

O'Neill's Rezoning

ULURP No. C 180138 ZMQ

City Council Zoning & Franchises Subcommittee Public Hearing

September 5, 2018

Area Map

64-21 53rd Drive, Queens
 Block 2374, Lots 101, 106, 197, 198 & 199
 Block 2381, Lots 1, 2 & 3
 Project ID # P2017Q0182

Project Information

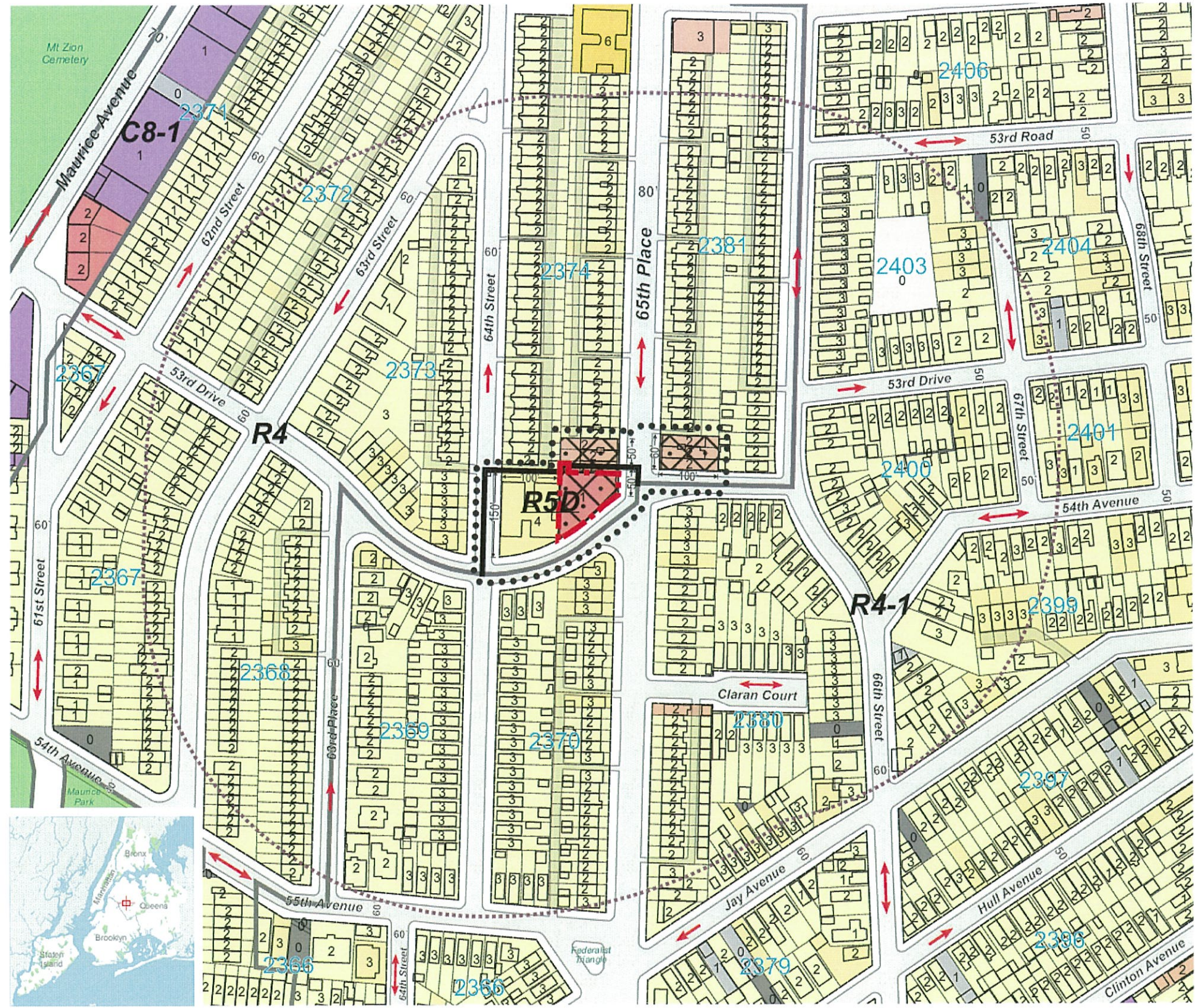
- 600' Radius
- Development Site
- Rezoning Area
- Existing Zoning Districts
- Proposed Special Districts
- Proposed C2-2 Commercial Overlay

Existing Commercial Overlays

- 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



Existing Conditions Photographs (53rd Drive)



Existing Conditions Photographs (65th Place)

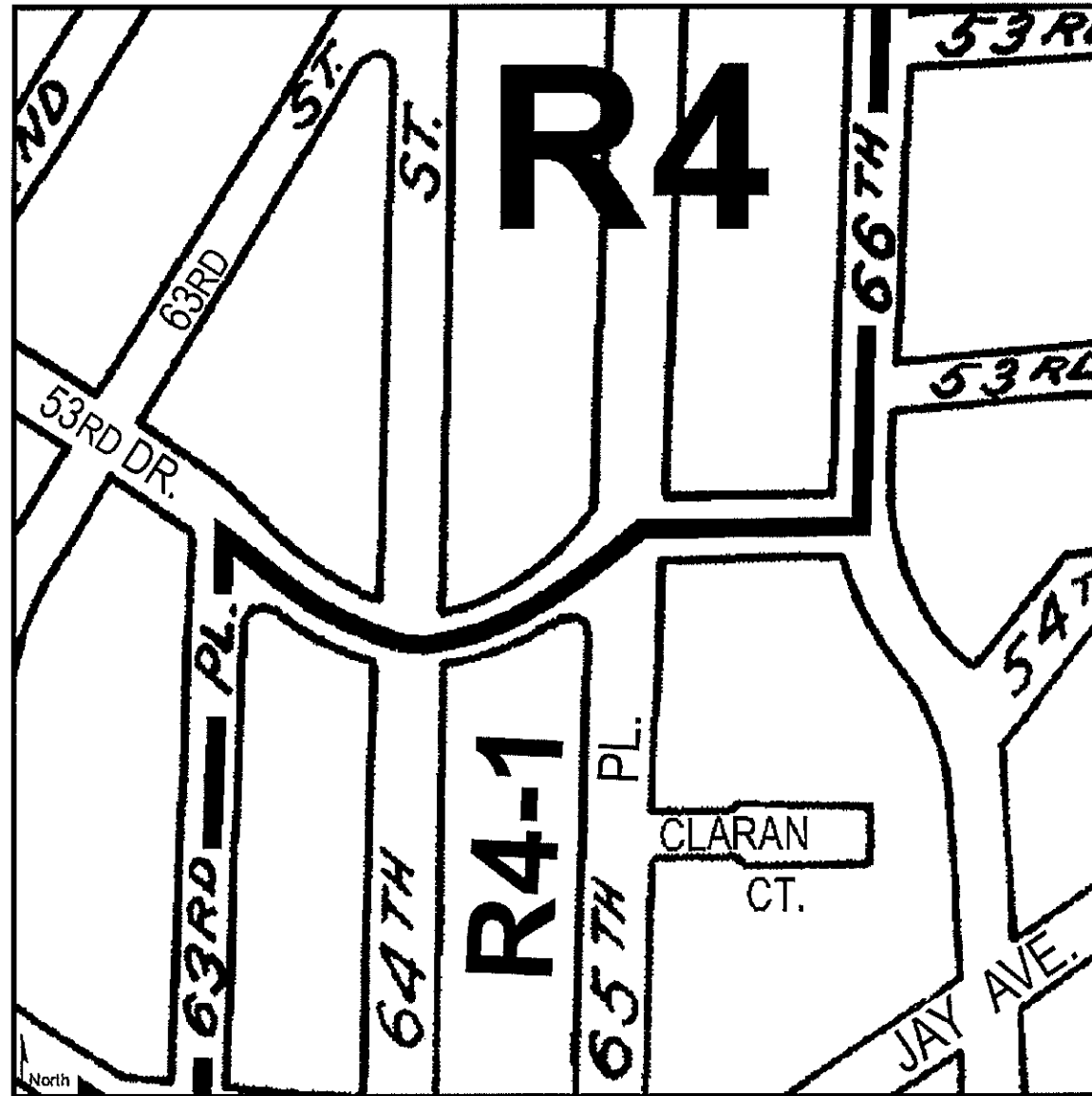


Proposed Zoning Map Amendment

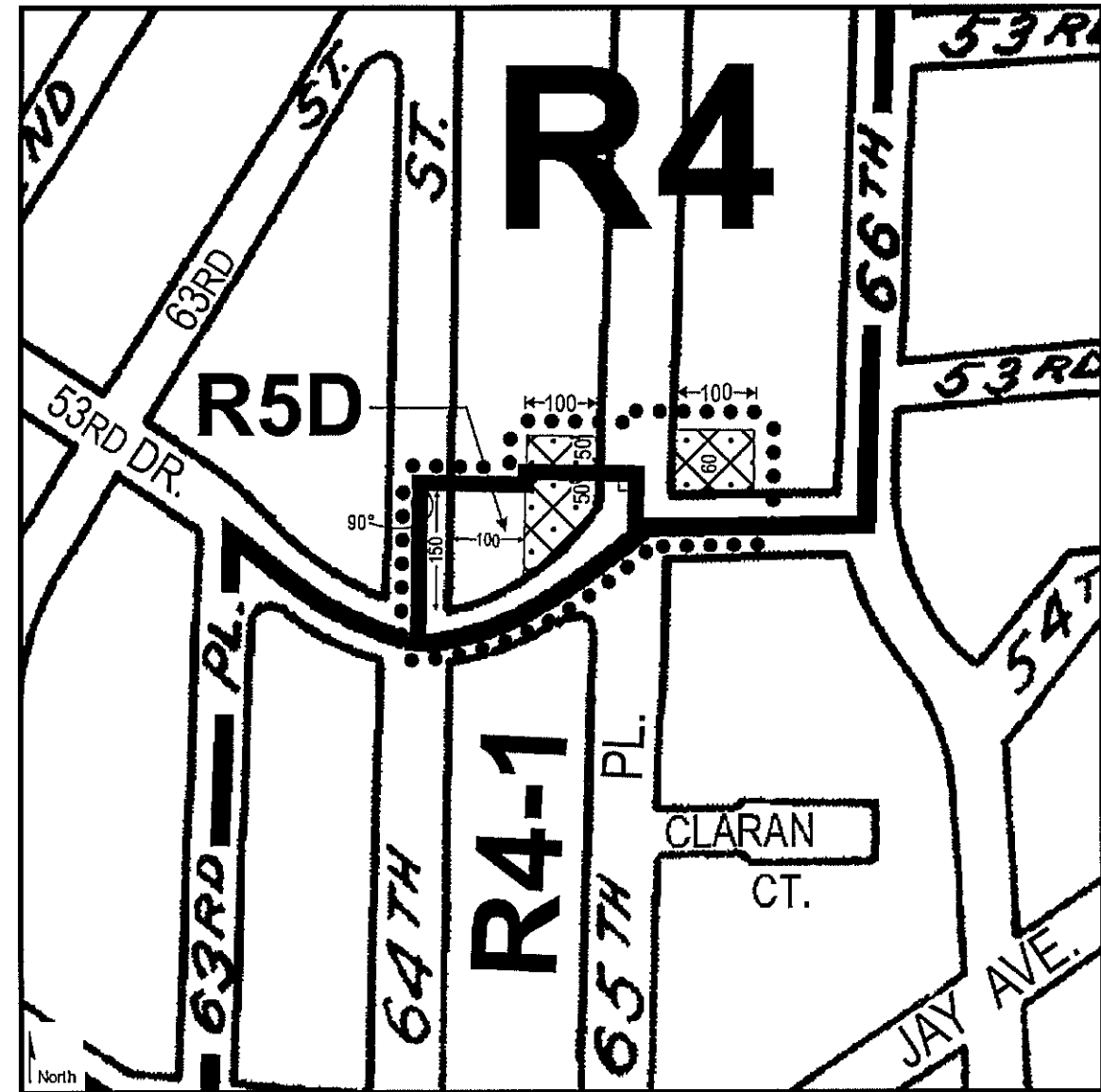
To change the Project Area from an existing R4 zoning district to:

- R5D zoning district with a C2-2 commercial overlay
(Block 2374; Lot 101, p/o 199)
- R5D zoning district
(Block 2374; Lot 106)
- R4/C2-2 zoning district
(Block 2374; Lots 197, 198, p/o 199; Block 2381; Lots 1, 2, 3)

Proposed Zoning Change Map

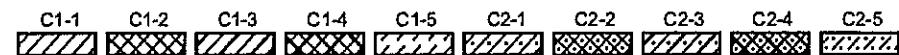


Current Zoning Map (13c)



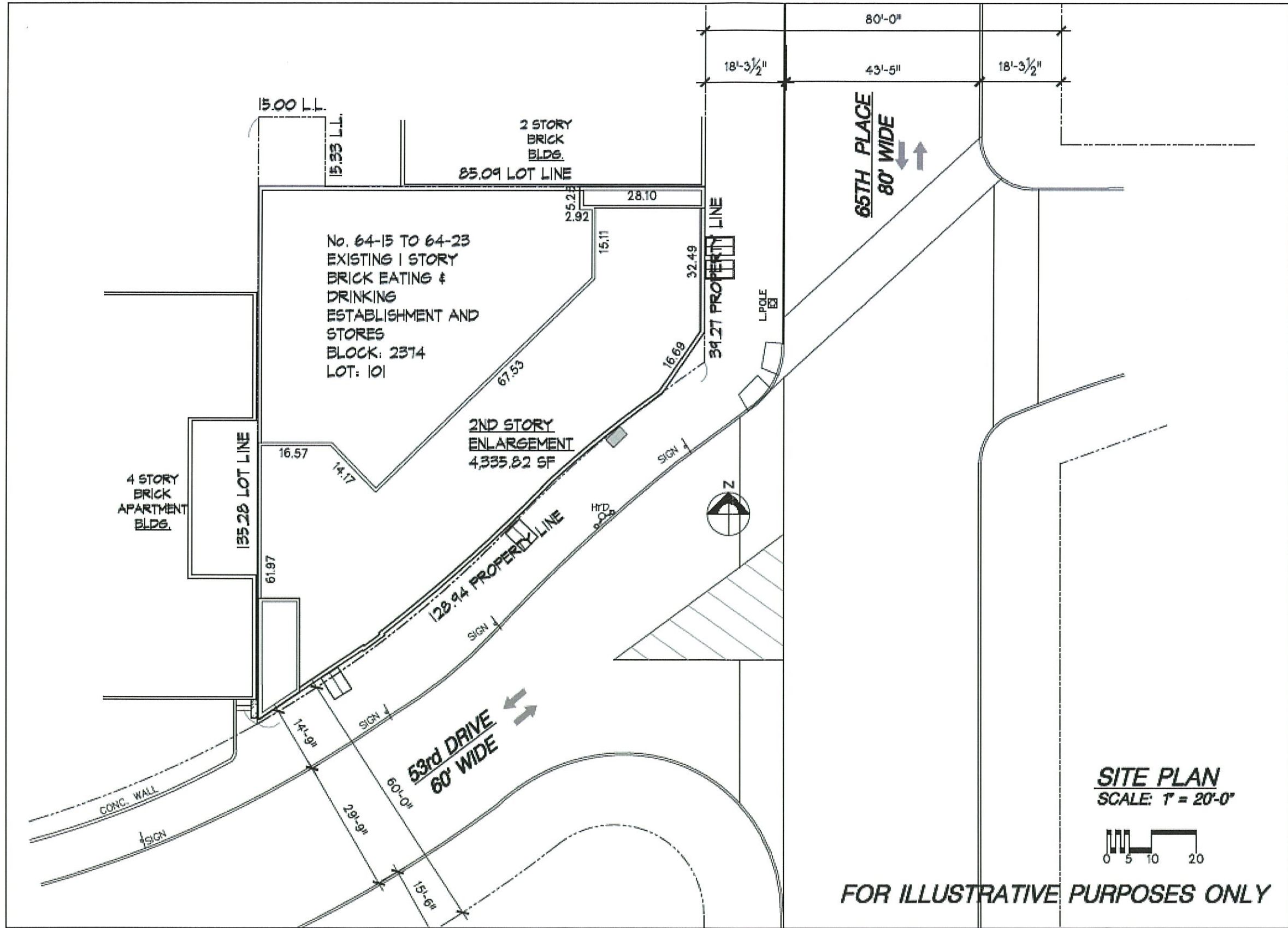
Proposed Zoning Map (13c) - Area being rezoned is outlined with dotted lines

- Rezoning from R4 to R5D
- Rezoning from R4 to R5D/C2-2
- Rezoning from R4 to R4/C2-2

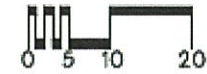


Proposed Development

- O'Neill's proposes to construct a partial second floor addition, approx. 4,335 square feet, above the existing one-story restaurant.
- The addition would be used for an accessory banquet hall with a maximum of 140 seats.
- The enlargement will increase the size of the existing restaurant to 12,530 square feet (1.49 FAR) and the proposed building height will be 25 feet, 1 inch in height.



SITE PLAN
SCALE: 1" = 20'-0"



FOR ILLUSTRATIVE PURPOSES ONLY

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MATERIALS, DIMENSIONS, LOCATIONS, OR PROVISIONS OR FOR SAFETY PRECAUTIONS AND PROCEDURES IN CONNECTION WITH THE WORK FOR THE ARCHITECT'S CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE COLORED UNLESS INDICATED OTHERWISE. ARCHITECT'S AND ENGINEER'S EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

Architect
Interior Design
Code Consultant
Building Dept. Expediter

138-72 Queens Boulevard
Bayside N.Y. 11435

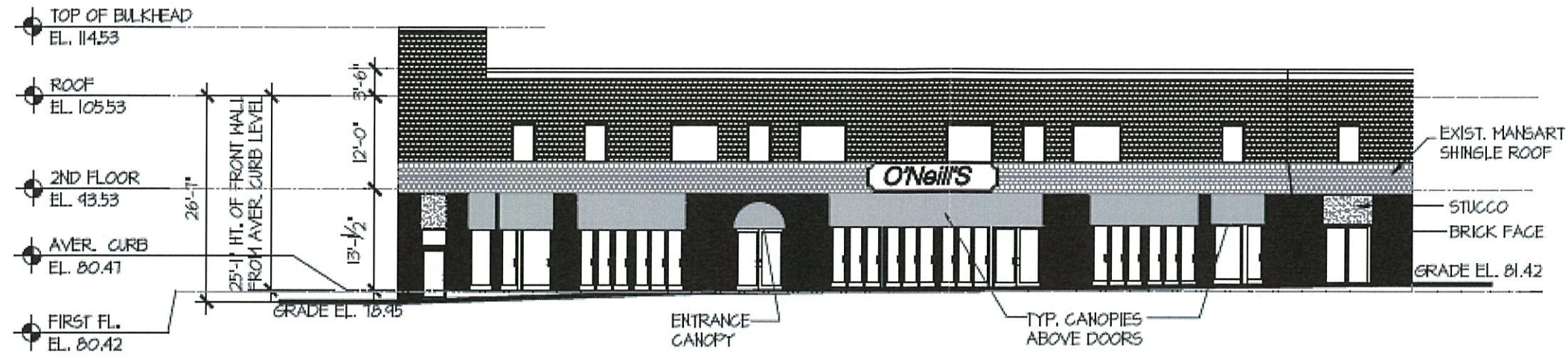
Tel. (718) 268-9991
Fax (718) 268-9997
www.caliendarchitects.com

DRAWING TITLE		SITE PLAN	
DRAWN BY:	NMM	CHECKED BY:	GJC
JOB NO.	16225	SCALE	AS NOTED
DATE	REV 4-20-17	PREPARED BY:	

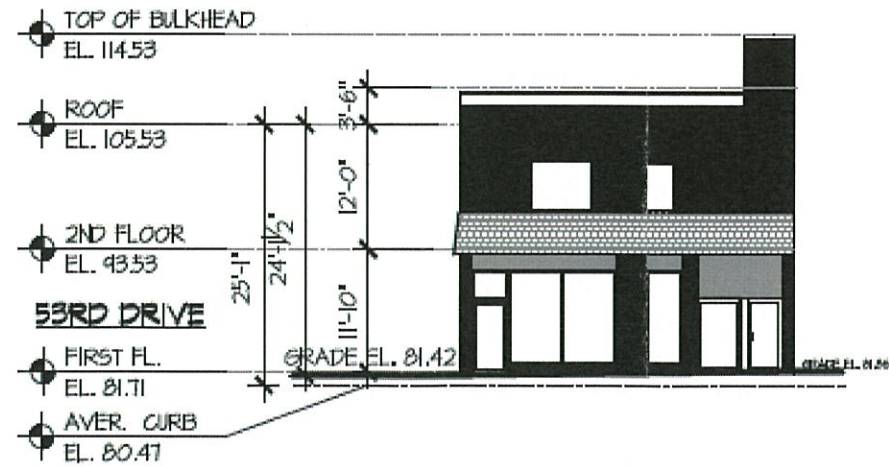
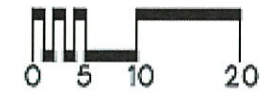
REGISTERED ARCHITECT
GERALD J. CALIENDO
STATE OF NEW YORK
020241

DRAWING No. 1 OF 8

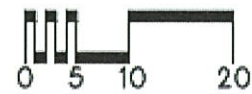
A-001.00



53RD DRIVE ELEVATION
SCALE: 1/16" = 1'-0"



65TH PLACE ELEVATION
SCALE: 1/16" = 1'-0"



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Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

Architect
Interior Design
Code Consultant
Building Dept
Expediting

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ELEVATIONS	
64-21 53RD DRIVE MASPETH, NY	
DRWING TITLE	ELEVATIONS
DRWING BY: NMM	CHECKED BY: GJC
DATE: 10/22/15	SCALE: AS NOTED
REV: 4-20-17	DATE: REV 4-20-17



5 OF 5

A-005.00

27 East 4th Street one story existing building

Built in 1931

Original Owner: Paramount Filling Stations

Historic Use: Garage & Repair Shop

Current Use: Storage for food carts

Lot Area: 3,456 SF

Lot Frontage: 26.67 ft

Lot Depth: 128.83 ft

Number of Floors: 1

Zoning District: M1-5B



NoHo Historic District Extension



01 VIEW OF SOUTH ELEVATION OF 27 EAST 4TH STREET BUILDING



LEGEND:

 DIRECTION OF PHOTO VIEW
 PHOTO NUMBER DESIGNATION

Street view - East 4th Street



Lafayette Street

21 East 4th St

25 East 4th St

27 East 4th St

Merchant's House Museum

Future park

2011-2018 Revisions to Building Height Realized

27 East 4th Street Landmarks Preservation Commission Presentation



Previous Design - March 2013



Previous Design - February 2014



Revised Design

SRAA+E
Architecture & Engineering, P.C.

Zoning Actions Needed at 27 East 4th Street


<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">SITE DATA</th> </tr> <tr> <td>BLOCK NUMBER</td> <td style="text-align: right;">544</td> </tr> <tr> <td>LOT NUMBER</td> <td style="text-align: right;">72</td> </tr> <tr> <td>BUILDING ADDRESS</td> <td style="text-align: right;">27 EAST 4TH STREET</td> </tr> <tr> <td>COMMUNITY BOARD</td> <td style="text-align: right;">2</td> </tr> <tr> <td>ZONING DISTRICT</td> <td style="text-align: right;">M1-5B</td> </tr> <tr> <td>ZONING MAP</td> <td style="text-align: right;">12C</td> </tr> <tr> <td>ZONING LOT AREA</td> <td style="text-align: right;">3,456 SF</td> </tr> </table>	SITE DATA		BLOCK NUMBER	544	LOT NUMBER	72	BUILDING ADDRESS	27 EAST 4TH STREET	COMMUNITY BOARD	2	ZONING DISTRICT	M1-5B	ZONING MAP	12C	ZONING LOT AREA	3,456 SF	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">LIST OF REQUIRED ACTIONS:</th> </tr> <tr> <td style="width: 50%;">SPECIAL PERMIT BY CITY PLANNING COMMISSION PURSUANT TO SECTION 74-712(a) TO MODIFY USE REGULATIONS</td> <td style="width: 50%;"></td> </tr> <tr> <td>SPECIAL PERMIT BY THE CITY PLANNING COMMISSION PURSUANT TO SECTION 74-712(b) TO MODIFY BULK REGULATIONS</td> <td></td> </tr> </table>	LIST OF REQUIRED ACTIONS:		SPECIAL PERMIT BY CITY PLANNING COMMISSION PURSUANT TO SECTION 74-712(a) TO MODIFY USE REGULATIONS		SPECIAL PERMIT BY THE CITY PLANNING COMMISSION PURSUANT TO SECTION 74-712(b) TO MODIFY BULK REGULATIONS		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>FLOOR</th> <th>GROSS FL AREA (SF)</th> <th>MECHANICAL DEDUCTIONS</th> <th>ZFA</th> <th>FAR</th> <th>USE GROUP</th> </tr> <tr> <td>CELLAR</td> <td style="text-align: right;">3,456</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> <td style="text-align: center;">5B & 6</td> </tr> <tr> <td>1ST FL</td> <td style="text-align: right;">3,456</td> <td style="text-align: right;">70</td> <td style="text-align: right;">3,386</td> <td style="text-align: right;">0.98</td> <td style="text-align: center;">5B & 6</td> </tr> <tr> <td>2ND FL</td> <td style="text-align: right;">1,986</td> <td style="text-align: right;">21</td> <td style="text-align: right;">1,965</td> <td style="text-align: right;">0.57</td> <td style="text-align: center;">5 OR 6</td> </tr> <tr> <td>3RD FL</td> <td style="text-align: right;">1,986</td> <td style="text-align: right;">21</td> <td style="text-align: right;">1,965</td> <td style="text-align: right;">0.57</td> <td style="text-align: center;">5 OR 6</td> </tr> <tr> <td>4TH FL</td> <td style="text-align: right;">1,986</td> <td style="text-align: right;">21</td> <td style="text-align: right;">1,965</td> <td style="text-align: right;">0.57</td> <td style="text-align: center;">5 OR 6</td> </tr> <tr> <td>5TH FL</td> <td style="text-align: right;">1,986</td> <td style="text-align: right;">21</td> <td style="text-align: right;">1,965</td> <td style="text-align: right;">0.57</td> <td style="text-align: center;">5 OR 6</td> </tr> <tr> <td>6TH FL</td> <td style="text-align: right;">1,986</td> <td style="text-align: right;">21</td> <td style="text-align: right;">1,965</td> <td style="text-align: right;">0.57</td> <td style="text-align: center;">5 OR 6</td> </tr> <tr> <td>7TH FL</td> <td style="text-align: right;">1,986</td> <td style="text-align: right;">21</td> <td style="text-align: right;">1,965</td> <td style="text-align: right;">0.57</td> <td style="text-align: center;">5 OR 6</td> </tr> <tr> <td>8TH FL</td> <td style="text-align: right;">1,986</td> <td style="text-align: right;">21</td> <td style="text-align: right;">1,965</td> <td style="text-align: right;">0.57</td> <td style="text-align: center;">5 OR 6</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">20,814</td> <td style="text-align: right;">217</td> <td style="text-align: right;">17,541</td> <td style="text-align: right;">4.97</td> <td style="text-align: center;">5 OR 6</td> </tr> </table>	FLOOR	GROSS FL AREA (SF)	MECHANICAL DEDUCTIONS	ZFA	FAR	USE GROUP	CELLAR	3,456	-	-	-	5B & 6	1ST FL	3,456	70	3,386	0.98	5B & 6	2ND FL	1,986	21	1,965	0.57	5 OR 6	3RD FL	1,986	21	1,965	0.57	5 OR 6	4TH FL	1,986	21	1,965	0.57	5 OR 6	5TH FL	1,986	21	1,965	0.57	5 OR 6	6TH FL	1,986	21	1,965	0.57	5 OR 6	7TH FL	1,986	21	1,965	0.57	5 OR 6	8TH FL	1,986	21	1,965	0.57	5 OR 6	TOTAL	20,814	217	17,541	4.97	5 OR 6	<p style="text-align: center;">SRAA+E Architecture & Engineering, P.C.</p> <p style="text-align: center;">NEW HOTEL 27 EAST 4TH STREET NEW YORK, NY 10003</p> <p style="font-size: small;">BOROUGH: MANHATTAN BLOCK: 544 LOT: 72 ULURP:</p>
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ZONING RESOLUTION	TITLE	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE / NOTES																																																																																							
ZR 42-11, 42-12, 42-14(D)(2)(b)	USES	USE GROUPS 4A, 4B, 4C, 5, 6C, 6E, 7A, 9A, 12B, 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14, 16	USE GROUP 5 OR 6 ABOVE 2ND FLOOR	COMPLIES WITH ZR 42-11, ZR 42-12 & ZR 42-14 D (2)(b)																																																																																							
		ONLY USE GROUPS 7, 9, 11, 16, 17A, 17B, 17C, 17E PERMITTED BELOW 2ND FLOOR	USE GROUP 5B OR 6 BELOW 2ND FLOOR	DOES NOT COMPLY. USE GROUP 6 REQUIRES CPC SPECIAL PERMIT PURSUANT TO ZR 74-712(a)																																																																																							
42-50 SIGNAGE REGULATIONS																																																																																											
ZONING RESOLUTION	TITLE	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE / NOTES																																																																																							
43-53	SIGNAGE REGULATIONS	ILLUMINATED NON-FLASHING SIGNS, NON-ILLUMINATED SIGNS, AND ILLUMINATED FLASHING NON-ADVERTISING SIGNS PERMITTED IN ACCORDANCE WITH SECTIONS 42-531 TO 42-533	TBD	BUILDING SIGNAGE SHALL COMPLY WITH ZR SECTION 42-53																																																																																							
42-54	PERMITTED PROJECTION OR HEIGHT OF SIGNS	PROJECTION AND HEIGHT OF SIGNS PERMITTED IN ACCORDANCE WITH SECTIONS 42-541 TO 42-543		BUILDING SIGNAGE SHALL COMPLY WITH ZR SECTION 42-543																																																																																							
BULK REGULATIONS FOR BUILDINGS IN MANUFACTURING DISTRICTS																																																																																											
ZONING RESOLUTION	TITLE	ALLOWED / REQUIRED	PROPOSED	COMPLIANCE																																																																																							
ZR 43-12	FAR REGULATIONS	MAX 5.0 FAR	17,541 SF @ 1.0 FAR	COMPLIES																																																																																							
		3,456 SF x 5.0 = 17,280 MAX SF	21.0 SF																																																																																								
ZR 43-43	HEIGHT AND SETBACK REGULATIONS	MAX HT OF FRONT WALL: 85 FT OR 6 STORIES	90'-10" (8 STORIES) > 85'-0"	DOES NOT COMPLY; REQUIRES CPC SPECIAL PERMIT PURSUANT TO ZR 74-712(b)																																																																																							
		SKY EXPOSURE PLANE: 2.7 TO 1	NONE PROVIDED																																																																																								
		INITIAL SETBACK 20 FEET ON NARROW STREET	NONE PROVIDED																																																																																								
ZR 43-25	SIDE YARD	NO SIDE YARD SHALL BE REQUIRED ALTHOUGH, IF ANY OPEN AREA PROVIDED, IT SHALL BE MINIMUM OF 8 FEET	NONE PROVIDED	COMPLIES																																																																																							
ZR 43-26	REAR YARD	20 FEET REAR YARD REQUIRED	51'-4" REAR YARD PROVIDED	COMPLIES																																																																																							
ZR 43-02	STREET TREE REGULATIONS	PROVIDE 1 TREE FOR EVERY 25 FEET OF STREET FRONTAGE	2 @ 5' / 25' = 2 TREES	COMPLIES PROVIDED OFF SITE PURSUANT TO ZR 26-41																																																																																							
ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS OFF-STREET PARKING REGULATIONS																																																																																											
ZONING RESOLUTION	TITLE	ALLOWED / REQUIRED	PROPOSED	COMPLIANCE																																																																																							
ZR 44-20	PARKING	NO PARKING REQUIRED	NONE PROVIDED	COMPLIES																																																																																							
ZR 44-52	LOADING	HOTEL (USE GROUP 5) OR OFFICE (USE GROUP 6)																																																																																									
		FIRST 100,000 SF - NONE REQUIRED	NONE PROVIDED	COMPLIES																																																																																							

CURB LEVEL CALCULATIONS:
WEST ELEVATION AT PROPOSED FRONT BUILDING LINE = 42.64 ft.
EAST ELEVATION AT PROPOSED FRONT BUILDING LINE = 42.54 ft.
TOTAL = 85.18 ft.
(85.18 / 2 = 42.59 ft)
AVERAGE CURB LEVEL = 42.59 ft.

