

Brooklyn Alliance

BROOKLYN ALLIANCE CAPITAL

March 18, 2019

Testimony respectfully submitted to Subcommittee on Zoning and Franchises on behalf of Avi Leshes, Director of Economic Development at the Brooklyn Chamber of Commerce, regarding 1640 Flatbush Ave.

Good Morning Chairperson Moya, members of the Committee and guests.

My name is Avi Leshes, and I am the Director of Economic Development at the Brooklyn Chamber of Commerce. The Brooklyn Chamber is the boroughs leading voice for Brooklyn's business community. We promote economic development across the borough of Brooklyn, as well as advocate on behalf of our member businesses. The Brooklyn Alliance is the not-for-profit economic development affiliate of the Brooklyn Chamber, which includes the NYC Business Solutions Center that we manage for the borough. Brooklyn Alliance Capital is the third affiliate of the Brooklyn Chamber and provides micro loans to immigrant and minority-owned small businesses.

We are pleased to be here today in support of the development of a residential and commercial building at 1640 Flatbush Ave by SL Green.

The project will provide affordable housing of which thirty four of these units will be permanently affordable. The affordable housing component of this project will be overseen by a local Brooklyn based organization. In addition, SL Green will work directly with the community in its application to ensure that the neighborhood stays affordable for its current residents.

In regards to the streetscape and contextual design; there will be retail on the first and second floors that will in turn provide a lively streetscape that will contribute to the overall area. In addition, SL Green will seek to fill the retail space based on the needs identified by the community. Possible tenants could include a grocery store or an urgent care for example. The current space is an empty gas station, and this proposed project will reinvigorate the area while also increasing the safety of the area as well. The location of the project will also help to attract folks to the neighborhood since the proposed project is near the Flatbush Junction transit hub. Lastly, the architect who has been hired for this project has worked to create a design that is complimentary of the neighborhood.

It is imperative that, as a borough, we manage growth carefully. Considering all the public benefits of this project, 1640 Flatbush Ave is an example of the smart development we need. Therefore, the Brooklyn Chamber is here today to express our support for the project, and we urge you to do so as well.

Thank you for the opportunity to submit testimony in this matter.

PESETSKY & BOOKMAN, P.C.

ATTORNEYS AT LAW 325 BROADWAY, SUITE 501 NEW YORK, N.Y. 10007

WARREN B. PESETSKY ROBERT S. BOOKMAN Partners MAX BOOKMAN Associate MARC E. FLEISCHMAN Of counsel

(212) 513-1988 (212) 385-0564 (fax) www.pb.law

Date: March 14, 2019

Hon. Carlina Rivera Councilmember NYC Council New York, NY

RE: Thessabul LLC d/b/a Barbounia sidewalk cafe 250 Park Ave South, NYC, 10003

Dear Councilmember Rivera:

As you are aware, this office represents the above referenced restaurant in its application for a sidewalk cafe. Your office and I have been reviewing the application and have reached a mutually agreeable compromise as follows:

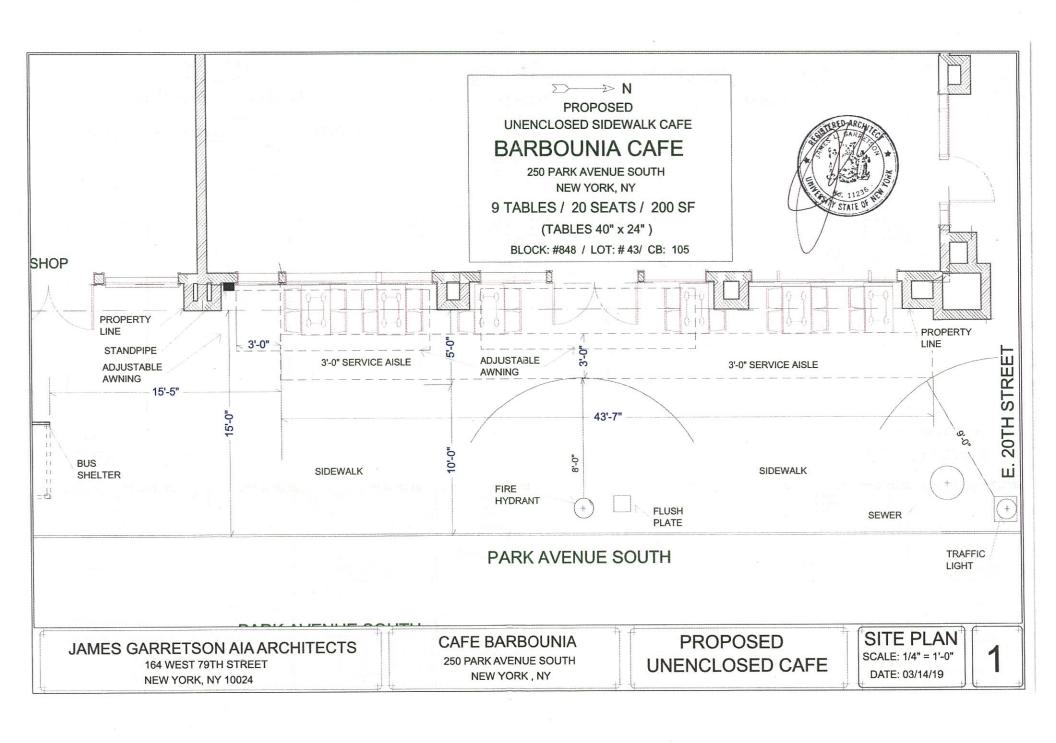
- 1- The application will be reduced in size from its current 12 tables and 31 seats, as approved by DCA, to 6 tables and 21 seats.
- 2- Specifically, all of the tables on 20th Street will be eliminated and the tables on Park Avenue South will be reduced to a total of three tables on either side of the entrance, as shown on the attached revised plan.
- 3- The closing hours of the cafe will be 11pm on Friday and Saturday and 10pm all other nights.
- 4- All planters will be removed from Park Avenue South at all times during the cafe season when the sidewalk cafe is in operation.

