

41 SUMMIT STREET REZONING

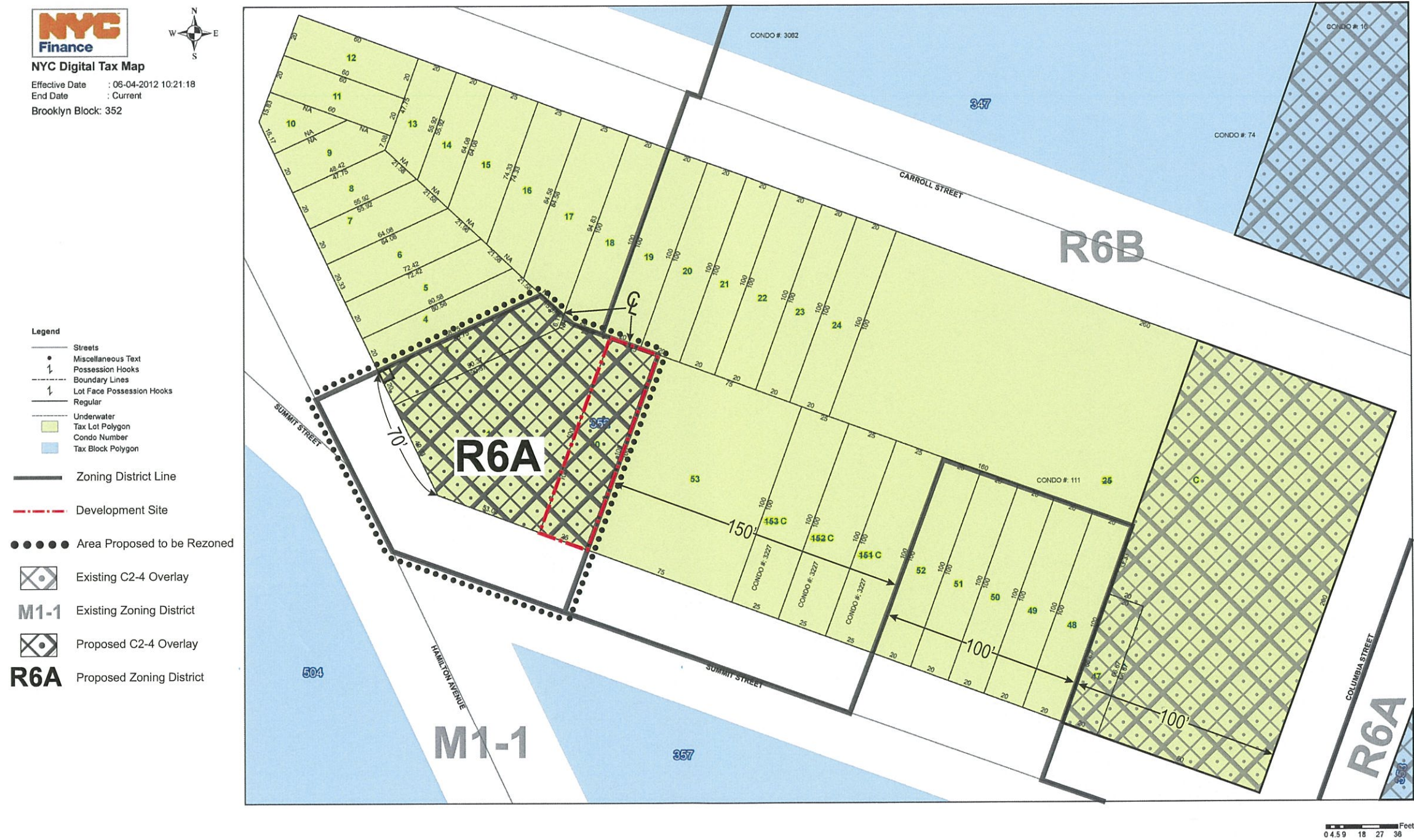
ULURP Nos. 180294 ZMK & 180295 ZRK

City Council Subcommittee on Zoning and Franchises
March 6, 2019

Applicant: 41 Summit Street, LLC
Applicant Representative: Sheldon Lobel, P.C.



41 Summit Street Rezoning, Brooklyn



Area Map
41 Summit Street Rezoning, Brooklyn
Block 352, Lots 1, 3, & 60

Project Information

- 600' Radius
- Development Site
- Project Area
- Zoning 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
- 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
- Parking Facilities
- Vacant Land





1. View of Summit Street facing west (Site at right).

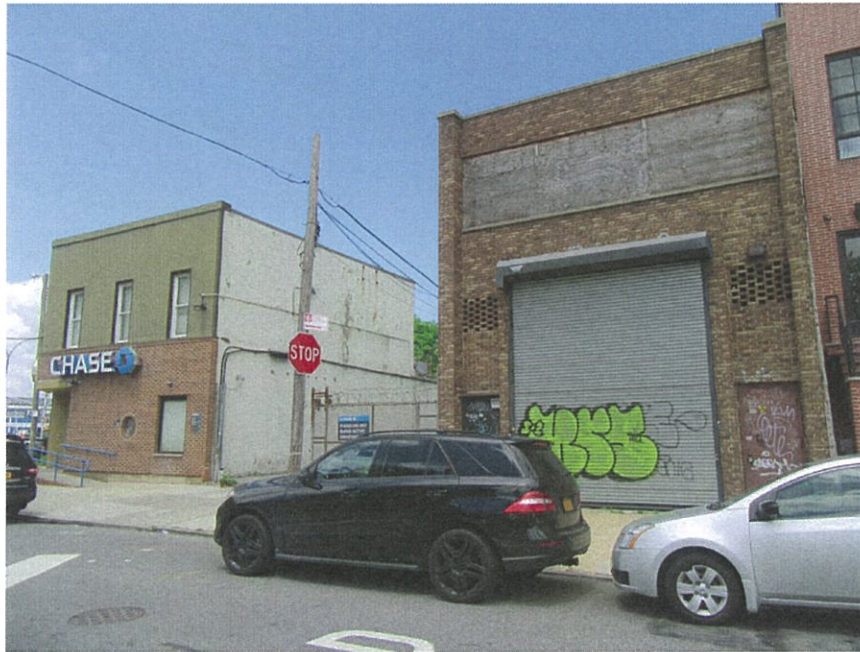


2. View of the Site facing northwest from Summit Street.



3. View of the sidewalk along the north side of Summit Street facing west (Site at right).





4. View of the Site facing north from Summit Street.



5. View of the Site facing northeast from the intersection of Summit Street and Hamilton Avenue.



6. View of the side of Hamilton Avenue facing northeast.





opy Theatre and
ool of Music

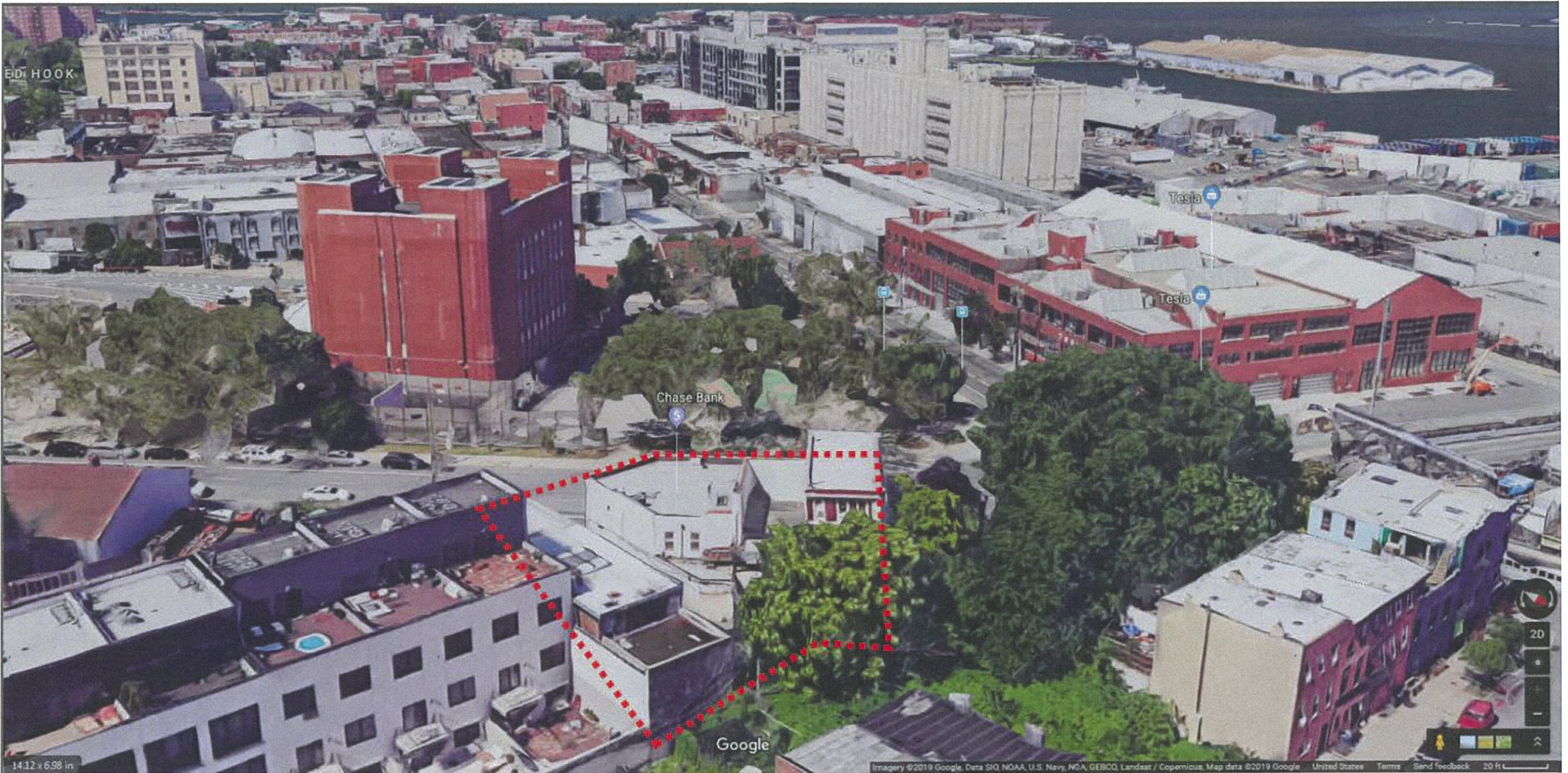
RED HOOK

Chase Bank

Harold Ickes
Playground

Backyard
Community Garden

Google



14.12 x 6.98 in

PROPOSED R6A

LOT AREA: 2,500.0 SF
FAR: 3.0 = 7,500.0 SF
LC: 65% = 1,625.0 SF
DENSITY: 7,500/680 = 11 D.U.

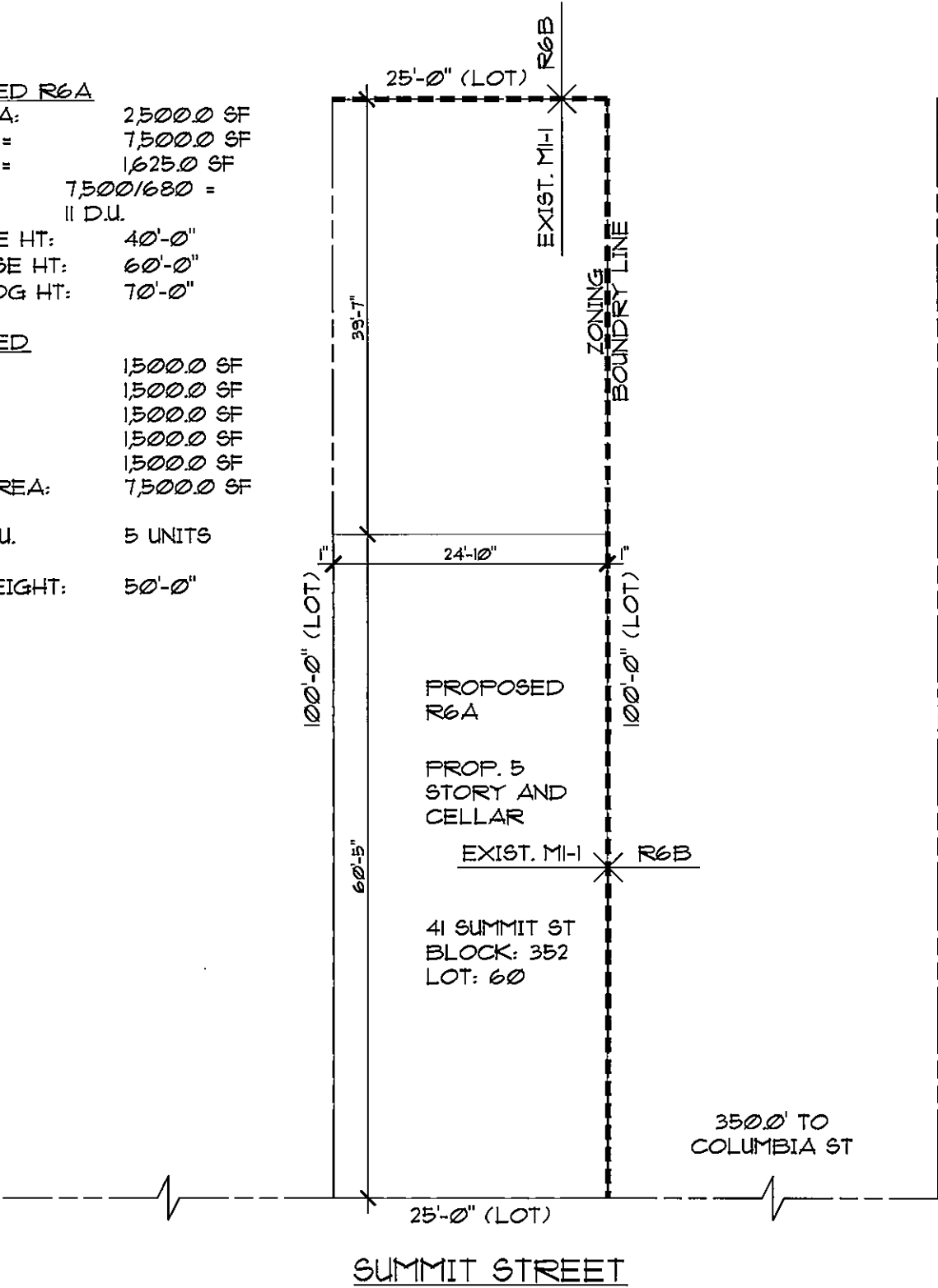
MIN. BASE HT: 40'-0"
MAX. BASE HT: 60'-0"
MAX. BLDG HT: 70'-0"

PROPOSED


1ST FL: 1,500.0 SF
2ND FL: 1,500.0 SF
3RD FL: 1,500.0 SF
4TH FL: 1,500.0 SF
5TH FL: 1,500.0 SF
TOTAL AREA: 7,500.0 SF

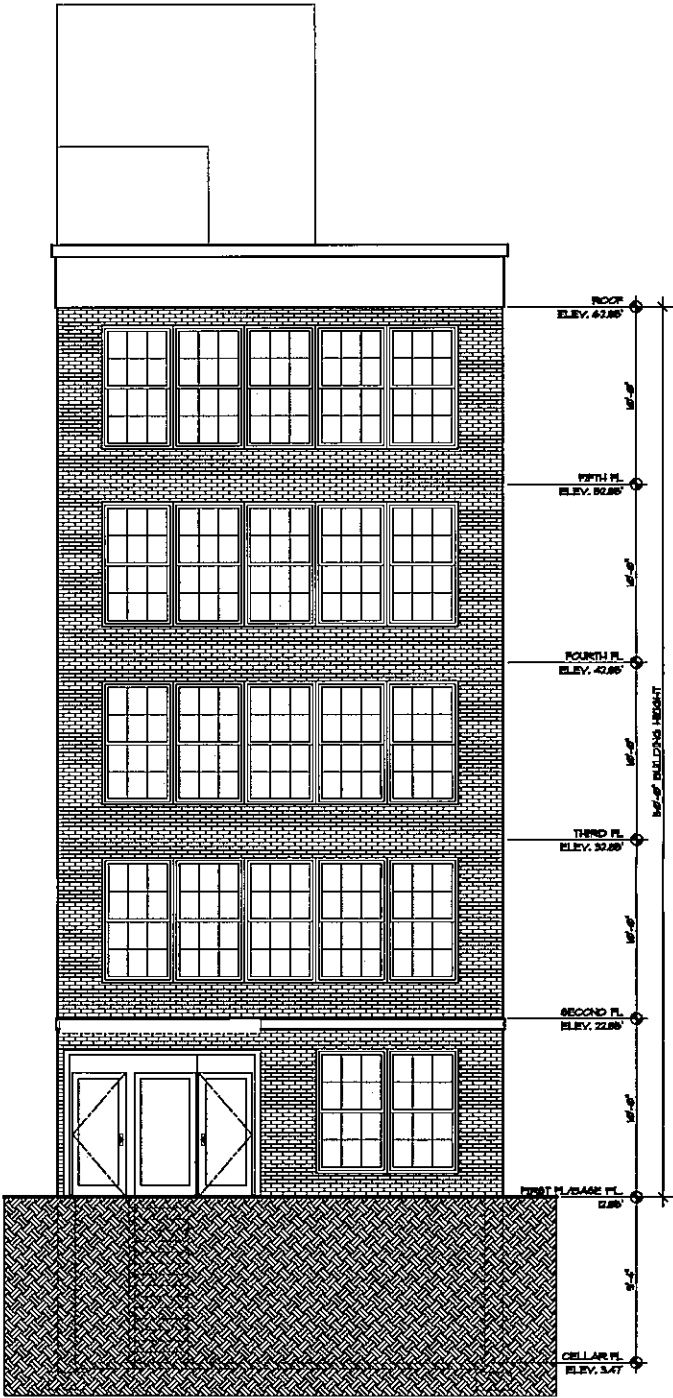
PROP. D.U. 5 UNITS

PROP. HEIGHT: 50'-0"




SITE PLAN - R6A

SCALE:AS NOTED DATE:-		RA / PE OF RECORD :	DESIGNED BY :  Design Studio Associates Design Zoning Code Consultants	info@dsany.com ph:718.569.2112 fax:718.360.4571	1 OF
Department of City Planning					
41 Summit St Brooklyn, NY					

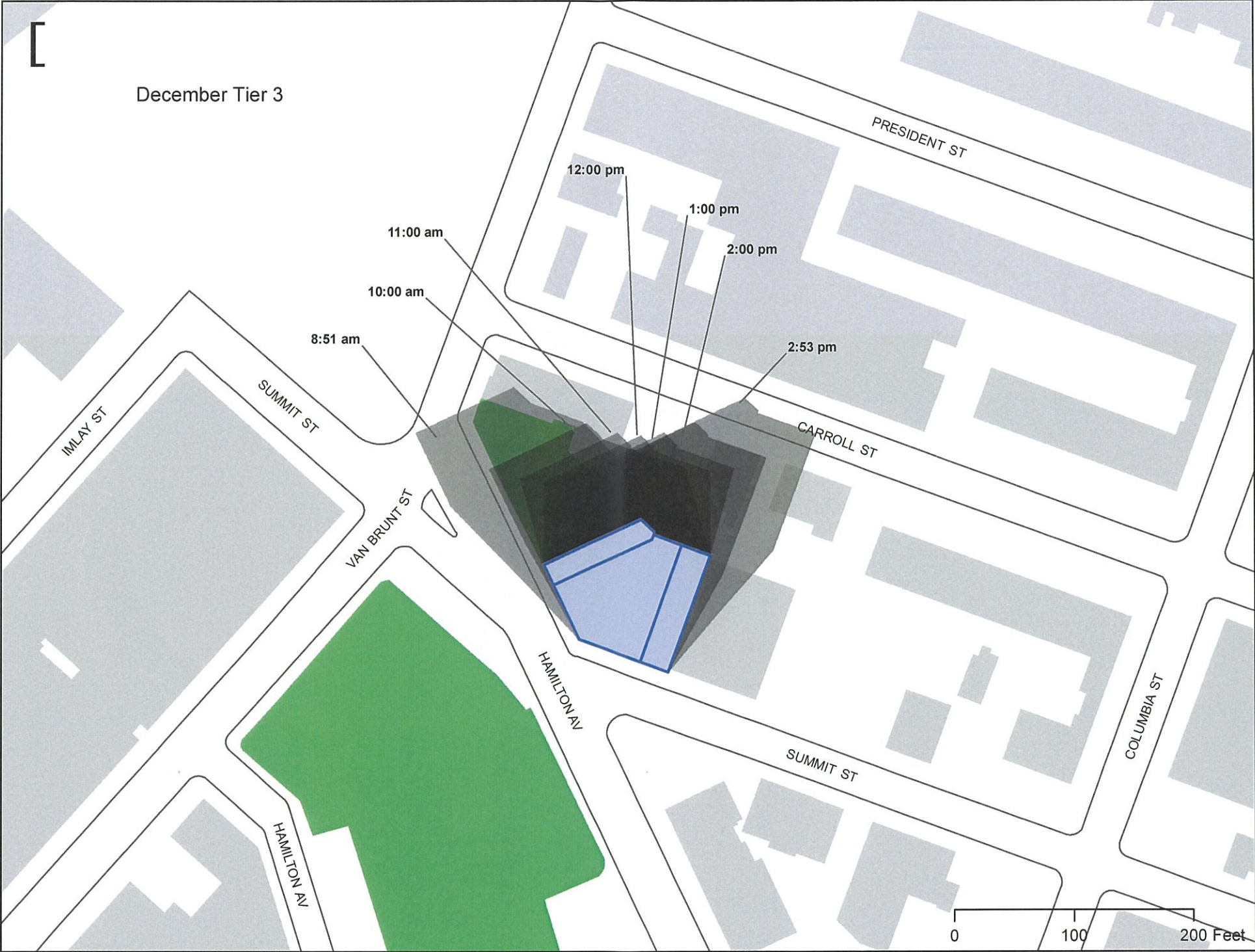


41 SUMMIT ST PROPOSED R6A FRONT ELEVATION

SCALE:AS NOTED DATE:-		RA / PE OF RECORD :	DESIGNED BY : <div><div>info@dsany.com ph:718.569.2112 fax:718.360-4571</div></div>	2
Department of City Planning				
41 Summit St Brooklyn, NY				
			Design Studio Associates Design Zoning Code Consultants	OF

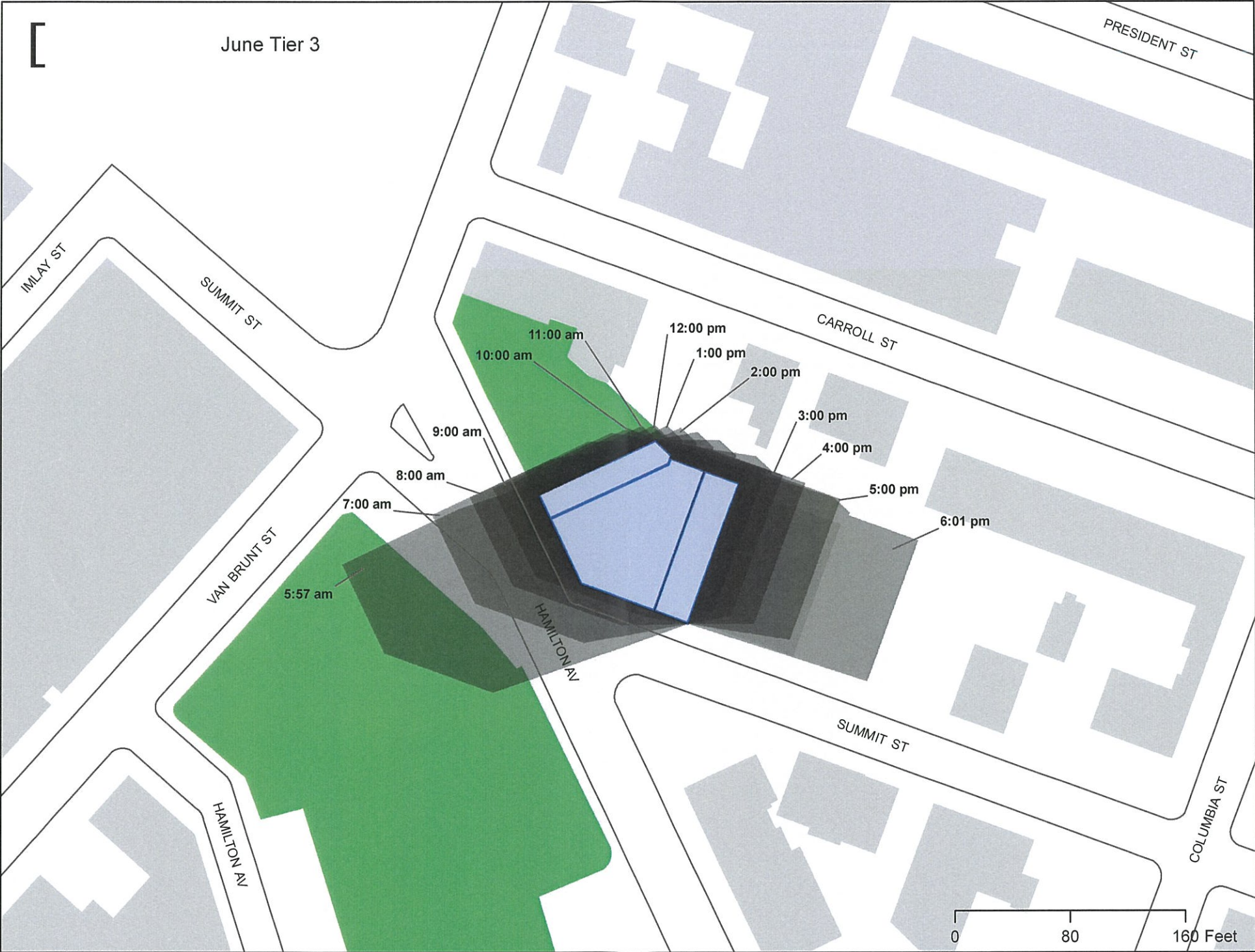
Appendix

M1-1



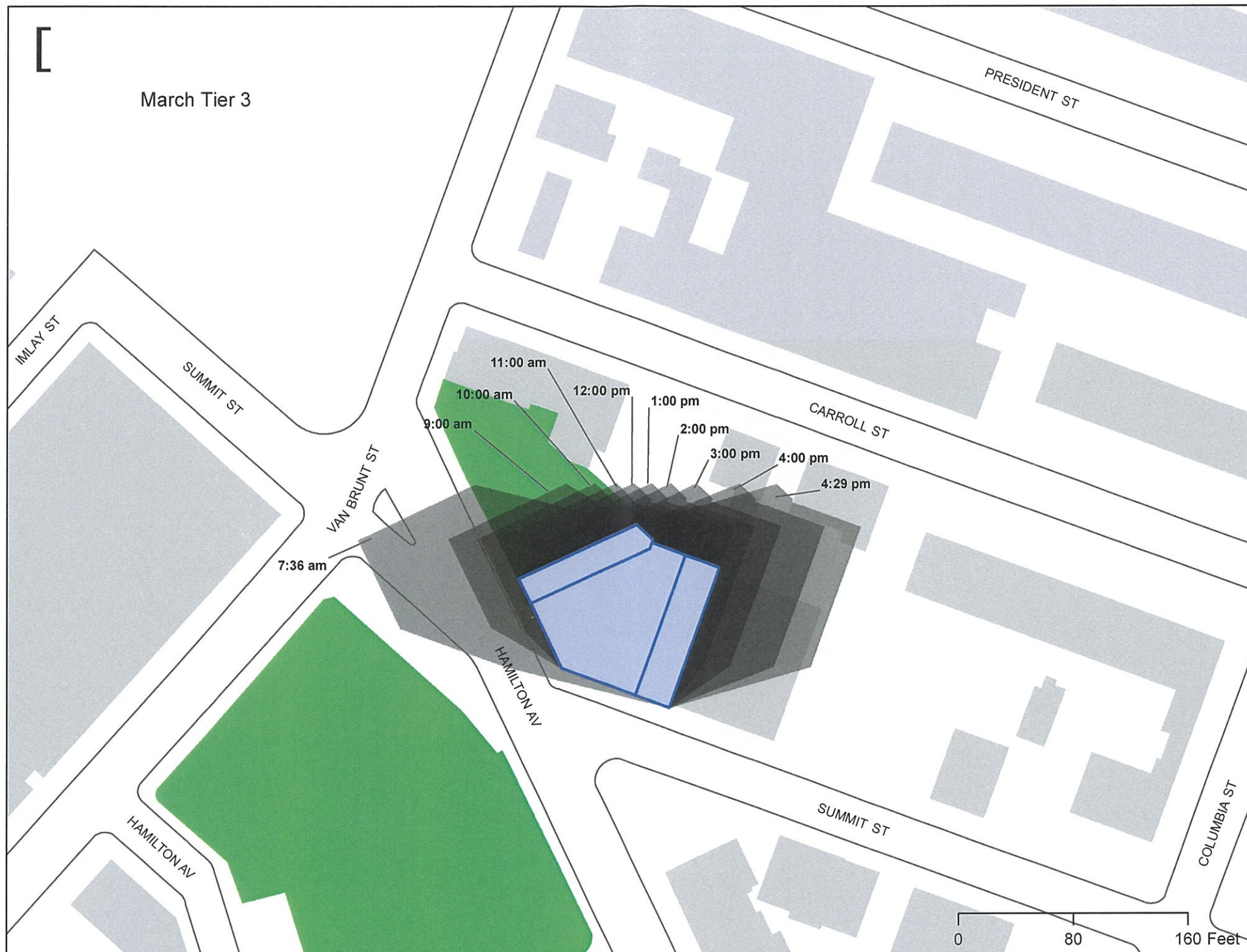
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June Tier 3



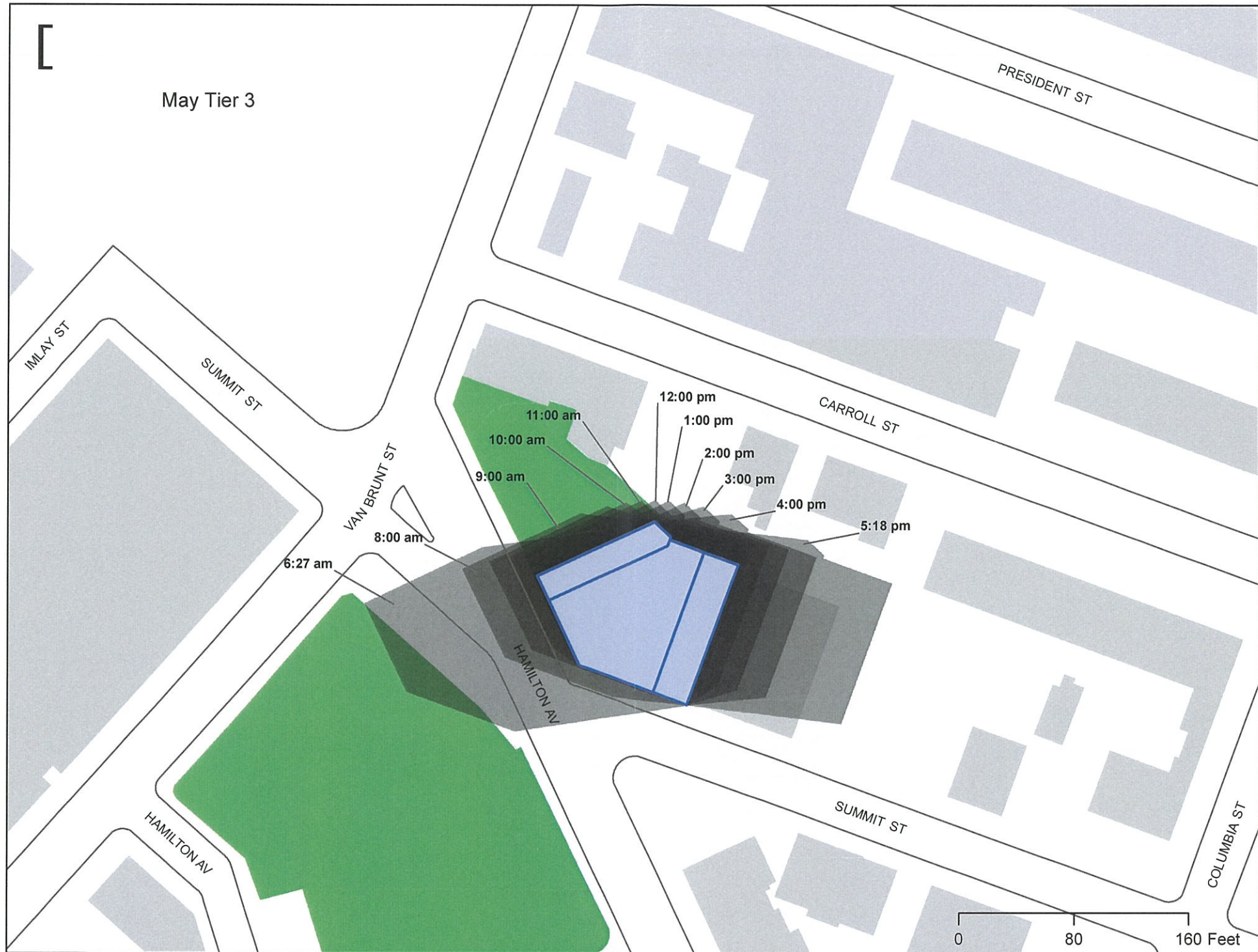
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March Tier 3



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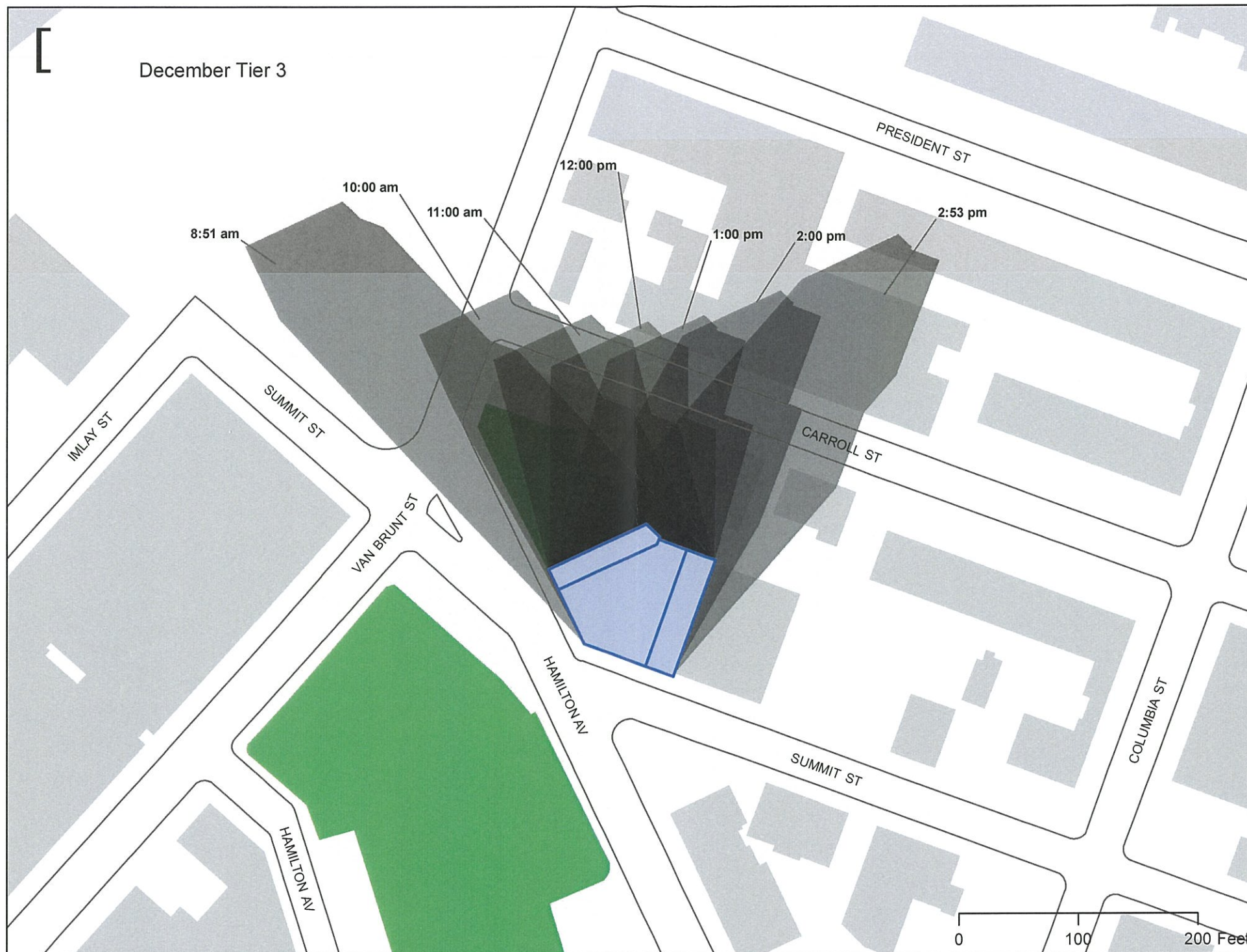
May Tier 3