NOTE: Applicant's stamp and seal corresponds to the information regarding the development site, zoning lot, and related earth data. Information regarding the surrounding properties is for illustrative purposes only.

ZONING ANALYSIS

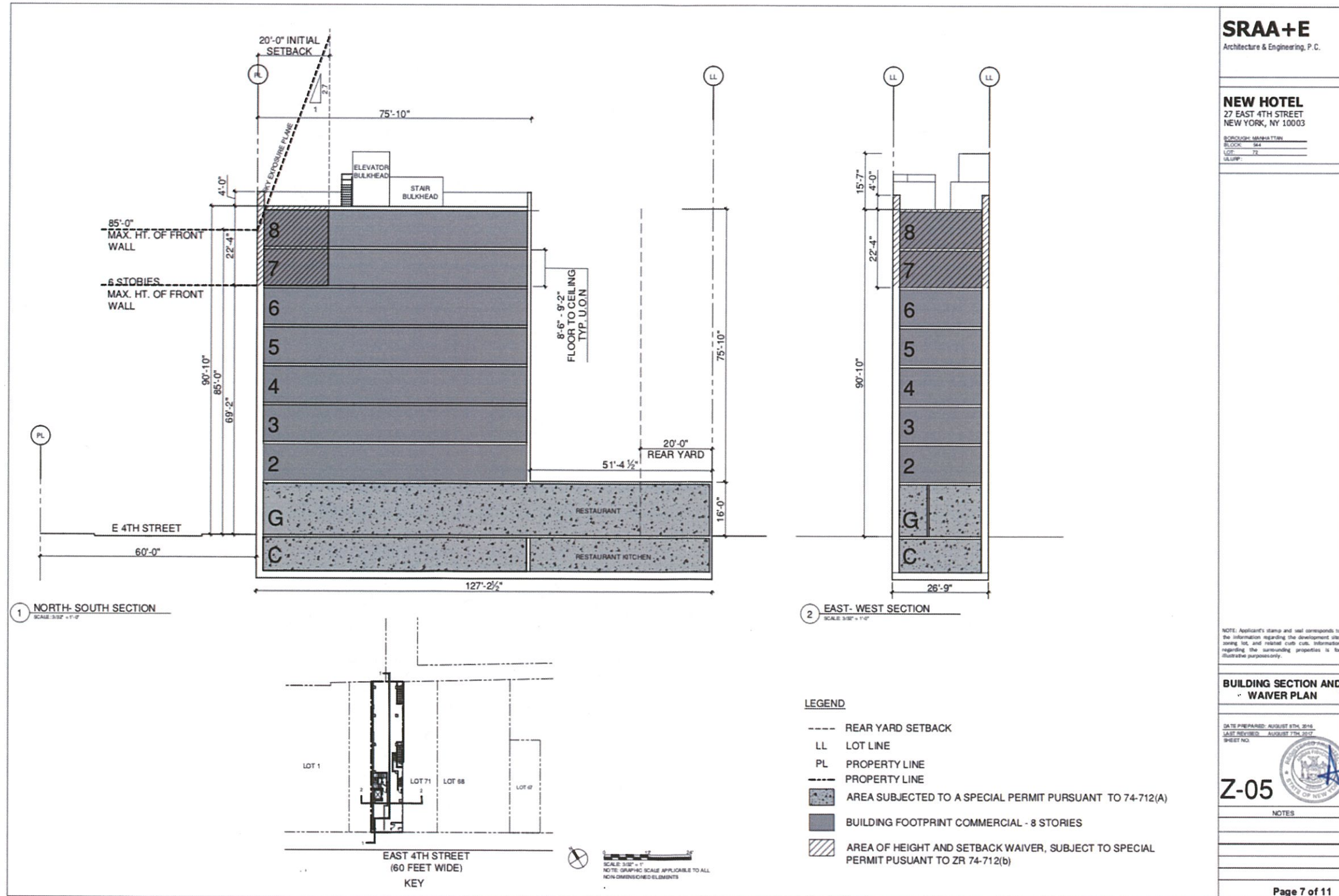
DATE PREPARED: AUGUST 4TH 2016
LAST REVISED: AUGUST 17TH 2017
SHEET NO.

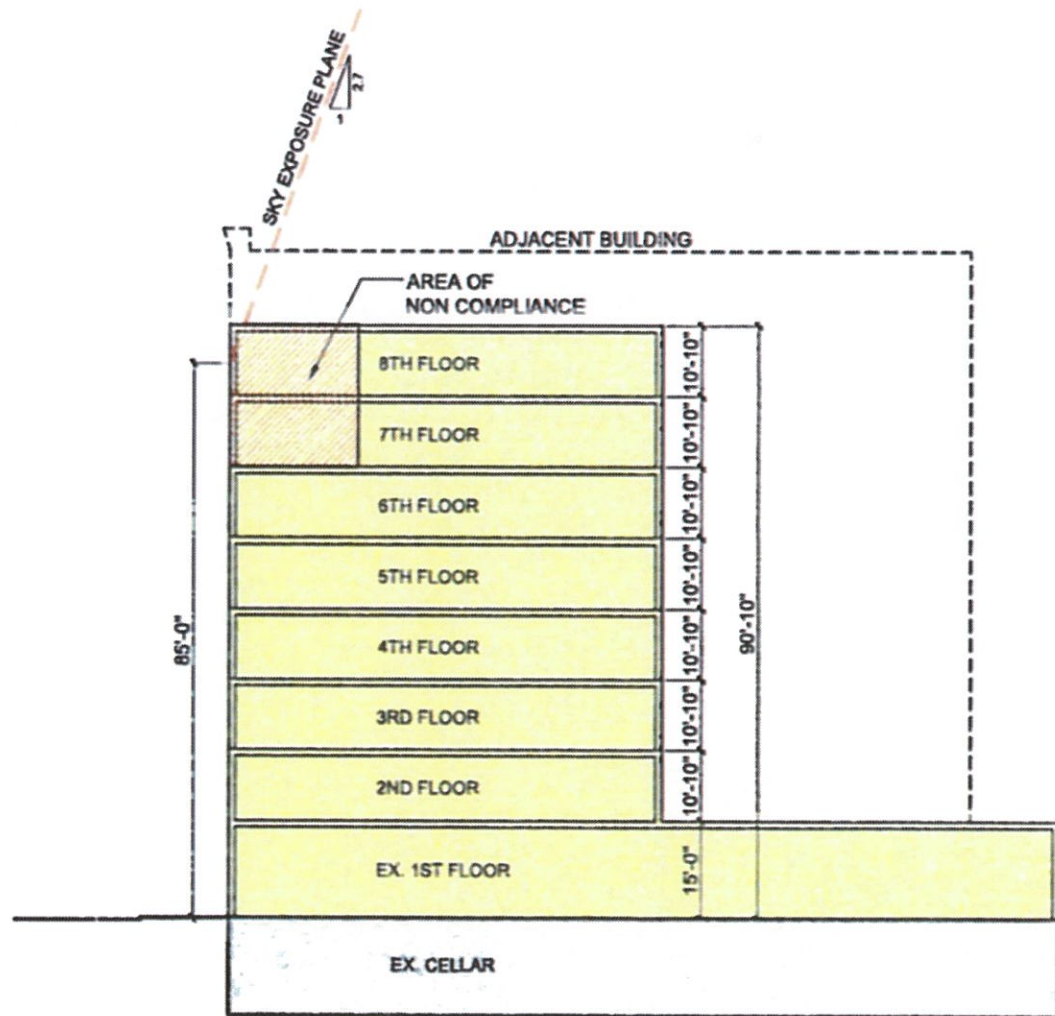


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NOTES

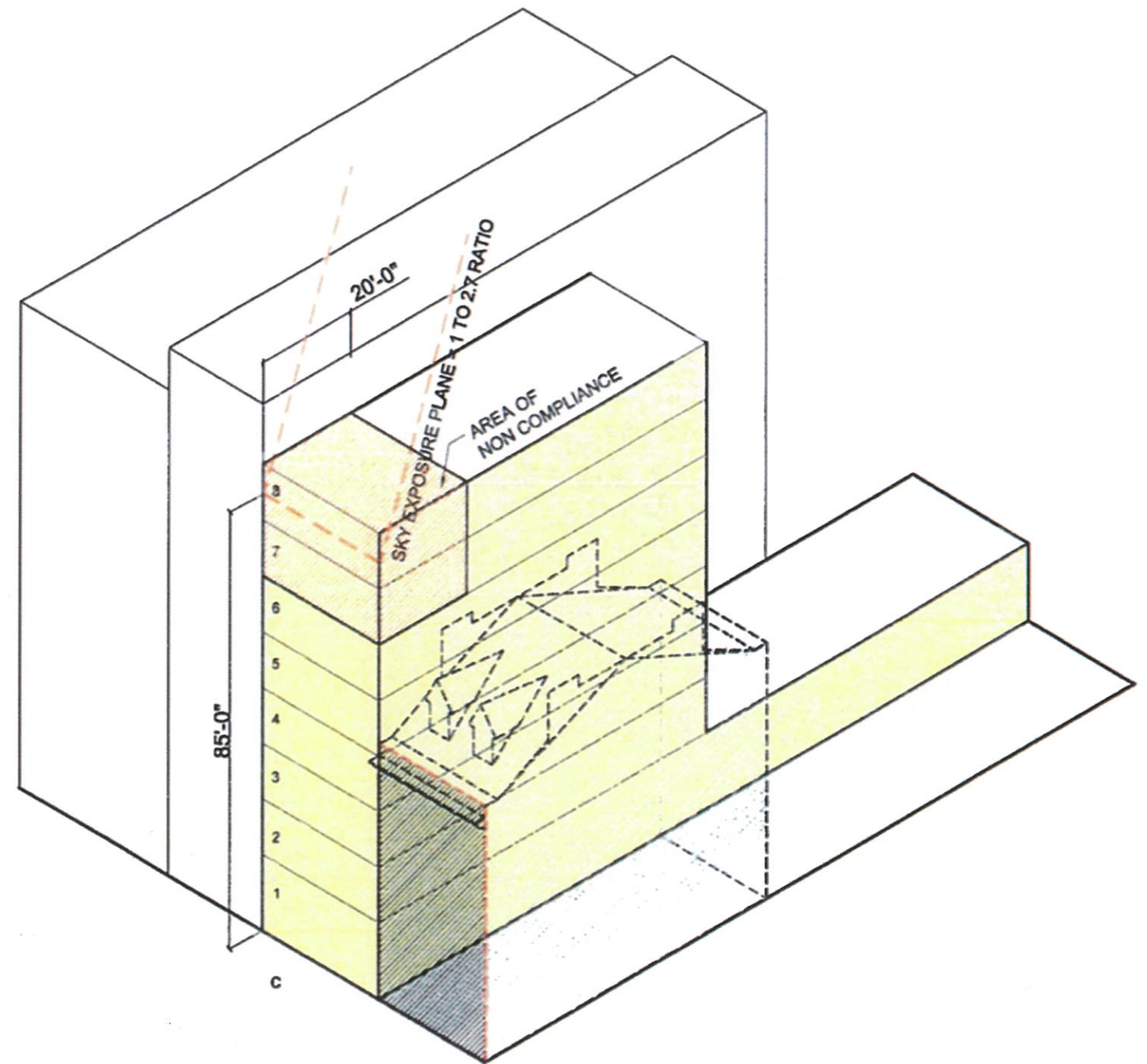
27 East 4th Street Set-Back Waiver Needed





SECTION
SCALE: $\frac{1}{8}'' = 1'-0''$

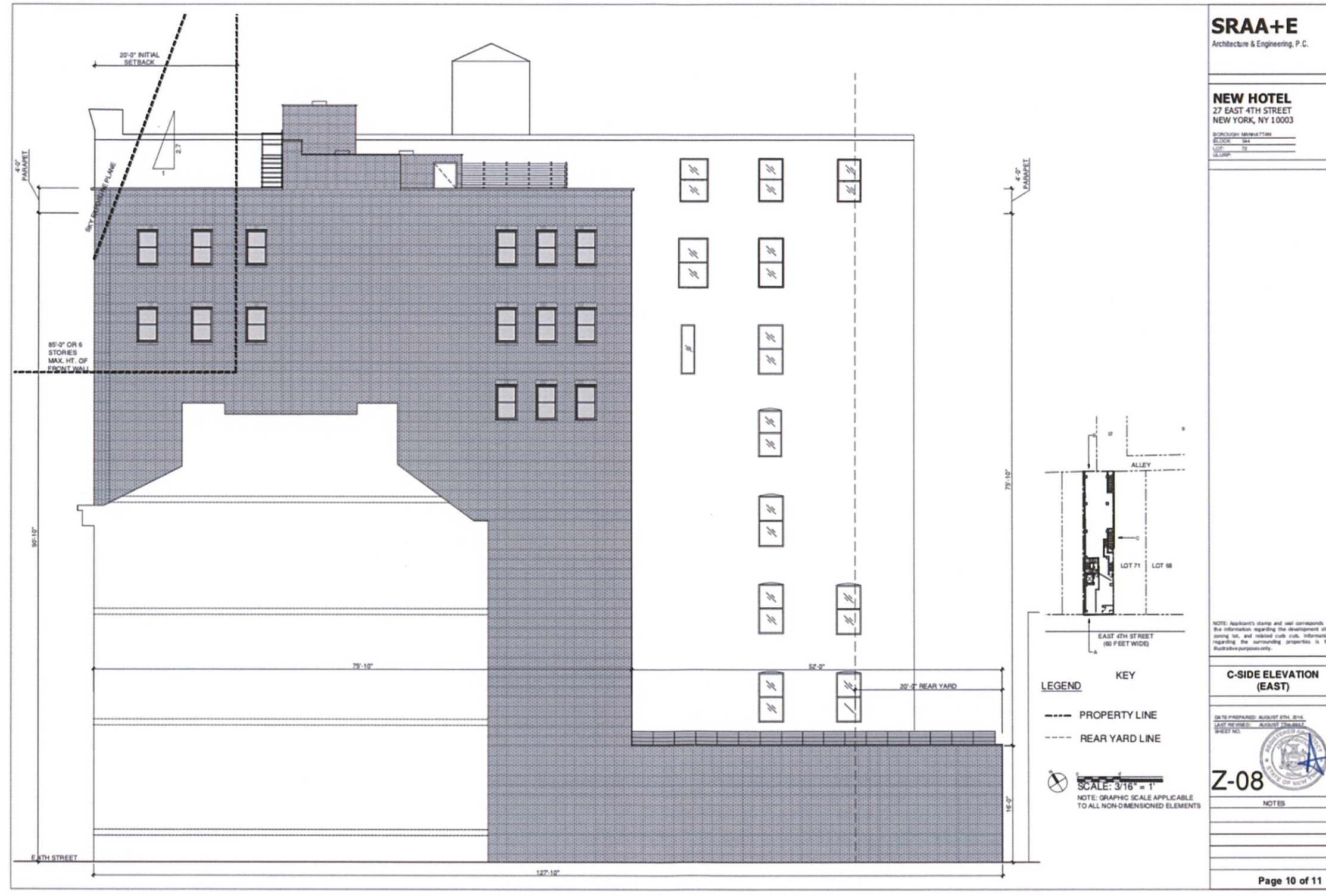
1



AXONOMETRIC
SCALE: $\frac{1}{8}'' = 1'-0''$

2

29 East 4th Street Lot Line Windows with Set-Back



Merchant House Museum Repairs Timeline



Maintaining the Miracle . . .

\$598,000 Restoration to Begin in April

One hundred and seventy-eight years is a long time for an old house to remain standing in this city, much less in its historically accurate state. Some would even call it a miracle.

The preservation of our 1832 landmarked building began in 1933, when the last Tredwell family member died and the house was being turned into a museum. From the beginning, maintaining the historic integrity of the building has been the aim of those entrusted with its care.

We are grateful beyond measure to Council Member Rosie Mendez for the appropriation of \$598,000 from the FY 2008 New York City capital budget for a six-month restoration project. These funds will enable us to continue to preserve one of New York's most important historic structures as well as to update aging utilities.

Face Lift for the Rear Façade
The rear façade will be painted after repairs are made to the cracked stucco. The 1832 windows will be removed and restored (with UV protection) and the

gutter and cornice repaired to correct poor drainage.

Original Look for Garden Wall

At the rear of the garden, a 19th-century-style wooden wall will replace the unsightly cement block wall and chain link fence installed for security during the 1970s. The east garden wall will have the original brick "ventilators" replicated. The Department of Environmental Protection rebuilt the wall in 2008, following damage from the water tunnel construction next door.

And Inside the House

Interior plaster finishes in the front bedroom and study caused by water infiltration from the roof will be restored (The roof was repaired in 2006).

Finally, the electrical system will be upgraded and a sprinkler system installed in the cellar.

The work is slated for completion by early fall, 2010, but rest assured, Museum activities will go on as usual while the work progresses.

Getting Started on Our New Historic Furnishings Plan

While structural restoration is paramount in maintaining the house, it is the décor, the furniture, and the family possessions that transport us most dramatically to the era before the Civil War, our core interpretive period.

With thanks to the Gerry Charitable Trust, we have now begun to implement the recommendations in our recently completed Historic Furnishings Plan.

White Walls Begone!

One of our first projects will be to recreate the original wall finishes of the 1830s. A new scientific paint analysis, generously funded by Benjamin Moore, has revealed that the walls throughout the house were never white, but were finished with color-tinted decorative glazes.

The Rest of the Story

Another important first step in implementing the Plan is to explain more fully how the Tredwell Irish servants fit into life on Fourth Street. This key chapter of our story will involve painting and furnishing one of the dormer rooms on the fourth floor where the servants slept, as well as showing how they performed their many and varied duties throughout the house.

More Research, Too

And we are still learning. While the original floor coverings have disappeared, we are continuing our research to determine what would be appropriate. And the niche of Rococo Revival front parlor furniture needs to be reupholstered, so we are examining fragments in our textile collection. It's all just the beginning. Stay tuned!

June 9, 2011

House-Wide Structural Restoration Nearing Completion

Maintaining our 1832 landmark building requires ongoing work. The current phase of restoration includes repairs to the decorative plaster finishes in a number of our period rooms; a complete upgrade of the Museum's electrical system; repair and painting of the rear façade and 13 original windows; and restoration of the decorative wood cornice on the front façade.

The \$598,000 project, which has been generously funded by our Council Member, Rosie Mendez, is nearing completion. While we remain "open for business" during the restoration work, unfortunately we are not able to display any of the Tredwell dresses in the collection.



The Official Historic House Trust of New York City * 2/4/11 -

Merchant's House Museum; Restoration of this historic 1832 late-Federal and Greek Revival brick row house is slated to begin in March 2011. The scope of work will include the restoration of the rear elevation, the front and rear windows, as well as interior finishes including plaster restoration on the parlor and 2nd floors.

The Official Historic House Trust of New York City * 6/28/11 -

Merchant's House Museum Restoration; Significant cracks on the rear wall to be repaired

The Official Historic House Trust of New York City * 7/1/11 -

Bricks removed around areas of severe cracking. New bricks will be stitched in and then covered with stucco

The Official Historic House Trust of New York City * 7/1/11 -

Beginning to remove the stucco from the rear wall and racking back the existing mortar joints before applying the new stucco

The Official Historic House Trust of New York City * 5/13/13 -

Merchant's House Museum Restoration; Rear facade nearly complete, final window restoration in process.

Emergency Maintenance

Since 2011, Historic House Trust enabled completion of more than \$85,000 in repairs for 29 distinct emergency preservation maintenance projects. HHT leverages private contributions in collaboration with the New York City Parks Dept. to address urgent restoration needs, which often are directly related to issues of access to the houses and life-safety concerns.

Merchant's House Museum

West wall temporary tarp

Broken Window

Vibration monitoring work

Termite Control on the front facade

Boiler Repair

Appraisal for pre-constructive

documentation.

The following is a list of the additional capital projects that HHT will be working on in 2015:

In Design & Planning:

Merchant's House Exterior Restoration – West Wall

Completed:

Merchant's House Front Stoop Gate Project (Private Funding)

Merchant's House Restoration –Sole Source Project

HA, HA, STAYIN' ALIVE, STAYIN' ALIVE, AH, HA, HA, HA.

DO THE HUSTLE
(FOR THE MERCHANT'S HOUSE)

TUESDAY, JUNE 15 — 7 TO 9 PM

ON THE DISCO INFERNO ROOF OF THE CENTRAL PARK ARSENAL

SAVE THE DATE

STAYIN' ALIVE, AH, HA.

Yes, I (We) Would Like to Support the Merchant's House Museum (donations are fully tax-deductible)

2010 Reversion Fund \$_____ (Thank You) Good Neighbor \$60 Family/Young Adult \$80 Senior/Student \$30
 Patron \$125 Cultural Hero \$250 Family Supporter \$500 Leading Light \$1,000 Patron of Virtue \$2,500

Please make all bank payments to the Merchant's House Museum as of usual with this (Form) to 29 East Fourth Street, New York, NY 10003-7003, or change your contribution to: American Express | Visa | MasterCard

Card No _____ Exp _____ Signature _____

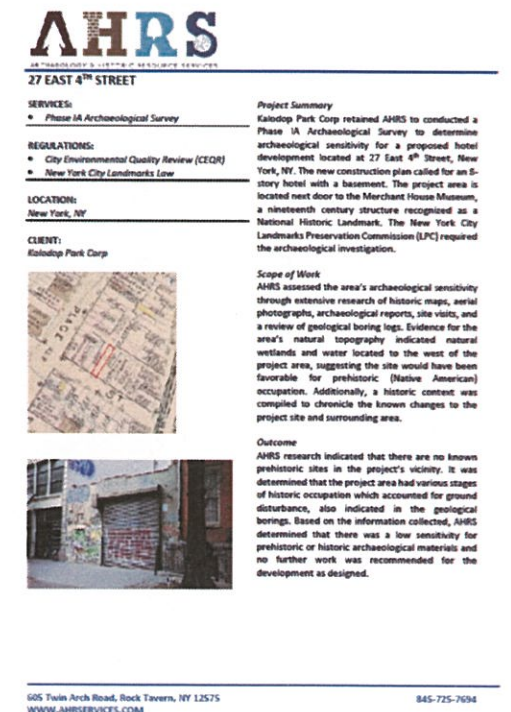
Name/Company _____

Address _____ City/State/Zip _____

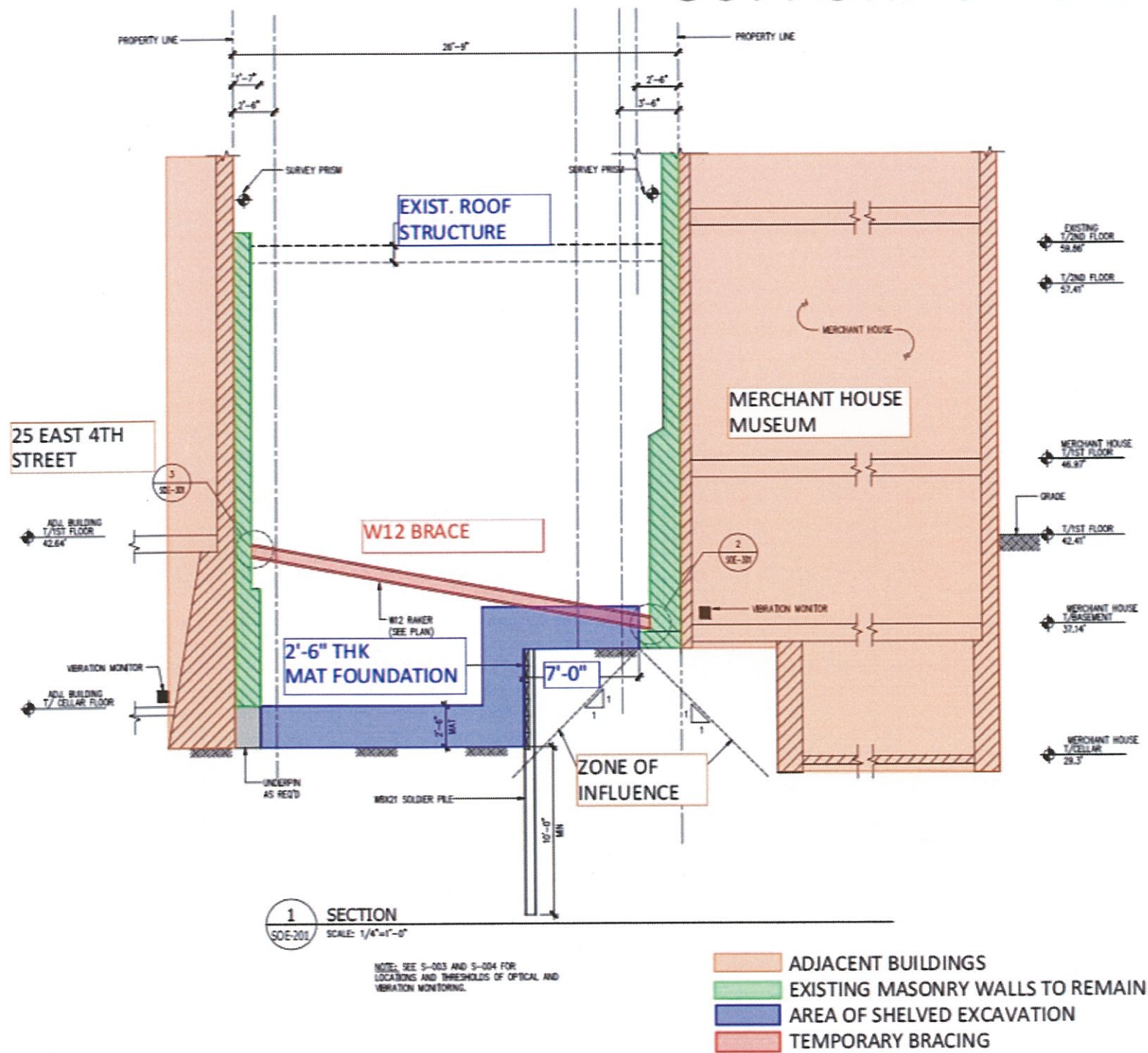
Telephone _____ Email (optional) _____

Pre-Development Extraordinary Efforts

- Site Safety Plan & Adjoining Structures Protection Plan has been vetted for Ownership by three separate firms...it has been timely shared with regulators and neighbors
- GMS Structural Engineering has been on our staff since 2013 working with their counterparts at NYC Parks and NYC Department of Buildings, and the engineer(s) hired by both neighboring buildings
- Pre-Monitoring Vibration Analysis done in 2013-2014 to establish baseline results
- Soil Borings and test pits were made inside our building and along our east wall to find bottom of foundations
- All test pits were dug by hand
- The Archaeologist commissioned by the Ownership, has shared all their findings with LPC and DCP...No Historical Designation is required
- Even before this project, we have been a good neighbor who has cooperated with the Merchants House Museum over the years



SUPPORT OF EXCAVATION & CONSTRUCTION SEQUENCE



Our East Wall between Buildings will Remain

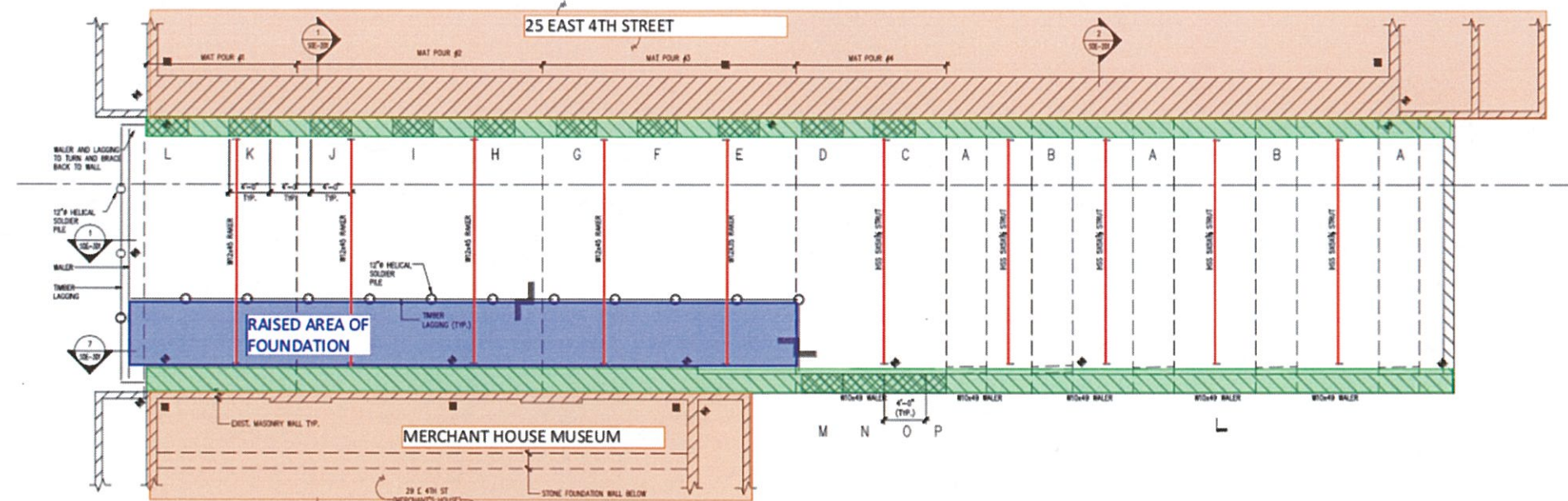


A Historically Sensitive Guide to Digging a Foundation...

