

# West 23<sup>rd</sup> Street Text Amendment

(N 160396 ZRM)

City Council

Zoning and Franchises Subcommittee

March 28, 2017

# Fact Sheet

## Site:

- Block 694, Lots 5, 58, 60, 61 and 65
- SE corner of West 23<sup>rd</sup> Street and 11<sup>th</sup> Avenue
- Currently Occupied by U-Haul

## Zoning Districts:

- Special West Chelsea District, C6-3A / C6-3 SubArea D / M1-5
- FAR: 7.52 / 7.5 / 5.0

## Proposed Building:

- 13 and 22 Story Mixed Use Building
- 280,000 sf of Floor Area
- U-Haul remains on Lot 58

## Employment:

- Construction: 250 construction jobs for a 30-month period.
- New Building: 16 full time staff, all union, plus potential retail/ground floor tenant jobs.
- U-Haul: approximately 10-12 on site employees.

## Action Required

- Zoning text amendment to permit floor area within the commercial districts to be located on the zoning lot without regard to zoning district boundary lines. Permits floor area from the mid-block C6-3A district with a 7.52 FAR to be located in the C6-3 SubArea D district with a 7.5 FAR. No change to the existing bulk regulations applicable to the zoning lot.

**Area Map**  
 U-HAUL West 23rd Street - Manhattan Block 604 Lots 5, 58, 60, 61 & 65

**Project Information**















600-ft-Radius

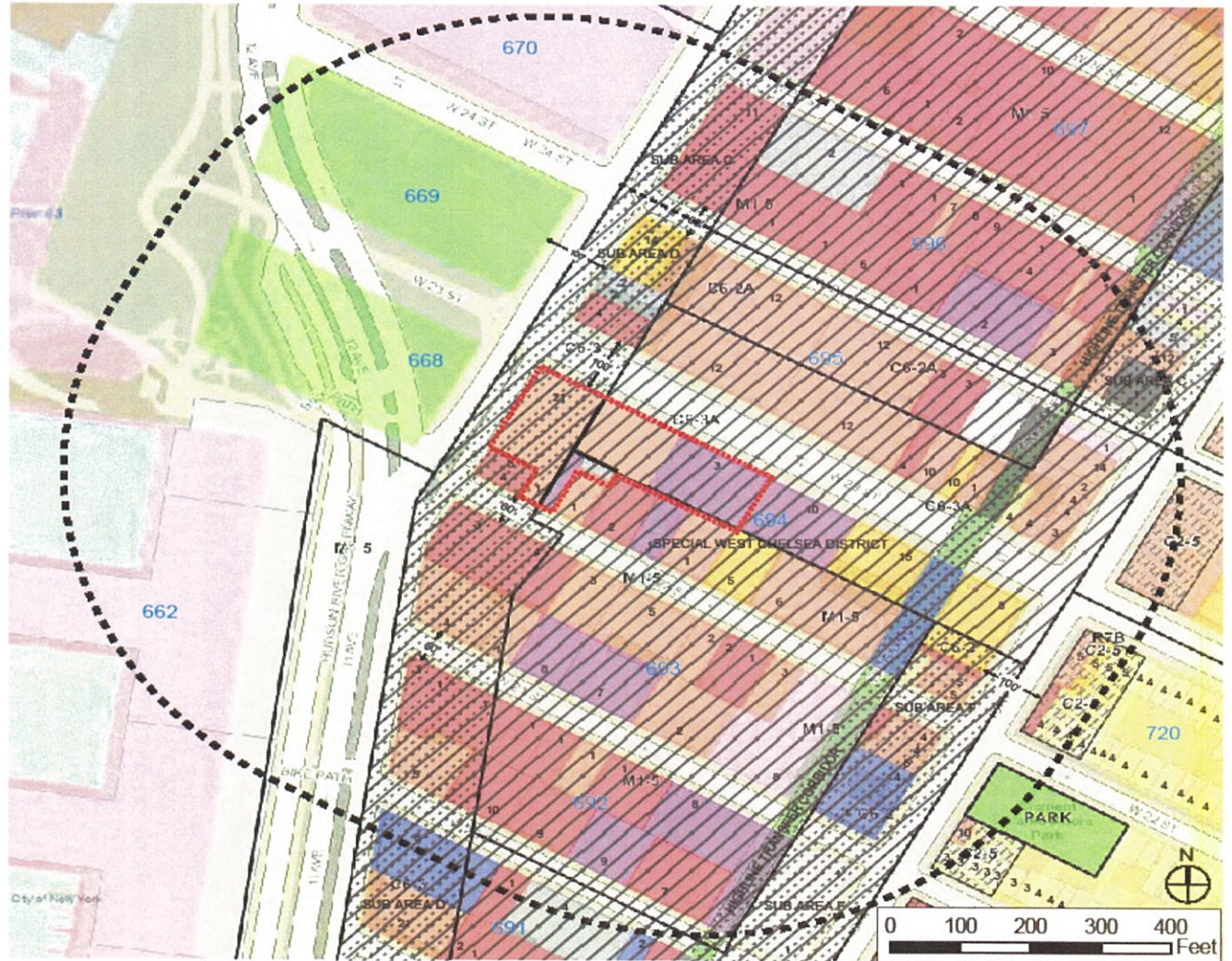
Project Area

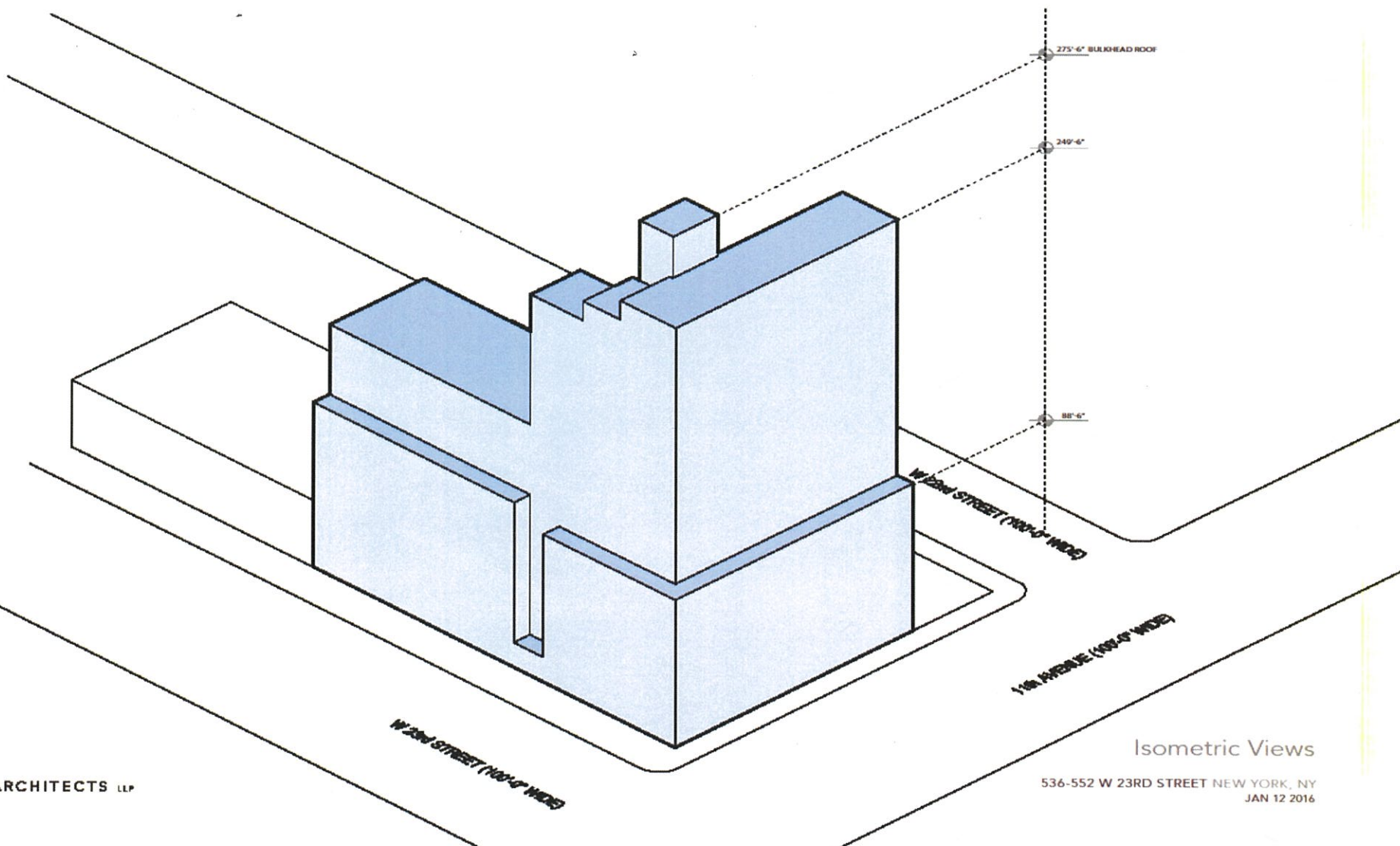
**Zoning Districts**

-  Zoning District Boundary
-  Zoning Special District Boundary
-  Zoning District Special Purpose Sub District

**Commercial Overlays**

-  700 Tax Block Number
-  2 Number of Floors
-  One & Two Family Buildings
-  Multifamily Walkup Buildings
-  Multifamily Elevator Buildings
-  Mixed Commercial/Residential Buildings
-  Commercial/Office Buildings
-  Industrial/Manufacturing
-  Transportation/Utility
-  Public Facilities & Institutions
-  Open Space
-  Parking Facilities
-  Vacant Land
-  All Other and No Data

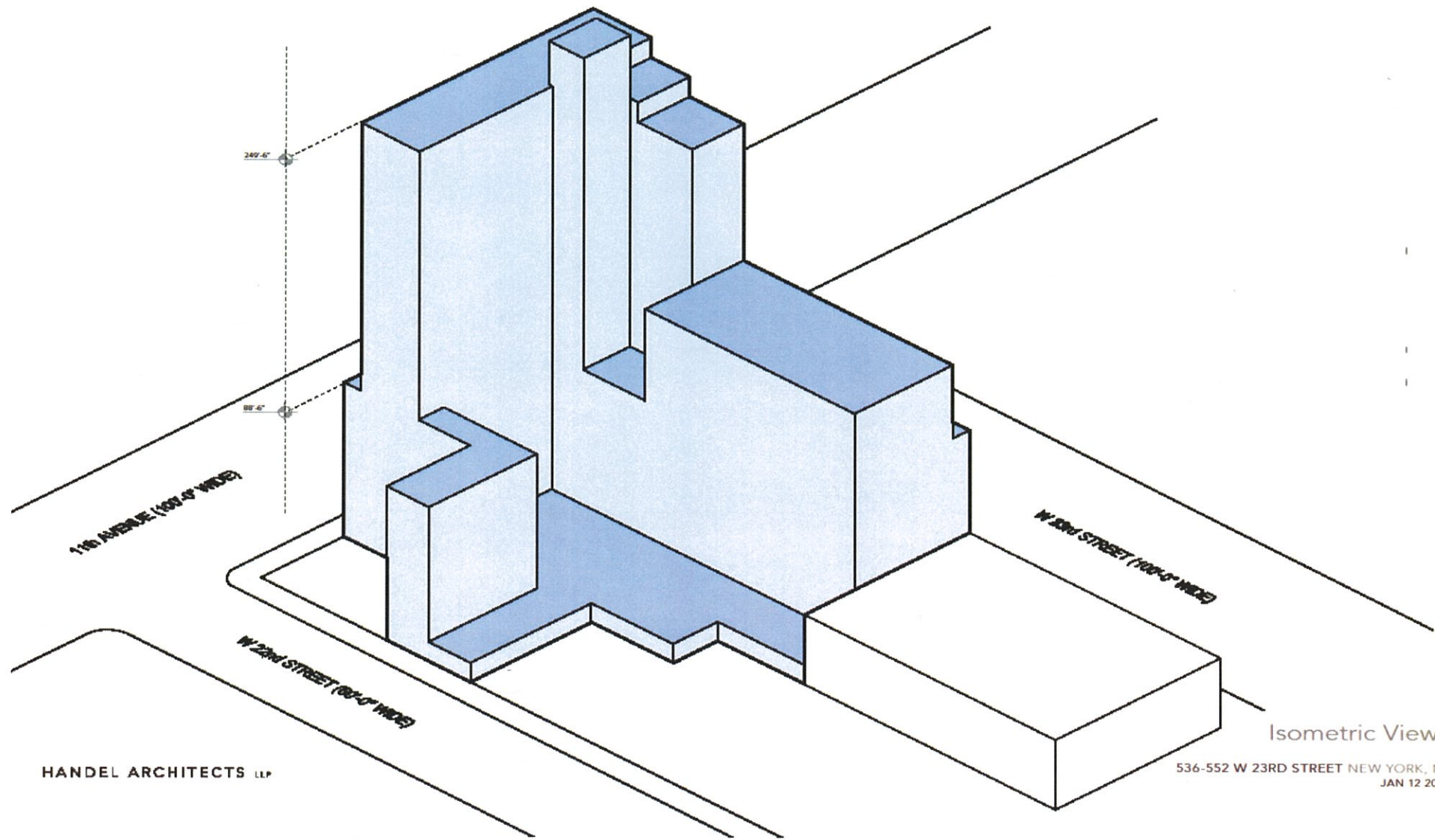




HANDEL ARCHITECTS LLP

Isometric Views

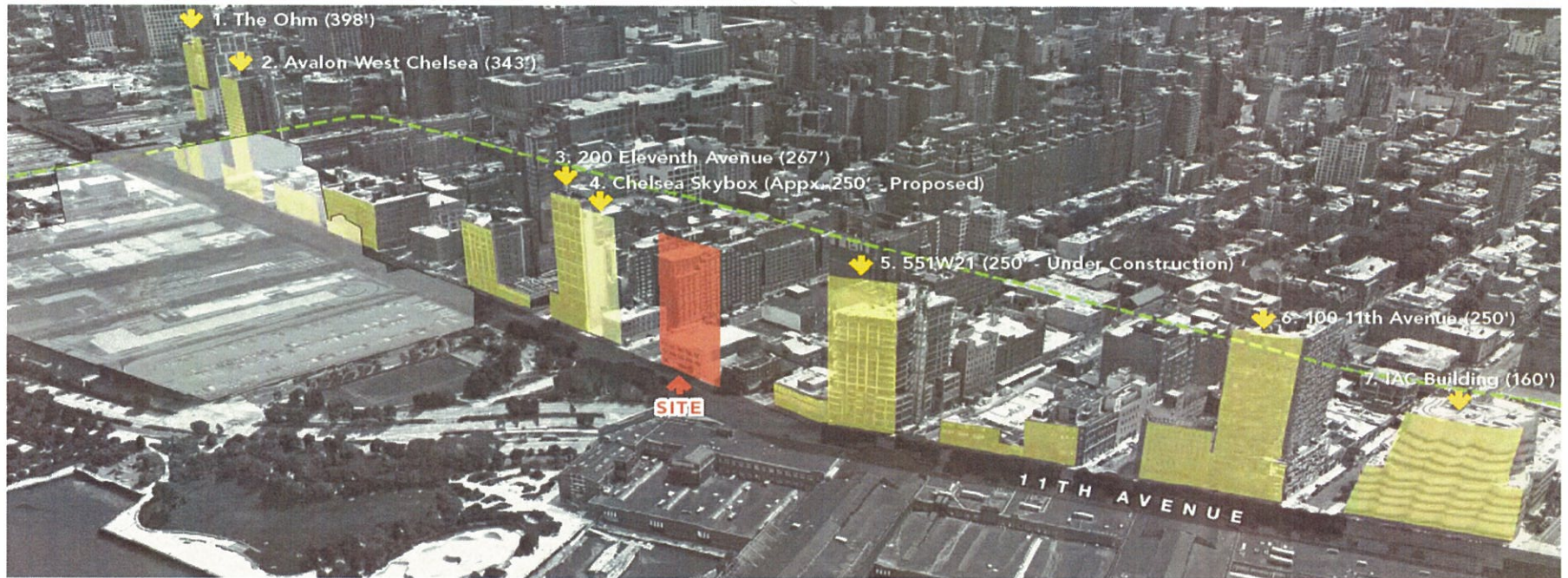
536-552 W 23RD STREET NEW YORK, NY  
JAN 12 2016



HANDEL ARCHITECTS LLP

Isometric Views

536-552 W 23RD STREET NEW YORK, NY  
JAN 12 2016



## 11th Avenue Streetwall



© 1994, NOAA, U.S. Navy, NGA, GEBCO

Google earth

40°44'55.30" N 74°00'24.90" W elev. 60 ft eye alt. 1461 ft

**ROSE CASTLE REZONING  
376-378 FLUSHING AVENUE  
43 FRANKLIN AVENUE  
BROOKLYN, NEW YORK  
N 160222 ZRK, C 160221 ZMK**



**NEW YORK CITY COUNCIL  
SUBCOMMITTEE ON  
ZONING AND FRANCHISES**

**MARCH 28, 2017**

APPLICANT: RIVERSIDE DEVELOPERS USA INC.  
APPLICANT REPRESENTATIVE: SHELDON LOBEL, P.C.