R6A

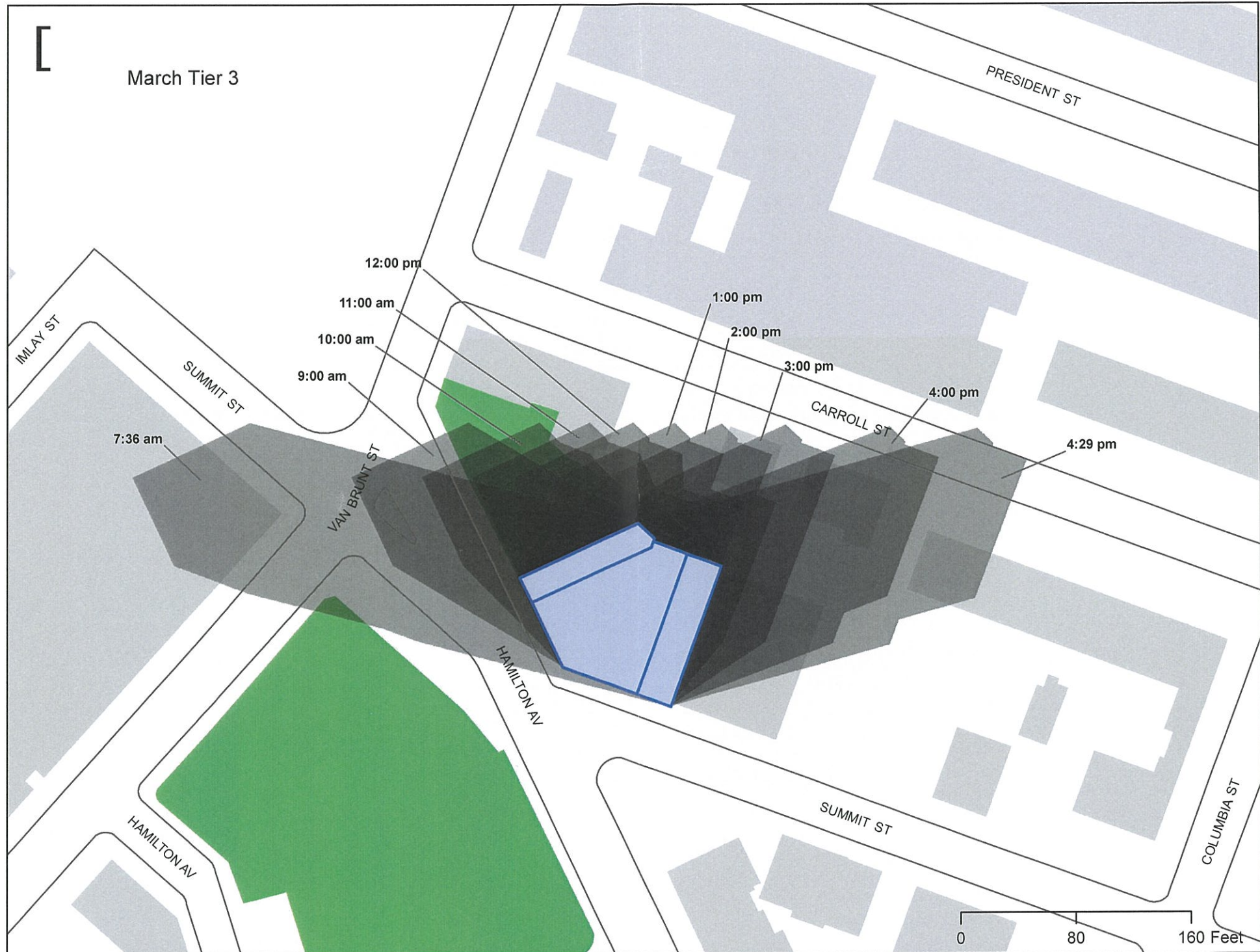
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December Tier 3



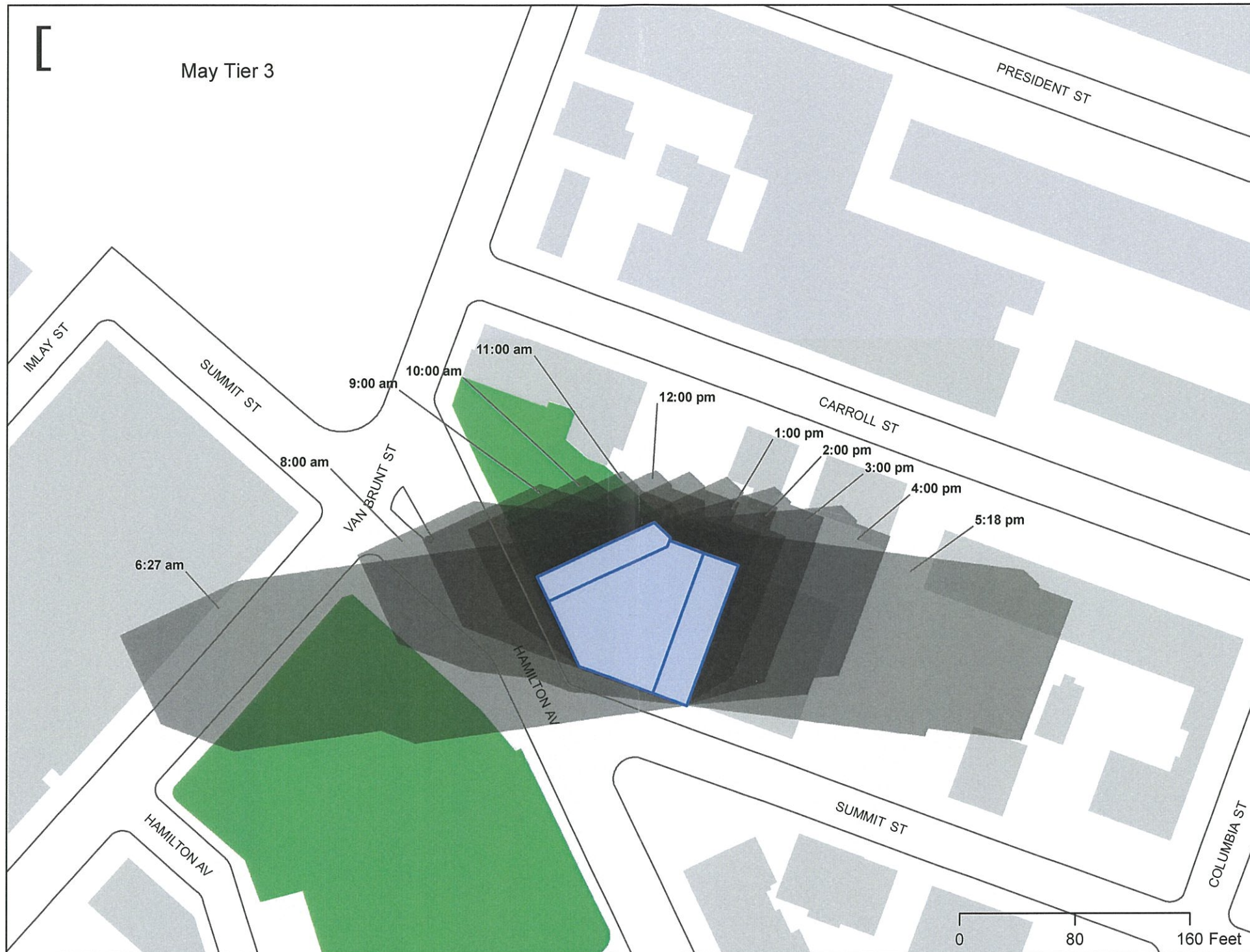
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March Tier 3



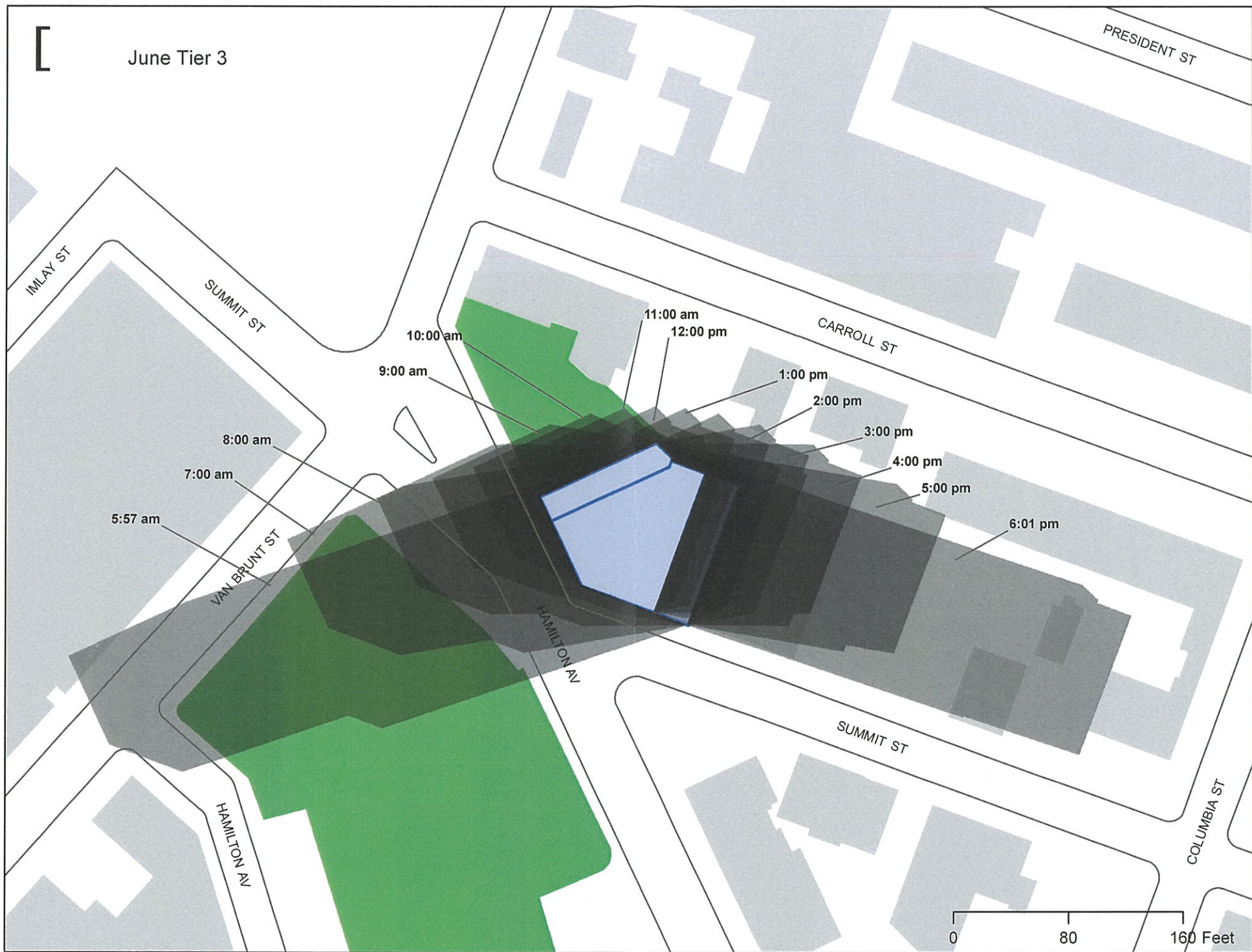
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May Tier 3



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June Tier 3



Fw: OPPOSED to rezoning proposal at 41 Summit

1 message

cjoburke@earthlink.net <cjoburke@earthlink.net>

Mon, Mar 4, 2019 at 12:41 PM

Reply-To: cjoburke@earthlink.net

To: Arielle Meier <arielle.meier@gmail.com>

-----Forwarded Message-----

From: cjoburke@earthlink.net

Sent: Mar 4, 2019 12:40 PM

To: hearings@council.nyc.gov

Subject: OPPOSED to rezoning proposal at 41 Summit

Dear elected officials:

I am a longtime resident of Carroll Gardens; my husband has lived in our residence his whole life. Both he and I have raised our family here.

I've seen this neighborhood change -- and indeed I was part of that change in the late 1970s. And though it's now sad to see some of the older residents pass away, or move away, new residents are arriving, adding energy and new perspectives to this proud old neighborhood.

It's ironic, however, that nearly 60 years after planners heartlessly tore down blocks of homes to make way for the Brooklyn Queens Expressway, officials now see fit to allow a frenzy of new construction of luxury hi-rises here, near the Gowanus, Cobble Hill and Brooklyn Heights -- charging ridiculous prices and erecting structures that tower over existing buildings -- visual bullies in the landscape, caring not one wit for history or the environment.

There has to be a better way to accommodate those who are anxious to live and work in New York City in housing that accommodate not just the rich, but those who are hoping to better their lives and give a safe home for their children.

The planned rezoning is yet another slap at neighborhood. And if you don't respect us, please respect history.

Sincerely,

Cathy Burke
183 Sackett St.
Brooklyn, NY 11231

Brad Lander
District 39 Council Member
District Office
456 Fifth Avenue
Brooklyn, NY
11215

March 4, 2019

Dear Council Member Lander and the New York City Council:

I request you vote no on the submission to rezone [41 Summit Street](#) or its neighboring plots, beyond the normative height of adjacent buildings.

The Columbia Street Waterfront District is a low-rise neighborhood, well loved by its neighbors and community. We request to work together to find alternative solutions to affordable housing in our immediate area.

Best regards,

A handwritten signature in cursive script that reads "Sunshine Flint". The signature is written in dark ink and is positioned above the printed name and address.

Sunshine Flint
[145 Sackett Street](#)
Apt 3A

From: Nick Sonderup nick.sonderup@mac.com
Subject: NO on 41 Summit Street rezoning
Date: March 4, 2019 at 11:38 AM
To: Sunshine Flint sunflint@gmail.com



Dear Councilman Lander and the City Council:

I request you vote no on the submission to rezone 41 Summit Street or its neighboring plots, beyond the normative height of adjacent buildings.

The Columbia Street Waterfront District is a low-rise neighborhood, well loved by its neighbors and community. We request to work together to find alternative solutions to affordable housing in our immediate area.

Best regards,

Nick Sonderup
145 Sackett Street



Sunshine Flint <sunflint@googlemail.com>

No on 41 Summit Street

John Raso <johnraso@gmail.com>
To: Sunshine Flint <sunflint@gmail.com>

Mon, Mar 4, 2019 at 1:28 PM

Dear Councilman Lander and the City Council:

I request you vote no on the submission to rezone [41 Summit Street](#) or its neighboring plots, beyond the normative height of adjacent buildings.

The Columbia Street Waterfront District is a low-rise neighborhood, well loved by its neighbors and community. We request to work together to find alternative solutions to affordable housing in our immediate area.

Best regards,

Name: John Raso
Address: [374 Van Brunt St, Brooklyn, NY 11231](#)



Sunshine Flint <sunflint@googlemail.com>

form letter asking Lander and City Council to vote no on 41 Summit Street

Sevan Gatsby <sevangatsby@gmail.com>
To: Sunshine Flint <sunflint@googlemail.com>

Tue, Mar 5, 2019 at 10:23 AM

Dear Councilman Lander and the City Council:

I request you vote **no** on the submission to rezone **41 Summit Street** or its neighboring plots, beyond the normative height of adjacent buildings.

The Columbia Street Waterfront District is a low-rise neighborhood, well loved by its neighbors and community. We request to work together to find alternative solutions to affordable housing in our immediate area.

Best regards,

Name:
Sevan Gatsby

Address:
145 Sackett St #2B, Brooklyn, NY 11231

—
sevangatsby

On Mon, Mar 4, 2019 at 11:32 AM Sunshine Flint <sunflint@googlemail.com> wrote:

[Quoted text hidden]



Sunshine Flint <sunflint@gmail.com>

form letter asking Lander and City Council to vote no on 41 Summit Street

Launabeuhler <launabeuhler@aol.com>
To: Sunshine Flint <sunflint@gmail.com>

Mon, Mar 4, 2019 at 12:06 PM

Dear Councilman Lander and the City Council:

I request you vote no on the submission to rezone 41 Summit Street or its neighboring plots, beyond the normative height of adjacent buildings.

The Columbia Street Waterfront District is a low-rise neighborhood, well loved by its neighbors and community. We request to work together to find alternative solutions to affordable housing in our immediate area.

Best regards,

Name: Launa Beuhler
Address: [219 Columbia Street, Brooklyn, NY 11232](#)

On Mar 4, 2019, at 11:32 AM, Sunshine Flint <sunflint@gmail.com> wrote:

[Quoted text hidden]



Sunshine Flint <sunflint@googlemail.com>

41 Summit Street

Deanna <deanna.raso@gmail.com>

Mon, Mar 4, 2019 at 2:05 PM

To: Sunshine Flint <sunflint@googlemail.com>

Dear Councilman Lander and the City Council:

I request you vote no on the submission to rezone 41 Summit Street or its neighboring plots, beyond the normative height of adjacent buildings.

The Columbia Street Waterfront District is a low-rise neighborhood, well loved by its neighbors and community. We request to work together to find alternative solutions to affordable housing in our immediate area.

Best regards,
Deanna Raso
[145 Sackett St., #2C](#)
[Brooklyn, NY 11231](#)

Sent from my iPhone



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

41 Summit St. Bklyn Rezoning

Denise Connors <swimmer8801@yahoo.com>

Sun, Mar 3, 2019 at 5:13 PM

Reply-To: "swimmer8801@yahoo.com" <swimmer8801@yahoo.com>

I am a founding member of the Backyard Community Garden and a resident of the Columbia Waterfront District. I am opposed to the rezoning proposal of [41 Summit Street](#) and the two other adjacent properties attached to this proposal because there is no guarantee that affordable housing is included. R6b is in continuity not the proposed upzoning. Putting our garden in so much shade imperils the health of our beloved garden which is also an important community resource.

Please do not vote your approval for this upzoning.

Thank you.

Sincerely,
Denise Connors

[Sent from Yahoo Mail on Android](#)



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

41 Summit Street

dave lutz <1davelutz@gmail.com>

Sun, Mar 3, 2019 at 5:46 PM

To: hearings@council.nyc.gov

Bcc: columbiawaterfrontneighbors@gmail.com

Dear Councilmembers

NYC Parks Greenthumb program calls the Backyard Community Garden a "Highly Functioning" community garden. To meet that standard the Backyard provides its families with a very small individual growing area that they can use to grow a few vegetables or flowers for the table. In return we ask them to provide community service including being a welcoming presence during posted open hours (and other services to the larger community). If the Garden cannot maintain that space for service it will destroy the balance that makes it "highly functioning".

The Backyard Community Garden's design reserved the sunniest part of its space for family horticulture. The rest was designed for community events and a shady tranquility garden. R6a zoning would put that sunny area in shadow every morning and part of the afternoon during the growing season. R6b would increase shadow but not as substantially. Most food grown by community gardeners requires a full days sun to be productive. Significantly increasing shade will break the arrangement which allows the garden to function for the larger public so well.

Gardeners have come here today to ask City Council to turn down R6a zoning for 41 Summit and adjacent lots. This site will likely be developed one owner at a time and thus any oversize 6a building that is placed here would not have to include ANY affordable units. Voting "No" will allow the single-lot developer-sponsor to resubmit to a standard that has been through a community input process and agreed upon for years by many neighborhood stakeholders.

We have been told that this would put the developer through an unreasonable timeline and expense. The time and cost of bringing countless hard working neighbors together to argue against non-contextual 3-lot micro-zoning seems not to be considered in this equation. We have also been told that reducing the zoning footprint would eliminate the possibility of "affordable housing" and thus reinforce the neighborhoods status as an island of affluence. That is simply not true. This community, far from being an island of affluence, is a neighborhood of residents that are very afraid of being pushed out by rent and tax increases. In fact, research finds that adding high-density affluence to a neighborhood gentrifies the entire community.

The Backyard Community Garden will gladly work with Council to identify some of the ample opportunities for affordable housing in our community and help move them forward quickly in a way that does not destroy this currently diverse neighborhood's sources of community cohesion.

We again ask the Council to vote "No"

Dave Lutz,

Acting Coordinator of the Backyard Community Garden



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

41 SUMMIT STREET IS BAD REZONING!

Millicia Malvasio <millie.malvasio@gmail.com>

Sun, Mar 3, 2019 at 1:28 PM

To: hearings@council.nyc.gov

Cc: columbiawaterfrontneighbors@gmail.com

To Whom It Might Concern,

My name is Millicia Malvasio and I have been a Carroll Street resident for 27 years. I am also a public school teacher for P.S. 58, a school in the neighborhood, for 5 years. I have witnessed first hand the influx of students coming into the school and the neighborhood over this time, because of bad rezoning. Year after year, large apartment buildings have been going up without a care of its effect on the community. In my school alone, classrooms from Kindergarten to Fifth grade are feeling the effects. Each class has reached or close to reaching its capacity at 32 students in one classroom with one teacher. As a teacher and an educator it is absurd to have that many students in one classroom. Not only would it damage our schools, it is also going to destroy the growth of one of our lovely gardens. A garden where community members, families and children, come and enjoy life and togetherness. The amount of traffic build up and lack of parking with also effect the community. I am applaud by the fact that no planning study has been done to support this irresponsible rezoning! Not only that, but I attended the Community Board meeting for this rezoning issue and your representative had not one piece of evidence to support why this would be a positive other than to fill his pocket and the pocket of his bosses. I am 100% AGAINST this proposed 7 story building and I hope you understand the severe effects it would have on this community.

Sincerely,

Millicia Malvasio

Carroll Street Resident



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

41 Summit St, Brooklyn rezoning proposal

Leslie Shipman <leslie@theshipmanagency.com>

Sun, Mar 3, 2019 at 11:43 AM

To: hearings@council.nyc.gov

Cc: United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

Dear City Council Members:

Our community board has already rejected this proposal - why, once again, is the will of the people being disregarded in favor of the profits of real estate developers?

This building is non contextual with our neighborhood, offers nothing in terms of low-income or even affordable, middle class housing, and will further congest an area with substantial truck traffic already.

Please respect the will of residents of this neighborhood, and the reality of what our neighborhood can sustain in terms of increased traffic, inadequate infrastructure to support such a development, and support our NO vote on this rezoning.

Thank you,
Leslie Shipman

--

Leslie Shipman
The Shipman Agency, Inc.
[62 Summit St.](#), Third Floor
Brooklyn, NY 11231
Mobile: 914 391 6905
Pronouns: she/her
leslie@theshipmanagency.com
www.theshipmanagency.com
[twitter](#)
[instagram](#)
[Facebook](#)



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

41 SUMMIT ST IS BAD REZONING

Josephine LiMandri <jolimandri@gmail.com>

Sun, Mar 3, 2019 at 2:16 PM

To: Hearings@council.nyc.gov

Cc: Columbiawaterfrontneighbors@gmail.com

To Whom It May Concern,

My name is Josephine LiMandri and I am a life long resident of Carroll Gardens and an educator in the community. I am writing you on behalf of other members as well. I am angry at the lack of respect and understanding these developers have for our community and members. We fought this issue at the Community board and successfully shot it down. How can you allow this to continue. This building does not hold one positive for our community. It will overpopulate the streets and cause lack of parking. It will overpopulate our schools and drain our resources. It will cause congestion and ruin one of the beloved gardens in the neighborhood. I AM 100% AGAINST THE PROPOSED BUILDINGS !

Sincerely,

Josephine LiMandri



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

41 Summit St rezoning

Olav Christensen <olzios@yahoo.com>

Sun, Mar 3, 2019 at 2:27 PM

To: "hearings@council.nyc.gov" <hearings@council.nyc.gov>

Cc: "columbiawaterfrontneighbors@gmail.com" <columbiawaterfrontneighbors@gmail.com>, Elizabeth Christensen <ep.christensen@yahoo.com>

To whom this may concern

Please do not allow rezoning to increase the height of buildings! There is absolutely no public benefit to gain from this and it sets a really unfortunate precedent for the neighborhood!

As a Carroll Gardens / Redhook / Columbia street waterfront neighbor, I strongly object to this.

Thank you

Best regards

Olav Christensen

[206 President St](#)



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

Concerning rezoning in 11231 (41 Summit Street)

Astrid von Ussar <astridvon@me.com>

Sun, Mar 3, 2019 at 3:56 PM

To: lander@council.nyc.gov

Cc: hearings@council.nyc.gov, columbiawaterfrontneighbors@gmail.com

Der Mr. Lander,

I am writing to you again in this last moments before the Wednesday Hearing regarding the rezoning on Summit Street .

I am part of the Backyard Community Garden, and, as you might know by now, we all feel that this wonderful garden will be destroyed by the rezoning. Additionally, my concern lies with the altering of a beautiful community of low rise buildings which would offer no low income housing or other benefits to neighborhood. The local schools PS 29, PS 58, and PS 15 are already overcrowded, and no one is talking about adding another school or a new playground for children.

I understand I am just one of many middle class moms concerned for the future of our children and concerned for the quality of life. I have been in this neighborhood for over fifteen years and have seen many changes. This community thrives on interconnectivity; adding high-rise buildings which will become home to hundreds will ruin our benevolent community and make it less personal and historical to many.

Perhaps this does not mean anything to you; maybe you do not even read our letters or care about what your community wishes or needs. It is difficult to believe that absolutely all of the people who have a say in this project are corrupt, but sadly it looks like it.

Can you explain where the benefit lies here? What are the people in this community gaining? Is this progress? I, and many others, are confused. We are confused because many issues are neglected. Issues like increased population are not addressed in this project. Additionally, there is no offered school solution, improved transportation, parking, or affordable housing!

So, who benefits?

Until I learn of the benefits the rezoning will bring, I vote **NO** to this proposal and ask you to do the same and to consider the people's voices you should be representing!

Sincerely,

Astrid von Ussar



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

41 Summit St, Brooklyn rezoning proposal

Andrew Malvasio <edsion@aol.com>
To: hearings@council.nyc.gov
Cc: columbiawaterfrontneighbors@gmail.com

Sun, Mar 3, 2019 at 6:44 PM

Sent from my iPhone

Begin forwarded message:

From: Andrew Malvasio <edsion@aol.com>
Date: March 3, 2019 at 2:13:25 PM EST
To: hearings@council.nyc.gov
Subject: 41 Summit St, Brooklyn rezoning proposal

My name is Andrew Malvasio I am a life long resident of the neighborhood where rezoning is to occur, 62 years. I am sick and tired that greedy developers come into a up in coming neighbor. use political connections to get their way. Totally disregarding what is really needed. How about a hospital thank you greedy Deblasio. Schools, park and so now If you want to build something that fits in with what we have now smaller buildings would be fine. closing please don't allow greed over come common sense.

Sent from my iPhone



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

R6b Zoning/41 Summit St Rezoning

Andrea Lu <andrealu88@gmail.com>

Sun, Mar 3, 2019 at 8:24 PM

To: hearings@council.nyc.gov, lander@council.nyc.gov

Cc: columbiawaterfrontneighbors@gmail.com

Dear Councilman Lander and the

As a 20 year resident of the Columbia Street Waterfront District and member of the Backyard Community Garden, I am writing to voice my opposition to the proposed rezoning of the R6b area, more specifically located at [41 Summit Street](#) and [75 & 79 Hamilton Avenue](#).

In addition to the lack of sustainability and economic impact studies for the proposed projects, the rezoning proposal would destroy an organic community garden that provides a benefit that the entire neighborhood enjoys. My fellow neighbors and I urge you to work with community leaders to scale back the proportions of the proposed buildings to comport with other adjacent structures.

Thank you.



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

41 Summit St, Brooklyn rezoning proposal

Alexandra Pappas <alexandra.pappas@gmail.com>

Sun, Mar 3, 2019 at 12:47 PM

To: hearings@council.nyc.gov

Cc: columbiawaterfrontneighbors@gmail.com

To whom it may concern,

I am writing as a concerned resident of the Columbia Street Waterfront District and as an architecture/planning professional practicing in NYC to voice my opposition of the proposed re-zoning of 41 Summit St which would allow for a new 7-story residential building. I am unable to attend Wednesday's hearing, but felt it was imperative to voice my concerns. I am a resident, small business owner (and employer), and parent. My business is an architectural lighting design studio located in Gowanus, and I have experience with public and commercial design and construction throughout NYC, including planning and re-zoning processes having worked with NYC Parks, DOT, and DDC.

My opposition and concern is due to the following items:

- 1- To my knowledge there has been no daylighting or shadow studies performed or presented to show how a 7-story structure will impact the surrounding streetscape, including adjacent community garden(s) that rely on direct sun exposure to grow edible plants for community members. The developer must be required to show how building massing would mitigate a decrease in direct sun exposure to 10% or less of current exposure at all surrounding street-level spaces at Spring equinox and Summer solstice, and less than 20% at Autumn equinox and Winter solstice.
2. The building must provide parking for all of its units. Parking is already a major problem for residents in this neighborhood. Adding several more units without parking is irresponsible and will cause neighbors even more stress.
3. The building should be mixed-use and provide commercial storefront space at the street level. Ideally the developer would be required to lease space at affordable rate(s) to businesses and organizations providing community services - Universal 3k or PreK would be a wonderful use of space at this location to serve a very overcrowded school district.

I am not opposed to development. NYC is an ever-evolving place and this is part of what makes it such an exciting place to live. However, development must happen responsibly and with existing communities in mind. It is City Planning's responsibility to provide guidelines for responsible, equitable development. If the proposed zoning is approved, it sets up a very bad precedent for future re-zoning requests in this area of Brooklyn and beyond.

Thank you for your time.

Alexandra Pappas-Kalber
75 President Street, Brooklyn, NY
SightStudio.com



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

41 Summit Rezoning

Chad Stayrook <cstayrook@gmail.com>

Sun, Mar 3, 2019 at 9:07 PM

To: hearings@council.nyc.gov

Cc: columbiawaterfrontneighbors@gmail.com

Dear Council Members,

I am writing as a concerned resident of the Columbia Waterfront district. I have been a member of this community since 2006 and, as with many other parts of the city, have seen a steady increase of larger and larger developments. Thankfully, most of these projects have maintained a balance with other architecture in the neighborhood and have at least attempted to give some respect to the long term residents and the character of the community by not drastically re-designing our cherished skyline. Enter 41 Summit St. This building and the precedent it sets to future development is like a giant middle finger to the tight-knit hard working people who have worked hard to make affordable homes here at the same time as maintaining a safe, peaceful, and welcoming environment. City Councilmen and representative of our district, Brad Lander, would have us believe that the development of this property and the subsequent "theoretical" development of the adjacent properties will serve the neighborhood by bringing in affordable housing. This is an absolutely ridiculous notion. I am an artist and non-profit community worker with hardly the income to support myself in an ever-greedier city. I have been thankful to the low-rent building I've been able to live in for the last 5 years without so much as a rent increase. What happens when multi-million dollar high rise condos start sprouting up next door? Landlords jump on the greed train and start increasing rent or selling buildings. 41 Summit St (which will contain no actual affordable housing units) and the adjacent proposed developments (which aren't guaranteed and only contain affordable housing if certain specific criteria are met, criteria that hasn't been found to qualify for any actual units being built directly in any of these properties) will do nothing to serve the low-mid income people of this neighborhood. Instead it will likely push out those of us who have actual affordable housing by encouraging property owners to sell off buildings to the next developer who has deep pockets and political sway with weak council-members. Our voices have been loud and we have not been unreasonable in our demands for a closer look and new proposal for a zoning that maintains the precedent of scale followed by other developments in the neighborhood. Please do not support [41 Summit St](#).

Regards

Chad Stayrook

[20 Carroll St.](#)[Brooklyn NY 11231](#)



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

Fwd: 41 Summit St, Brooklyn rezoning proposal

Lotta Hagman <lottah@rocketmail.com>
To: columbiawaterfrontneighbors@gmail.com

Sun, Mar 3, 2019 at 6:08 PM

Begin forwarded message:

From: Lotta Hagman <lottah@rocketmail.com>
Date: March 3, 2019 at 6:07:21 PM EST
Cc: David Lutz <1davelutz@gmail.com>
Subject: Fwd: **41 Summit St, Brooklyn** rezoning proposal

As requested, here's a copy my letter to the city council.

Lotta

Begin forwarded message:

From: Lotta Hagman <lottah@rocketmail.com>
Date: March 3, 2019 at 4:11:36 PM EST
To: hearings@council.nyc.gov
Subject: **41 Summit St, Brooklyn** rezoning proposal

Dear City Council members,

My family moved to the Columbia Street waterfront neighborhood five years ago. We decided that in spite of the heavy traffic on Van Brunt Street, the neighborhood would be great for our two children because they would benefit from the open space and the community gardens. We became members of the Backyard Community Garden and have grown our own herbs and flowers in there every year since. The garden is a wonderful oasis and my kids have learned about gardening and enjoyed playing and relaxing there over the years.

Building a 7-story building right next to the garden would not only be completely out of scale with the neighborhood, but would also cast long shadows over the garden and neighboring backyards and terraces, making it very difficult to keep our current greenery. Herbs, flowers and vegetables need sun to survive! Please listen to the Community Board and turn down the rezoning proposal.

Many thanks,

Lotta Hagman, [147 Van Brunt St.](#)



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

41 Summit Street Rezoning

Rick Caruso <rick.caruso@gmail.com>

Sun, Mar 3, 2019 at 10:38 PM

To: hearings@council.nyc.gov

Bcc: columbiawaterfrontneighbors@gmail.com

To whom it May Concern,

I have lived at [22 Carroll St, Brooklyn, NY 11231](#) for nearly ten years and have seen the neighborhood change and develop greatly in that time span and as much I would have preferred the neighborhood to have stayed the same as when I first moved in, the new developments have been to the scale of the surrounding buildings and have overall preserved the character of the neighborhood and been respectful enough to the surrounding community. This would not be the case for the plans for [41 Summit Street](#) and the rezoning that is being pushed through to allow the construction of a much larger building. This new development will dwarf and double the scale of all the buildings around it and singularly change the aesthetic of the neighborhood. It will cast shadows and block light on the community garden and the nearby buildings, including my apartment. It will bring many new tenants to an already transportation starved area that has already too few parking spaces. The luxury condos will help drive the rent up and help push out the people that have lived here and made up the community for decades. Please contain this greedy development and not allow changes to the zoning for this developer and preserve the character of the neighborhood for everyone that lives and has enjoyed living here.

Respectfully Submitted,

Rick Caruso

[22 Carroll Street, 3rd fl](#)

[Brooklyn, NY 11232](#)



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

41 Summit St, Brooklyn rezoning proposal

Karen Holt <karenartholt@gmail.com>

Mon, Mar 4, 2019 at 12:52 AM

To: hearings@council.nyc.gov

Cc: columbiawaterfrontneighbors@gmail.com

I am writing to voice my opposition to the rezoning proposal for 41 Summit Street and to give my support to R6b zoning. The proposed building and the two buildings that would be allowed in the lots next to it are completely out of scale with the rest of the neighborhood. They offer no affordable housing, no benefit to the neighborhood, local work force or the environment in the form of sustainable building.

I've lived in the neighborhood since 1996 and have been a member of the Backyard Garden since 1997. The new buildings would completely shade our garden.

The garden means many different things to me and has been an integral part of my life. There are very few opportunities for a regular citizen to directly improve and beautify our environment and it's a very powerful thing to be able to contribute to the greater good — not just a beautiful garden, but a healthier environment. The community aspect is just as important as what we grow. Having a garden in a private backyard would not be the same at all. Not only do we create a community of gardeners, but we have an open gate policy for the community at large which we take very seriously. We have a steady stream of visitors — people from other parts of Brooklyn, other parts of the city and many tourists as well. I believe that anything that creates a stronger community and a friendly neighborhood is enormously valuable. The new buildings, however, would put our garden and all it does in jeopardy.

Please consider our deep concerns about this proposal. The R6b zoning would be in sync with the rest of the neighborhood, including two new buildings on the same street.

Thank you for your time and attention.

Sincerely,
Karen Holt

98 Sackett Street #3
Brooklyn, NY 11231
(347) 423-7586



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

41 Summit Street Testimony

Owen Foote <footeowen@gmail.com>

Mon, Mar 4, 2019 at 6:33 AM

To: Anthony Bradfield <abradx@gmail.com>, Katarina Jerinic <kjerinic@gmail.com>, United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>, hearings@council.nyc.gov

Dear Councilmembers,

I ask that the Committee recommend rejecting the proposal before you today.

My name is Owen Foote, a Carroll Street resident and native New Yorker. I am a licenced architect with a masters in Urban planning and have been devoting my volunteer time to planning issues of our City for the past 25 years.

I have met twice with Councilman Brad Lander who represents the people of District 39 in Brooklyn New York. Our Councilman is extremely dedicated to increasing affordable housing for our City and he may support ANY rezoning that allows for an increase of the POTENTIAL for low-income housing on the three lots next to our neighborhood community garden.

Most of my neighbors agree that affordable housing is needed and any upzoning of our city should require affordable housing. However, the likely outcome of this proposal will be NO affordable apartments and result in the death of our community garden.

The proposal before you represents three properties, two developer lots, and one lot owned by Chase bank, who has no intention of development. Chase Bank is our ONLY bank serving our Columbia Waterfront district, very profitable and used and we are confident they will continue their support of the financial needs of our community instead of a sale for housing use.

That leaves two small development lots to profit from this action, who can build at maximum 3.0 FAR of a R6A without triggering any affordable housing requirement.

The proposed R6A rezoning would allow two lots to be developed with NO affordable housing. One lot owned by 41 Summit St LLC, when developed under R6A, at 7,500sf of housing would it will be built with NO affordable housing. The second lot, [75 Hamilton Ave.](#), owned by 75 Realty LLC, if developed under R6A, at 5,526 sf will have no affordable housing.

If the Council approves this action, generating over 13,000sf of housing in our neighborhood, with ZERO community benefitS, you have handed \$15-20 million in profit to the developer / owners. WE WILL REMIND FUTURE VOTERS OF YOUR DECISION.

However, if R6B is determined to be allowable, I also object to that change of zoning as it would require NO affordable housing.

If the three owners of these properties seek to provide affordable housing, they should re-submit the ULURP as R6B and include a commitment to mandatory affordable housing.

Other proposals before you include 20%, 50% or 100% affordable housing and Councilman Lander's community deserves an equal fair share of affordable housing. Considering NONE of the three owners of the rezoned lots has expressed any intention for affordable housing in this proposed rezoning, I ask for the committee to recommend denial of this applicant's proposal as there is zero community benefit.

Thank you,

Owen Foote



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

Fwd: 41 Summit St rezoning testimony

Christina Kelly <christinakelly8@gmail.com>
To: columbiawaterfrontneighbors@gmail.com

Mon, Mar 4, 2019 at 7:44 AM

This is what I sent to the City Council.
Good luck on Wednesday!
Christina

Begin forwarded message:

From: Christina Kelly <christinakelly8@gmail.com>
Date: March 4, 2019 at 7:43:20 AM EST
To: hearings@council.nyc.gov
Subject: 41 Summit St rezoning testimony

We are residents at 83 Summit St. We can't be at the city Council hearing on March 6 so we wanted to write to express our feelings about the development of [41 Summit St](#). We think this is a bad idea for a number of reasons. First of all the proposed building is twice as tall as the buildings in our neighborhood. It's totally out of scale and it will block sunlight not only for residents in nearby buildings but for the community who enjoys the Backyard Garden garden nearby. The Backyard Garden is a community garden open to the public and maintained by neighbors. In addition and importantly, community board 6 voted NO on this! Both residents and the community leaders are against this building the rezoning. Finally, the proposed building could open up the possibility for more out of scale developments, forever altering the physical character if this historic neighborhood.