- ✓ There is an existing existing 16" thick east wall (which pre-dates our one story structure) left intact from the previous building in perpetuity, which currently provides lateral support. Hence we are donating our eastern wall to the MHM.
- ✓ We are "stepping back" our foundation from the MHM building by approximately 5'6" to isolate our new structure from the MHM and keep out of the "angle of influence" along the building line.
- ✓ This minimizes "settlement" at the adjacent MHM.
- ✓ We will be utilizing "hand-tools" handled by "human power" to dig our foundation in conformance with the Building Code.
- ✓ Our proposed vibration limits meet and are in accordance with all NYC DOB requirements for historic structures. We are not aware of any projects in NYC which have used a lower limit.

Support of Excavation & Construction Sequence

SUPPORT OF EXCAVATION & CONSTRUCTION SEQUENCE



1 SUPPORT OF EXCAVATION PLAN
 SOE-100 SCALE: 3/16"=1'-0" N

- NOTES:
1. EXCAVATE FOR INDIVIDUAL MAT POURS. PREPARED POUR SHALL REACH 90% STRENGTH OR 7 DAY AGE PRIOR TO PROCEEDING TO NEXT POUR.
 2. SEE SOE-201 FOR SEQUENCE OF WORK.
 3. SEE S-303 AND S-304 FOR LOCATIONS AND INTERVALS OF VIBRATION AND OPTICAL MONITORING POINTS.
 4. SOE SHALL BE DESIGNED FOR 40 PSF LATERAL EARTH PRESSURE IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY GEO TECH CONSULTANTS.
 5. SOE SHALL HAVE A MAXIMUM ALLOWED DEFORMATION OF 1" AT THE HEAD OF THE PILES.

- ADJACENT BUILDINGS
- EXISTING MASONRY WALLS TO REMAIN
- AREA OF SHELVED EXCAVATION
- TEMPORARY BRACING

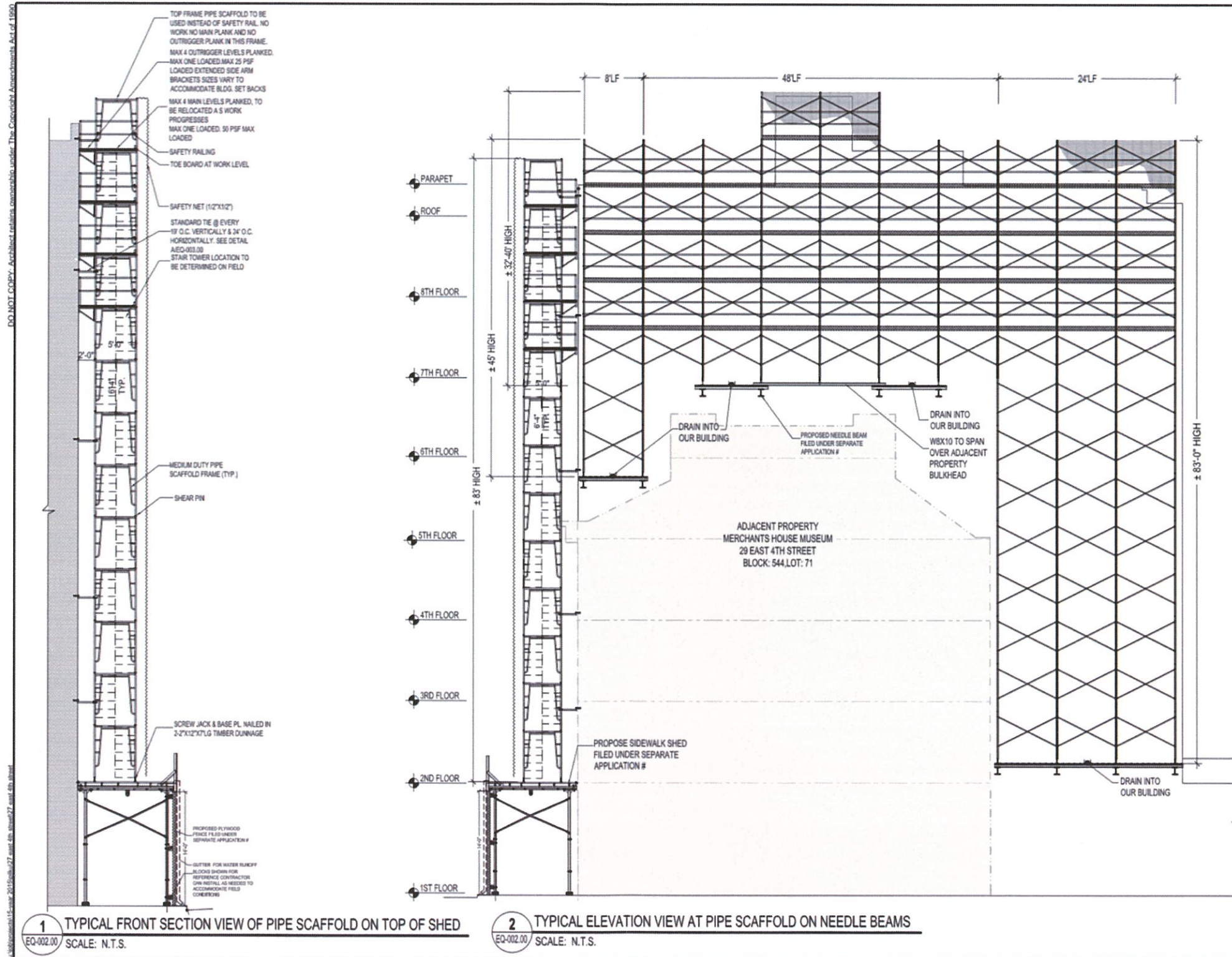
- INDICATES WALL TO BE UNDERPINNING
- INDICATES SEQUENCE OF UNDERPINNING
- INDICATES PLAN LOCATION OF SURVEY POINT
- INDICATES PLAN LOCATION OF VIBRATION MONITOR

-SUPPORT OF EXCAVATION AND CONSTRUCTION FOLLOW A CONTROLLED SEQUENCE THAT MAINTAINS LATERAL BRACING OF MERCHANT HOUSE
 -SHELVED EXCAVATION ADJACENT TO MERCHANT HOUSE STABILIZED WITH AUGERED PILES
 -ROOF OF EXISTING ONE STORY BUILDING WILL REMAIN IN PLACE TO PROTECT EXCAVATION AND BRACE MERCHANT HOUSE

Going above and beyond code requirements by being a good neighbor.

- ✓ We will cantilever protection over the roof of MHM to “catch” any falling objects.
- ✓ We will keep the existing one-story structure during initial foundation work both to minimize vibrations and to provide a water run-off plan that will divert water that would ordinary fill a construction site, “away” from the MHM and its historic structure.
- ✓ The external chimney will be incorporated into an internal shaft-way in our building to preserve the “look and integrity” of the MHM.
- ✓ Our sidewalk shed will be above the MHM entrance way to allow protection for people coming and going with unfettered access.

Scaffolding Plan to Protect Neighboring Buildings



MERCHANT HOUSE MONITORING & PROTECTION PROGRAM

INTRODUCTION

THE ADJACENT PROPERTY TO 27 EAST 4TH STREET HAS BEEN DESIGNATED A NATIONAL HISTORIC LANDMARK. THE MERCHANT HOUSE MUSEUM OR 29 EAST 4TH STREET IS A 4 STORY MASONRY BUILDING WITH WOOD FRAMED FLOORS CONSTRUCTED C. 1832. THERE ARE 1 1/2 STORIES BELOW GRADE WITH THE LOWER CELLAR OCCUPYING A NARROWER FOOTPRINT THAN THE REST OF THE BUILDING. FOR THIS PROJECT WE PROPOSE TO IMPLEMENT A MONITORING PROGRAM IN ACCORDANCE TECHNICAL POLICY AND PROCEDURE NOTICE # 10/88. AS PART OF THIS PROGRAM WE WILL PERFORM A PRE-CONSTRUCTION SURVEY TO DETERMINE THE EXISTING STATE OF THE STRUCTURE, INSTALL SEISMOGRAPHS AND A TILT METER TO MONITOR VIBRATIONS WITHIN THE BUILDING AND SURVEY THE STRUCTURE FOR ANY MOVEMENT DURING THE COURSE OF THE WORK.

PRE-CONSTRUCTION SURVEY

A PRECONSTRUCTION SURVEY OF THE MERCHANT HOUSE WILL BE PERFORMED. THIS SURVEY WILL CONSIST OF REVIEWING THE MASONRY FACADE FOR ANY SIGNS OF DISTRESS INCLUDING BULGING, CRACKING AND MORTAR DETERIORATION. TELLTALES (CRACK MONITORS) WITH AN ACCURACY OF 0.001 INCHES WILL BE INSTALLED ON ANY OBSERVED CRACKS FOR MONITORING ANY CHANGE IN CRACK WIDTH DURING THE COURSE OF THE PROJECT. A COMPLETE PHOTOGRAPHIC AND VIDEO LOG OF THE MASONRY FACADE AND ANY ACCESSIBLE INTERIOR SPACES WILL BE ESTABLISHED. PARTICULAR ATTENTION WILL BE PAID TO EXISTING HISTORIC PLASTER SURFACES INSIDE THE BUILDING. IN ADDITION, THE EXISTING FACADE WILL BE SURVEYED BY A LICENSED SURVEYOR FOR PLUMBNESS AND TO ESTABLISH BENCHMARK ELEVATIONS AND LOCATIONS FOR MONITORING OF ANY BUILDING MOVEMENTS. THESE SURVEYS WILL BE PROVIDED TO THE ADJACENT PROPERTY OWNER (NYC PARKS) ON DEMAND.

VIBRATION MONITORING

WE WILL INSTALL A TOTAL OF (2) CONSTRUCTION VIBRATION (SEISMOGRAPHIC) MONITORING SYSTEMS IN PREDETERMINED LOCATIONS IN EACH BUILDING ADJACENT TO DEMOLITION AND CONSTRUCTION OPERATIONS TAKING PLACE AT THE 27 EAST 4TH STREET SITE. THE MONITORS WILL BE MOVED PERIODICALLY AS CONSTRUCTION OPERATIONS PROGRESS. WE WILL MEASURE, RECORD, ANALYZE AND REPORT ON VIBRATION ABOVE A THRESHOLD LEVEL OF 0.2 IN/SEC DUE TO DEMOLITION OR CONSTRUCTION ACTIVITIES. (NYC DOB MAXIMUM PERMISSIBLE IS 0.50 IN/SEC FOR LANDMARK STRUCTURES.) SEE SHEET S-011 FOR ADDITIONAL INFORMATION.

ROUTINE REPORTING ON VIBRATION LEVELS WILL BE TRANSMITTED VIA CELLULAR/ELECTRONIC NOTIFICATION TO PARTIES DESIGNATED BY THE CLIENT. DAILY REPORTS SUMMARIZING PEAK VIBRATION DURING THE MOST RECENT 24 HOUR PERIOD WILL BE TRANSMITTED TO CLIENT-DESIGNATED PARTIES ON A DAILY BASIS. A COPY OF TRANSMITTED DATA AND REPORTS WILL BE MAINTAINED BY THE CONSULTANT AND WILL BE MADE AVAILABLE TO THE CLIENT UPON REQUEST.

TILT MONITORING

WE WILL INSTALL A BIAXIAL TILT MONITORING SYSTEM IN THE UPPER FLOOR OF THE MERCHANT HOUSE. THE LOCATION, ALONG WITH THE NECESSARY INTERNAL WIRING DOWN TO THE BASEMENT, WILL BE COORDINATED WITH THE OWNER.

OPTICAL MONITORING

DURING THE COURSE OF WORK A REAL TIME MONITORING SYSTEM INSTALLED BY A LICENSED SURVEYOR, SUCH AS A PRE-PROGRAMMED TOTAL STATION, WILL SURVEY THE BENCHMARKS ESTABLISHED ABOVE FOR ANY SIGNS OF MOVEMENT OF THE ADJACENT BUILDING. THE ACCURACY OF THIS MONITORING WILL BE +/- 0.01 FT. THE TOTAL NUMBER OF PRISMS AND FREQUENCY OF MONITORING CYCLES WILL BE COORDINATED WITH ADJACENT PROPERTY AND NYC DOB. SEE SHEET S-011 FOR ADDITIONAL INFORMATION.

ACTION PLAN

PRIOR TO CONSTRUCTION- ANY AREAS OF THE EXISTING MASONRY WALL SUPPORTING THE WESTERN SIDE OF THE MERCHANT HOUSE THAT ARE IDENTIFIED TO BE IN DISTRESS OR DEEMED LIKELY TO BE DESTABILIZED DURING THE COURSE OF WORK WILL BE DOCUMENTED IN THE PRE-CONSTRUCTION SURVEY REPORT. THESE AREAS WILL BE BROUGHT TO THE ATTENTION OF THE ADJACENT PROPERTY OWNER. NO CONSTRUCTION SHALL COMMENCE PRIOR TO REPAIR OF THESE AREAS OR, IF APPLICABLE, ADDITIONAL SHORING PROVIDED TO MITIGATE THE POTENTIAL FOR DESTABILIZATION OF THE EXISTING MASONRY.

DURING CONSTRUCTION- SEE S-011 FOR DURING CONSTRUCTION ACTION PLAN

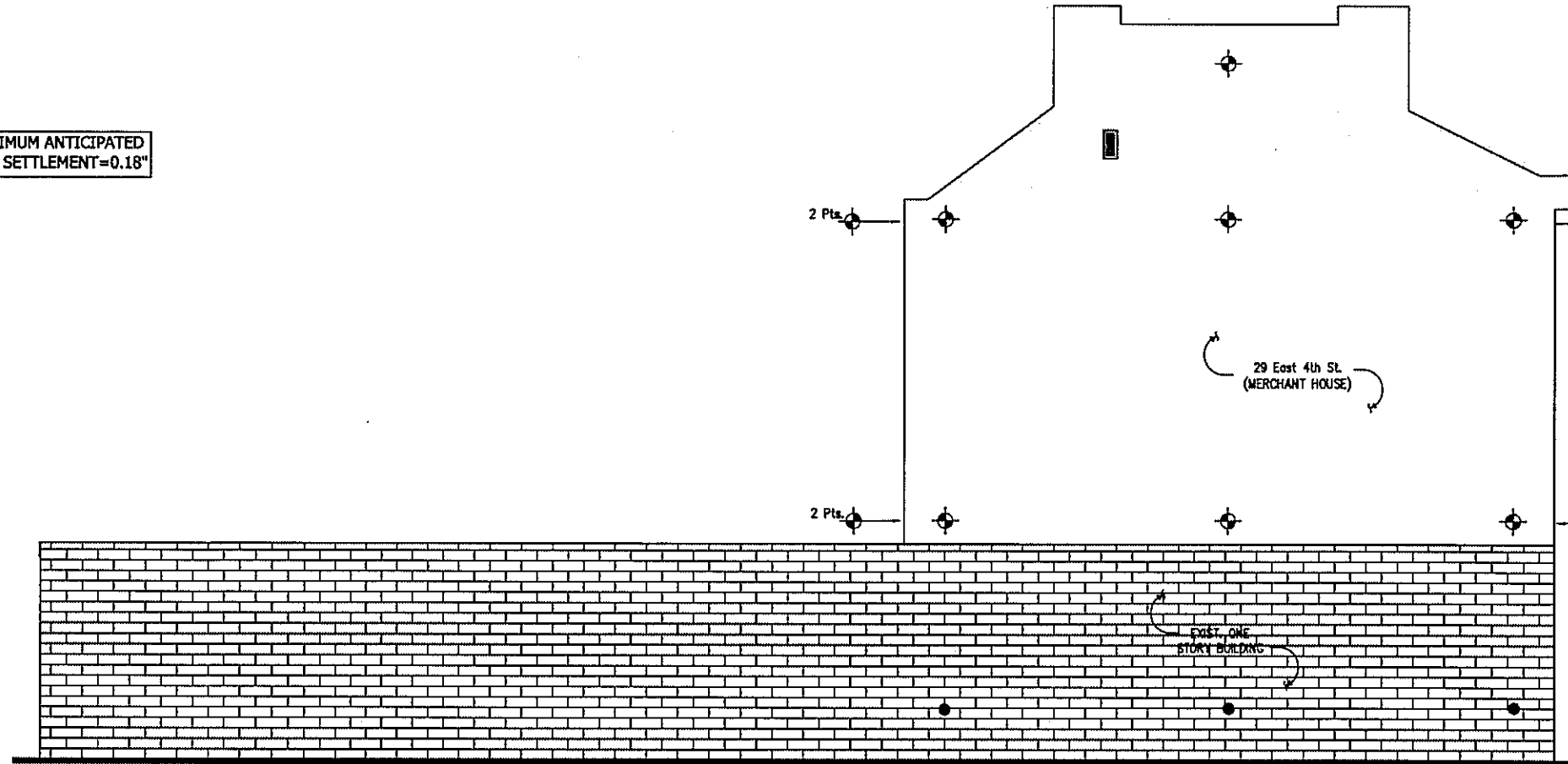
POST-CONSTRUCTION SURVEY

AFTER THE NEW STRUCTURE IS COMPLETE, A POST-CONSTRUCTION SURVEY OF THE MERCHANT'S HOUSE WILL BE PERFORMED. THIS SURVEY WILL CONSIST OF VISUAL OBSERVATION, AND WRITTEN, PHOTOGRAPHIC AND VIDEO RECORDING OF THE RELEVANT MASONRY AND PLASTER SURFACES OF THE BUILDING. IN ADDITION, THE EXISTING FACADE WILL BE SURVEYED BY A LICENSED SURVEYOR AND COMPARED WITH THE INITIAL SURVEYS AT THE START OF THE PROJECT. THE SURVEYS WILL BE PROVIDED TO THE ADJACENT PROPERTY OWNER (NYC PARKS DEPT) ON DEMAND.

TPPN #10/88 CHECKLIST

SUPPLEMENTARY PROCEDURES: THE ARCHITECT OR ENGINEER DESIGNATED FOR CONTROLLED INSPECTION OF CONSTRUCTION REQUIRED FOR OR AFFECTING THE SUPPORT OF ADJACENT PROPERTIES OR BUILDINGS REQUIRED BY SECTION 27-724 (C26-1112.6) SHALL INSTITUTE A MONITORING PROGRAM FOR ADJACENT HISTORIC STRUCTURES AND FOR ANY EXISTING STRUCTURE DESIGNATED BY THE COMMISSIONER. THE

MAXIMUM ANTICIPATED MAT SETTLEMENT=0.18"



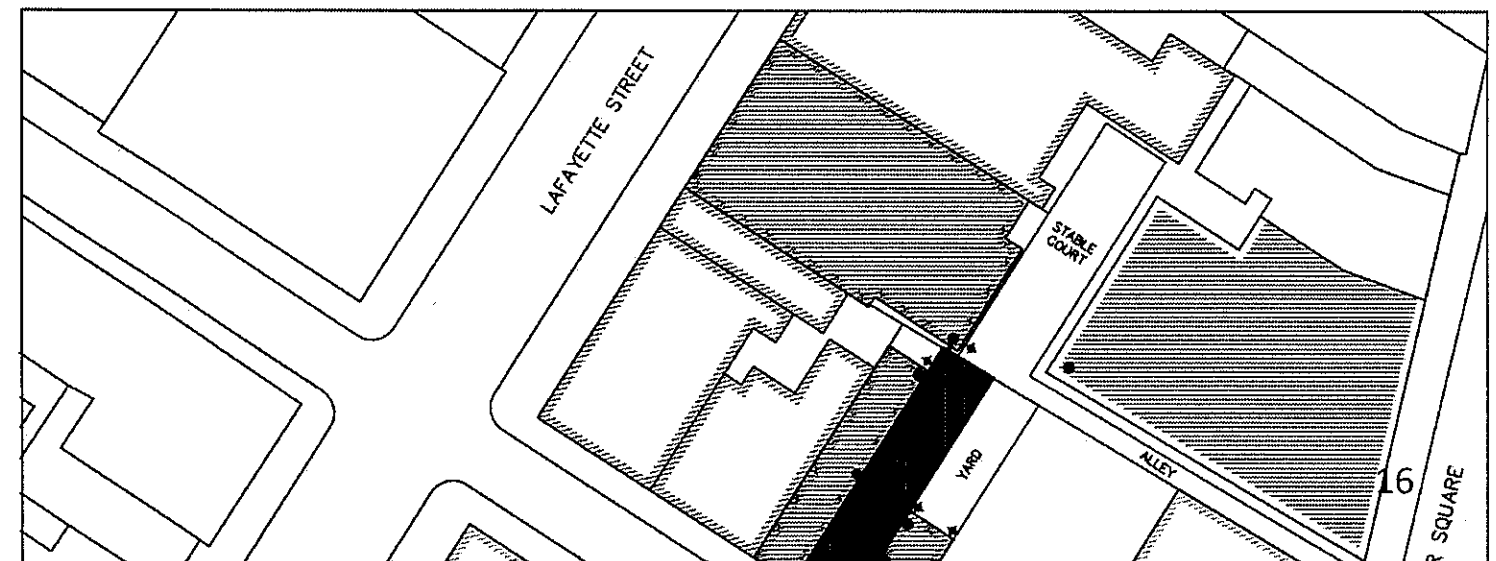
TPPN #10/88 CHECKLIST (CONTINUED)

- 3.3. MAINTAINING ACCURATE RECORDS, INCLUDING THE LOCATION OF THE BLAST, TOTAL EXPLOSIVE WEIGHT IN THE BLAST, MAXIMUM EXPLOSIVE WEIGHT PER DELAY (OR THE EXPLOSIVE WEIGHT IN EACH BLAST HOLE AND THE DESIGNATION OF THE DELAY CAP USED IN EACH HOLE).
-NOT APPLICABLE
- 4.0. ESTABLISHMENT OF CRITERIA FOR ANY TEMPORARY RETAINING WALL STRUCTURE.
 - 4.1. THE MAXIMUM PERMISSIBLE HORIZONTAL AND VERTICAL MOVEMENT OF THE TEMPORARY RETAINING WALL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE.
-RETAINING WALL STRUCTURE ALONG 4TH STREET WILL BE DESIGNED ACCORDINGLY.
- 5.0. ESTABLISHMENT OF MOVEMENT CRITERIA FOR THE HISTORIC BUILDING.
 - 5.1. THE MAXIMUM PERMISSIBLE VERTICAL AND HORIZONTAL MOVEMENT SHALL BE 1/8 IN. (3MM).
-MOVEMENT WILL BE MONITORED AS DESCRIBED ON THIS SHEET.
- 6.0. ESTABLISHMENT OF CRITERIA FOR GROUND WATER.
-NOT APPLICABLE
- 7.0. ESTABLISHMENT OF A MONITORING PROGRAM.
-MONITORING WILL BE CONDUCTED AS DESCRIBED ON THIS SHEET.
- 8.1. A LICENSED SURVEYOR SHALL BE RETAINED TO MONITOR MOVEMENTS AND TILTING OF THE HISTORIC BUILDINGS AND THE TEMPORARY RETAINING SYSTEM.
 - 8.1.1. SETTLEMENTS OF THE STREET AND OF SELECTED POINTS ON THE GROUND ARE TO BE MONITORED.
 - 8.1.2. SURVEY MEASUREMENTS SHALL BE MADE IN SEAL TIME.
 - 8.1.3. OPTICAL SURVEY READINGS SHALL BE TAKEN TO AN ACCURACY OF ±0.01 FT. (3MM).
- 8.2. TELLTALES SHALL BE INSTALLED ACROSS EXISTING CRACKS AND IN OTHER SENSITIVE AREAS TO PERMIT CHANGES IN CRACK WIDTH TO BE MEASURED.
 - 8.2.1. A MICROMETER SENSITIVE TO 0.001 IN. (0.003 MM.) SHALL BE USED TO MONITOR CRACK WIDTHS AT LEAST ONCE A DAY.

1 WEST SURVEY ELEVATION
SCALE: 1/8"=1'-0"

LEGEND:

- SURVEY POINTS TO ES OF PLUMB AND TO BE CONSTRUCTION FOR M
- BIAXIAL TILT METER
- VIBRATION MONITOR



27 East 4th Street Monitoring & Protection

MONITORING & PROTECTION PROGRAM

MONITORING TASK	MINIMUM REQUIRED BY TPN 10/88	PROPOSED FOR MERCHANT HOUSE MUSEUM	PROPOSED FOR ALL OTHER ADJACENT LANDMARK BUILDINGS (25 E. 4th Street, 403 Lafayette Street, 16 Cooper Square)
DISPLACEMENT MONITORING	SURVEY MEASUREMENTS 2X WEEK. MAX ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT 1/4"	CONTINUOUS AUTOMATIC SURVEY DURING DEMOLITION AND EXCAVATION. MAX ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT 1/4"	SURVEY MEASUREMENTS MADE TWICE A WEEK TO AN ACCURACY OF 0.001 FT. MAXIMUM ALLOWED VERTICAL AND HORIZONTAL DISPLACEMENT 3/8 IN.
CRACK MONITORING	TELLTALES ACROSS EXISTING CRACKS IN MASONRY MEASURED DAILY.	TELLTALES ACROSS EXISTING CRACKS IN MASONRY MEASURED DAILY.	"TELLTALES" INSTALLED ACROSS EXISTING CRACKS IN MASONRY MEASURED TWICE DAILY. MICROMETER SENSITIVE TO 0.001 IN. PHOTOGRAPHS TO BE TAKEN WEEKLY.
TILT MONITORING	NONE REQUIRED	CONTINUOUS AUTOMATIC TILT METER DURING DEMOLITION AND EXCAVATION	N/A
VIBRATION MONITORING	MAXIMUM PEAK PARTICLE VELOCITY=0.5 IN/S	MAXIMUM PEAK PARTICLE VELOCITY=0.5 IN/S. REVIEW THRESHOLD =0.2 IN/S	MAXIMUM ALLOWED PEAK PARTICLE VELOCITY : 0.5 IN/S
PRE-CONSTRUCTION SURVEY	PHOTOGRAPH TELLTALES	PHOTOGRAPH AND VIDEO SURVEY OF EXTERIOR AND INTERIOR ACCESSIBLE SPACES	PHOTOGRAPHIC SURVEY OF EXTERIOR AND INTERIOR ACCESSIBLE SPACES DIRECTLY ADJACENT TO CONSTRUCTION

MERCHANT HOUSE ACTION PLAN DURING CONSTRUCTION

- DISPLACEMENT, CRACK, TILT AND VIBRATION MONITORING IN ACCORDANCE WITH ADJACENT CRITERIA.
- IN THE EVENT THAT NOTIFICATION AND REVIEW THRESHOLDS ARE REACHED:
 - THE CLIENT-DESIGNATED PARTIES, IE CONTRACTOR, OWNER, ENGINEER, AND ADJACENT PROPERTY OWNER, SHALL BE NOTIFIED VIA EMAIL IMMEDIATELY.
 - THE CONTRACTOR SHALL PROVIDE A WRITTEN EXPLANATION OF THE ACTIONS WHICH CAUSED THE VIBRATION OR MOVEMENT, AND IDENTIFY STEPS BEING TAKEN TO MINIMIZE FUTURE VIBRATION OR MOVEMENT.
 - THE ENGINEER SHALL REVIEW THE DATA AND MAKE RECOMMENDATIONS AS RELEVANT.
- IN THE EVENT THAT MAXIMUM VIBRATION OR DISPLACEMENT CRITERIA ARE EXCEEDED:
 - CONTRACTOR SHALL CEASE CONSTRUCTION ACTIVITIES AND CONSULT WITH ENGINEER OF RECORD. ADJACENT PROPERTY OWNER AND DEPARTMENT OF BUILDINGS SHALL BE NOTIFIED IMMEDIATELY.
 - ENGINEER OF RECORD TO REVIEW DATA AND OBSERVE/DOCUMENT ADJACENT STRUCTURES FOR SIGNS OF DISTRESS. ANY SIGNS OF DISTRESS TO BE BROUGHT TO THE ATTENTION OF THE ADJACENT STRUCTURES OWNER.
 - IF SIGNIFICANT SIGNS OF DISTRESS ARE FOUND AND/OR MOVEMENT BEYOND 1/4" NOTED WORK SHALL NOT PROCEED UNTIL THE CAUSE OF THE DISTRESS/MOVEMENT IS IDENTIFIED AND STEPS ARE TAKEN TO PREVENT ADDITIONAL DISTRESS OR MOVEMENT. ANY STRUCTURAL DAMAGE SHALL BE REPAIRED PRIOR TO WORK PROCEEDING.
 - IF NO SIGNS OF DISTRESS ARE FOUND AND/OR MOVEMENT DOES NOT EXCEED 1/4" WORK MAY PROCEED, BUT EQUIPMENT OR METHODS BEING USED SHALL BE ALTERED OR TERMINATED TO PREVENT VIBRATION AND/OR DISPLACEMENT CRITERIA FROM BEING EXCEEDED.