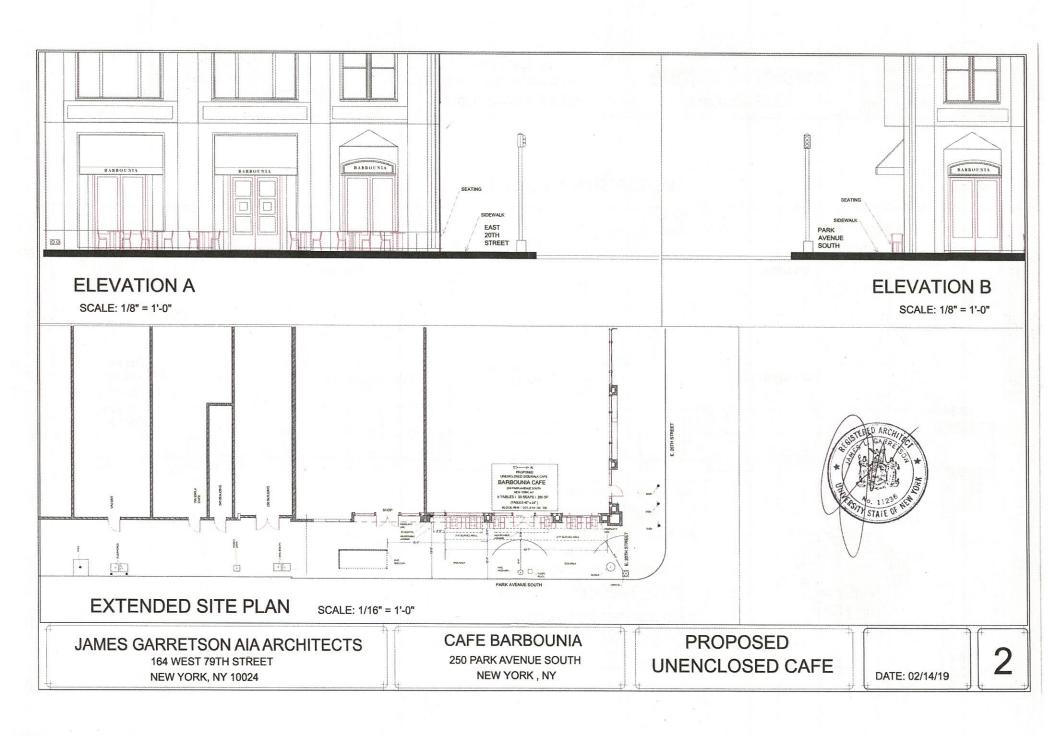
Thank you for working with this restaurant operator, a longtime member of this community. These are very tough economic times for restaurants and the addition of a cafe will be welcomed indeed.

Robert S. Bookman Partner CC: CB5

Very truly yours,

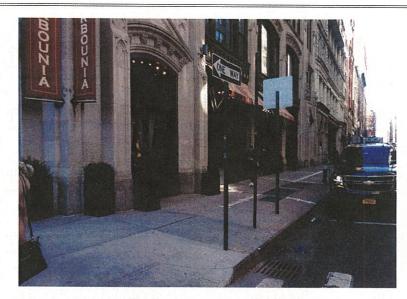
Robert S Bookman







A C



STREAM.
BOTTO-NIVA COMPONITOR
WASHINGTON BOTTO-NIVA
STREAMS
TO STR

B D



SITE PHOTOS

JAMES GARRETSON AIA ARCHITECTS
164 WEST 79TH STREET

NEW YORK, NY 10024

CAFE BARBOUNIA 250 PARK AVENUE SOUTH NEW YORK, NY PROPOSED UNENCLOSED CAFE

DATE: 02/14/19

3

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RICHARD L. TOMASETTI



Testimony for the New York Building Congress Delivered before New York City Council Subcommittee on Zoning and Franchises Tuesday, March 19, 2019

Good morning. My name is Iziah Thompson, and I am the Policy Research and Urban Planning Fellow at the New York Building Congress. Thank you for your time this morning.

On behalf of the Building Congress, I would like to express our organization's strong support for SL Green and their project at 1640 Flatbush. The New York Building Congress has, for almost a hundred years, advocated for investment in infrastructure, pursued job creation and promoted ambitious public/private partnerships in the New York City area.

Our association is made up over 500 organizations, comprising more than 250,000 professionals. Through our members, events and various committees, we seek to address the critical issues of the construction industry and consistently promote the economic and social advancement of our city and its constituents.

1640 Flatbush sets an important precedent for responsible development, and SL Green has demonstrated that they are the accountable stewards suitable to carry out the project. Downtown Brooklyn has witnessed a remarkable transformation over the past few years, but we strongly believe that 1640 Flatbush continues the growth and development in the area, while ensuring that the lives of local residents' are enhanced concurrently.

Just a short walk from Brooklyn College, the building will have 115 thousand square feet of new space, with 114 residential units. The project will provide opportunity for retail growth in the area, with nearly 30,000 square feet available on the first two floors.

The project will have a tremendously positive impact on the immediate neighborhood and borough more broadly. It will bring many local construction jobs to the area. In fact, SL Green has reached a deal with the 32BJ Union to provide good, living-wage jobs to the community.

Affordability is also of paramount concern to the developers— as they will provide 35 permanently affordable units at 1640 Flatbush. That means 30 percent of the total units will be affordable.

Chairman MILO E. RIVERSO*

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We are proud of SL Green's efforts to increase affordable housing in the city, and their partnership with the local Brooklyn nonprofit, Brisa Builders. Brisa Builders will oversee the affordable housing component and will work directly with the community on applications, to ensure that the neighborhood remains affordable for current residents.

The transformation of 1640 Flatbush from a gas station and convenience store to a beautiful and affordable property is the type of sustainable urban development we love to see. The project will set a new standard for mixed-use projects in the borough. The Building Congress strongly supports this project, and we encourage you to do the same.

Thank you all again for the time to be heard on this matter.



BUSINESS IMPROVEMENT DISTRICT
VSBID.org

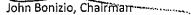
Testimony to the New York City Council in Support RE: Blondell Commons

The Westchester Square Business Improvement District has gone on record with Community Boards 10 and 11 in the Bronx regarding its support of the above referenced project. Additionally, the board of the BID would like to express its support to the Council, citing the following:

- The project referenced herein requires a zoning change from M1-1 to R7A. We support this change primarily because this parcel has not been, and should not be, used for industrial purposes. For years, the warehousing of motor vehicles on this property has most likely created environmental issues that would remain unaddressed if the current zoning status is continued. A change in zoning would allow this project to go forward and require the developer to address remediation issues. We support this eventuality for the improvement of the district.
- There is a tremendous need for affordable housing in the district. We support its inclusion in this area as it
 allows for the increase of foot traffic in the commercial corridor. This will help support the growth of the
 mom and pop businesses in the BID.
- The size of this project is consistent with other residential zoning in the district. In fact, properties immediately across Blondell Avenue are zoned R6 and others deeper within CB11 are zoned for even higher buildings. This project, which adjoins a rail yard, would not interfere with views or be so out of place with adjoining structures that it would be considered inappropriate.
- The plan to expand parking within the project partially accessible to the public will support the BID's stakeholders and improve the area.
- The de-mapping of portions of Fink and Cooper Avenues is long overdue and will allow the future positive development of the area.
- The project's location (at the southern end of Blondell Avenue) will not disrupt the flow of traffic on the Square or on sections of Blondell north of Ponton Street.
- Approval of the rezoning of this block will allow for the informed analysis of future requests of this nature along the remainder of Blondell Avenue (an eventuality as the growth of Eastchester Road takes hold following the inclusion of Metro North's proposed rail expansion in the area).

Thank you for considering the approval of this project.

Sincerely on behalf of the Board...





Subcommittee on Zoning and Franchises Land Use Committee, New York City Council March 19, 2019

Public Hearing, Bronx, Blondell Commons

LU 0373-2019: ULURP application #C 170438 ZMX LU 0374-2019: ULURP application #N 170439 ZRX LU 0375-2019: ULURP application #C 170353 MMX LU 0376-2019: ULURP application #20195419 HAX

CD 11

Position: Opposed

Testimony by Carl Anderson, M.D., resident on Blondell Avenue, a physician by profession.