We hope the City Council will reject this rezoning.

Sincerely
Christina Kelly
Stephanie Parsons
Huck Parsons-Kelly

Brad Lander
District 39 Council Member
District Office
456 5th Ave
Brooklyn, NY 11215

March 4, 2019

Dear Councilman Lander and the New York City Council,

On behalf of the Columbia Street Waterfront District Association, we request you vote **NO** on the submission to rezone 41 Summit Street or its neighboring plots, beyond the normative height of adjacent buildings.

The Columbia Street Waterfront District is a low-rise neighborhood, well loved by its neighbors and community. We request to work together to find alternative solutions to affordable housing in our immediate area.

Sincerely,
Jim Lee
Columbia Street Waterfront District Association



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

Please vote No to Up Zoning

Philip Mulholland <pcmulholland@gmail.com>

Tue, Mar 5, 2019 at 8:03 AM

To: testimony@council.nyc.gov, hearings@council.nyc.gov, lander@council.nyc.gov, columbiawaterfrontneighbors@gmail.com

Dear Brad and the City Council,

I request you vote no on the submission to rezone [41 Summit Street](#) or its neighboring plots, beyond the normative height of adjacent buildings.

The Columbia Street Waterfront District is a low-rise neighborhood, well loved by its neighbors and community. We request to work together to find alternative solutions to affordable housing in our immediate area.

Best Regards,
Philip Mulholland



United Neighbors Columbia Waterfront <columbiawaterfrontneighbors@gmail.com>

VOTE NO to rezoning proposal

1 message

Sarah Bartow <planterp3@aol.com>

Wed, Mar 6, 2019 at 8:16 AM

To: hearings@council.nyc.gov

Cc: columbiawaterfrontneighbors@gmail.com

To Whom It May Concern;

I am writing to express an adamant NO to the developer's rezoning proposal at 41 Summit Ave and 75 and 79 Hamilton Ave for 7-9 story residential buildings, with no guarantee of affordable housing and no public benefit.

Any building in the neighborhood should be restricted to the current zoning, R6B, as the proposed development will be twice as tall as other buildings in the neighborhood. Red Hook's unique character and flavor is destroyed by irresponsible rezoning that includes no planning study and no attempt at sustainable building.

These too tall buildings for the neighborhood will shadows across the neighborhood all year, severely restricting sunlight to neighbors' homes and also to the Backyard Community Garden, negatively impacting food growth and community activities.

This proposal sets a bad precedent in the Red Hook neighborhood and in NYC in general for greedy developers to snatch up former manufacturing lots for super-sized buildings without public benefit of schools and proper/adequate neighborhood services. It leads to increased traffic, pollution and the destruction of a unique neighborhood.

Vote NO to the rezoning proposal at 41 summit Ave and 75 and 79 Hamilton Avenue. Keep the zoning at R6b.

Thank you,

Sarah Bartow

347-683-7008

long-time Brooklyn resident and member of the Backyard Community Garden

273 Prospect Park West

Brooklyn, NY 11215

41 Summit St. rezoning testimony

To Whom It May Concern,

I live in and own my building at 317 Columbia Street. I cannot be at the hearing at 9:30am on Wednesday March 6th because of work - so I would like to submit my testimony here.

I categorically oppose the rezoning and large scale construction at 41 Summit Street, as well as at 75 & 79 Hamilton Ave.

This construction will seriously threaten the adjacent community garden - the most beautiful thing in our neighborhood that our neighbors have worked so hard to create.

There is absolutely no positive side to this construction for our neighborhood - it means an ugly building, totally out of scale and incongruous with the neighborhood, that destroys our garden and adds congestion to our already congested neighborhood.

Why is this happening? It is naked greed and corruption. Shame on the City Council if they approving this. And no surprise if they do.

If someone can read this at the hearing, which is right during the work day so people cannot attend, I would appreciate it.

Thanks,

Eli Smith
317 Columbia Street.

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Eli Smith
www.DownHillStrugglers.com
www.BrooklynFolkFest.com
www.JalopyRecords.com
www.DownHomeRadioShow.com
www.EliSmithMusic.blogspot.com
cell: (347) 834 3028

March 6th hearing for 41 Summit St BKLN

To whom it may concern,

My wife and I are 28 year residents of Union St. in the Columbia St. Waterfront District, Brooklyn. We are registering our opposition to a proposed rezoning area to support high rise developments at 41 Summit St. and 75 & 79 Hamilton Ave. Buildings over 4 stories are out of character for the neighborhood and are unsightly. Especially disturbing is the lack of affordable housing in these plans. New York City is giving itself over to developers who, through unchecked capitalism, do not add to a healthy community but instead fuel the exclusionary practices of catering to a wealthy upper class while destroying the NYC skyline.

It is time to put NYC on a track to help the working middle class and poor.

Thank you.

Ed Heins and Lisa Donovan

74 Union St

Brooklyn NY

41 Summit St, Brooklyn rezoning proposal

Dear City Council Members,

This development effort was voted down by the local community board. Please respect the concerns of the community. The local infrastructure can not support a higher density population.

Thank you for your consideration.

Paul Pimsler

62 Summit Street

Brooklyn, NY 11231

Letter regarding the proposed rezoning at 41 Summit Street

Dear Council Members,

Two weeks ago I wrote a letter to my local Council Member Brad Lander expressing opposition to the proposed rezoning and development at 41 Summit Street which would imperil the adjacent Brooklyn Backyard Garden and negatively impact the surrounding neighborhood (the proposal also strikingly omits public benefit such as affordable housing).

Today I would like to share my letter with the City Council as a whole, and to add my voice to those requesting r6b zoning so the neighborhood and Garden can survive and thrive through manageable growth.

Thank you for your consideration of these concerns at the March 6 hearing. I am grateful to have the opportunity to write on behalf of the Backyard Garden specifically.

Sincerely,
Valerie Cornell

Dear Council Member Lander,

As one of the many community members who actively use and appreciate the Brooklyn Backyard Garden, I have been following the progress of the proposed rezoning at 41 Summit Street with concern and trepidation. It is my understanding that a week ago the City Planning Commissioners voted that the proposed zoning for the land beside the Garden be reduced from r7 to r6a, which is heartening. I join so many, however, in the belief that the neighborhood and borough beyond are best served by a rejection of the proposal. Any future proposal will responsibly meld development aims with considered community needs.

I would like to speak for the Backyard Garden. First off, I am not a gardener. I am simply a Brooklynite who relies on the city's green and communal spaces for sustenance and inspiration—all the more so in times that increasingly demand clarity and humanism. I know I'm not alone in consciously valuing what is good in our city and country at a time when much—freedoms, rights, resources—cannot be taken for granted. The Backyard Garden functions excellently and multiply as a garden, a respite, a habitat, a community gathering place—and as a symbol of what we must not let be ravaged either locally or nationally.

By now your office has heard from gardeners who are against the rezoning and the building of inappropriate structures that will doom the Backyard Garden's viability. You've heard from residents fearing the consequences of excessive traffic, cars needing parking, questionably-scaled building, environmental hazards, and more. Any one of these concerns is serious—and I know you are aware of and attending to the details. The details I have to offer you derive from my own experience of the Garden.

As I say, I am not a gardener. A resident of Cobble Hill for the last 24 years, I had noticed the Backyard Garden when passing by, but it was only about 7 or 8 years ago that I went inside for the first time. I was walking my dog. The wide chain-link gates of the Garden stood open, and we stopped at the entrance, both of us attracted by the green within. A woman working in one of the vegetable plots motioned for us to enter. This may sound like a small thing, but city dwellers aren't always used to being invited *into* spaces. More typical is being kept out. In any event, the gardener explained that the Garden was for everyone to enjoy—and we did enjoy it that day. The Garden is (although I know that plenty of work goes into creating and maintaining it) the least manicured, most natural-appearing place imaginable, giving the impression of daffodils and tulips that just happen to spill over a hillock, plants of differing colors and shapes that just happen to mingle felicitously under the overhang of an old tree... My dog Iris and I came back and back— every season, every month, every week— for these years that followed. I was welcomed, my dog was welcomed, everyone is welcomed. We were there yesterday. It is part of our lives.

Some of the things I've witnessed in the Backyard Garden: Daffodils, tulips, lilies and all manner of flowers. Vegetables, herbs, berries— a profusion of things to eat. Overarching trees. Shrubbery, grass, ground cover of all sorts. Birds— including colorful non-local species making stopovers on long migration flights. People— sitting, conversing, exclaiming over the Garden, bringing scraps for compost, gardening. Visitors to the city or neighborhood, parents and children, sleeping babies, school groups, people simply resting for a few minutes, photographers, gardeners who educate as well as garden. I've also, myself, learned to invite people in who are hesitating at the door. I've answered questions from the visitors; I've directed people interested in joining the Garden to the posted email address (joining is easy).

The Backyard Garden is the green heart of the neighborhood. Perhaps equally accurately, it is the lungs of the neighborhood, and it breathes life into an area greater than just its surrounding blocks. Would it remain the same in the unforgiving shade of one or more too-tall residential buildings? Sadly, no. Would it— and the humanly-scaled neighborhood as it now exists (which has actually been developing at a manageable pace)— thrive amid vastly increased traffic, an excess of cars, the overall environmental burden? No. Can it do with less sun and air and civic care than it has had up until now? No.

Everyone can enjoy the Backyard Garden. In warmer months it is open to the public on weekends and additionally any time a member is present, who has

unlocked the doors. There are celebrations, events, garden meetings. And anyone can join, and receive a key to unlock the doors whenever they wish. When I received a key to the Garden, I was instructed in one rule: Whenever you are in the Garden, the doors must be kept open. That is, the Garden must always— always without exception— be a place of welcome and invitation. It is not a place for a few. It is not a place to which anyone can claim ownership rights— even temporarily.

Please be our champion in saving not only the Backyard Garden but also what it represents— a community, a city that does not exclude, does not close doors, that truly says— and continues to say— Join us.

You have my thanks.

Sincerely,
Valerie Cornell

302 Clinton Street
Brooklyn, NY 11201

vcornell@earthlink.net

Rezoning Proposal - 41 Summit St., Brooklyn

Councilmembers,

Thank you for listening to my testimony today on the matter of the re-zoning proposal requested by the owner of 41 Summit St. in the Columbia Waterfront neighborhood. I am requesting that the Committee reject this out of scale, out of context rezoning proposal that is devoid of any community benefits, especially affordable housing.

My name is Claire Merlino. I've lived in this neighborhood for 40 years and have been active in numerous community-based environmental initiatives over many of those years. My education in urban planning and architectural studies has been a useful resource, helping to inform a number of those efforts.

The original re-zoning request for R7A was completely out of scale with the adjacent low-rise housing, indeed, out of scale with most of the rest of this small neighborhood. At twice the height of most of the buildings in the neighborhood, and all of the adjacent ones, it was as if the neighborhood was being given the proverbial "finger".

Then the request was modified to R6A, meaning a slight reduction in height and bulk, but with NO community benefits. Most problematic for me is the lack of any consideration for affordable housing in any form. There's been much discussion in our neighborhood over the years, not just elicited by this proposal, about ongoing gentrification and the concurrent loss of diversity. Thoughtful affordable housing clearly supports diversity of income, background, and education. In addition we have an affordable housing crisis in the city and our neighborhood is no exception. My neighbors and I welcome the opportunity for more affordable housing, in the neighborhood, not farmed out to other parts of the district.

Since the current proposal in front of you confers NO community benefits, many of which have been addressed by other speakers, what is the point of approving this one building? It appears to be a handout to a developer and to what end?

At some point the developer apparently reached out to two adjacent property owners, asking if they wanted to be included in this up zoning request. Anyone can see that this is an obvious ploy to get around the much decried "spot-zoning" problem that has besotted so many NYC neighborhoods. And it then became apparent that the other two property owners are not involved in ANY development discussions. So this is a purely speculative re-zoning request on behalf of one individual developer who has no incentive to build any affordable housing. The square footage just isn't there, nor his interest.

But there ARE opportunities for affordable housing IN our neighborhood. There are a number of undeveloped or underdeveloped properties zoned as M1-1, that, if zoned to R6B, could yield affordable units, while at the same time keeping to the spirit and context of our low-rise neighborhood, that was, in 2009, re-zoned to mostly R6B. I'll give you two rough examples.

There are four single-owner, contiguous lots, with no buildings, that currently are used for storing vehicles by the owner. For simplicity's sake these lots total approximately 11,800 sq. ft. Even without calculating any FAR, these lots are close to the 12,500 sq. ft. MIH exclusion. Once the appropriate FAR is applied, they would yield a reasonable number of affordable units. The owner also has two additional contiguous properties, one of them with a building, that could add 13,000 and 4,400 sq. ft. respectively. This is just one example.

Another example is an HPD M1-1 zoned property, measuring 2,400 sq. ft. This entire property could be considered for affordable housing if there's the political will and interest. Community interest definitely exists.

Our neighborhood can accommodate and welcomes MIH affordable housing with R6B zoning. Please reject the proposal that's on the table.

Thank you,

Claire Merlino

Rezoning 41 Summit

Hello,

I want to express my very strong dismay about the rezoning plans for Chase bank / 41 summit street.

We live in a small 1-bedroom apartment with cat and young child, and the garden is literally our backyard. It's where we have breakfast in the weekends, where we garden, introduce our son to nature, we relax, read, meet up with friends, celebrate birthdays, make connections with neighbors that we would otherwise never make. We bring our food scraps there and use the compost to grow new plants and herbs. The garden livens up the neighborhood and is connective tissue for the community.

If the garden is perpetually in shade, we will obviously not spent much time there anymore. Gardens need sun. We need sun. There isn't a lot of green within walkable distance from our home on Columbia/ Summit.

We strongly urge you to turning down the rezoning request.
Thank you

best wishes,
Marleen Reimer
marleenreimer@gmail.com

To whom it may concern at the City Council,

I am writing to express my vehement opposition to the two high buildings that are planned to be erected at 41 summit and 75&79 Hamilton Av. As a resident of the neighborhood since 2005, I am appalled at the consequences of these projects. I am an artist currently living at 9 Carroll street. Not only would those buildings plunge my residence into darkness for most of the day, they will also affect the community garden with the same fate, bring more congestion to the neighborhood as they have no parking structure and also bring a different kind of tenant than our community holds, driving the rent prices way up.

Me and my partner who lives with me on carroll street are vehemently apposed. We cannot attend the council meeting but are sending you this testimony to stop the project by any means necessary.

Respectfully,
Berenice Eveno and Serban Ionescu.

--

Bear - Bérénice Eveno Director of Photography www.bereniceeveno.com

wednesday, march 6 meeting

Dear Representative Landers, I live in an apartment on lower Carroll St. in an area that will be very much affected by a new building project. I have heard what is happening and how technically the city owns the air right and the ability for these building to be so much bigger than the neighboring buildings, and that the negotiations you are making with the owners of these properties, therefore must somehow benefit the area and people where they are being built. Where I'm living is a building that is very insecure in it's future, and if this type of building is allowed to go through i think it would set a legal precedent in the area and our building would be next, also it would be without any benefit to the area, or to us. I am a low income single Mom and have been applying to the housing connect website for over 7 years. One single time, in all that time, i was chosen to be able to apply to the Gowanus building on Bond st, I qualified perfectly, but because my employment changed during the course of the 2 year application process, and i became a self employed scenic artist, i was turned down. And even though i could prove i was making the same amount. i was turned down because of a rule that i had to be self employed for at least 3 years prior to the application. i was devastated. What i am saying is that it is so rare to be picked for housing, and therefore it was very unfair for me to be turned down in this way. If these building are approved as planned i demand as a resident of this neighborhood that they must include low/middle income apartments, and that neighbors and residents of this area are giving preference. Please don't let these building be allowed to go through as planned unless it does contain benefits for the immediate community. please don't let greed and gentrification ruin our neighborhood! thank you. sincerely, abbe hill

Proposed development at 41 Summit St

I am writing to voice my concerns about and opposition to the proposed 8 story development at 41 Summit. I have been in the neighborhood for close to a decade (currently at 275 Columbia St between Summit and Carroll) and can not imagine a building like this going up. This is a block from my house and I'll have to see it every time I look out the window. It is out of sync with the whole area! Nothing even comes close to this in terms of height for at least a mile. Part of what makes this neighborhood so lovely is the amount of sun it gets and all the gardens and greenery. It is a much needed respite after coming home from work in Manhattan. It's already crazy to see how the entire skyline down by Brooklyn bridge park has changed, please don't bring that level of development farther down Columbia St.

Sarah Foster
Columbia St
Brooklyn NY 11231

41 Summit Street proposal opposition

Members of City Council including my Councilman, Brad Lander,

I thank you for the opportunity to testify here today against the re-zoning proposal before you on 41 Summit Street.

Before beginning, I must say, on the advice of Parks council, that I am a Parks employee.

However, I am here on my own personal time. Everything I say is my own personal opinion and does not reflect the policies or the official positions of the Parks Department.

I actually work for Parks GreenThumb as an Outreach Coordinator for Central Brooklyn. Just last night, I was at a Community Board meeting speaking about the vital importance of community gardens. I need your help to protect the Backyard Garden.

I'm here today not as a city employee, but as a 25-year resident of Carroll Street and as the original founder and member of the Backyard Garden. Both these cases are affected by the shadow that would be cast by the Summit Street proposed building(s).

Carroll Street is a human scale neighborhood. The City Council affirmed this in your 2009 resolution for the 86-block re-zoning of Carroll Gardens and the Columbia Street neighborhood. Carroll Street is special because it has one of the city's only double allays. A great display of double rows of Calery pear trees on both the right and left side of each sidewalk. These allays would be cast in shadow, not only on Carroll Street, but also in nearby President Street, if you don't reject this proposal. The backyard of my neighbors would also be adversely affected. My own backyard, for example, contains a grape trellis, a kiwi trellis, a fig tree, a june berry tree, current bushes, raspberries, and choke berries. I also have an apple tree planted, in memory of my mother by two of her grandchildren. This, too would also be cast in shadow.

I founded the Backyard over 25 years ago. It's an island of tranquility to our neighbors. By consensus agreement, we decided to place our food-producing area on the east side, the sunniest location. We had no idea that there would be a possible 7-9 story building next to us, replacing the existing 3-story building. From the developer's own EAS sun studies, our food-producing area, located on the garden's east side, is covered in shade: March 21, May 6, June 21, August 6, Sep 21 and Dec 21. There is NO sunlight on our food-producing areas, including our 'open-to-the-public' raspberry bush. The reduction of sunlight will effect our plant health as well as our membership.

It's out of scale with the adjoining zoning areas of Community Board 6. It's killing a well used sun-resource. Paralleling the Majority Leader Cumbo's recent opening remarks, 'it kills the soul of the neighborhood'.

I urge you to please reject this rezoning proposal.

Thank you.

Eric Thomann

Carroll Street and

Founder of the Backyard Garden.

NYCC Subcommittee on Zoning re: 41 Summit

Re : Application for Rezoning
41 Summit St
Brooklyn 11231
Council District 39
File # T2019-3976
Application# C180294

To :

- [Francisco Moya](#) (Chair)
- Carlina Rivera
- Ritchie J. Torres
- Costa Constantinides
- Barry Grodenchik
- Rory I. Lancman
- Donovan J. Richards
- Stephen T. Levin
- Antonio Reynoso

Dear Subcommittee of Zoning and Franchises Members,

As a resident of Council District 39, I urge the committee to vote no on this R7A application. This area is a vital mixed-use neighborhood. We have many local jobs and services located here. As the applicant is not interested (as per their testimony on 3/6/19) in any mixed use commercial/industrial, one endorsable option for residential rezoning would be a neighborhood contextually appropriate, R6b.

Thank you for your service on this committee and taking into account the voices of the citizens of this great city.

Sincerely,

Michelle Ocampo

CC: Brad Lander

opposition to 41 Summit rezoning

Dear City Council Members,

Thank you for the opportunity to offer testimony in opposition to the proposed rezoning at 41 Summit St. I urge you to reject this proposal.

I'm an artist, and also have an arts administration job so I can afford the cost of living in this city. I live on Carroll St, exactly north of 41 Summit St, in the middle of the block. I am also a renter. Many of my neighbors are renters too. Some own the buildings where they live and rent to other neighbors. My neighbors are other artists, musicians, writers, teachers, small business owners, contractors, gardeners, career civil servants, social service workers, hairdressers, non-profit workers, retired people. We are mainly middle class and working class and creative class. We are very fortunate to live in a relatively affordable, mixed income neighborhood, but one inching up in cost. Could we use more diversity in our community? Of course we could. But 41 Summit will likely have the opposite effect. It's not required to have any affordable units and the developer has expressed no wish to offer them voluntarily. Instead it will only bring market rate apartments that neither I nor most of my neighbors could ever afford, wrapped in the vague possibility of a few affordable units at adjacent lots (75 & 79 Hamilton Av), if only two different property owners decide to develop their lots together.

What happens then to the limited housing here that is already affordable, where people are already living? Right now, I am one of the lucky residents of this city that pays reasonable rent, rent well below what passes for market rate these days. It's the only reason I can afford to live here. What will happen to my rent, and the rent of my neighbors when these new market-rate apartments at 41 Summit with no affordable units come on the market? Our neighborhood will be seen as profitable and more expensive apartments and condos will start showing up. What will happen is what has been happening all over this city for decades: everyone's rent will go up. Buildings will probably be sold since owner would stand to make more money as their property values and costs increase. We'll be pushed out, have to move, and in turn end up pushing others out. That's affordable housing lost, with none gained.

If this rezoning passes, it will send a signal to other developers that they can cash in here without providing any public benefits. There are plenty of manufacturing lots—in my neighborhood and in others around the city—just waiting to be rezoned and developed into luxury buildings with zero public benefits. The City will have said that's okay—that it's fine to undermine neighborhoods and their existing communities, that they don't need to guarantee any affordable housing in their plans as long as there is a theoretical possibility it may one day happen. Instead, the City Council could send a signal that any upzoning and subsequent redevelopment *must include guaranteed affordable housing in the rezoning proposal and must respect the existing community*. This would keep neighborhoods affordable for both current and new residents. I urge you to reject the current rezoning proposal for 41 Summit St.

Thank you,
Katarina Jerinic
20 Carroll St
Brooklyn, NY 11231

41 Summit Rezoning: Development Analysis

TO: NYC City Council, Subcommittee on Zoning and Franchises

My name is Andrew Bradfield. I appeared at the Subcommittee hearing on March 6 in opposition to the proposed R6A rezoning by the 41 Summit Street applicant. I am a part-owner of 22 Carroll Street, a property which abuts the area proposed for rezoning.

My profession is real estate development. My company has developed 15 projects in Manhattan and Brooklyn over the past 18 years, two of which were developed with an inclusionary housing component (one with 11 affordable units and one with 14 affordable units). I am intimately familiar with the ins and outs of obtaining HPD approvals and working with HPD on an ongoing basis for an operating building. Based on my experience underwriting potential developments and my experience working with HPD, I would like to caution against any expectation that affordable housing will be developed on these rezoned lots (regardless of whether the rezoning is R6A or R6B).

No Realistic Chance of Joint Development: Lot 1 (Chase Bank) and Lot 3

As I mentioned in my brief comments, Lot 1 (currently occupied by a Chase Bank branch), is owned by Chase Bank, the largest bank in the United States. They have a thriving branch that has been open since at least 2007 (when my group acquired 22 Carroll Street). The prospect that this large company will take any action in the near term that might disrupt its existing operations seems extremely unlikely.

The owner of Lot 3, on the other hand, has been an active participant in the process, appearing at numerous ULURP-related hearings. This owner clearly intends on developing or selling their property once any rezoning is approved.

Development of Lot 3

Lot 3 is a ~1,842 square foot lot. I believe it is a highly viable development site as an independent lot. Under an R6A mandatory inclusionary housing rezoning, this property could be developed with an FAR of 2.6 or 4,789 zoning square feet. This site is a perfect candidate for development as a 1- or 2-family residence to benefit from the low property tax rate for these property types. No elevator would be required, providing meaningful construction savings, and all of the available zoning floor area could be used. There could be tall ceilings to make a “tall” 4-story building and take advantage of water views. Most importantly, this development will be insulated from the high post-construction taxes that multifamily development is normally subject to (i.e. multifamily buildings without 421-a).

In short, I have no doubt that this property will be developed in short-order after a rezoning because of the viable characteristics just mentioned.

Development of Lot 1

I've been told that the Chase branch is thriving and that Chase executives have no intention of changing its operations. That is hearsay and is obviously subject to change. But even accepting that there is some possibility of a sale by Chase at a future time, it seems impossible that the time of such sale would allow for joint development with Lot 3.

Based on an analysis with my code consultant, the future developer of Lot 1 on its own (lot size = ~6,135 sq ft) will have three options:

Lot 1 - Option 1: Develop a building with inclusionary housing at an overall FAR of 3.6 for total square footage of approximately 22,086. This development would have somewhere between 20-30 total units of which around 30% would be affordable (6-9 units).

Lot 1 – Option 2: Develop a building with no affordable housing and contribute to the HPD Affordable Housing Fund. The dollar amount per square foot for Community Board 6 is \$660/sq ft (2018-2019 number). This is multiplied by the mean amount of affordable housing that would have been required (around 30% or 6,625 square feet) for a payment of \$4,372,500. It is unlikely that this approach will make sense compared to the other two options.

Lot 1 – Option 3: Develop a building with no affordable housing that (a) takes advantage of the C2-4 overlay, which allows for up to 2.0 FAR of commercial, and (b) caps its residential square footage below 12,500 square feet. This would allow the developer to build to an overall total FAR of 3.0 (the max overall FAR allowed in R6A in a building with no inclusionary housing) as a 100% market-rate building.

Option 3 seems to be the overwhelming likely approach for developing this lot, for several reasons:

1. The location has already demonstrated its viability for a retail use (Chase, Tesla across the street). The rent for retail ground floor space is without question superior to a residential use in this location. The developer could build a retail space of around 6,000 square feet (ground floor plus a portion of the 2nd floor or mezzanine). This would leave over 2.0 FAR which could be used for 100% market-rate residential, or 12,270 square feet (i.e. below the mandatory inclusionary housing threshold). This would result in a 18,405 square foot building that is 100% market-rate.
2. Under the Option 1 inclusionary housing building, the developer would have about 30% of its floor area that is producing de minimis income. That is equivalent to about 1.08 FAR of square footage that isn't covering its costs to build and operate. This compares much less favorably to Option 3 — simply foregoing the .6 inclusionary housing FAR bonus (especially because the developer would save on construction costs by not having to build the additional ~3,681 square feet required to get that bonus).
3. Option 3 avoids the substantial legal fees and delays related to an HPD application and ongoing HPD regulation. It is well-known that HPD does not have the bandwidth to process low-bulk, low-priority projects in a timely way.

Summary: Option 3 provides a less expensive to build, 100% market-rate building comprising 18,405 zoning square feet, compared to Option 1, which provides for a 22,086 square foot building with more construction costs, of which only 15,460 square feet is market-rate.

I would be happy to discuss my analysis in more detail if desired.

In closing, I'd like to mention that I am a huge supporter of Inclusionary Housing. I believe it is an essential tool for allowing our city to thrive over the long term. I'm proud that two of my developments have contributed permanently affordable housing to the city. However, I also believe the reality is that small sites like these are simply not viable as inclusionary housing projects. There are too many logistical hurdles to amortize across a small project. Hopefully that friction will change in the future. But affordable housing is even more challenged in this location because the lots in question all appear to work better financially as developments without inclusionary housing.

Sincerely,
Andrew Bradfield

THE CHURCH OF ST. LUKE AND ST. MATTHEW

STATEMENT BY THE REV. CANON ANDREW DURBIDGE
PRIEST-IN-CHARGE

NEW YORK CITY COUNCIL
SUBCOMMITTEE ON ZONING AND FRANCHISES HEARING
MARCH 6, 2019

IN THE MATTER OF L.U. 362-365

Chair Moya

Madame Majority Leader

I am sorry I can't deliver this message to you personally this morning. Today is Ash Wednesday, one of our holiest days and I am needed at our church all day.

The matter before you today is of critical importance to the ongoing viability of the Church of St Luke and St Matthew in Brooklyn. Our church has been serving the people of Clinton Hill and surrounds for 180 years and seeks to continue to do so. The current building is over 130 years old and is an important landmark in the area both physically and spiritually.

The cost to maintain a building of this magnitude and beauty is beyond the congregation's means. It costs \$100,000 a year just to insure the buildings. All religions are experiencing declining congregations and reduced revenue. We are no different. We do have great hopes for our future though by providing a spiritual home for our congregation and the many new residents that are moving into the new apartment buildings on our doorstep.

The sale of our transferable development rights is supported by all members of the church and the Trustees and Bishop of the Diocese. My other role with the Diocese is that of Real Estate Manager and I can attest to the critical need for us to use the Special Permit process to release funds for much needed maintenance and the creation of long-term maintenance endowments of our oldest churches.

The value of the full TDR sale as contemplated by the current design and contract with Hopestreet is \$9.0m. Fifty percent of the sale value is allocated to the façade restoration project that has been approved by the Landmarks Preservation Commission. After closing costs we are allocating \$1.2m for a much need internal

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TEL: 718-638-0686

THE CHURCH OF ST. LUKE AND ST. MATTHEW

restoration of the buildings to make them ADA compliant and functionally suitable for the ministry needs of the congregation.

The balance of the sale proceeds will be invested by our Trustees as a long-term endowment to meet the obligations we are taking on by entering into a covenant with Landmarks to maintain the building in first-class condition. This is not something we did lightly as it is an onerous obligation to saddle future generations of church members.

The Church's ability to realize the full contract price from the sale is therefore critical to its ability to make these essential investments in the Church's future. The contract provides, however, that the contract price will be reduced if any of the floor area transferred from the Church is subjected to the inclusionary housing program.

Jeff Gershon from Hope Street, our development partner, has guaranteed in writing to us that Hope Street will cover the cost of any overruns to the cost of the first phase of LPC approved work beyond \$4.5m. We are very appreciative of Jeff's offer, as these types of projects are highly risky.

We respectfully urge all council members to support this project. Not only will it guarantee the future of this important congregation and building but it will also permit the development of Jeff's project site with new affordable housing for the area.

I give thanks for your time and the work you do for the city and thank you on behalf of our congregation for approving this matter.

God's blessings

The Church of St Luke and St Matthew, Brooklyn



Fr Andrew Durbidge
Priest-in-charge

Opposition to 41 Summit Rezoning Proposal

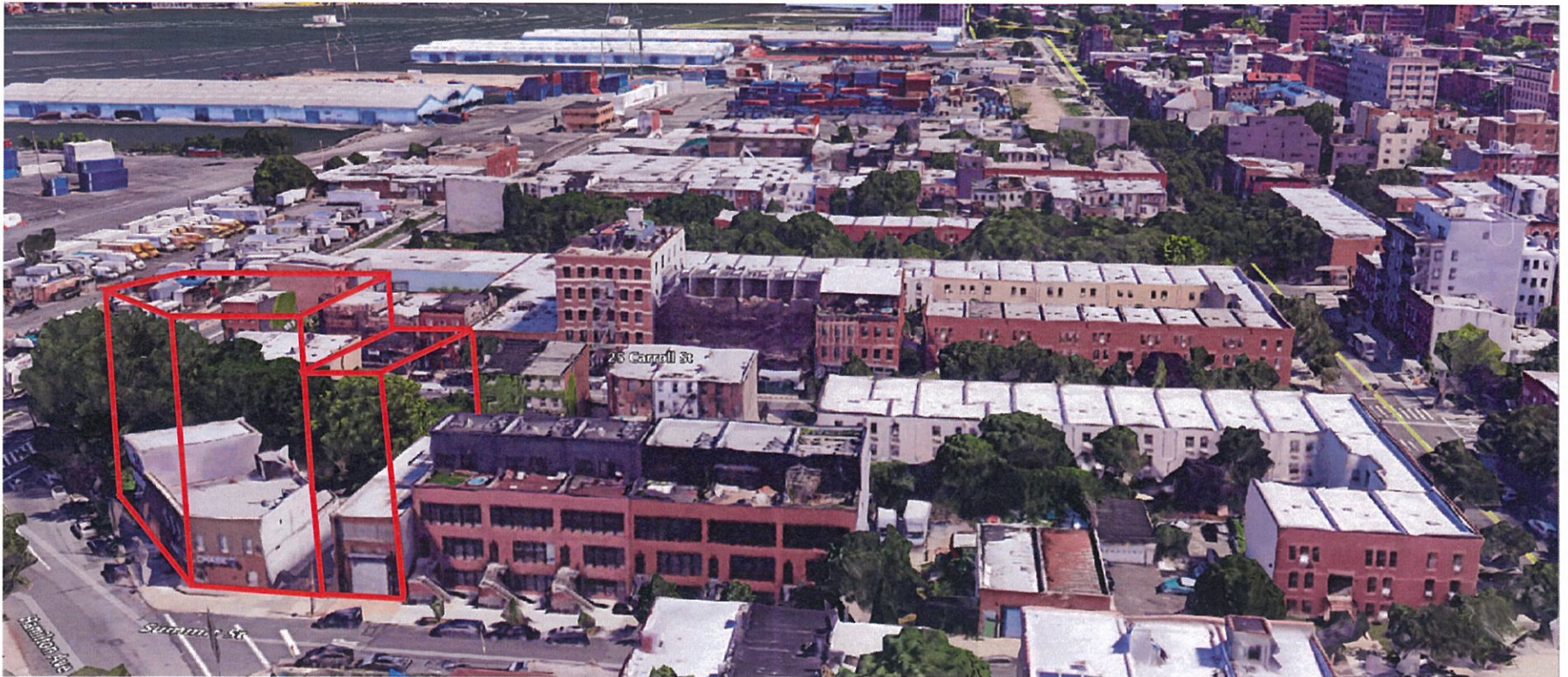
**Presented to the Subcommittee on Zoning and Franchises
Committee Room at New York City Hall**

City Hall Park, Manhattan, 10007

March 6th, 2019

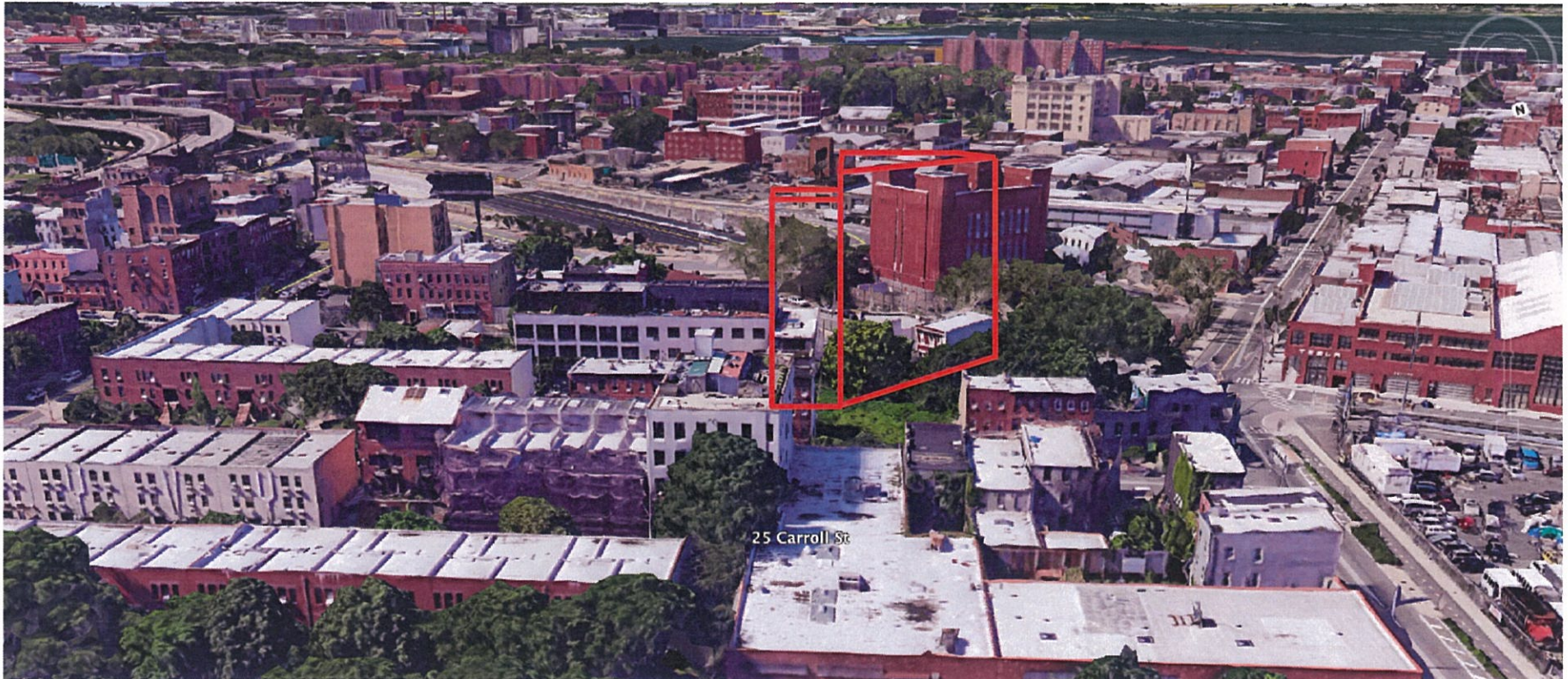
Contact: columbiawaterfrontneighbors@gmail.com

41 Summit Rezoning



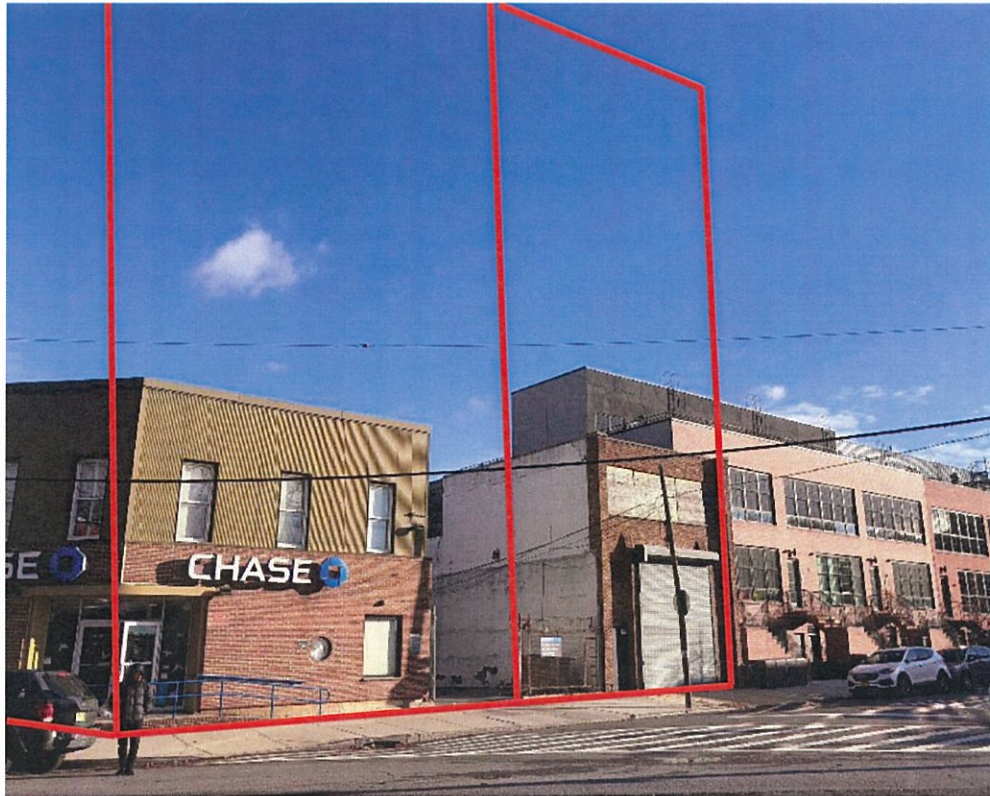
VIEW LOOKING NORTH

41 Summit Rezoning

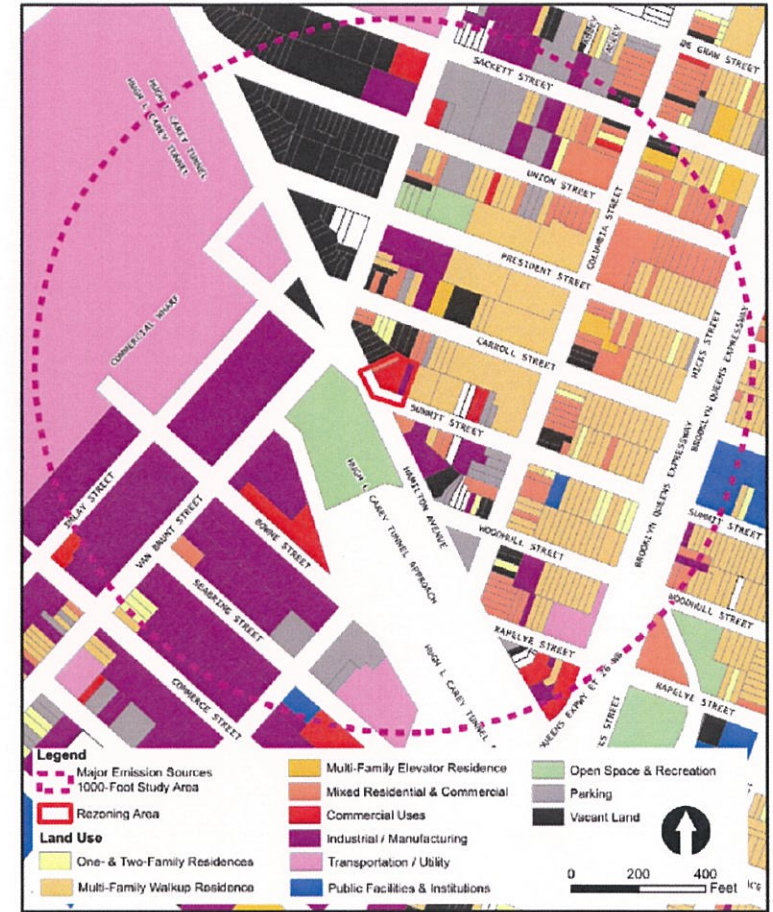


VIEW LOOKING SOUTH

41 Summit Rezoning



VIEW FROM STREET LEVEL



Zoning map shows dozens of Manufacturing and Vacant lots which could be rezoned for high rise buildings

41 Summit Rezoning



The Backyard Garden on Hamilton and Van Brunt Avenues is adjacent to 75 and 79 Hamilton Ave. 75 Hamilton is shown here, as are low-rise buildings directly on Carroll St.