-MONITORING PROGRAM MEETS OR EXCEEDS TPN 10-88
 -SETTLEMENT MONITORING COMPLETED BY AUTOMATIC TOTAL STATION WITH REALTIME REPORTING IN LIEU OF BI-WEEKLY
 -ADDITIONAL VIBRATION REVIEW THRESHOLD OF 0.2 IN/S HELPS ANTICIPATE HIGHER VIBRATION
 -BASELINE MONITORING COMPLETE JUNE-OCTOBER 2012 HAD 5 VIBRATION EVENTS ABOVE 0.5 IN/S. HIGHEST OF 0.622 IN/S.



August 3, 2018

The owner of the development site must ensure that its work is undertaken using the utmost care, beyond that of a typical construction project. To this end, Parks will coordinate with the owner of 27 East 4th Street (“Owner”) and the Operator to enable a comprehensive pre-construction conditions survey of the Museum’s existing interior and exterior conditions acceptable to Parks, which will be funded by the Owner. The survey shall be performed by expert historic preservation consultants, experienced in the analysis and construction methods of similar historic buildings. Analysis from this survey will be used to inform the Owner’s design and means and methods of construction and the creation of a monitoring and protection plan (the “M&P Plan”) for the Museum prepared by the Owner in consultation with the Operator, Parks, and the Department of Buildings.

August 3, 2018

The Old Merchant's House is individually designated and outside of the adjacent NoHo Historic District Extension where 27 East 4th Street is situated. While the Landmarks Law section 25-307 doesn't require the Commission to consider impacts of work on buildings outside of the historic district, the Commission will consider impacts of work on an individual landmark. And it did so in this case.

The Commission routinely approves new construction adjacent to historic buildings, and recognizes that such construction can occur safely and appropriately. This includes new buildings, major additions, and excavation and underpinning of historic buildings. In addition, under the Department of Buildings TPPN 10/88, a construction protection plan, including vibration monitors, is required for construction adjacent to LPC-designated property. The function of this monitoring is to ensure that vibration levels affecting a historic building are monitored, and work is required to stop if vibrations exceed certain levels. If this were to occur, then the construction contractor is required to cease work that exceeds the standards or implement alternative construction techniques that will not exceed the standards.

I should also note that implementation of a construction protection plan is a standard form of mitigation in environmental review analysis under CEQR, SEQRA and NEPA for potential construction-related impacts to historic structures.

Frederick Bland
Vice Chair

August 3, 2018

In approving the new building, the Commission explicitly recognized that the work was occurring next to the Old Merchant's House and required that "the excavation will be supervised by a professional licensed engineer and that the applicant will provide all appropriate safeguards to ensure that the structural integrity of the adjacent buildings are protected and will carefully monitor the excavation and construction to ensure that the work will not diminish the special architectural or historic character [sic] adjacent buildings." In addition, the applicant is required, after receiving approval from the City Planning Commission, to submit the final DOB construction plans and filing drawings to the LPC for review. These materials will include the Support of Excavation drawings and materials, as well as the protection plan. Since approving the application for a new building at this site in 2014, the LPC has retained preservation engineers who are tasked with reviewing significant excavation and other structural or engineering issues. These engineers will review the materials submitted by the developer of 27 East 4th Street to ensure compliance with these requirements.

Sincerely Yours,



Mark A. Silberman

Cc: Frederick Bland, Vice-Chair
Sarah Carroll, Executive Director
Jared Knowles, Director, Preservation Department
Cory Herrala, First Deputy, Preservation Department

Engineering Firm in Charge of Protection Planning

Karl J. Rubenacker PE, SE, CWI, Partner

Joe Mugford PE, Associate Partner

GILSANZ MURRAY STEFICEK LLP

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LANDMARKS
CONSERVANCY**

“Find a Professional” Engineer



Rick D. Chandler, P.E.
Commissioner

August 6, 2018

DOB recommends, at a minimum, that the Commission require as a condition for its approval, the following: (i) that the owner of the Proposed Development at 27 East 4th Street hire a NYS registered design professional/engineer acceptable to Parks and DOB to perform an independent third party peer review of the monitoring thresholds to be set forth in the M&P Plan, and to determine the extent of survey and the construction monitoring resulting from the proposed design and construction; (ii) that such construction monitoring records be maintained at the Proposed Development site and made available upon request to the City, including Parks, DOB, and the Landmarks Preservation Commission ("LPC"); (iii) that all monitoring reports and survey data be provided to Parks at the frequency agreed to in the M&P Plan; and (iv) that any proposed construction documents for the Proposed Development be submitted to Parks.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Timothy D. Lynch".

Timothy D. Lynch, P.E. 22
DOB Chief Engineer, Enforcement



1. Monitoring plan has been prepared, with specific attention to the Merchant's House. Note that the proposed plan is more protective of and exceeds the requirements of TPPN 10/88 for the Merchant's House.
2. The proposed vibration limits to be included within our construction protection plan are consistent with NYC's adopted criteria for vibration limits set forth in the NYC Building Code. We undertook on-site vibration monitoring at the Merchant's House Museum from June 2012 through March 2013 and note that our results include several dozen recorded vibration events between .15 and .25 in/sec, several dozen between .25 and .5 in/sec, and approximately one dozen above 0.5 in/sec. The request to limit acceptable vibration as set forth in the NYC Building Code from 0.5 in/sec. to 0.2 in/sec not only exceeds the vibration limits that Merchant's House already experiences but, we believe is an unreasonable standard that has not been adopted by the City of New York. In fact, we are not aware of any projects in NYC which have used such a lower limit.
3. There is no underpinning intended at southeast corner of site, nor is underpinning of neighboring structure intended at southwest corner. The treatment of gaps between underpinning piers is for underpinning the lot line wall of 27 East 4th street and does not concern the neighboring structures. Soil will remain between piers due to the minimal load (it is only supporting the self-weight of this two story high wall).

Special Measures Incorporated in Design and Construction

- ✓ 16" thick Common Wall from 1935 structure adjacent west wall of MHM will remain undisturbed...forfeiting 1600 SF of buildable space
- ✓ Providing a stepped back foundation wall approximately 5.5 feet away outside the angle of influence from MHM to avoid underpinning...forfeiting 600 SF of basement space...this "modification" has intimately affected the placement of fixtures and planning for necessary building services
- ✓ We will excavate using hand-tools adding expense and time
- ✓ Scaffolding/external protection planned for above MHM "exceeding" DOB code requirements
- ✓ Water run-off plan (maintaining the existing one-story building while pouring foundation) will keep moisture away from MHM property line.
- ✓ Real-time vibration monitoring plan in place which will relay any spikes to our project engineer and the DOB on a timely basis

Summary

1. Since 2011, the Applicant has worked with Landmarks, DOB, Parks and Elected Officials to come up with a plan that is consistent with the NoHo Historic District Extension by replacing a one-story, problematic, “eye-sore”.
2. Before we start construction activities, we expect to enter into an industry standard “commercially reasonable” construction protection agreement with our neighbors. On August 13th we were asked by CM Rivera to facilitate a meeting between our Engineer and the MHM Engineer that has yet to happen.
3. We have offered to engage and fund the Geotechnical Engineer who prepared a report for MHM in 2012 which needs to be updated as it does not reflect the proposal that you see before you today. There has been no response from MHM.
4. As local residents, we understand the importance of making a new commercial building a “good neighbor” and have gone to extraordinary lengths to come up with a construction plan that has been vetted by three separate firms.
5. This project is now literally “shovel-ready” and awaiting its final approvals.

FACT SHEET

1881-1885 McDonald Avenue

Rezoning from R5 to R7A/C2-4 with Mandatory Inclusionary Housing

1. Actions:

- a. ***Zoning Map Amendment*** – From R5 to R7A/C2-4 (within Special Ocean Parkway District);
- b. ***Zoning MIH Text Amendment*** – To allocate 30% of floor area to households with incomes averaging 80% of AMI.

2. Rezoning Area:

- a. Four (4) properties on two (2) opposite blocks with frontage along both McDonald Avenue and Quentin Road;
- b. Block 6633, Lots 45 & 48; Block 6658, Lots 1 & 86.

3. Proposed Building:

- a. ***Total Building Floor Area: 48,179 zoning square feet (zsf) or 4.3 FAR (4.6 FAR maximum permitted):***
 - i. 42,381 zsf residential;
 - ii. 5,798 zsf commercial/ground floor retail.
- b. ***Height:***
 - i. 8 stories (*15' setback after 6th floor*);
 - ii. 85' maximum building height (*95' maximum permitted in R7A/C2-4*).
- c. ***35 Unit Breakdown:***
 - i. 4 one-bedrooms;
 - ii. 25 two-bedrooms;
 - iii. 4 three-bedrooms;
 - iv. 2 four-bedrooms;
 - v. **Total: 35 units**
 - 11 affordable;
 - 24 market rate.
- d. ***Affordable Unit Breakdown (11 units offered to incomes averaging 80% of AMI):***
 - i. Two 2-bedrooms at 60% of AMI (rent: \$1,337 v. market rate \$3,097);
 - ii. One 3-bedroom at 60% of AMI (rent: \$1,546 v. market rate: \$4,448);
 - iii. Three 2-bedrooms at 80% of AMI (rent: \$1,877 v. market rate: \$4,448);
 - iv. One 4-bedroom at 80% of AMI (rent: \$2,420 v. market rate: \$4,860);
 - v. One 1-bedroom at 100% of AMI (rent: \$1,956 v. market rate: \$2,869);
 - vi. Three 2-bedrooms at 100% of AMI (rent: \$2,346 v. market rate \$3,097).
- e. ***15 parking spaces in the cellar.***

FACT SHEET

*1881-1885 McDonald Avenue
Rezoning from R5 to R7A/C2-4 with Mandatory Inclusionary Housing*

COMPARISON OF EXISTING R5 AND PROPOSED R7A/C2-4 REGULATIONS

	Existing R5	Proposed R7A/C2-4	C2-4 Zoning District
Floor Area	1.25 Residential/AIRS 2.0 Community Facility	4.0 Base Residential 4.6 Residential with MIH 5.01 AIRS 4.0 Community Facility 2.0 Commercial 4.0 Commercial and Community Facility	2.0 Commercial Use Groups 5-9 and 14 (hotels, retail, home maintenance services, bowling alley, movies, skating rinks)
Maximum Building Height	40' with a maximum street wall height of 30' with a 15' setback	95' with 10' setback on wide street and 15' setback on narrow street	
Parking	85% of residential units	50% of market rate units	1 space per 1,000 square feet. Under 40 spaces are waived.

Low-Density Non-Contextual Residence District

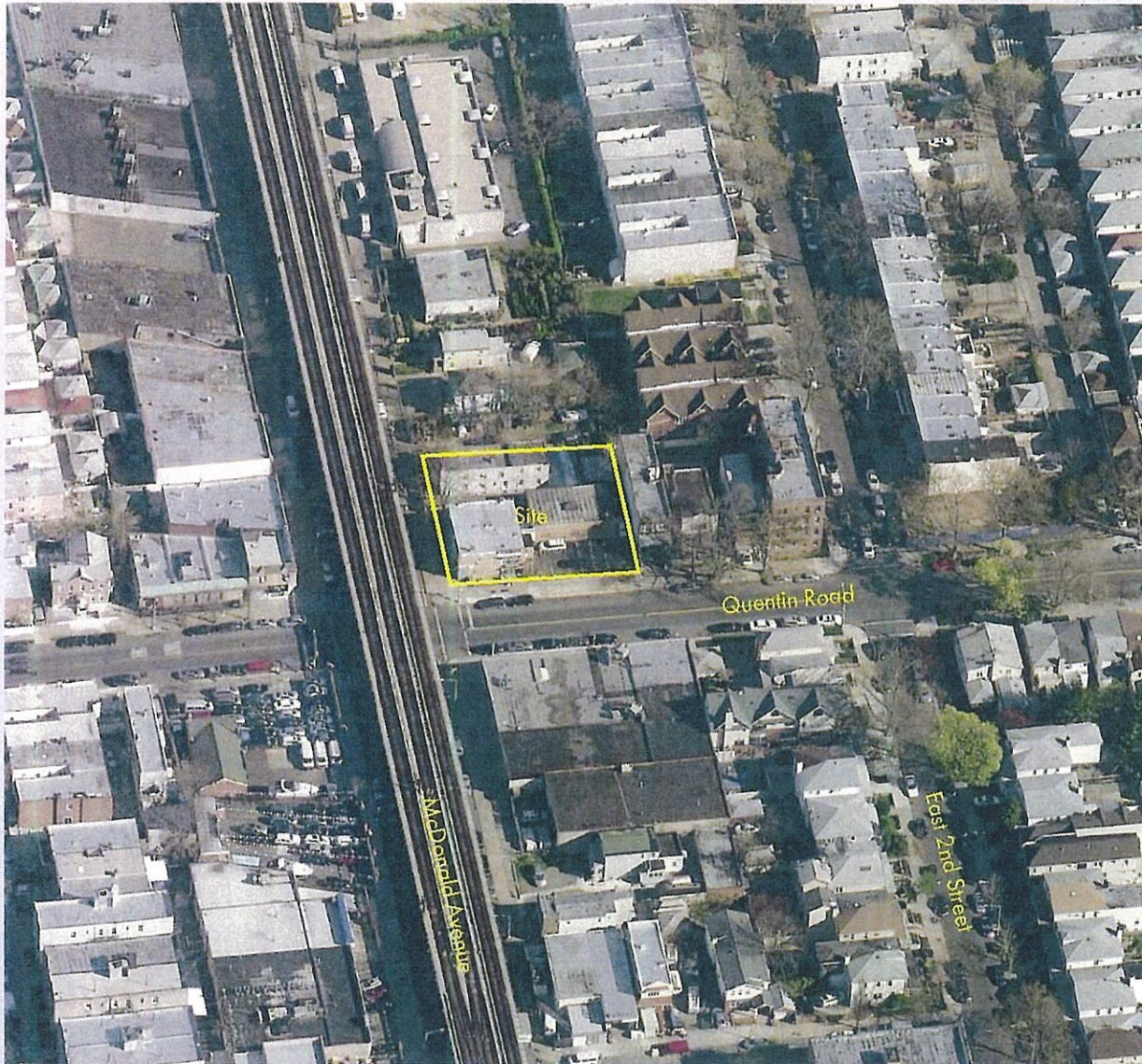
R5		Lot Area min.	Lot Width min.	Front Yard min.	Rear Yard min.	Side Yards			Lot Coverage max.	FAR max.	Street Wall/ Building Height max.	DU Factor	Required Parking	
						#	Each min.	Total					Standard	IRHU
Single- and Two-Family	Detached	3,800 sf	40 ft			2	5 ft	13 ft						
	Semi-Detached			10 ft	30 ft	1	8 ft	8 ft	55%	1.25	30/40 ft	760	85% of DU	42.5% of IRHU
Multi-Family	Attached	1,700 sf	18 ft				n/a							
	All					2	8 ft	16 ft						

Medium-Density Contextual Residence District

R7A		Lot Area min.	Lot Width min.	Rear Yard min.	Lot Coverage		FAR max.	Base Height min. - max. (w/QGF)	Building Height max. (w/QGF)	# of Stories max. (w/QGF)	DU Factor	Required Parking	
					Corner max.	Other Lot						Basic	IRHU
Basic Inclusionary		1,700 sf	18 ft	30 ft	100%	65%	4.00	40-65 (75) ft	80 (85) ft	n/a (8)	680	50% of DU	15% of IRHU
							4.60	40-75 ft	90 (95) ft	9			

Local Retail and Local Service District

C1 and C2 Overlays	C1-1	C2-1	C1-2	C2-2	C1-3	C2-3	C1-4	C2-4	C1-5	C2-5
Commercial FAR within R1 - R5	All districts have a commercial FAR of 1.0									
Commercial FAR within R6 - R10	All districts have a commercial FAR of 2.0									
Depth of Overlay District (in feet)	200			150					100	
Required Accessory Parking PRC-B	1 per 150 SF		1 per 300 sf		1 per 400 sf		1 per 1,000 sf			None

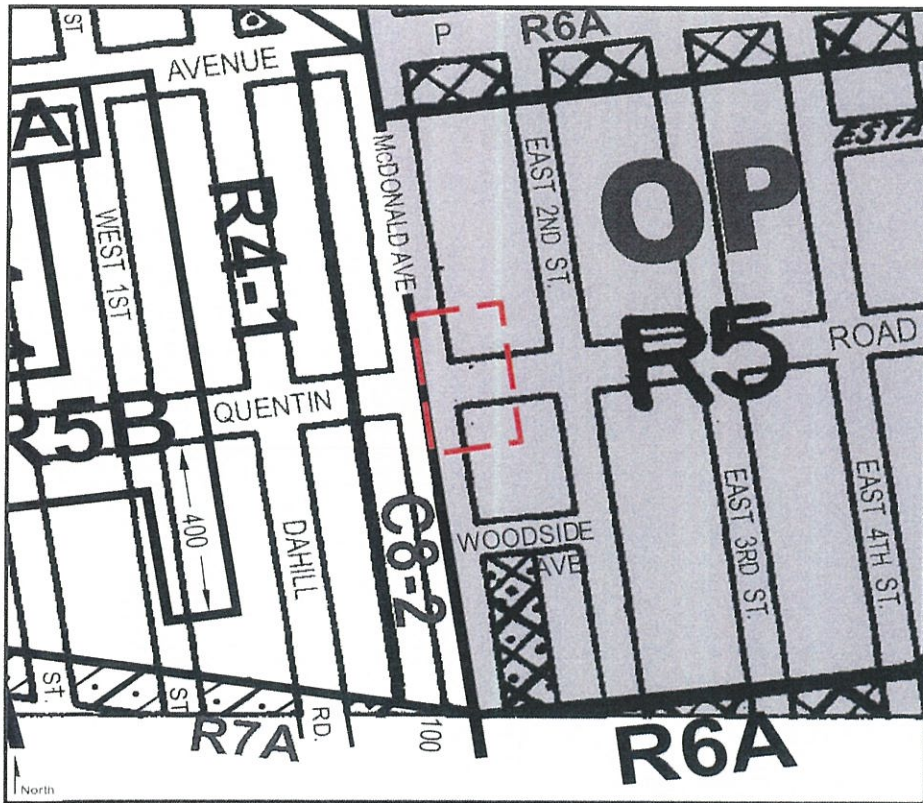


1881 McDonald Avenue

Rezoning from R5 to R7A/C2-4

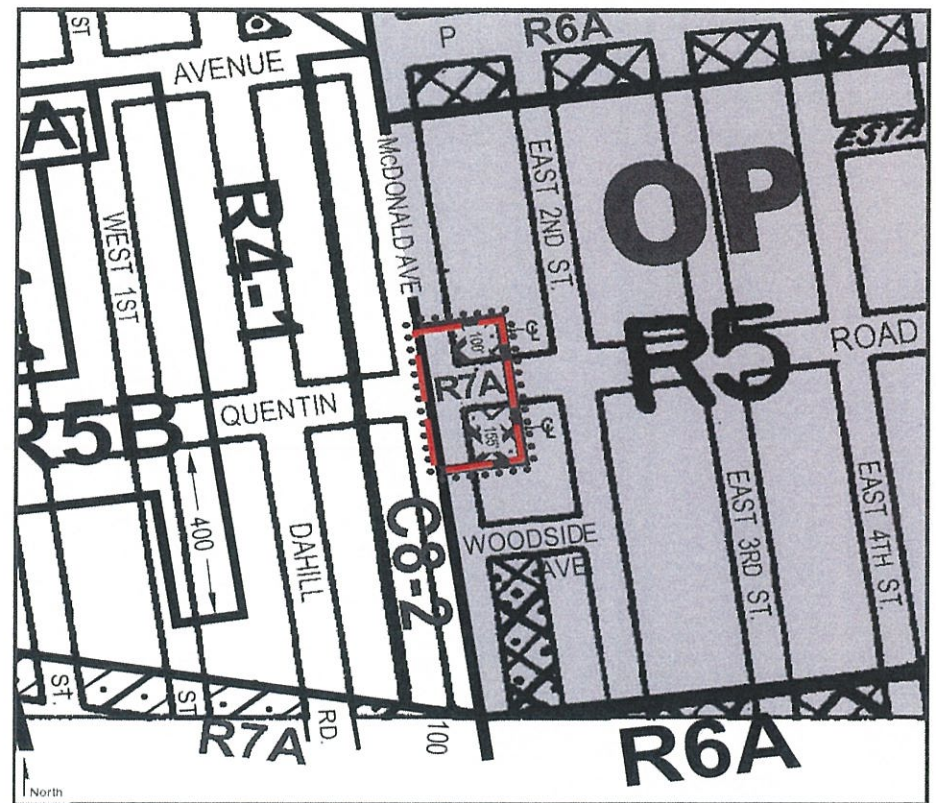
**Within the Special Ocean
Parkway District**

Zoning Change Map



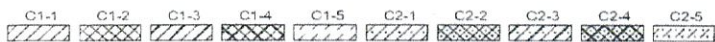
Current Zoning Map (22d)

- Project Area is outlined with dotted lines

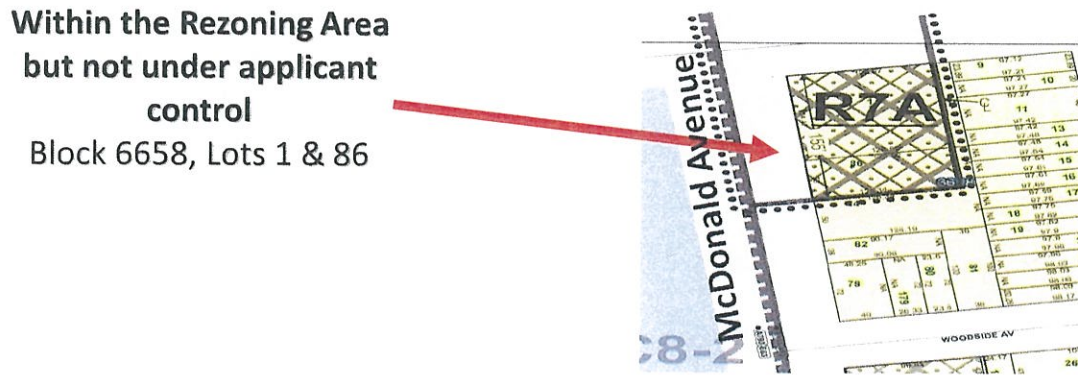
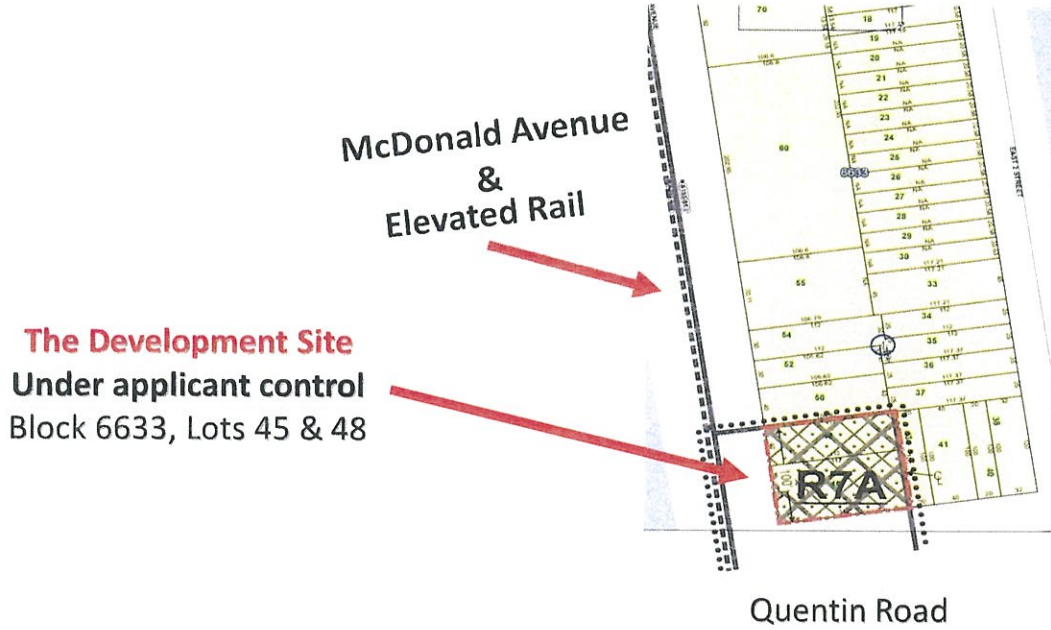


Proposed Zoning Map (22d - Project Area is outlined with dotted lines

Rezoning from R5/OP to R7A/C2-4/OP



Tax Map
Showing the Proposed Rezoning Area
From R5 to R7A/C2-4



Area Map Showing the Site and Surrounding Uses

Land Use/Area Map
 1881 McDonald Avenue, Brooklyn
 Block 6633, Lots 45 & 48

Project Information

- 660 Radius
- Development Site
- Project Area
- Zoning Districts
- Special Districts

Existing Commercial Overlays

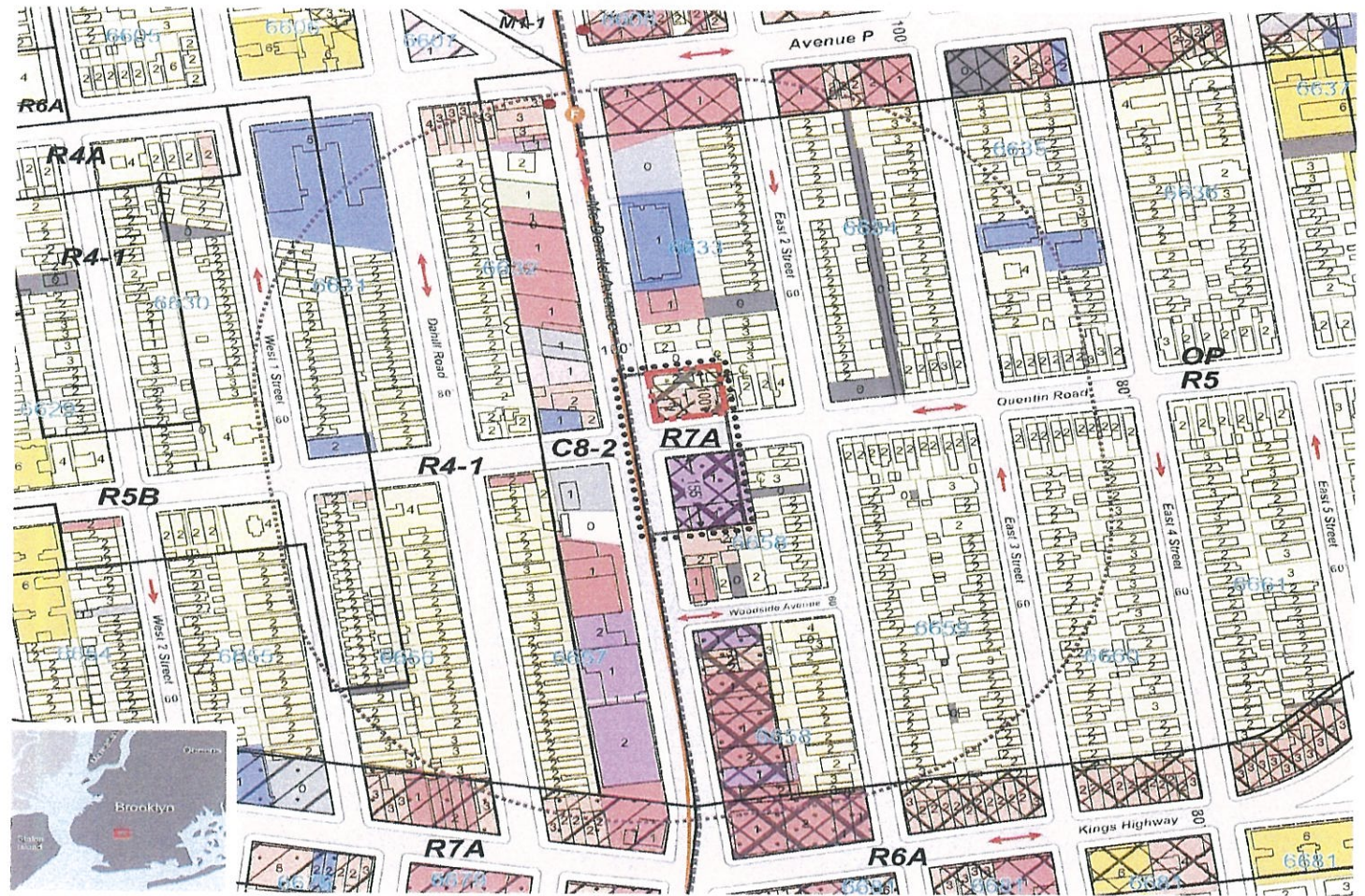
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