- -I'm speaking in opposition to the proposed rezoning application, ULURP application #C 170438 ZMX-Blondell Commons.
- -Zoning was previously reviewed and revised for this community (on 3/22/06) and Blondell Avenue was kept at M1-1. The previous councilman, James Vacca, opposed a zoning change for Blondell Ave. Community Boards 10 and 11 have already voted against this proposed zoning change. There is already a large area zoned for commercial and residential and a much smaller area zoned M1-1. Blondell Ave. is ideally suited to the M1-1 zoning category.
- Blondell Ave. contains low-rise commercial buildings and residences. It's a nice street. New businesses are being added all the time. There is a business making custom T-shirts, a glass and mirror business, an electrical contractor, a fire sprinkler company, a modest three-story apartment building, several private homes, a business providing services for people with developmental disabilities, a floor and office cleaning service, and a number of automotive businesses. These businesses provide good jobs.
- -The proposed zoning change would lead to 9 story apartment buildings that are much too large for this neighborhood.
- -This development would add to the over-congestion on the roads in this neighborhood. Blondell is a narrow, busy street, which ambulances use to get to

hospitals. There would not be enough parking spaces for the increased number of residents and their guests. This site is contaminated, the site of a former auto wreckers' business. There are no nearby schools for elementary age children. There are limited open spaces nearby.

- -We all understand the need for affordable housing, but an outsized development like this is not the way to accomplish this. A housing plan shouldn't involve jamming large apartment buildings in places where they don't belong.
- -Any zoning changes should be evaluated for the community as a whole and should not be done piecemeal in response to individual development requests. This project can be re-located to a location that already has the zoning classification sought by this developer (R7A/C2-4).
- -This neighborhood should be kept in its current zoning classification, M1-1. This proposed zoning change doesn't make sense and would not make a positive contribution to this community.
- -I'm requesting that this zoning proposal be denied and any questions of zoning be looked at for the community as a whole and changes should be made only if they improve the community.

Westchester Square-Zerega Improvement Organization, Inc.

E-Mail: WSZIO@aol.com; Web site: wszio.org

Testimony for City Council, March 19, 2019

Re: Blondell Avenue Affordable Housing Project and Zoning Change

Honorable Councilmembers:

We are aware of the critical need for affordable housing. However, we would like to call attention to the out-size scale (9 stories) of this project in comparison to its surroundings and the huge impact it will have on the residents of Blondell Avenue. Blondell Avenue is a very narrow, congested 1-way street running from Westchester Avenue to Eastchester Road. And, contrary to most testimony given at the Community Board 11 hearings, there is a residential component to Blondell Avenue as well in addition to industrial. We have identified several issues of concern:

The huge scale and impact on the immediate neighborhood, and context of the existing housing

Towering over everything else in the immediate area (except for the hospitals nearby) this
project does not fit in the context of the area. If this project must go through, would it not be
possible to work with the developer to scale back the original 9-story plan to put it
more in context with the existing apartment building in the surrounding area, ie, 5-6
stories at most?

Traffic and congestion:

- What will be the impact of adding 228 units and 225 parking spaces (meaning 225 cars) to
 what is now a very low density already traffic-congested street? Cars are already double
 parked and forced to park on the sidewalk due to the many small body shops, bakeries, and
 other businesses located there.
- Ambulances and emergency vehicles use the street regularly as a quicker way to get to Einstein and Montefiore Hospitals on Eastchester Road to avoid the lights in Westchester Square, raising a very real safety issue.
- Adding so many units will add many schoolchildren, most of whom (most likely) will be taking school buses (possibly 3 buses?) to their zoned school PS 108 approximately 1.5 miles away (and whether or not the already overcrowded school can take an estimated 350 more children is an open question), as there is no school located nearby, creating more congestion for an already congested street and perhaps blocking access for the ambulances.

Both community boards 10 and 11 (in whose board the rezoning falls) voted it down. We understand that community board votes are only "advisory". We understand the great need for affordable housing in the city, and praise the administration for seeking to build such housing. However, it seems to us that this project has not been well thought through in the context of practical realities. Blondell Avenue is a narrow 1-way street that can't handle the M1 traffic already there. There are no schools nearby and the zoned school, PS 108, is a good distance

away and already overcrowded. It seems to us that the lack of infrastructure for families and to address the congestion is clear. Aren't we going about this backwards? Should not the infrastructure come first (and to that end, building more schools that are desperately needed)? There are already numerous affordable housing buildings of 5-6 stories throughout the community. They are like any other apartment houses and are in context with the community. Has nothing been learned from the 1960s "slum clearance" projects, with the huge low income housing projects going up in place of communities literally wiped off the map. That did not work as planned and neither will this. The project should be reconsidered and modified to fit the community.

Thank you,

Sandi Lusk Director Westchester Square-Zerega Improvement Organization, Inc. (WSZIO)

Westchester Square-Zerega Improvement Organization, Inc.

E-Mail: WSZIO@aol.com; Web site: wszio.org

Testimony before the City Planning Commission March 19 2019

Re: Blondell Commons Affordable Housing Project and Zoning Change

Contact: Dorothy A. Krynicki

email: dabkrynicki@aol.com

Dear Councilmembers:

I am in <u>favor of affordable housing</u> BUT there are reasons that I am <u>opposed to the rezoning</u> <u>change and the development of Blondell Avenue as affordable housing:</u>

- 1. There was lack of communication with the community regarding this development. News of a project eight years in planning was only revealed at the beginning of 2019 to the community. The Westchester Square BID does not represent the community interest. It represents only the business interests and ironically NOT the interests of the many viable businesses on Blondell Avenue. There was no dialogue with the community until the very last minute.
- 2. The scale of the project overwhelms the surrounding area due to its size. Affordable housing should not be warehousing people. Should this rezoning be approved it should be conducive to creating a sense of community. Professor Plunz of Columbia University writes that a 5-6 story multiple dwelling with an inner courtyard is the optimum for creating a sense of community and increase the quality of life. The Borough President's report recommended that any future housing fit in with the context of apartment houses half a block away: 5-6 stores!
- 3. This project must be downsized should you vote yes to the zoning change.
 - Otherwise it will exacerbate the traffic already on Blondell Avenue, Westchester Avenue, and E. Tremont Avenue.
 - Stress will be placed on the already overcrowded schools that children living there would go to. They would have to be bussed as there are no schools within walking district.
- 4. Both Community Board 10 and 11 voted this project down. These communities have strong roots and knowledge of this part of the Bronx. Their voices need to be heard.