**Rose Castle Rezoning**  
**376-378 Flushing Avenue / 43 Franklin Avenue, Brooklyn**

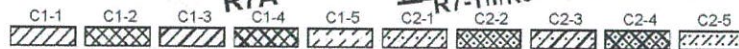
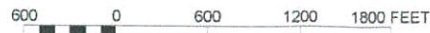
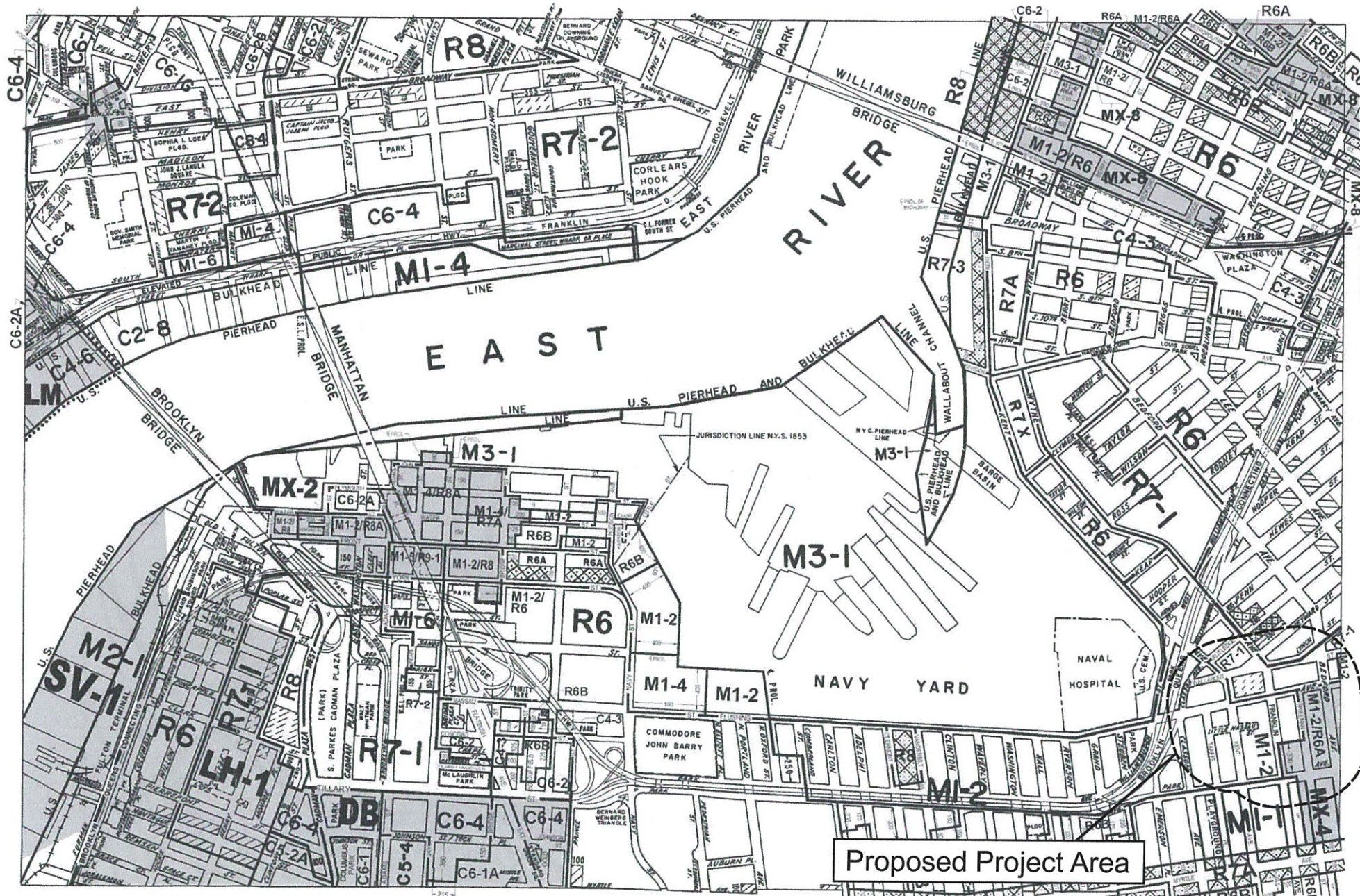
**Project Summary**

Riverside Developers USA, Inc. (the “Applicant”) proposes a zoning map amendment and text amendment to facilitate the development of a mixed-use building and a residential building in the Bedford-Stuyvesant neighborhood within Brooklyn Community District 3.

The Rose Castle development consists of two new buildings - an eight-story mixed residential and commercial building with 168 units on Flushing Avenue between Kent Avenue and Franklin Avenue, and a six-story residential building with 128 units to the south of Flushing Avenue between Franklin Avenue and Skillman Street, totaling 296 new units. The rezoning action would establish an R7A/C2-4 zoning district at the Flushing site and an MX (R6A/M1-2) district at the Franklin/Skillman site. The Mandatory Inclusionary Housing (“MIH”) program would apply to the development. The Applicant proposes mapping MIH Option 2 and the Workforce Option, resulting in an affordable housing set-aside for 30 percent of the residential floor area or approximately 88 units.

The proposed actions address the City’s Housing New York, A Five-Borough, Ten-Year Housing Plan objectives by facilitating the Rose Castle development. It would establish productive uses that address the City’s need for additional housing on underused land, a substantial portion of which has been vacant for many years. The Rose Castle development would create 296 new dwelling units while supporting the shift from low-density warehousing, commercial and parking uses to middle-density residential use. Finally, the Rose Castle development would set aside 30 percent of the residential floor area for affordable housing pursuant to the MIH program. With the Workforce Option, the Rose Castle development would provide permanently affordable housing that locks in moderate rents.

# MAPS



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

## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

### Major Zoning Classifications:

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

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

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

**AREA(S) REZONED**

### Effective Date(s) of Rezoning:

03-20-2013 C 130052 ZMM

### Special Requirements:

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

### MAP KEY

12a	12c	13a
12b	<b>12d</b>	13b
16a	16c	17a

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ZONING MAP 12d

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





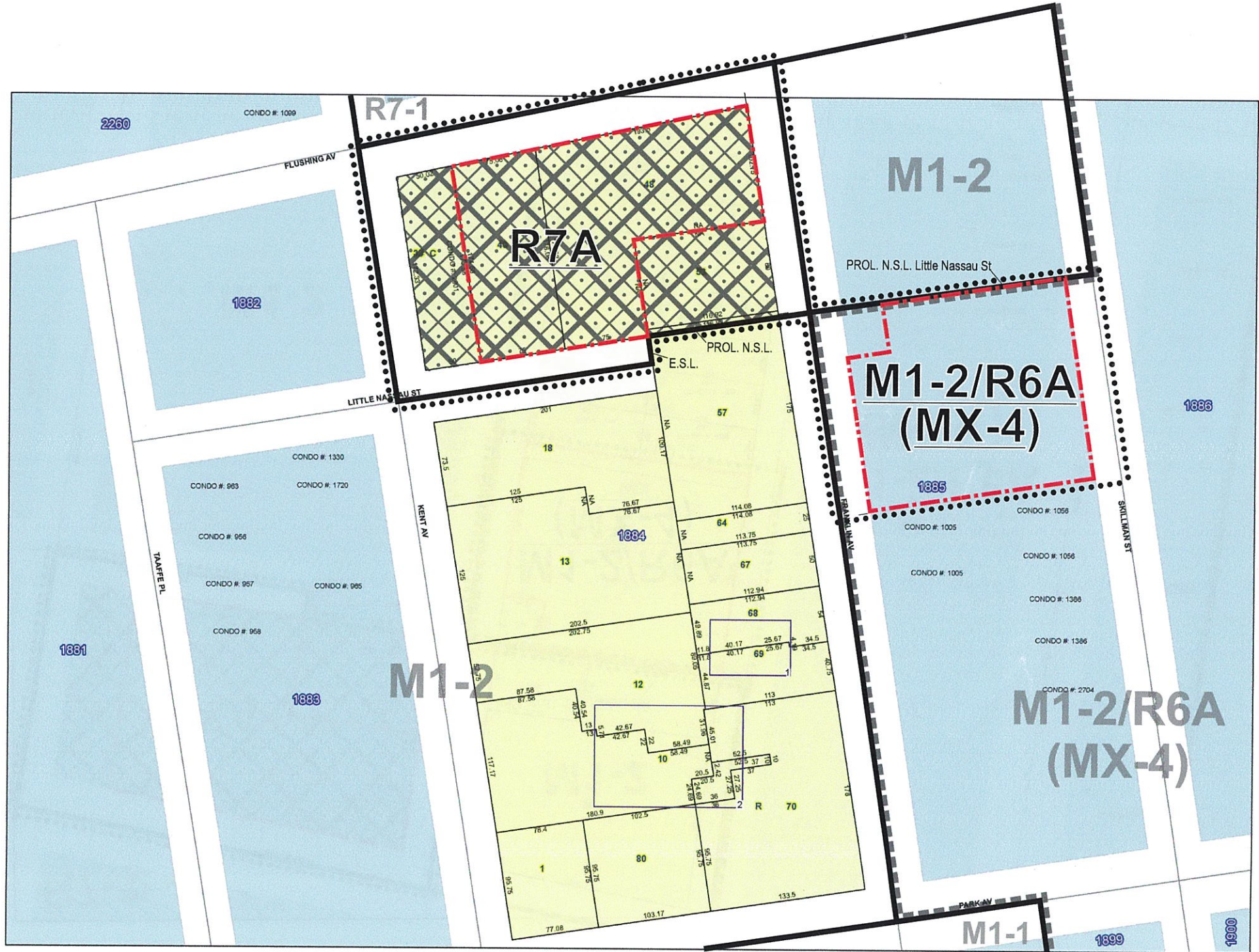
NYC Digital Tax Map

Effective Date : 05-26-2011 09:38:03  
 End Date : Current  
 Brooklyn Block: 1884



Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Line
- - - Special District Line
- - - Development Site
- Area Proposed to be Rezoned
- ◻ C2-4 Commercial Overlay
- M1-2 Existing Zoning District
- R7A Proposed Zoning District





NYC Digital Tax Map

Effective Date : 04-26-2010 11:00:24

End Date : Current

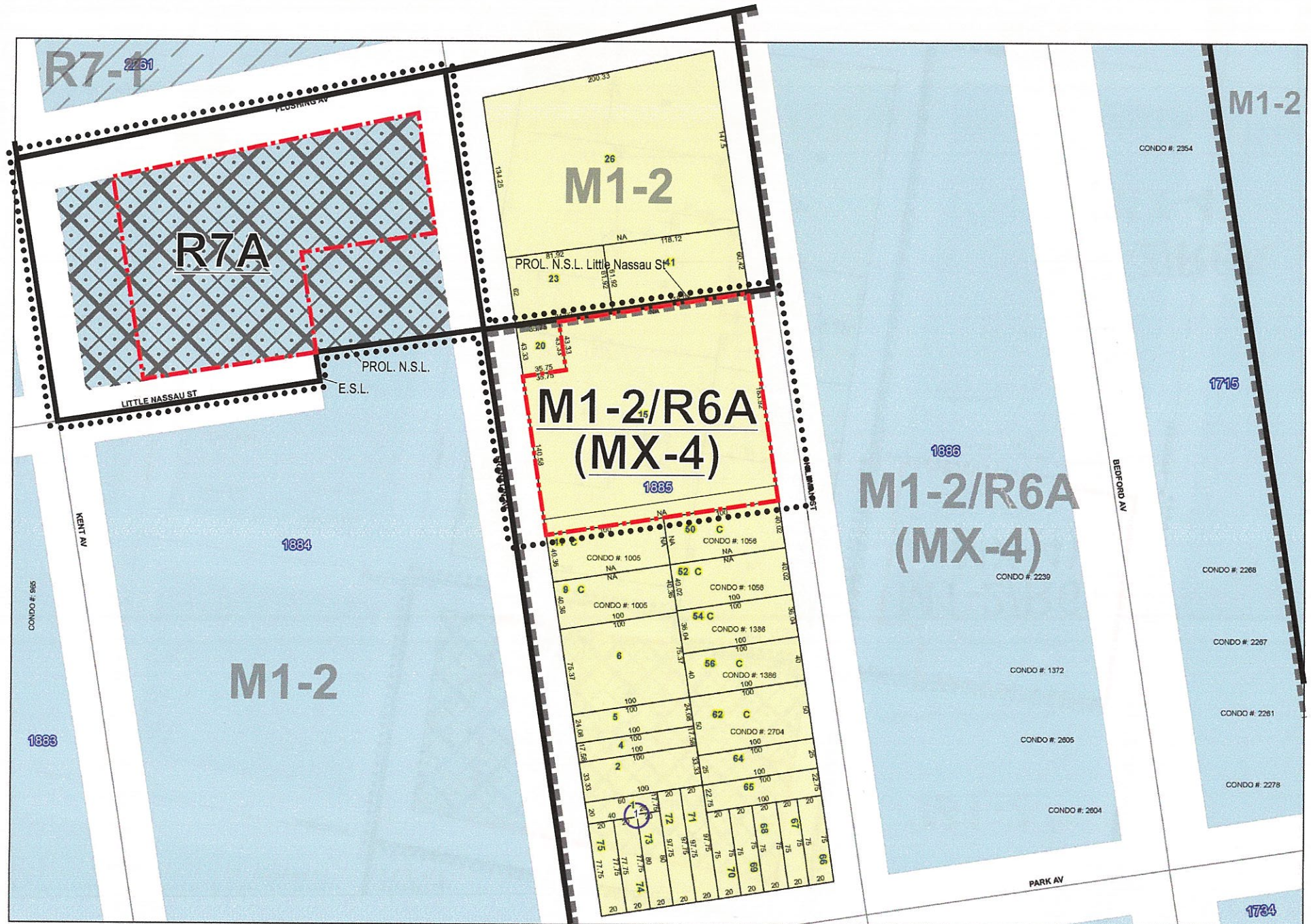
Brooklyn Block: 1885



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Undewater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- Zoning District Line
- Special District Line
- Development Site
- Area Proposed to be Rezoned
- C2-4 Commercial Overlay
- C1-5 Commercial Overlay
- M1-2** Existing Zoning District
- R7A** Proposed Zoning District



# Area Map

376-378 Flushing Avenue, Brooklyn  
Block 1884, Lots 40 & 48; Block 1885, Lot 15

**Project Information**

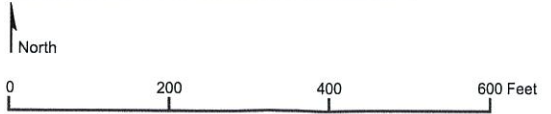
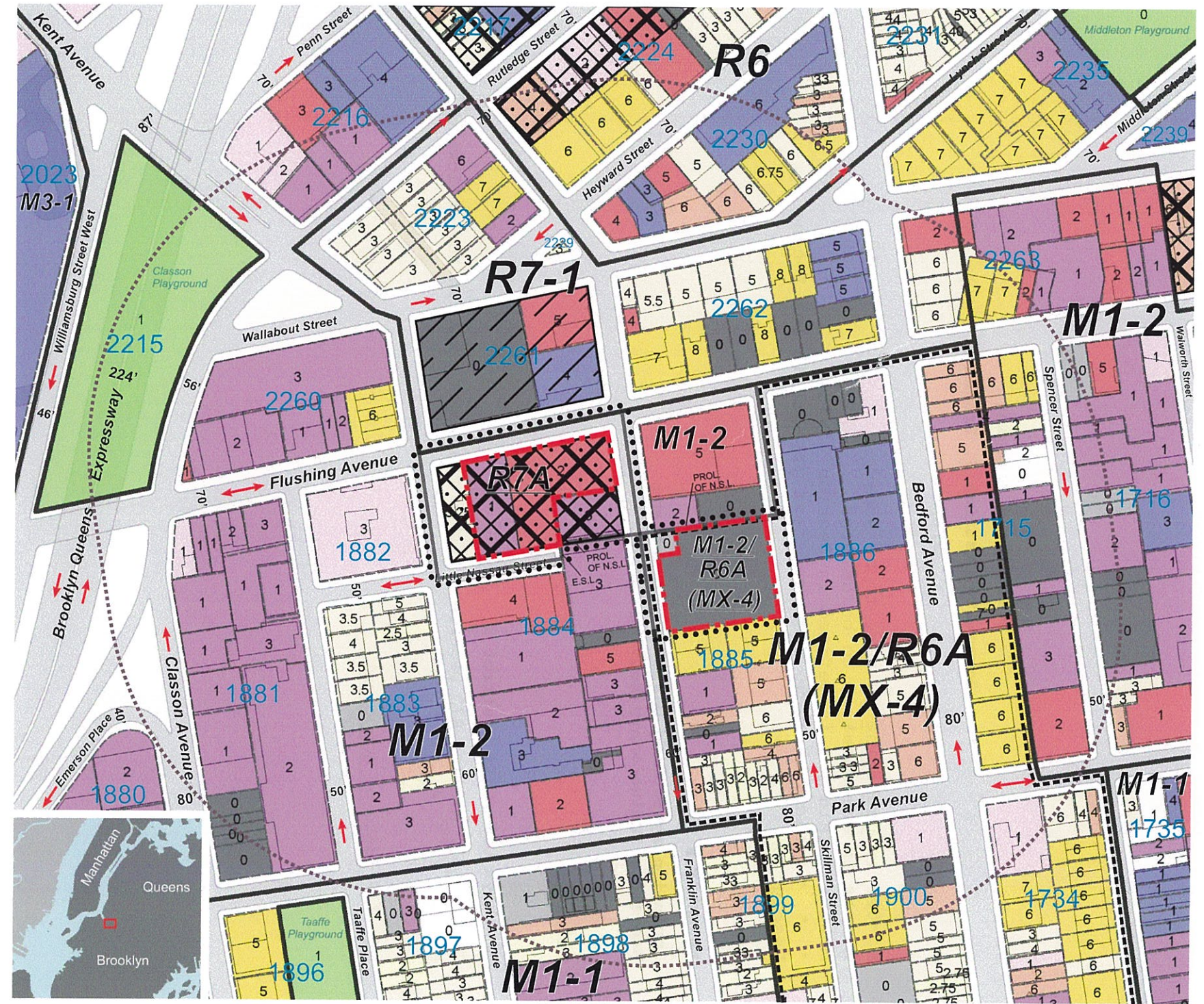
- 600' Radius
- Development Site
- Project Area
- Zoning Districts
- Special Districts

**Existing Commercial Overlays**

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Subway Entries
- 5037 Block Numbers
- Property Lines
- Number of Floors
- Building Footprints

**Land Uses**

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land



**Rose Castle Rezoning**  
**Community District 3, Brooklyn**  
**9/6/16**

Matter in underline is new, to be added;  
Matter in ~~strikeout~~ is to be deleted;  
Matter within # # is defined in Section 12-10;  
\* \* \* indicates where unchanged text appears in the Zoning  
Resolution

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas and  
Mandatory Inclusionary Housing Areas**