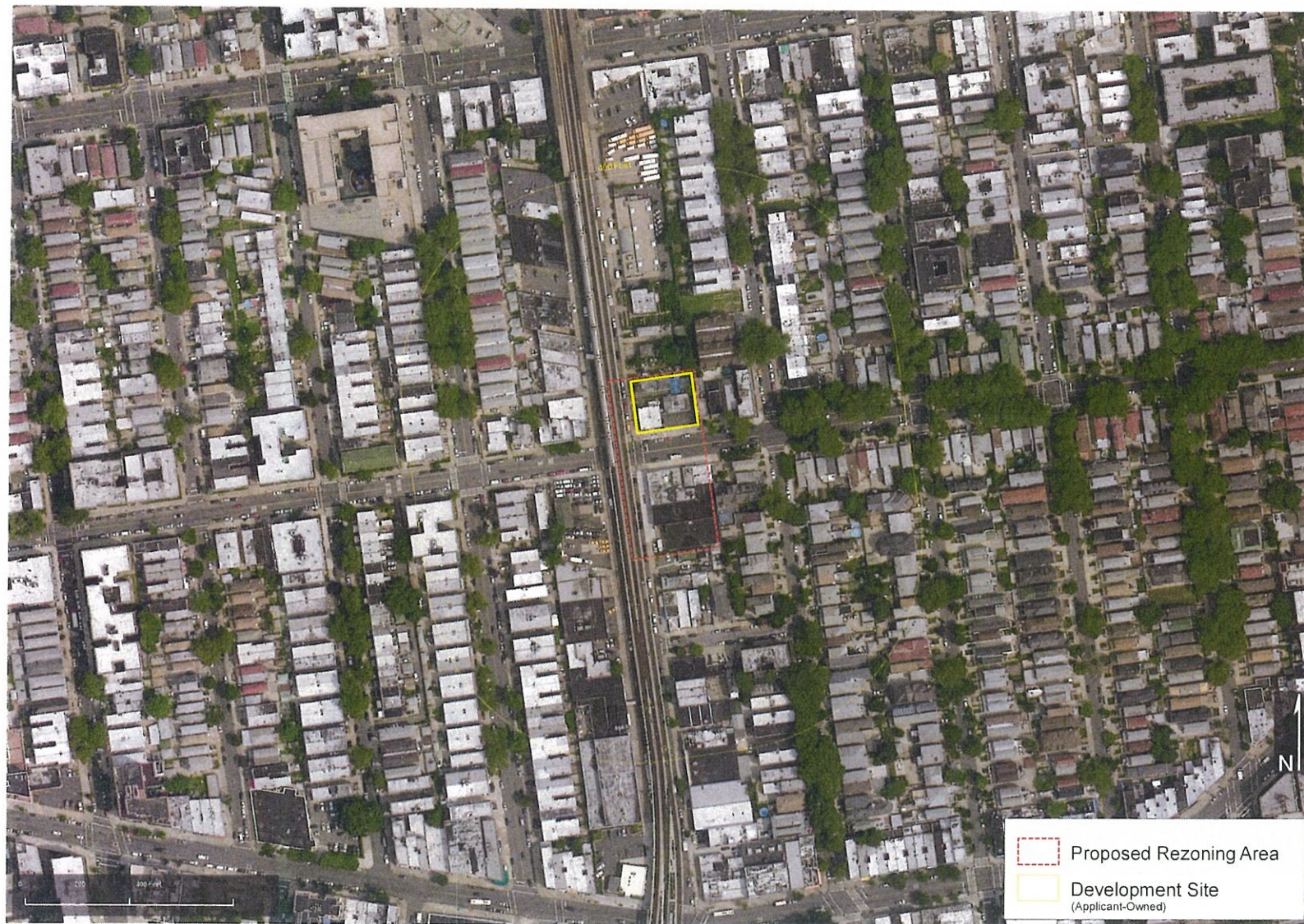
Other Symbols

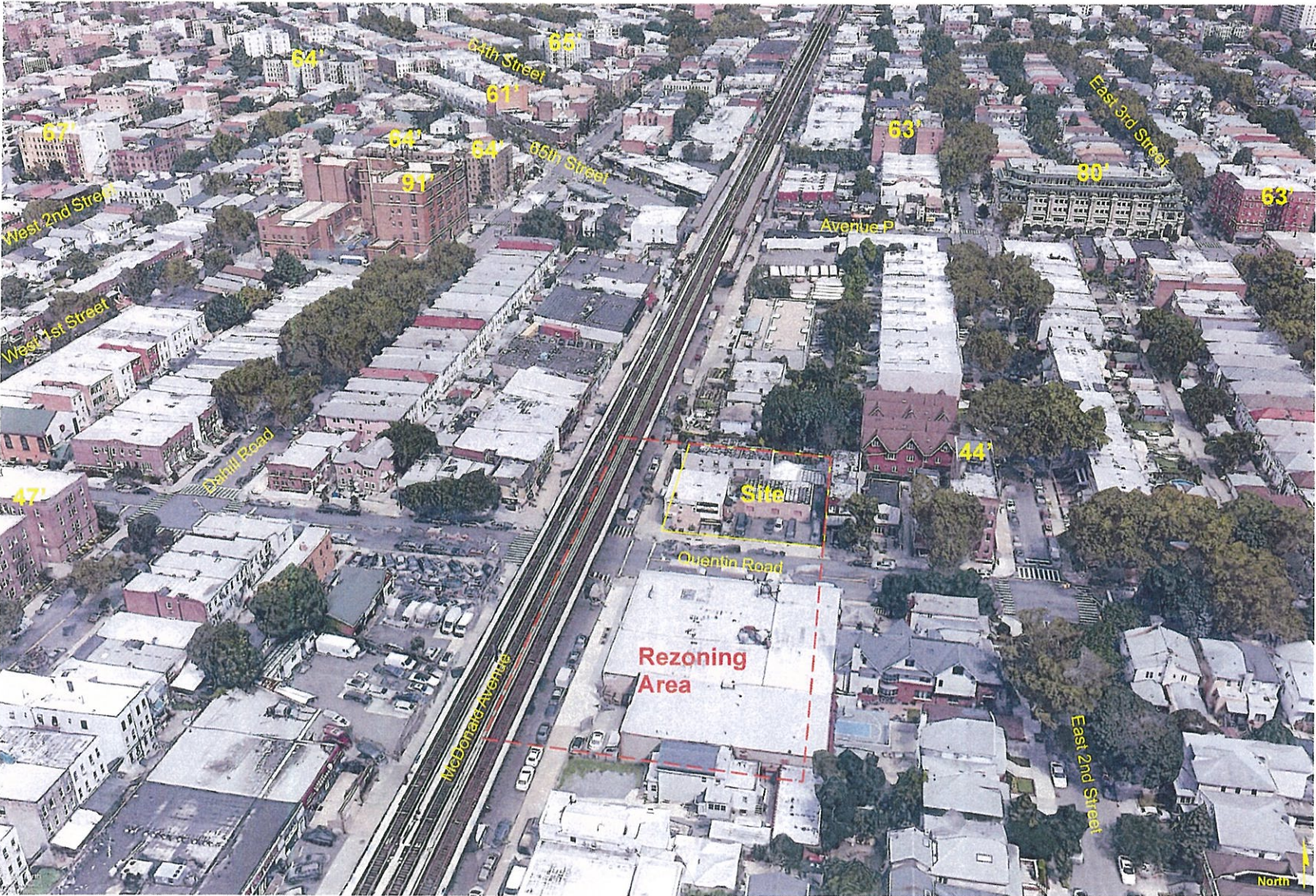
- Subway Entries
- Block Numbers
- Property Lines
- Number of Floors

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
- Pavilion Facilities
- Vacant Land









1. View of the Project Area facing northeast from McDonald Avenue.



2. View of the Project Area facing southeast from McDonald Avenue.



3. View of the Project Area facing east from McDonald Avenue.





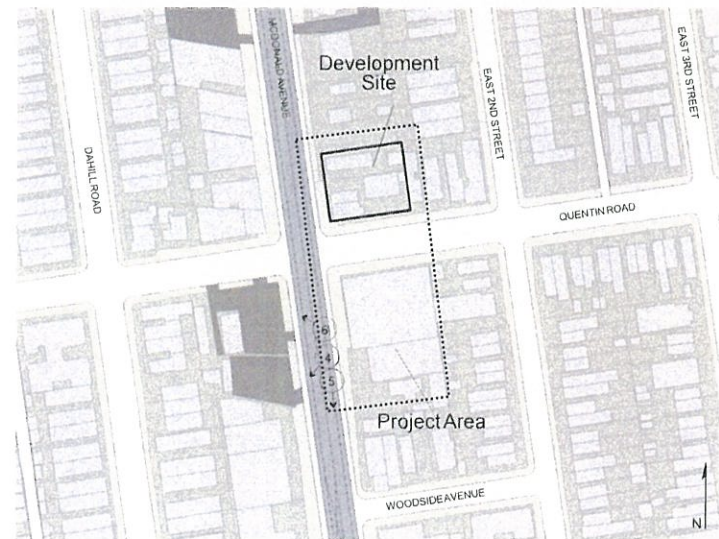
4. View of the west side of McDonald Avenue facing southwest from the Project Area.



5. View of McDonald Avenue facing south from the Project Area.



6. View of the west side of McDonald Avenue facing northwest from the Project Area.

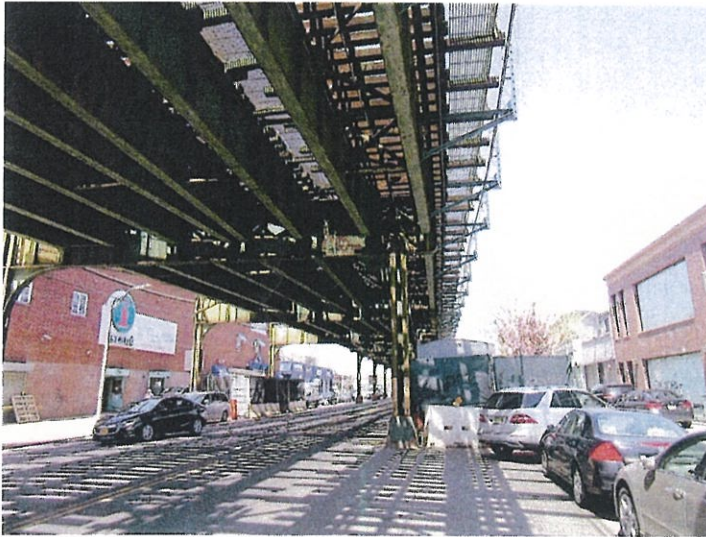




7. View of 14 Woodside Avenue facing southwest from the intersection of Woodside Avenue and East 2nd Street.



8. View of 506 Kings Highway facing southwest from the intersection of Kings Highway and East 2nd Street.



9. View of McDonald Avenue facing north between Kings Highway and Woodside Avenue.









Development Site

View of the Development Site facing east from McDonald Avenue.



View of the Development Site facing east from McDonald Avenue.



View of 1742 East 2nd Street facing north from Quentin Road.



View of McDonald Avenue facing south between Quentin Road and Woodside Avenue.



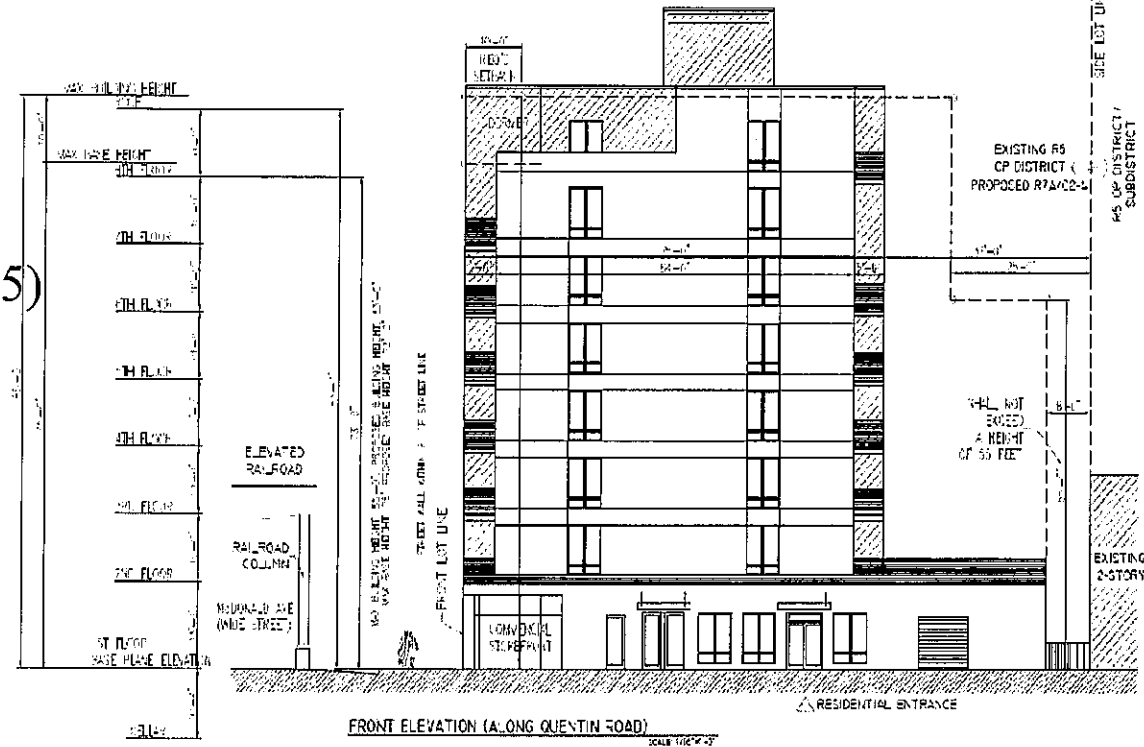
View of the west side of McDonald Avenue facing northwest from the Development Site.

Proposed 8-story, 48,179 Square Foot, Mixed Use Building within R7A/C2-4 District

- **Floor Area:** 48,179 zoning square feet (zsf) or 4.3 FAR:
 - 42,381 zsf residential;
 - 5,798 zsf commercial/ground floor retail.

• **Height:** Maximum building height of 85 feet;

- **Dwelling Units:** Thirty five (35) dwelling units:
 - 11 affordable;
 - 24 market rate;



NOTES	
1511 McCord Avenue Suite 100 Chicago, IL 60614 Tel: 312.467.8800 Fax: 312.467.8810 www.dsln.com	
PROJECT: NEW 545 DOT & CHURN 1511 McCord Avenue Chicago, IL 60614	
SCHEMATIC FRONT ELEVATION	
DATE: 10/15/11 DRAWN BY: [blank] CHECKED BY: [blank] SCALE: 1/8" = 1'-0"	PROJECT NO: A-010.00 SHEET NO: 1 of 1

Distribution of SF:	Total	% of Total	Total Rent	Avg Rent
Market Rate	21,187	68.3%	\$ 953,411	\$ 3,310
Affordable	9,853	31.7%	\$ 255,180	\$ 1,933
Total Net Rentable SF	31,040	100.0%	\$ 1,208,591	\$ 2,878

Distribution of Total Units:	Total	% of Total
Market Rate	24	68.6%
Affordable Units	11	31.4%
Total Net Rentable SF	35	100.0%

Average Unit & Rent Summary

AMI	# of Units	% of Units	AMI %	1BR	# of Units	2BR	# of Units	3BR	# of Units	4BR	# of Units
Market Rent	24	69%	N/A	\$2,869	3	\$3,097	17	\$4,448	3	\$4,860	1
60% AMI	3	9%	60%	\$1,115	0	\$1,337	2	\$1,546	1	\$1,724	0
80% AMI	4	11%	80%	\$1,565	0	\$1,877	3	\$2,170	0	\$2,420	1
100% AMI	4	11%	100%	\$1,956	1	\$2,346	3	\$2,712	0	\$3,025	0
Total	35	100%			4		25		4		2

Average Affordable Rent Calculation

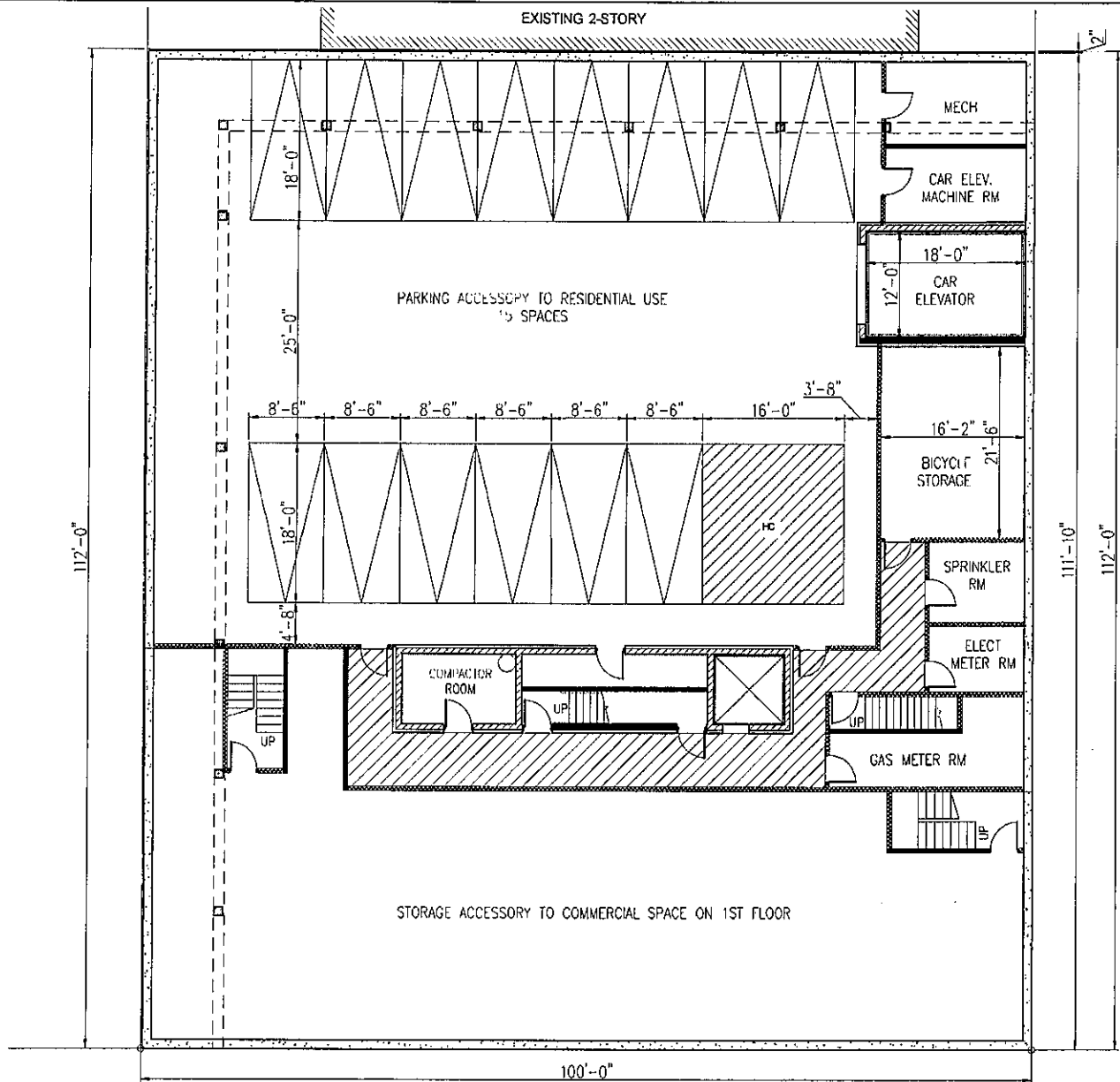
AMI	# of Units	AMI %	Product
60% AMI	3	60%	1.8
80% AMI	4	80%	3.2
100% AMI	4	100%	4
Total	11		9
Average AMI%:	Product/# of Units =		81.82%

SF Calculation

Bedroom	1	2	3	4	SF	%
60% AMI	0	2	1	0	2,838	9%
80% AMI	0	3	0	1	3,773	12%
100% AMI	1	3	0	0	3,242	10%
Total	1	8	1	1	9,853	32%

**Affordable Housing Summary - 30% at 80% AMI Affordable Option
1881-1885 McDonald**

Unit Size	Number of Units	Income Target	Monthly Rent	Household Size	Max Income	Rental Income
1 Bedroom	3	Market	\$ 2,869	n/a	n/a	\$ 103,275
2 Bedroom	17	Market	\$ 3,097	n/a	n/a	\$ 631,706
3 Bedroom	3	Market	\$ 4,448	n/a	n/a	\$ 160,110
4 Bedroom	1	Market	\$ 4,860	n/a	n/a	\$ 58,320
1 Bedroom	0	60% AMI	\$ 1,115	1	\$ 43,860	\$ -
				2	\$ 50,100	
2 Bedroom	2	60% AMI	\$ 1,337	2	\$ 50,100	\$ 32,088
				3	\$ 56,340	
				4	\$ 62,580	
3 Bedroom	1	60% AMI	\$ 1,546	3	\$ 56,340	\$ 18,552
				4	\$ 62,580	
				5	\$ 67,620	
				6	\$ 72,660	
4 Bedroom	0	60% AMI	\$ 1,724	4	\$ 62,580	\$ -
				5	\$ 67,620	
				6	\$ 72,660	
				7	\$ 77,640	
				8	\$ 82,620	
1 Bedroom	0	80% AMI	\$ 1,565	1	\$ 58,480	\$ -
				2	\$ 66,800	
2 Bedroom	3	80% AMI	\$ 1,877	2	\$ 66,800	\$ 67,572
				3	\$ 75,120	
				4	\$ 83,440	
3 Bedroom	0	80% AMI	\$ 2,170	3	\$ 75,120	\$ -
				4	\$ 83,440	
				5	\$ 90,160	
				6	\$ 96,800	
4 Bedroom	1	80% AMI	\$ 2,420	4	\$ 83,440	\$ 29,040
				5	\$ 90,160	
				6	\$ 96,800	
				7	\$ 103,520	
				8	\$ 110,160	
1 Bedroom	1	100% AMI	\$ 1,956	1	\$ 73,100	\$ 23,472
				2	\$ 83,500	
2 Bedroom	3	100% AMI	\$ 2,346	2	\$ 83,500	\$ 84,456
				3	\$ 93,900	
				4	\$ 104,300	
3 Bedroom	0	100% AMI	\$ 2,712	3	\$ 93,900	\$ -
				4	\$ 104,300	
				5	\$ 112,700	
				6	\$ 121,000	
4 Bedroom	0	100% AMI	\$ 3,025	4	\$ 104,300	\$ -
				5	\$ 112,700	
				6	\$ 121,000	
				7	\$ 129,400	
				8	\$ 137,700	
Total	35					\$ 1,208,591



CELLAR FLOOR PLAN
SCALE: NTS

REVISIONS

NO.	DESCRIPTION

RSN
REGISTERED SURVEYOR
STATE OF NEW YORK
100 WALL STREET
NEW YORK, NY 10038
PHONE: 212-512-1000

PROJECT NAME
**NEW 8-STORY & CELLAR
MIXED USE BUILDING R/A/C2 4**

PROJECT LOCATION
**1881 McDonald Avenue,
Brooklyn NY 11223**

DRAWING FILE

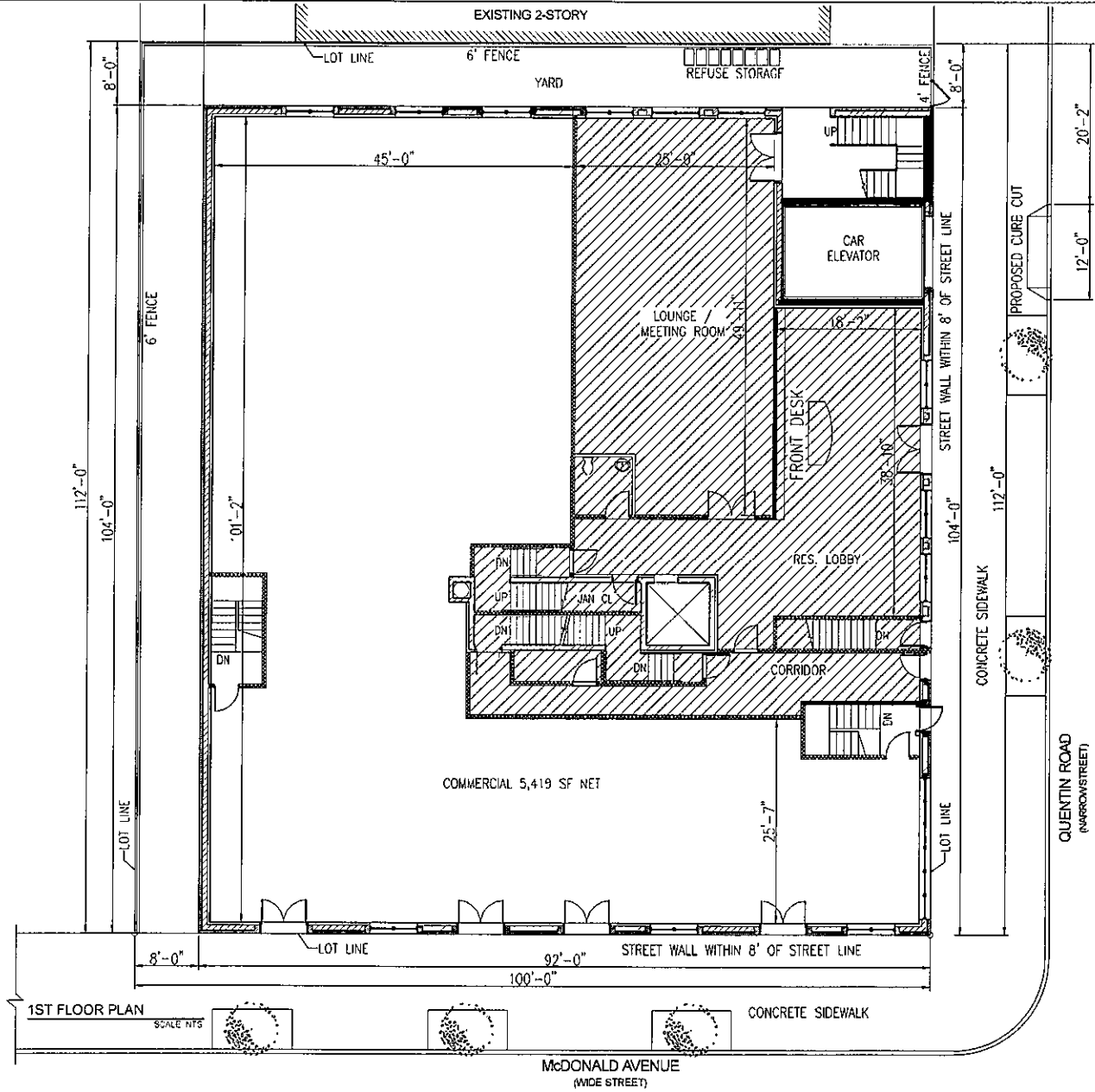
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NO.	DATE	BY	CHK'D BY

A-001.00

DATE PLOTTED: 08/15

10/25/2011



1ST FLOOR PLAN
SCALE NTS

REVISIONS

NO.	DATE	DESCRIPTION

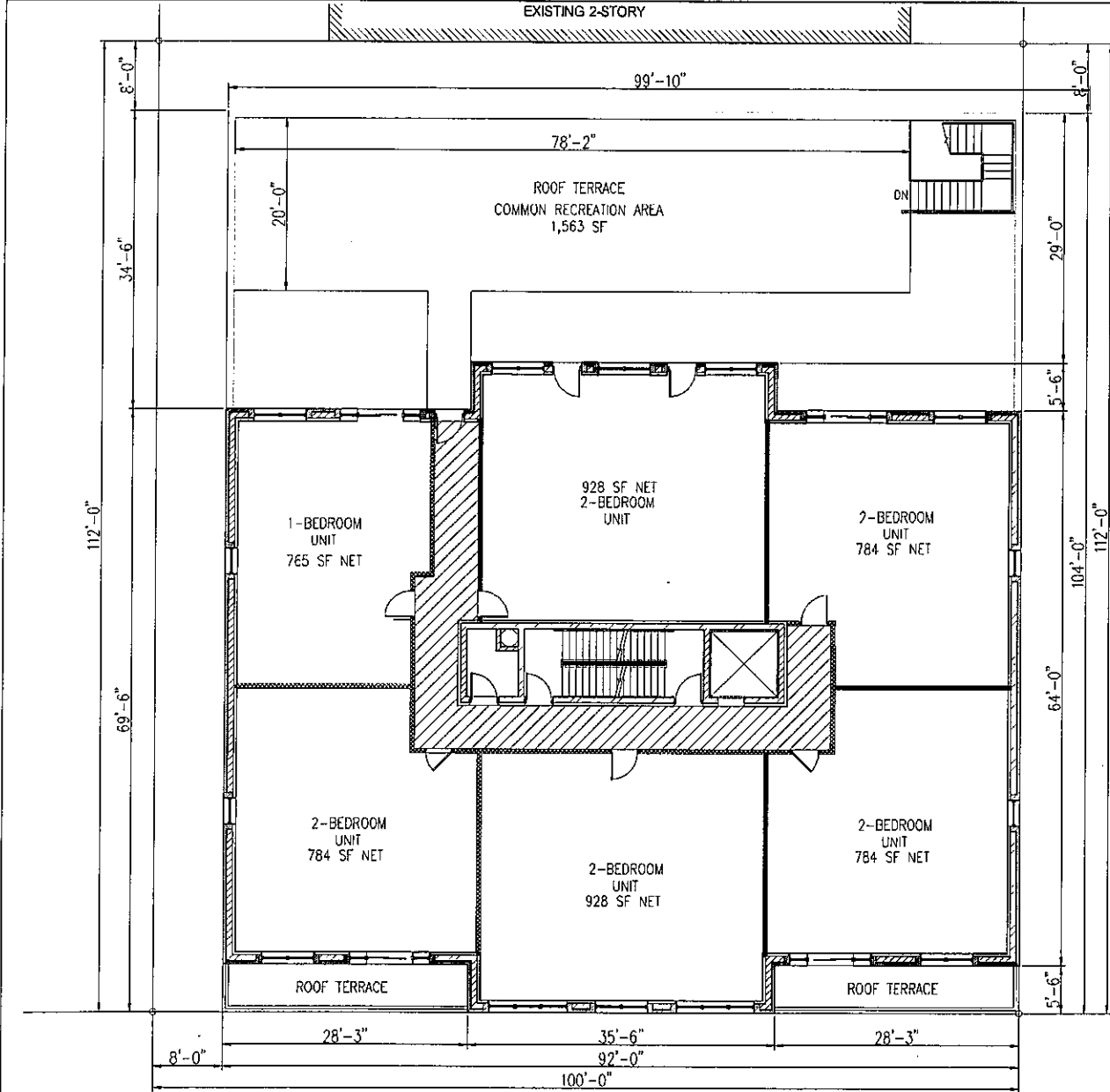


PROJECT NAME
**NEW 8-STORY & CELLAR
 MIXED USE BUILDING. R7A / C2-4**

PROJECT LOCATION
 1881 McDonald Avenue,
 Brooklyn NY 11223

SCHEMATIC 1ST FLOOR PLAN	
SCALE & DIMENSIONS	DATE
	REVISED BY
	DATE
	BY
	NO.
A-002.00	
09/02/10	10/15

09/02/10



2ND FLOOR PLAN
SCALE: NTS

REVISIONS

No.	Date	Description



ARCHITECT
SUPERVISOR
PROJECT NAME
NEW 8-STORY & CELLAR
MIXED USE BUILDING, R7A / C2.4
PROJECT LOCATION
98th STREET AND RIVER PL
Brooklyn NY 11223