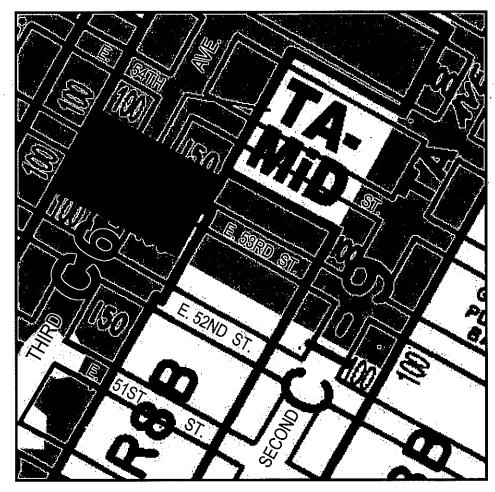
Respectfully, Dorothy A. Krynicki WSZIO



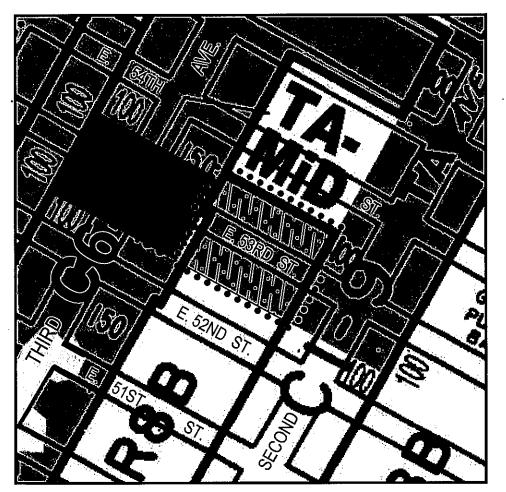
245 East 53rd Street Rezoning

Project ID: C180481ZMM Zoning Map Amendment February 2019

R8B/C2-5					
Residential	Community Facility	Commercial			
FAR	FAR	FAR			
4.0	4.0	2.0			



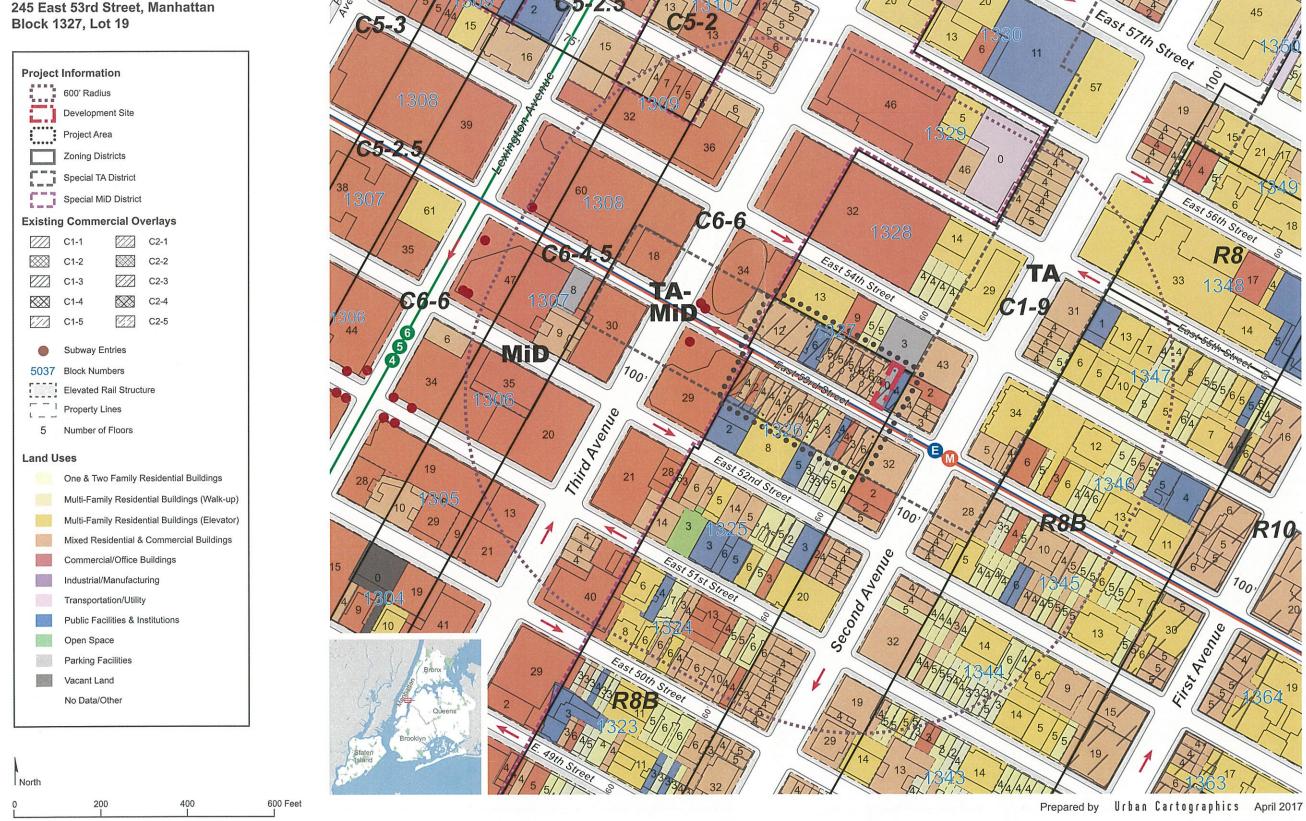
Current Zoning Map (8d)



Proposed Zoning Map (8d) - Area being rezoned is outlined with dotted lines Rezoning from R8B to R8B/C2-5

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

Area Map 245 East 53rd Street, Manhattan



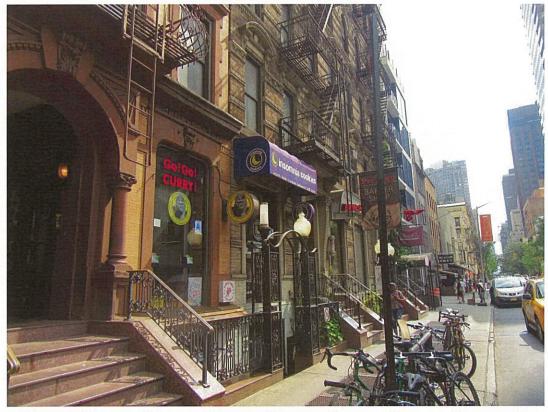
- Within Special Transit Land Use District
- Adjacent to Special Midtown District
- C1-9 district to the east
- C6-6 district to the west
- Entrance to Lexington Ave/53rd Street Station (E + M Lines)

Block 1327, Lot 19

- FAR: 3.8 (4.0 max)
- 9,546 sf
- 60 feet tall, 6 stories
- Proposed Commercial Use ground floor (1,500 sf)
- Residential Use floors 2-6 (5 units)







