

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. LU 357

in favor in opposition

Date: 4-4-71

(PLEASE PRINT)

Name: Charles Vizzini

Address: 1618 E 15th St Bklyn

I represent: Myself

Address: 1618 East 15th St Bklyn

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. LU 359

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Richard Lobe

Address: SITELDON LOBEL PC

I represent: THE APPLICANT

Address: Howard Avenue, Bklyn

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. LU 357

in favor in opposition

Date: 4-4-11

(PLEASE PRINT)

Name: VANCELL PETRANO

Address: 350 7th Ave NY NY 10001

I represent: Kingswood Partners

Address: 1 Executive Bldg Yonkers NY

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. LU 357

in favor in opposition

Date: 4-4-11

(PLEASE PRINT)

Name: RICHARD LOBEL

Address: SHELDON LOBEL PC

I represent: Charles Vizzini

Address: 1618 E 15th St, Bklyn

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. 361 Res. No. _____

in favor in opposition

Date: 4/4/11

Name: Aiko Nose (PLEASE PRINT)

Address: Dept of City Planning

I represent: 22 Reade St NY 10013

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

362

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: GRACE HAN (PLEASE PRINT) Dept. of City Planning

Address: 22 Reade St

I represent: Dept. of City Planning

Address: 22 Reade St

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. 362 Res. No. _____

in favor in opposition

Date: 4/4/11

(PLEASE PRINT)

Name: Jennifer Hong

Address: _____

I represent: Manhattan Borough President Stringer

Address: 1 Centre St.

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. 361 Res. No. _____

in favor in opposition

Date: 4/3/11

(PLEASE PRINT)

Name: WINSTON VON ENGEL

Address: _____

I represent: CITY PLANNING

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. 360 Res. No. _____

in favor in opposition

Date: 4/4/11

(PLEASE PRINT)

Name: MARSHALL SOHNE

Address: 131 UNION ST

I represent: CENTER FOR NEGATIVE THINKING

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. 360 Res. No. _____

in favor in opposition

Date: 4/4/11

(PLEASE PRINT)

Name: NEIL WEISBAUM

Address: SEATER S BECHERMAN 61 BLDG, 1801

I represent: CENTER FOR NEGATIVE THINKING

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. 355 Res. No. 356

in favor in opposition

Date: 4/4/11

Name: COSMO MARTIONE (PLEASE PRINT)

Address: _____

I represent: GBG INC

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. 1355/12 Res. No. _____

in favor in opposition

Date: 4/4/11

Name: Philip Robertson (PLEASE PRINT)

Address: 350 BROADWAY

I represent: SWA & COMEC 47 Rest

Address: 683 NINTH AVE

▶ 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. 355 & 356 Res. No. _____

in favor in opposition

Date: _____

Name: ROBERT A. KANDEL (PLEASE PRINT)

Address: 425 PARK AVE, NY NY

I represent: G. B. G. INC.

Address: City Island, The Bronx

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. 354 Res. No. _____

in favor in opposition

Date: 4/11/11

Name: Jim Bantz (PLEASE PRINT)

Address: 510-80 St Bklyn NY 11205

I represent: Mussels & More

Address: 510-80 St Bklyn NY 11205

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

Corner 47 Restaurant Corp.
683 Ninth Avenue
New York, NY 10036

DCA# 1355112

April 1, 2011

Council Member Christine C. Quinn
224 West 30th Street, Suite 1206
New York, NY 10001

Dear Council Member Quinn,

This letter serves as our agreement with the Chair, Council Member Mark Weprin, and the encompassing members of the Subcommittee on Zoning and Franchises that we will commit to the following:

1. The hours of operation for the café will be from 12:00 PM to 11:00 PM Sunday through Thursday and 12:00 PM to 12:00 AM on Fridays and Saturdays.
2. Service to the café will be provided through the French doors located on West 47 Street.
3. There will be no amplified sound outdoors. All French doors and windows that open to the street front will be closed when amplified sound is played inside.
4. Delivery bikes will be stored within the sidewalk café permit area close to the wall at the western end of the building on West 47 Street.
5. Storm vestibule enclosures will not project more than 18 inches onto the sidewalk and will only be used between November 15 to April 15, as per New York City Department of Buildings Code.
6. We will remove the two planters located on the Ninth Avenue side of the restaurant.

If there are any questions please call my office. Thank you.

Sincerely,

Patrick Lima
President
(917) 647-9725

MUSSELS & MORE, LTD.
PO BOX 09-0415
BROOKLYN, NEW YORK 11209
(718) 680-3390 TEL **(718) 680-3392 FAX**

April 1, 2011

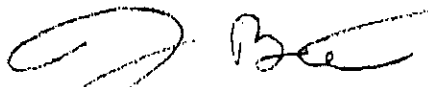
Honorable Mark Weprin, Chair
Subcommittee on Zoning and Franchises
250 Broadway, Suite 1807
New York, NY 10007

Dear Chair Weprin

Through this letter I hereby agree to reduce my Sidewalk Café Application, Application No. 20115006 TCK, to 17 tables and 34 chairs, removing from my original application all tables east of the residential apartment entrance and one table immediately west of the residential apartment.

If there are any questions, please contact me at my office.