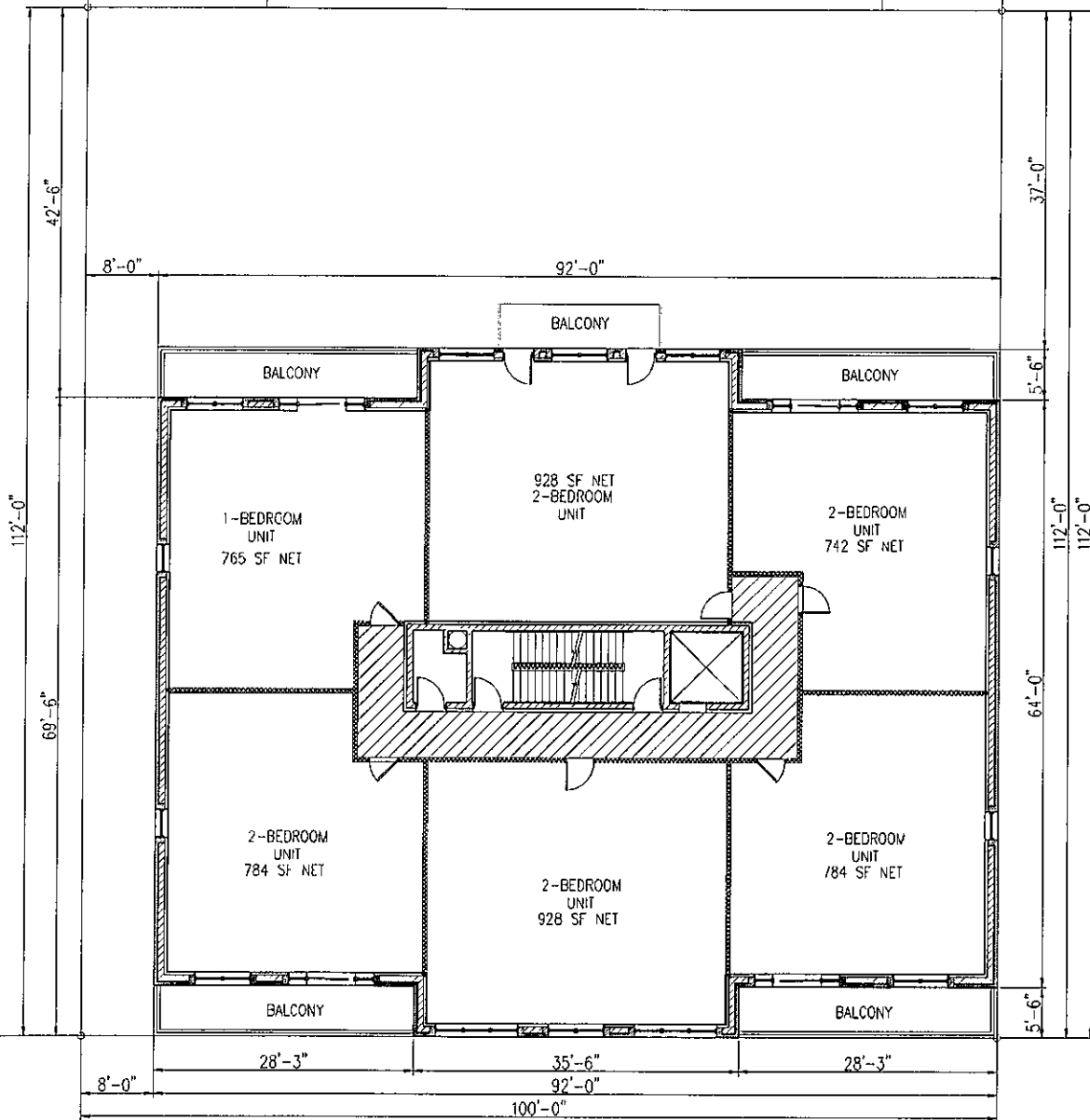
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A-003.00

SCALE & SIGNATURE	DATE

DATE PLOTTED: 04/15

1099 ESI:41

EXISTING 2-STORY



3,4,5TH FLOOR PLAN

SCALE: NTS

REVISIONS

#	DATE	DESCRIPTION



ARCHITECT
OWNER
CONSULTANT

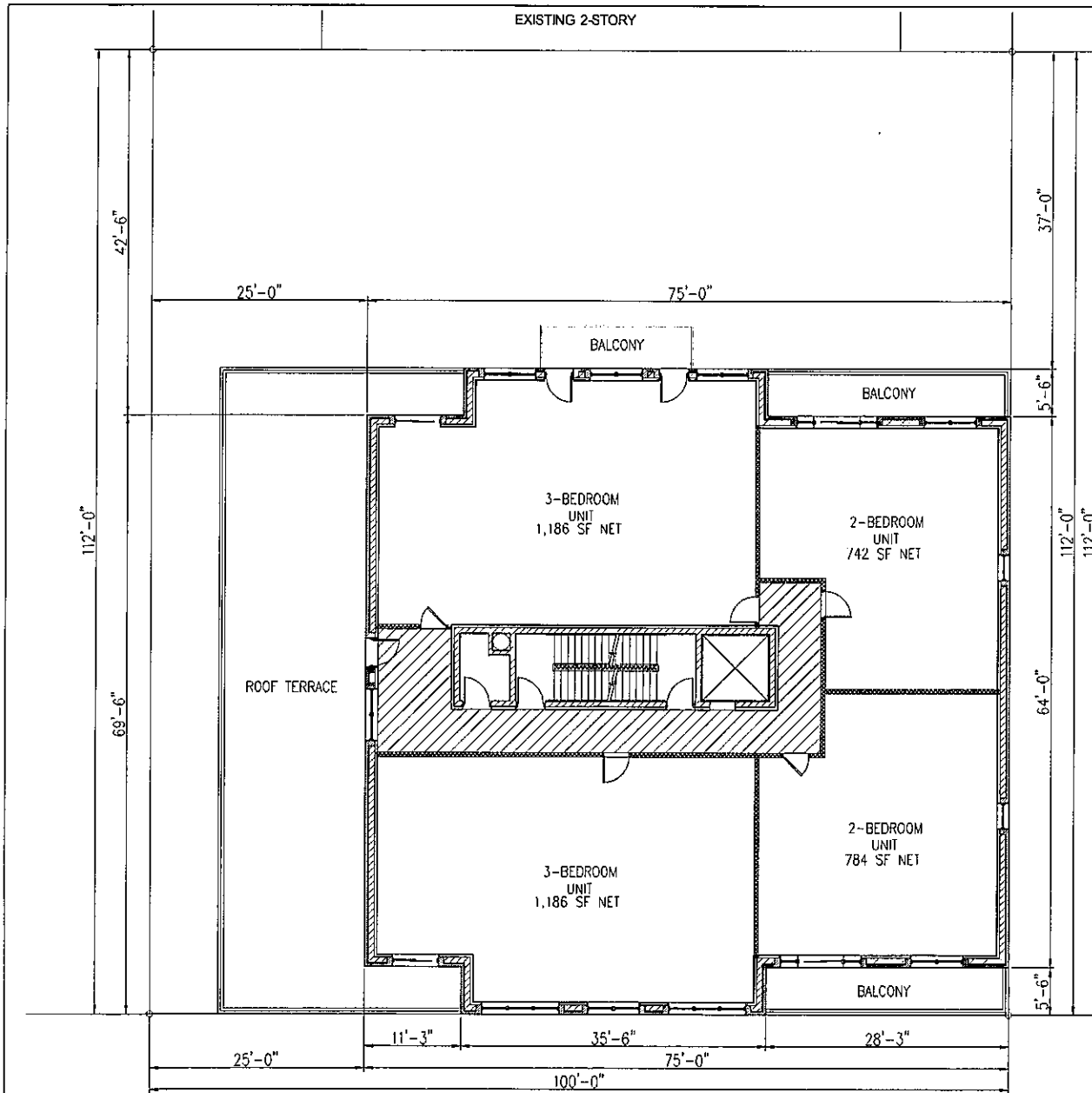
PROJECT NAME
NEW 8-STORY & CELLAR
MIXED USE BUILDING, R7A/C2.4

PROJECT LOCATION
SCHEMATIC 3, 4, 5 TH FLOOR PLAN
1051 MADISON AVENUE
Brooklyn NY 11223

DRAWING FILE
A-004.00

SCALE	DATE

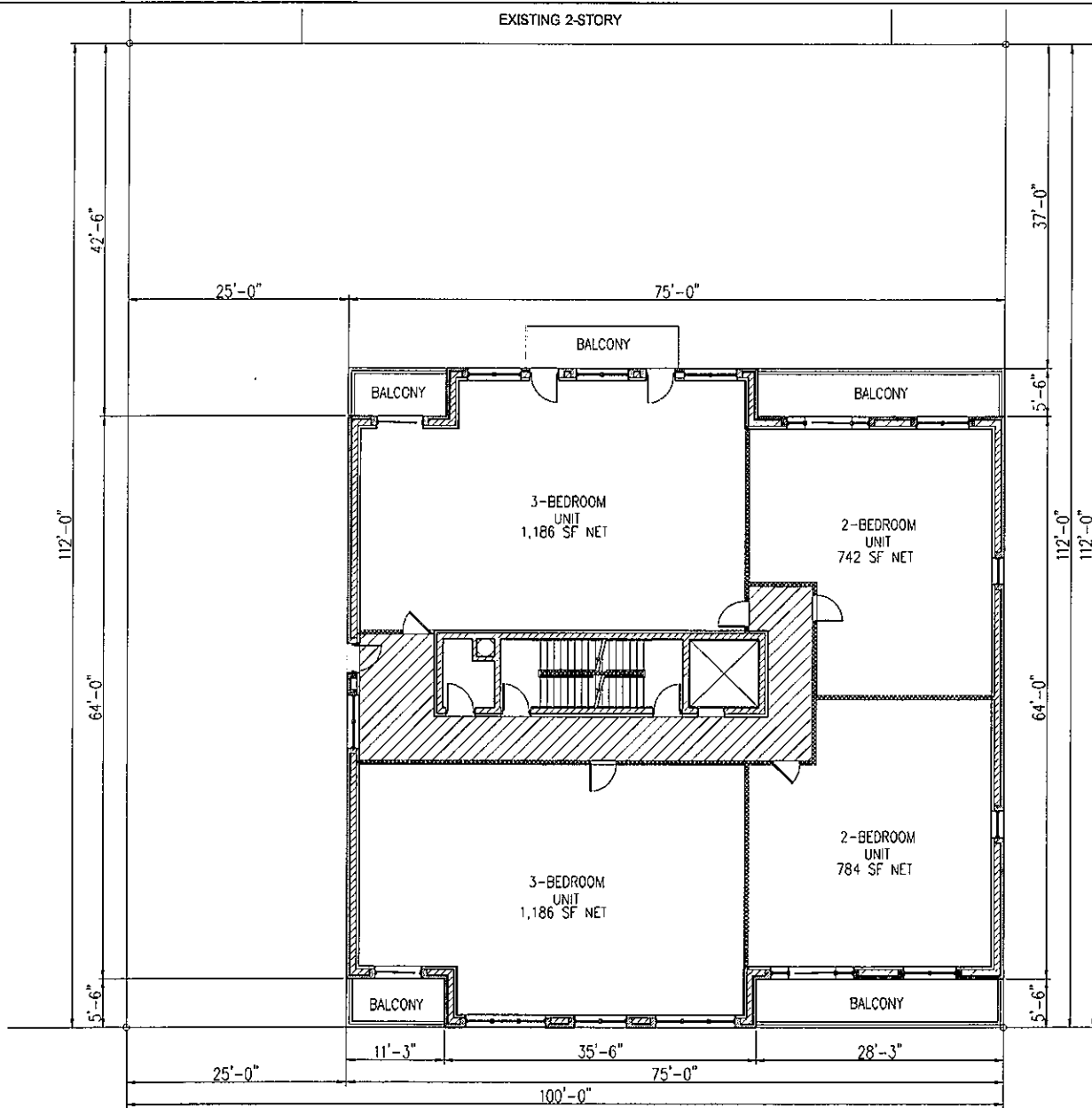
REVISIONS



6TH FLOOR PLAN
SCALE NTS

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<small>1100 10th Avenue</small>	
<hr/>	
<div style="text-align: center;"> RSIN <small>ARCHITECTS</small> <small>1100 10th Avenue</small> <small>Brooklyn, NY 11223</small> <small>Phone: (718) 778-1100</small> <small>Fax: (718) 778-1101</small> <small>rsin@rsinarchitects.com</small> </div>	
<hr/>	
<small>PROJECT NUMBER</small> A-005.00	
<small>PROJECT NAME</small> NEW 8-STORY & CELLAR MIXED USE BUILDING, R7A / C2.4	
<small>PROJECT LOCATION</small> SCHEMATIC 6TH FLOOR PLAN 1801 MCDONALD AVENUE, Brooklyn NY 11223	
<small>DATE</small> 05/20/11	
<small>SCALE</small> NTS	
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<small>DATE</small> 05/20/11	
<small>PROJECT NO.</small> A-005.00	
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<small>PROJECT NO.</small> A-005.00	
<small>SCALE</small> NTS	
<hr/>	
<small>DATE</small> 05/20/11	
<small>PROJECT NO.</small> A-005.00	
<small>SCALE</small> NTS	

EXISTING 2-STORY



7TH FLOOR PLAN

SCALE: NTS

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REVISIONS

NO.	DATE	DESCRIPTION

RSLN
 ARCHITECTS
 1000 10TH AVENUE
 10TH FLOOR
 BROOKLYN, NY 11223
 TEL: 718.624.1111
 FAX: 718.624.1112
 WWW.RSLNARCHITECTS.COM

ARCHITECT
 OWNER
 APPLICATION

PROJECT NAME
 NEW 8-STORY & CELLAR
 MIXED USE BUILDING, R7A / C2-4

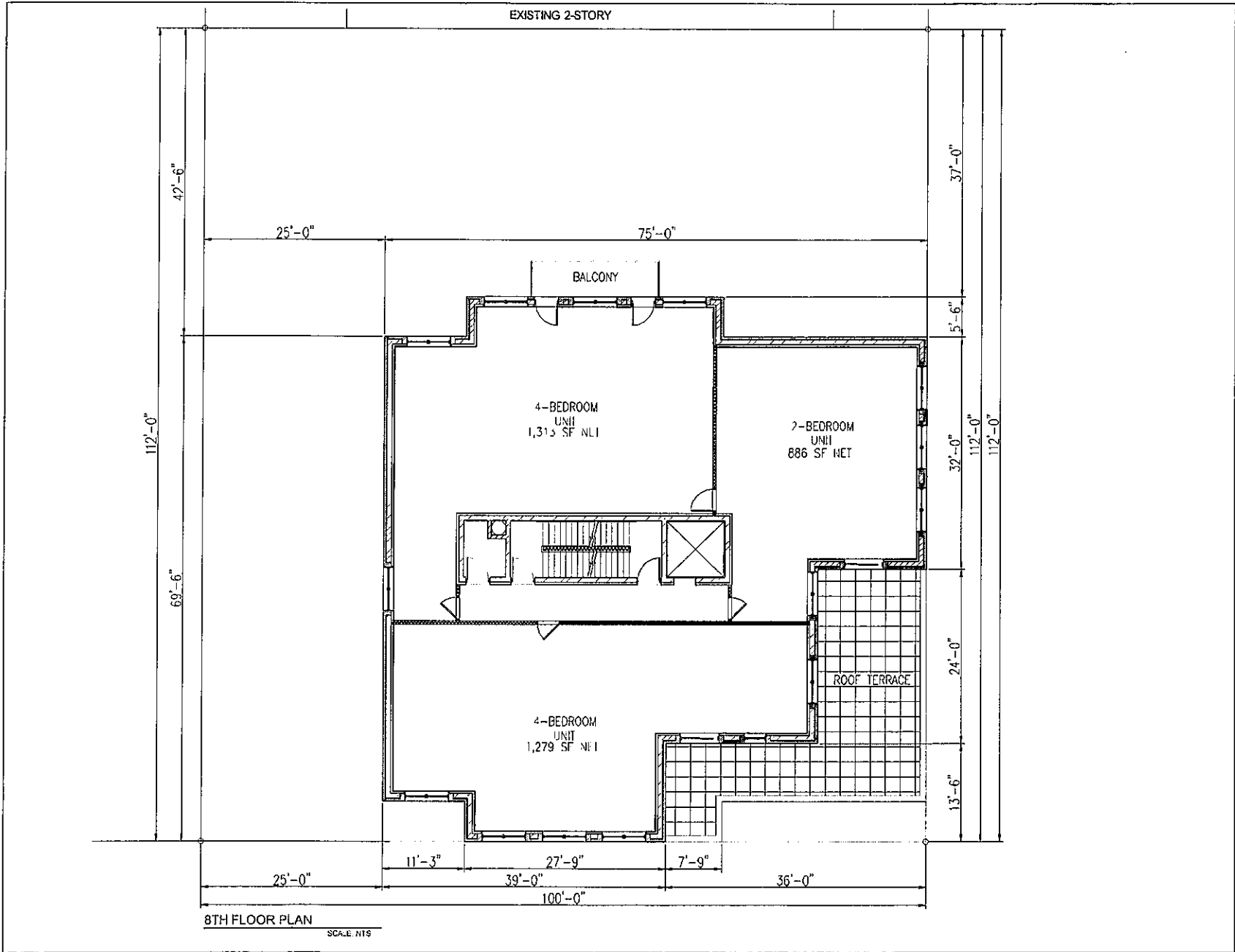
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 1881 MCDONALD AVENUE
 Brooklyn NY 11223

SHEETING DATE
 A-006.00

DATE	BY

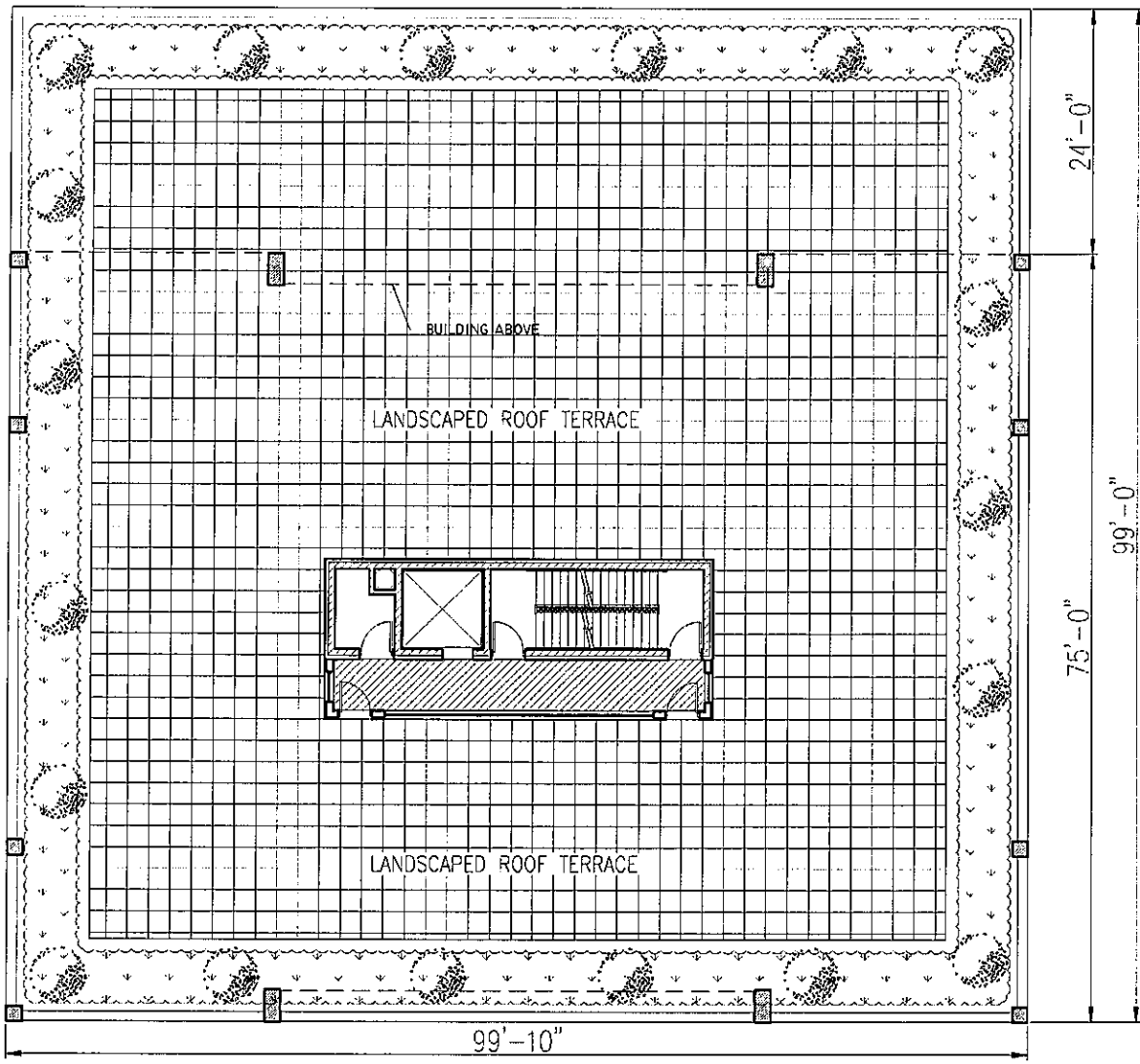
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1/8" = 1'-0"



REVISIONS	
No.	Description

PSLN Professional Services Limited, Inc. ARCHITECTS	
PROJECT:	NEW 8-STORY & CELLAR
SUBJECT:	MIXED USE BUILDING, R7A / C2 4
PROJECT LOCATION:	SCHEMATIC 8TH FLOOR PLAN 1801 McCarroll Avenue Brooklyn NY 11223
PROJECT FILE:	A-007.00
DATE:	
BY:	
CHECKED BY:	
DATE:	



2ND FLOOR PLAN

GROSS AREA: 595.88 SF
 FLOOR AREA: 493.96 SF
 scale: 1/4"=1'-0"

It is a violation of the law for any person, acting singly or under the direction of a licensed architect, to draw or learn to draw any map.

REVISIONS

#	Date	Description

RSLN
 ARCHITECTURE PLLC
 1752 East 12 Street
 Brooklyn, NY 11224
 Tel: 347 374 8654
 Fax: 347 712 3158
 RSLN@RSLNArchitecture.com

Architects - Planning - Interior Design

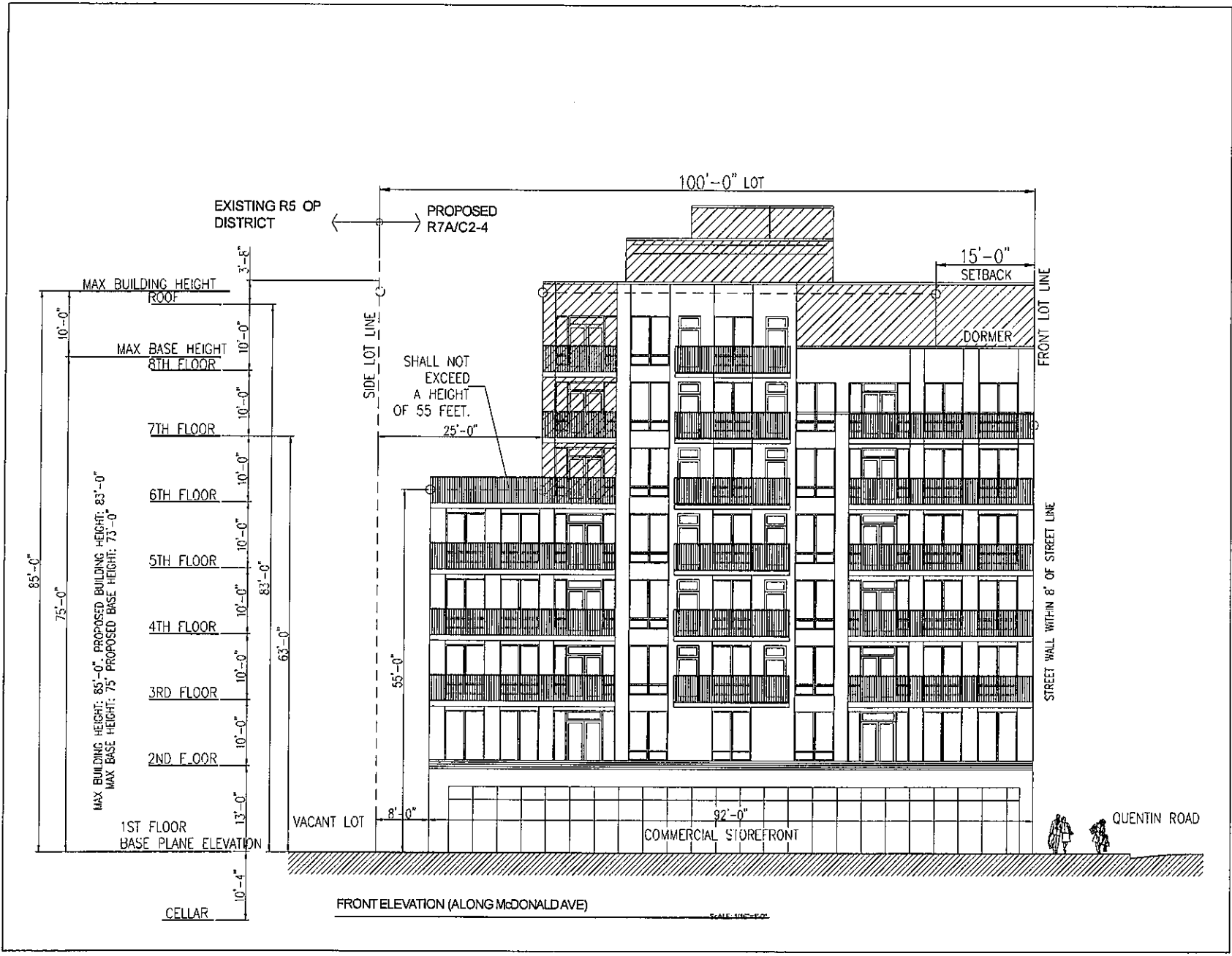
ARCHITECT:
 OWNER:
 APPLICATION:
 PROJECT NAME:
 NEW 7-STORY & CELLAR
 MIXED USE BUILDING
 PROJECT LOCATION:
 1881 McDonald Avenue,
 Brooklyn NY 11223
 DRAWING TITLE:

SCHEMATIC 2ND FLOOR PLAN

DATE:	
PROJECT NO.:	
DRAWING BY:	
CHECK BY:	
DATE:	
DWG. NO.:	A-003.00
CAD FILE NO.:	