1. View of 235-237 East 53rd Street, containing 2 food service establishments and a barber shop in the ground floor.



3. View of 240-242 East 53rd Street containing a ground floor book shop and office buildings.



2. View of 216-218 East 53rd Street containing a place of worship and a dress shop in the ground floor, respectively.





4. View of 246 East 53rd Street containing a deli and custom framing shop in the ground floor.



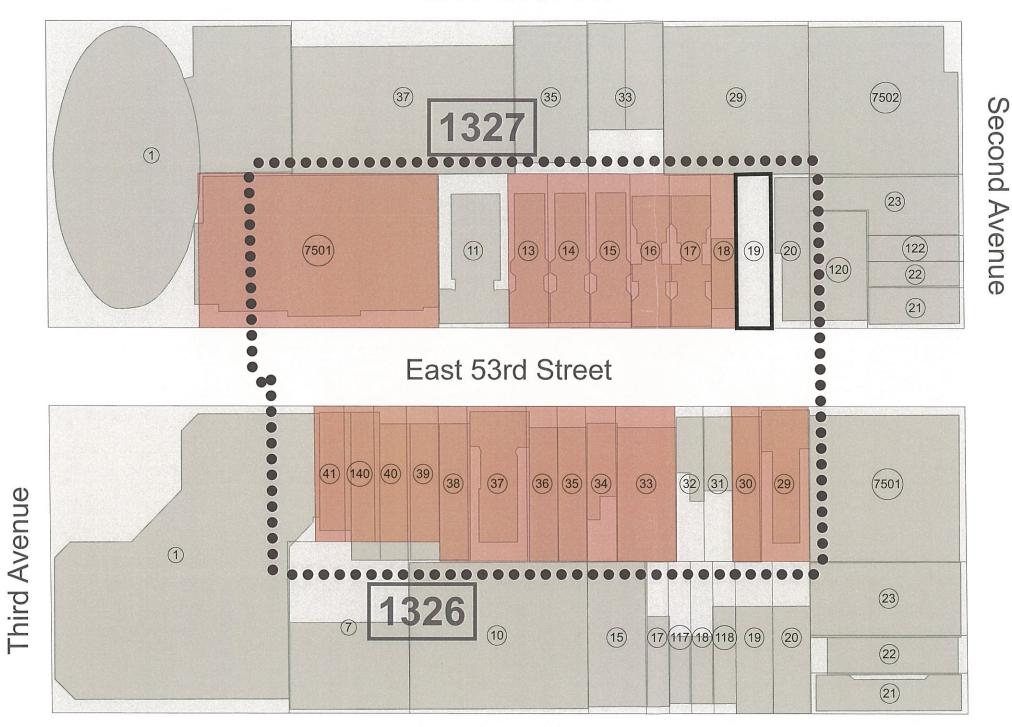
6. View of 224-226 East 53rd Street containing 3 restaurants, a cleaners, and a lock and security company in the ground floor.



5. View of 220-224 East 53rd Street which contains 2 ground floor restaurants and a nail salon.



East 54th Street



East 52nd Street

Legend

#

Lot Numbers

mm

Block Numbers

Nonconforming Uses



Project Area



7 Site

*Note: As a result of the proposed rezoning to R8B/C2-5 all indicated nonconforming uses will be made conforming.

27 lots in Rezoning Area

23 lots fully covered by proposed overlay

- 19 contain existing commercial uses
 Majarity and largel paragraphs.
 - Majority are legal nonconforming
- 4 contain community facility use

East 53rd Street

- Commercial thoroughfare
- Transit and pedestrian circulation improvements via Greater East Midtown Rezoning



BLONDELL AVENUE REZONING

• Rezoning:

- M1-1 to R7A/C2-4 (all lots on blocks 4134 and 4133)
 - Redevelop Block 4134, Lot 1 (formerly Block 4134, Lots 1, 2, 4, 62, 63, and 70 and Block 4133, Lot 12) with a new mixed-use building.

• Demapping:

• Demap unbuilt portion of Fink Avenue.

Map MIH:

• Option 2: 30% of residential floor area must be for affordable housing units for residents with incomes averaging 80% AMI. (68 affordable units out of 228 total).

Purpose of Rezoning:

- Develop new 9-story mixed-use (commercial-residential-community facility) building containing 211,500 square feet of floor area (4.6 FAR).Redevelop Block 4134, Lot 1 (formerly Block 4134, Lots 1, 2, 4, 62, 63, and 70 and Block 4133, Lot 12) with a new mixed-use building.
 - 189,808 square feet of residential floor area (228 dwelling units),
 - 19,668 square feet of retail floor area (Use Group 6)
 - 2,024 square feet of community facility floor area.
 - 225 accessory parking spaces would be provided (95 commercial, 2 community facility and 128 residential) on the cellar level.

Blondell Avenue Rezoning Fact Sheet

APARTMENT DISTRIBUTION

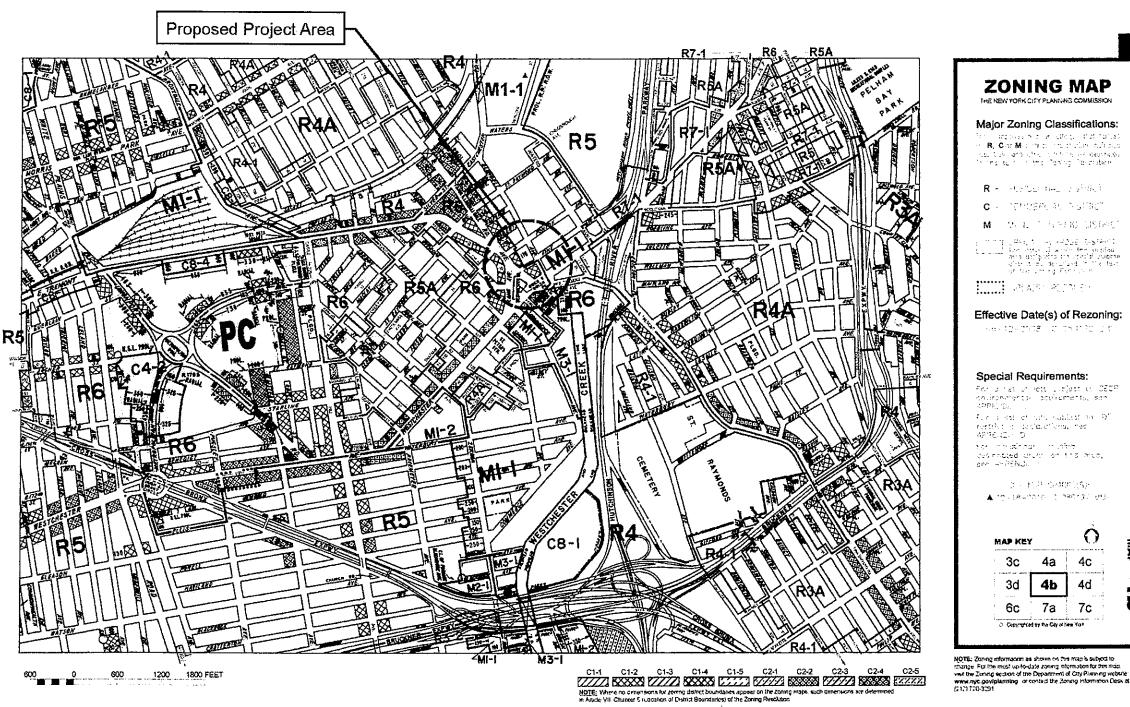
	THE PROPERTY OF THE PROPERTY O						
S/3/2018	OBR.	18R.	2BR.	38R.	TOTAL		
1ST FLOOR	3	4	1	2	10		
2ND FLOOR	6	7	6	4	23		
3RD FLOOR	6	9	6	4	25		
4TH FLOOR	6	10	8	5	29		
STH FLOOR	6	10	8	5	29		
6TH FLOOR	6	10	8	5	29		
7TH FLOOR	6	10	8	5	29		
81H FLOOR	6	10	6	5	27		
9TH FLOOR	6	10	6	5	27		
TOTAL	51	න	57	40	228		
PERCENT	22%	35%	25%	18%	100%		