Sincerely,



James Bantis, CPA

CC: Council Member Vincent Gentile
Subcommittee on Zoning and Franchises

Mr. Bookman "Pesetsky & Bookman", Attorneys ay Law



The City of New York
Brooklyn Community Board 15



MARTY MARKOWITZ
BOROUGH PRESIDENT

MICHAEL R. BLOOMBERG
MAYOR

THERESA SCAVO
CHAIRPERSON

December 1st, 2010

PEARL BURG
DISTRICT MANAGER

OFFICERS

DR. ALAN DITCHEK
FIRST VICE-CHAIRPERSON
RITA NAPOLITANO
SECOND VICE-CHAIRPERSON
JACK ERDOS, ESQ
TREASURER
HON. ANNE M. DIETRICH
SECRETARY

Calendar Information Office
City Planning Commission
22 Reade Street, Room 2E
New York, N.Y. 10007

To Whom it May Concern,

EXECUTIVE COMMITTEE

JOYCE ARBERMAN
ROBERT GEVERTZMAN
MORRIS HARARY, ESQ
SUSAN JACOBS
DR. OLIVER KLAPPER
HON. EILEEN M. O'BRIEN
ALLEN POPPER, ESQ
HELEN SARUBBI
RONALD TAWIL
IRA TEPER

In December 2003, with a vote of 22 yes and 19 no, the Kings Highway Municipal Parking Lot Development proposal narrowly passed at Community Board 15.

During a lengthy debate, certain stipulations were reiterated namely the fees to be charged at the parking garage. Enclosed please find the minutes of the December 2003 General Board Meeting of Community Board 15 as well as an email from the Economic Development Corporation, the Brooklyn Borough President's Recommendation and a letter from the representative, Vincent Petraro to the Land Use Committee of the City Council. There is a stipulation in each, that the developer will price the parking within the development to be competitive with the municipal parking lot in Bay Ridge on the corner of 5th Avenue and 86th Street, in Brooklyn.

As of today, the Kings Highway lots are \$4.00 for the first hour while the Bay Ridge lot is \$2.50.

Community Board 15 believes the developer has not fulfilled the requirement set forth by all involved parties in the original application.

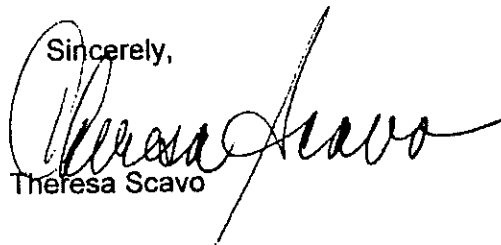
At our General Board Meeting on November 30th, 2010, the Kingswood Partners appeared before the Board for a Public Hearing on ULURP Application # C 100232ZMK, Community Board rejected application with a vote of 9 yes and 26 no.

The City of New York
Brooklyn Community Board 15

Many Board Members questioned the ramifications of such a Zoning change on the property owners to the North on East 15th Street as well as the validity of the representative's statements with reference to no further construction. Our stipulations in the original application of 2003, were unheeded and we believe many of the statements made on this present application are questionable.

Community Board 15, due to prior dealings with this developer, questioned the entire application and believe many of their statements were misleading. Therefore, we are asking the Borough President to also reject this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Theresa Scavo", written in a cursive style. The signature is positioned above the printed name.

Theresa Scavo

LAW OFFICE OF
SLATER & BECKERMAN, LLP
61 BROADWAY, SUITE 1801, NEW YORK, NY 10006
TELEPHONE: (212) 391-8045
FACSIMILE: (212) 391-8047
WWW.SLATERBECKERMAN.COM

CAROLE S. SLATER
STUART BECKERMAN
NEIL WEISBARO

**Meeting with Subcommittee on Zoning and Franchises
April 4, 2011**

**Application for an Amendment to Section 16a of the Zoning Map
C 090225 ZMK - LU 0360-2011**

Introduction

- Center for Negative Thinking LLC, the owner of property located at 33 Carroll Street, Block 347, Tax Lot 50, Borough of Brooklyn (the "Development Site"), seeks an amendment to the Zoning Map, Section 16a, to change a portion of an existing M1-1 district to an R6B district.
- The area of the Proposed Rezoning includes both the Development Site and the zoning lot located adjacent to the Development Site, 25 Carroll Street, Block 347, Tax Lot 54 ("Adjacent Site"), which are interior lots located on the north side of Carroll Street, between Columbia Street and Van Brunt Street.
- The Proposed Rezoning would extend the R6B district 135 feet to the west of where it currently terminates, increasing the depth of the district, from 240 feet, to 375 feet west of Columbia Street. See diagram of zoning change, attached.
- The Proposed Rezoning will 1) facilitate the redevelopment of the Development Site with a four-story residential building containing eight dwelling units; 2) cause the residential conversion of floors two through five allowed by variance from the New York City Board of Standards and Appeals to the Adjacent Site to conform to the underlying zoning; and 3) allow the first floor of the Adjacent Site to be converted to residential use.

The Development Site

- The Development Site has a street frontage of 85 feet and depth of 100 feet, with a lot area of approximately 8,500 square feet.
- The Development Site is improved with a one-story and mezzanine 8,500 square foot warehouse building.
- The Applicant proposes to construct an approximately 17,000 square foot residential building, containing eight duplex dwelling units ("Proposed Building").
- The Proposed Building will be four stories, with a base wall height of 40 feet. Above such height the building will be setback 20 feet to a maximum building height of 50 feet.