\* \* \*

**Brooklyn**

\* \* \*

**Brooklyn Community District 3**

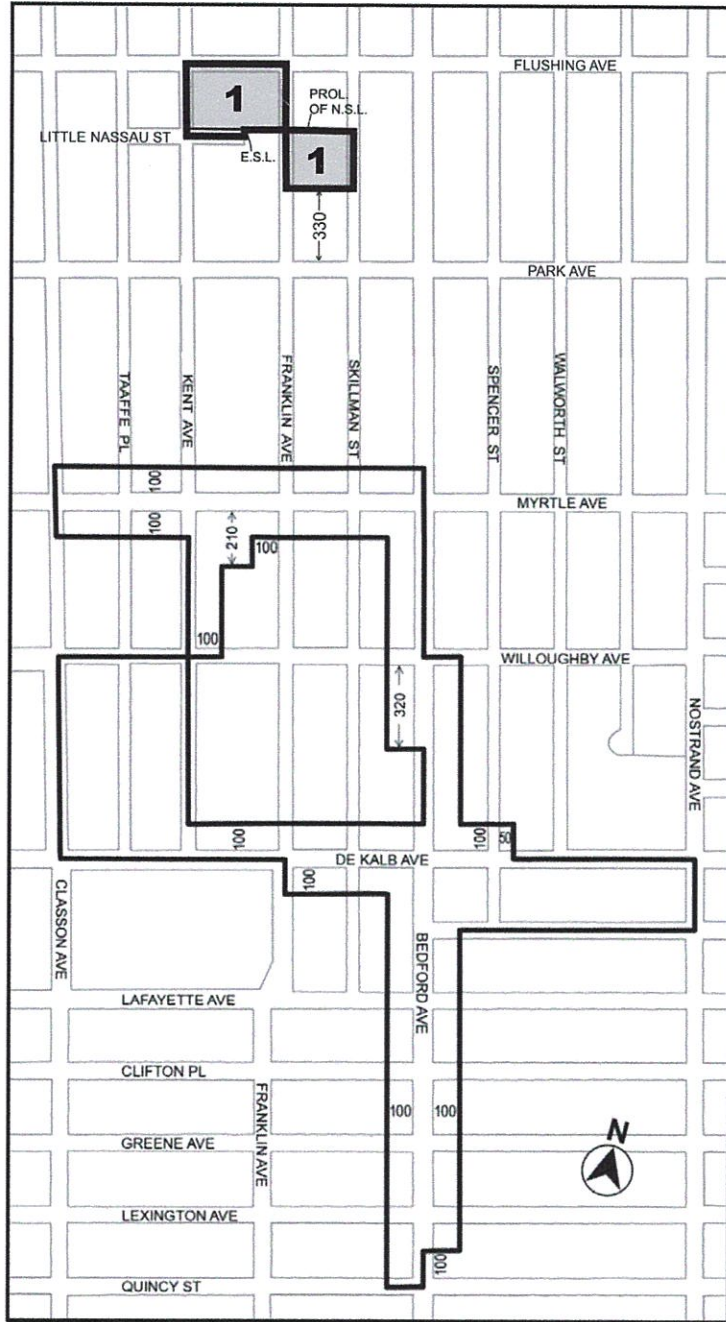
In the R6A, R7A and R7D Districts within the areas shown on the following  
Maps 1, 2, 3, 4, and 5:



\* \* \*

Map 3 - [date of adoption]



[PROPOSED MAP]



-  Inclusionary Housing Designated Area
-  Mandatory Inclusionary Housing area see Section 23-154(d) (3)

Area 1 – [date of adoption] – MIH Program Option 1 and Option 2 and Workforce Option

Portion of Community District 3, Brooklyn

\* \* \*

## **PROJECT DESCRIPTION**

**Rose Castle Rezoning**  
**376-378 Flushing Avenue / 43 Franklin Avenue, Brooklyn**

**1. Introduction**

Riverside Developers USA, Inc. (the “Applicant”) proposes a zoning map amendment and text amendment to facilitate the development of a mixed-use building and a residential building in the Bedford-Stuyvesant neighborhood within Brooklyn Community District 3.

The proposed zoning map amendment would replace an existing M1-2 zoning district and establish an R7A/C2-4 zoning district bounded by Flushing Avenue, Little Nassau Street, the eastern streetline of Little Nassau Street, a prolongation of the northern streetline of Little Nassau Street, Franklin Avenue, and Kent Avenue. In addition, it would establish an MX-4 (M1-2/R6A) zoning district bounded by a prolongation of the northern streetline of Little Nassau Street, a line 330 feet northerly of Park Avenue, Skillman Street, and Franklin Avenue. The proposed rezoning area consists of portions of two blocks: Block 1884, Lots 40, 48, 7501 (former 33), 53, and part of 57; and Block 1885, Lots 15 and 20 (the “Project Area”). The proposed zoning map amendment would permit residential uses, which are not permitted within the current M1-2 zoning district.

The proposed text amendment of Zoning Resolution (“ZR”) Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Designated Areas for Community District 3, Brooklyn would establish the rezoning area as a Mandatory Inclusionary Housing (“MIH”) Area. Pursuant to the MIH program, a percentage of the residential floor area in the proposed development must be affordable. The Applicant proposes mapping MIH Option 2 and the Workforce Option, resulting in an affordable housing set-aside for 30 percent of the residential floor area or approximately 88 units.

The proposed actions would facilitate development of the Rose Castle project on two parcels: the Flushing Avenue Site located on Block 1884, Lots 40 and 48; and the Franklin/Skillman Site on Block 1885, Lot 15 (collectively the “Development Sites”). The Flushing Avenue Site would be developed with a new eight-story mixed residential and commercial building with 168 dwelling units. The Franklin/Skillman Site would be developed with a six-story residential building with 128 dwelling units. Overall, the proposed development would provide 296 new dwelling units.

**2. Background**

DCP-Initiated Land Use Actions

Land use actions initiated by the NYC Department of City Planning (“DCP”) in the area surrounding the Project Area include the Flushing/Bedford Rezoning and the North Bedford-Stuyvesant Rezoning.

The Flushing/Bedford Rezoning (C 000109 ZMK, effective May 9, 2001) rezoned approximately 15 blocks in Community District 1 and Community District 3 from M1-2 and M3-1 to R7-1 and M1-1 and M1-2 to a new Special Mixed Use (MX-4) District, Flushing Bedford (N 000110 ZRK). The MX-4 district extends south from Flushing Avenue to Myrtle Avenue, generally bounded by Franklin Avenue and Spencer Avenue. The Franklin/Skillman Site was initially within the proposed boundaries of the MX-4 zoning district, but the northern portion of Block 1885 was removed prior to the City Council approval of the rezoning.

The Bedford-Stuyvesant North Rezoning (C 120294 ZMK, effective October 11, 2012), rezoned an approximately 140-block area generally to the south and east of the Project Area. It established contextual zoning districts and a new enhanced commercial district.

Private Land Use Actions

The City Council has approved two private rezoning applications in the last seven years to permit mixed-use development near the Project Area. Both of these rezonings are located to the north of the Project Area on Flushing Avenue. Most recently, the 74 Wallabout Street Rezoning (C 110390 ZMK, effective September 12, 2012), mapped an R7-1 zoning district with a C1-5 commercial overlay on Wallabout Street (Block 2261) between Kent Avenue and Franklin

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**160221 ZMK; N 160222 ZRK**

Avenue. The 74 Wallabout Street Rezoning facilitated the development of a seven-story mixed used building at 74 Wallabout Street with 120 residential units, 28,439 sq. ft. of ground-floor commercial space, and 60 accessory parking spaces in the cellar, built pursuant to Quality Housing regulations. The rezoning also permitted the private applicant to develop a five-story community facility. The 204 Wallabout Street Rezoning (C 060377 ZMK, effective March 12, 2008), mapped an R7-1 zoning district with a C2-4 commercial overlay on Wallabout Street (Block 2263) generally between Walworth Street and Nostrand Avenue. This action facilitated the development of a vacant site with an approximately 184,000 sq. ft. residential development containing 110 dwelling units.

Other Land Use Actions

In addition, within the Project Area, the Board of Standards and Appeals (“BSA”) granted a use variance to allow residential development in the M1-2 zoning district pursuant to ZR § 72-21. The variance permitted a five-story, 12-unit residential building on Block 1884, Lot 7501 (formerly Lot 33). See BSA Cal. No. 259-98-BZ (October 16, 2001; amended March 8, 2005).

**3. Description of the Surrounding Area**

The Project Area is located in the Bedford-Stuyvesant neighborhood within Brooklyn Community District 3. The Project Area borders Community District 1 to the north, which has a district boundary running along Flushing Avenue.

Existing Land Uses

The existing land uses in the area immediately surrounding area the Project Area are a mix of warehouse/distribution, commercial, community facility, and conforming and non-conforming residential uses. The area surrounding the Project Area to the north, south, and east is predominantly medium-density residential use with local commercial services and community facilities. Within the M1-2 zoning district that extends from Flushing Avenue to Park Avenue, from the Brooklyn-Queens Expressway to Franklin Avenue, the mix of uses is predominantly warehouse/distribution, with some commercial, community facility, and non-conforming residential uses.

Prevailing Built Form

The prevailing built form of the area is a mix of mid-rise, mostly contextual-type residential buildings, and a mix of low- and mid-rise commercial buildings. Adjoining the Flushing Avenue site is a four-story residential building built to the street line. To the west of that, across Kent Avenue, there is a three-story Department of Environmental Protection facility also built to the street line. Cater-cornered to the Flushing site on the north side of Flushing Avenue is a seven-story street wall residential building. On the north side of Flushing Avenue there is a construction site for an R7-1 Quality Housing Building, and there is also a four-story community facility building. Between Franklin and Bedford Avenues, the north side of Flushing Avenue has three, seven-story residential buildings with unbuilt properties between them. On the block to the east of that are additional multi-story residential apartment houses. There are mostly two- and three- story commercial and industrial buildings, built to the street line, to the south of the Flushing Avenue site.

To the south of the Franklin/Skillman Site are five-story street wall residential apartment houses interspersed with low-rise commercial/warehousing buildings and older walkup residences. Adjoining the Franklin/Skillman Site to the north there is a vacant lot, a one-story commercial building and, on Flushing Avenue, a four- and five-story commercial and community facility building. To the west of this site, across Skillman Street is a catering facility on Flushing Avenue that is uncharacteristically set back from the street. One and two-story commercial buildings built to the street line make up the remainder of the northern portion of the block and three- and five-story residential buildings make up the southern block face facing Skillman Street.

Existing Zoning Districts

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The existing zoning districts in the area immediately surrounding the Project Area include both manufacturing and residential designations. There is an M1-2 zoning district mapped within the Project Area and to the southwest and east that extends from Flushing Avenue to Park Avenue, generally from Cumberland Avenue to the west to Franklin Avenue and Skillman Street to the east. The existing M1-2 zoning district permits light manufacturing, commercial and limited community facility uses. The maximum FAR for permitted manufacturing and commercial uses within the M1-2 district is 2.0 and 4.8 for community facility uses. There is an MX-4 zoning district with an M1-2/R6A designation located to the south and east of the Project Area extending south from Flushing Avenue to Myrtle Avenue, generally bounded by Franklin Avenue and Spencer Avenue. The MX-4 zoning district permits residential, commercial, and light manufacturing uses.

Mapped to the north and east of the Project Area, there is an R7-1 zoning district that extends generally from Flushing Avenue to Rutledge Street and from Kent Avenue to the west and Marcy Avenue to the east. One block, Block 2261, within the R7-1 zoning district is mapped with a C1-5 commercial overlay bounded by Wallabout Street, Franklin Avenue, Flushing Avenue, and Kent Avenue pursuant to the 74 Wallabout Street Rezoning (C 110390 ZMK). Further to the north, there is an R6 zoning district mapped to the northeast of Wythe Avenue extending north toward Williamsburg. There is an M1-1 zoning district mapped to the south of the Project Area across Park Avenue, which permits light industrial uses, such as woodworking shops, repair shops, wholesale service, storage facilities, some community facilities, and commercial uses.

Public Transit

The rezoning area is well served by public transit options and is within the Transit Zone pursuant to ZR Appendix I. The Metropolitan Transportation Authority (“MTA”) B57 line runs east/west along Flushing Avenue and the B48 line runs east/west on Wallabout Street before turning south on Franklin Avenue and returns north along nearby Classon Avenue. The B44 line at Flushing Avenue provides additional north/south bus service that pairs Bedford and Nostrand Avenues. In addition, there is an MTA subway station with G line service located at Flushing Avenue and Marcy Avenue approximately one-half mile from the rezoning area.

Other Zoning Designations

The Project Area is also located within a FRESH Program area that provides zoning and discretionary tax incentives.

**4. Description of the Proposed Project Area**

The Project Area is located on the south side of Flushing Avenue between Kent Avenue and Franklin Avenue to the north of Little Nassau Street and a prolongation of the northern streetline of Little Nassau Street. In addition, the Project Area is located on a midblock portion of Block 1885 bounded by a prolongation of the northern streetline of Little Nassau Street, a line 330 feet northerly of Park Avenue, Franklin Avenue, and Skillman Street. The proposed Project Area consists of Block 1884, Lots 40, 48, 7501 (former 33), 53, and part of 57; and Block 1885, Lots 15 and 20, which are improved as follows:

- 376 Flushing Avenue (Block 1884, Lot 40) has a lot area of 13,250 sq. ft. and is improved with a one-story industrial building occupied by a door and window contractor.
- 378 Flushing Avenue (Block 1884, Lot 48) has a lot area of 26,057 sq. ft. and is improved by a one- and two-story building occupied by a catering facility.
- 773 Kent Avenue (Block 1884, Lot 7501 (formerly Lot 33)) has a lot area of 8,620, and is improved with a five-story, 12-unit residential building constructed pursuant to a variance with 32,917 sq. ft. of floor area and an FAR of 3.8.
- 34 Franklin Avenue (Block 1884, Lot 53) has a lot area of 9,000 sq. ft., and is improved with a three-story commercial office building with 27,849 sq. ft. of floor area and an FAR of 3.1.

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160221 ZMK; N 160222 ZRK**

- A sliver of the northern portion of 40 Franklin Avenue (Block 1884, partial Lot 57).
- 43 Franklin Avenue (Block 1885, Lot 15) has 35,250 sq. ft. of lot area and is vacant.
- 37 Franklin Avenue (Block 1885, Lot 20) has a lot area of 1,549 sq. ft. It is vacant and currently used as accessory parking to the adjacent lot to the north.

**5. Description of the Proposed Development Site**

The proposed Development Sites are the Flushing Avenue Site (Block 1884, Lots 40, 48) and the Franklin/Skillman Site (Block 1885, Lot 15).

The Flushing Avenue Site is located at 376-378 Flushing Avenue, and extends along Flushing Avenue from a point 50.02 feet east of Kent Avenue to Franklin Avenue. The site's depth ranges from 174.5 feet at its western end to 102.75 feet at its eastern end along Franklin Avenue. 376 Flushing Avenue (Lot 40) has a lot area of 13,250 sq. ft. and is improved with a one-story industrial building occupied by a door and window contractor. 378 Flushing Avenue (Lot 48) has a lot area of 26,057 sq. ft. and is improved by a one- and two-story building occupied by the Rose Castle catering facility.

The Franklin/Skillman Site (Block 1885, Lot 15) is a through lot with frontage on Franklin Avenue to the west and Skillman Street to the east. The northern lot line of the Franklin/Skillman Site is located approximately 200 feet south of Flushing Avenue. It has 35,250 sq. ft. of lot area and is vacant.

**6. Description of the Proposed Development**

The Applicant, Riverside Developers USA Inc., is a general contracting company that focuses on local Brooklyn development with an emphasis on projects that provide for the needs of the neighborhoods where they are located. In Brooklyn Community District 3, the Applicant has completed 25 developments, including 18 residential buildings, six mixed residential and commercial buildings, and a hotel.

In keeping with this local development strategy, the Applicant proposes to build two new buildings on the proposed Development Sites. The Flushing Avenue Site (Block 1884, Lots 40 and 48) would be developed with an eight-story mixed residential and commercial building. The proposed floor area for the building is 176,670.16 sq. ft., containing 167,868.31 sq. ft. of residential floor area and approximately 8,801.85 sq. ft. of commercial floor area. The proposed 80-foot tall building would provide 168 dwelling units and an 84-space accessory cellar parking garage. The garage entrance would be located on Franklin Avenue. The building would have frontage on Flushing Avenue, a 70-ft. wide street, with ground floor retail space, and also frontage on Little Nassau Street, a narrow street, with a central courtyard.

The Franklin/Skillman Site (Block 1885, Lot 15) would be developed with a six-story residential building. The proposed 70-foot tall building would contain approximately 126,838.63 sq. ft. of residential floor area (FAR 3.6) with 128 dwelling units and a 64-space accessory parking garage. The parking garage entrance would be located on Franklin Avenue. The building would have frontage on Franklin Avenue and on Skillman Street, both of which are narrow streets, with a central courtyard constructed on the roof of the below-grade parking garage.

**7. Actions Necessary to Facilitate the Proposal**

The actions necessary to facilitate the proposal are: 1) a zoning map amendment (ZM) to map the R7A/C2-4 and M1-2/R6A zoning districts in the Project Area; and 2) a zoning text amendment (ZR) to establish the Project Area as an MIH Area with both Option 1 and Option 2 available to provide maximum flexibility for non-Applicant controlled sites.

**a. Descriptions of the Proposed Zoning districts**

An R7A/C2-4 is proposed for the Flushing Avenue Site. R7A permits residential and community facility uses. Under the MIH program, the maximum FAR is 4.6 for developments that provide affordable housing pursuant to the program requirements. Base heights are required

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to be between 40 and 75 feet, and the maximum building height is 95 feet after a setback from the bases. The front walls of new buildings in R7A districts must be located no closer to the street than those of a neighboring building. Parking is required for 50 percent of the residential units. This parking requirement may be waived if 15 or fewer spaces are required. No parking is required for affordable housing units in the Transit Zone. C2-4 zoning districts permit Use Groups 5, 6, 7, 8, 9, and 14, requiring one accessory space per 1,000 sq. ft. for all types of commercial uses.

An MX-4 (M1-2/R6A) is proposed for the Franklin/Skillman Site. M1-2 allows up to 2.0 FAR of manufacturing and commercial uses including transient hotels but does not permit residential use as of right or community facility use as of right, except of houses of worship. R6A is a medium-density apartment district, with a maximum FAR of 3.6 under the MIH program for Use Groups 1, 2, 3, and 4. Above a base height of 40 to 65 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 85 feet. New structures in R6A districts are required to line up with adjacent structures to maintain the streetwall. Off-street parking is required for 50 percent of dwelling units, but is not allowed in the front of the building. This parking requirement may be waived if five or fewer spaces are required. No parking is required for affordable housing units in the Transit Zone.

**b. Rationale for the conversion of manufacturing to residential**

The rezoning area currently contains virtually no manufacturing uses. The Franklin/Skillman Site (Block 1885, Lot 15) is vacant, and it is unlikely that a new manufacturing building would be developed there under the current zoning. 37 Franklin Avenue (Block 1885, Lot 20) is vacant. The Franklin/Skillman Site was previously proposed for rezoning by DCP in the Flushing-Bedford Rezoning, which was approved by the City Planning Commission (the "Commission"). The Commission found that:

*This area contains a mix of residential, commercial and manufacturing uses. There has been a significant decline in industrial uses in this area beginning in the 1930's, resulting in an increase in auto related uses, junk yards and vacant land. The presence of vacant sites, coupled with the increasing demand for housing in adjacent communities, presents an opportunity for new residential development in this part of Brooklyn. Since the mid 1980's there has been a marked increase in residential development, especially in the area north of Flushing Avenue as the traditional boundaries of Williamsburg have moved southward. ... The proposed Mixed Use District on six blocks south of Flushing Avenue would allow for new manufacturing uses and the continued operation and expansion of existing industrial uses, as well as the residential reuse of underutilized and vacant land in this area. The Commission anticipates that the proposed zoning change could accommodate the growing need for housing while preserving industrial and commercial uses in the proposed mixed-use district.*

All of these conditions remain the same today. In the intervening fifteen years, the Franklin/Skillman Site has failed to attract a viable development for manufacturing use. The lack of development under the existing manufacturing zoning in the intervening years since the Flushing-Bedford rezoning justifies a new proposal to rezone this portion of Block 1885.