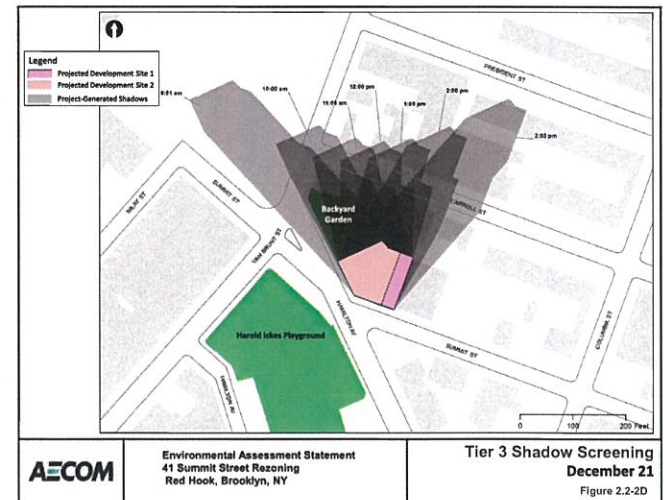
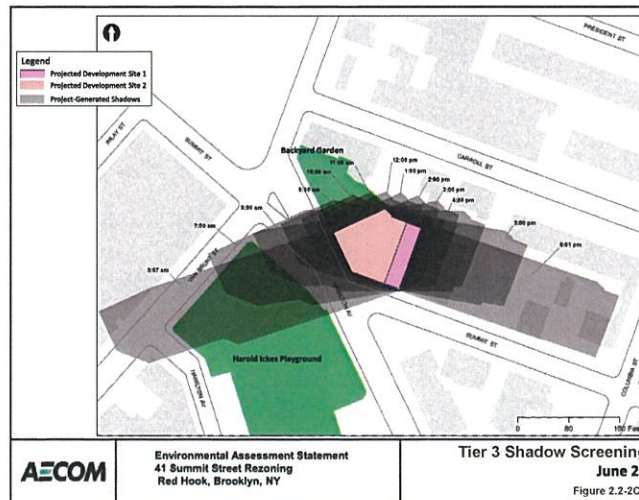
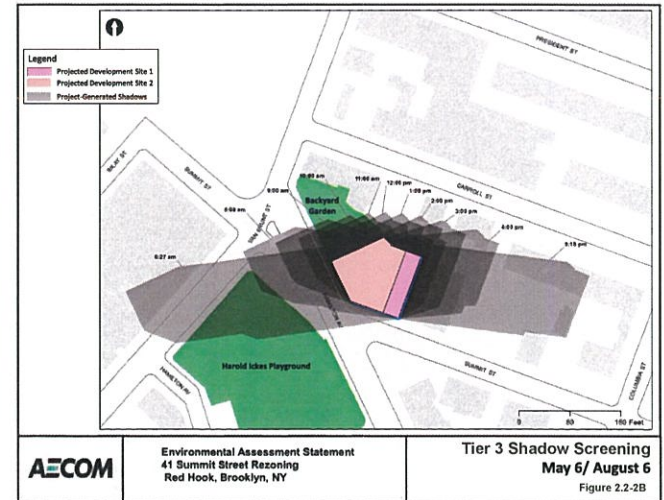
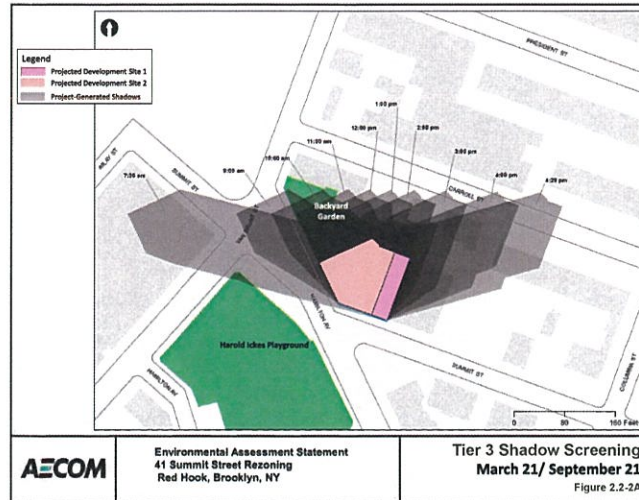


The residences at 43-53 Summit St. (pictured) were built after the recent rezoning of those lots to R6B. They are adjacent to 41 Summit St and 75 and 79 Hamilton Ave. and maintain the area's low-rise character

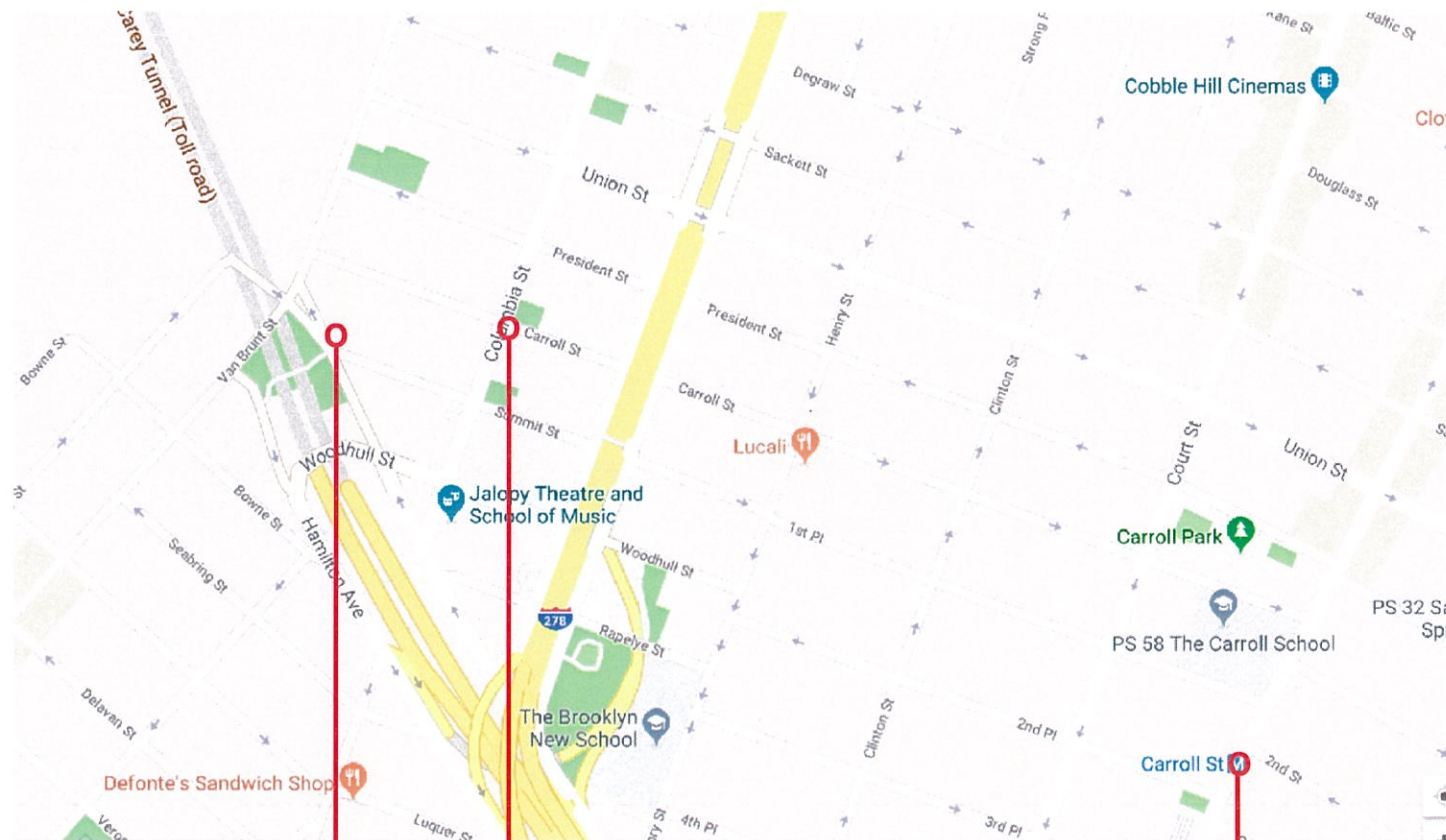
41 Summit Rezoning



SUN STUDY FROM EAS



41 Summit Rezoning



41 Summit

B61 is the only
bus servicing
the neighborhood

F Train is the
closest subway at nearly a
mile from 41 Summit

New York City Council Subcommittee on Zoning and Franchises

March 06, 2019

520 Clinton Avenue & 809 Atlantic Avenue
Brooklyn, NY



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- Legend**
- Area of Rezoning
 - Proposed Zoning Lot
 - 600 ft Radius Site
 - Zoning Districts
 - C1-4 Overlay
 - C2-3 Overlay
 - C2-4 Overlay
 - C2-5 Overlay
 - Historic District
 - Subway Station
 - Property Line
 - 2012** Block Number
 - 5** Number of Floors
- Land Uses**
- All Other or No Data
 - One & Two Family Buildings
 - Multi-Family Walkup Buildings
 - Multi-Family Elevator Buildings
 - Mixed Commercial/Residential Building
 - Commercial/Office Buildings
 - Industrial/Manufacturing
 - Transportation/Utility
 - Public Facilities & Institutions
 - Open Space
 - Parking Facilities
 - Vacant Land



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Site Photos

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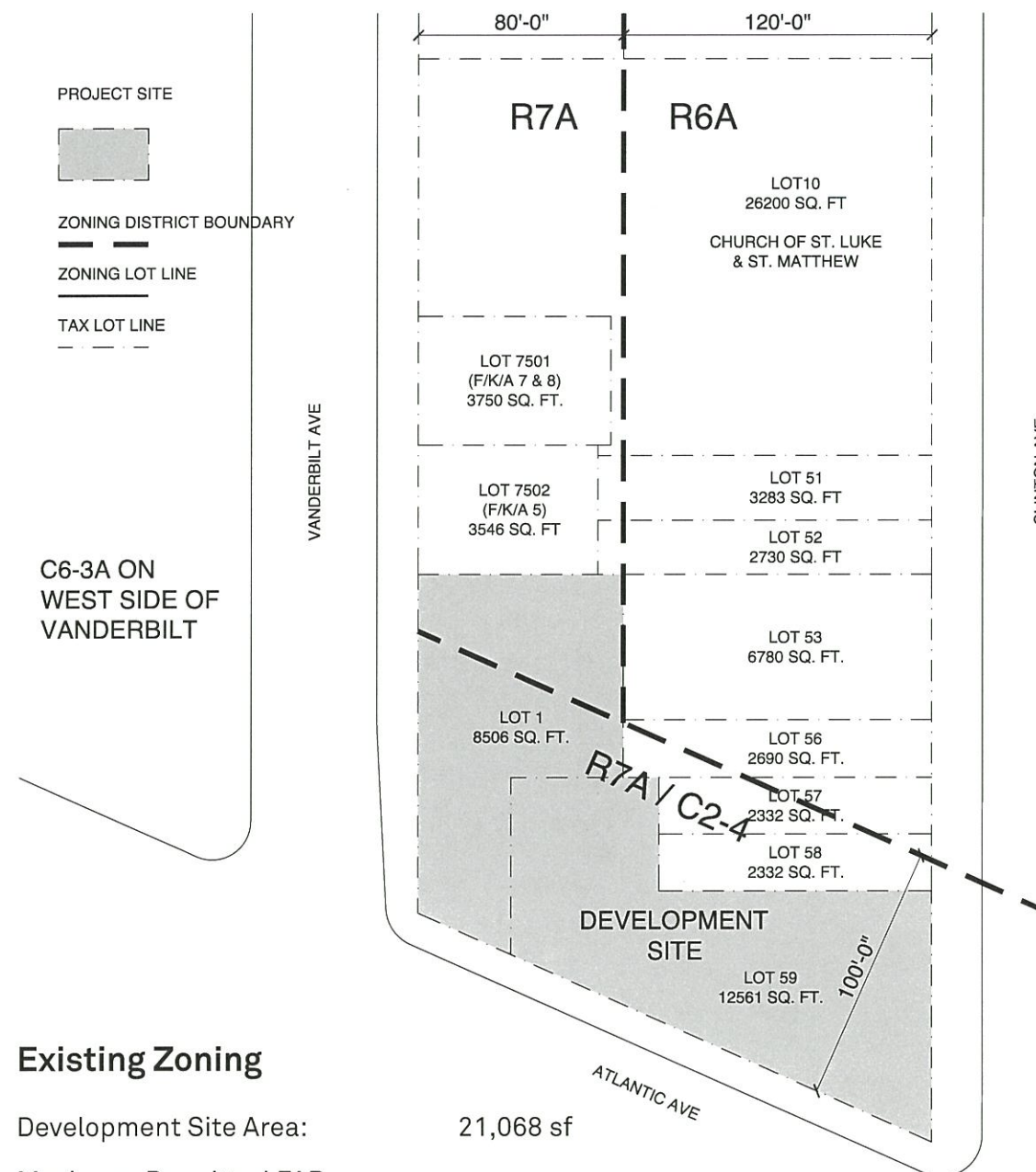


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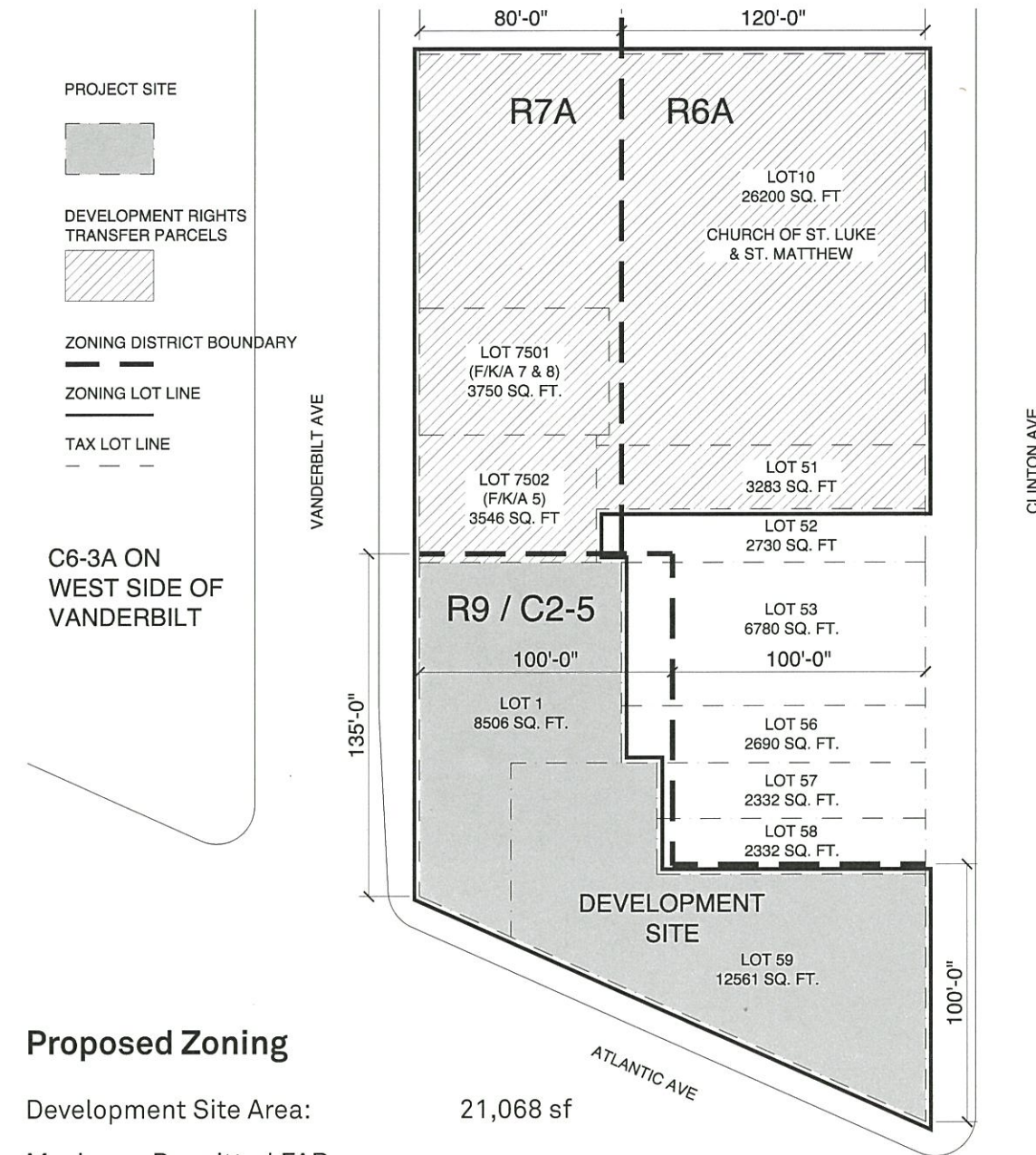
Site Photos

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Existing Zoning

Development Site Area:	21,068 sf
Maximum Permitted FAR (with Inclusionary Housing):	4.6
Maximum Permitted Floor Area:	96,912 sf



Proposed Zoning

Development Site Area:	21,068 sf
Maximum Permitted FAR (with Inclusionary Housing):	8.0
Maximum Permitted Floor Area:	168,544 sf
Development Rights Transfers from Church and Other Lots:	up to 70,000 sf *
Total Allowable Floor Area:	238,544 sf
Proposed Commercial Floor Area:	35,232 sf
Proposed Residential Floor Area:	200,171 sf
Total Proposed Floor Area:	235,403 sf

* Requires Special Permit per 74-711 to transfer floor area across zoning district boundary. Approx. 60,000 sf from Church.

MARKET RATE UNITS (70%)					AFFORDABLE UNITS (30%)				
FLOOR	STUDIO	1-BED	2-BED	3-BED	STUDIO	1-BED	2-BED	3-BED	
29	3	3	3	1	0	0	0	0	
28	3	3	3	1	0	0	0	0	
27	3	3	3	1	0	0	0	0	
26	3	3	3	1	0	0	0	0	
25	3	3	3	1	0	0	0	0	
24	3	3	3	1	0	0	0	0	
23	3	3	3	1	0	0	0	0	
22	3	3	3	1	0	0	0	0	
21	3	3	3	1	0	0	0	0	
20	3	2	3	1	0	1	0	0	
19	3	2	3	1	0	1	0	0	
18	3	2	3	0	0	1	0	1	
17	3	3	3	0	0	0	1	0	
16	3	3	3	0	0	0	1	0	
15	2	3	3	0	0	0	1	0	
14	2	3	3	0	1	0	1	0	
13	2	2	1	0	1	1	3	0	
12	2	2	1	0	1	1	3	0	
11	2	1	1	0	1	2	3	0	
10	2	0	1	0	1	3	3	0	
9	2	0	1	0	1	3	3	0	
8	2	0	2	0	1	3	2	0	
7	1	2	1	0	2	3	1	0	
6	1	2	1	0	2	3	1	0	
4	1	5	1	0	10	2	2	2	
3	2	5	3	0	6	3	1	2	
TOTAL	63	64	61	11	27	27	26	5	

The permanently affordable MIH units total 30% of the residential floor area generated by the rezoned development site. The ULURP application proposes that these units be affordable to households with incomes averaging 80% of AMI ("MIH Option 2"), but the income bands have not yet been selected. The MIH units will also count towards the project's requirements under the Affordable New York Program (formerly 421-a).

This information is subject to change as apartment layouts are finalized and as the result of the developer's negotiation of a regulatory agreement with HPD.

PROPOSED

TOTAL UNITS

Unit Type	% Mix	# of Units
Studio	31.7%	90
1 Bedroom	32.0%	91
2 Bedroom	30.6%	87
3 Bedroom	5.6%	16
Total		284

MARKET RATE UNITS (70%)

Unit Type	% Mix	# of Units
Studio	31.7%	63
1 Bedroom	32.2%	64
2 Bedroom	30.7%	61
3 Bedroom	5.5%	11
Total		199

AFFORDABLE NY & MIH UNITS (30%)

Unit Type	% Mix	# of Units
Studio		27
1 Bedroom	31.8%	27
2 Bedroom	30.6%	26
3 Bedroom	5.9%	5
Total		85

MIH UNITS (20%)*

* ALL MIH UNITS WILL QUALIFY AS AFFODABLE NY UNITS

Unit Type	% Mix	# of Units
Studio	31.6%	18
1 Bedroom	31.6%	18
2 Bedroom	31.6%	18
3 Bedroom	5.3%	3
Total		57

AFFORDABLE NY ONLY (10%)

Unit Type	% Mix	# of Units
Studio	32.1%	9
1 Bedroom	32.1%	9
2 Bedroom	28.6%	8
3 Bedroom	7.1%	2
Total		28

Proposed Massing

29 Stories
52'-0" Base Height
312' Tower Height

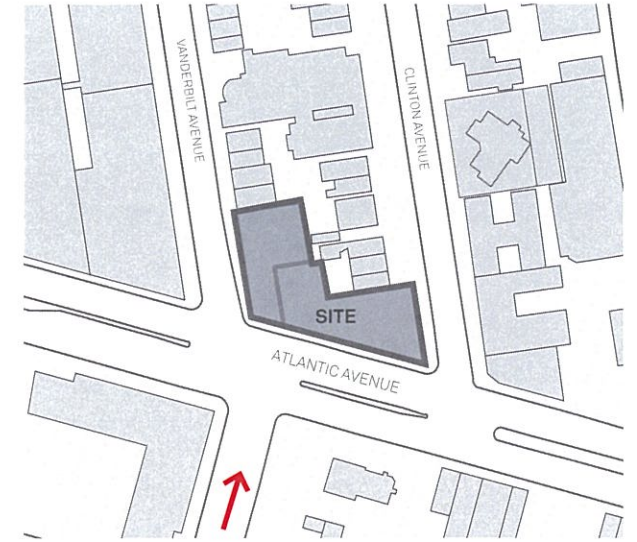
A. Zoning Waivers Requested per ZR 74-711 Special Permit

Zoning Resolution

- | | |
|--|--------------|
| 1. Transfer of floor area from development rights parcels across district boundary | 77-22 |
| 2. Commercial rear yard above 23 ft (less than 30 ft) | 33-292 |
| 3. Non-complying residential rear yard (less than 25 ft) for shallow lots | 23-52(b)(2) |
| 4. Non-complying inner court (less than 1,200 sf with a min. dimension of 30 ft) | 23-851(b) |
| 5. Non-complying window to lot line (less than 25 ft) | 23-861 |
| 6. Non-complying lot coverage on interior lot | 23-16(a) |
| 7. Non-complying minimum base height | 23-651(b)(2) |
| 8. Non-complying tower floor area below 150'-0" | 23-651(a)(3) |
| 9. Non-complying inner court recesses on floors 3-4 | 23-651(a)(3) |

B. Residential Parking Waiver Requested per ZR 74-533 Special Permit





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The Church of
St. Luke and St. Matthew

View Looking North on Vanderbilt | Proposed

520 Clinton Avenue & 809 Atlantic Avenue / March 06, 2019



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Church of St. Luke & St. Matthew | Bird's Eye View

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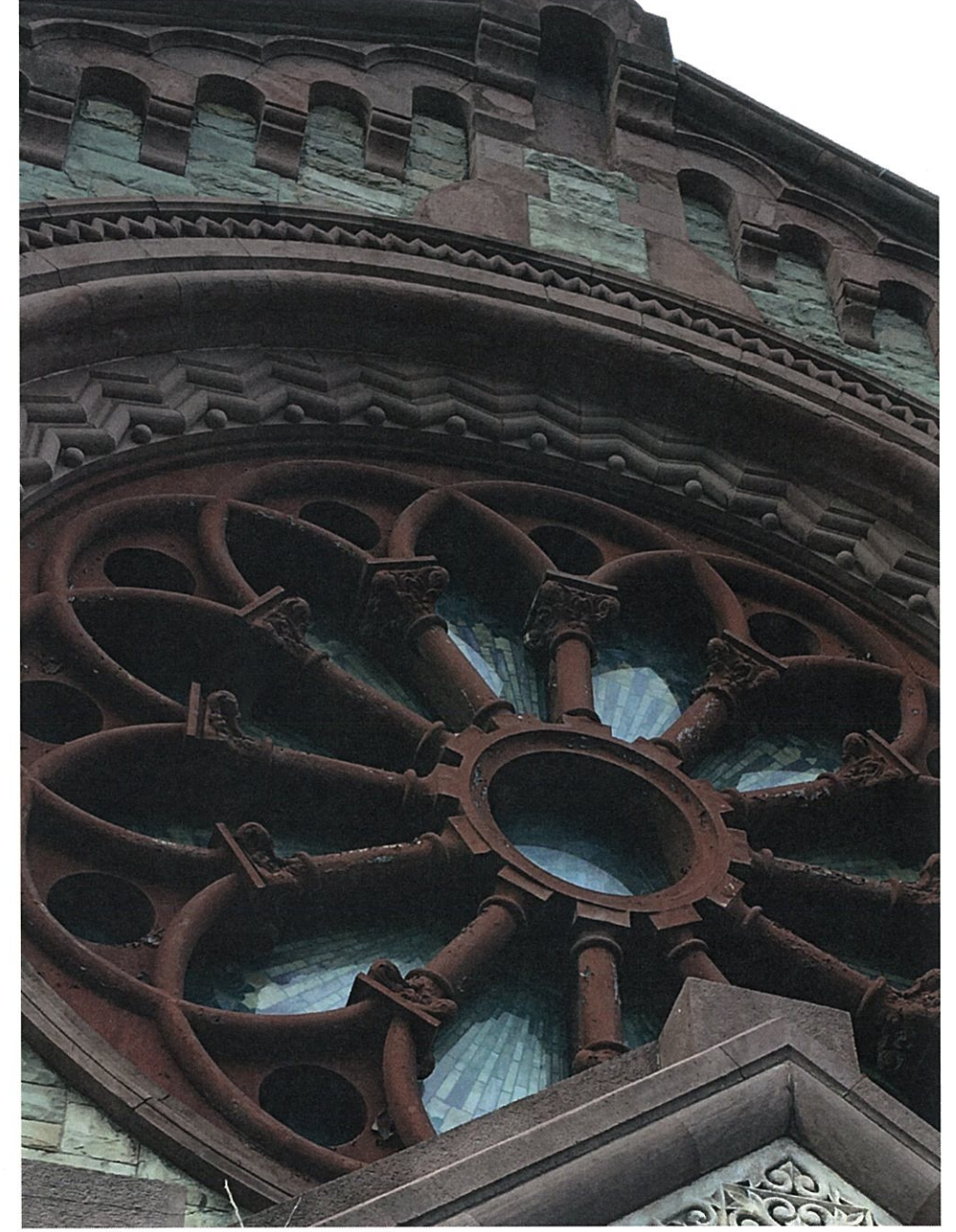
Church of St. Luke & St. Matthew | 2017

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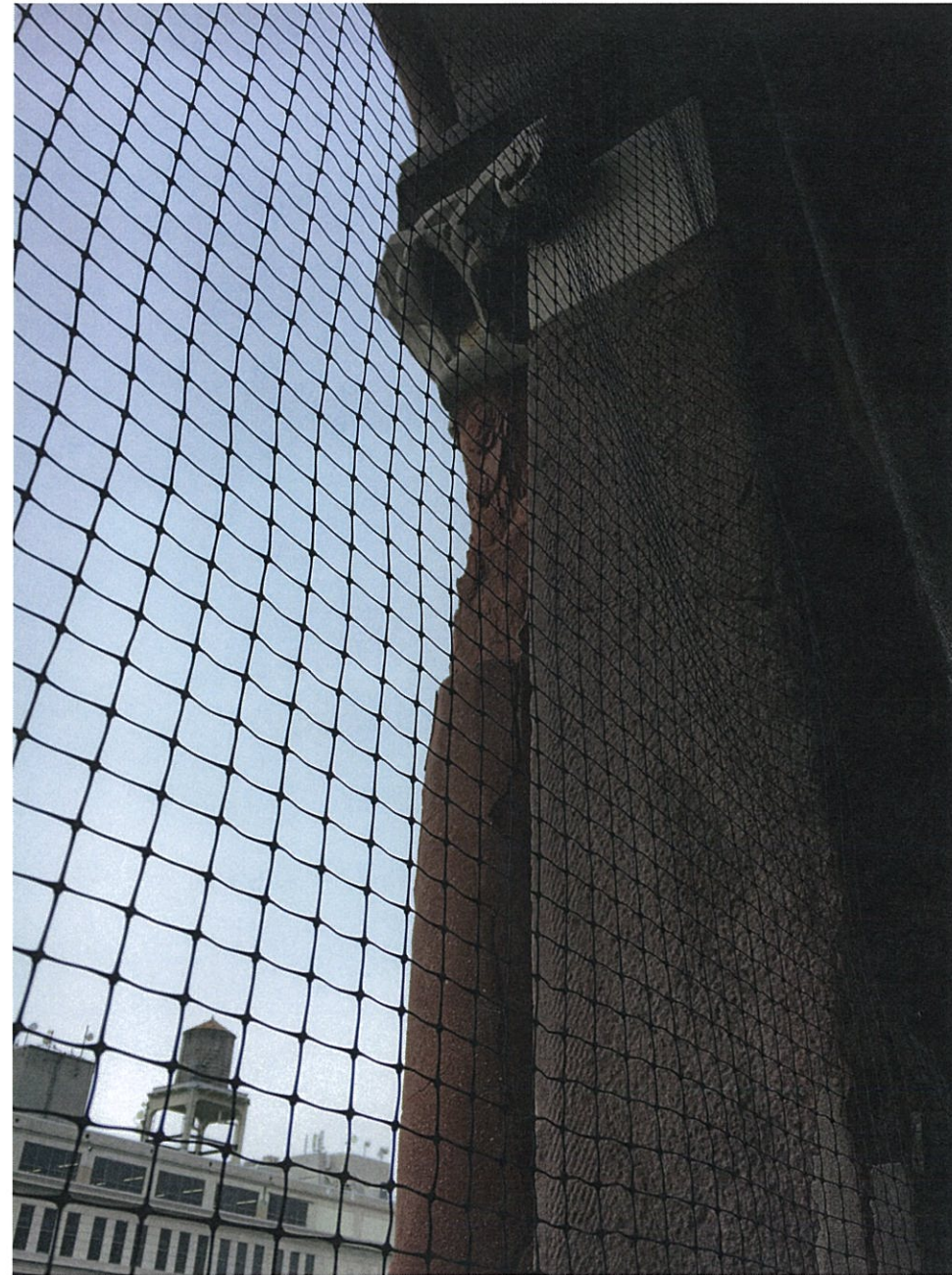
- BROWNSTONE TREATMENTS GENERAL
- BROWNSTONE REPOINTING
- REMOVE, REINSTALL, AND REPLACE ENTRY TILES
- COPPER GUTTER & CROSS REPLACEMENT
- SANDSTONE COATING REMOVAL / REPAIR / REPOINTING
- GRANITE AND SANDSTONE PATCH REPAIR
- SHEET METAL WINDOW AND WOOD LOUVER SCRAPE & PAINT
- STAINED GLASS WINDOW REPAIR & NEW PROTECTIVE GLAZING
- BRICK CHIMNEY & COPING STONE REPAIR
- SLATE REPLACEMENT