- The Proposed Building's front wall be located on the street line to align with the adjacent building and will have a 50 foot rear yard.
- The Proposed Building will adhere to the international Passive House Standard, based on the European model of cutting edge energy efficiency. The Passive House Standards involve building design and construction methods which reduce the consumption of fossil fuels in an attempt to protect the planet from greenhouse gases and global warming.

The Adjacent Site

- The Adjacent Site has a street frontage of 50 feet, a depth of 100 feet, and comprises approximately 5,000 square feet of lot area.
- The Adjacent Site is improved with an approximately 17,100 square foot five-story building.
- Pursuant to a variance granted in 2007 by the Board of Standards and Appeals, the previously industrial building was converted to a mixed-use building with residential use on the second through fifth floors and commercial use on the ground floor.
- The Proposed Rezoning will enable the ground floor to be converted to residential use.

There is a rational land use justification of the Proposed Rezoning

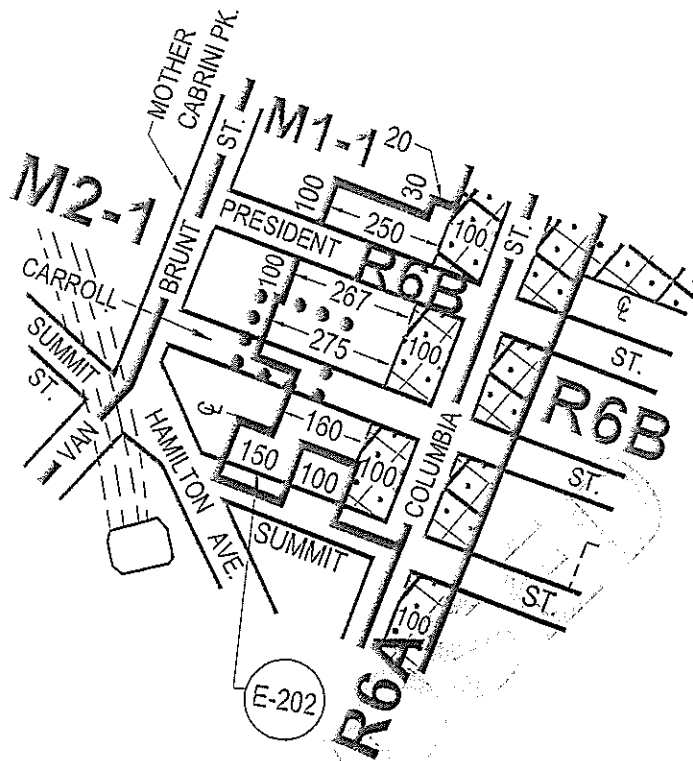
- The Proposed Rezoning from an M1-1 to an R6B reflects (1) the primary residential and low-rise character of surrounding uses (2) a decline in manufacturing activity in the area, and (3) the residential use variance granted by the BSA to the Adjacent Site.
- As described in the City Planning Report which accompanied the recent Carroll Gardens/Columbia Street Rezoning, "[d]uring the second half of the twentieth century, the area suffered from its isolation from the rest of the borough, lack of transportation options, and declining manufacturing activity. In recent years, the area has seen new residential investments."

Recommendations and approvals

- The Application received favorable recommendations from Community Board No. 6 and the Brooklyn Borough President, and was unanimously approved by the City Planning Commission.

The Applicant has committed to participating with HPD to improve affordable housing

- The Applicant is fully committed to entering into binding agreements to meet HPD's objectives regarding improving housing affordability and having housing remain affordable for future generations. See Applicant's letter attached to the recommendation of Brooklyn Borough President Marty Markowitz.

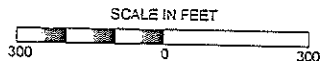





CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP
 16a

BOROUGH OF
BROOKLYN

New York, Certification Date
 OCTOBER 25, 2010

S. Voyages, R.A. Director
 Technical Review Division



- NOTE:**
-  Indicates Zoning District Boundary.
 -  The area enclosed by the dotted line is proposed to be rezoned by changing a M1-1 District to a R6B District.
 -  Indicates a C2-4 District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

Columbia Street Partners, LLC

131 Union Street, Brooklyn, NY 11231
(718) 875-4599 Tel (718) 228-9595 Fax

Dear Borough President Markowitz:

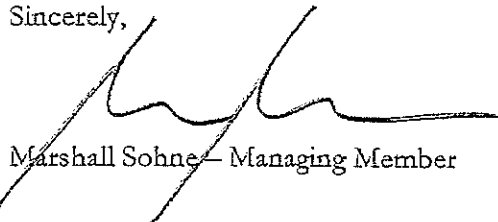
On behalf of Columbia Street Partners LLC, the designated developer for the Department of Housing Preservation and Development's (HPD) New Foundation initiative Red Hook/Park Slope cluster, the entity is fully committed to participating with the HPD to memorialize in one or more legal instruments (such as a land disposition agreement) a means to meet your objectives regarding improving housing affordability and having affordable housing remain affordable for future generations.