While the Commission approved the rezoning of this portion of the area of the Flushing-Bedford rezoning to be part of the MX-4 zoning district with an M1-2/R7A designation, the City Council reduced the residential component of the MX-4 zoning district from R7A to R6A and removed the northern portion of Block 1885 from the rezoning. The proposed MX-4 zoning district with an M1-2/R6A designation is consistent in terms of density with the R6A designation approved by the City Council. With virtually no manufacturing uses, and residential use both existing and permitted to the north and south, retaining the manufacturing designation is inconsistent with existing land uses and the need for housing as described in the Commission report for the Flushing-Bedford Rezoning.

In addition, there is no manufacturing use on the Flushing Avenue Site. It is currently used by a catering hall and a small warehouse. Adjacent to the Site, on Block 1884 Lot 7501, there is a six-story, 12-unit residential building constructed pursuant to a variance within the existing M1-2 zoning district. The proposed zoning map amendment would be consistent with the mixed

development in the R7-1 zoning district mapped directly to the north of the Flushing Avenue Site.

**c. Rationale for the R7A/C2-4 district at the Flushing Avenue Site**

The proposed R7A/C2-4 zoning district is consistent with the City's policy goals as articulated by the Commission in the 74 Wallabout Street Rezoning report, which states:

*The Commission believes that, over the last two decades there has been substantial growth in the residential population in this area, resulting in an increased demand for new housing. The presence of underutilized land in the proposed rezoning area combined with the demand for housing presents an opportunity for new residential development. The proposed zoning amendment would result in the development of 120 new rental units, which would help alleviate the great need for housing in this area.*

The proposed rezoning is directly in line with the Commission's statements. The zoning map amendment would facilitate the development of approximately 168 residential units at Flushing Avenue Site, comparable to the 120 units facilitated by the 74 Wallabout Street rezoning. The R7A zoning district would be consistent with nearby districts and would respond to the increased demand for new housing. Furthermore, the development would be subject to the affordability requirements of the MIH program.

**d. Rationale for the MX-4 at the Franklin/Skillman Site**

While the Commission approved the Flushing-Bedford rezoning of this portion of the area to be part of the MX-4 with an M1-2/R7A designation, the City Council reduced the residential component of the MX-4 from R7A to R6A and removed the northern portion of Block 1885 from the rezoning. During its review, Community Board 3 voted unanimously to oppose the rezoning, stating in its recommendation, that it would consider future support of the rezoning if the density was reduced to R6 to conform with existing housing. The lack of development under the existing manufacturing zoning in the fifteen years since the Flushing-Bedford rezoning justifies a new proposal to rezone this portion of Block 1885. The proposed R6A designation is consistent with the positions of Community Board 3 and the City Council to continue the prevailing density pattern.

**e. Rationale for the Mandatory Inclusionary Housing Area Text Amendment**

The proposed text amendment will permit the Applicant to develop the Rose Castle in accordance with the MIH program. The Applicant proposes mapping both MIH Option 2 and the Workforce Option to ensure that the development will address the need for housing to serve a broad range of the City's diverse incomes. Under the City's MIH program, the Applicant will provide 30 percent of the residential floor area as affordable units.

MIH Option 1

For MIH developments utilizing Option 1, developers are required to provide at least 25 percent of the residential floor area as affordable floor area for qualifying households. The weighted average of all income bands for affordable housing units cannot exceed 60 percent of the income index, and there cannot be more than three income bands. At least 10 percent of the residential floor area within such MIH development must be affordable within an income band at 40 percent of the income index, and no income band can exceed 130 percent of the income index.

MIH Option 2

For MIH developments utilizing Option 2, developers are required to provide at least 30 percent of the residential floor area as affordable floor area for qualifying households. The weighted average of all income bands for affordable housing units cannot exceed 80 percent of the income index, and there cannot be more than three income bands. No income band can exceed 130 percent of the income index.



MIH Deep Affordability and Workforce Options

In addition to the options above, the City Council and the Commission may determine that either the Deep Affordability Option or the Workforce Option or both will also apply to the Project Area.

For MIH developments utilizing the Deep Affordability Option, developers are required to provide at least 20 percent of the residential floor area as affordable floor area for qualifying households. The weighted average of all income bands for affordable housing units cannot exceed 40 percent of the income index, and there cannot be more than three income bands. No income band can exceed 130 percent of the income index. No public funding can be utilized for such MIH development except where HPD determines that such public funding is necessary to support a significant additional amount of affordable housing.

For MIH developments utilizing the Workforce Option, developers are required to provide at least 30 percent of the residential floor area as affordable floor area for qualifying households. The weighted average of all income bands for affordable housing units cannot exceed 115 percent of the income index, and there cannot be more than four income bands. No income band can exceed 135 percent of the income index. At least 5 percent of the residential floor area within such MIH development must be affordable within an income band at 70 percent of the income index, and in addition, at least 5 percent of the residential floor area must be affordable within an income band at 90 percent of the income index. MIH development with the Workforce Option may not utilize public funding. The Workforce Option expires within an MIH Area ten years after the effective date of the amendment establishing or renewing it.

The Workforce Option is appropriate in this area because local market conditions do not support the skewing of rents to reach low incomes without subsidy, as contemplated in Option 1 and Option 2. The Workforce Option is intended to address issues highlighted in the feasibility analysis<sup>1</sup> that informed the creation of the MIH program. Housing market conditions found in the Bedford-Stuyvesant neighborhood would support private housing construction at moderate rents that are not sufficient to support the internal subsidy of units affordable at low incomes. In these emerging and middlemarket conditions, the application of Option 1 or Option 2 alone could prevent the creation of moderate-income housing, resulting in less housing creation overall. Housing development would only be feasible in such a circumstance if scarce affordable housing subsidies were redirected from other areas. The purpose of the Workforce Option is to allow the creation of unsubsidized moderate-income housing, which is an important component of the housing stock in many New York City neighborhoods, including Bedford-Stuyvesant. The requirement provides that a share of these units must be reserved as permanently affordable for moderate incomes residents. This provision would also preserve the availability of housing subsidies that can be used instead to reach lower income households in these and other neighborhoods.

The Bedford-Stuyvesant neighborhood needs and would benefit from permanently affordable housing that locks in moderate rents. The Workforce Option would ensure permanently affordable housing in this area, which is likely to experience housing cost increases in the future.

**f. Compliance/Conformance with the Proposed Zoning Districts**

The proposed project fully complies and conforms with the proposed zoning districts. On the Flushing Avenue Site, the proposed buildings would comply with the bulk regulations of the proposed R7A/C2-4 zoning district. The proposed residential and commercial uses would conform with the proposed R7A/C2-4 zoning district. Similarly, on the Franklin/Skillman Site, the proposed building would comply with the bulk regulations of the proposed MX-4 zoning district. The proposed residential use would conform with the proposed MX-4 zoning district. There are no additional actions needed pursuant to any other City, State, or Federal agency.

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<sup>1</sup> Market and Financial Study NYC Mandatory Inclusionary Housing prepared for New York City Housing Development Corporation by BAE Urban Economics, Inc. September, 2015

## 8. Conclusion

As discussed above, Riverside Developers USA, Inc. (the “Applicant”) proposes a zoning map amendment and text amendment to facilitate the development of two buildings with approximately 296 dwelling units. The proposed zoning map amendment would permit residential uses, which are not permitted within the current M1-2 zoning district. The proposed text amendment of ZR Appendix F would establish the Project Area as an MIH Area. These actions would ultimately permit the development of underutilized land with new housing, including affordable housing, to address the City’s growing need for additional housing.

The City’s Census enumerated population has been growing since the 1980 Census and is currently estimated at 8,405,837 for July 2013. This is the highest estimated or enumerated population in the City’s history and projections by the Department of City Planning and the New York Metropolitan Transportation Council (“NYMTC”) predict continued growth in the City’s population. NYMTC’s draft project for 2050 forecasts a population of close to 9.2 million residents. The Commission and the City Council recognized this growth when approving most of the proposed Flushing/Bedford rezoning in 2001. The demands for housing, both in this community and throughout the City, have only increased since 2001. This has resulted in rising prices for for-sale residences and rising rents for rental housing. The shortage of affordable housing and housing in general has been highlighted by the City as an urgent issue that needs addressing.

The City’s Housing New York, A Five-Borough, Ten-Year Housing Plan calls for the production and preservation of 200,000 affordable housing units within a decade. The plan recognized that new construction has been insufficient to meet the demand.

*Although the City’s current housing stock of approximately 3.4 million units is the largest it has ever been, recent additions to the stock have not been sufficient to accommodate the growth in demand. The foreclosure crisis and Great Recession led to declines in housing construction, limiting the supply of new housing. Hurricane Sandy destroyed or damaged many homes. Constrained credit markets in the aftermath of the foreclosure crisis have slowed the lending necessary to generate additional construction.*

*In addition, the supply of new housing in New York City is constrained by the high cost of building here. In many neighborhoods, land values are at record highs, so that developers face high upfront costs to acquire land for new buildings. New York City is also one of the most expensive construction markets in the country. As the cost of building increases, housing developers respond by building fewer housing units, charging more to rent or buy a home, or both.*

The combination of existing housing demand and future population growth is why Housing New York concludes that:

*To become a more affordable city, we must become a denser city.*

The proposed rezoning addresses the City’s objectives in a number of ways by facilitating the Rose Castle development. Rose Castle will develop underused land, a substantial portion of which has been vacant for many years, for productive uses that address the City’s need for additional housing. Rose Castle will create approximately 296 new dwelling units while supporting the shift from low-density warehousing, commercial and parking uses to middle-density residential use. Finally, the Rose Castle development will set aside 30 percent of the residential floor are for affordable housing pursuant to the MIH program. The MIH program would ensure that the proposed development addresses the need for housing to serve a broad range of the City’s diverse incomes. With the Workforce Option, the Rose Castle development would provide permanently affordable housing that locks in moderate rents.

## PHOTOGRAPHS



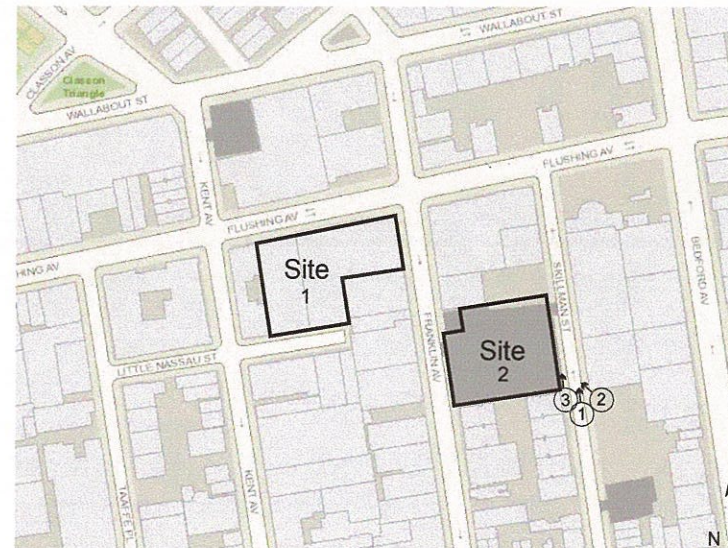
1. View of Skillman Street facing north.

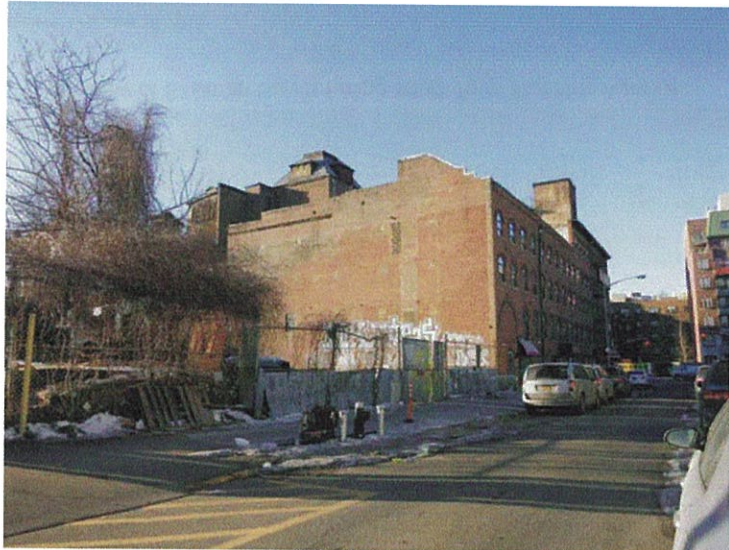


2. View of the west side of Skillman Street facing northwest.



3. View of the sidewalk along the west side of Skillman Street facing north.





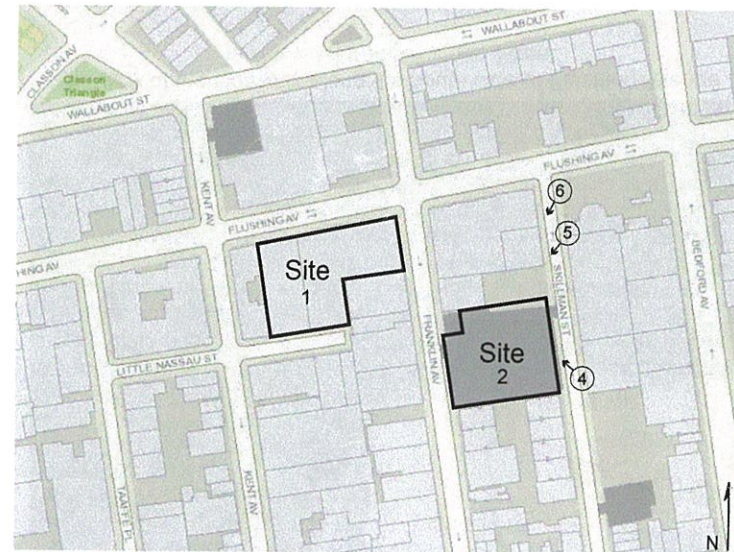
4. View of the west side of Skillman Street facing northwest.



5. View of the west side of Skillman Street facing southwest.



6. View of the west side of Skillman Street facing southwest.





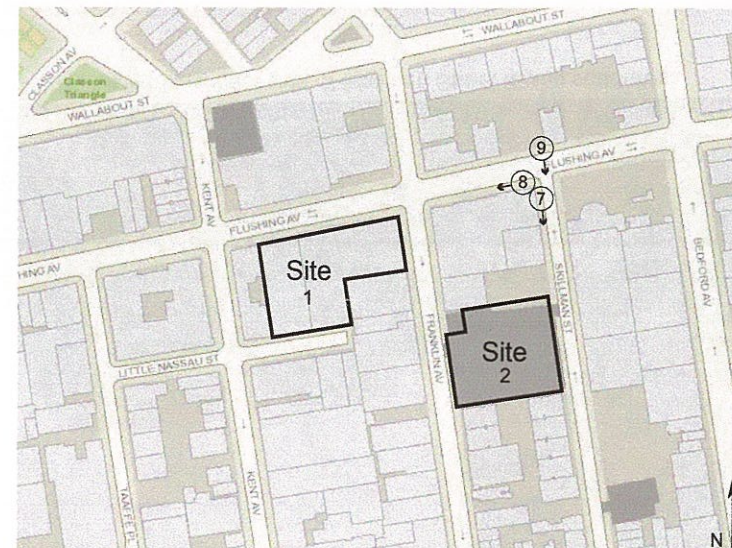
7. View of the sidewalk along the west side of Skillman Street facing south from Flushing Avenue.



8. View of the sidewalk along the south side of Flushing Avenue facing west from Skillman Street.



9. View of Skillman Street facing south from Flushing Avenue.





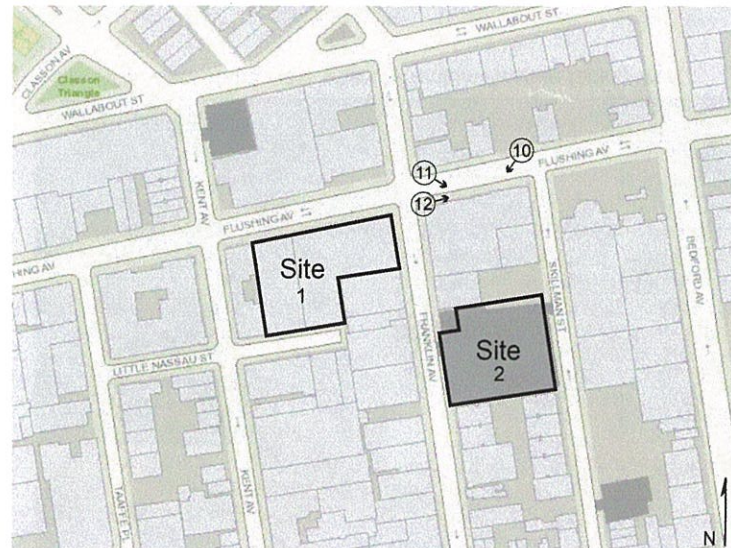
10. View of the south side of Flushing Avenue facing southwest.