Existing Conditions

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Existing Conditions

520 Clinton Avenue & 809 Atlantic Avenue / March 06, 2019

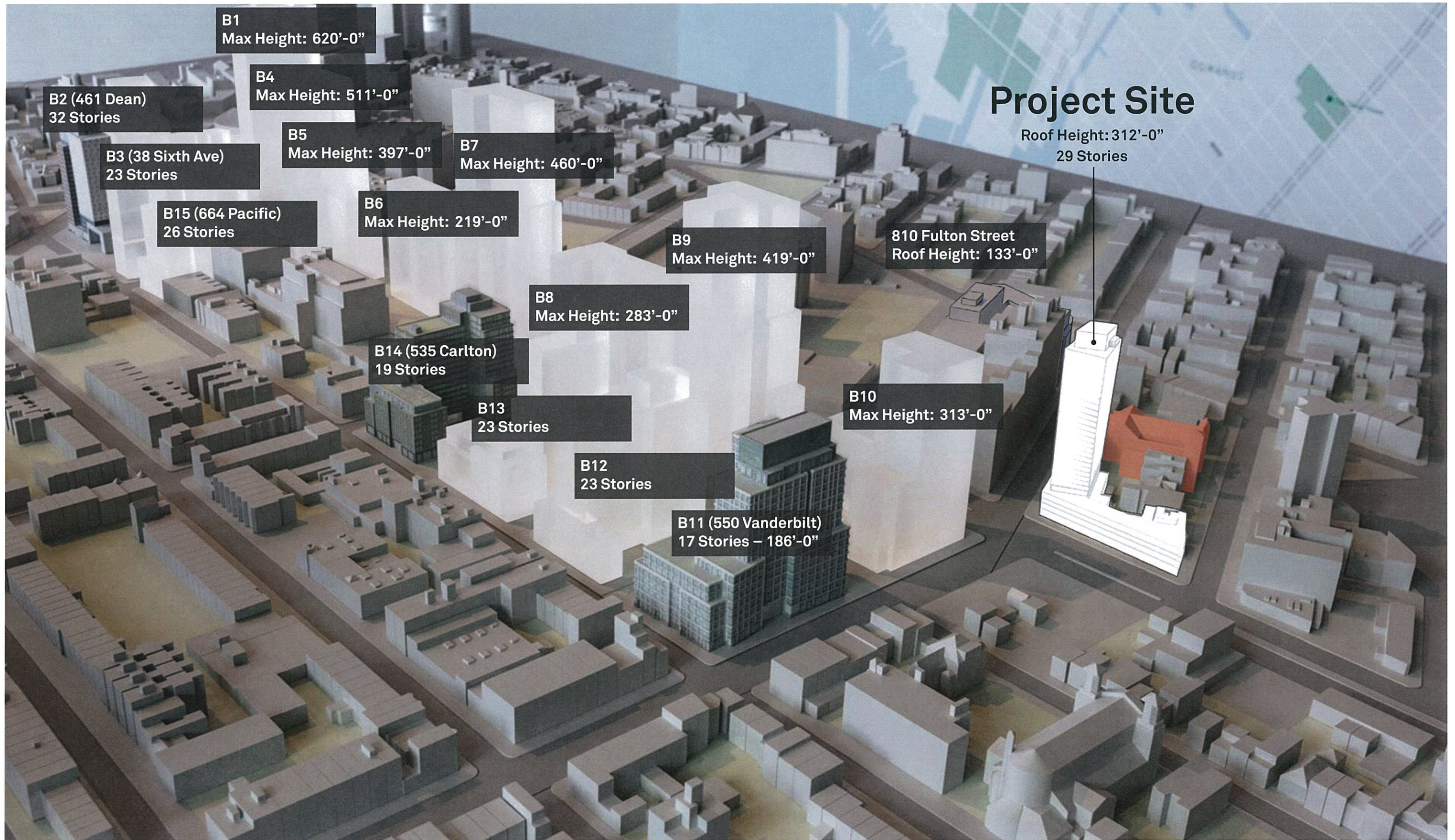


Existing Conditions

520 Clinton Avenue & 809 Atlantic Avenue / March 06, 2019



Existing Conditions

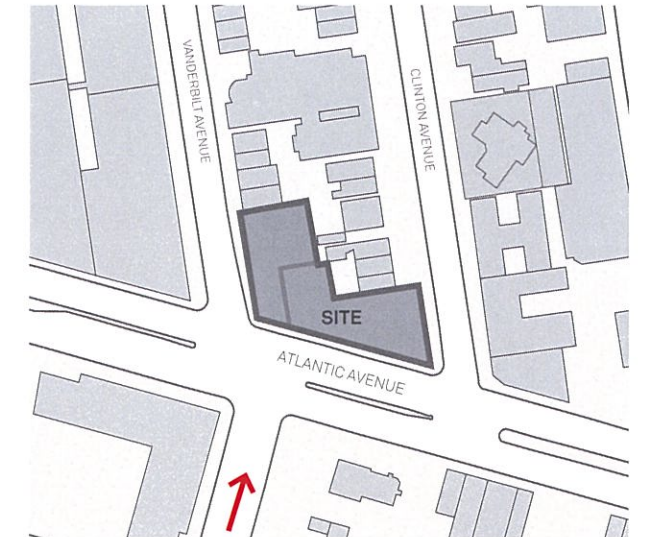
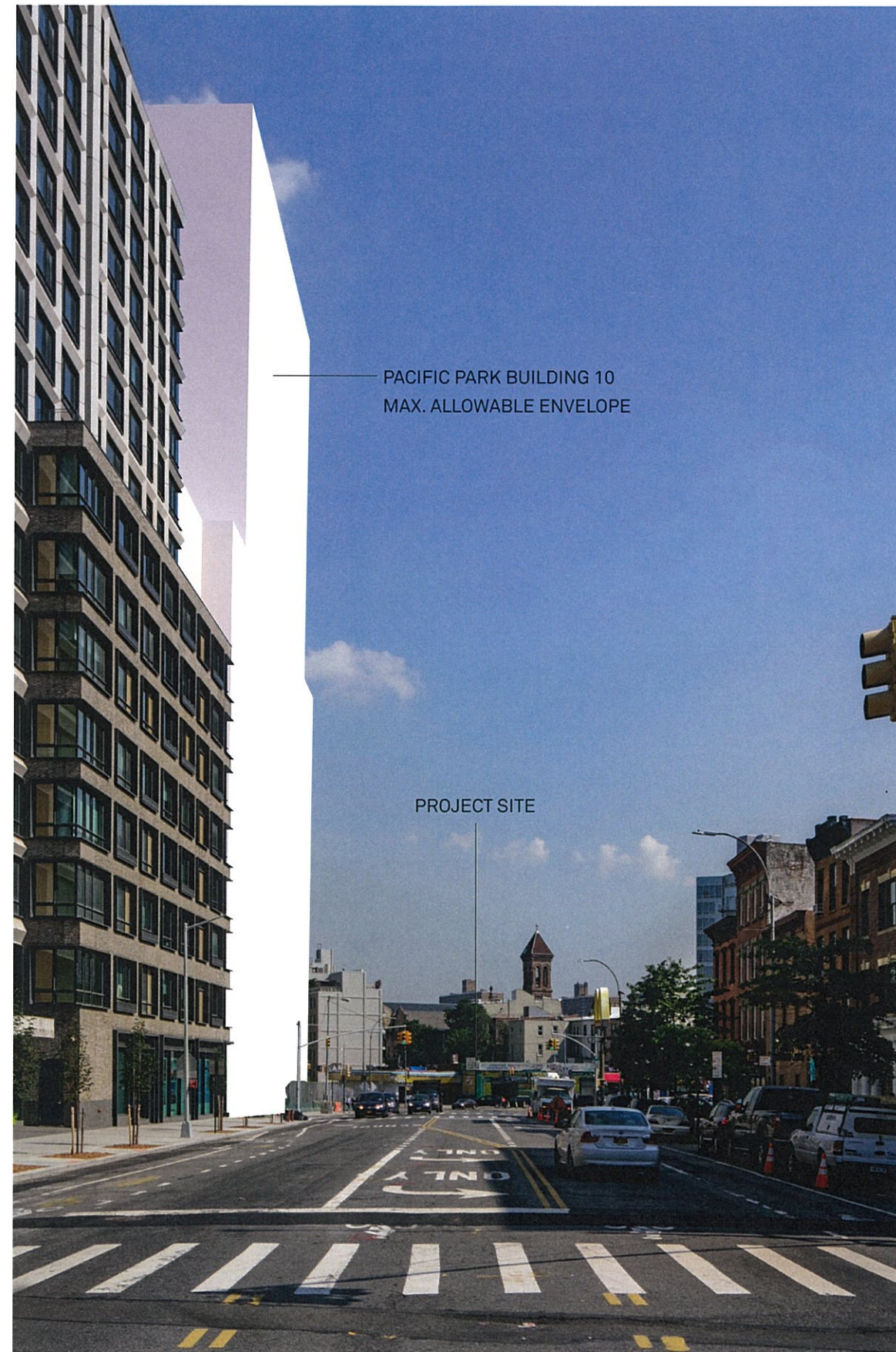




Atlantic & Vanderbilt 1927



Atlantic & Vanderbilt 1940s



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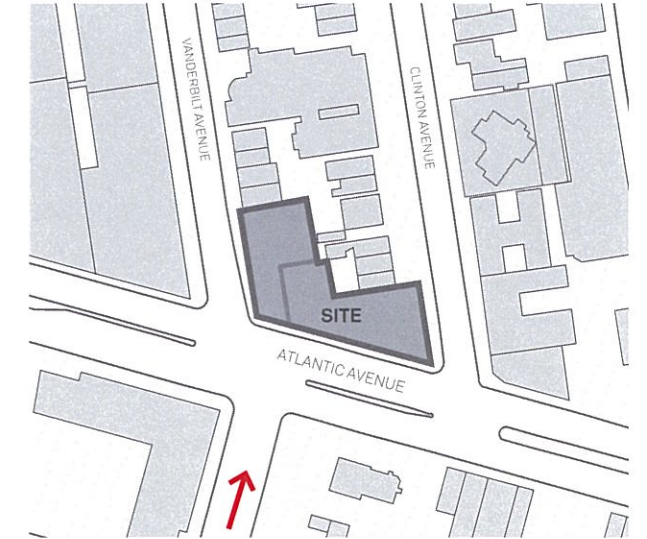


HOPE STREET

The Church of
St. Luke and St. Matthew

View North on Vanderbilt with Pacific Park Building 10

520 Clinton Avenue & 809 Atlantic Avenue / March 06, 2019



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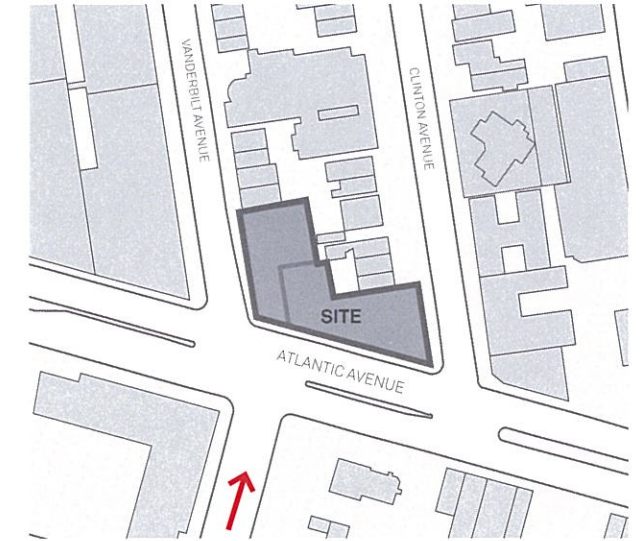


HOPE STREET

The Church of
St. Luke and St. Matthew

View North on Vanderbilt | As-of-Right (R7A/ C2-4, No Upzong/74-711)

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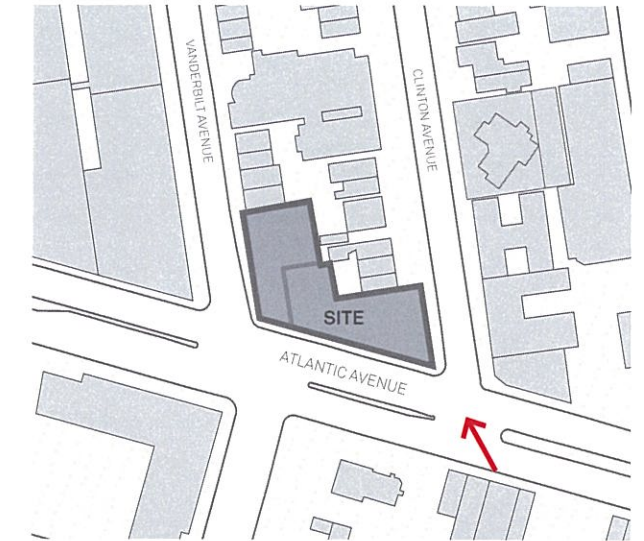


HOPE STREET

The Church of
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View Looking North on Vanderbilt | Proposed

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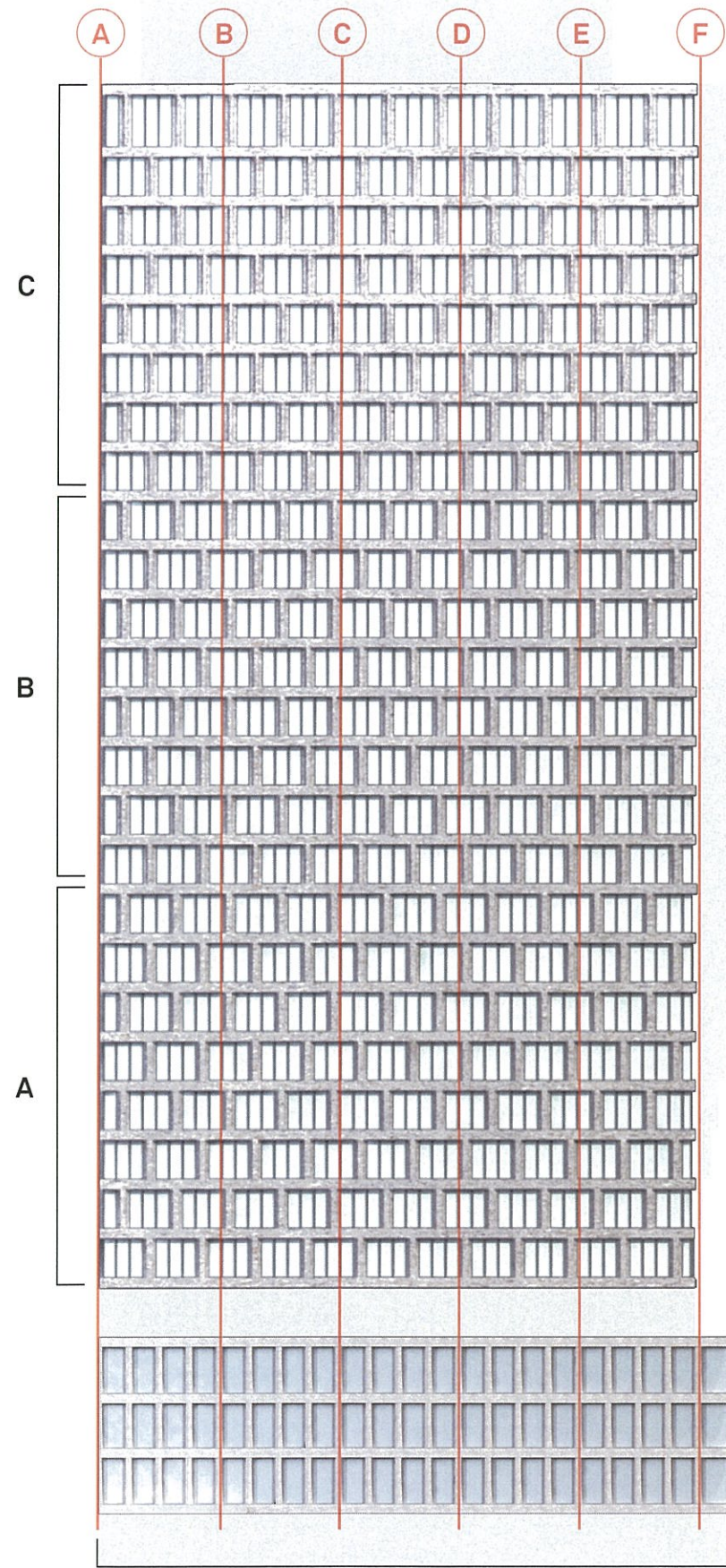
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The Church of
St. Luke and St. Matthew

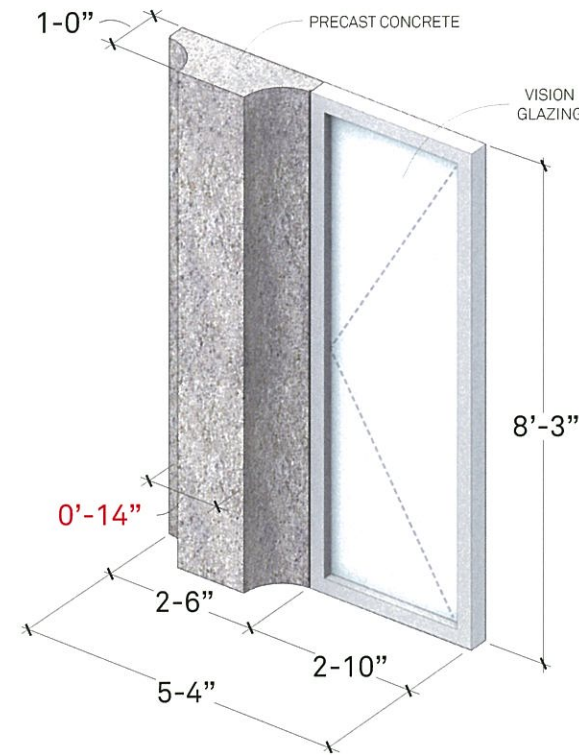
View Northwest on Atlantic & Clinton | Proposed

520 Clinton Avenue & 809 Atlantic Avenue / March 06, 2019

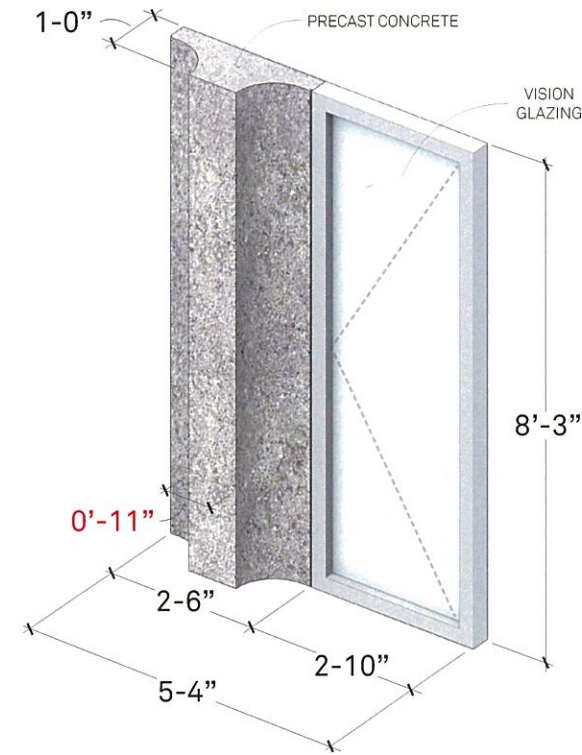




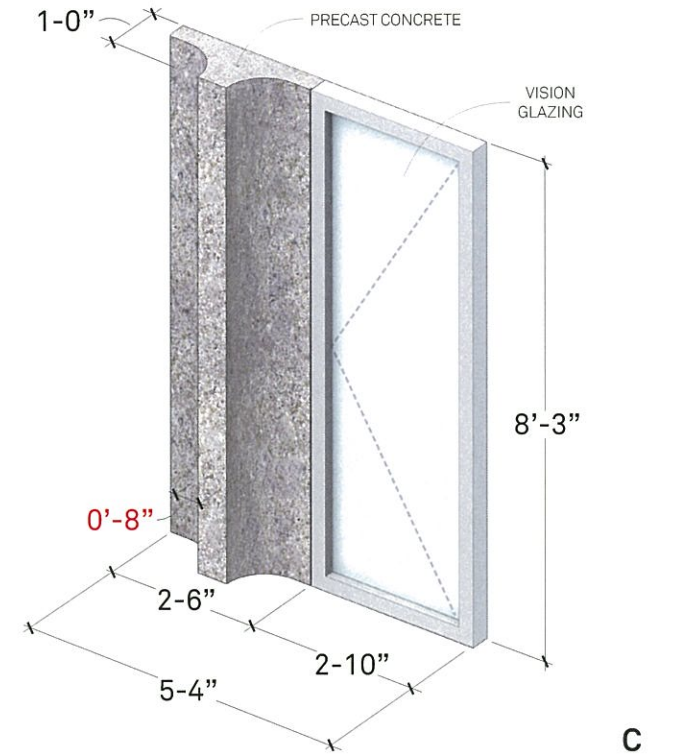
VANDERBILT AVENUE



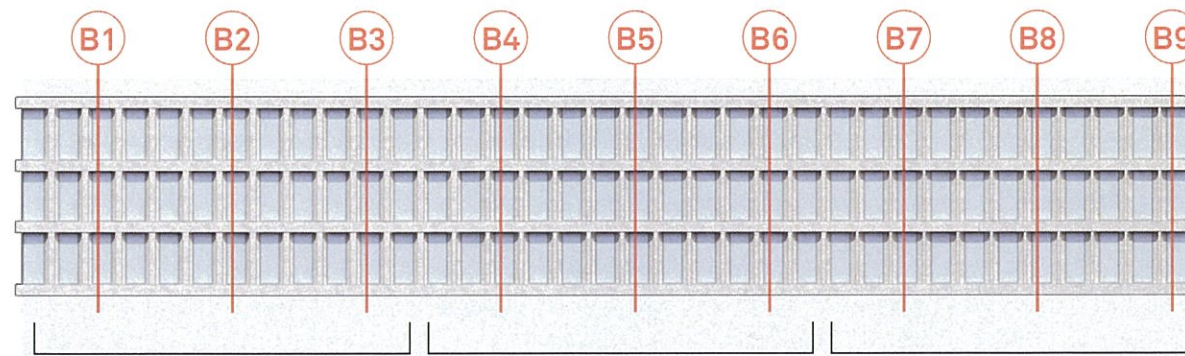
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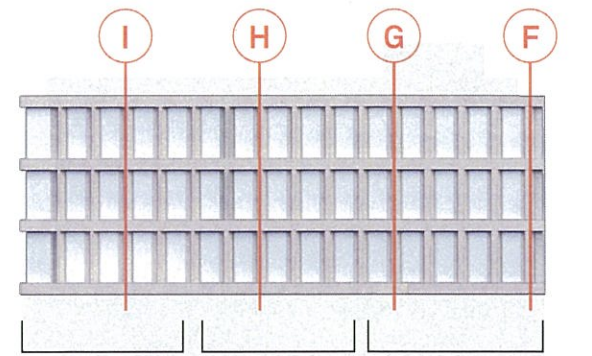
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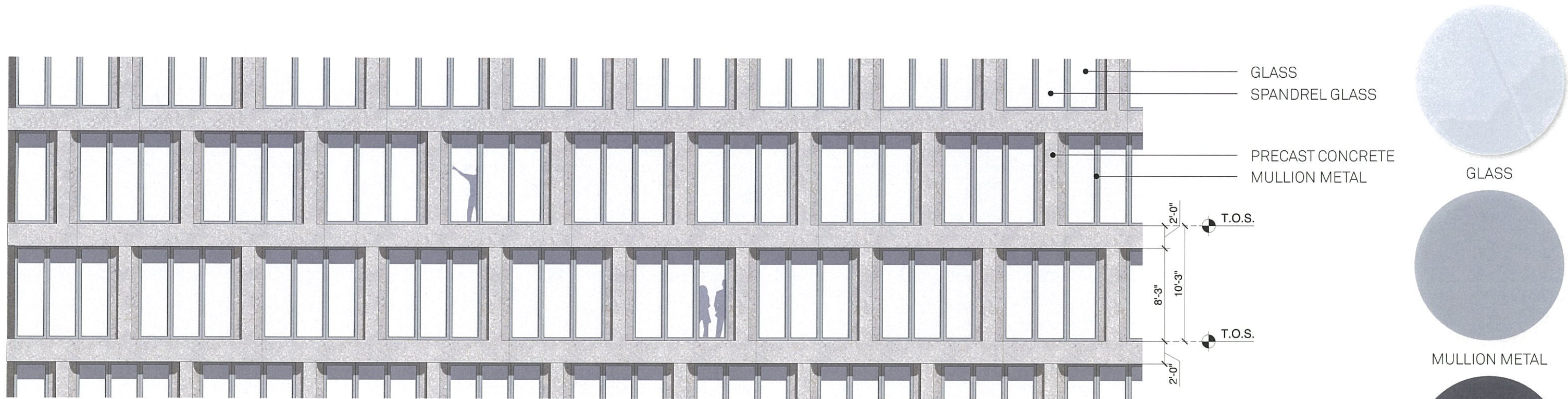
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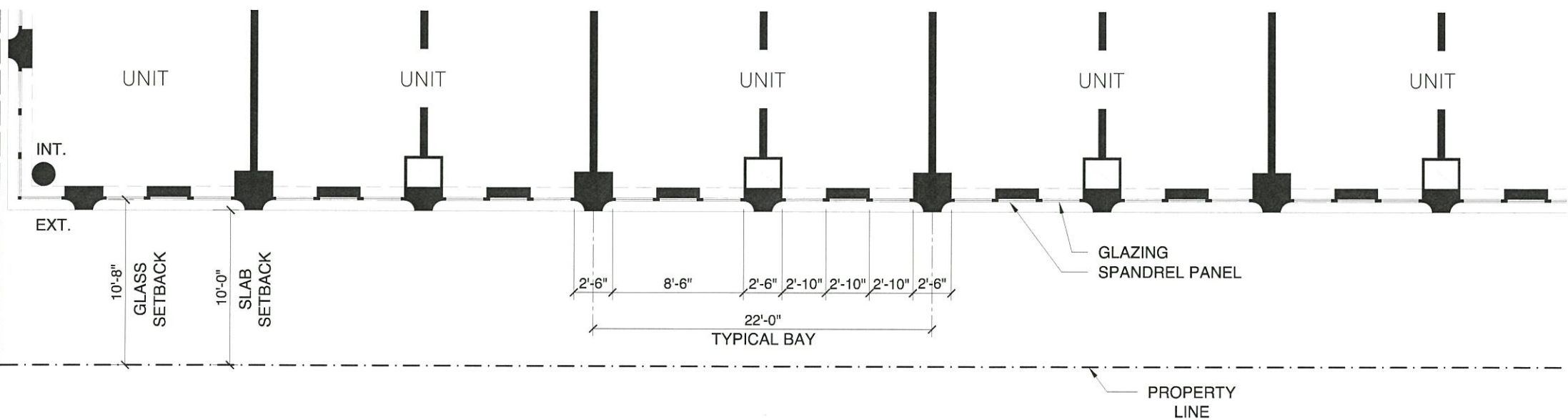
ATLANTIC AVENUE



CLINTON AVENUE



ELEVATION

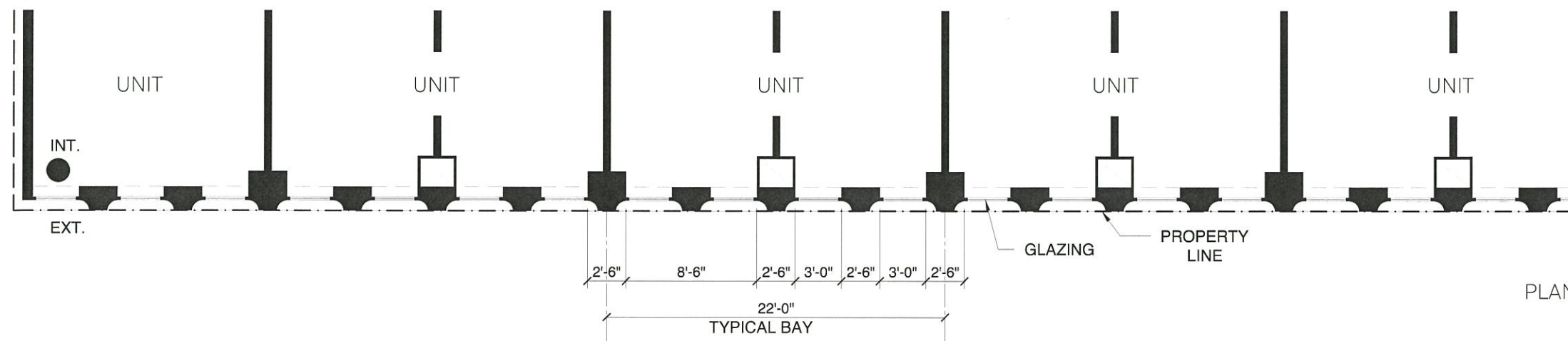


PLAN



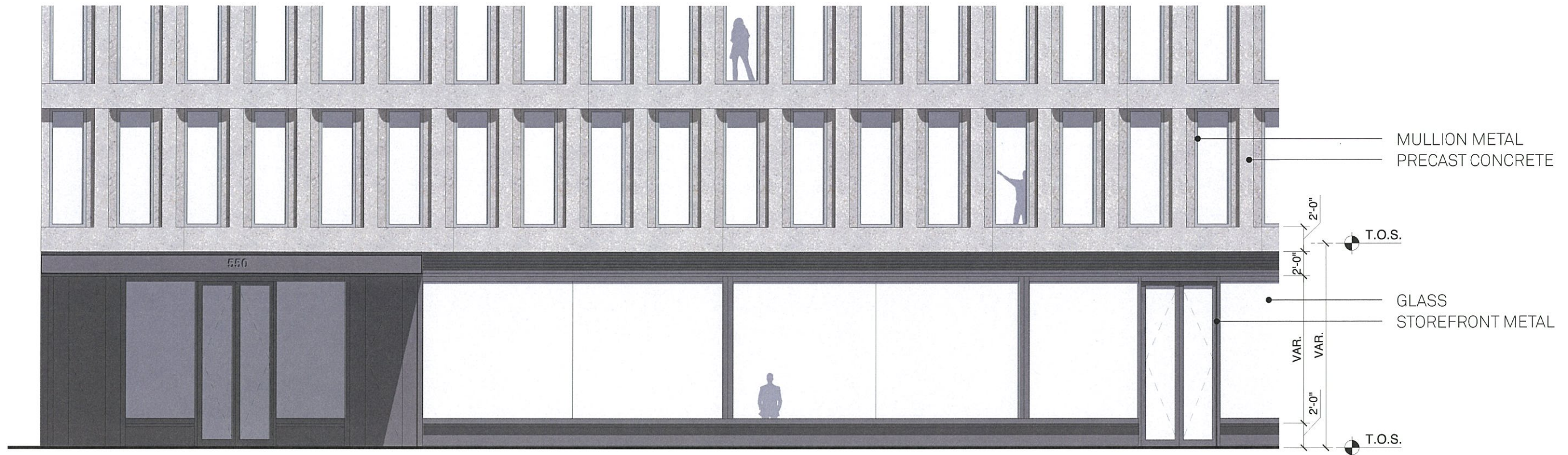


ELEVATION

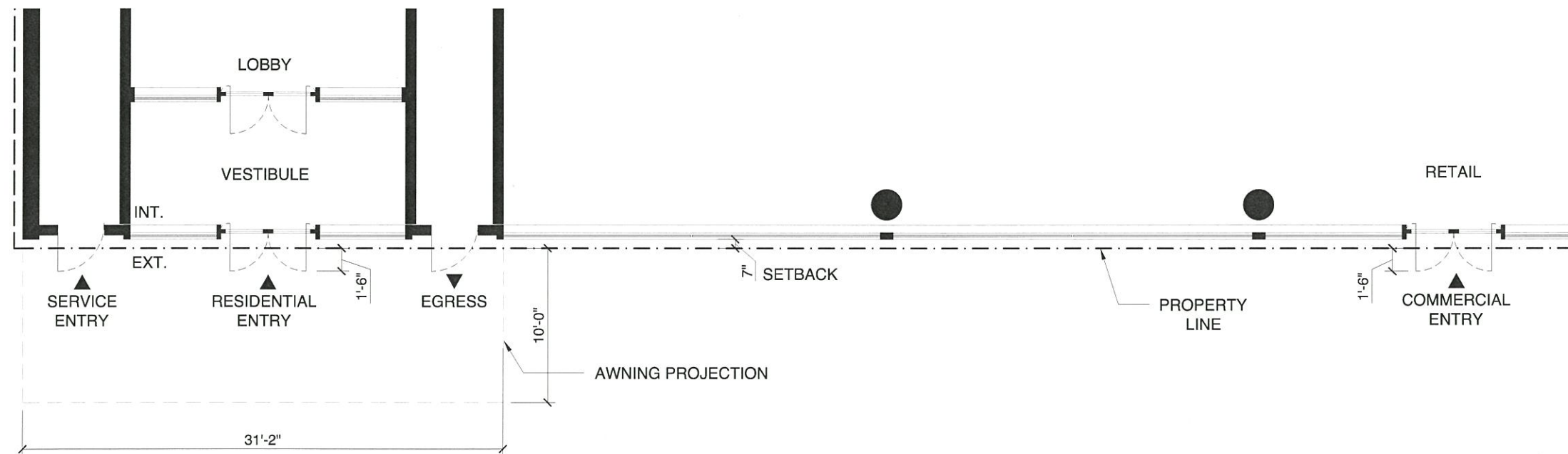


PLAN





ELEVATION



PLAN



Morris Adjmi Architects
www.ma.com

LI-SALTZMAN ARCHITECTS, PC
ARCHITECTURE AND PRESERVATION

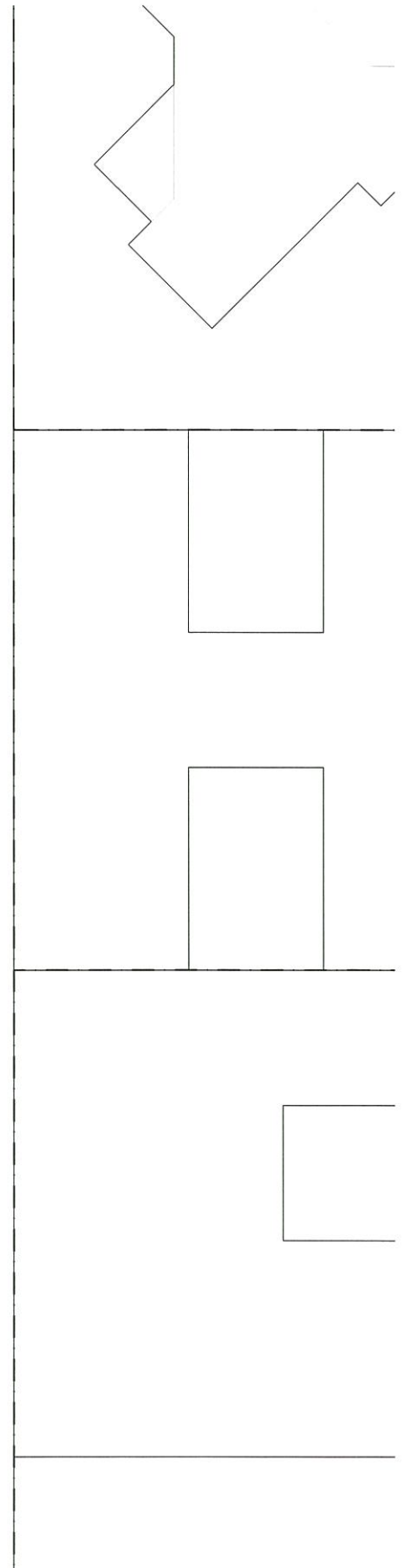


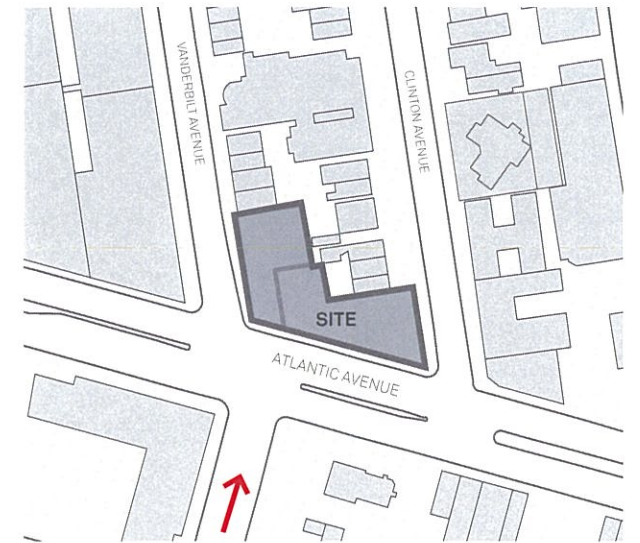
HOPE STREET

The Church of
St. Luke and St. Matthew

Facade Design | Typical Storefront at Ground Floor

520 Clinton Avenue & 809 Atlantic Avenue / March 06, 2019





Morris Adjmi Architects
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ARCHITECTURE AND PRESERVATION



HOPESTREET

The Church of
St. Luke and St. Matthew

View Looking North on Vanderbilt | Proposed

520 Clinton Avenue & 809 Atlantic Avenue / March 06, 2019

180447 ZMQ

70-35 113th Street (Block 2248, Lot 228, the "Development Site") and 70-01 113th Street (Block 2246, Lot 11),
QUEENS

Proposed zoning map amendment from R1-2A to R7A and R7X;
Proposed text amendment to Appendix F to make Project Area a Mandatory Inclusionary Housing Area

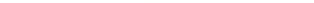
I - Existing Conditions:

1. Aerial Photograph;
2. Existing Zoning Map;
3. Photographs.



000 000 1200 1070 FEET

Proposed Project Area



THE UNIVERSITY OF CHICAGO PRESS

R. R. HARRIS, JR., *Department of Chemistry, University of Maryland, College Park, Maryland 20742*

C. E. SCHAUB, *Department of Chemistry, University of Maryland, College Park, Maryland 20742*

M. J. MATHIAS, *Department of Chemistry, University of Maryland, College Park, Maryland 20742*

Effective Date(s) of Rezoning:

[illegible]

MAP KEY

9c	10b	10d
13c	14a	14c
13d	14b	14d

2004年12月10日，星期四

NOTE: This journal of mine was cited in a newspaper article by the name of *Dr. Lawrence* in a book on the subject of the aging process and the aging process. www.agingjournal.org on November 22nd, 2004. (Date of 11/22/2004)

ZONING MAP 14a



1. View of the Site facing northeast from 113th Street.



2. View of emergency room entrance to the former Parkway Hospital facing northeast from 113th Street.



3. View of the Site facing southeast from 113th Street.





4. View of the intersection of 113th Street and 70th Road facing northwest from the Site.



5. View of the intersection of 113th Street and 70th Road facing southwest.



6. View of the side of 113th Street facing northeast from the intersection with 70th Road.





7. View of 113th Street facing southeast (Site at left).



8. View of the side of 113th Street facing northwest from the Site.



9. View of the intersection of 113th Street and 71st Avenue facing southwest from the Site.





10. View of the Site facing northeast from the intersection of 71st Avenue and 113th Street.



11. View of 113th Street facing northwest from 71st Avenue (Site at right).



12. View of 71st Avenue facing southwest from the Site.





13. View of the side of 113th Street facing northeast (Site at far left).



14. View of Grand Central Parkway service road facing northwest between Jewel Avenue and 72nd Road.



15. View of the sidewalk along the west side of Grand Central Parkway service road facing northwest (Site ahead at left).





16. View of the Site facing west from Grand Central Parkway service road.



17. View of the Site facing southwest from Grand Central Parkway service road.



18. View of Grand Central Parkway service road facing southeast between Jewel Avenue and 72nd Road (Site ahead at right).