1 OF 13

DOB BSCM



REVISIONS



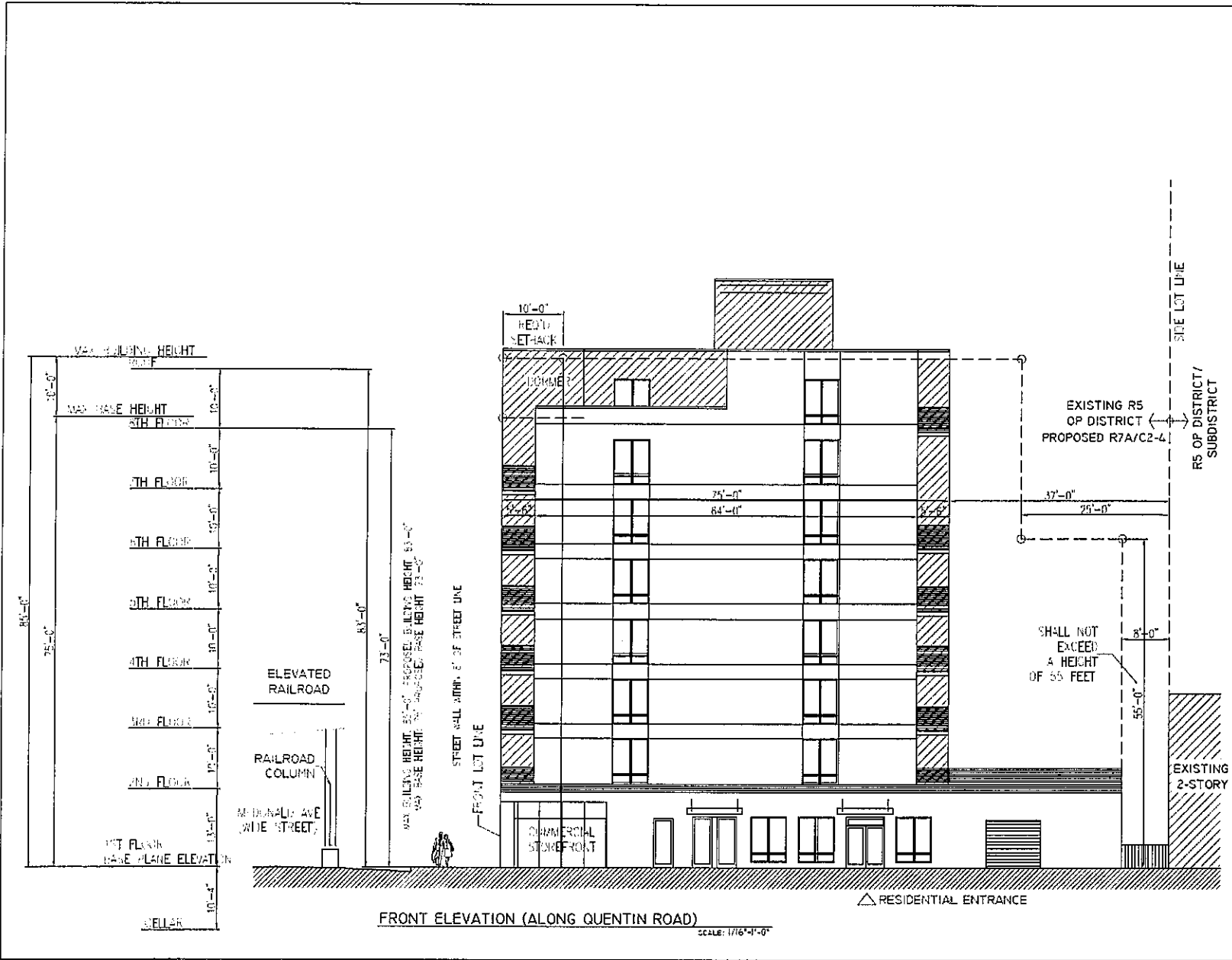
PROJECT NUMBER: 1800AVENUE

PROJECT NAME: NEW 8-STORY & CELLAR MIXED USE BUILDING, R7A/C2-4

PROJECT LOCATION: 1881 McDonald Avenue, Brooklyn NY 11223

SCHEMATIC FRONT ELEVATION	
DATE:	
PROJECT:	
DESIGNED BY:	
CHECKED BY:	
SCALE:	
A-008.00	
DATE: 11/14/18	1 of 15

0382018



THIS DRAWING IS MADE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

REVISIONS		
#	DATE	DESCRIPTION

DSL
ARCHITECTURE PLLC
1732 East 82 Street
Brooklyn, NY 11228
Tel: 347 374 8834
Fax: 347 713 1158
DSL@DSLARCHITECTURE.COM

ARCHITECTURE • PLANNING • INTERIOR DESIGN

ARCHITECT
DANIEL
SPITZBERG

PROJECT NAME
NEW 8-STORY & CELLAR
MIXED USE BUILDING, R7A / C2-4

PROJECT LOCATION
1881 McDonald Avenue,
Brooklyn NY 11223

DRAWING TITLE

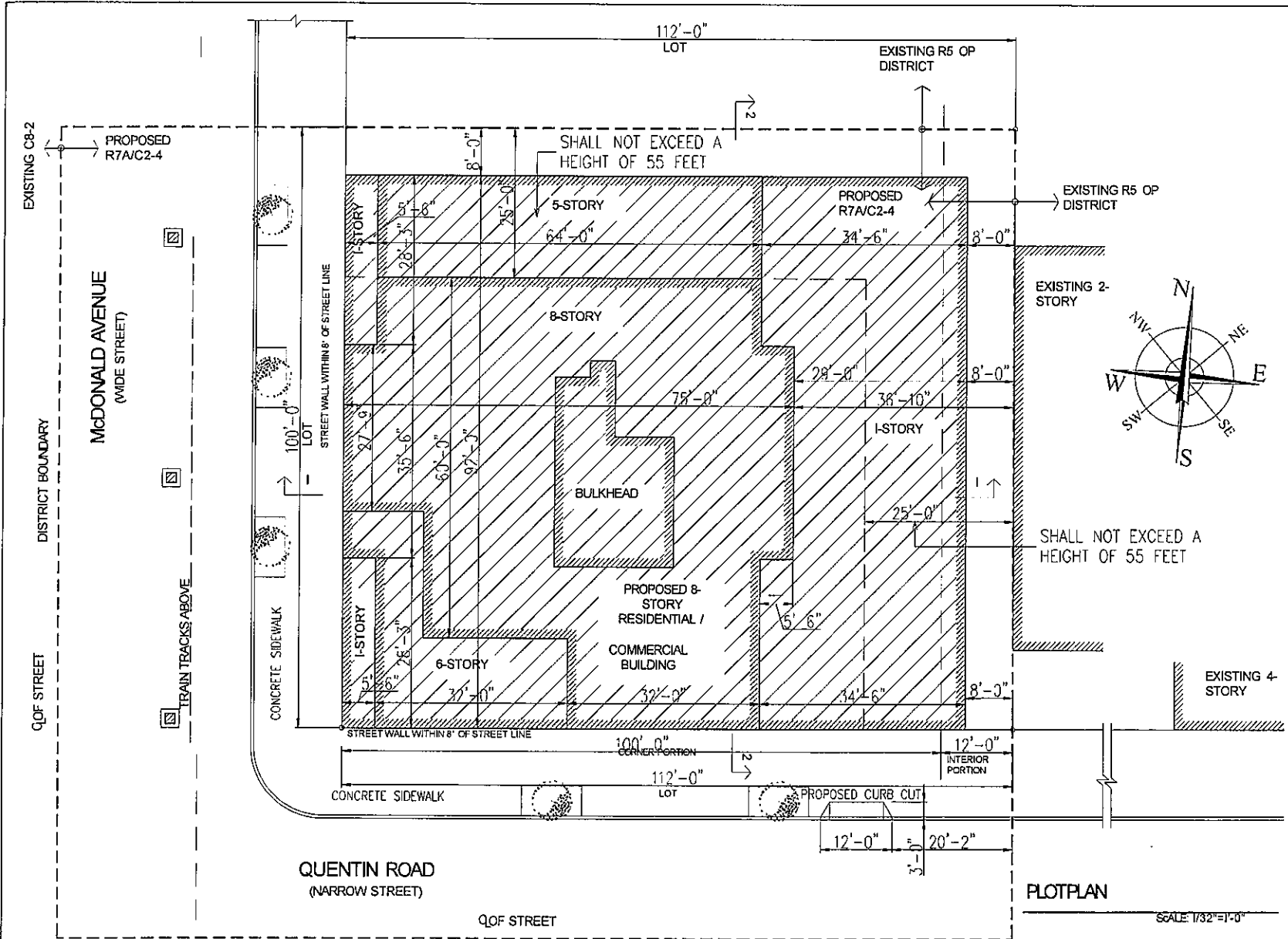
SCHEMATIC FRONT ELEVATION

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____
OWNER: _____

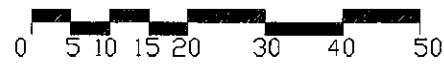
A-010.00

CAD FILE: _____ 18 of 15

DATE: _____



8 STREET TREE TO BE PAID INTO TREE FUND AND/OR PLANTED ON-SITE AS DIRECTED BY DEPARTMENT OF PARKS AND RECREATION



THIS PLAN IS PREPARED BY THE ARCHITECT FOR THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

REVISIONS	
No.	Description



PROJECT NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC ZONING RESOLUTIONS AND THE NYC EPC.

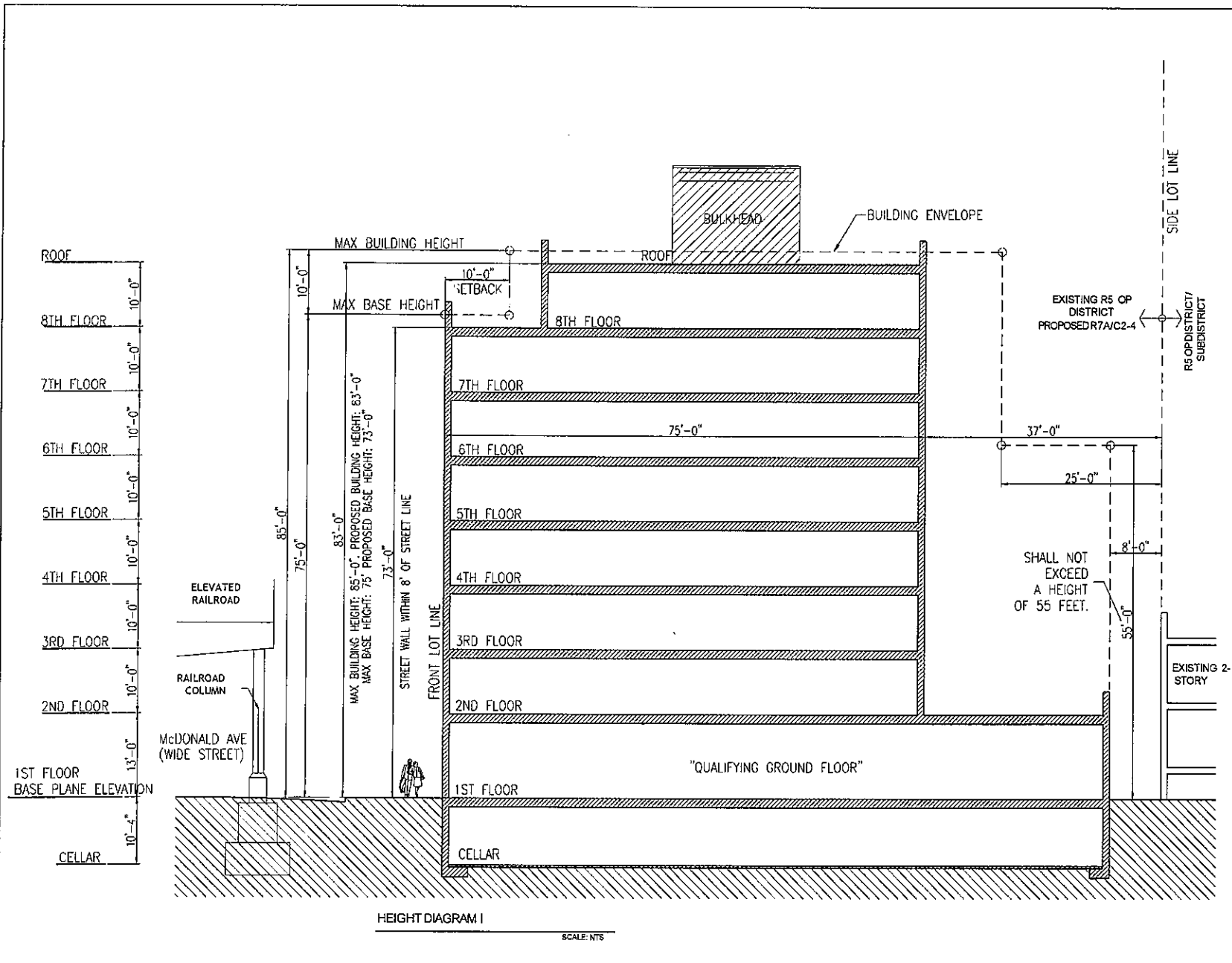
TITLE: NEW 8-STORY & CELLAR MIXED USE BUILDING, R7A/C2-4

PROJECT LOCATION: 1881 McDonald Avenue, Brooklyn NY 11223

PREPARED BY: ZONING / PLOT PLAN

DATE	BY

DATE: 08/21/20
 DRAWING NO: Z-001.00
 JOB NO: 1881 MCDONALD AVENUE



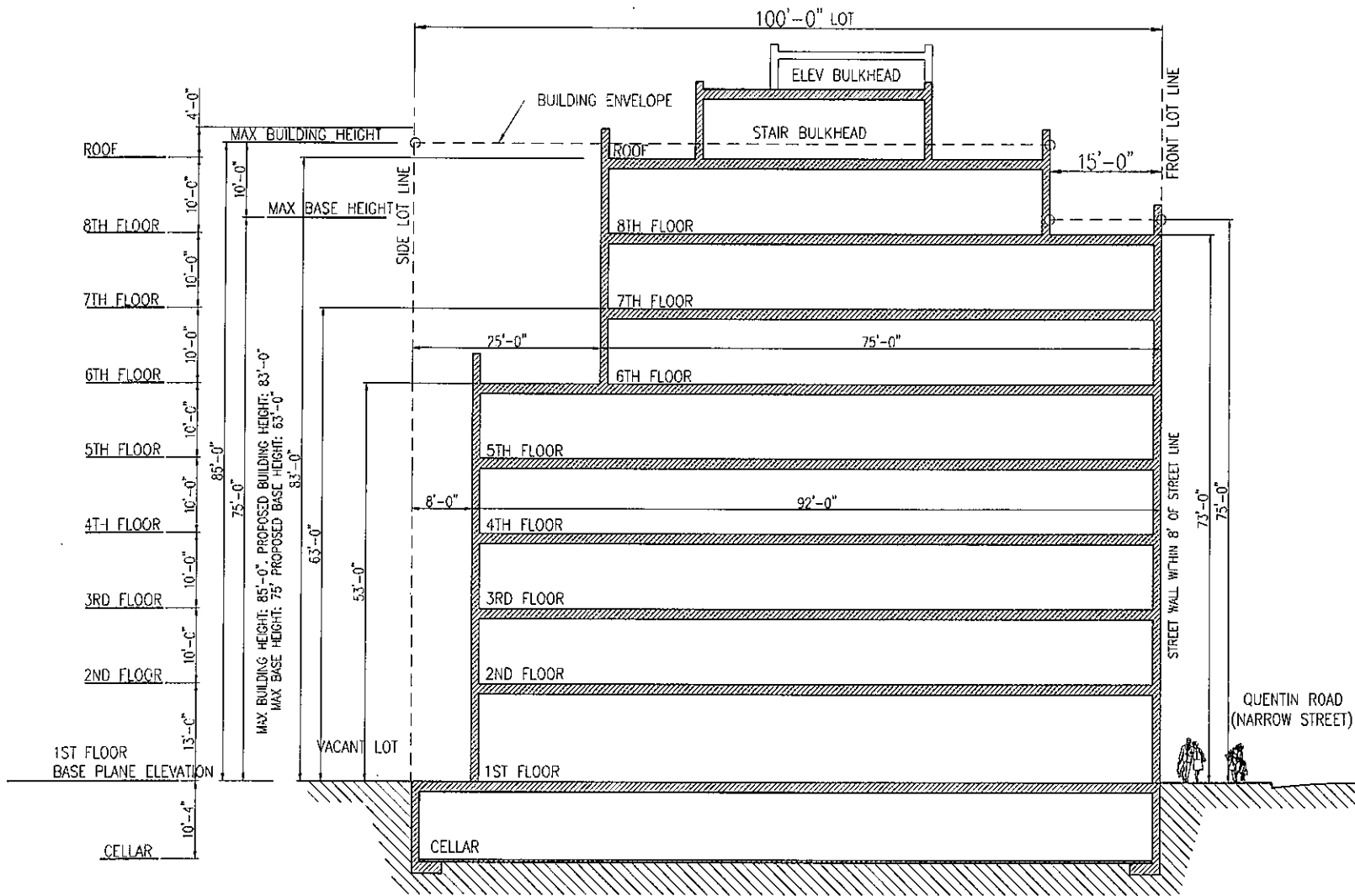
REVISIONS	
#	Description



PROJECT: 1881 McDONALD AVENUE
 PROJECT LOCATION: 1881 McDONALD AVENUE, BROOKLYN NY 11223
 SHEETING TITLE: HEIGHT DIAGRAM 1

SCALE	DATE
DATE: 11/20/2014	DATE: 11/20/2014
SCALE: 1/8" = 1'-0"	SCALE: 1/8" = 1'-0"
Z-003.00	
1 of 15	

1881 McDONALD AVENUE



HEIGHT DIAGRAM 2

SCALE: NTS

PLANS

PROJECT	
ADDRESS	
PROPOSAL	
PROJECT LOCATION	
DATE	



PROJECT	NEW 8-STORY & CELLAR MIXED USE BUILDING R7A/C2.4
PROJECT LOCATION	1881 McDonald Avenue, Brooklyn NY 11223
DATE	

HEIGHT DIAGRAM 2	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
Z-004.00	
DATE	
BY	

REVISION



NEW 8-ST RY & ELLAR MIXED U E BUILDING. R7A / 2-4
1881 MCD NALD AVENUE, BROOKLYN NY 11223

RISILIN
ARCHITECTURE PLLC
Architecture Planning InteriorDesign



NEW 8-ST RY & ELLAR MIXED U E BUILDING. R7A / 2-4
1881 MCD NALD AVENUE, BROOKLYN NY 11223



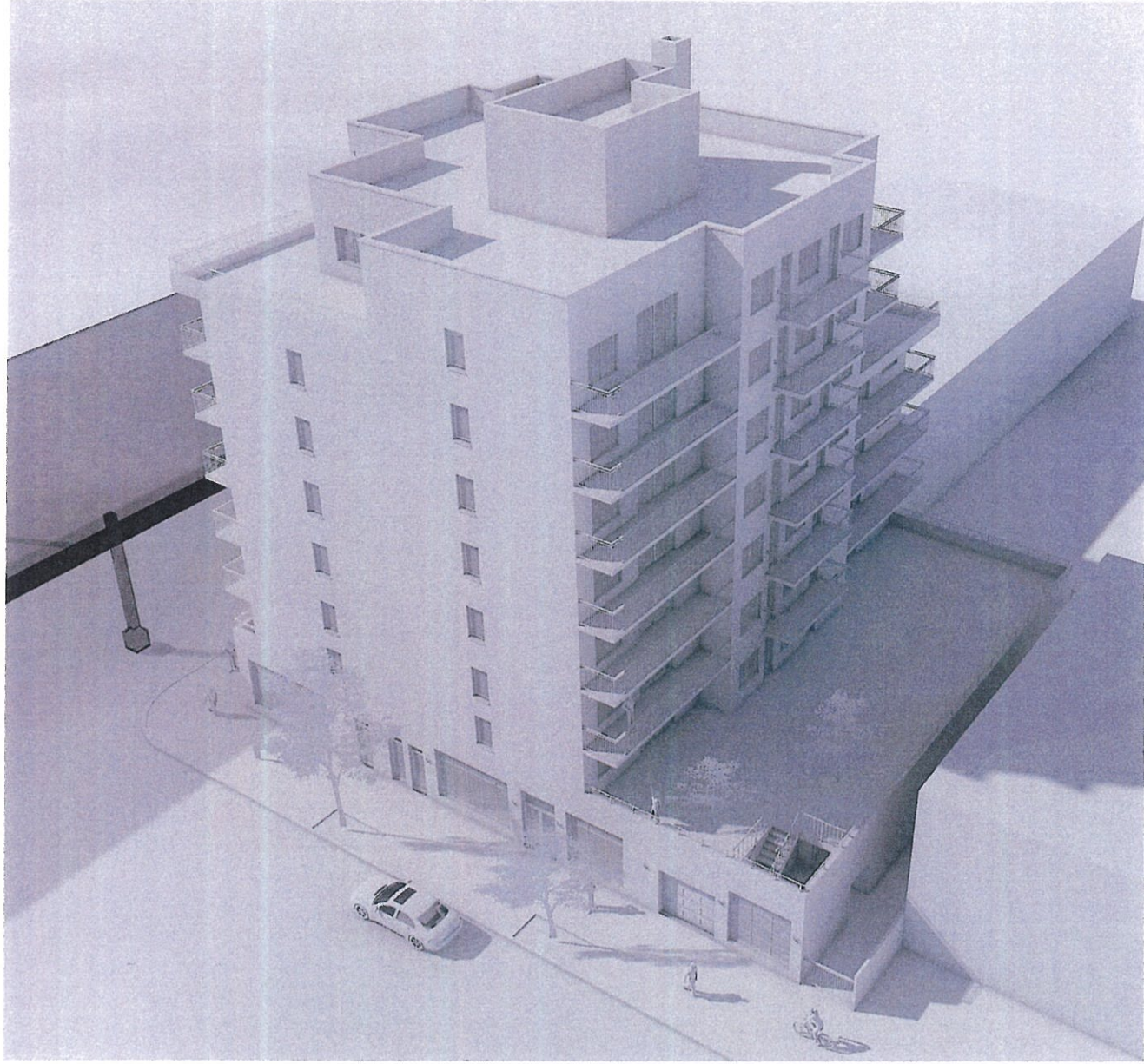
NEW 8-ST RY & ELLAR MIXED U E BUILDING. R7A / 2-4
1881 MCD NALD AVENUE, BROOKLYN NY 11223

RSNLN
ARCHITECTURE PLLC
Architecture · Planning · InteriorDesign



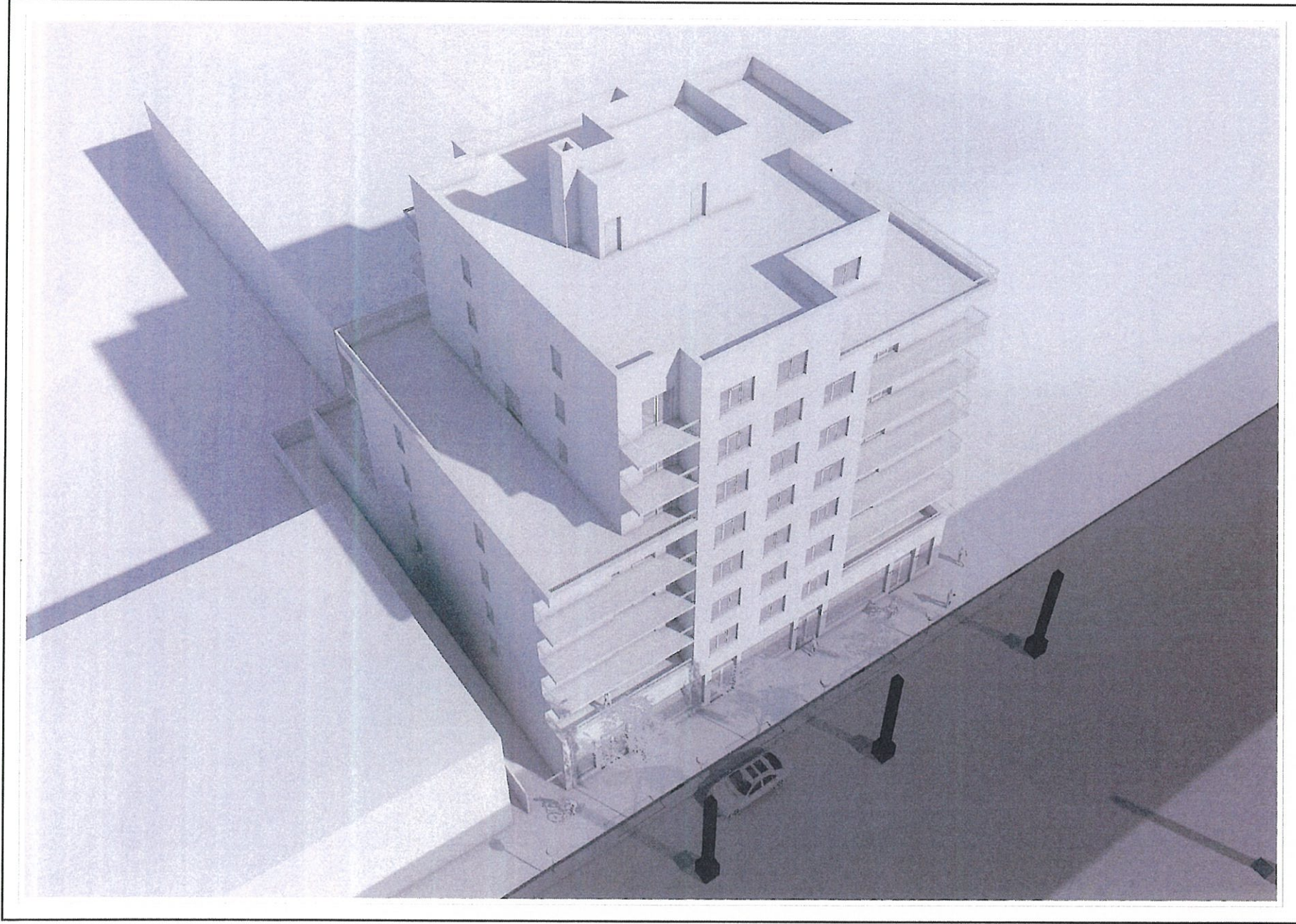
NEW 8-STORY & CELLAR MIXED USE BUILDING, R7A / C2-4
1881 McDONALD AVENUE, BROOKLYN NY 11223

RSJL
ARCHITECTURE PLLC
ARCHITECTURE • PLANNING • INTERIOR DESIGN



NEW 8-ST RY & ELLAR MIXED U E BUILDING. R7A / 2-4
1881 MCD NALD AVENUE, BROOKLYN NY 11223

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ARCHITECTURE PLLC
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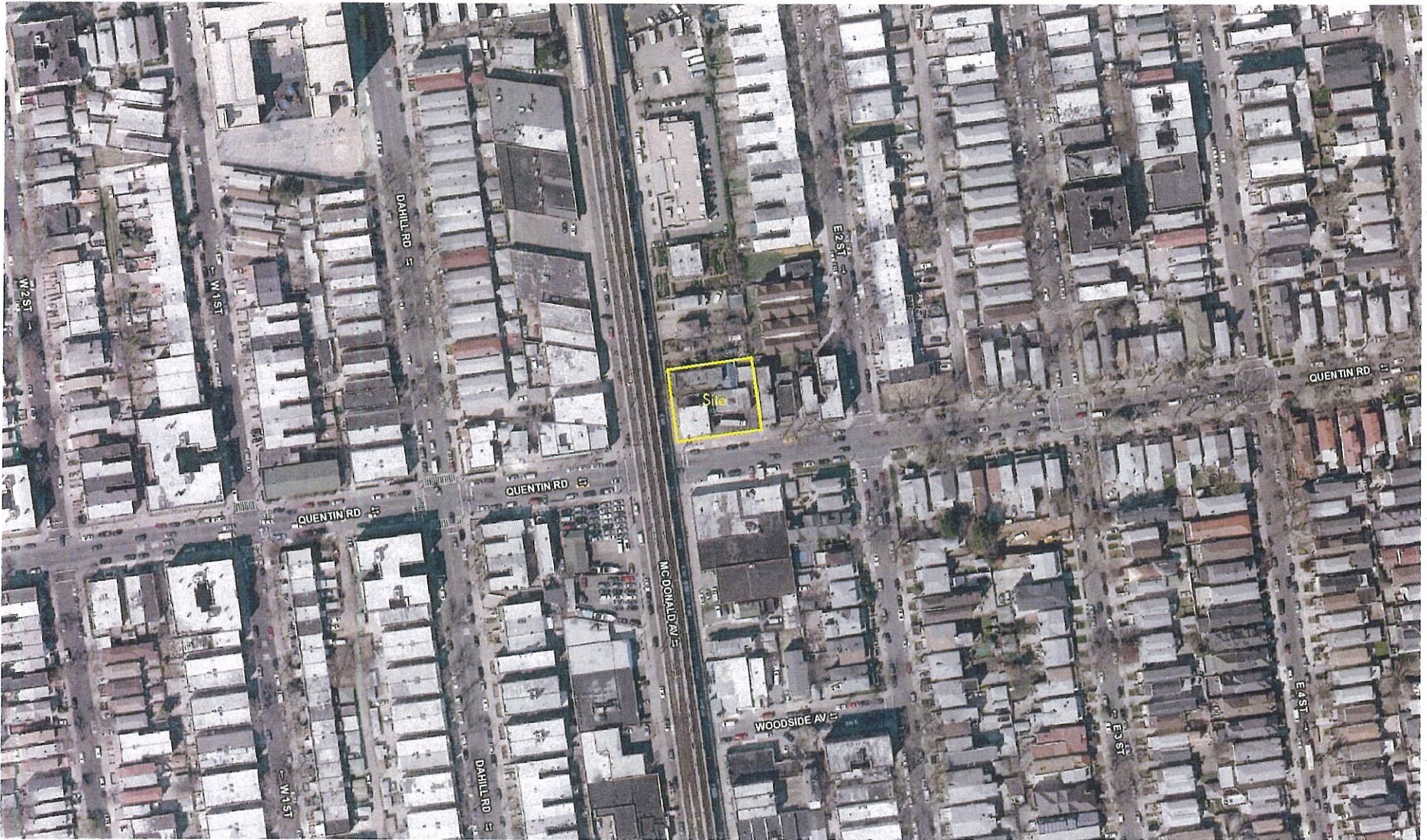
NEW 8-STORY & CELLAR MIXED USE BUILDING. R7A / C2-4
1881 MCDONALD AVENUE, BROOKLYN NY 11223

R-S-L-N
ARCHITECTURE PLLC
Architecture • Planning • Interior Design

Thank You For Listening

1881 McDonald Avenue, Brooklyn

Aerial Map (Neighborhood)



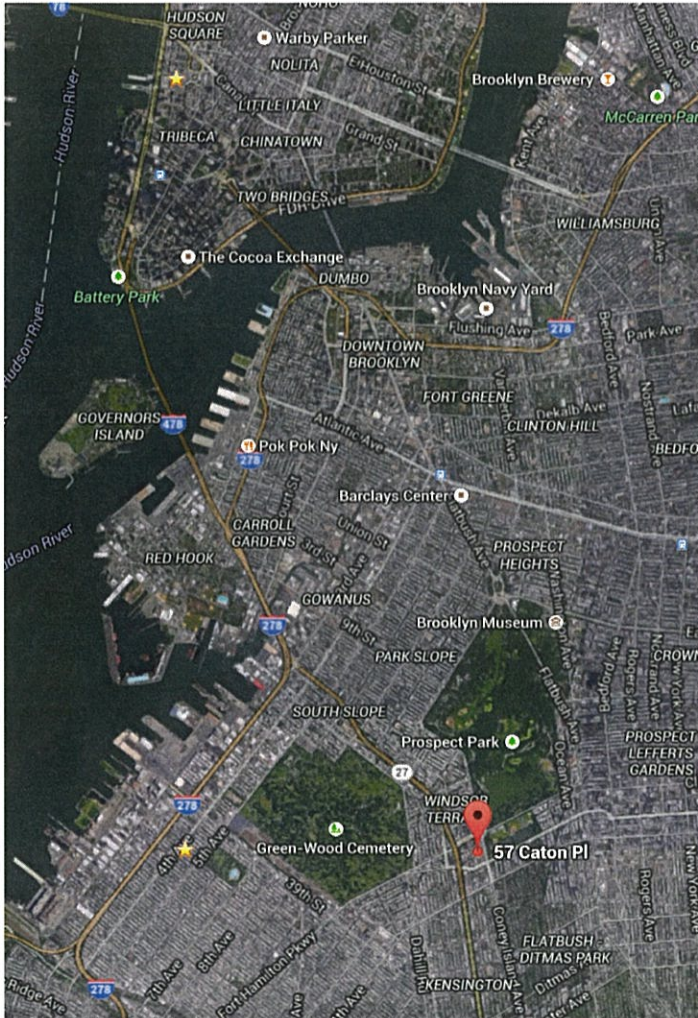
City Council Zoning Subcommittee Hearing: 57 Caton Place Rezoning