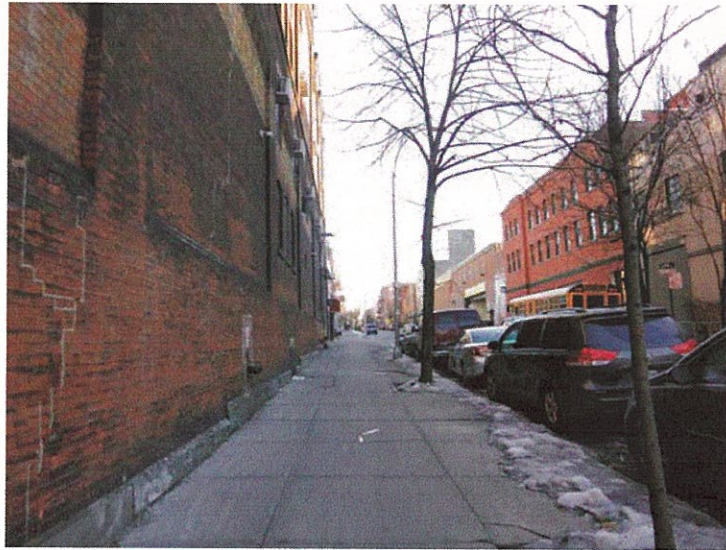


11. View of the south side of Flushing Avenue facing southeast.



12. View of the sidewalk along the south side of Flushing Avenue facing east from Franklin Avenue.





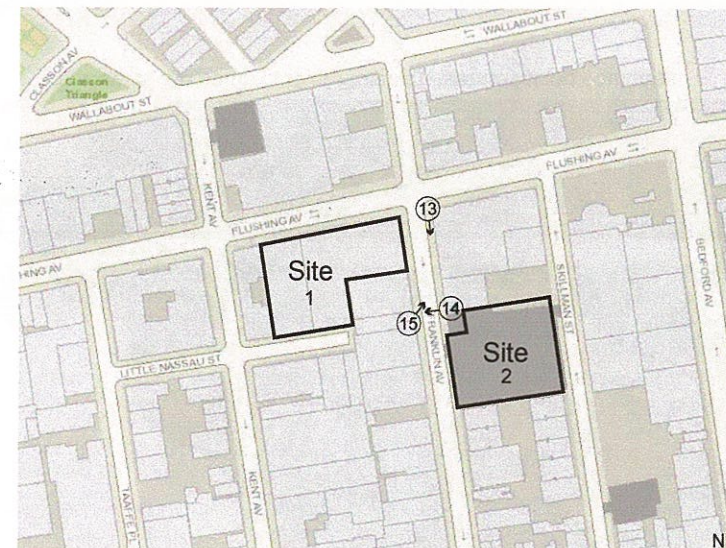
13. View of the sidewalk along the east side of Franklin Avenue facing south from Flushing Avenue.



14. View of the west side of Franklin Avenue facing west.



15. View of the east side of Franklin Avenue facing northeast.







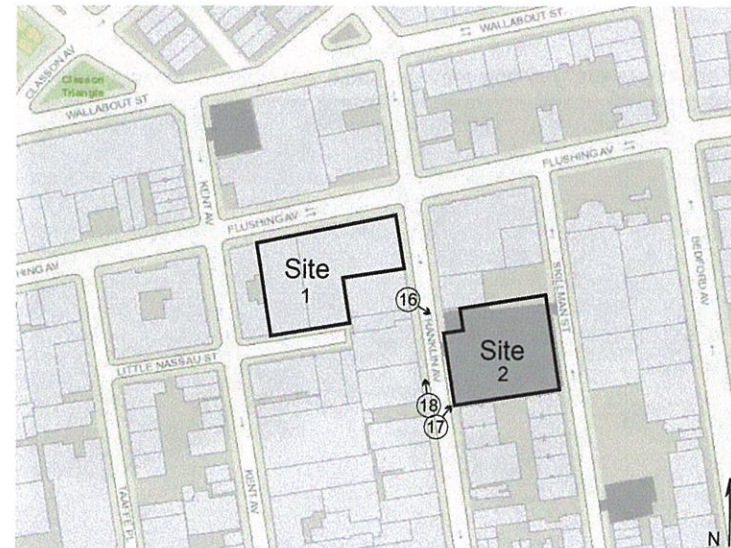
16. View of the east side of Franklin Avenue facing southeast.



17. View of the east side of Franklin Avenue facing northeast.

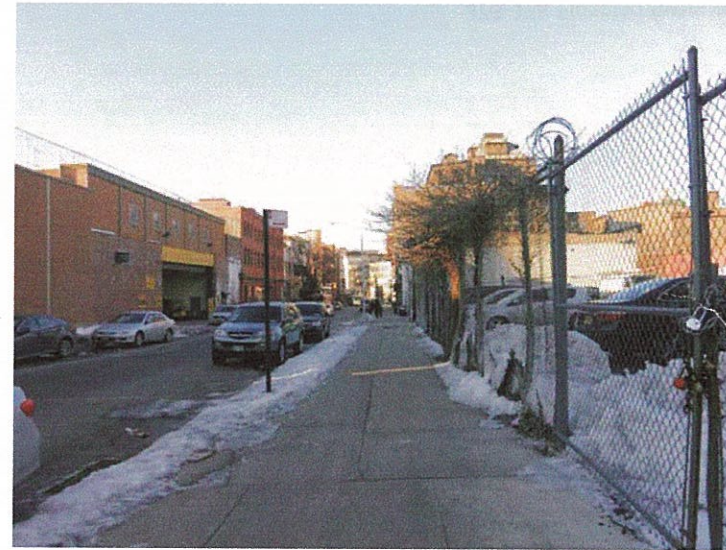


18. View of the sidewalk along the west side of Franklin Avenue facing north.





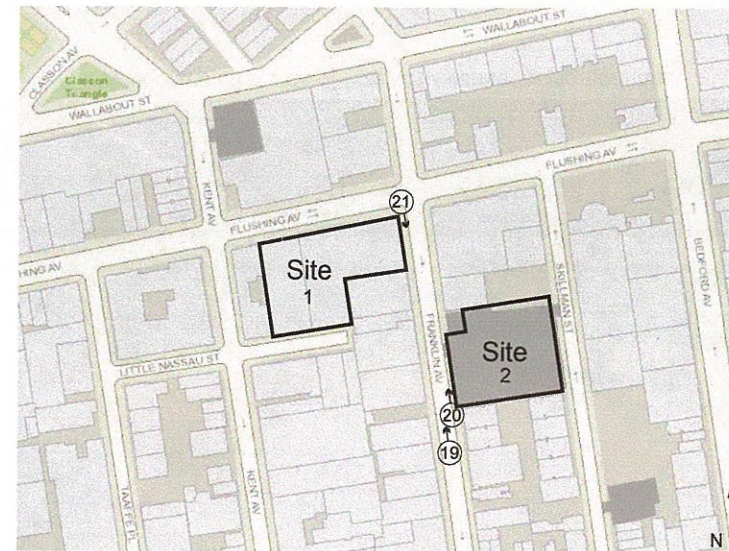
19. View of Franklin Avenue facing north.



20. View of the sidewalk along the east side of Franklin Avenue facing north.



21. View of the sidewalk along the west side of Franklin Avenue facing south from Flushing Avenue.





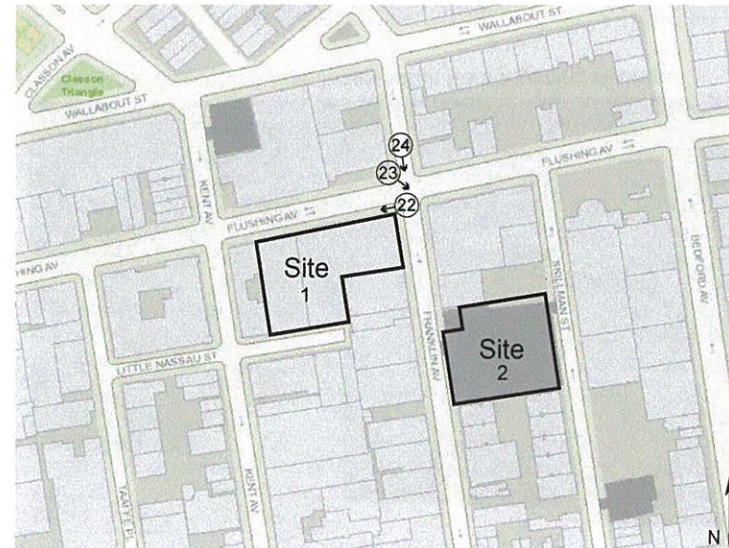
22. View of the sidewalk along the south side of Flushing Avenue facing west from Franklin Avenue (Site at left).



23. View of Flushing Avenue facing southeast from Franklin Avenue.



24. View of Franklin Avenue facing south (Site at right).





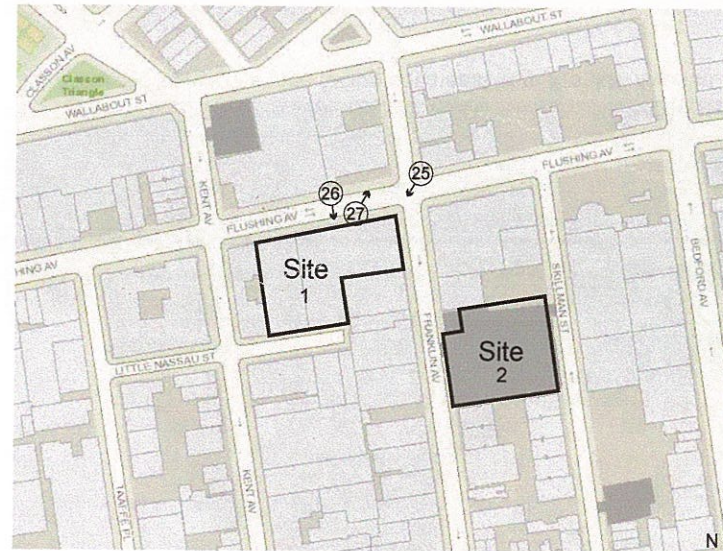
25. View of the Site facing southwest from the intersection of Franklin Avenue and Flushing Avenue.



26. View of the Site facing south from Flushing Avenue.



27. View of the side of Flushing Avenue facing northeast from the Site.

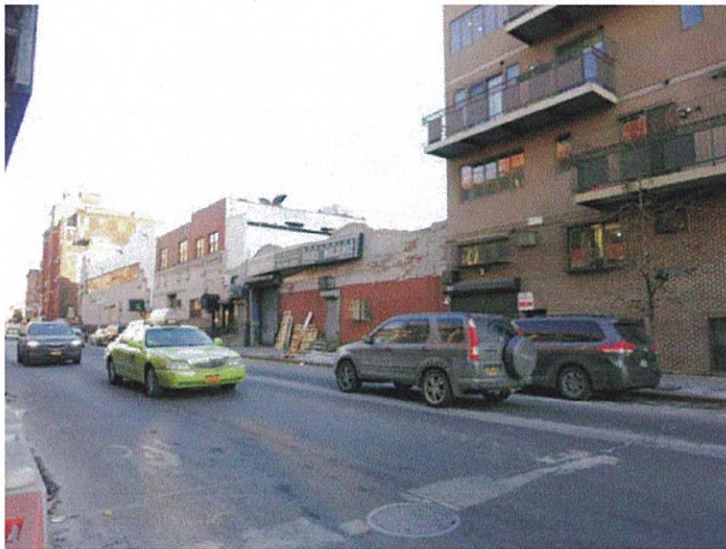




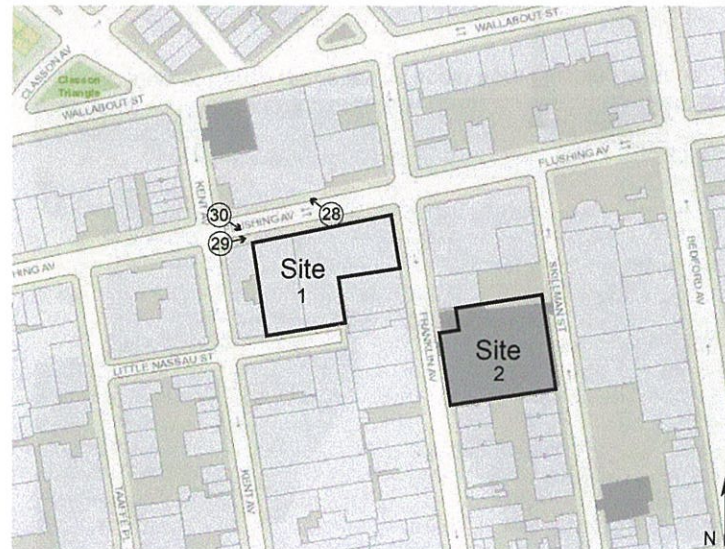
28. View of the north side of Flushing Avenue facing northwest from the Site.



29. View of the sidewalk along the south side of Flushing Avenue facing east from Kent Avenue (Site at right).



30. View of the Site facing southeast from Flushing Avenue.

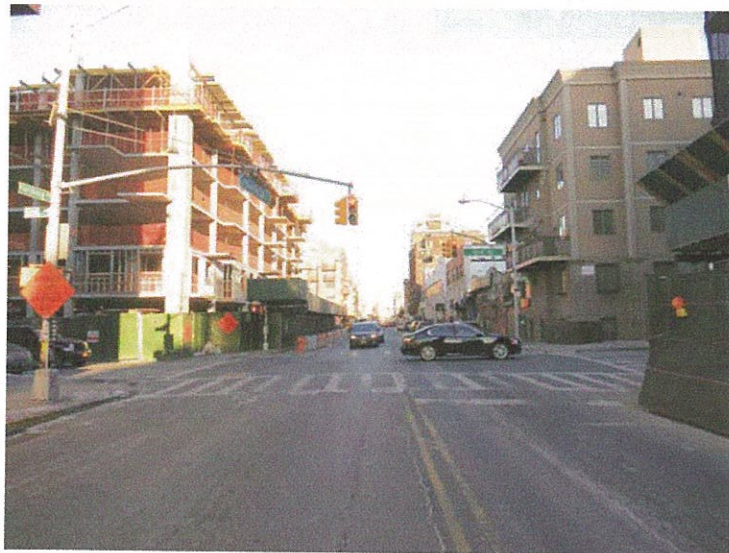




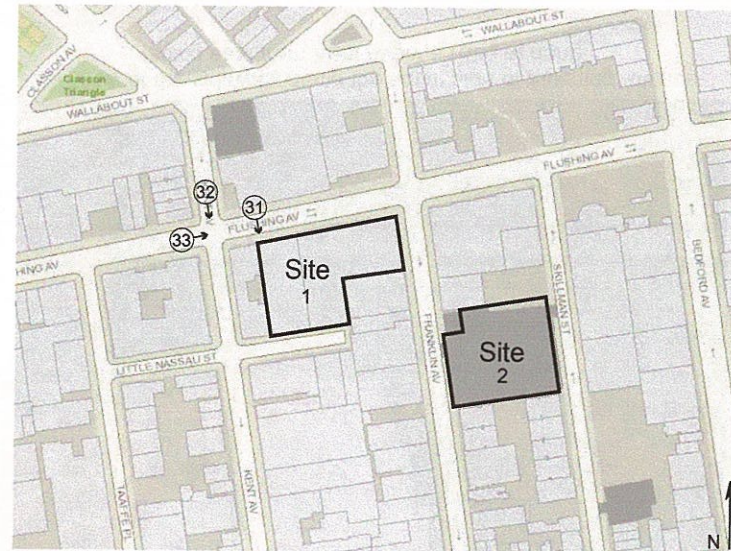
31. View of the Site facing south from Flushing Avenue.



32. View of Kent Avenue facing south from Flushing Avenue.



33. View of Flushing Avenue facing east from Kent Avenue.





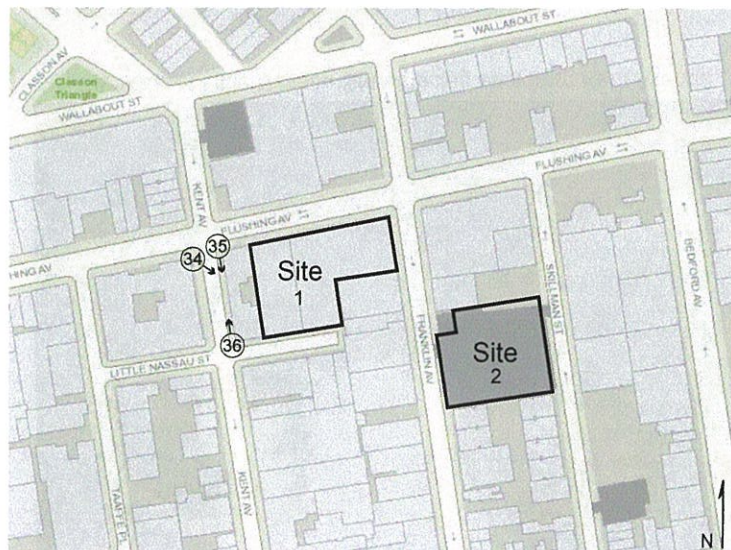
34. View of the east side of Kent Avenue facing southeast from Flushing Avenue.



35. View of the sidewalk along the west side of Kent Avenue facing south from Flushing Avenue.



36. View of the sidewalk along the west side of Kent Avenue facing north from Little Nassau Street.





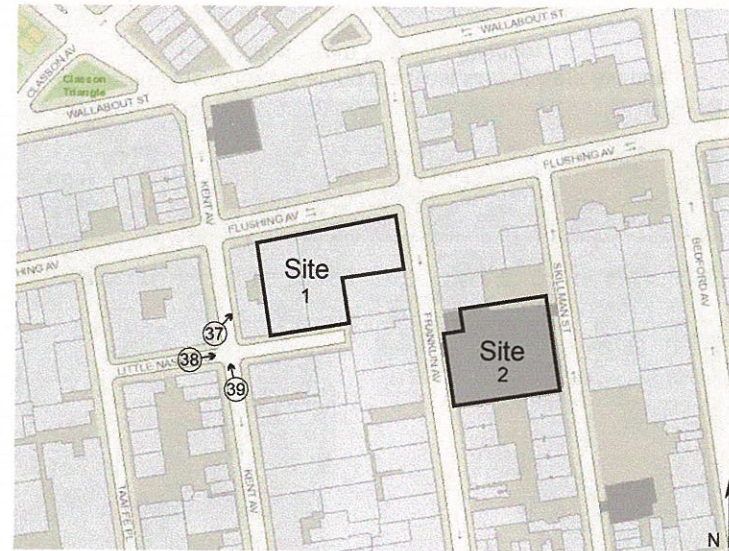
37. View of the side of Kent Avenue facing northeast from Little Nassau Street.



38. View of Little Nassau Street facing east from Kent Avenue.



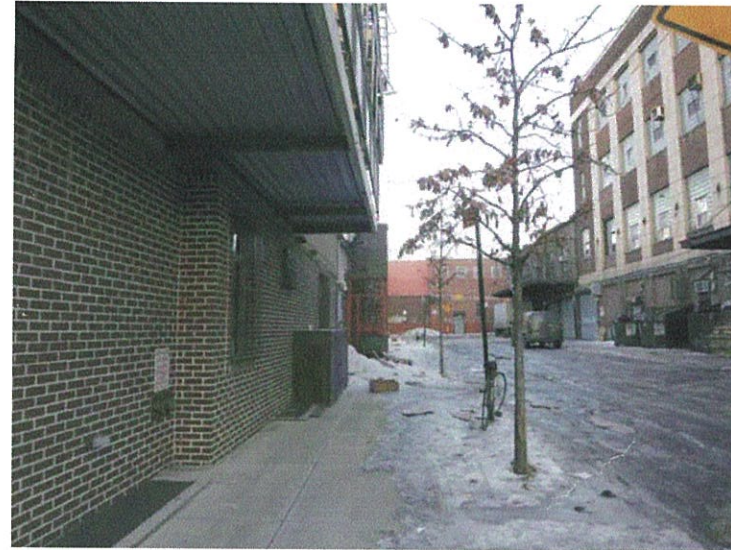
39. View of Kent Avenue facing north from Little Nassau Street.







