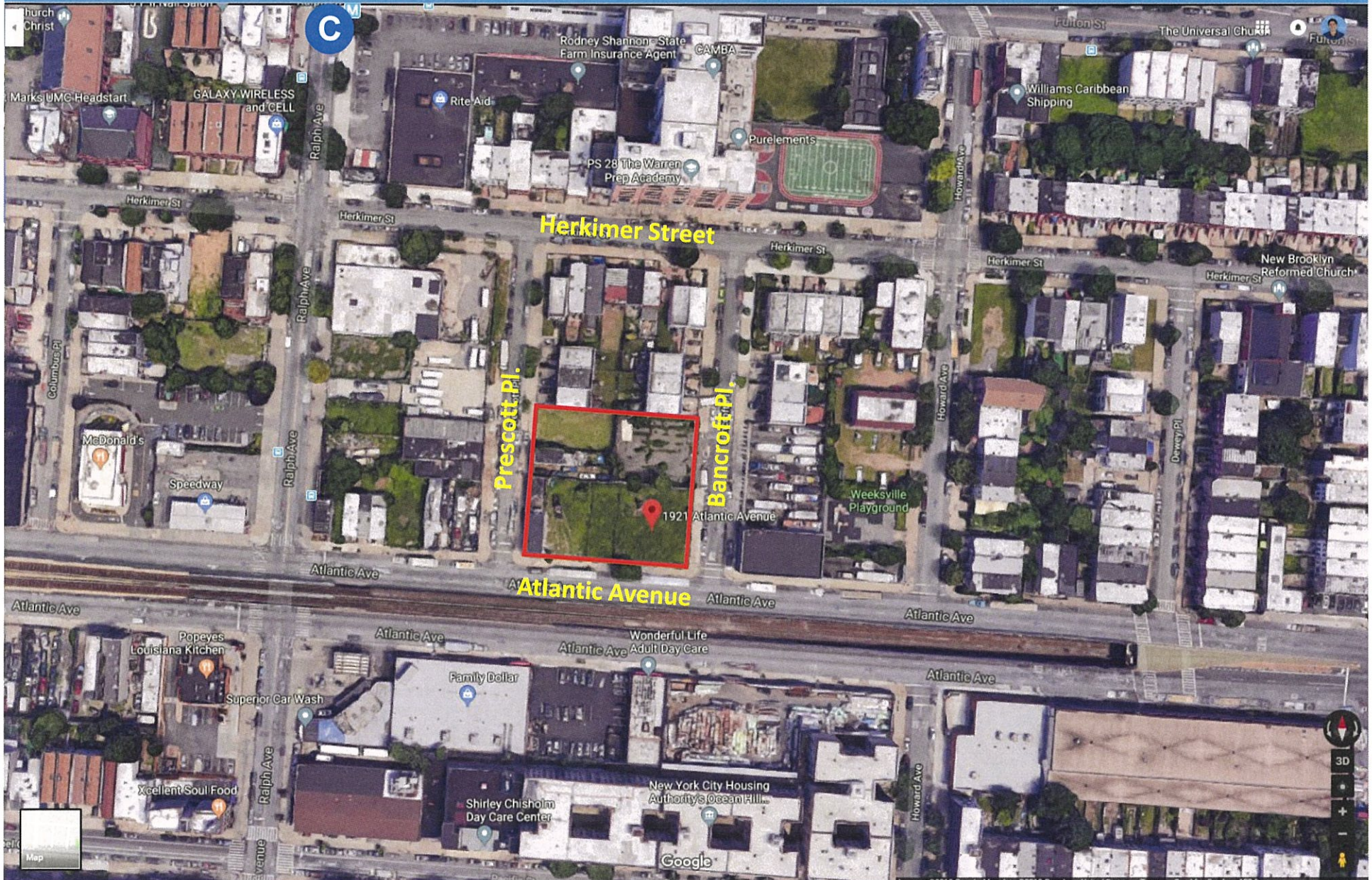
# Land Use Actions

- **Land Use Actions:**

- ✓ UDAAP designation and project approval, and the disposition of the City-owned property
- ✓ Zoning map amendment to eliminate the MX-10 Special District, change the underlying M1-1/R7D to an R8A, and establish a C2-4 commercial overlay
- ✓ Zoning text amendment to map the Development Site as an MIH area; and
- ✓ Amendment to the Saratoga Square Urban Renewal Plan to permit residential and commercial uses on the Disposition Area



# Development Site Location & Context



# Project Overview - Summary

- New 14-story mixed-use building
- 235 Affordable rental housing units + super unit
- 15,012 zsf of commercial floor area for a grocery store
- 7,953 zsf of community facility space
- 44 below-grade parking spaces
- MIH Option 1