19. View of the unbuilt portion of 70th Road facing east from 113th Street.



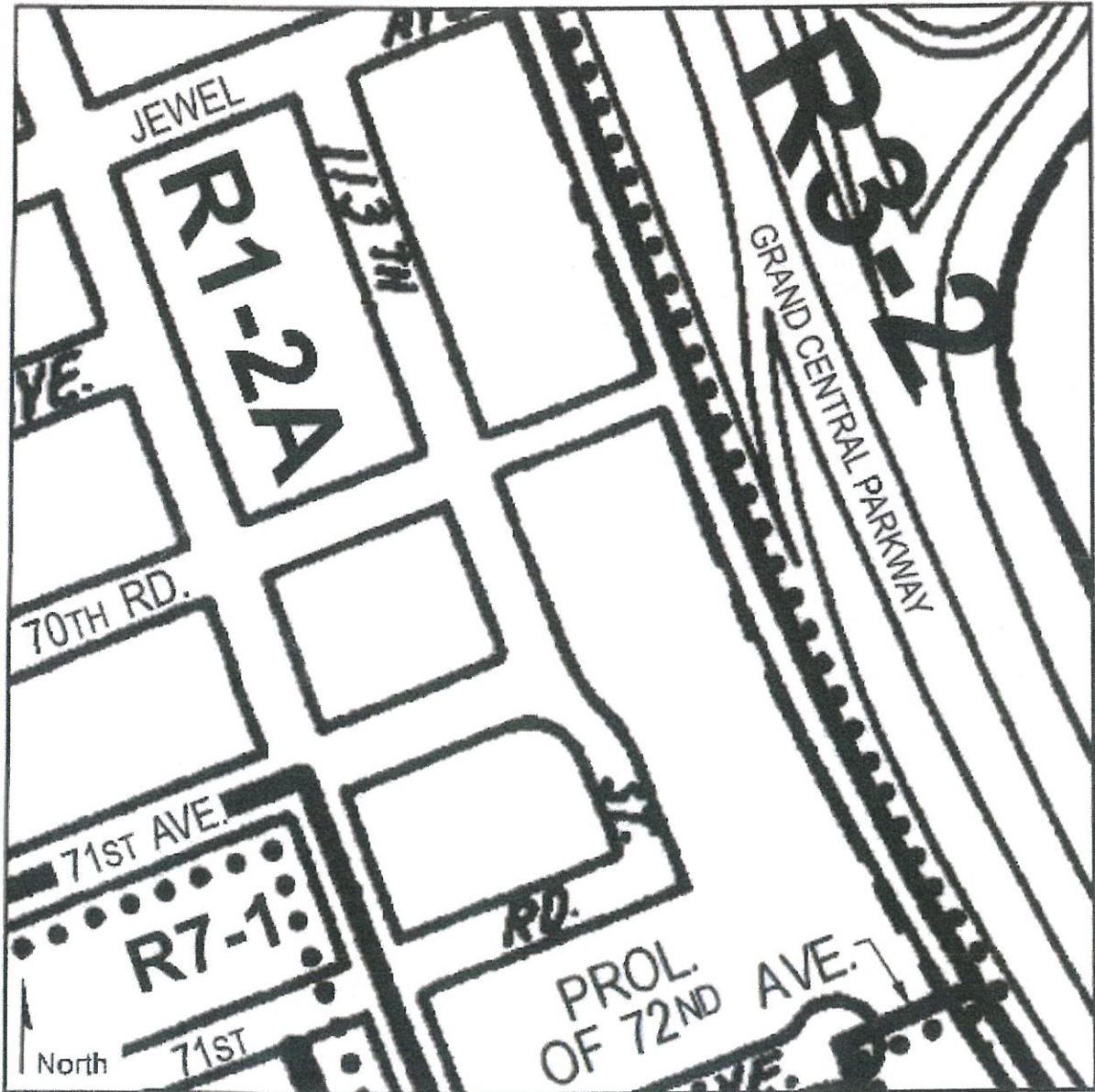
20. View of the unbuilt portion of 70th Road facing southeast from 113th Street.



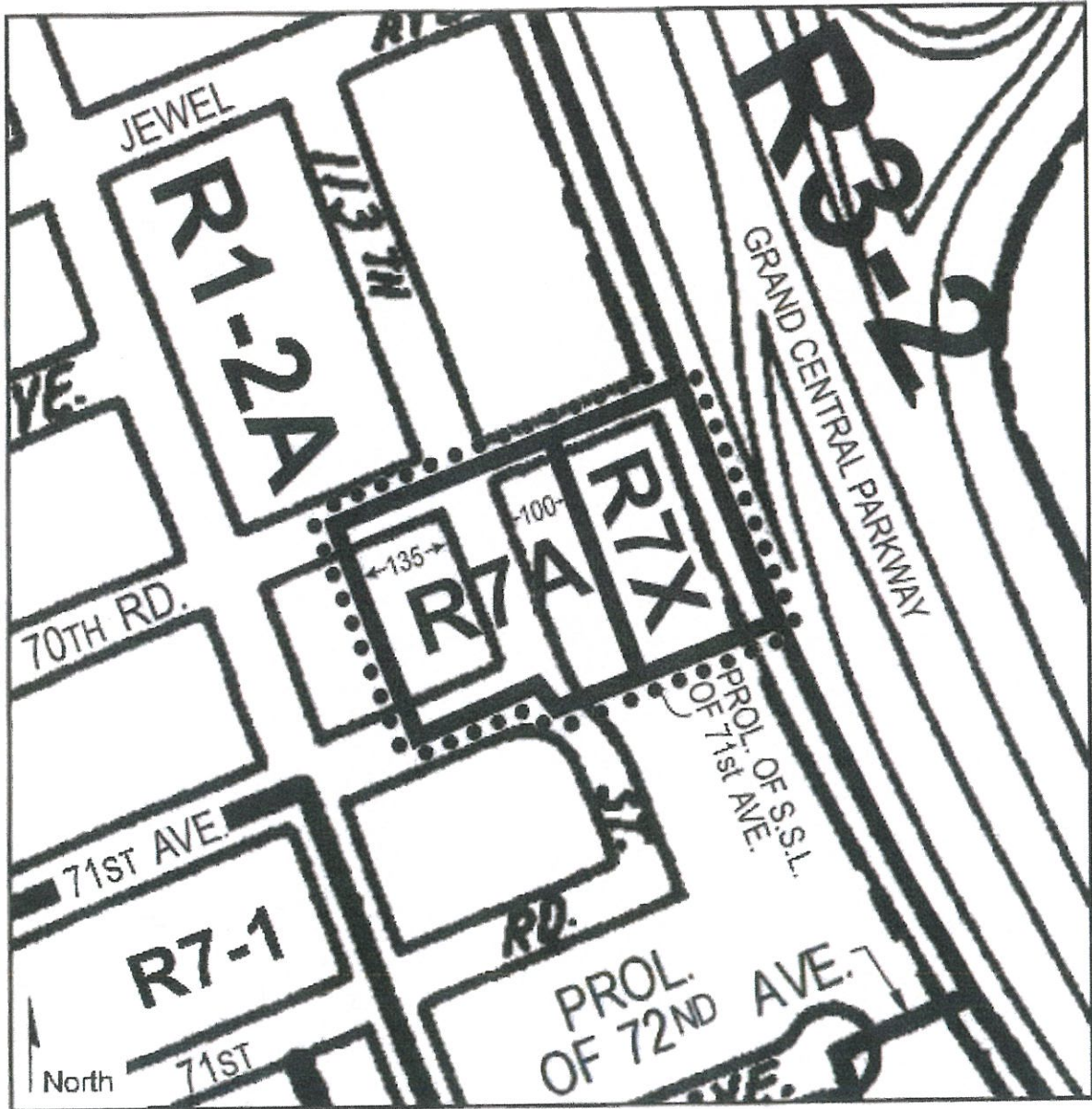
II - Proposed Actions

1. Zoning Change Map;
2. Zoning Text Change (MIH Map);
2. Tax Map (with proposed zoning);
3. Area Map;
3. Zoning Comparison Table;

Zoning Change Map



Current Zoning Map (14a)



Proposed Zoning Map (14a) - Area being rezoned is outlined with dotted lines

Rezoning from R1-2A to R7A
 Rezoning from R1-2A to R7X

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

NOTE: Where no lines were for zoning district boundaries appear on the zoning maps, such districts are determined in Article VII, Chapter 5 (Location of Districts) of the Zoning Resolution.

70-35 113th Street
Community District 6, Queens
3/27/18
Zoning Map 14a

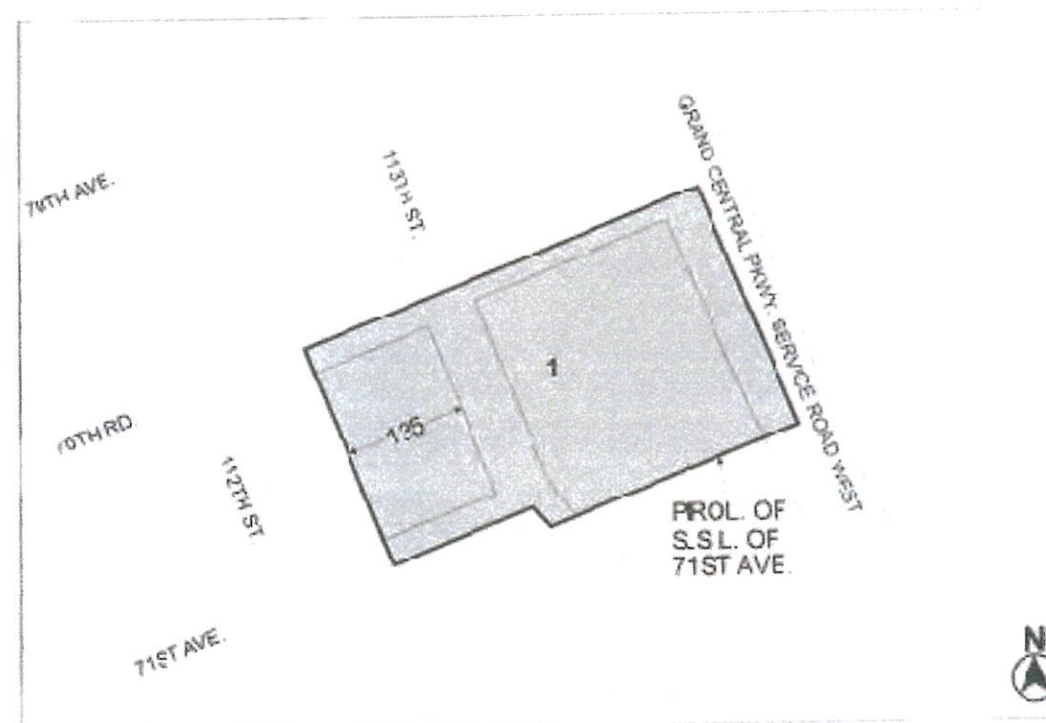
Matter underlined is new, to be added;
Matter ~~struck-out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution
* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas
* * *

Queens
* * *

Queens Community District 6

Map 1 - [date of adoption]



■ Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))
Area 1 — [date of adoption] — MIH Program Options 1, 2 and 4

Portion of Community District 6, Queens
* * *



NYC Digital Tax Map

Effective Date: 03-25-2015 11:04:24
Exp. Date: Current
Queens Block: 2245



Legend

- Streets
- Miscellaneous Text
- Ownership Name
- Boundary Lines
- Lot Face Measurement
- Regulation
- Underowner
- Lot Polygon
- Condo Number
- Tax Block Polygon

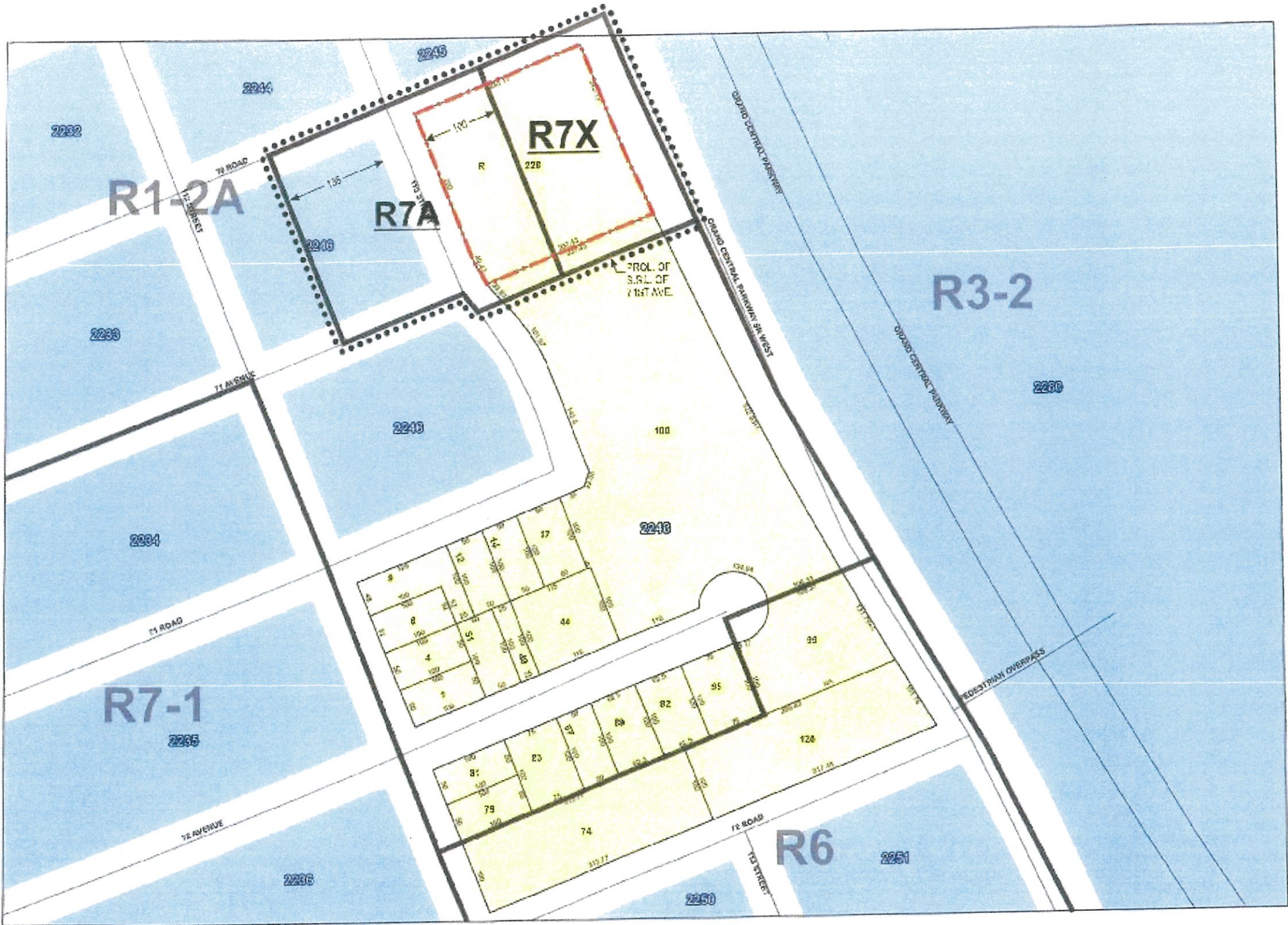
Zoning District Line

Development Site

Area Proposed to be Rezoned

R1-2A Existing Zoning District

R7A Proposed Zoning District



0 25 50 75 100

70-35 113th Street, Queens

FINANCE
NEW YORK
OFFICE OF THE
COMPTROLLER

NYC Digital Tax Map

Effective Date: 12-07-2009 20:15:37

File Date: 01/08/2010

Quadrant Block: 2246

Legend

Streets

Water bodies, Text

Possession Hook

Boundary Lines

Lot Face Possession Hook

Regular

Unlabeled

Tax Lot Polygon

Condo Number

Tax Block Polygon

Zoning District Line

Development Site

Area Proposed to be Rezoned

R1-2A Existing Zoning District

R7A Proposed Zoning District

The map displays a section of 113th Street in Queens, New York. The central focus is a block of land divided into several lots, some of which are highlighted in yellow. The lots are numbered: 9, 11, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

0 10 20 30 40

Land Use/Area Map **70-35 113th Street, Queens** **Block 2248, Lot 228**

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Re-zoned
- Zoning District Boundaries
- R7-1** Existing Zoning District
- R7A** Proposed Zoning District

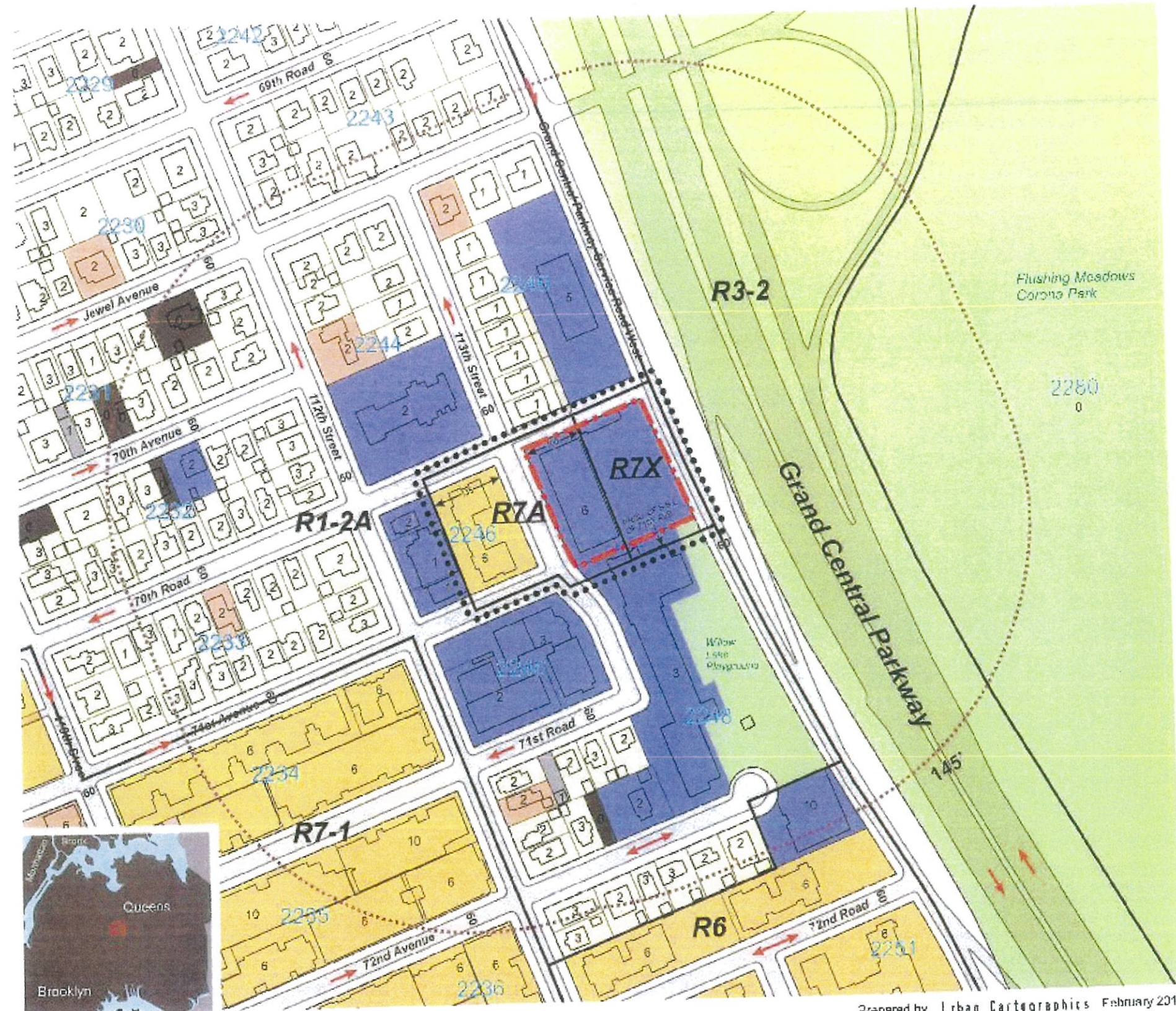
Existing Commercial Overlays

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

- Subway Entrance
- 5037 Block Numbers
- Priority 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



70-35 113th Street, Queens

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (R1-2A)		Proposed Zoning R7A		Proposed Zoning R7X	
			(Under MIH Zoning)		(Under MIH Zoning)	
	ZR Section #	R1-2A	ZR Section #	R7A	ZR Section #	R7X
USE GROUPS	22-10	1, 3, 4	22-10 - 22-15	1, 2, 3, 4, 6c	22-10 - 22-15	1, 2, 3, 4, 6c
Residential	23-142	0.5	23-154*	4.6	23-154*	5
Affordable Independent Residences for Seniors	23-144	n/a	23-155	5.01	23-155	6
Community Facility	24-11	1	24-11	4	24-11, 23-153	5
Commercial	n/a	n/a	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-45a	20'	n/a	n/a	n/a	n/a
Minimum Side Yard	23-461	8' (2), 20' (Corner)	23-462	None or 8 feet	23-462	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47	30'	23-47	30'
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	23-662	40'	23-662	60'
Maximum Base Height	23-631b	25'	23-664*	75'	23-664*	105
Maximum Building Height	23-631b	35'	23-664*	95'/9-Stories	23-664*	145'/14-Stories
Maximum Height of Front Wall	23-63' b	25'	23-664*	75'	23-664*	105
Sky Exposure Plane	n/a	n/a	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	23-662	15'	23-662	15'
Setbacks from Wide Streets	n/a	n/a	23-662	10'	23-662	10'
OPEN SPACE						
Residential	23-142	70%	n/a	n/a	n/a	n/a
Max. Interior Lot Coverage	23-142	30%	23-153	65%	23-153	70%
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Open Space Ratio	23-142	70%	n/a	n/a	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	23-142	30%	23-153	65%	23-153	70%
Maximum Lot Coverage	24-11	55%/ 60% (Corner)	23-153	100% (Corner)	23-153	100% (Corner)
DENSITY						
Affordable Dwelling Units	23-22	2,850	23-22	680 sf/DU	23-22	680 sf/DU
PARKING						
Government Assisted Dwelling Units	12-10/25-253	n/a	12-10/25-253	25%	12-10/25-253	25%
Income-Restricted Housing Units	12-10/25-251	n/a	12-10/25-251	15% or None (Transit Zone)	12-10/25-251	15% or None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	n/a	12-10/25-252	10% or None (Transit Zone)	12-10/25-252	10% or None (Transit Zone)
Residences	25-23	100%	25-23	50%	25-23	50%
Commercial	n/a	n/a	36-21	By Use	36-21	By Use
LOADING						
Commercial	n/a	n/a	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-70	By Use	36-70	By Use

*When providing affordable housing pursuant to the Inclusionary Housing Program set forth in ZR Section 23-90

III - Proposed Conditions:

1. Proposed Rendering;
2. Proposed Plans;
3. Affordability Matrix.



7 0 - 3 5 1 1 3 T H S T R E E T , F O R E S T H I L L S , N Y





7 0 - 3 5 1 1 3 T H S T R E E T , F O R E S T H I L L S , N Y



APPLICANT/ARCHITECT MUST CONFIRM ALL NUMBERS AND LANGUAGE AND FILL IN ALL EMPTY CELLS. THE DEPARTMENT OF CITY PLANNING AND ITS TECHNICAL REVIEW DIVISION IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY OF THE CALCULATIONS ON THIS SHEET. THE RELEVANT SECTIONS AND RELATED CALCULATIONS WERE PULLED FROM DRAFT MATERIALS GIVEN TO THE DEPARTMENT BY THE APPLICANT.

SITE DATA

Block: 2248

Lots: 228

Street Address: 70-35 113th Street, Flushing, NY

Existing Zoning: R1-2A

Proposed Zone: R7-X & R7-A (Inclusionary Housing Designated Area)

Community District: 6, Queens

Zoning Section Map No. 14a

Zoning Lot Area: 57,035.87 sf

R7-X: 32,812 sf

R7-A: 24,224.87 sf

List of Required Actions:

1. Zoning map amendment, from R1-2A to R7A and R7X;
2. A text amendment to Appendix F of the Zoning Resolution ("ZR") for Mandatory Inclusionary Housing Area (MIHA).

ZR Section	Title	Permitted/Required	Proposed	Total	Compliance/Notes
22-12	USES	R7X/R7A: USE GROUP 2A- RESIDENTIAL R7A: USE GROUP 4A – COMMUNITY FACILITY AMBULATORY HEALTH CARE			
23-153	LOT COVERAGE CALCULATION	R7A – CORNER LOT: 10,000 sf x 1.0 = 10,000.0 sf THRU LOT: 14,103.87 x .65 = 9,167.5 sf MAX. ALLOWED = 19,167.5 sf R7X – CORNER LOT: 10,071 sf x 1.0 = 10,071.0 sf THRU LOT: 19,345 sf x .70 = 13,542.0 sf INTERIOR LOT: 3,517 sf x .70 = 2,462.0 sf MAX. ALLOWED = 26,075.0 sf MAX. ALLOWED = 45,242.5 sf	EXISTING BUILDING: 15,941.0 sf PROPOSED BUILDING: 16,800.0 sf	32,741 sf	
23-153	QUALITY HOUSING BUILDING	R7A FAR = 4.0 4.0 x 24,223.87 = 96,895 sf MAX ALLOWABLE COMMUNITY FACILITY	4,034 sf COMMUNITY FACILITY		COMPLIES
	(QUALITY HOUSING) MAX LOT COVERAGE	ALLOWED – 45,242.5 sf	32,741 sf		COMPLIES
23-154 (d) (2)	MAX RESIDENTIAL F.A.R. (INCLUSIONARY HOUSING)	R7-X FAR = 6.0 6.0 x 32,812 sf = 196,872 sf R7-A FAR = 4.6 (SENIOR AFFORDABLE) 4.6 x 24,224.87 sf = 111,430 sf 196,872 sf + 111,430 sf = 308,302 sf MAX ALLOWABLE F.A. (RESIDENTIAL)	206,715 sf (PROPOSED MARKET RATE) + 91,942 sf (PROPOSED AFFORDABLE) = 298,657 sf RESIDENTIAL FA 298,657 sf (RES. F.A.) + 4,034 sf (COMM. FAC. F.A.) = 302,691 sf		COMPLIES

23-154 (d) (3) (iv)	INCLUSIONARY HOUSING – WORKFORCE OPTION	30% OF RESIDENTIAL FLOOR AREA SHALL BE AFFORDABLE	TOTAL F.A. FOR ZOINING LOT: 302,691 sf TOTAL RESIDENTIAL F.A. FOR ZOINING LOT: 298,657 sf AFFORDABLE FLOOR AREA: 91,942 sf 91,942 sf / 298,657 sf = 30.8%		COMPLIES
23-22	FACTOR FOR DETERMINING MAX. NUMBER OF D.U.	R7: 680/ MAX. ALLOWABLE F.A.	308,302 sf / 680 = 453 D.U. ALLOWED 351 D.U. PROVIDED		COMPLIES
23-532 (a)	REQUIRED REAR YARD EQUIVALENT REQUIRED FOR LOTS DEEPER THAN 110'	LOT IS 237'-5" THEREFORE OPEN AREA WITH MIN. DEPTH OF 60'-0"	63'-11 1/2"		
23-662 (c) (1)	SETBACK REGULATIONS	AT A HEIGHT NOT LOWER THEN THE MIN. BASE HEIGHT: 10' MIN. FROM ANY STREET WALL ON A WIDE STREET 15' MIN. FROM ANY STREET WALL ON A NARROW STREET	GRAND CENTRAL SERVICE ROAD – WIDE STREET: SETBACK – 10' 70 TH STREET – NARROW STREET (REDUCE TO 7' WHEN BUILDING IS SET BACK): SETBACK – 7' & 15'		COMPLIES
23-664	MODIFIED HEIGHT AND SETBACK REGULATIONS FOR CERTAIN INCLUSIONARY HOUSING BUILDINGS OR AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS	R7A – QUALITY HOUSING (a) ELIGIBLE BUILDINGS (3) MIH DEVELOPMENTS CONTAINS ALL REQUIRED AFFORDABLE FLOOR AREA FOR MIH TABLE 1: MODIFIED MAX BASE HEIGHT AND MAXIMUM BUILDING HEIGHT FOR CERTAIN QUALITY HOUSING BUILDINGS R7X (1) MODIFIED BASE & MAX BUILDING HEIGHTS MUST MEET CRITERIA (a)(3) OR (a)(4) (a)(3): ELIGIBLE BUILDINGS: MIH DEVELOPMENTS CONTAINS ALL REQUIRED AFFORDABLE FLOOR AREA FOR MIH			COMPLIES
23-664	TABLE 1: MODIFIED MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT FOR CERTAIN QUALITY HOUSING BUILDINGS	R7X: MAX ALLOWABLE BASE HEIGHT – 105'-0" MAX. ALLOWABLE BUILDING HEIGHT – 145'-0" MAX. # OF STORIES ALLOWED – 14 STORIES R7A: EXISTING HEIGHT – 62'-8 5/8" (67'-1" TO AVG. BASE PLANE) MAX ALLOWABLE BASE HEIGHT – 75'-0" MAX. ALLOWABLE BUILDING HEIGHT – 90'-0" MAX. # OF STORIES ALLOWED – 9 STORIES	R7X: BASE HEIGHT – 101'-10" BUILDING HEIGHT – 140'-10" STORIES – 14 R7X: BASE HEIGHT – 67'-1" BUILDING HEIGHT – 89'-0" STORIES – 8		
23-693	SPECIAL PROVISIONS APPLYING ADJACENT TO R1 THROUGH R6B DISTRICTS	R7X: 65'-0" R7A: 55'-0"			COMPLIES
24-10	COMMUNITY FACILITY IN RESIDENTIAL ZONE	ZONE R7A [USE GROUP 4A (COMMUNITY FACILITY AMBULATORY HEALTH CARE)]	SEE ARTICLE II, CHAPTER 3; REFER TO (a) QUALITY HOUSING R7A FOR COMMUNITY FACILITY F.A.		COMPLIES

	<u>PARKING REQUIREMENTS</u>				
25-23	REQUIREMENTS WHERE GROUP PARKING FACILITIES AREA PROVIDED	R7A/R7X 50% OF TOTAL # OF D.U. REQUIRE PARKING	216 x .50 = 108 SPACES REQUIRED 68 x .50 = 34 SPACES REQUIRED		
25-252	AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS	OUTSIDE TRANSIT ZONE 10% OF TOTAL # OF D.U. REQUIRE PARKING	67 x .10 = 6.7 SPACE REQUIRED		
25-30	REQUIRED OFF STREET PARKING SPACES FOR PERMITTED NON-RESIDENTIAL USES	COMMUNITY FACILITY USE – USE GROUP 4A	R7A – NON REQUIRED		
		TOTAL PARKING REQUIRED: 149 SPACES	TOTAL PARKING PROVIDED: 180 SPACES		
	<u>QUALITY HOUSING PROGRAM</u>				COMPLIES
28-23	REFUSE ROOM ON EACH FLOOR	MIN. 12 sf (DEDUCTED FROM F.A.)			
28-24	LAUNDRY FACILITY	1 WASHING / 20 UNIS 1 DRYING / 40 UNITS - EXTERIOR WALL W/ WINDOWS NOT LESS THEN 9.5% OF TOTAL FLOOR SPACES OF ROOM (IF WANT TO DEDUCT FROM F.A.)			
28-25	DAYLIGHT IN CORRIDORS	50% OF CORRIDOR CAN BE DEDUCTED FROM F.A. IF MIN. 20 sf WINDOW PROVIDED - DIRECTLY VISIBLE FROM 50% OF CORRIDOR ON VERTICAL CORE - LOCATED AT LEAST 20' FROM A WALL ON SIDE OF REAR LOT LINE			
28-31	REQUIRED RECREATIONAL SPACE	AGGREGATED INDOOR OR OUTDOORS (ALL IN ONE LOCATION) - INDOOR MAY BE EXCLUDED FROM F.A. R7: 3.3% OF RESIDENTIAL F.A. MARKET RATE: 206,715 sf x 3.3% = 6,821 sf AFFORDABLE: 91,942 sf x 3.3% = 3,034 sf			
28-32	STANDARDS FOR RECREATION SPACE	MIN. DIMENSION OF 15' MIN. SIZE ROOM EXT. 225 sf / MIN. SIZE INT. 300 sf INDOOR RECREATION LOCATED IN A STORY MUST HAVE EXTERIOR WALL W/ WINDOWS (NOTE: CELLAR IS NO A STORY)			

CALCULATIONS:

PROPOSED RESIDENTIAL FLOOR AREA CALCULATION:

EXISTING BUILDING (SENIOR AFFORDABLE)

SUB-CELLAR: 6,000 sf (RES. F.A. ONLY)
CELLAR: 9,467 sf (RES. F.A. ONLY)
1ST FLOOR: 10,000 sf
2ND – 6TH: 10,175 sf x 5 flr. = 50,875 sf
7TH & 8TH: 7,800 sf x 2 flr. = 15,600 sf
TOTAL: 91,942 sf (SENIOR AFFORDABLE) (RES.)

PROPOSED BUILDING (MARKET RATE)

LL2: NOT IN F.A.
CELLAR: NOT IN F.A.
1ST: 11,515 sf
2ND – 10TH: 16,000 sf x 9 flr. = 144,000 sf
11TH – 14TH: 12,800 sf X 4 flr. = 51,200 sf
TOTAL: 206,715 sf (MARKET RATE)

BASE PLANE CALCULATION:

113TH STREET

55.40'
+ 51.64'
107.04' x 196.5' = 21,033.3 / 2 = 10,516.65

32.29'
+ 49.99'
82.28' x 102' = 8,392.56 / 2 = 4,196.28

10,516.65 + 4,196.28 = 14,712.93
196.5' + 102' = 298.5 = 49.29'

GRAND CENTRAL PARKWAY SERVICE ROAD

27.77'
+ 23.29'
51.06' x 240' = 12,254.4 / 2 = 6,127.2

23.29'
+ 27.41'
50.70' x 70' = 3,549.00 / 2 = 1,774.50

6,127.20 + 1,774.50 = 7,901.70
240' + 70' = 310' = 25.48'

UNIT MIX:

EXISTING BUILDING

SUB-CELLAR: (A.I.R.S)	1 flr. x (2) STUDIO 1 flr. x (4) 1 BD	= 2 = 4
CELLAR: (A.I.R.S)	1 flr. x (6) STUDIO 1 flr. x (5) 1 BD	= 6 = 5
1 ST FLOOR: (A.I.R.S)	1 flr. x (6) STUDIO 1 flr. x (1) 1 BD	= 6 = 1
2 ND – 6 TH : (A.I.R.S)	5 flr. x (8) STUDIO 5 flr. x (9) 1 BD	= 40 = 45
7 TH & 8 TH : (A.I.R.S)	2 flr. x (4) STUDIO 2 flr. x (9) 1 BD	= 8 = 18
TOTAL:	135 UNITS	

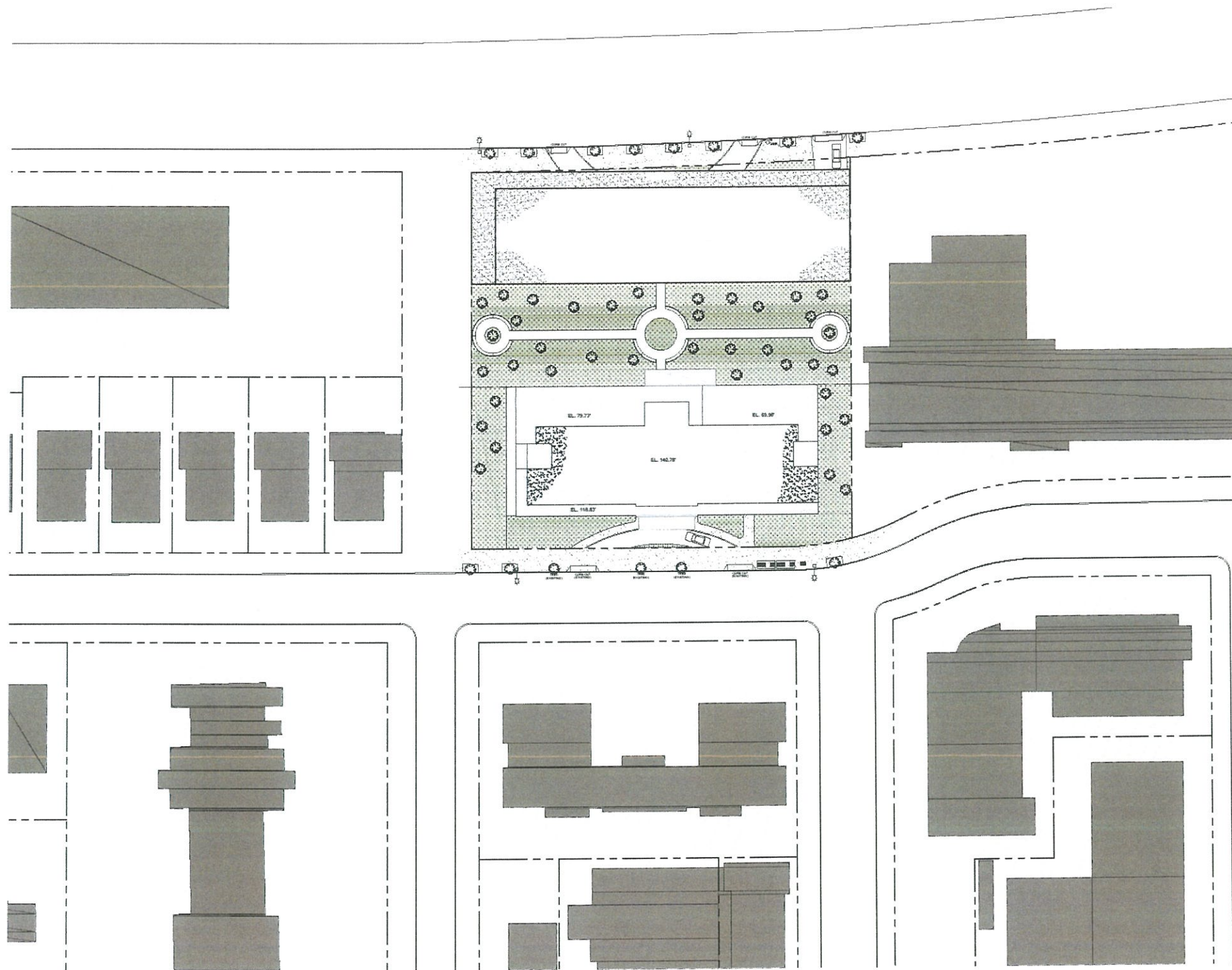
STUDIO APARTMENTS: 62
1 BEDROOM APARTMENTS: 73

135 D.U.
+ 216 D.U.
351 D.U.

PROPOSED BUILDING

1 ST FLOOR:	1 flr. x (5) STUDIO 1 flr. x (3) 1 BD	= 5 = 3
2 ND – 10 TH :	9 flr. x (4) STUDIO 9 flr. x (8) 1 BD 9 flr. x (4) 2 BD	= 36 = 72 = 36
11 TH – 14 TH :	4 flr. x (3) STUDIO 4 flr. x (12) 1 BD 4 flr. x (1) 2 BD	= 12 = 48 = 4
TOTAL:	216 UNITS	

STUDIO APARTMENTS: 48
1 BEDROOM APARTMENTS: 125
2 BEDROOM APARTMENTS: 43



LEGEND:	
	ZONING LOT
	TAX LOT
	BUILDING ENTRANCE
	PLANTS
	LANDSCAPED AREA- extensive green roof/ grass

0 16' 32' 64'
SCALE: 1/32" = 1'-0"
PROPOSED SITE PLAN
NEWMAN DESIGN

NOTE: AFFIDAVIT 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.