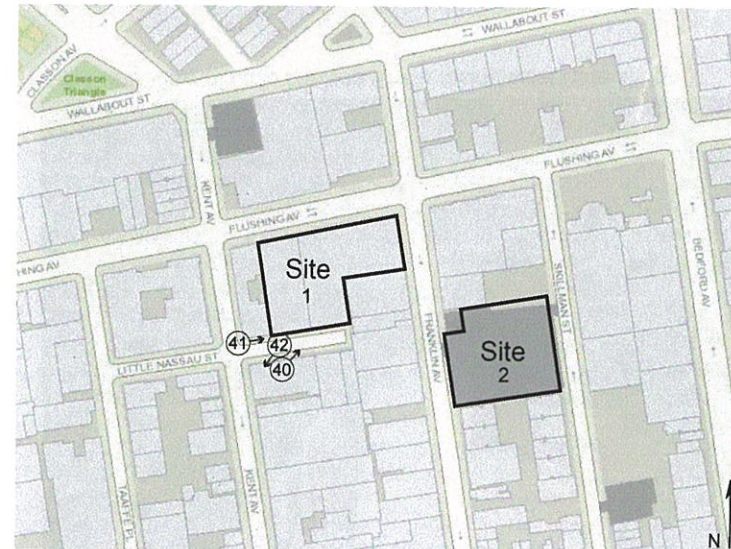
40. View of the Site facing northeast from Little Nassau Street.



41. View of the sidewalk along the north side of Little Nassau Street facing east.

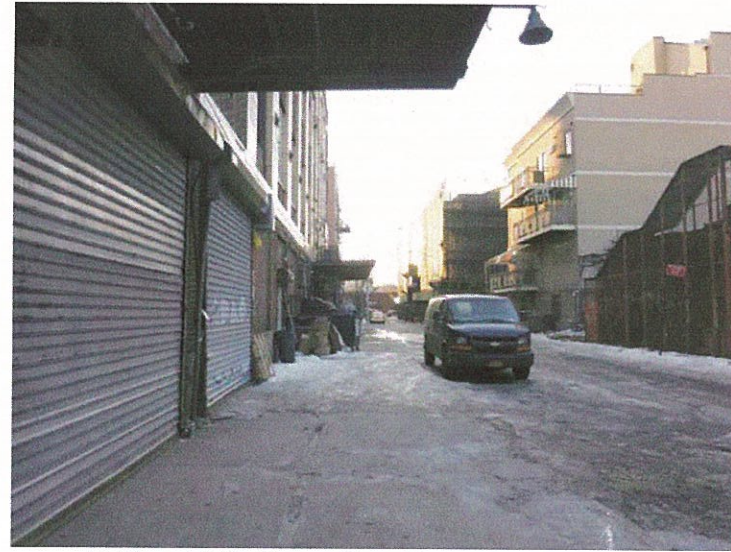


42. View of the side of Little Nassau Street facing southwest from the Site.





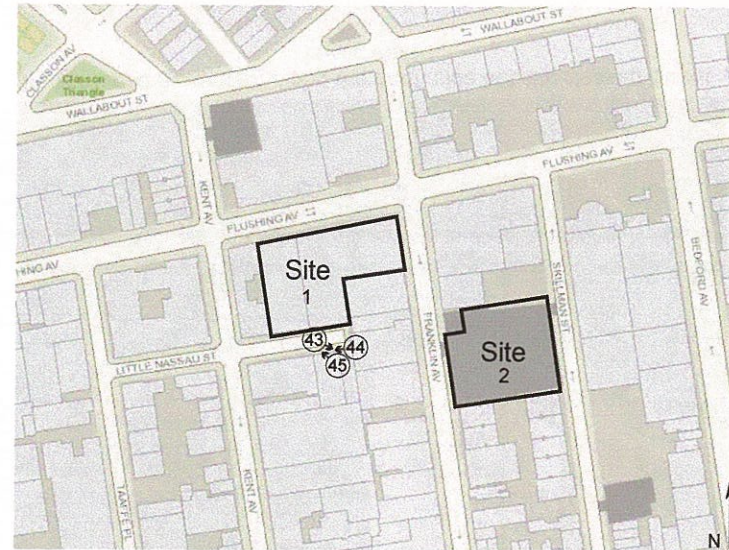
43. View of the side of Little Nassau Street facing southeast from the Site.



44. View of Little Nassau Street facing west (Site at right).



45. View of the Site facing northwest from Little Nassau Street.



## PLANS

**Zoning Comparison Table**

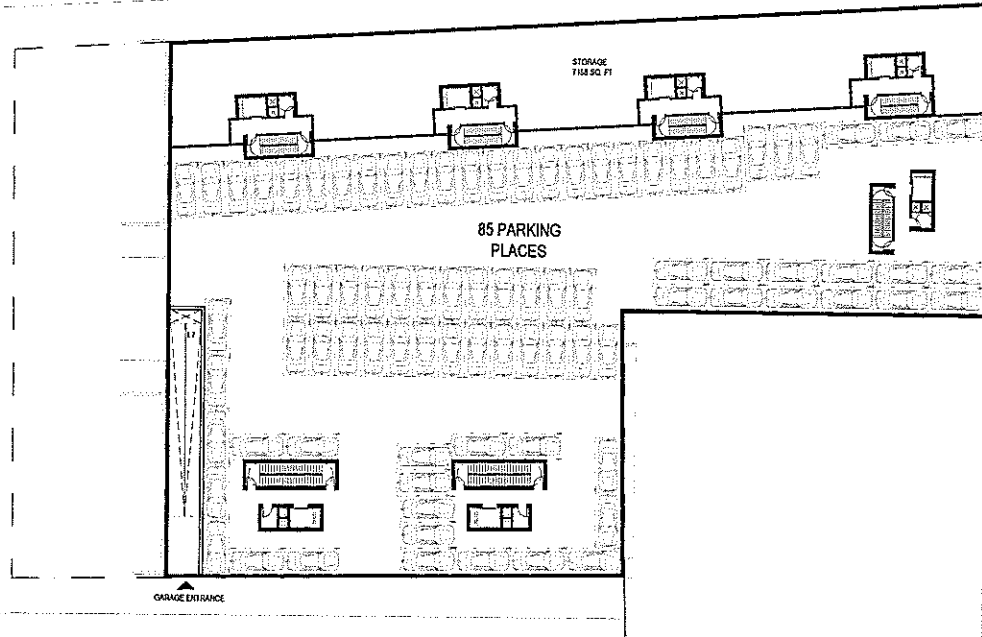
	Permitted/Required					
	Existing Zoning (M1-2)		Proposed Zoning M1-2/R6A		Proposed Zoning R7A/C2-4	
			(Under MIH Zoning)		(Under MIH Zoning)	
	ZR Section #	M1-2	ZR Section #	M1-2/R6A (MIH)	ZR Section #	R7A/C2-4 (MIH)
<b>USE GROUPS</b>	42-10	4 - 14, 16, 17	123-20	4 - 14, 16, 17	22-10 /32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14
<b>Maximum FAR (Total)</b>						
Residential	n/a	n/a	23-154*	3.6	23-154*	4.6
Affordable Independent Residences for Seniors Community Facility	n/a	n/a	23-155	3.9	23-155	5.01
Commercial	43-122	4.8	23-24		23-24	
Manufacturing	43-12	2	43-122	4.8	24-11	4
	43-12	2	43-12	2	33-121	2
	43-12	2	43-12	2	n/a	n/a
<b>YARDS</b>						
Minimum Front Yard	n/a	n/a	123-651	None	n/a	n/a
Minimum Side Yard	43-25	None or 8'	123-651	None, 8' (Residential)	23-462	None or 8 feet
Minimum Rear Yard	43-26	20'	123-651	20', 30' (Residential)	23-47/33-26	30', 20' (Commercial)
Max. Interior Lot Coverage	n/a	n/a	23-153	65%	23-153	65%
Maximum Lot Coverage	n/a	n/a	23-153	100% (Corner)	23-153	100% (Corner)
<b>HEIGHT AND SETBACKS</b>						
Minimum Base Height	43-43	n/a	123-662	40'	23-622	40'
Maximum Base Height	43-43	60'4-Stories	123-662/23-664*	65'	23-664*	75'
Maximum Building Height	43-43	Sky Exposure Plane	123-662/23-664*	85'8-Stories	23-664*	95'9-Stories
Maximum Height of Front Wall	43-43	60'4-Stories	123-662/23-664*	65'	23-664*	75'
Sky Exposure Plane	43-43	2.7:1 (Narrow), 5.6:1 (Wide)	123-662	2.7:1 (Narrow), 5.6:1 (Wide)	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	123-662	15', 20' (Commercial)	23-662	15'
Setbacks from Wide Streets	43-43	15'	123-662	15', 10' (Commercial)	23-662	10'
<b>DENSITY</b>						
Affordable Dwelling Units	n/a	n/a	23-22	680 sf/DU	23-22	680 sf/DU
<b>PARKING</b>						
Government Assisted Parking	n/a	n/a	12-10/25-253	35%	12-10/25-253	25%
Income Restricted Housing	n/a	n/a	12-10/25-251	25%	12-10/25-251	15%
Non-profit Residence for Elderly Residential (Above 80% AMI)	n/a	n/a	12-10/25-251	25%	12-10/25-251	15%
Residences for Senior	n/a	n/a	25-23	50%	25-23	50%
Commercial	44-20	By Use	25-252	None (Transit Zone) or 10%	25-252	None (Transit Zone) or 10%
			44-20/36-21	By Use	36-21	By Use
<b>LOADING</b>						
Commercial	44-52	By Use	44-52/36-62	By Use	36-62	By Use

\*When providing affordable housing pursuant to the Inclusionary Housing Program set forth in Section 23-90 of the ZQA text



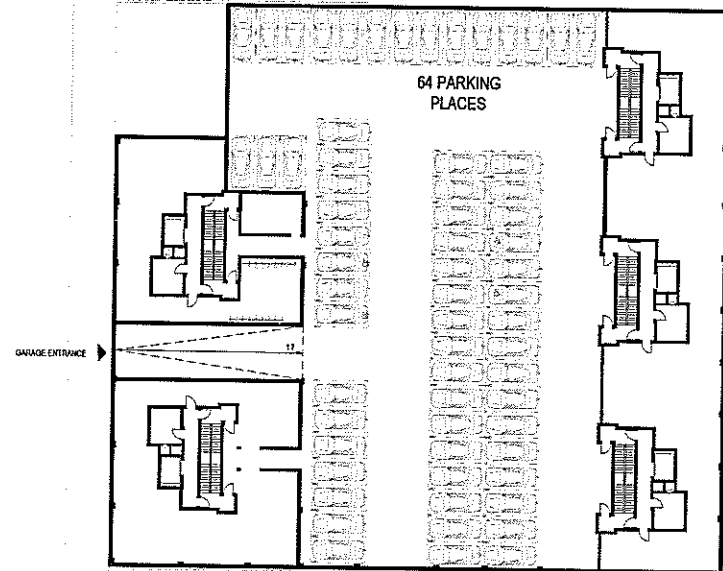
FLUSHING AVE

KENT AVE

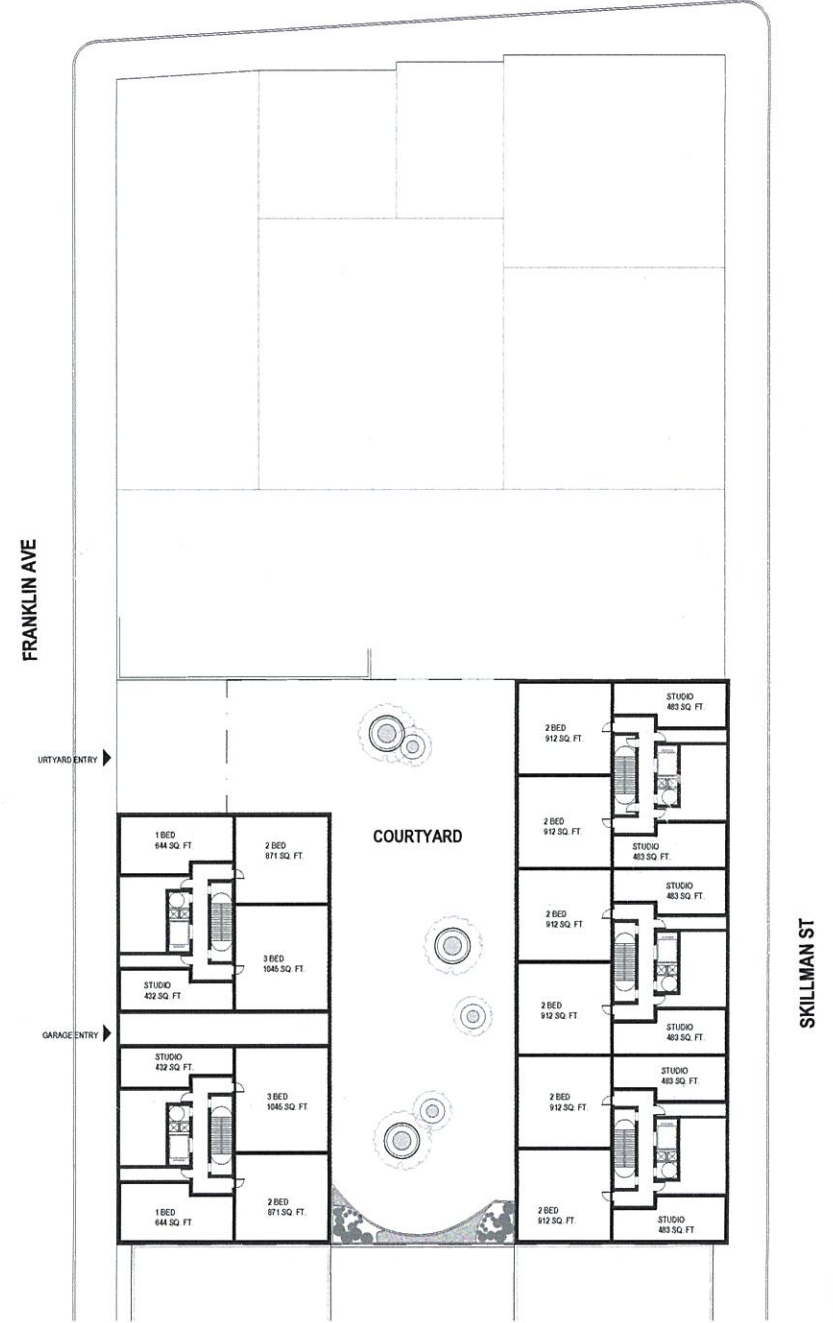
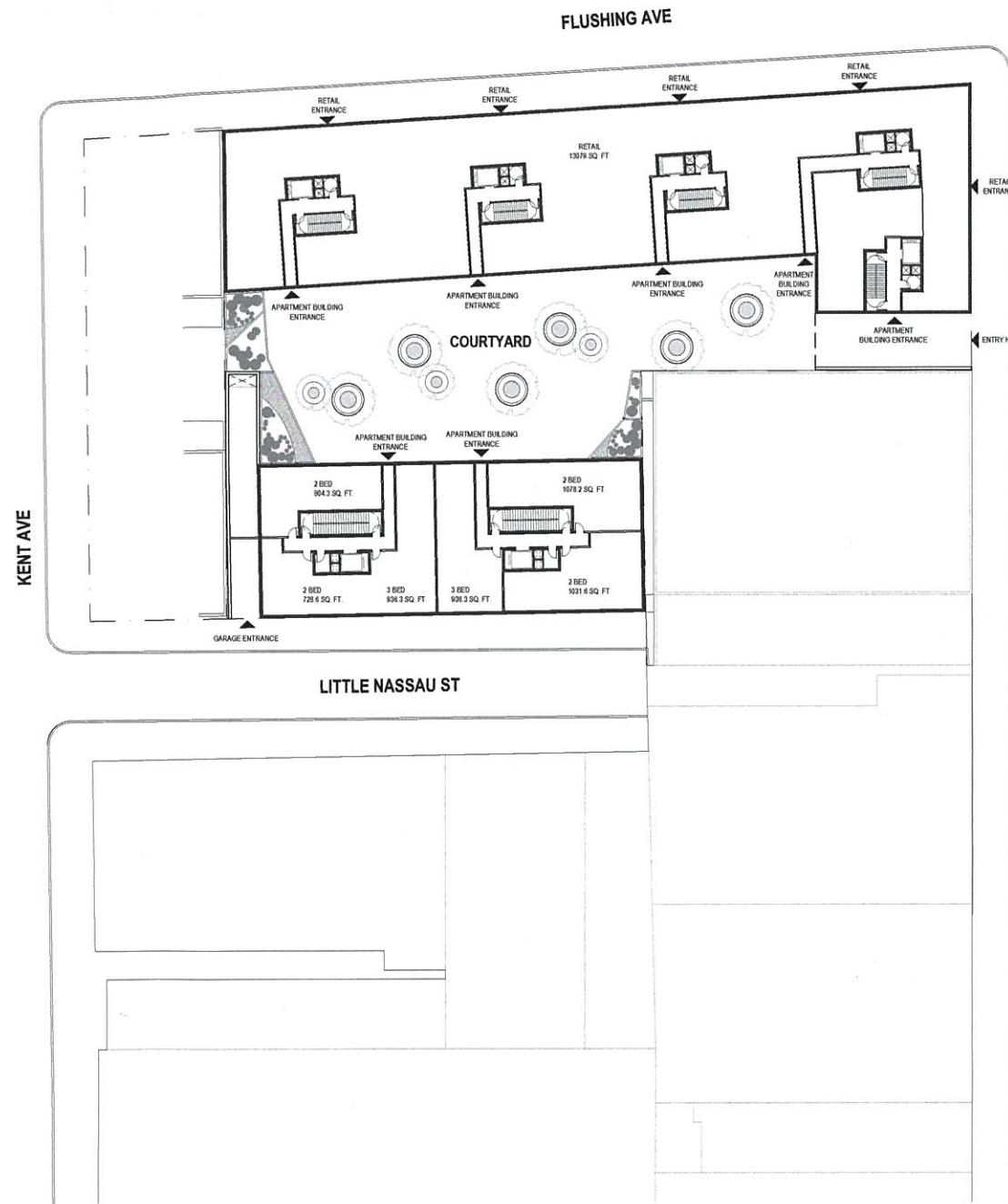