5 September 2018

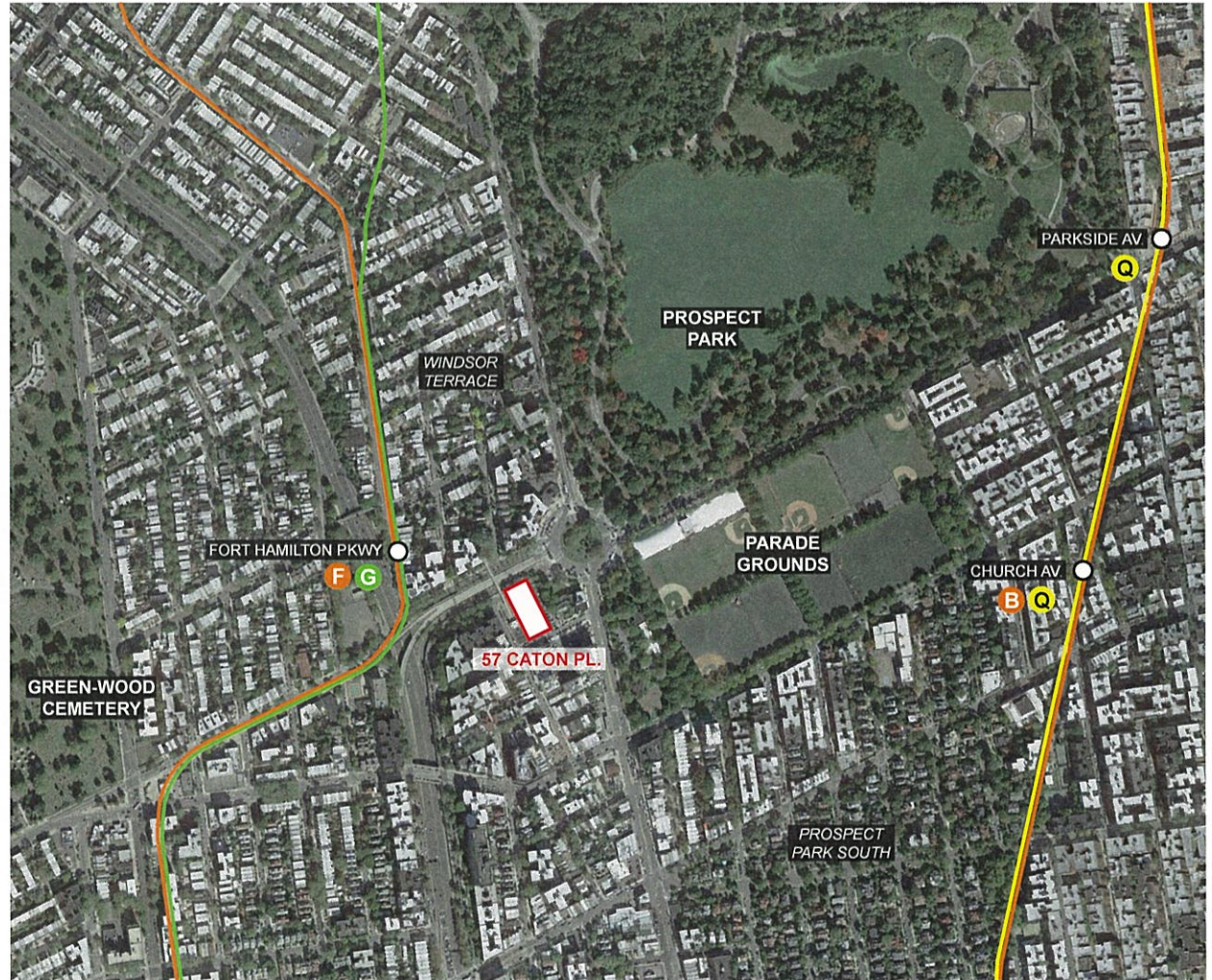
57 Caton Place
Brooklyn, NY
57 Caton Partners, LLC



Morris Adjmi Architects
www.ma.com



Site Location in Brooklyn



Prospect Park South



1 NE view on Caton Place



2 SW view on Caton Place



3 SW view on Ocean Parkway



4 NE view on Ocean Parkway

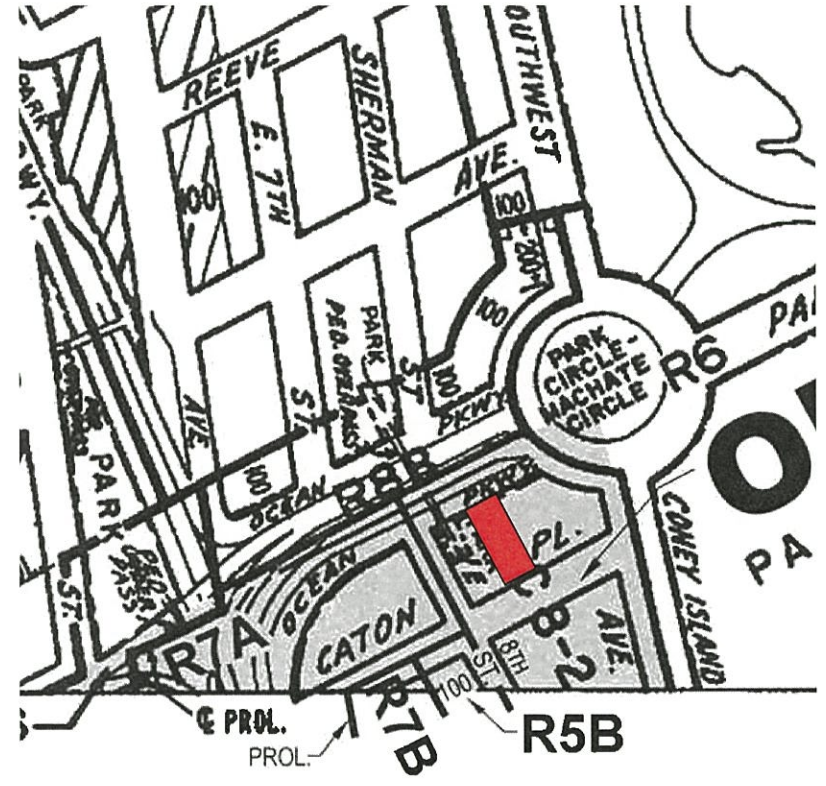


Key Plan

ENLARGED TAX MAP



ENLARGED ZONING MAP (16d)

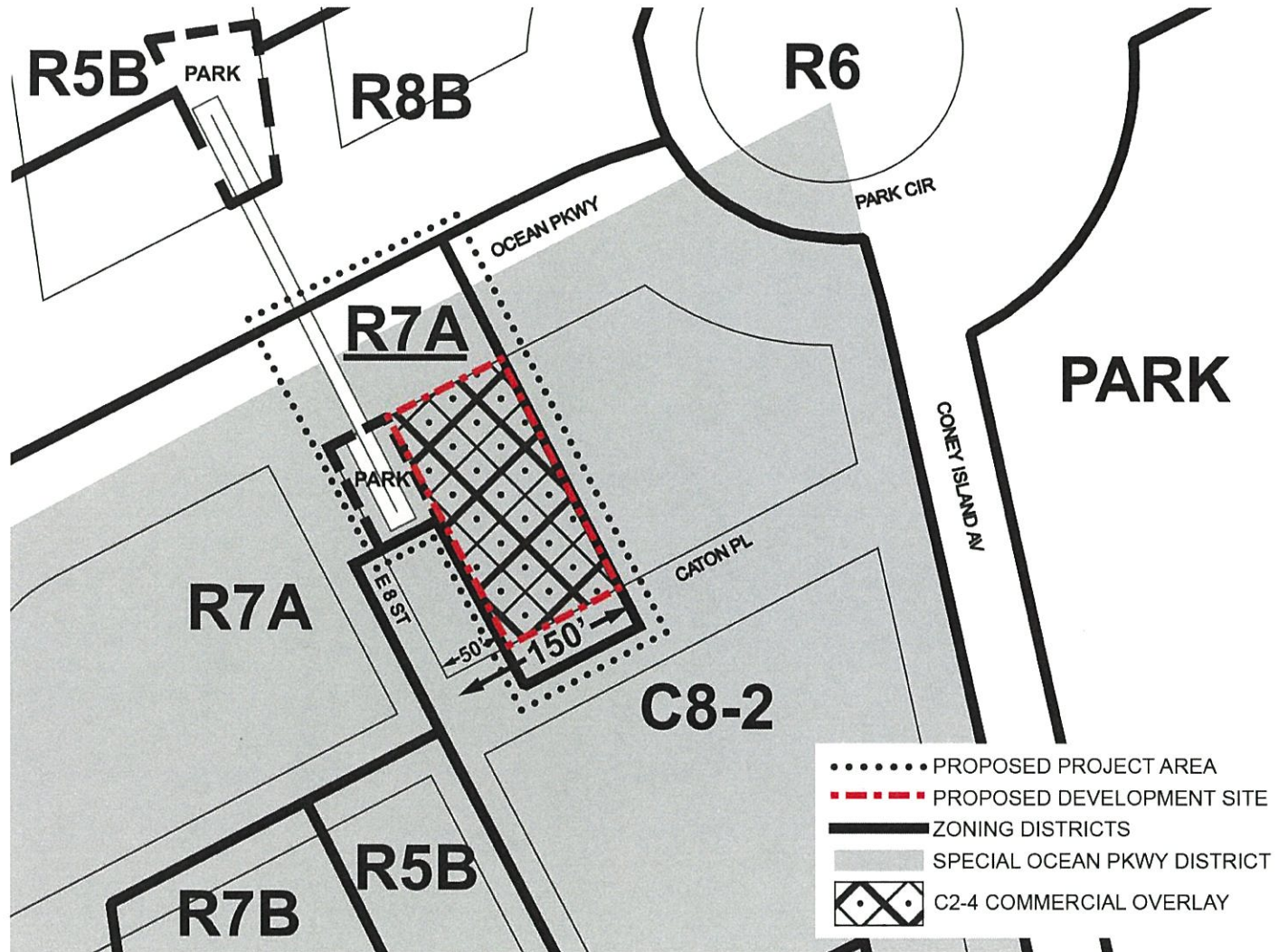


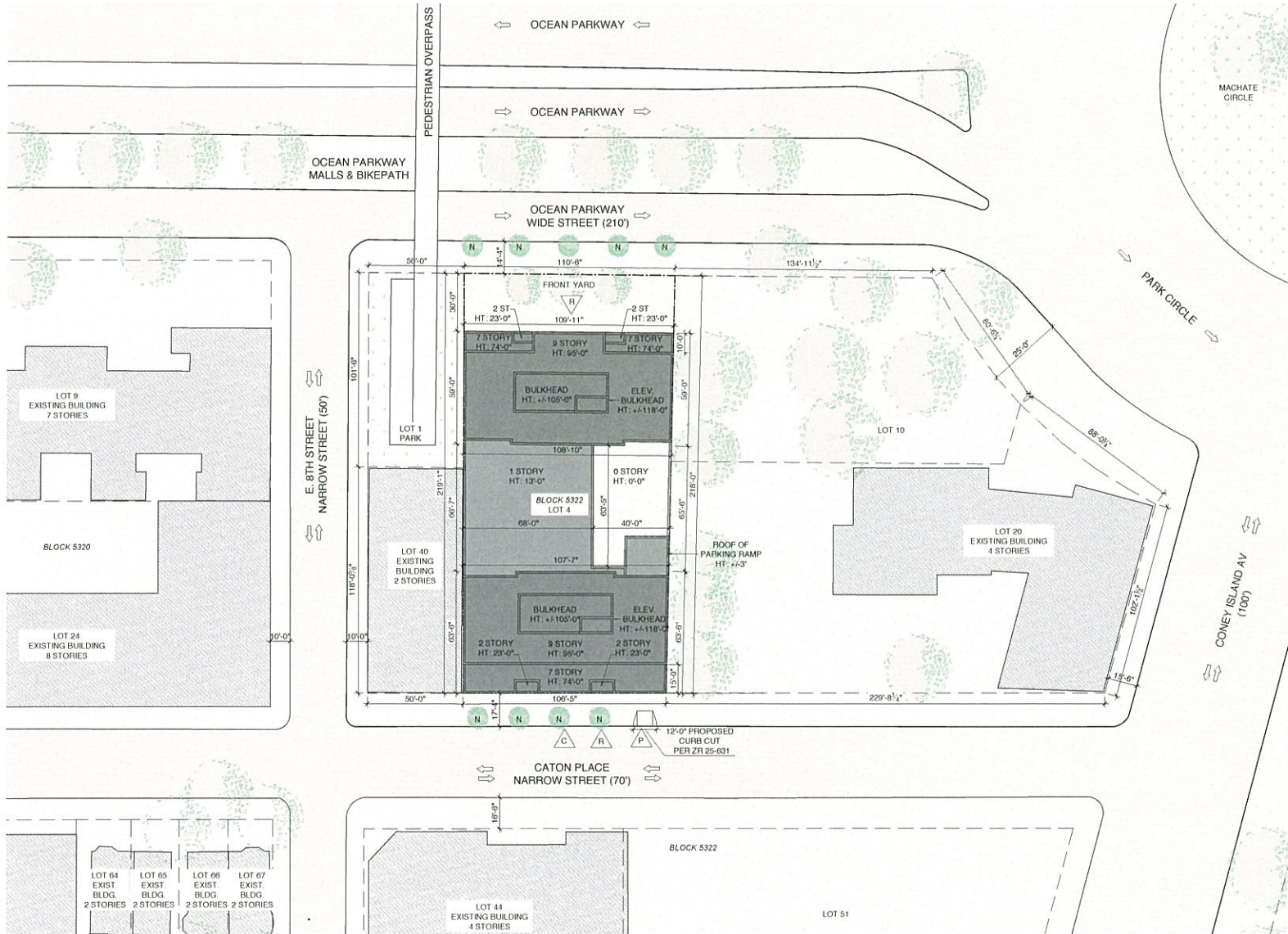
1. REZONING A C8-2 DISTRICT WITHIN THE SPECIAL OCEAN PARKWAY DISTRICT TO AN R7A (OP) DISTRICT WITH A C2-4 OVERLAY. THE MAP CHANGE WOULD AFFECT LOTS 1 AND 4 ON BLOCK 5322

2. TEXT AMENDMENTS TO THE ZONING RESOLUTION TO APPLY THE MIH PROGRAM TO THE SITE:

A. APPENDIX F OF THE ZONING RESOLUTION TO DESIGNATE THE REZONED AREA A MANDATORY INCLUSIONARY HOUSING (“MIH”) AREA AND

B. ZR SECTION 113-00 TO APPLY THE MIH PROGRAM TO CERTAIN AREAS MAPPED WITHIN THE SPECIAL OCEAN PARKWAY DISTRICT





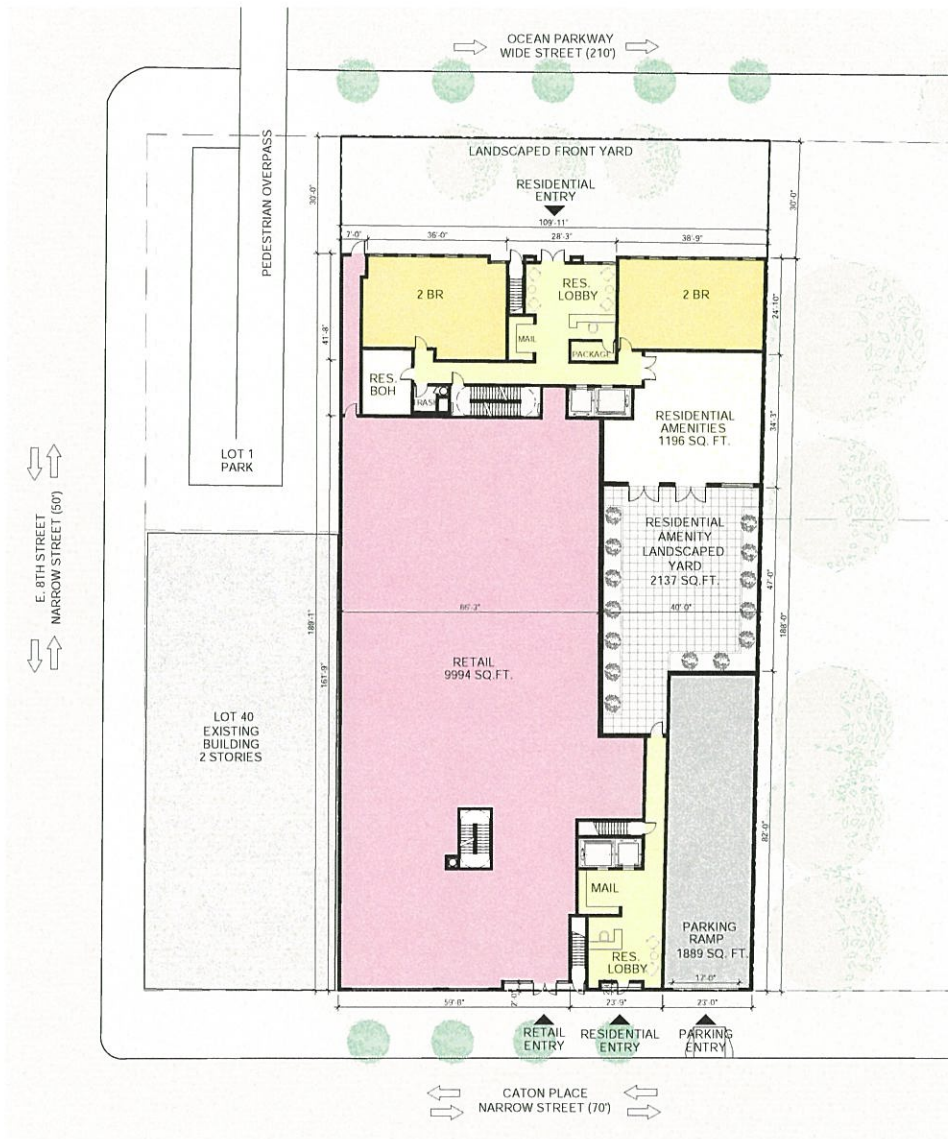
LEGEND

- RESIDENTIAL ENTRANCE
- COMMERCIAL (RETAIL) ENTRANCE
- PARKING RAMP ENTRANCE
- PROPOSED CURB CUT
- NEW STREET TREE
- EXISTING STREET TREE
- ZONING LOT BOUNDARY
- TAX LOT BOUNDARY
- EXISTING BUILDING
- PROPOSED BUILDING

Proposed Site Plan

NOTE: PROPOSED BUILDING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.





PRELIMINARY FLOOR AREA CALCULATIONS

RESIDENTIAL:	99,285 ZSF
COMMERCIAL:	9,744 ZSF
TOTAL:	109,029 ZSF

ESTIMATED RETAIL AREA

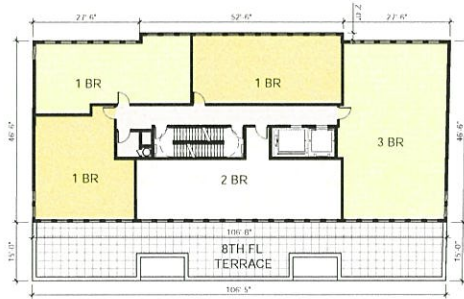
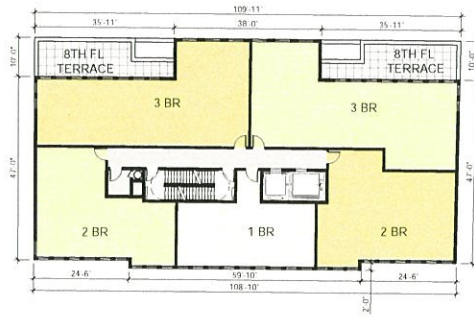
GROUND FLOOR:	9,994 GSF
CELLAR (STORAGE):	3,000 GSF
TOTAL:	12,994 GSF

(BELOW 25,000 SF COMMERCIAL AREA,
NO LOADING BERTH REQUIRED)

- LEGEND**
- RESIDENTIAL
 - RETAIL
 - PARKING
 - RES. TERRACE



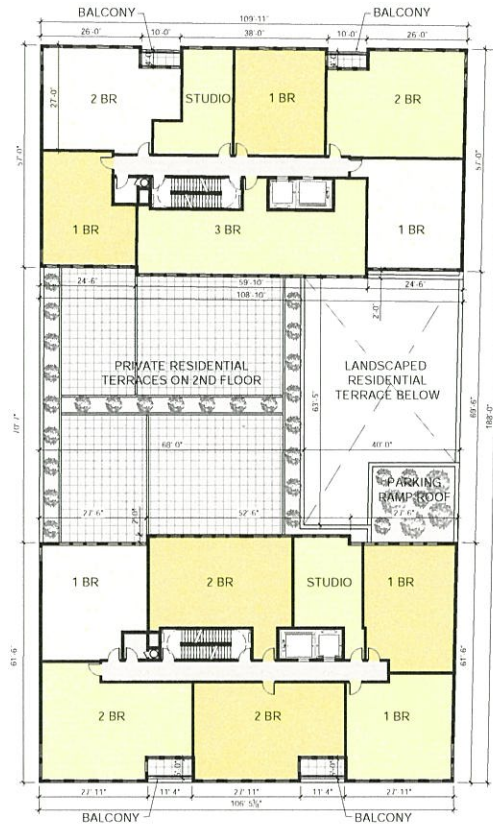
OCEAN PARKWAY



CATON PLACE

Typical Setback Floor

OCEAN PARKWAY



CATON PLACE

Typical Floor

ESTIMATED DWELLING UNITS*

- ST - 12 (11%)
- 1 BR - 45 (42%)
- 2 BR - 38 (36%)
- 3 BR - 12 (11%)

TOTAL - 107 UNITS

* 25% AFFORDABLE UNITS

ESTIMATED PARKING SPACES

- 40 RESIDENTIAL¹
(50% OF MARKET RATE DWELLING UNITS)
- 0 COMMERCIAL²
(1 PER 1,000 SF)

**40 TOTAL REQUIRED SPACES
UP TO 74 SPACES TO BE PROVIDED**

1. AS PER ZR 25-23, PARKING SHALL BE PROVIDED FOR 50% OF D.U. IN R7A DISTRICTS. INSIDE TRANSIT ZONE, NO ACCESSORY PARKING SPACES REQUIRED FOR INCOME-RESTRICTED HOUSING UNITS PER ZR-251.
50% OF 80 MARKET D.U. (75% TOTAL 107 D.U.)= 40 SPACES

2. AS PER ZR 36-21, WITHIN C2-4 DISTRICTS, 1 PARKING SPACE REQ. FOR 1000 SF COMMERCIAL FLOOR AREA, AS PER ZR 36-232, WAIVER OF COMMERCIAL PARKING WAIVED IF TOTAL NUMBER OF SPACES REQUIRED FOR ALL USES IS BELOW 40.
9,744 SF RETAIL / 1000 = 10 SPACES < 40

LEGEND

	RESIDENTIAL
	RETAIL
	PARKING
	RES. TERRACE





31 OCEAN PKWY
6/7 ST



30 OCEAN PKWY
6/7 ST



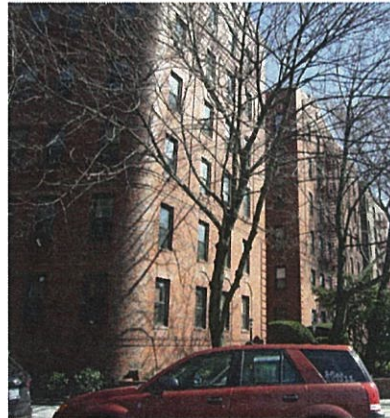
50 OCEAN PKWY
6 ST

DESIGN CONTEXT

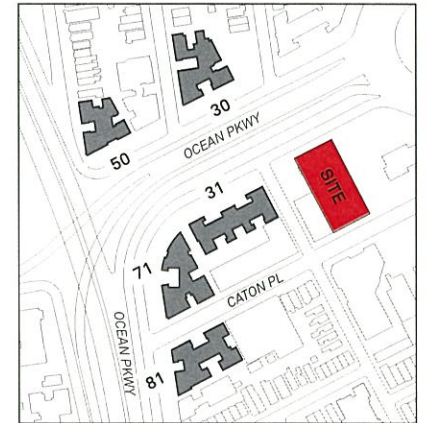
- PREWAR, MULTIFAMILY APARTMENT BUILDINGS ALONG OCEAN PKWY
- FACADE DIVIDED INTO MULTIPLE VOLUMES, SEPARATED THROUGH RECESSED COURTS
- FACADES ARE BRICK WITH PUNCHED WINDOWS
- BRICKWORK FEATURES DECORATIVE PATTERNING



71 OCEAN PKWY
7 ST



81 OCEAN PKWY
6/7 ST



KEY PLAN







1 View looking SE



2 View looking NW





DATA SOURCES:
 BUILDING HEIGHTS, BUILDING FOOTPRINTS,
 AND ROADBEDS ARE FROM THE PLANIMETRIC
 DATABASE PUBLISHED BY NYCDOT IN 2016
 (CAPTURED 2014). TAX LOTS ARE MAP PLUTO.

Estimated Heights of Surrounding Buildings

57 Caton Place / Brooklyn, NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: ROBERT SCIAUSSEN

Address: 98 LINCOLN AVE

I represent: C & A HOLDINGS

Address: 3130 VICTORY BLVD 91 NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 9/5/18

(PLEASE PRINT)

Name: HIRAM ROTHKRUG

Address: 55 WATERMILL LA, GREAT NECK, NY

I represent: 1881 McDONALD AVE

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 9-5-18

(PLEASE PRINT)

Name: RYSLAN GOYCHAYEV

Address: 1732 F12 ST BROOKLYN NY 11229

I represent: ABECO

Address: 1885 McDONALD AVE

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

27 East 47th Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jeremiah Chavrona

Address: c/o Troutman Sanders

I represent: The Applicant, KALO DOP PARK II Corp.

Address: _____

511 Canton Place
Regny

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Maricle Kesner-Kramer Levin

Address: 1177 Ave of Americas

I represent: 57 Canton Partners LLC

Address: _____

511 Canton Place
Regny

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jason Little, Morris Adjmi Architects

Address: 60 Broad St Man, NY

I represent: 57 Canton Partners LLC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Victory

Appearance Card

[Empty box]

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: ADAM ROYKALUG

Address: 55 WATERMILL LA CT NK

I represent: C+A REAZY

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

O'NEILL'S

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. _____ Res. No. T2018-2754

in favor in opposition

Date: 9/5/18

(PLEASE PRINT)

Name: NORA MARTINS

Address: AKERMAN LLP, 1000 5th Ave, 20th Fl.

I represent: APPLICANT

Address: O'NEILL'S

**THE COUNCIL
THE CITY OF NEW YORK**

O'NEILLS

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. _____ Res. No. T2018-2754

in favor in opposition

Date: 9/5/18

(PLEASE PRINT)

Name: ALISON VANNATA

Address: _____

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

O'NEILL'S

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. _____ Res. No. T2018-2754

in favor in opposition

Date: 7/5/18

(PLEASE PRINT)

Name: TOM BRADY

Address: _____

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

O'NEILL'S

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. _____ Res. No. T2018-2754

in favor in opposition

Date: 7/5/18

(PLEASE PRINT)

Name: JIMMY MCNAMARA

Address: _____

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

O'NEILL'S

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. _____ Res. No. T2018-2754

in favor in opposition

Date: 9/5/18

(PLEASE PRINT)

Name: DAN PYLE

Address: _____

I represent: O'NEILL'S (APPLICANT)

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

O'NEILL'S

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. T2018-2754

in favor in opposition

Date: 9/5/18

(PLEASE PRINT)

Name: TOM MCBRIDE

Address: _____

I represent: _____

Address: _____

THE COUNCIL 27 E 4th Street
THE CITY OF NEW YORK

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MICHAEL KRAMER + COLLEAGUES

Address: 27 EAST 4th STREET

I represent: Project Developers (Applicant)

Address: _____

THE COUNCIL 27 E 4th
THE CITY OF NEW YORK

Appearance Card

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

in favor in opposition

Date: 9/5/18

(PLEASE PRINT)

Name: Gary Spindler

Address: 208 175 Sullivan St

I represent: 27 E 4th St

Address: _____

27 E 4th St.
THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

in favor in opposition

Date: 9/5/2018

(PLEASE PRINT)

Name: Karl J. Rubenacker

Address: 129 W 27th St NY NY 10001

I represent: Kalodop II Park Corp.

Address: 27 E 4 St.

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

THE COUNCIL
THE CITY OF NEW YORK

57 caton
Appearance Card

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

in favor in opposition

Date: 9/5/18

(PLEASE PRINT)

Name: SEBASTIEN TERTULIEN

Address: _____

I represent: 32 BJ SEIU

Address: 25 W. 18th Street

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

McDonald
Ave

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

Date: _____

(PLEASE PRINT)

Name: Timothy Henry

Address: 69 10th Ave, Astoria, NY 11701

I represent: Smiths Henry Advisory Corp. Inc. / ABECO

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

McDonald
Ave

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

Date: 9-5-18

(PLEASE PRINT)

Name: ERIC PALATNIK

Address: 32 Bow

I represent: ABECO

Address: 1881 McDonald Ave

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