

## Waterpointe Fact Sheet

### The following actions are requested:

1. **Special Permit to waive distance between buildings on a single zoning lot (C 080207(A) ZSQ)**
2. **Amendment to Zoning Map from an M1-2 to an R3-2 district (C 080203 ZMQ)**
3. **Certification of compliance with waterfront zoning (N 080210 ZCQ)**
4. **Demapping of a portion of 152<sup>nd</sup> Street (080204 MMQ)**

### Background:

The Waterpointe Project originally contained 114 single family townhomes, but was amended during ULURP to comprise 52 single family detached homes. Community Board 7 unanimously recommended approval of the original application and the Community Board's Land Use Committee unanimously recommended approval of the amended application. The Queens Borough President recommended approval of the amended application. The City Planning Commission unanimously approved the amended application on October 29, 2008.

### Project description:

The proposed project ("Project") would comprise one zoning lot in a Large Scale Residential Development on a site over 11 acres in area. The Project would contain 52 single-family detached homes on individual tax lots of a minimum lot area of approximately 5,000 square feet. The Project would be built to a maximum floor area of approximately 281,451 zoning square feet, which would be slightly less than the permitted maximum FAR of .5.

The homes are not yet designed, but would be located within a building footprint area that would provide for minimum 18-foot long driveways, private rear open spaces of between approximately 22 feet to 30 feet and front open areas of no less than 5 feet and generally 18 feet. The 52 residences would conform to all applicable height and setback regulations. Every residence would have at least two parking spaces on site; at least one within a garage and a second on the 18-foot driveway. No required parking would be provided on the private roads.

It is assumed that the buildings on the Project Site will be constructed to the maximum permitted building height of 35 feet and will have legally required windows on every wall. Therefore, pursuant to Section 23-711 of the Zoning Resolution, a minimum of 45 feet must be provided between the buildings. This distance is complied with at all but 38 locations, for which waivers are requested. At 36 locations, a distance of 13 feet between the side walls of homes will be provided; at one location, an approximately 19-foot distance will be provided; and at one location, an approximately 32-foot distance will be provided. These waivers are the subject of the Amended Special Permit application (C 080207 A ZSQ).

### Open Space

Every home in the Project will have private open space. In addition, although this is not required by Waterfront Zoning, the Project would provide approximately 130,000 square feet of landscaped publicly accessible waterfront open space. This open space will contain 110 trees, circulation paths, overlooks, and seating and will be maintained by the homeowners' association.

**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: JAMES HICKERSON

Address: ~~BAYRO~~ 725 5TH AVE NY NY 10022

I represent: BAYROCK GROUP - 151-45 SIXTH ROAD  
WHITESTONE PARTNERS, LLC

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Marcie Kesner

Address: KRAMER LEVIN

I represent: The Bayrock Group / 151-45 Sixth Rd White  
Stone Arms,

Address: 725 Fifth Ave NYC  
LLC

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