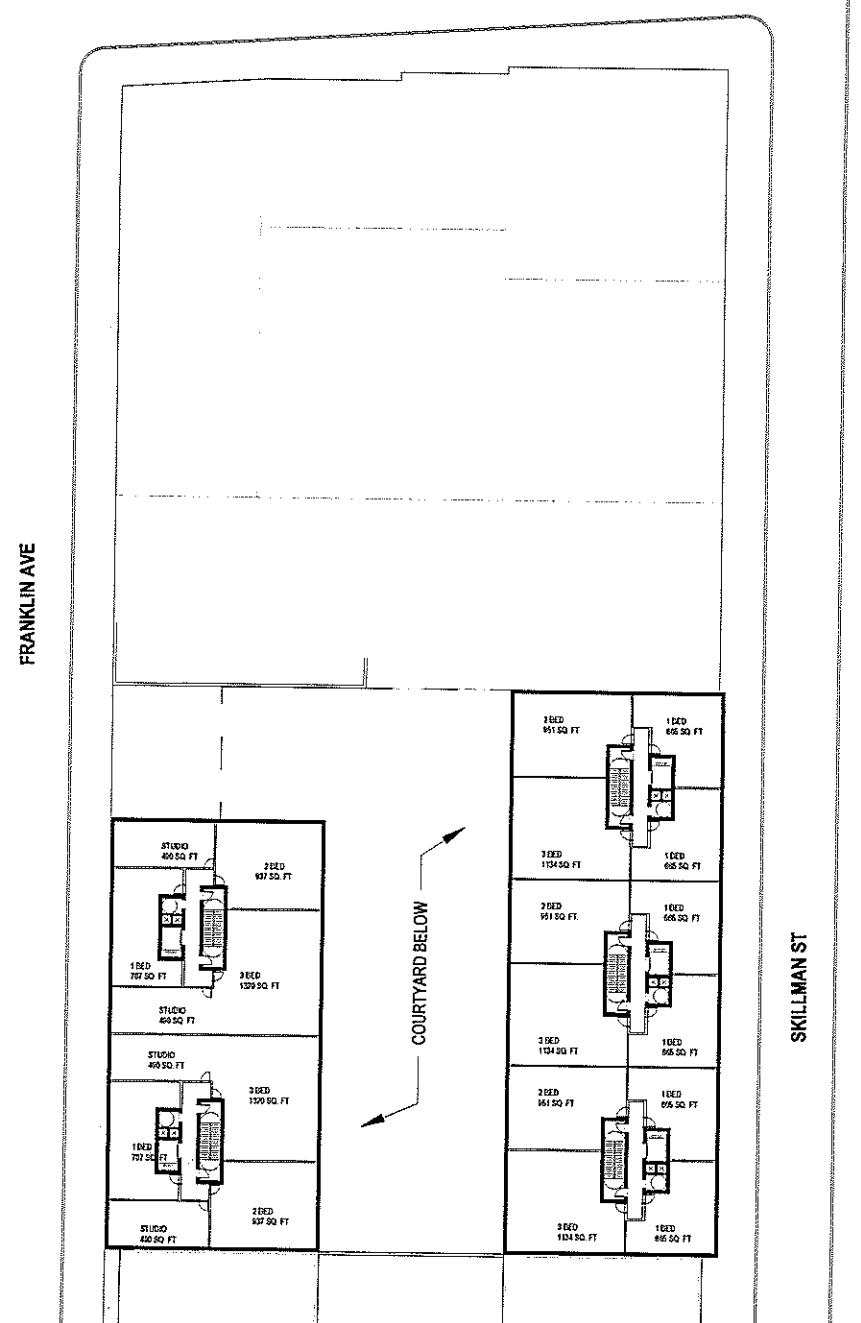
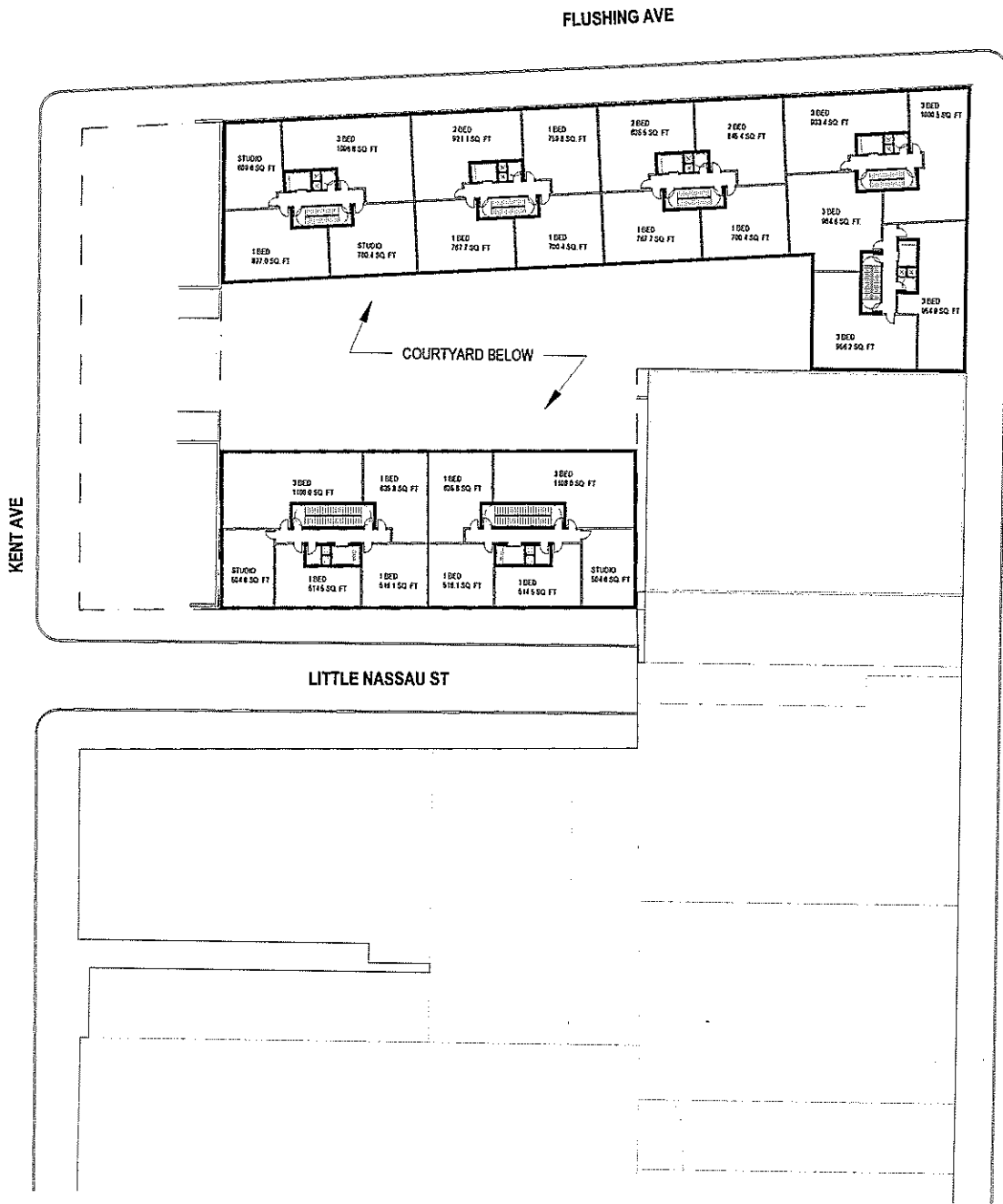
LITTLE NASSAU ST

FRANKLIN AVE



SKILLMAN ST

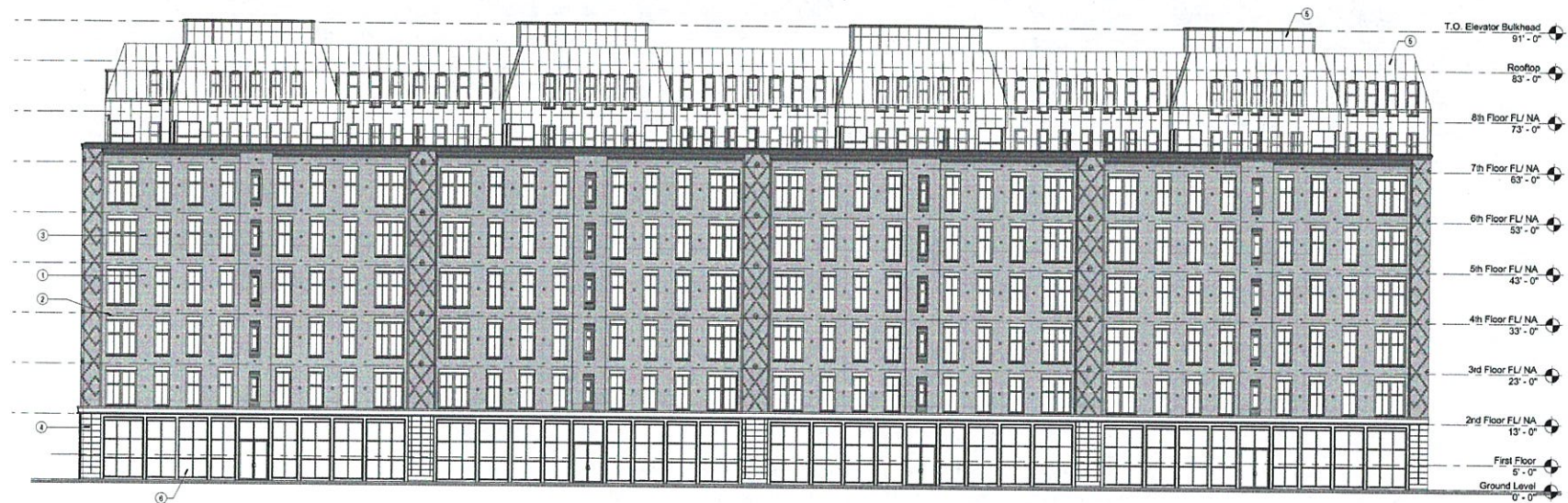








FACADE

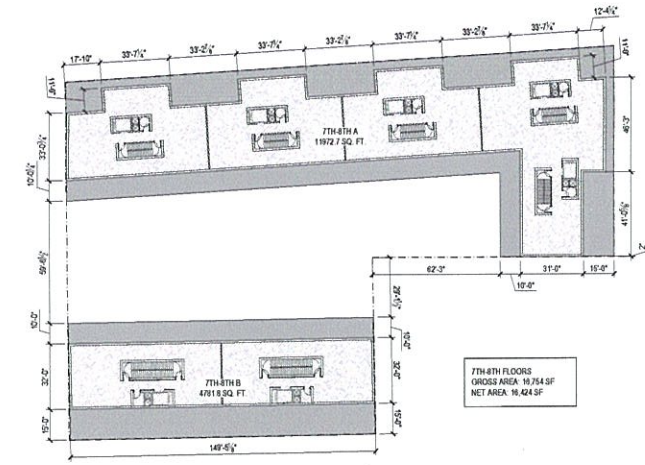
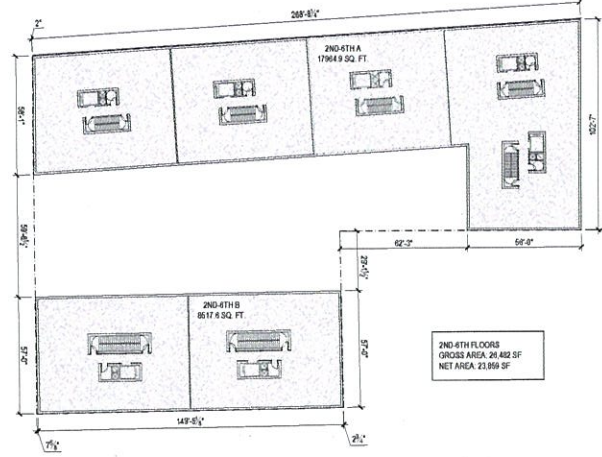
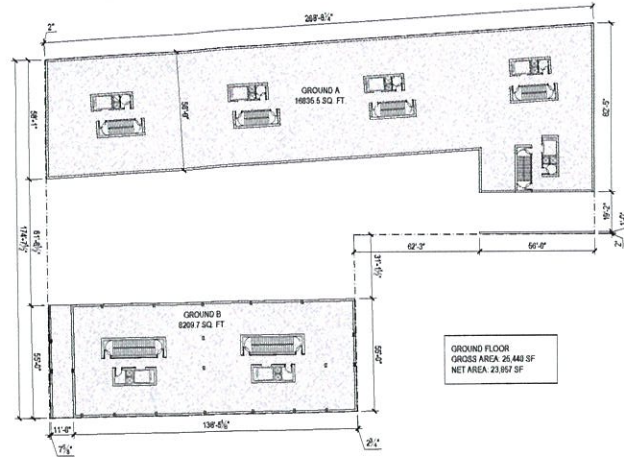


ELEVATION

LEGEND	
1	BRICK
2	STONE LINTEL
3	COLOR BRICK
4	STONE
5	ZINC COLORED PANEL
6	STOREFRONT WINDOW



FLUSHING/KENT VIEW



PLAN DIAGRAMS

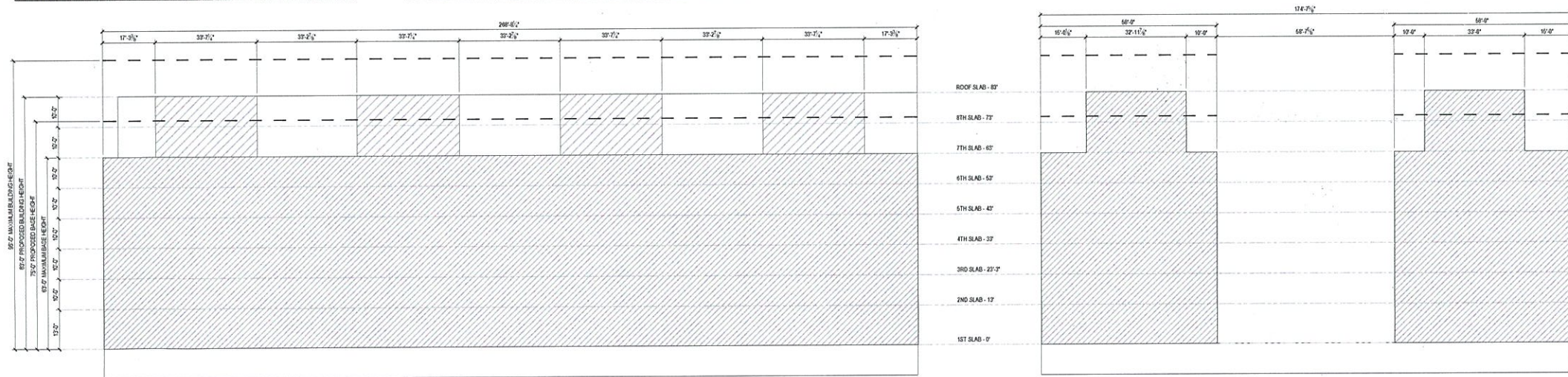
Block: 1884  
Lots: 48 & 49  
Facing: Flushing Avenue

Floor	Studio (up to 600sq.ft.)	1 Bedroom (606-750sq.ft.)	2 Bedrooms (750-950sq.ft.)	3 Bedrooms (950sq.ft. & up)	Totals
1st Floor	2	6	4	8	8
2nd Floor	2	6	4	4	16
3rd Floor	2	6	4	4	16
4th Floor	2	6	4	4	16
5th Floor	2	6	4	4	16
6th Floor	2	6	4	4	16
7th Floor			2	6	8
8th Floor			2	6	8
<b>Total</b>	<b>10</b>	<b>30</b>	<b>24</b>	<b>40</b>	<b>104</b>

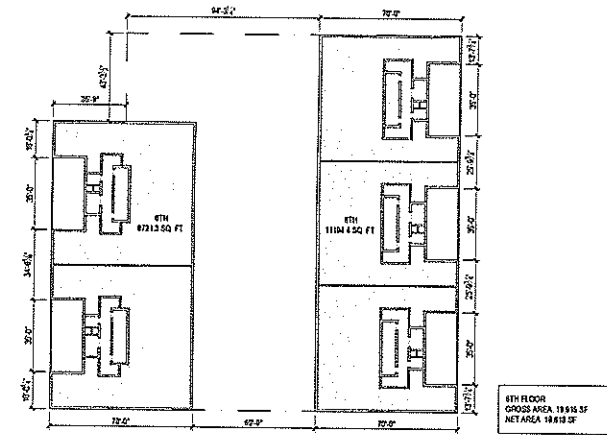
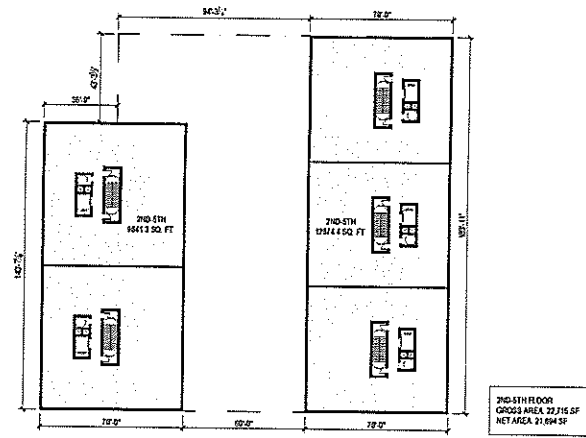
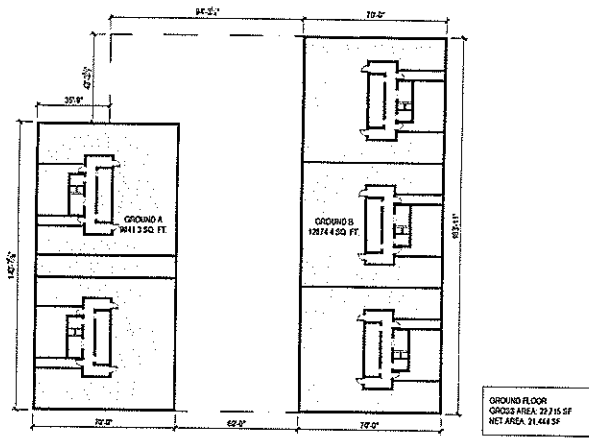
Block: 1884  
Lots: 48 & 48  
Facing: Nassau St