ZR Section	Regulation	Permitted/Required	Proposed	Compliance Notes
RESIDENTIAL -	USE GROUP 2		·	alle anni a ser anni a anni
22-10	Use Group	1. 2. 3, 4 5. 5, 5c.7 8, 9, 14	246	Comptes
23-32	LoxArea	1,700 sq ft.	46,360 sq ft	Comples
23-153	Lot Coverage	30.134 sq.ft.	24 022 sq.ft	Comples
23-153	FAR Base	4 00	* * * · · * · · · · · · · · · · · · · ·	
23-154	FAR Max	46	413	Comptes
33-121	F.A.R. (Commercial)	4 00	0.42	Comptes
33-121	F.A.R. (Community Facility)	4 00	0.04	
23-154	FA.R.(Mixed Dov Use)	4 60	46	Comptes
23-154	Residential			
33-121	Floor Area Commercial	213,256 sq ft.	189,808 sq ft	Comples
	Floor Area	92 720 sq fi	19,668 sq ft	Compiles
33-121	Community Facility Floor Area	185,440 sq ft	2,024	
23-154	Mixed Use Dev Floor Area	213,256 sq ft.	211,500 sq ft	Comples
23-22		307	228	Compiles
23-662	Density Min Base Height	90/ 4Ů-Û	75'-0'	Comples
23-864		45±0* 75′-0*	75'-0'	Comples
23-664	Max Base Height Max Bldg, Height	75-0 90'-0'/9 Stones	95'-0'19 Stories	Complies
23-45	Front Yard	N/A	N/A N/A	Complies
23-462	Side Yard	N/A	N/A	Comples
23-47	Rear Yard	30-0,	300.	Comples
25-811	Bike Parking(Res)	114	114	Compiles
36-711	Bike Parking(Comm)	2 2676	2	Comples
23-03	Street Tree	1 per 25' of	5 on site	Comples
· · · · · · · · · · · · · · · · · · ·		frortage = 8 trees	3 off site	
26.00	Parking		i the	
36-20	Commercia/	20	95 2	Comples
36-20	Community Facility	···		Comples
25-251	Residential	34	128	Comples
36-62	Loading Berth	None	None	Comples

EXISTING CONDITIONS

- 1. Existing Zoning Map;
- 2. Photographs;
- 3. Transit Zone Map

BLONDELL AVENUE REZONING



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BLONDELL **AVENUE REZONING**



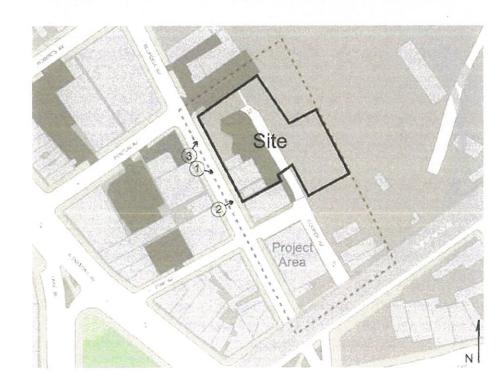
1. View of the Site facing southeast from Blondell Avenue.



3. View of the Site facing northeast from Blondell Avenue.



2. View of the Site facing east from Blondell Avenue.





View of Ponton Avenue facing northeast toward Blondell Avenue (Site at right).

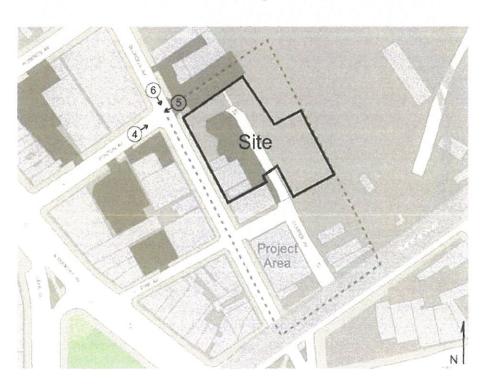


6. View of Blondell Avenue facing southeast from Ponton Avenue (Site at left).

Photographs Taken on September 19, 2016



5. View of Ponton Avenue facing southwest from the Site.





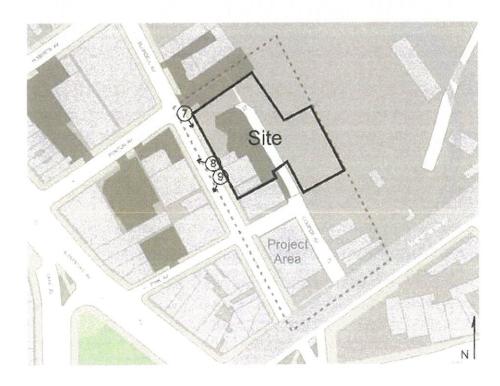
7. View of the sidewalk along the east side of Blondell Avenue facing southeast (Site at left).



9. View of the west side of Blondell Avenue facing southwest from the Site.



8. View of the west side of Blondell Avenue facing northwest from the Site.





 View of the east side of Blondell Avenue facing southeast toward Fink Avenue.

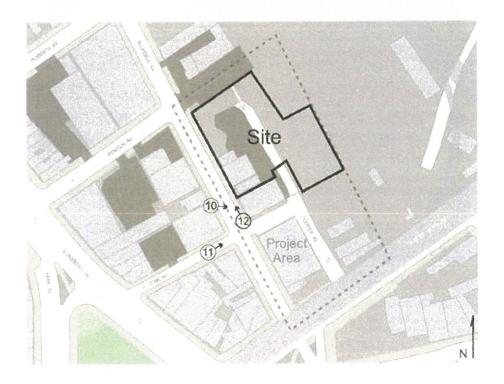


12. View of the sidewalk along the east side of Blondell Avenue facing northwest (Site ahead, at right)

Page 4 of 12



11. View of Fink Avenue facing northeast toward Blondell Avenue.



1346 Blondell Avenue, Bronx

BLONDELL AVENUE REZONING



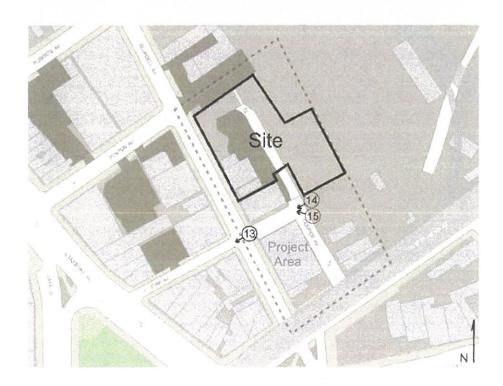
13. View of Fink Avenue facing southwest from Blondell Avenue.