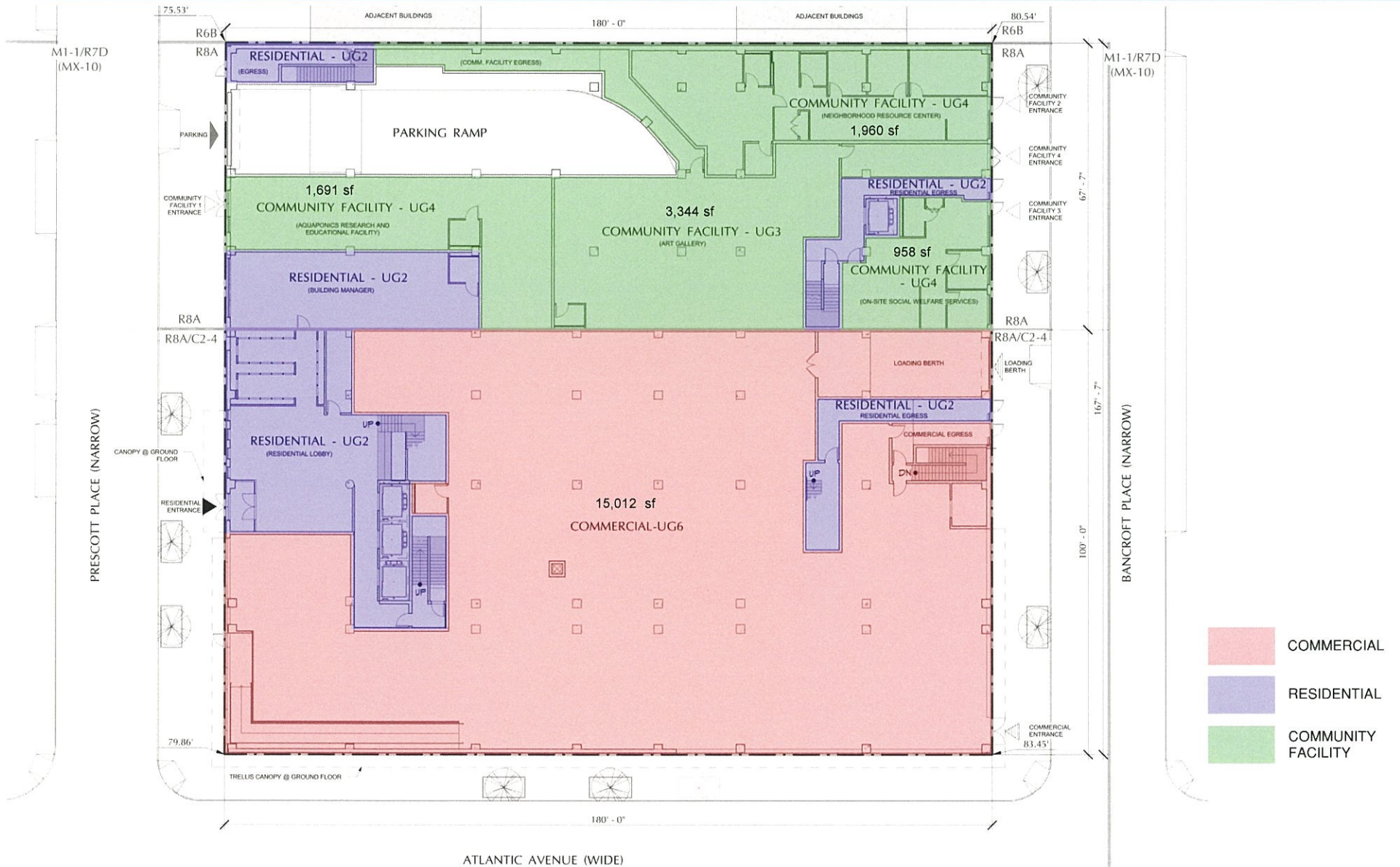
# Project Overview – Proposed Program

Unit type	Formerly Homeless (27% AMI)	30% AMI	40% AMI	50% AMI	70% AMI	80% AMI	Total	%
Studios	10	5	4	7	13	13	52	22%
1 BDRM	13	4	5	5	26	26	79	34%
2 BDRM	0	7	6	6	20	20	59	25%
3 BDRM	0	8	9	6	11	11	45	19%
<b>Total</b>	<b>23</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>70</b>	<b>70</b>	<b>235</b>	<b>100%</b>
%	10%	10%	10%	10%	30%	30%	100%	