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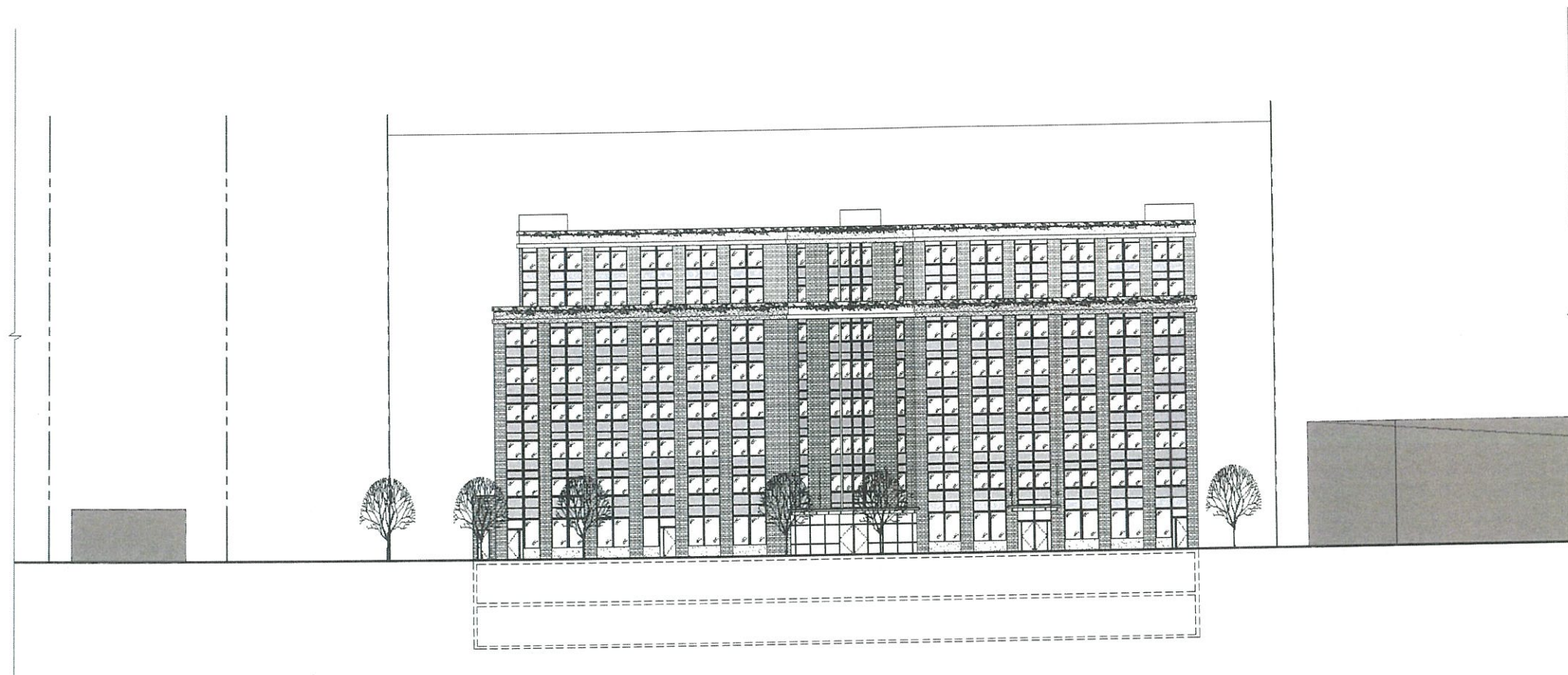
PROJECT:
**70-35 113TH STREET
FLUSHING, N.Y. 11375**
BOROUGH: QUEENS
BLOCK: 2246
LOT: 229
ULURP:

TITLE:
SITE PLAN

STAMP:

DATE: 11-30-17
REVISION DATE:
JOB #: 15-48
DRAWN BY: AG
DRAWING NO:

Z-001



0 8' 16' 32'
SCALE: 1/16" = 1'-0"

STREET TREE LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
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LEGEND:	
-----	TAX LOT



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PROJECT:
**70-35 113TH STREET
FLUSHING, N.Y. 11375**

BOROUGH: QUEENS
BLOCK: 2248
LOT: 228
ULURP:

TITLE:
113TH STREET ELEVATION

STAMP:

DATE: 11-30-17

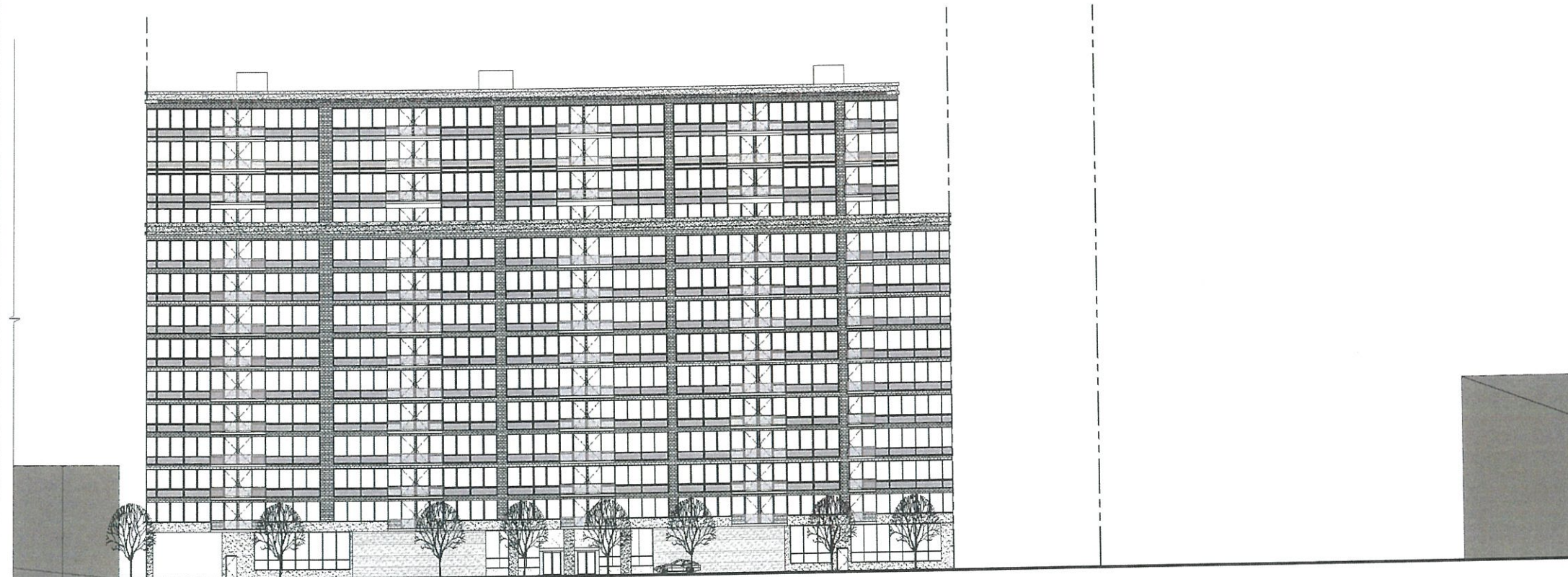
REVISION DATE:

JOB #: 15-48

DRAWN BY: AG

DRAWING NO:

Z-002



0 8' 16' 32'
SCALE: 1/16" = 1'-0"

NOTE:
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APPLICANTS NAME AND SEAL CORRESPONDS TO THE INFORMATION REGARDING
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REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND:	
-----	TAX LOT



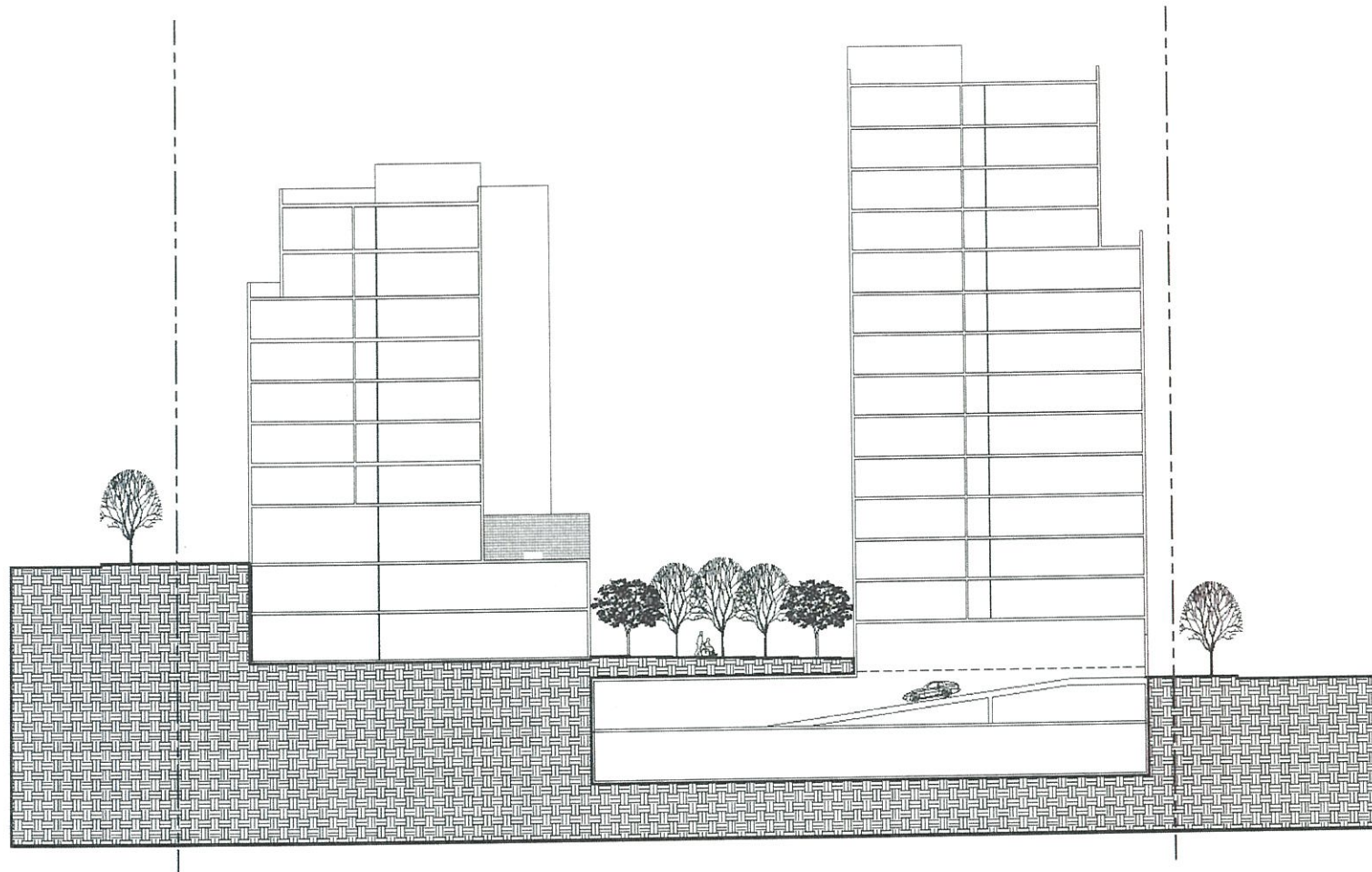
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PROJECT:
70-35 113TH STREET
FLUSHING, N.Y. 11375
BOROUGH: QUEENS
BLOCK: 2286
LOT: 228
ULURP:

TITLE:
GRAND CENTRAL PARKWAY
ELEVATION

STAMP:
DATE: 11-30-17
REVISION DATE:
JOB #: 15-48
DRAWN BY: AG

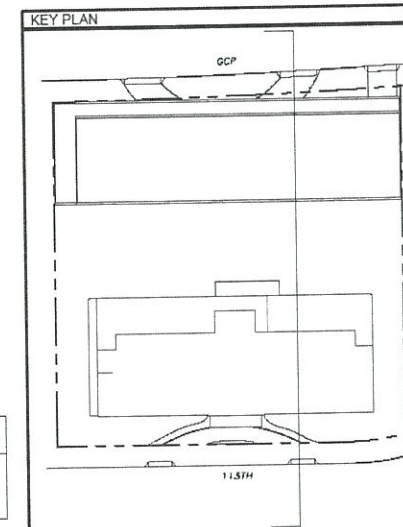
DRAWING NO:
Z-003



0 8' 16' 32'
 SCALE: 1/16" = 1'-0"

NOTE:
 INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR
 ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR
 EXACT INFORMATION ON SURROUNDING PROPERTIES.

LEGEND:	
	TAX LOT



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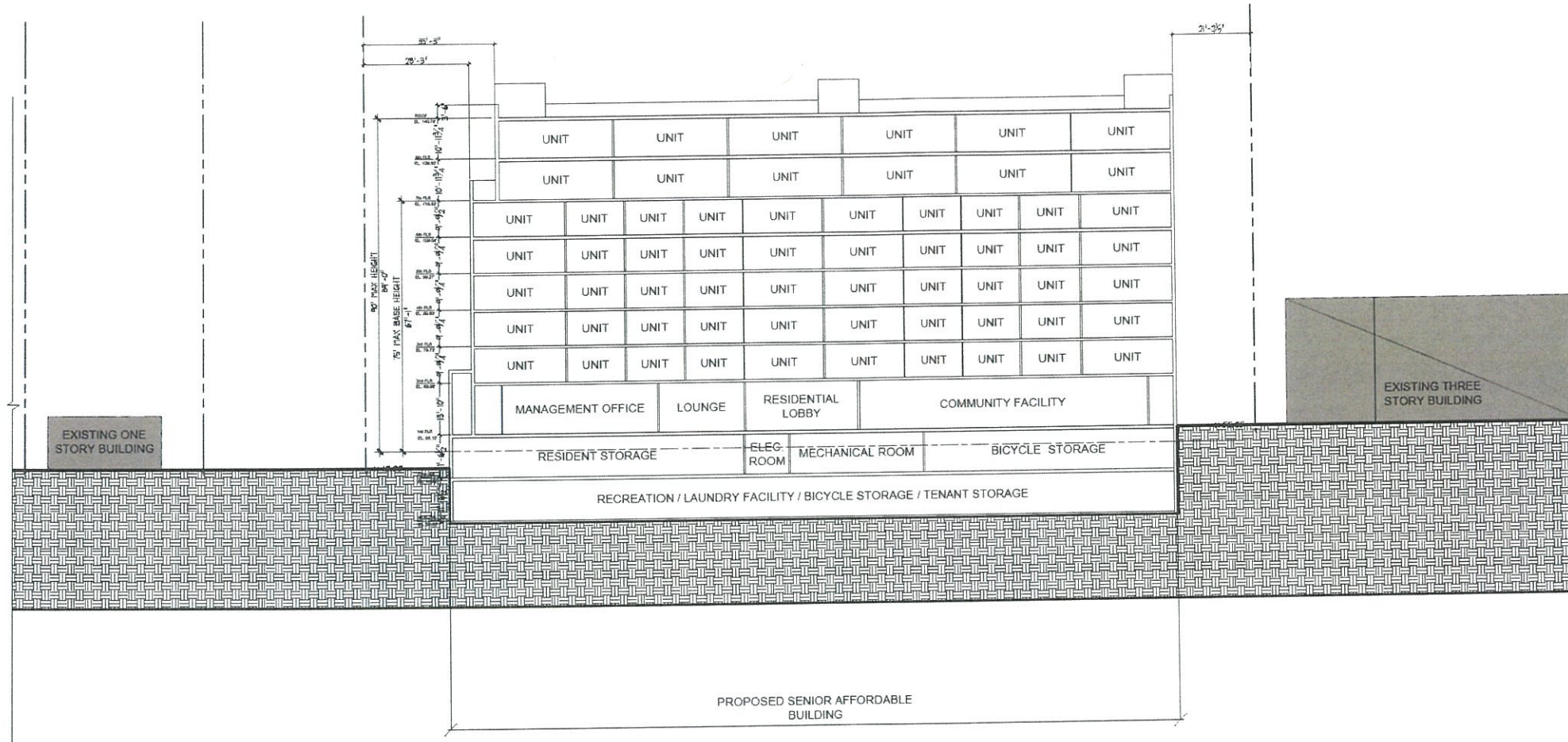
PROJECT:
70-35 113TH STREET
FLUSHING, N.Y. 11375
 BOROUGH: QUEENS
 BLOCK: 2346
 LOT: 235
 ULURP:

TITLE:
SITE CROSS SECTION
LOOKING TOWARDS 70TH ST.

STAMP

DATE: 11-30-17
 REVISION DATE:
 JOB #: 15-48
 DRAWN BY: AG
 DRAWING NO:

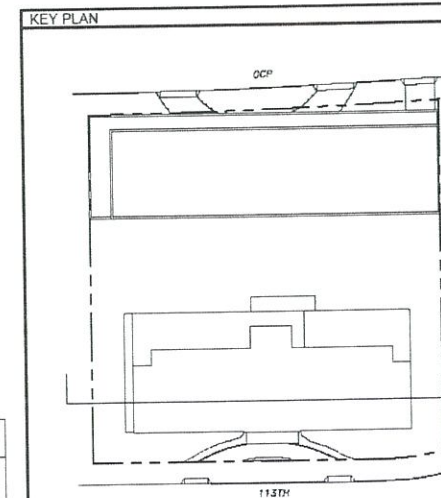
Z-004



0 5' 10' 32'
SCALE: 1/16" = 1'-0"

NOTE:
REPRESENTATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR
ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR
INEXACT INFORMATION ON SURROUNDING PROPERTIES.

LEGEND:	
	TAX LOT



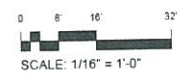
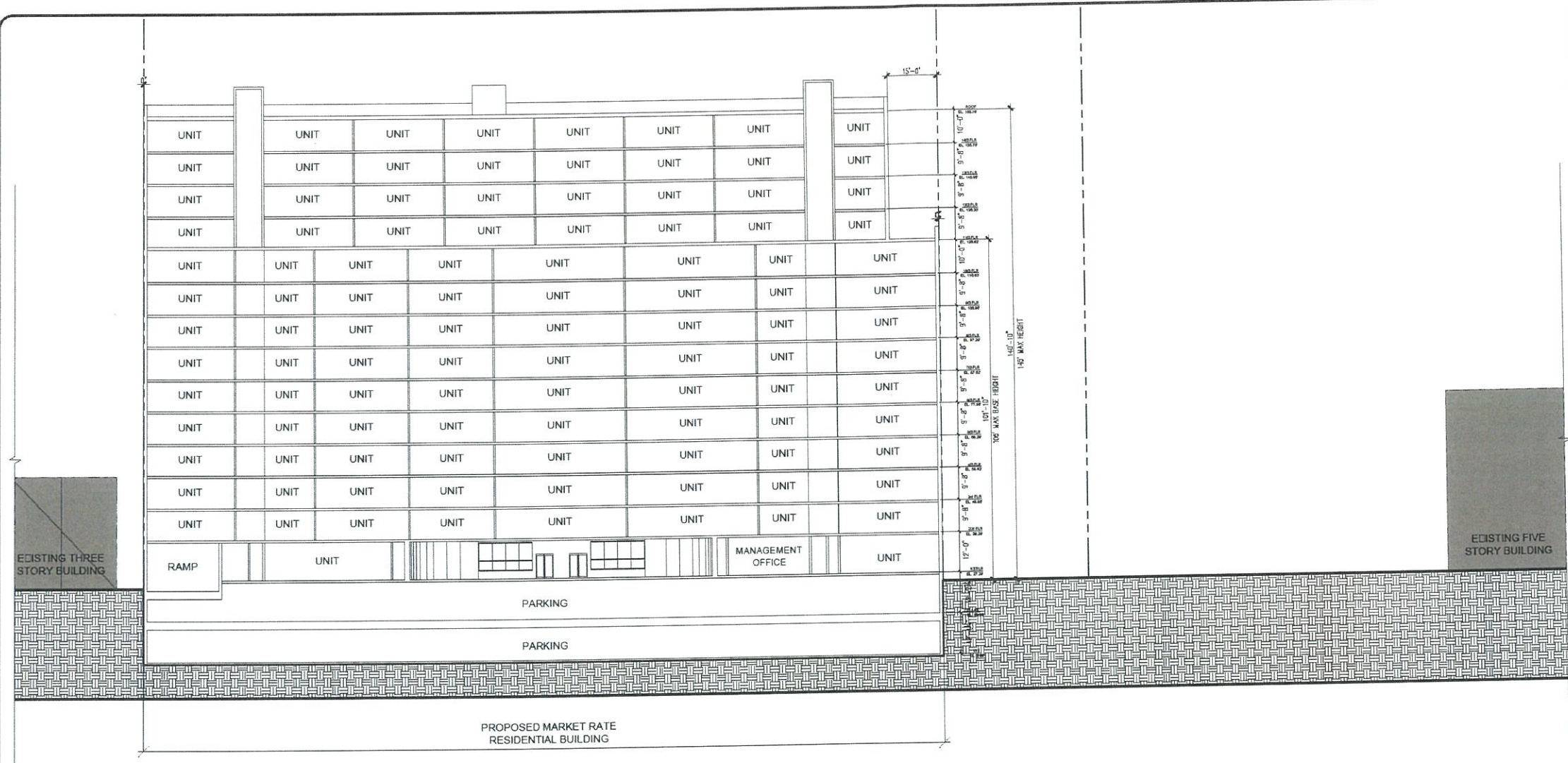
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PROJECT:
**70-35 113TH STREET
FLUSHING, N.Y. 11375**
BOROUGH: QUEENS
BLOCK: 2248
LOT: 228
ULURP:

TITLE:
113TH STREET SECTION

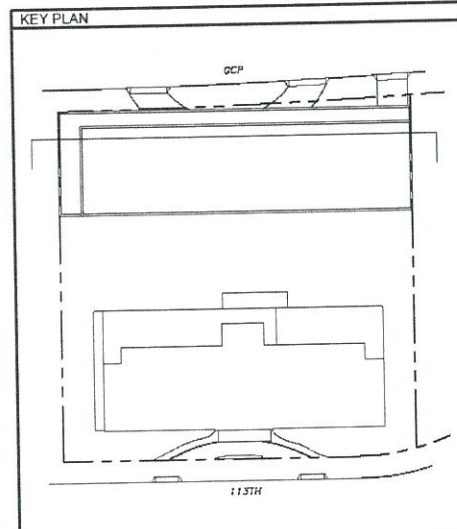
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DATE: 11-30-17
REVISION DATE:
JOB #: 15-48
DRAWN BY: AG
DRAWING NO:


Z-005



NOTES:
 INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR
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LEGEND:	
-----	TAC LOT





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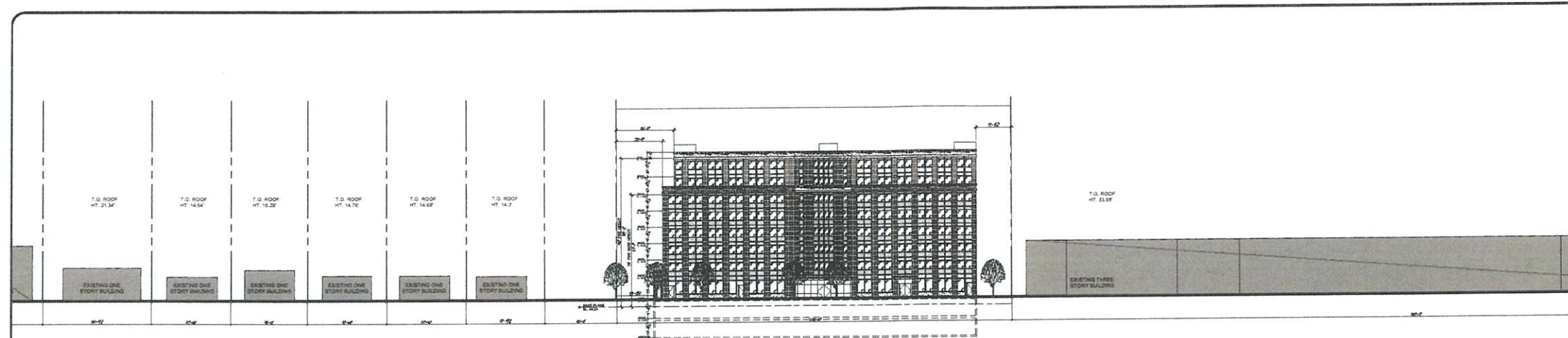
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PROJECT:
**70-35 113TH STREET
 FLUSHING, N.Y. 11375**

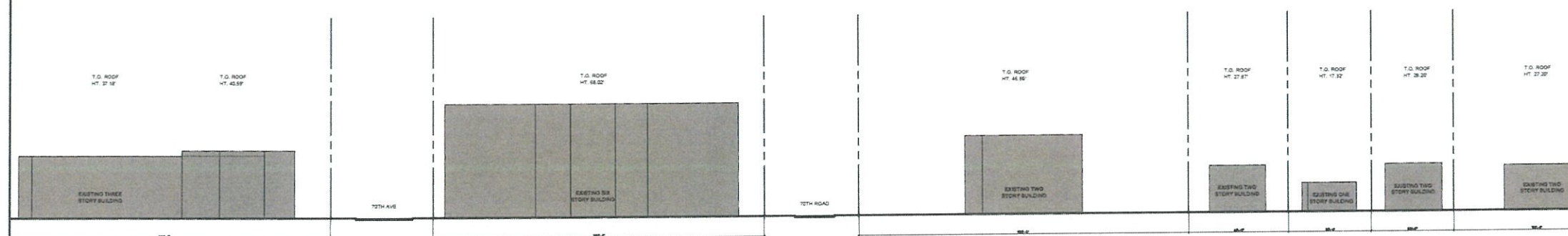
BOROUGH: QUEENS
 BLOCK: 2248
 LOT: 228
 ULURP:

TITLE:
**GRAND CENTRAL PARKWAY
 SECTION**

STAMP:	DATE: 11-30-17
	REVISION DATE:
	JOB #: 12-49
	DRAWN BY: AG
	DRAWING NO:
	Z-006



NEIGHBORHOOD CHARACTER DIAGRAM OF WEST SIDE OF 113TH STREET



NEIGHBORHOOD CHARACTER DIAGRAM OF EAST SIDE OF 113TH STREET

0 16 32 64
SCALE: 1/32" = 1'-0"



LEGEND:	
	TAX LOT

NOTE: STREET TREE LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

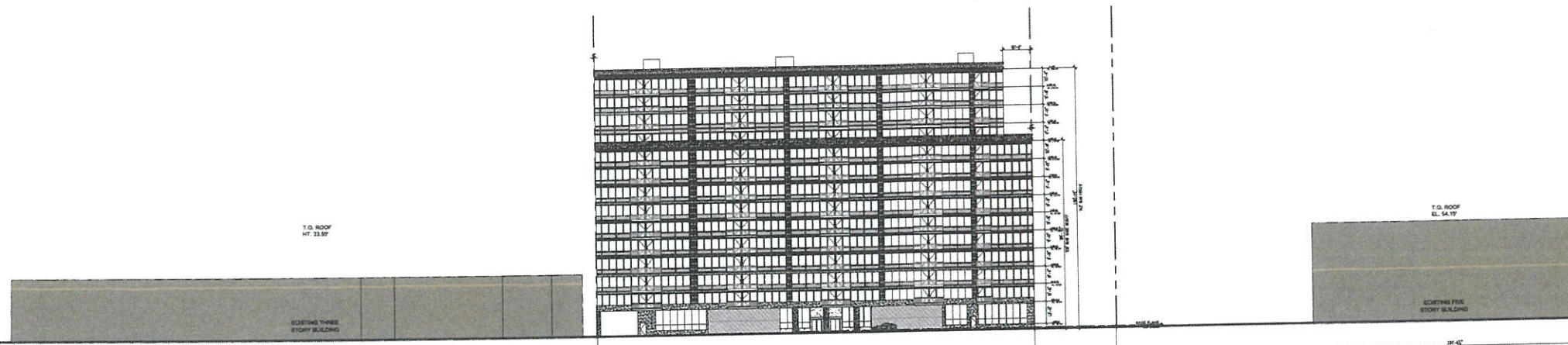


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PROJECT:
**70-35 113TH STREET
FLUSHING, N.Y. 11375**
BOROUGH: QUEENS
BLOCK: 2348
LOT: 228
ULURP:

TITLE:
**STREETSCAPE
113TH STREET**

STAMP	DATE: 11-30-17
	REVISION DATE: JOB #: 15-48
	DRAWN BY: AG
DRAWING NO: Z-007	



0 16' 32' 64'
SCALE: 1/32" = 1'-0"

NEIGHBORHOOD CHARACTER DIAGRAM OF EAST SIDE OF GRAND CENTRAL PARKWAY SERVICE ROAD



KEY PLAN

LEGEND:

— TAC LOT

NOTE:
STREET TREE LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING
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PROJECT:
**70-35 113TH STREET
FLUSHING, N.Y. 11375**

BOROUGH: QUEENS
BLOCK: 2348
LOT: 220
ULURP:

TITLE:
**STREET SCAPE
GRAND CENTRAL PARKWAY
SERVICE ROAD**

STAMP:

DATE: 11-30-17

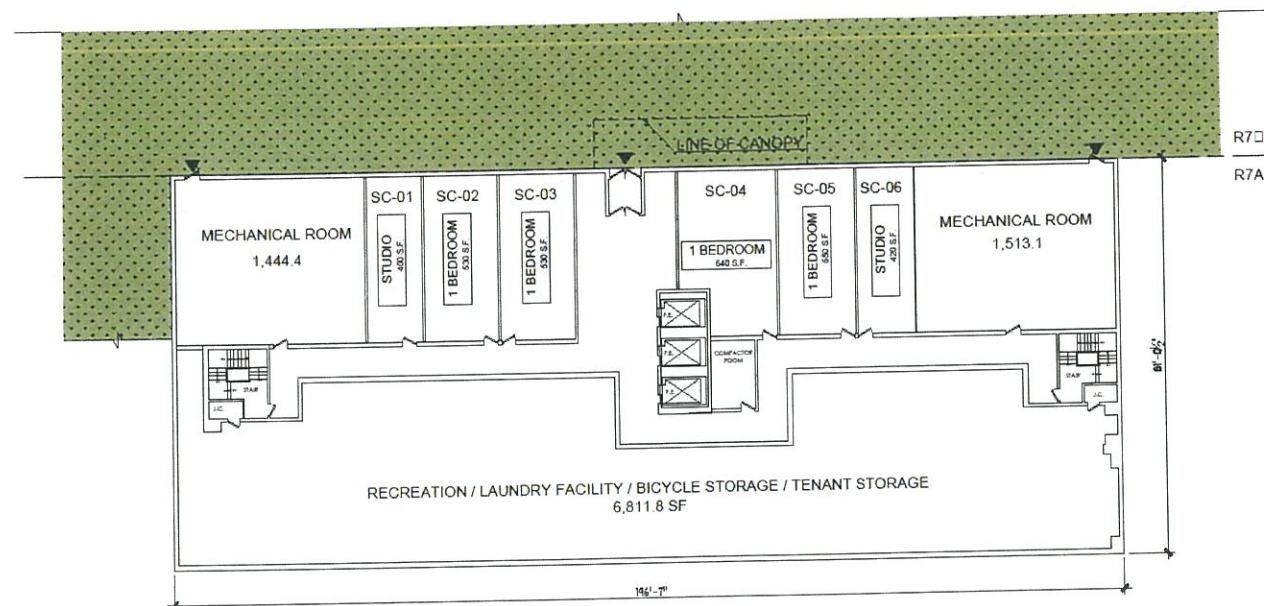
REVISION DATE:

JOB #: 19-48

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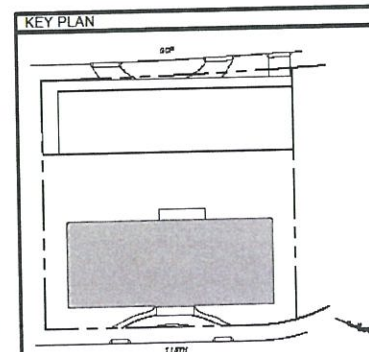
Z-008



0 8' 16' 32'
SCALE: 1/16" = 1'-0"

NOTE: APPLICANT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURFEW DUTY. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND:	
---	TAC LOT
■	LANDSCAPED AREA
□	STAIR
□	ELEVATOR
▲	BUILDING ENTRANCE



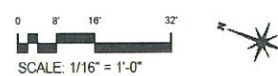
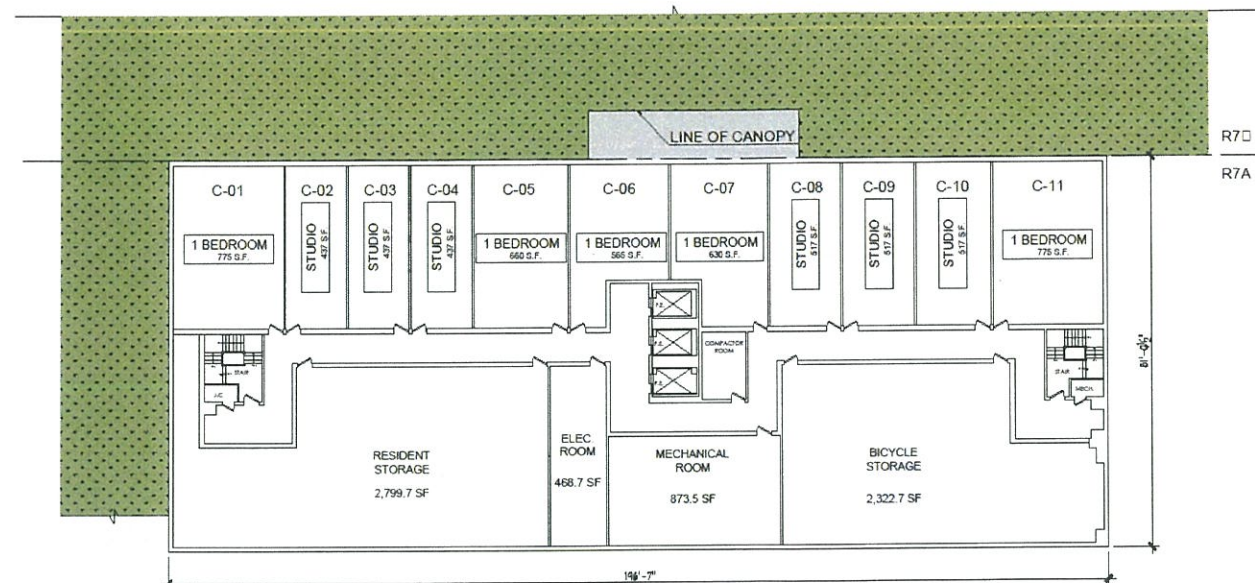
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PROJECT:
**70-35 113TH STREET
FLUSHING, N.Y. 11375**
BOROUGH: QUEENS
BLOCK: 2248
LOT: 229
ULURP:

TITLE:
**EXISTING BUILDING
SUB-CELLAR PLAN**

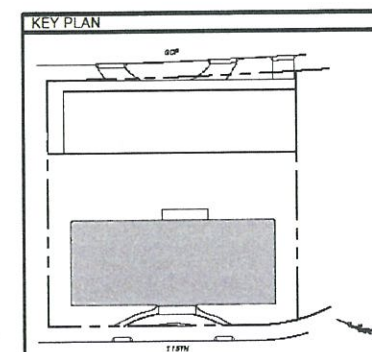
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DATE: 11-30-17
REVISION DATE:
JOB #: 15-08
DRAWN BY: AG

DRAWING NO:
Z-009



NOTE: APPLICANT STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND:	
	TAD LOT
	LANDSCAPED AREA



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PROJECT:
**70-35 113TH STREET
FLUSHING, N.Y. 11375**

BOROUGH: QUEENS
BLOCK: 2348
LOT: 228
ULURP:

TITLE:
**EXISTING BUILDING
CELLAR PLAN**

STAMP:

DATE: 11-30-17

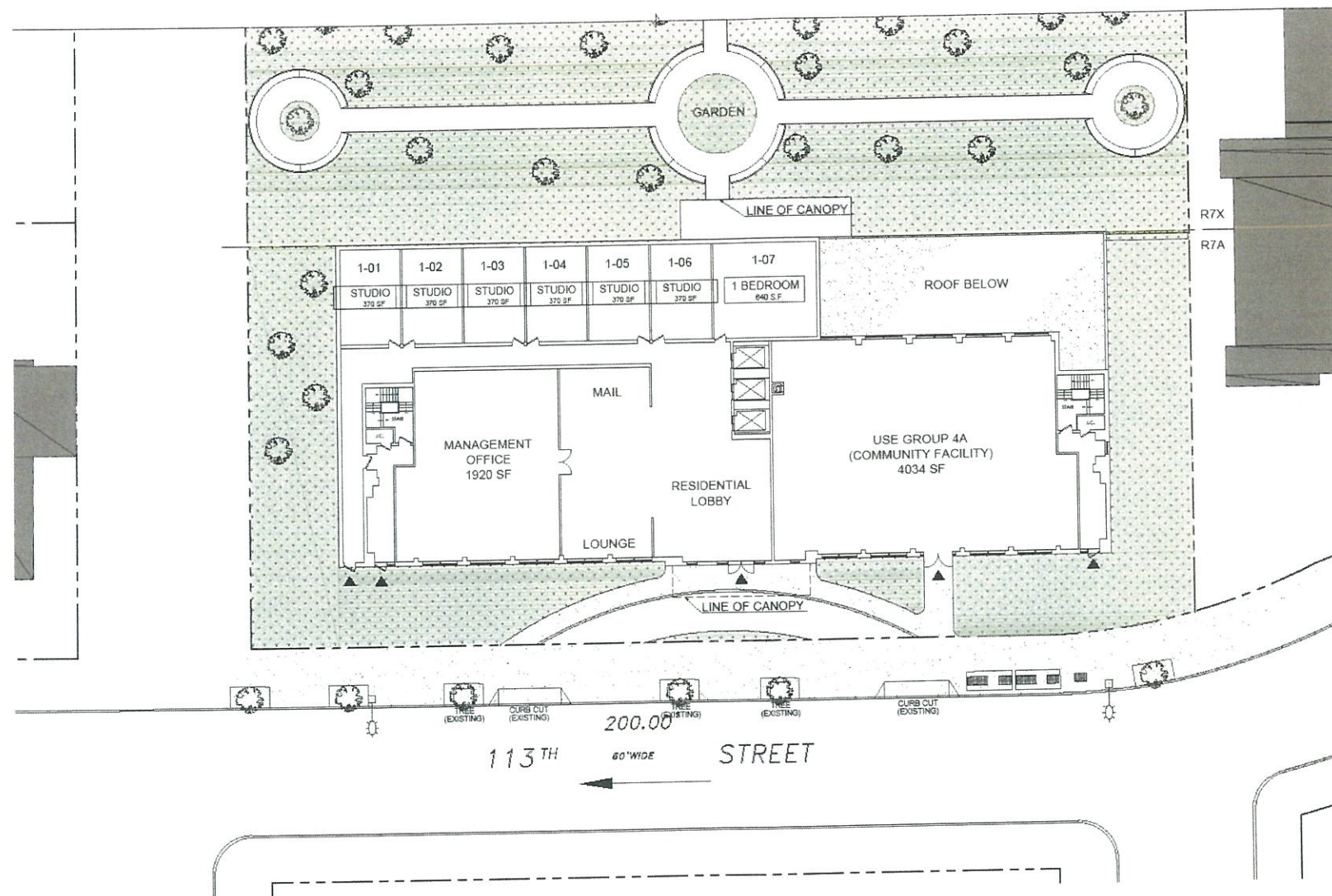
REVISION DATE:

JOB #: 15-48

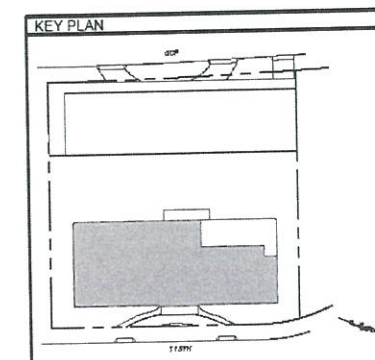
DRAWN BY: AG

DRAWING NO:

Z-010



LEGEND:	
	ZONING LOT
	TAX LOT
	BUILDING ENTRANCE
	PLANTS
	LANDSCAPED AREA-extensive green roof/ grass



0 8' 16' 32'
SCALE: 1/16" = 1'-0"

NOTE: APPLICANT STAMP AND SEAL CORRESPOND TO THE INFORMATION RELAYING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.