15. View of the north side of Fink Avenue facing northwest from Cooper Avenue.

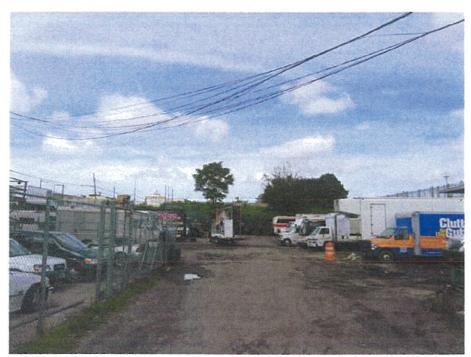


14. View of Fink Avenue facing southwest from Cooper Avenue.





16. View of the south side of Fink Avenue facing southwest from Cooper Avenue.

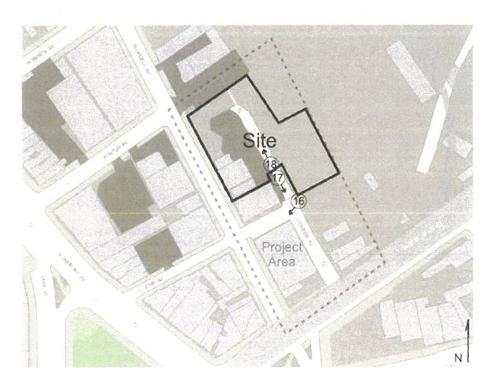


18. View of the Site facing northwest from the intersection of Cooper Avenue and Fink Avenue.

Page 6 of 12



17. View of Cooper Avenue facing southeast toward Fink Avenue from the Site.





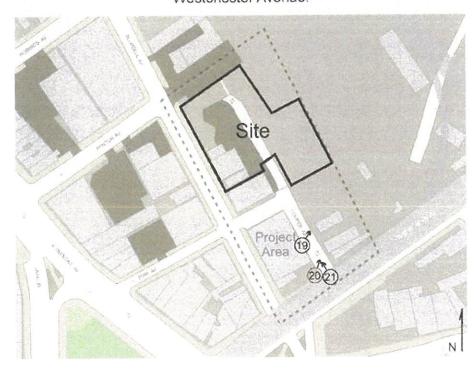
 View of the east side of Cooper Avenue between Fink Avenue and Westchester Avenue facing northeast.

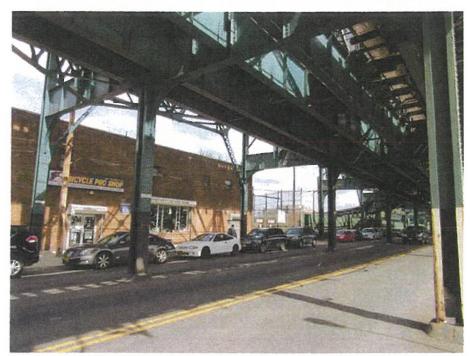


21. View of Cooper Avenue facing northwest from Westchester Avenue.

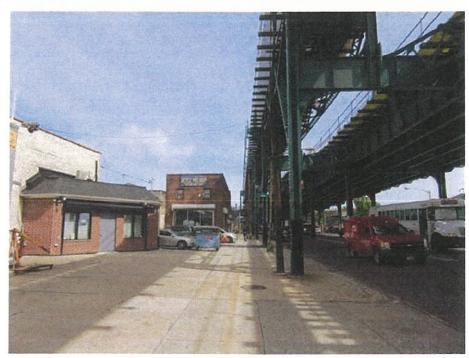


20. View of the east side of Cooper Avenue facing northeast from Westchester Avenue.



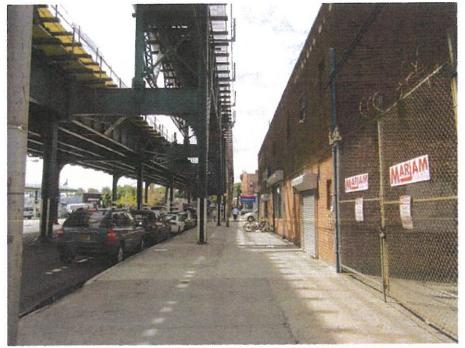


22. View of the north side of Westchester Avenue facing northeast.

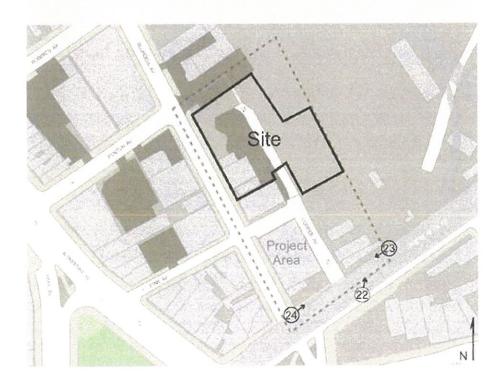


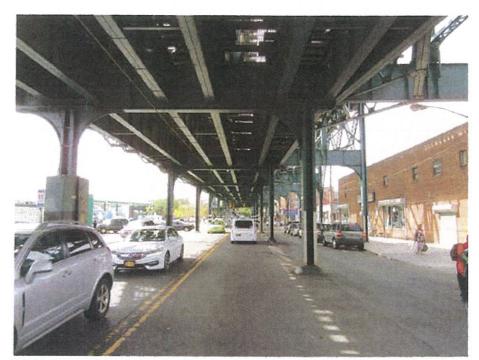
24. View of the sidewalk along the north side of Westchester Avenue facing east.

Page 8 of 12



23. View of the sidewalk along the north side of Westchester Avenue facing west.





25. View of Westchester Avenue facing west toward Cooper Avenue.

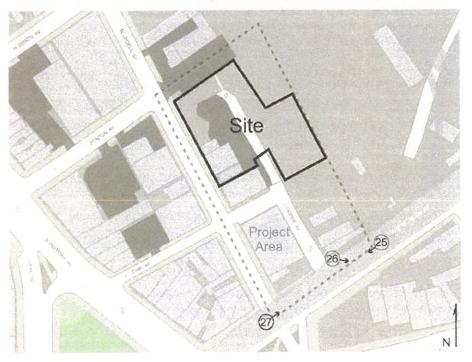


27. View of Westchester Avenue facing east from Blondell Avenue.

Page 9 of 12



26. View of the south side of Westchester Avenue facing southeast from Cooper Avenue.





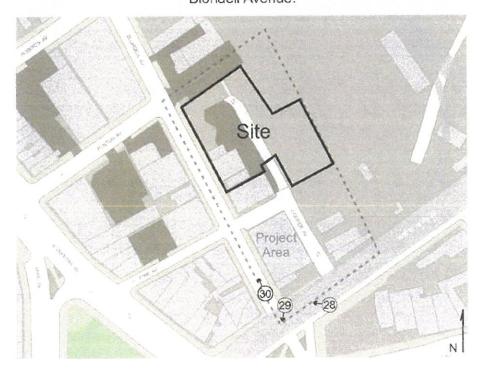
28. View of the north side of Westchester Avenue facing northwest toward Blondell Avenue.



30. View of Blondell Avenue facing northwest from Westchester Avenue (Site far ahead, at right).



29. View of the south side of Westchester Avenue facing south from Blondell Avenue.





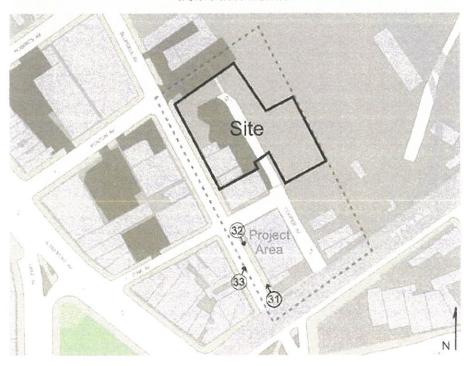
31. View of the sidewalk along the east side of Blondell Avenue facing northwest from Westchester Avenue.