My intent is to participate in one or more contractually binding appropriate instruments to ensure that the affordable housing for the above referenced cluster; 1) remains in perpetuity in a manner that guarantees that the development of affordable housing would be subject to resale according to the principles of permanent affordability; and, 2) has its Area Median Income (AMI) reduced on not less than twenty percent of the units by not less than twenty percent of the AMI when compared to the listed AMIs in the submission (enclosed) accepted by HPD.

I understand that such permanent affordable homeownership housing, known as "shared equity," provides the benefits of building wealth for the homeowner while assuring that the home remains an affordable housing resource when sold. Resale restrictions could be based on several existing models such as subsequent re-sales of the homeownership unit being indexed to standards as defined by the City's Inclusionary Housing Program (IHP) re-sale provisions of Zoning Resolution Section 23-913 and 23-962. Other methods include those highlighted by the Center for Housing Policy, including the Consumer Price Index. As part of establishing a permanent affordable homeownership housing obligation, it is my understanding that HPD would have to be willing to in essence recycle the initial subsidies by having no requirements to repay subsidies and land appraisal values as opposed to its traditional expiring lien.

In addition to entering into binding instrument, my firm, Columbia Street Partners LLC, would strongly consider working with one or more non-profit housing organizations to implement the sale of the affordable housing, both at the outset and as part of facilitating the permanent affordability of the units. This would also include a role in the marketing and screening of potential applicants.