AMI	Income Range	Rent
Formerly Homeless (27% AMI)	\$10,044*	\$251
30% AMI	\$16,902 - \$29,295	\$367 - \$658
40% AMI	\$23,162 - \$40,145	\$524 - \$929
50% AMI	\$29,422 - \$50,995	\$680 - \$1,200
70% AMI	\$43,820 - \$75,950	\$1,040 - \$1,824
80% AMI	\$50,100 - \$86,800	\$1,197 - \$2,096

\* This amount shows typical SSI/Disability income for a homeless individual

# Project Overview – Ground Floor



- COMMERCIAL
- RESIDENTIAL
- COMMUNITY FACILITY



# Project Overview – Street View

- Atlantic Avenue and Prescott Place

Existing



Proposed



# Project Overview – Street View

- Atlantic Avenue and Bancroft Place

Existing



Proposed



# Project Overview – Street View

- **Atlantic Avenue and Prescott Place**

Existing



Proposed



# Project Overview – Sustainability

- Building will be built to Enterprise Green Communities
- Variable Refrigerant Flow (VRF) system
- Highly efficient appliances (Energy Star)
- Rain water treatment elements (Green Roof)
- Water Sense labeled fixtures
- Water monitoring to detect any leak



**Questions?**

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1921 Atlantic Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Genevieve Michel

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 383-85 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/2

(PLEASE PRINT)

Name: Genevieve Michel

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 413/413 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: GENEVIEVE MICHEL

Address: 100 GOLD STREET

I represent: HPD

Address: 6755 ARCHER ST 1021 ATLANTIC AVE

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 41-13 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/2/19

(PLEASE PRINT)

Name: Jessica Ortiz

Address: \_\_\_\_\_

I represent: 32BJ

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

ATLANTIC AVE

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: EMILIO PEREZ

Address: 1921 ATLANTIC AVENUE

I represent: GFSS PARTNERS

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 382/383 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/2/19

(PLEASE PRINT)

Name: FRANK ST. JACQUES - AKERMAN LLP

Address: 666 FIFTH AVE 20TH FL NYC 10103

I represent: AZIMUTH DEVELOPMENT GROUP LLC

Address: RE: 2069 BRUCKNER BLVD.

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

[ ]

I intend to appear and speak on Int. No. 382/583 Res. No. \_\_\_\_\_

in favor     in opposition

Date: 4/2/19

(PLEASE PRINT)

Name: GUIDO SUBOTOVSKY

Address: \_\_\_\_\_

I represent: AZIMUTH DEVELOPMENT LLC

Address: RE: 2069 BRUCKNER BLVD.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

[ ]

I intend to appear and speak on Int. No. 413 Res. No. \_\_\_\_\_

in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: EMILIO PEREZ

Address: 100 GOLD ST

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

[ ]

I intend to appear and speak on Int. No. 413 Res. No. \_\_\_\_\_

in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: EMILIO PEREZ

Address: \_\_\_\_\_

I represent: 6F65 ARCHITECT - 1921 ALBANY AVENUE

Address: \_\_\_\_\_



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 4113 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: THOMAS CAMPBELL

Address: 1001 GOLD ST

I represent: PHOTOCOPY COMPANIES - 1921 ATLANTIC AVENUE

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 4113 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/2/19

(PLEASE PRINT)

Name: DAWANNA WILLIAMS 4113

Address: \_\_\_\_\_

I represent: 1921 ATLANTIC AVENUE - DABAR DEVELOPMENT

Address: 1001 GOLD ST.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1921 Atlantic Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Ricardo Cortes

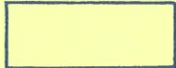
Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 382-85 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Alice Friedman

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 369

in favor  in opposition

Date: 4/2/99

(PLEASE PRINT)

Name: Yehuda Klein

Address: 600 McDonald Ave BK

I represent: Applicant

Address: 600 McDonald Ave BK

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 369

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Mordechai Schwartz

Address: 600 McDonald Ave BK

I represent: Applicant

Address: 600 McDonald Ave BK



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



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 369

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Adam Rothkrug

Address: 600 McDonald Ave BK

I represent: Applicant

Address: 600 McDonald Ave BK

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 382-85 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Ted Weinstein

Address: \_\_\_\_\_

I represent: 1-111

Address: \_\_\_\_\_

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 382-85 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Arshad Bacchus

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 249 E Res. No. \_\_\_\_\_

in favor  in opposition

Date: 3/19/19

(PLEASE PRINT)

Name: Jay Goldstein

Address: 256 Fulton St. 5K

I represent: 249 E 53rd St

Address: 249 E 53rd rezoning

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