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PROJECT:
**70-35 113TH STREET
FLUSHING, N.Y. 11375**

BOROUGH: QUEENS
BLOCK: 2241
LOT: 328
ULURP:

TITLE:
**EXISTING BUILDING
FIRST FLOOR PLAN**

STAMP:

DATE: 11-30-17

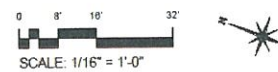
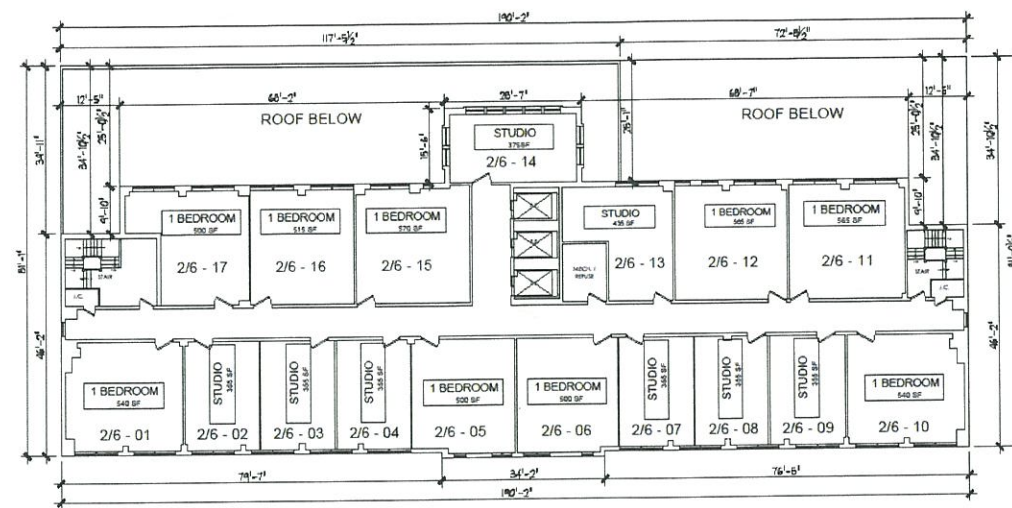
REVISION DATE:

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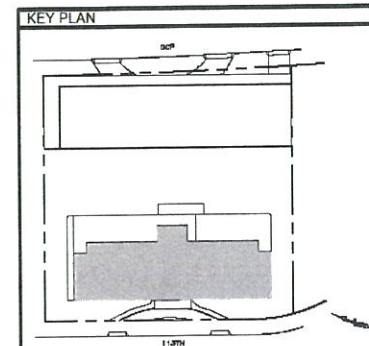
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DRAWING NO:

Z-011



NOTE: APPLICANT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB OUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.



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www.nelarchitects.com

PROJECT:
**70-35 113TH STREET
FLUSHING, N.Y. 11375**
BOROUGH: QUEENS
BLOCK: 2248
LOT: 228
ULURP:

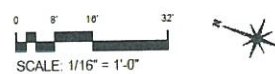
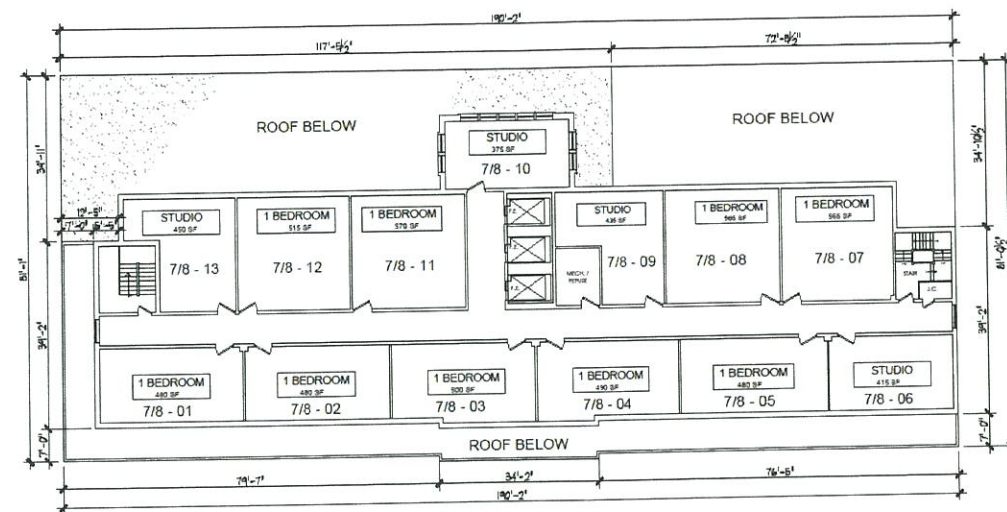
TITLE:
**EXISTING BUILDING
2ND THRU 6TH FLOOR PLANS**

STAMP:

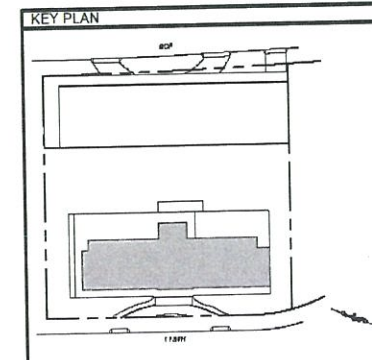
DATE: 11-30-17
REVISION DATE:
JOB #: 15-46
DRAWN BY: AG

DRAWING NO:

Z-012



NOTE: APPLICANT 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.



**NEWMAN
DESIGN**

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TEL: 212.678.2110 • TEL: 851.878.3111 • FAX: 851.878.2031
www.ndarchitects.com

PROJECT:
**70-35 113TH STREET
FLUSHING, N.Y. 11375**

BOROUGH: QUEENS
BLOCK: 2248
LOT: 228
ULURP:

TITLE:
**EXISTING BUILDING
7TH & 8TH FLOOR PLANS**

STAMP:

DATE: 11-30-17

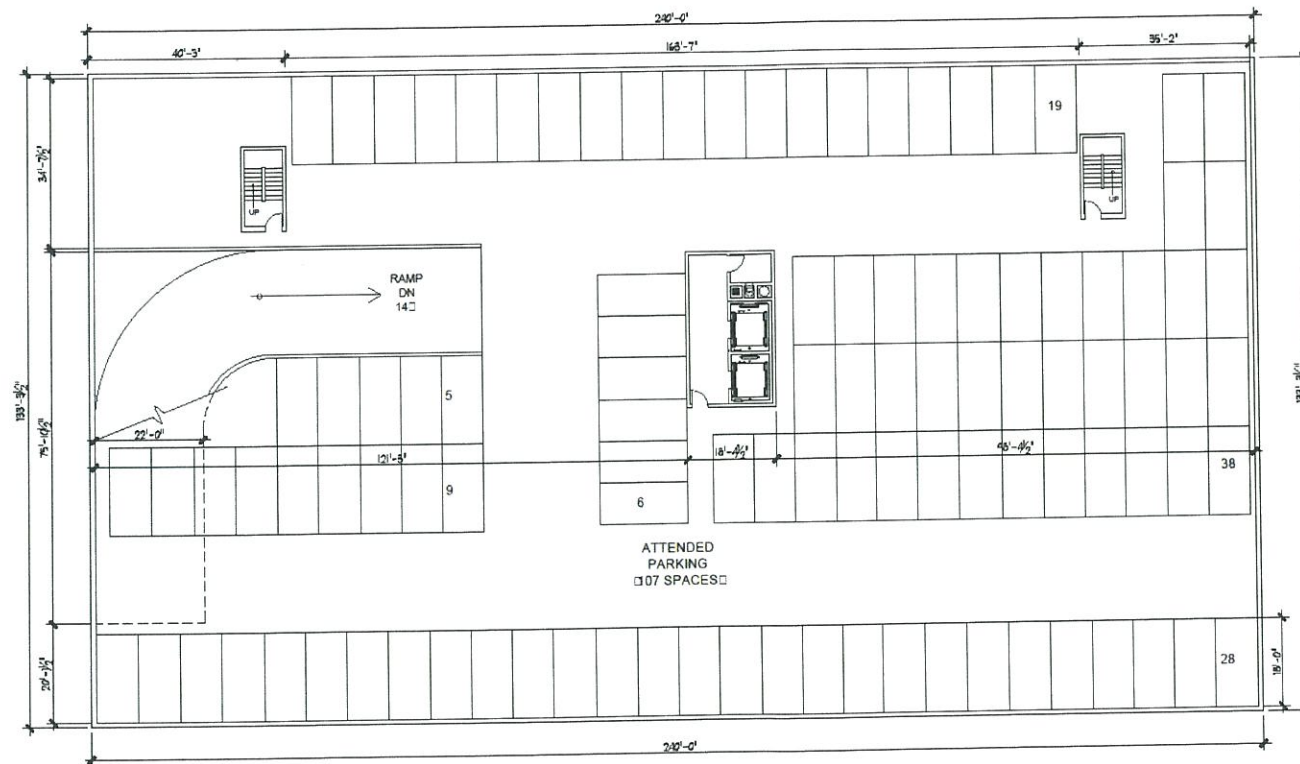
REVISION DATE:

JOB #: 15-48

DRAWN BY: AG

DRAWING NO:

Z-013

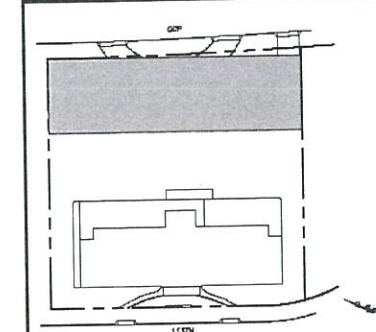


0 8' 16' 32'
SCALE: 1/16" = 1'-0"



NOTE: APPLICANT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURSE DATE. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

KEY PLAN



ARCHITECTURE • URBAN PLANNING

NEWMAN DESIGN ARCHITECTS PLLC
210 West Rogers Path • Cold Spring Hills, NY 11724
TEL: 212.873.3110 • TEL: 831.873.3111 • FAX: 831.873.2331
www.ndaarchitects.com

PROJECT:
**70-35 113TH STREET
FLUSHING, N.Y. 11375**

BOROUGH: QUEENS
BLOCK: 2248
LOT: 228
ULURP:

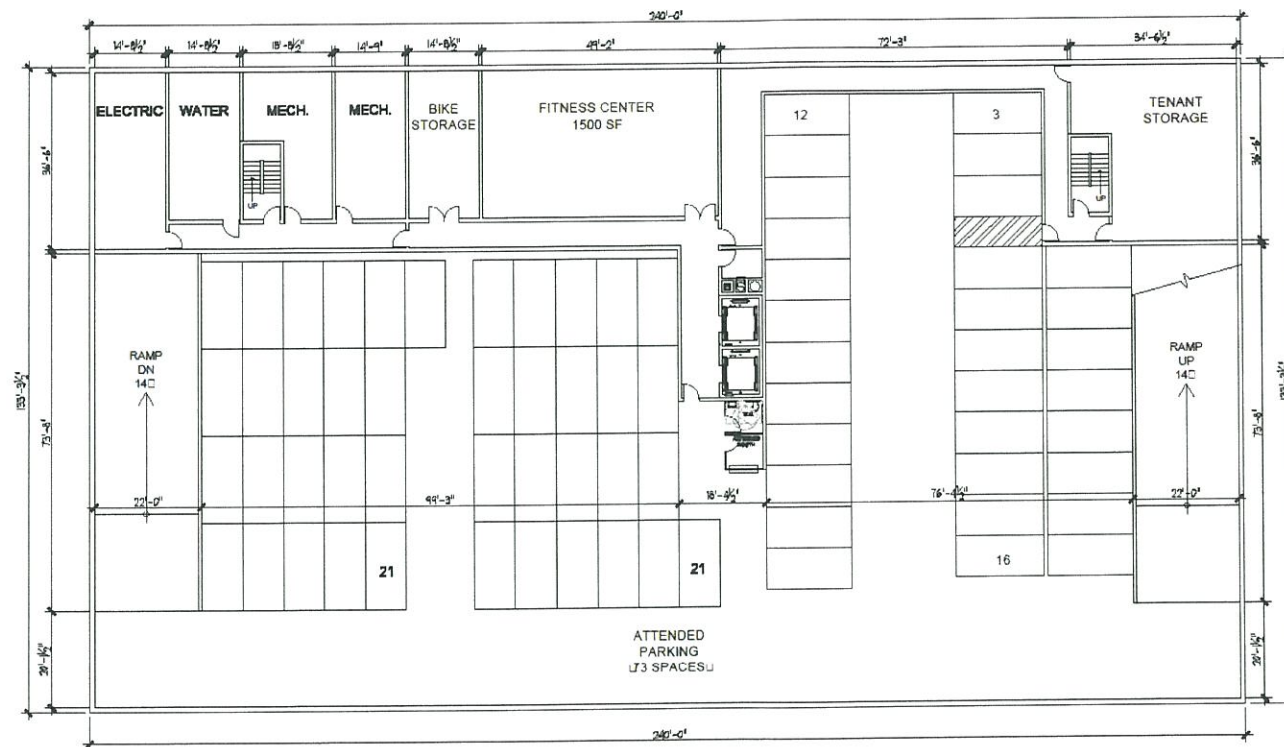
TITLE:
**PROPOSED BUILDING
SUB-CELLAR PLAN**

STAMP:

DATE: 11-30-17
REVISION DATE:
JOB #: 15-48
DRAWN BY: AG

DRAWING NO.:

Z-014

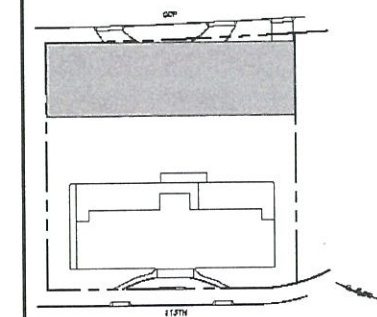


0 8' 16' 32'
SCALE: 1/16" = 1'-0"



NOTE: APPLICANT STAMP AND SEAL CORRESPOND TO THE INFORMATION RELAYING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED DURE DATE. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

KEY PLAN



ARCHITECTURE - URBAN PLANNING
NEWMAN DESIGN ARCHITECTS PLLC
210 West Flushing Path • Cold Spring Hills, NY 11749
TEL: 212.873.3110 • TEL: 631.873.3111 • FAX: 631.873.2001
www.ndarchitects.com

PROJECT:
**70-35 113TH STREET
FLUSHING, N.Y. 11375**

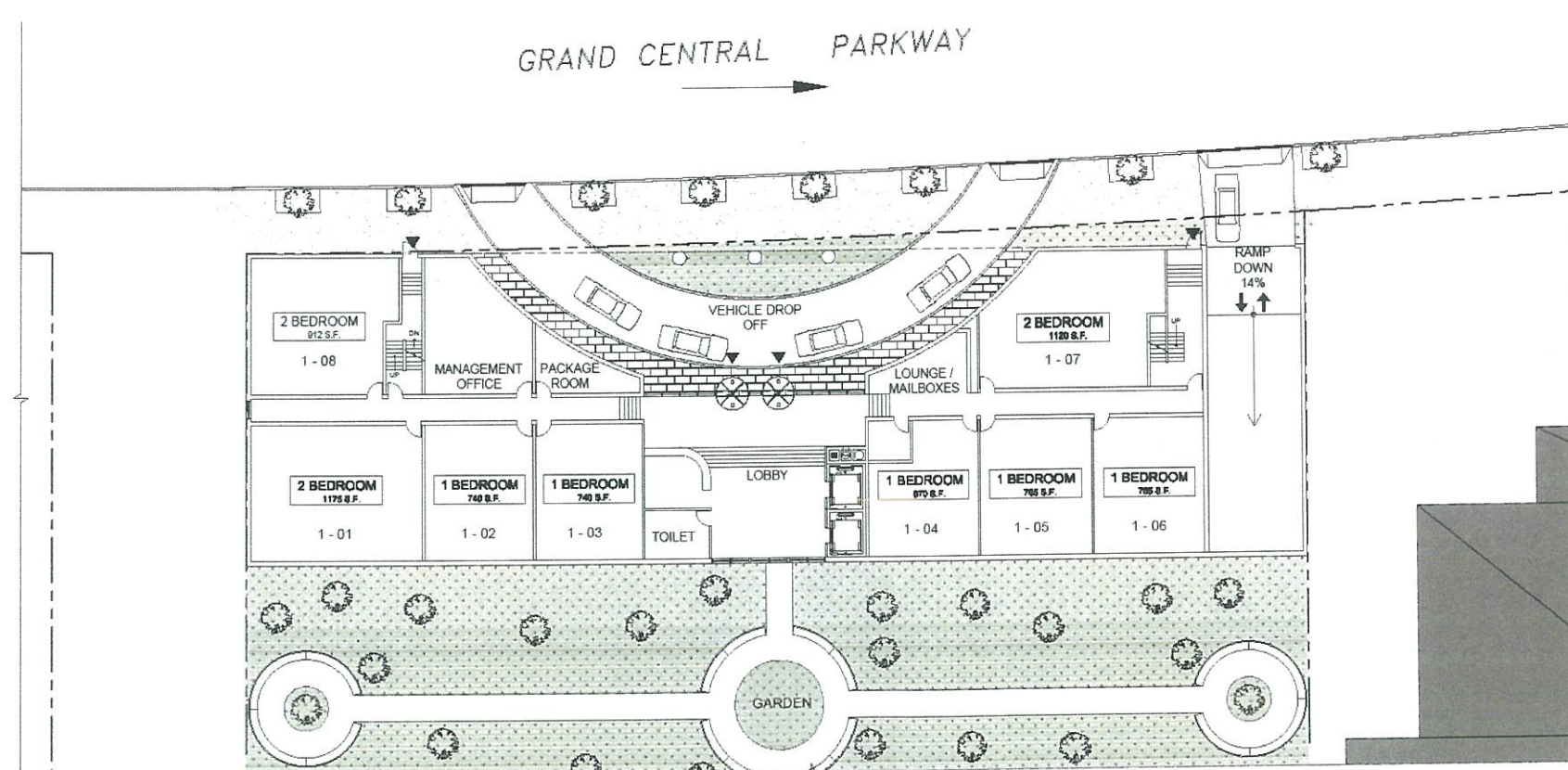
BOROUGH: QUEENS
BLOCK: 2248
LOT: 228
ULURP:

TITLE:
**PROPOSED BUILDING
CELLAR PLAN**

STAMP:

DATE: 11-30-17
REVISION DATE:
JOB #: 15-45
DRAWN BY: AG
DRAWING NO:

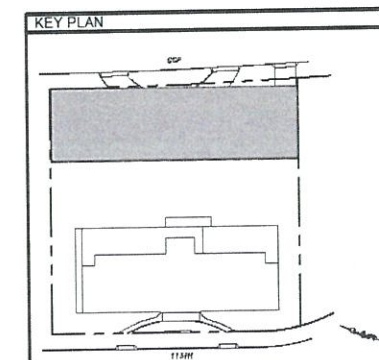
Z-015



0 8' 16' 32'
SCALE: 1/16" = 1'-0"

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

LEGEND:	
	TAX LOT
	LANDSCAPED AREA-extensive green roof/grass
	BUILDING ENTRANCE

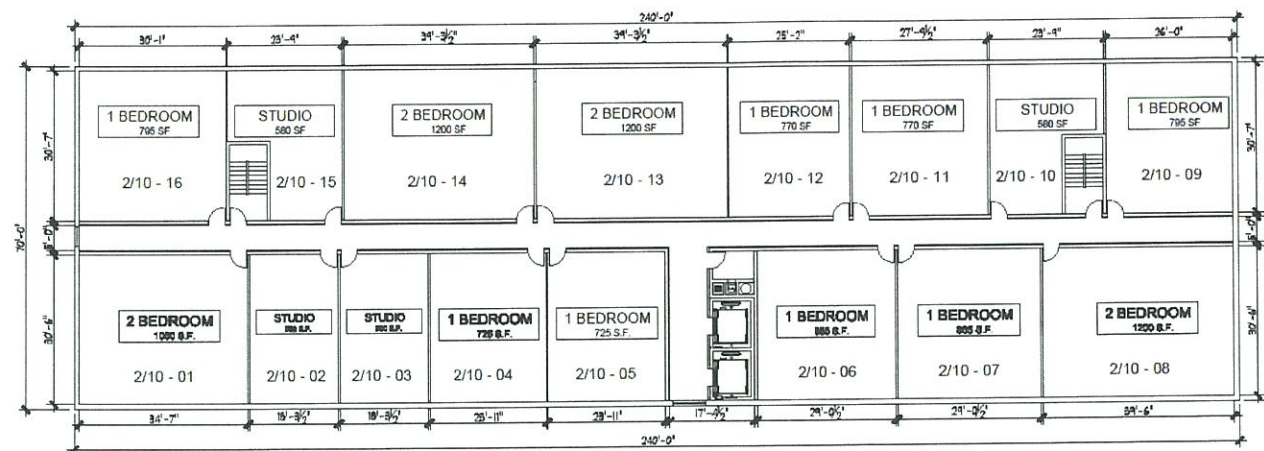


TITLE: PROPOSED BUILDING FIRST FLOOR PLAN	
STAMP:	DATE: 11-30-17
	REVISION DATE:
	JOB #: 15-48
	DRAWN BY: AG
	DRAWING NO: Z-016



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PROJECT:
**70-35 113TH STREET
FLUSHING, N.Y. 11375**
BOROUGH: QUEENS
BLOCK: 2248
LOT: 228
ULURP:

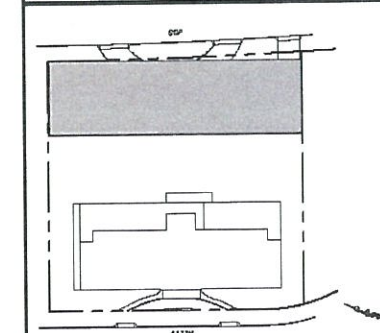


0 5' 15' 32'
SCALE: 1/16" = 1'-0"



NOTE: APPLICANT STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT, SITE, ZONING, LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

KEY PLAN



ARCHITECTURE • URBAN PLANNING

NEWMAN DESIGN ARCHITECTS PLLC
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www.ndarchitects.com

PROJECT:
**70-35 113TH STREET
FLUSHING, N.Y. 11375**

BOROUGH: QUEENS
BLOCK: 2349
LOT: 229
ULURP:

TITLE:
**PROPOSED BUILDING
2ND THRU 10TH FLOOR PLANS**

STAMP:

DATE: 11-30-17

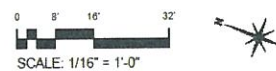
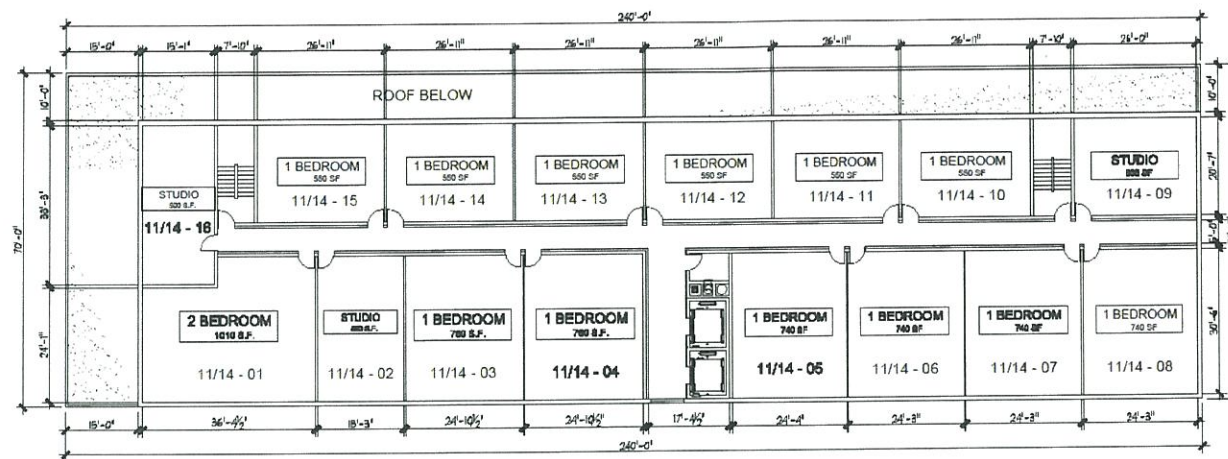
REVISION DATE:

JOB #: 13-48

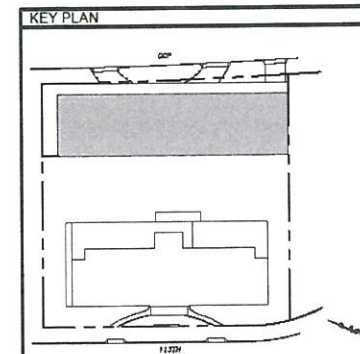
DRAWN BY: AG

DRAWING NO.:

Z-017



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TEL: 212.673.3110 • TEL: 851.873.3111 • FAX: 851.873.3031
www.ndarchitects.com

PROJECT:
**70-35 113TH STREET
FLUSHING, N.Y. 11375**

BOROUGH: QUEENS
BLOCK: 2248
LOT: 228
ULURP:

TITLE:
**PROPOSED BUILDING
11TH THRU 14TH FLOOR PLANS**

STAMP:

DATE: 11-30-17

REVISION DATE:

JOB #: 15-48

DRAWN BY: AG

DRAWING NO.:

Z-018

PARKWAY HOSPITAL – Affordability

Affordable Housing Summary

70-35 113th Street, Queens, NY

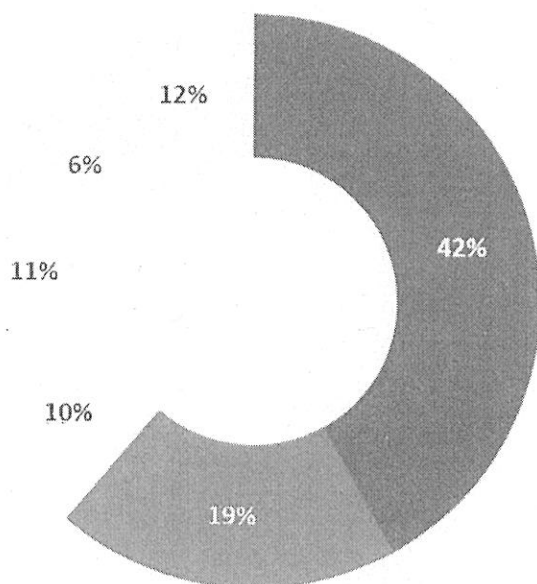
Unit Size	Number of Units	Income Target	Monthly Rent	Household Size	Max Income
Studio	32	115% AMI	\$ 2,102	1	\$ 84,065
1 Bedroom	36	115% AMI	\$ 2,251	1	\$ 84,065
				2	\$ 96,025
Studio	18	80% AMI	\$ 1,462	1	\$ 58,480
1 Bedroom	22	80% AMI	\$ 1,566	1	\$ 58,480
				2	\$ 66,800
Studio	12	70% AMI	\$ 1,279	1	\$ 51,170
1 Bedroom	15	70% AMI	\$ 1,370	1	\$ 51,170
				2	\$ 58,450
Total	135				

Incomes of New York City Seniors

Distribution of Income of 1 to 2 Person Households with 1+ Senior

QN06: Rego Park & Forest Hills

RENTERS



Extremely Low Income
(0%-30% of HUD IL)

Very Low Income
(31%-50% of HUD IL)

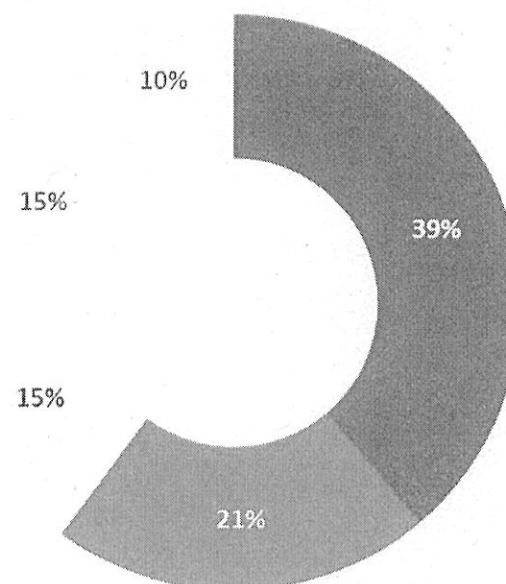
Low Income
(51%-80% of HUD IL)

Moderate Income
(81%-120% of HUD IL)

Middle Income
(121%-165% of HUD IL)

Above Middle Income
(165%+ of HUD IL)

RENTERS & OWNERS



	Extremely Low Income (30% of HUD IL)	Very Low Income (50% of HUD IL)	Low Income (80% of HUD IL)	Moderate Income (120% of HUD IL)	Middle Income (165% of HUD IL)
STUDIO RENT	\$493	\$858	\$1,252	\$1,878	\$2,582
ONE-BED RENT	\$528	\$920	\$1,566	\$2,349	\$3,229
INCOME	\$21,950	\$36,550	\$58,450	\$87,720	\$120,615

**Data Source: ACS 2012-2016 5yr PUMS Data. These estimates are based on survey data and are therefore subject to sampling and non-sampling error. Income information based on FY 2016 HUD Income Limit (HUD IL). Senior is defined as age 62+. Renter households defined as those households paying rent. Owner households include households that pay rent, own a home with a mortgage or loan, or own a home free & clear.*

***Data Source: HUD. Rents are approximate and have been calculated at 30% of annual gross income. Rents are subject to Program Requirements. Due to differences between Section 8 and tax Credit Income Limits deviations of \$50 or less may exist in income calculations.*

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

Parkway
Hospital

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

☒ in favor ☐ in opposition

Date: 3.6.19

(PLEASE PRINT)

Name: BRIAN E. NEWMAN, AIA

Address: 210 W. ROGUES PATH COLD SPRING HILLS, NY

I represent: OWNER

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU 362-365 Res. No. _____

☐ in favor ☐ in opposition

Date: 3/6/19

(PLEASE PRINT)

Name: Sha Dinos (for Jeff Gordon)

Address: _____

I represent: Self (Applicant)

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

41 Summit

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

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Susan Welton

Address: 71 Carroll St, Bklyn 11231

I represent: myself

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

41 Summit

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

Date: _____

(PLEASE PRINT)

Name: SARAH NOLAN
Address: 25 Carroll St. Inglewood

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

41 Summit

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

Date: _____

(PLEASE PRINT)

Name: ANNA MAN
Address: 25 CARROLL ST #413

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

0363

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

Date: _____

(PLEASE PRINT)

Name: DUKE LAMBERT
Address: 68 MORRIS ST Bklyn 11207

I represent: CHURCH OF ST LUKE & ST MATTHEW

Address: 520 CLINTON AVE Bklyn 38

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

41 Summit

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

☐ in favor ☒ in opposition

Date: March

(PLEASE PRINT)

Name: ANDREW BRADFIELD

Address: 72 Carroll St

I represent: N/A

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

41 Summit

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

☐ in favor ☒ in opposition

Date: 3-6-2019

(PLEASE PRINT)

Name: Marleen Reimer

Address: 299 Columbia St

I represent: Neighborhood

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 382-365 Res. No. _____

☒ in favor ☐ in opposition

Date: 5/18/19

(PLEASE PRINT)

Name: ADRIAN GEORGE

Address: _____

I represent: SEED (Applicant)

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. 362365 Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/19

(PLEASE PRINT)

Name: Delmar Al Wiltshire

Address: _____

I represent: Self

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 362365 Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/19

(PLEASE PRINT)

Name: Delmar Al Wiltshire

Address: _____

I represent: Applicant

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 362365 Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/19

(PLEASE PRINT)

Name: Delmar Al Wiltshire

Address: _____

I represent: Applicant

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. 10362-365 Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/19

Name: Dan Eger (PLEASE PRINT)

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. 41 Summit

☐ in favor ☐ in opposition

Date: INT

Name: CHIRE AGRI NO (PLEASE PRINT)

Address: 147 VAN BRUNT ST, BKLYN

I represent: DAVID NORTH 300 S COLUMBIA ST

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 41 Summit

☐ in favor ☐ in opposition

Date: 3/6/19

Name: Stewart Borowsky (PLEASE PRINT)

Address: 47 Carroll ST, apt 2

I represent: _____

Address: _____

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 360,361 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: _____

Address: _____

I represent: _____

Address: _____

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 360 & 361 Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/19

(PLEASE PRINT)

Name: _____

Address: _____

I represent: _____

Address: _____

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 0360 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: _____

Address: _____

I represent: _____

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

3976

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

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: DENISE CONNORS

Address: _____

I represent: SELF

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

3976

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

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: ERIC THOMANN

Address: 20 CARROLL ST, BK

I represent: SELF

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

3976

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

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: DAVE LUTZ

Address: 149 Van Brunt

I represent: Backyard Community Bd

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

3976

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

☐ in favor ☒ in opposition

Date: 3/6/19

(PLEASE PRINT)

Name: Arielle Meier

Address: 22 CARROLL ST BKLYN

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 3976 Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Matthew Hochlander

Address: 12 Carroll St. Bklyn

I represent: myself

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 3976 Res. No. _____

☒ in favor ☐ in opposition

Date: 3/6/19

(PLEASE PRINT)

Name: Amanda Janoch

Address: 18 E. 41st Street, NY, NY

I represent: Applicant

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

3976

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

☐ in favor ☒ in opposition

Date: 3/6/19

(PLEASE PRINT)

Name: OWEN FOOTE

Address: 82 CARROLL STREET

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

3976

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

☐ in favor ☒ in opposition

Date: 3-6-19

(PLEASE PRINT)

Name: GAIL RESSLER

Address: 25 CARROLL ST 2B

I represent: SELF

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

3976

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

☒ in favor ☐ in opposition

Date: 3-6-19

(PLEASE PRINT)

Name: RICHARD LOBEL

Address: 12 SHELTON LOBEL EC

I represent: APPLICANT

Address: 41 SUMMIT ST

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

3976

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

☐ in favor ☒ in opposition

Date: 3/16/2019

(PLEASE PRINT)

Name: Abigail Hill

Address: 200 Carroll St, Brooklyn, NY 11231

I represent: Opposition the community

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

3976

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

☐ in favor ☒ in opposition

Date: 3/6/19

(PLEASE PRINT)

Name: Jill Bernstein

Address: 25 Carroll St.

I represent: the community

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

3976

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

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: JOHN

Address: 41 SUMMIT ST

I represent: OPPOSITION

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

3976

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

☐ in favor ☒ in opposition

Date: 3/6/19

(PLEASE PRINT)

Name: Katarina Jerinic

Address: 20 Carroll St 11231

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 3976 Res. No. _____

☐ in favor ☒ in opposition

Date: 3/6/19

(PLEASE PRINT)

Name: Eric Corrie

Address: 75 Hamilton Ave, Brooklyn 11231

I represent: self

Address: 75 Hamilton Ave, Brooklyn 11231

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

3976

I intend to appear and speak on Int. No. 3976 Res. No. _____

☐ in favor ☒ in opposition

Date: 3/6/19

(PLEASE PRINT)

Name: Anthony Bradfield

Address: 22 Carroll St.

I represent: _____

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. Pkwy Hospital Res. No. 0360

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Vinny Stellato

Address: _____

I represent: 32BJ

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. 809 Atlantic Res. No. 0362

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: LeDell York

Address: _____

I represent: 32BJ

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. 3977 Res. No. _____

☐ in favor ☒ in opposition

Date: 3/6/19

(PLEASE PRINT)

Name: ANU SLOWAN

Address: 25 CARROLL ST. 1A Brooklyn

I represent: Columbia Waterfront neighbors

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

41 Summit

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

☐ in favor ☒ in opposition

Date: 2019.03.06

(PLEASE PRINT)

Name: MOHIT SANTRAM

Address: 36 CARROLL ST 11231

I represent: _____

Address: _____

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