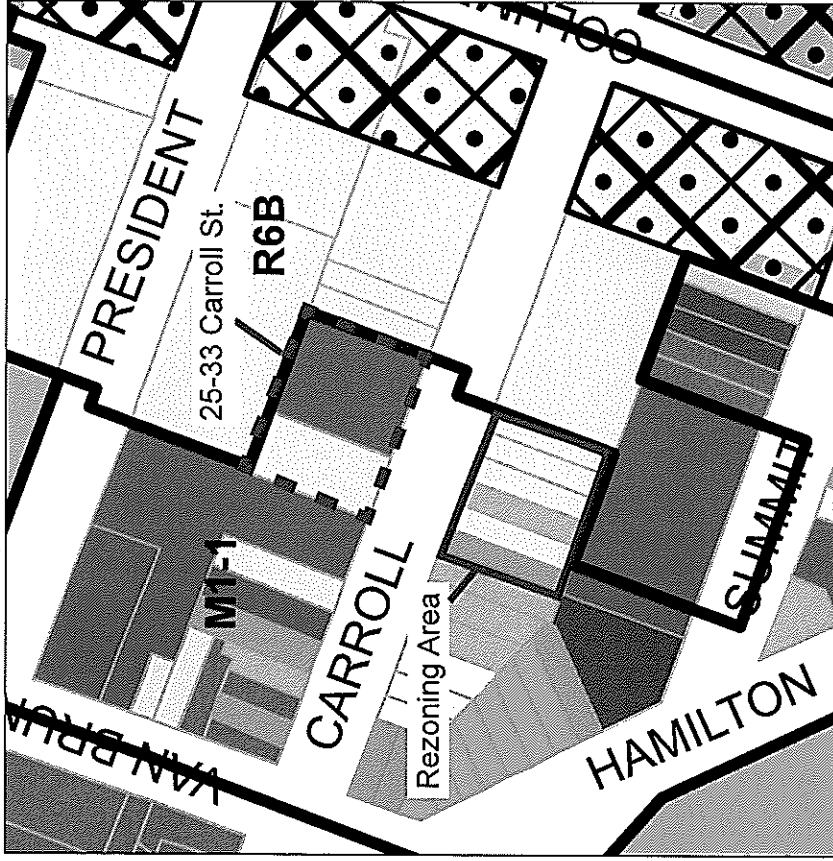
Sincerely,



Marshall Sohne — Managing Member

20-30 Carroll Street Rezoning

Existing Zoning

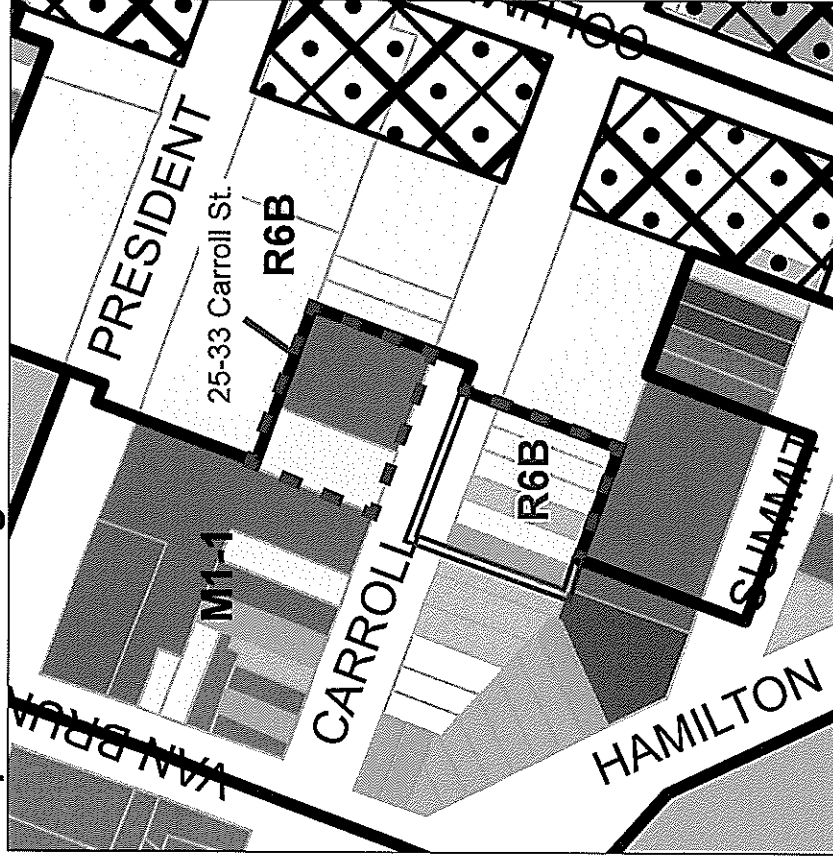


Legend

- Residential
- Mixed res/comm.
- Commercial
- Indus./Manufac.
- Transp./Utility
- Public/institutions
- Open/recreation
- Parking
- Vacant