Floor	Studio (up to 600sq.ft.)	1 Bedroom (606-750sq.ft.)	2 Bedrooms (750-950sq.ft.)	3 Bedrooms (950sq.ft. & up)	Totals
1st Floor		4		2	6
2nd Floor	2	6		2	10
3rd Floor	2	6		2	10
4th Floor	2	6		2	10
5th Floor	2	6		2	10
6th Floor	2	6		2	10
7th Floor			2	2	4
8th Floor		2		2	4
<b>Total</b>	<b>10</b>	<b>36</b>	<b>2</b>	<b>16</b>	<b>64</b>

Total # of Apartments Proposed @ Block 1884 = 168  
 Total # of Studios = 20 (11.9%)  
 Total # of 1 Bedrooms = 66 (39.3%)  
 Total # of 2 Bedrooms = 26 (15.5%)  
 Total # of 3 Bedrooms = 56 (33.3%)



SECTION DIAGRAMS



PLAN DIAGRAMS

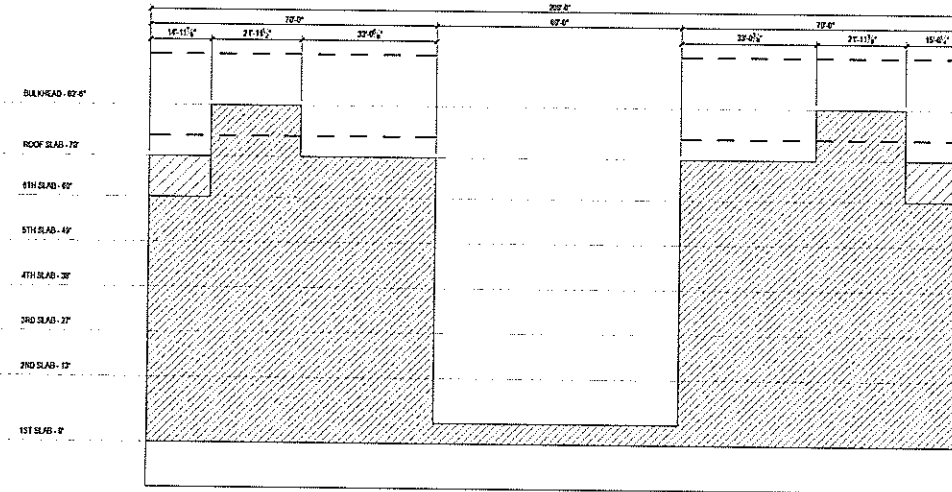
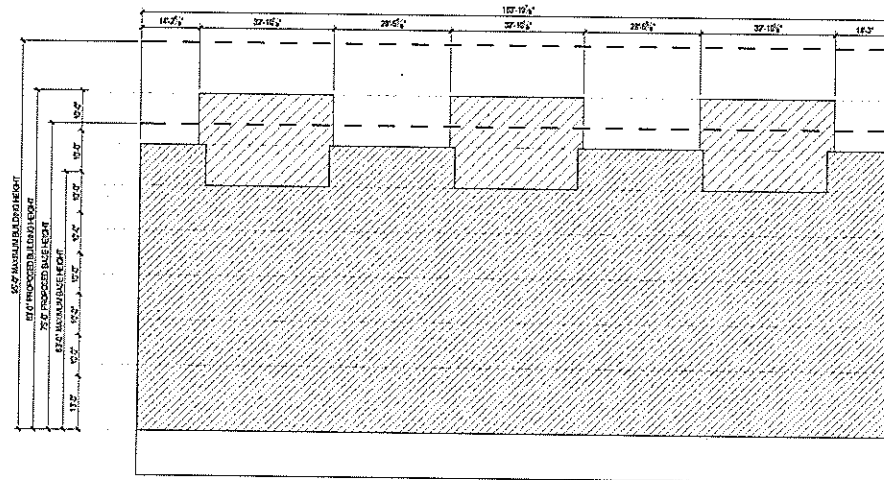
Block: 1885 - OPTION B  
Lots: 15  
Facing: Skillman Street

Floor	Studio (up to 600sq.ft.)	1 Bedroom (600-750sq.ft.)	2 Bedrooms (750-950sq.ft.)	3 Bedrooms (950sq.ft. & up)	Totals
1st Floor	6		6		12
2nd Floor	3	3	3	3	12
3rd Floor	3	3	3	3	12
4th Floor	3	3	3	3	12
5th Floor	3	3	3	3	12
6th Floor		12			12
Total	18	24	18	12	72

Block: 1885  
Lots: 15  
Facing: Franklin Avenue

Floor	Studio (up to 600sq.ft.)	1 Bedroom (600-750sq.ft.)	2 Bedrooms (750-950sq.ft.)	3 Bedrooms (950sq.ft. & up)	Totals
1st Floor	2	2	2	2	8
2nd Floor	4	2	2	2	10
3rd Floor	4	2	2	2	10
4th Floor	4	2	2	2	10
5th Floor	4	2	2	2	10
6th Floor	4			4	8
Total	22	10	10	14	56

Total # of Apartments Proposed @ Block 1885 = 128  
 Total # of Studios = 40 (31.25%)  
 Total # of 1 Bedrooms = 34 (26.56%)  
 Total # of 2 Bedrooms = 28 (21.88%)  
 Total # of 3 Bedrooms = 26 (20.31%)



SECTION DIAGRAMS



EAST CORNER DETAIL

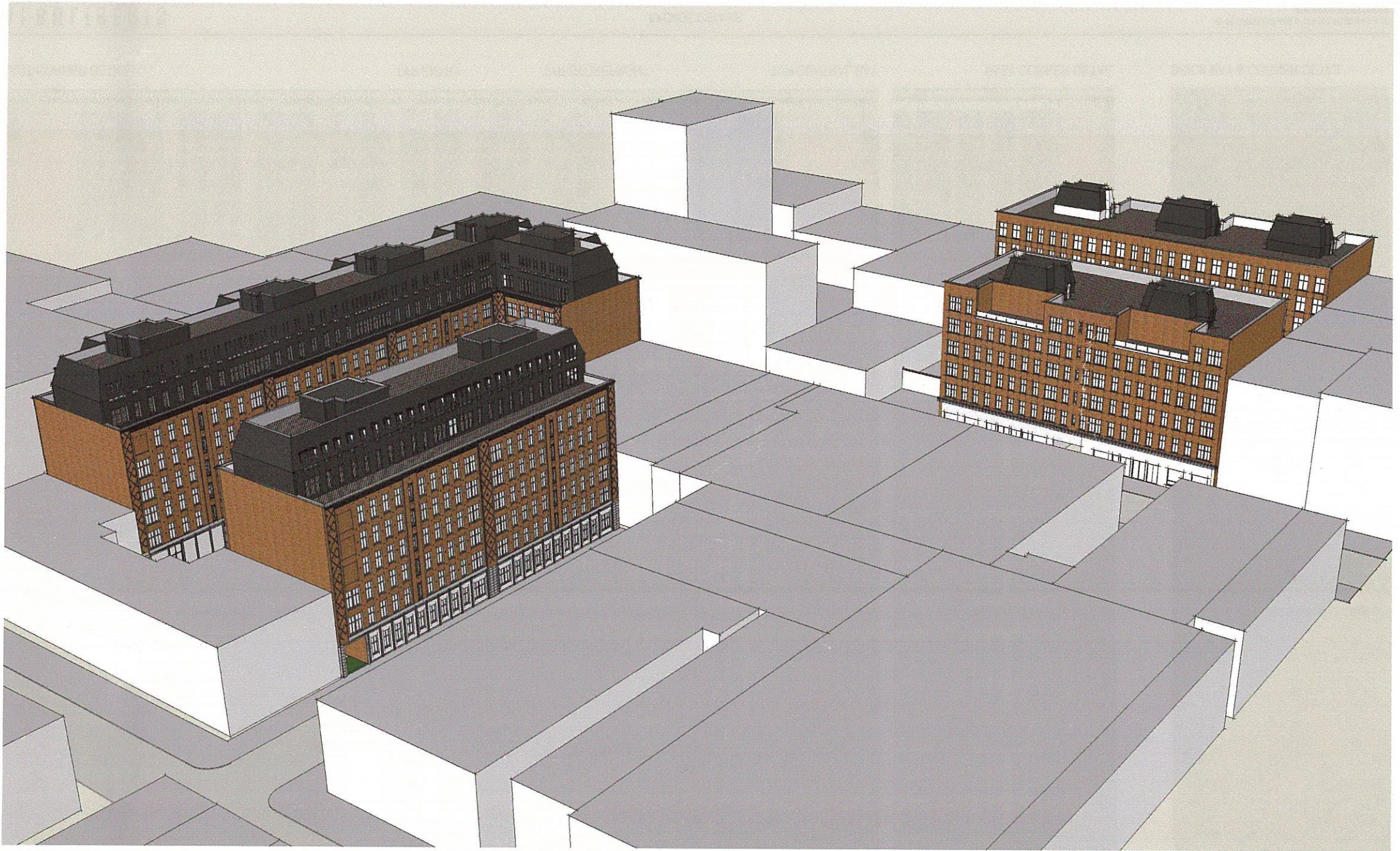
TYP ENTRY

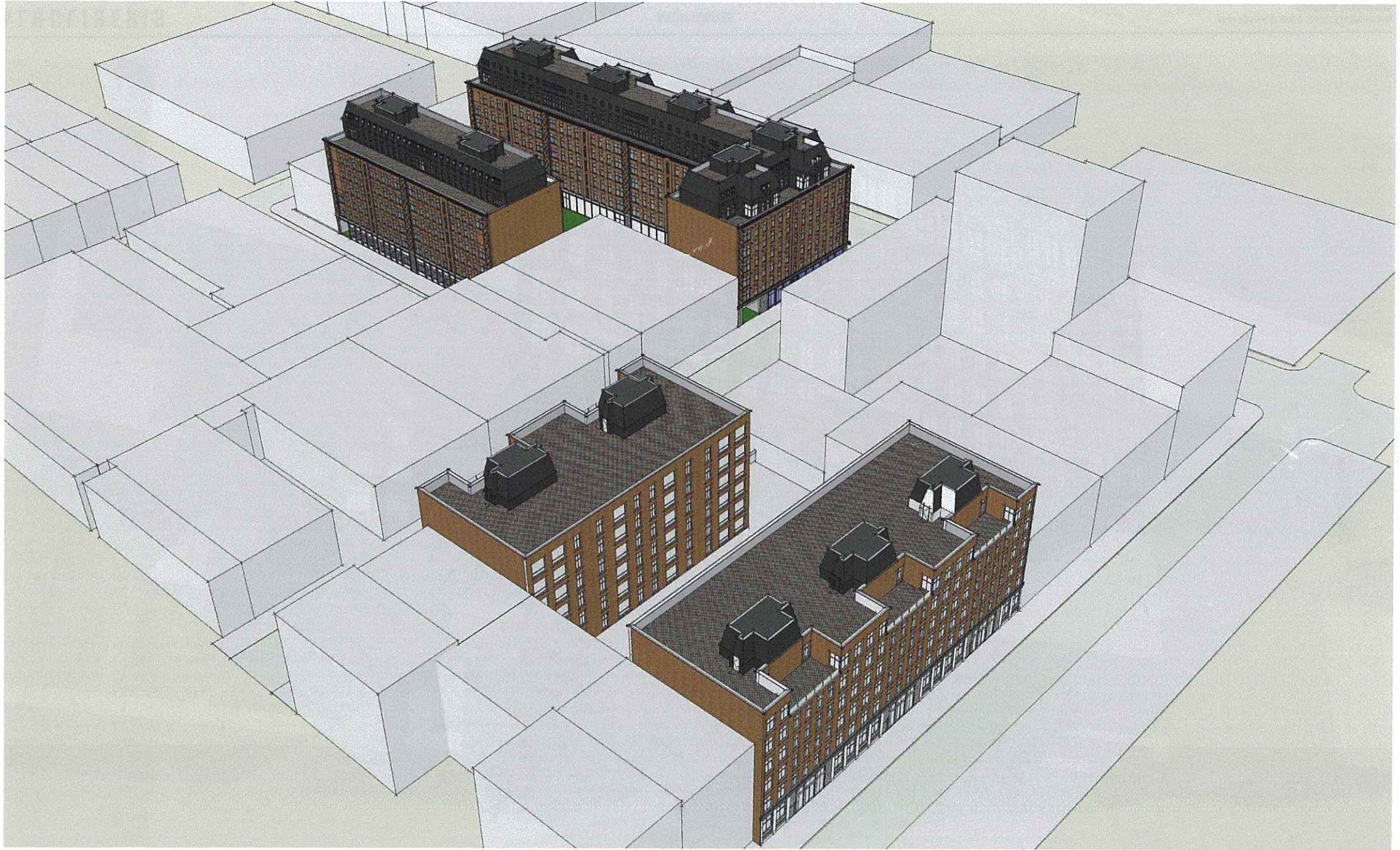
TYP STOREFRONT

TYP CENTRAL BAY

EAST CORNER DETAIL

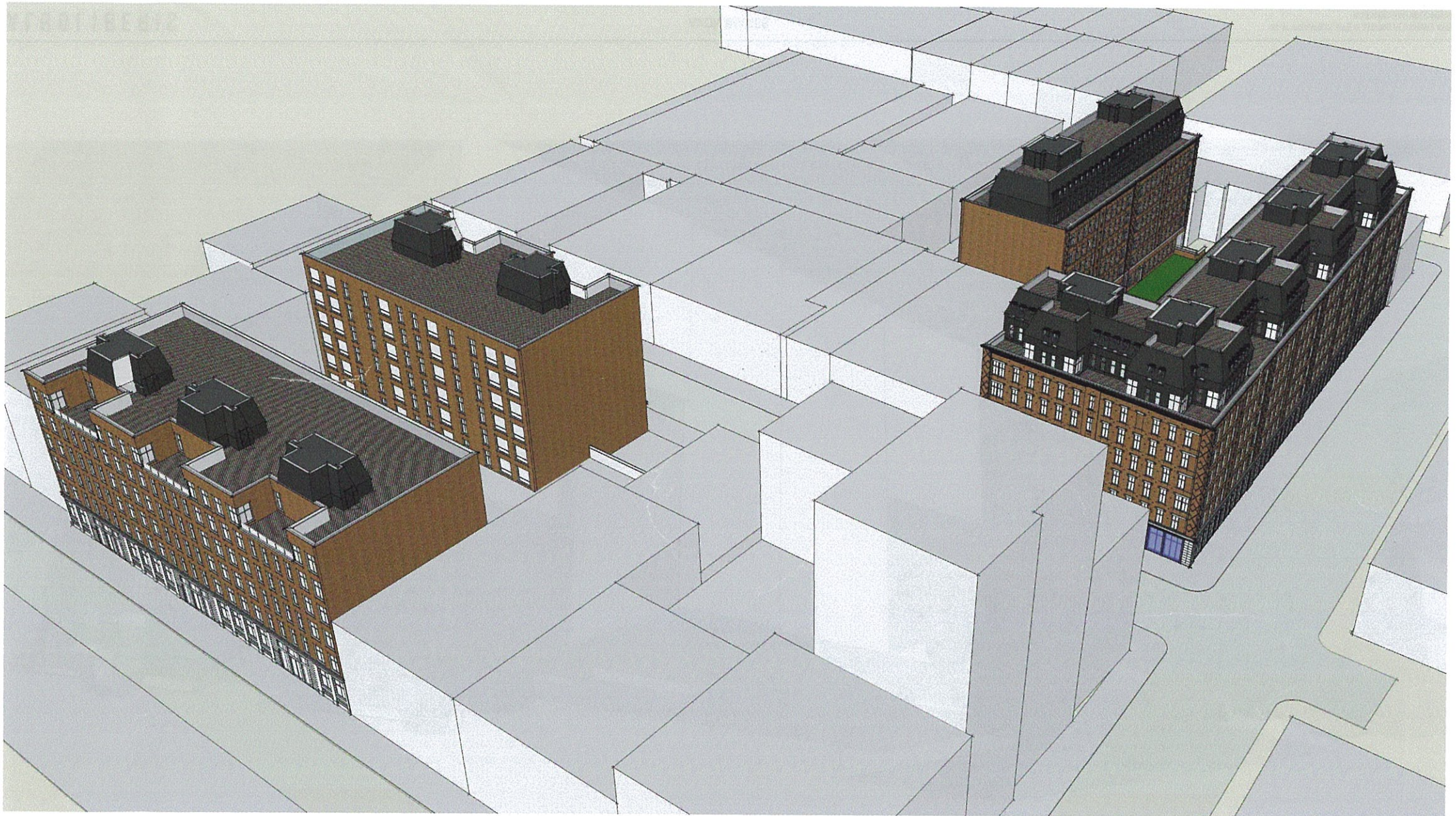
BRICK BAY & CORNER DETAIL

















**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. LU589-90-17

in favor  in opposition

Date: 3/28/17

(PLEASE PRINT)

Name: YOMAY ALBO - ALBOLIBERIS

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

I represent: PROJECT ARCHITECT

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. LU589-90-17

in favor  in opposition

Date: 3/28/17

(PLEASE PRINT)

Name: ZELIG WEISS - RIVERSIDE DEVELOPERS

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

I represent: APPLICANT

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 0591

in favor  in opposition

Date: 3/29/17

(PLEASE PRINT)

Name: Jesse Masny

Address: 101 PARK

I represent: 23<sup>rd</sup> & 1<sup>st</sup> Assn.

Address: 60 Columbus Circle

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

W 29mg  
**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 10591  
 in favor  in opposition  
Date: 3/28/17

(PLEASE PRINT)

Name: Jerry Johnson  
Address: 101 PARK AVE  
I represent: 23rd & 17th Assoc  
Address: 610 Columbus Circle

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. WS89-9017  
 in favor  in opposition  
Date: 3/28/17

(PLEASE PRINT)

Name: RICHARD LOBEL, SHELDON LOBEL P.C.  
Address: 18 E 41ST ST 3TH FL NYC 10017  
I represent: RIVERSIDE DEVELOPERS USA  
Address: 376-8 FLUSHING AVE / 43 FRANKLIN 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. \_\_\_\_\_ Res. No. LV58990-17

in favor     in opposition

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

(PLEASE PRINT)

Name: ~~RICKI~~ FRANK ST. JACQUES SHELDON COBEL, P.C.

Address: 18 E 41ST ST 5<sup>TH</sup> FL NYC 10017

I represent: RIVERSIDE DEVELOPERS USA

Address: 376-8 FLUSHING AVE / 43 FRANKLIN 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. \_\_\_\_\_ Res. No. LV58990-17

in favor     in opposition

Date: 3/26/17

(PLEASE PRINT)

Name: Bryant Brown

Address: 25 W. 18<sup>th</sup> St

I represent: Service Employees International Union, Local 3285

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

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