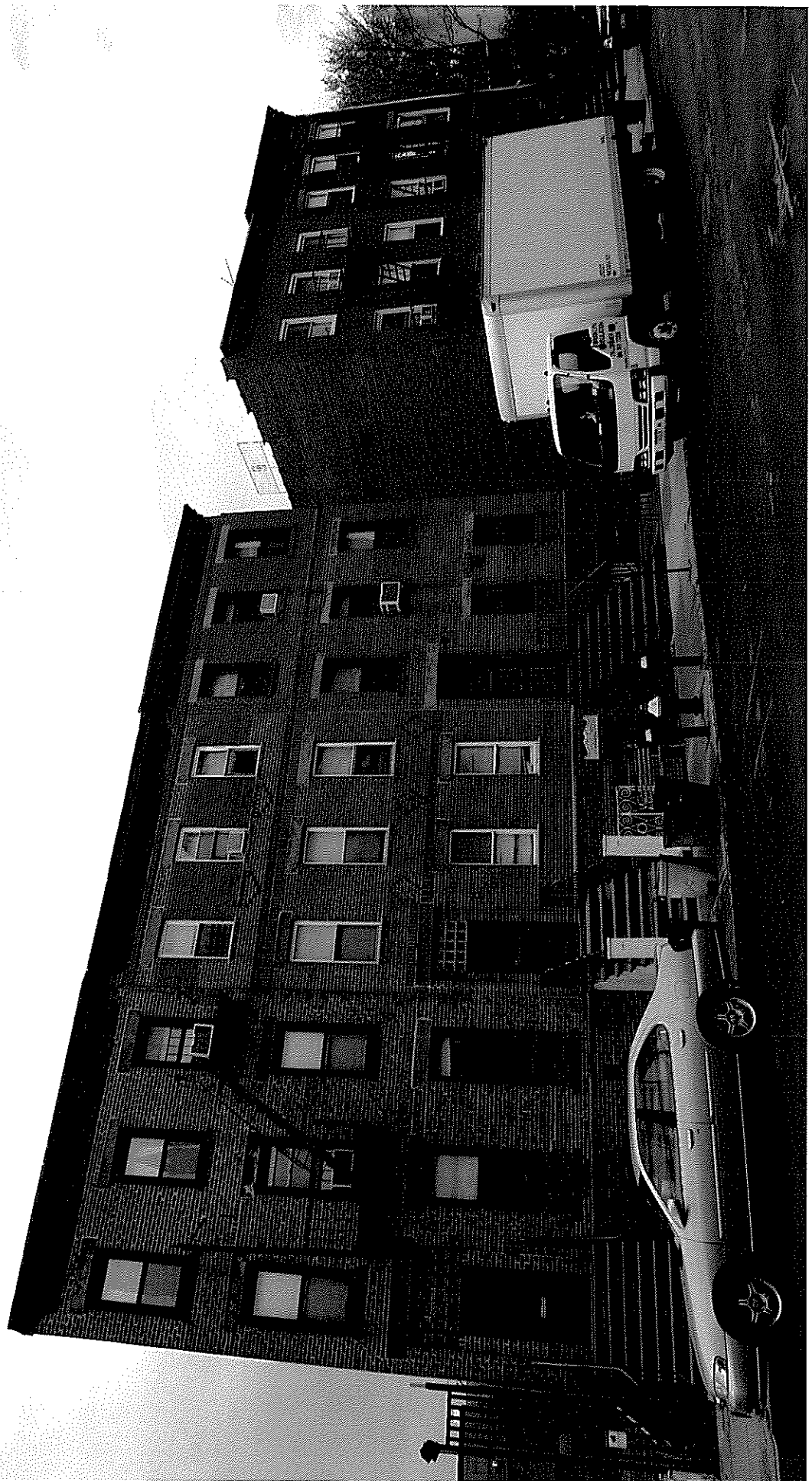


Proposed Zoning



- C2-4 Overlay





**HOWARD AVENUE REZONING
ULURP No. 070579 ZMK
BLOCK 1475, LOTS 35-78**

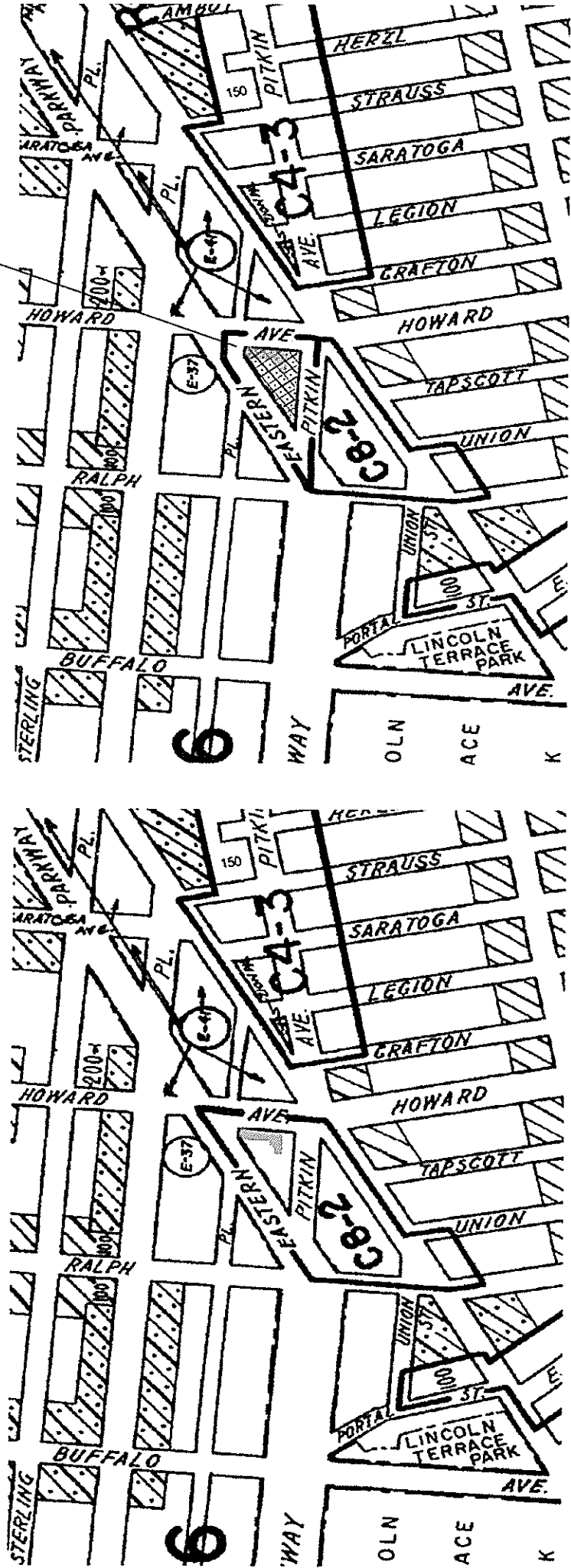


**CITY COUNCIL
SUBCOMMITTEE ON ZONING AND FRANCHISES
APRIL 4, 2011**

EXISTING AND PROPOSED ZONING

ULURP No. 070579 ZMK

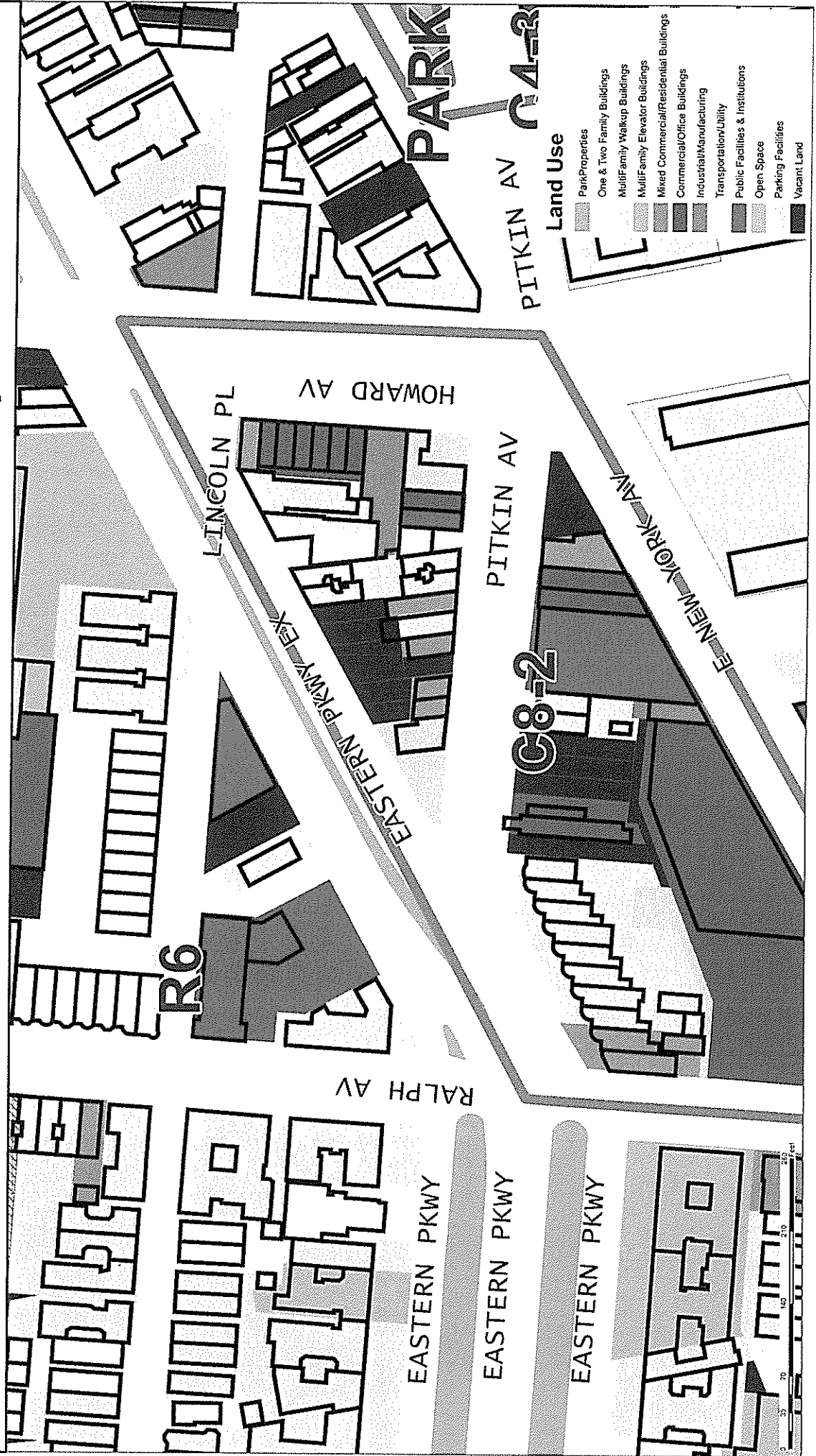
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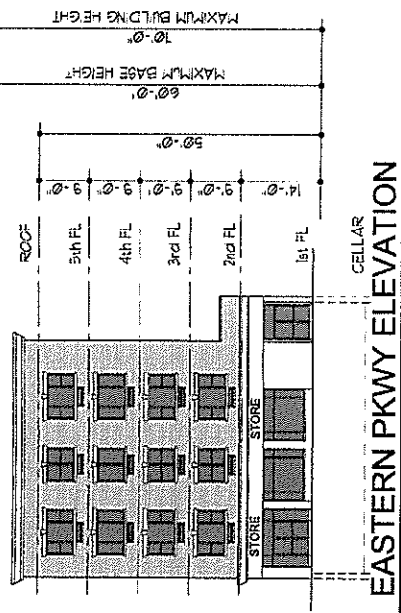
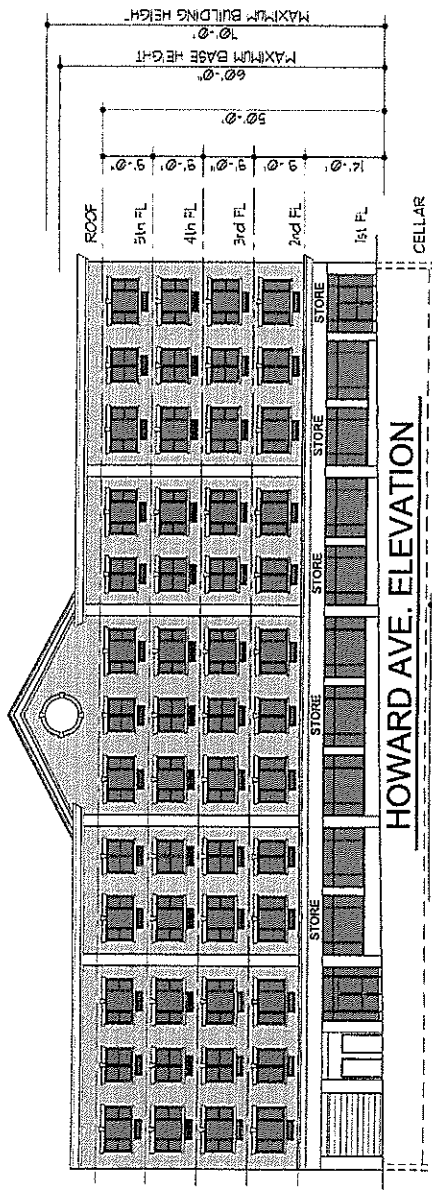


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 C99-1 C99-2 C99-3 C99-4 C99-5
 C100-1 C100-2 C100-3 C100-4 C100-5

Applicant's Property (Lots 55-62)

Howard Ave. Rezoning (C 070579 ZMK)





MAXIMUM BUILDING HEIGHT
STREET WALL MAY NOT EXCEED 60'-0"
PLUS A PARAPET NOT TO EXCEED 4"
MAXIMUM BUILDING HEIGHT NOT TO EXCEED 70'-0"

DATE:	8/20/20
SCALE:	1/8" = 1'-0"
PROJECT:	3-11-17-18
NO.:	2-11

ARCHITECT:
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 BROOKLYN, NEW YORK

DRAWING TITLE:
 ADA HANDICAP DETAILS

SCALE:	1/8" = 1'-0"
DATE:	8/20/20
PROJECT:	3-11-17-18
NO.:	2-11
DRAWING NO.:	A-006.00
DATE:	8/20/20

NYC DOB NUMBER:



S & H GLAZER BROS. MAJOR APPLIANCE DISTRIBUTORS

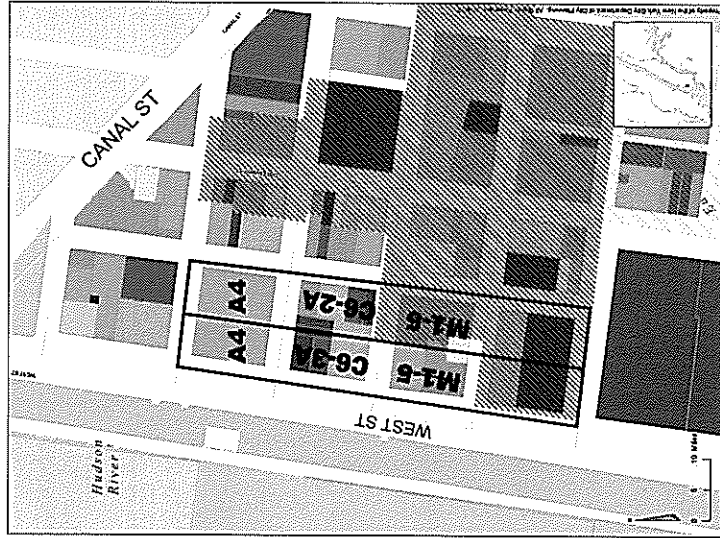
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MAJOR APPLIANCE DISTRIBUTORS
774-4100
774-1666

HOT POINT REFRIGERATORS
S & H
HOME IMPROVEMENT
ALL MAJOR APPLIANCES



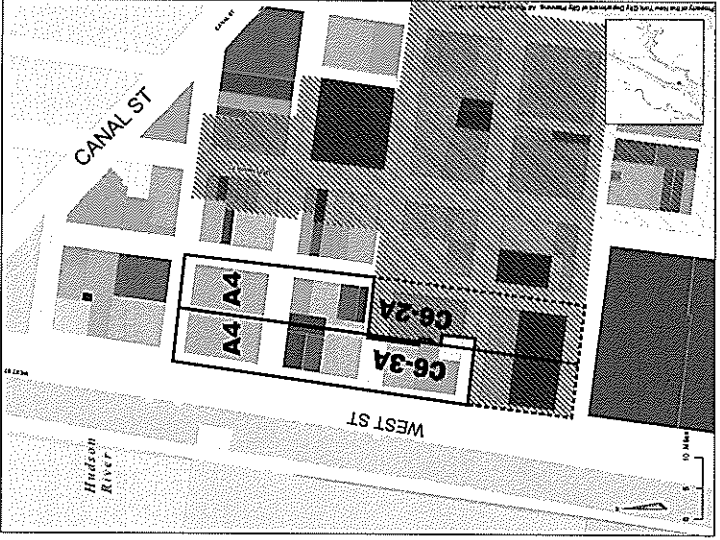
**LAND USE MAP AND BOUNDARIES OF
PREVIOUS TEXT AMENDMENT**

2006 TRIBECA NORTH REZONING (Zoning Map and Text Change)



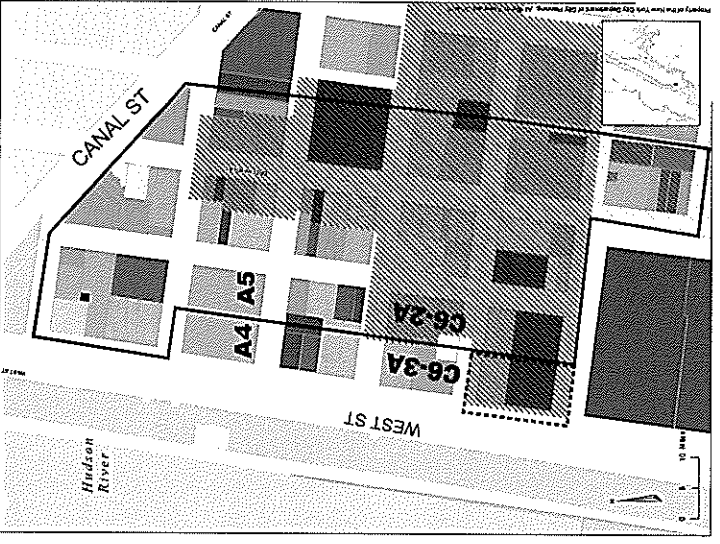
**Rezoned from M1-5 to C6-3A/C6-2A
C6-3A: 160' Maximum Height
C6-2A: 120' Maximum Height**

2008 FOLLOW UP TEXT AMENDMENT (Zoning Text Change)



**Established maximum heights for
buildings not in Historic
Districts
C6-3A: 150' Maximum Height
C6-2A: 110' Maximum Height
Max. Height for buildings in Historic Districts
intended to remain unchanged
Error: C6-3A: 145' Maximum Height**

PROPOSED TEXT AMENDMENT



**Restore original intention of allowing
buildings in Historic Districts in Area A4 to rise
to 160'**

View facing West Street



N. Moore Street

Hubert Street

71 Laight Street 250 West Street

Laight Street

Debrosses Street