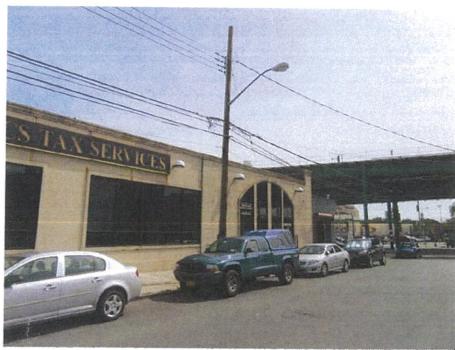


33. View of the east side of Blondell Avenue between Fink Avenue and Westchester Avenue facing northeast (Site at far left).



32. View of the sidewalk along the east side of Blondell Avenue facing southeast from Fink Avenue.

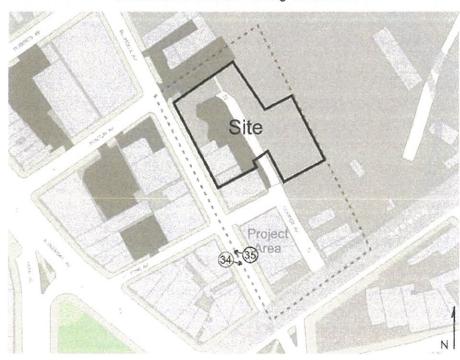




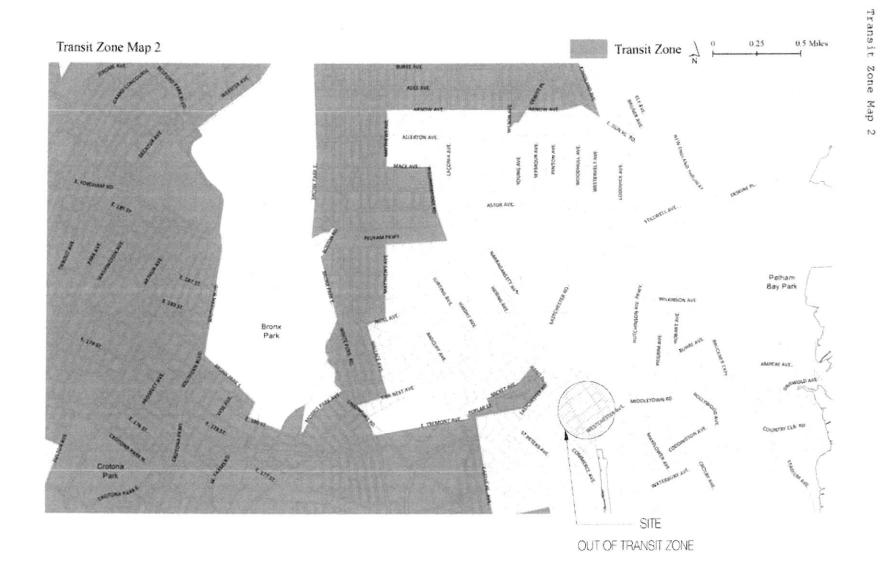
 View of the east side of Blondell Avenue between Fink Avenue and Westchester Avenue facing southeast.



35. View of the west side of Blondell Avenue between Fink Avenue and Westchester Avenue facing northwest.







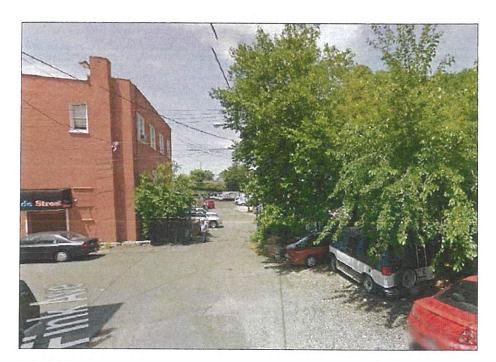


PROGRESS SET 09.24.18

TRANSIT ZONE MAP

T-002.00





FINK AVE.



FINK AVE.



FEMA MAP



BLONDEL AVE.





PROGRESS SET 08.15.18

TRANSIT ZONE MAP

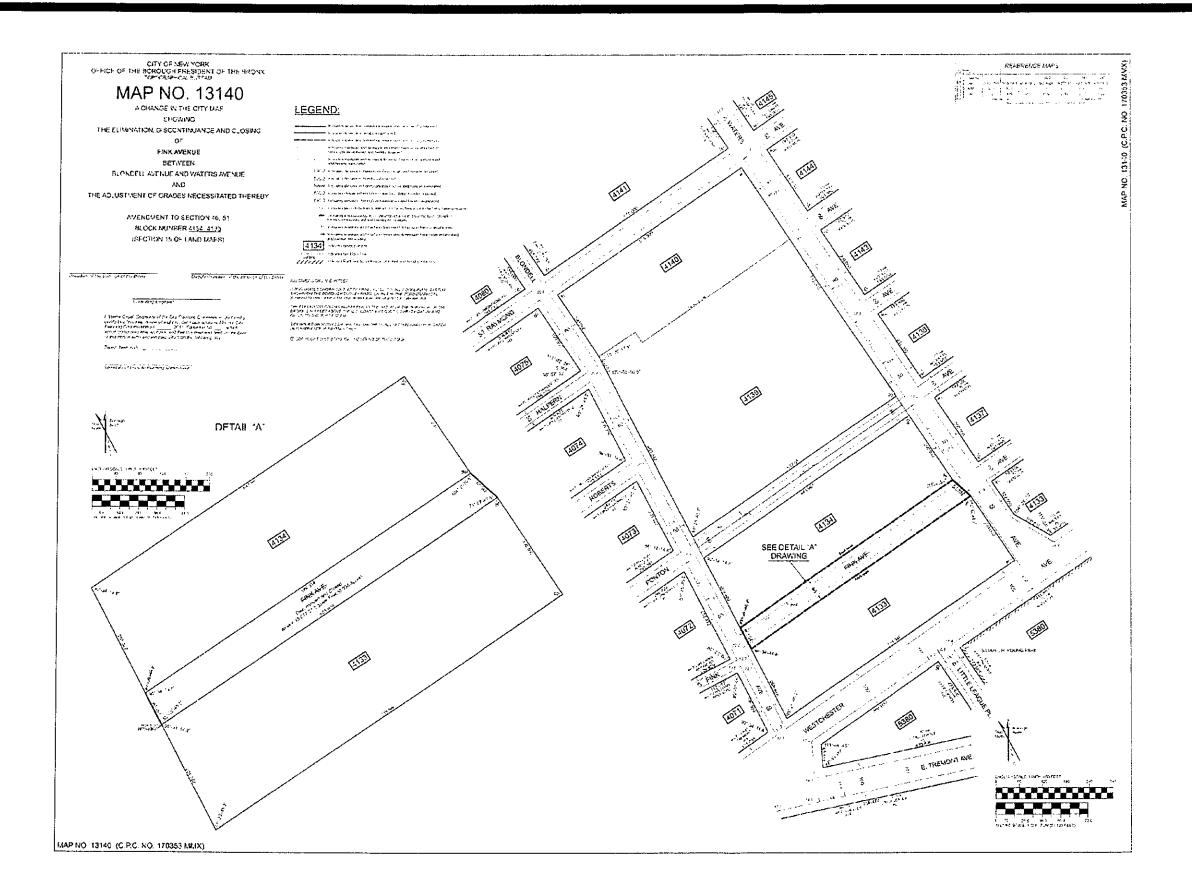
T-003.00



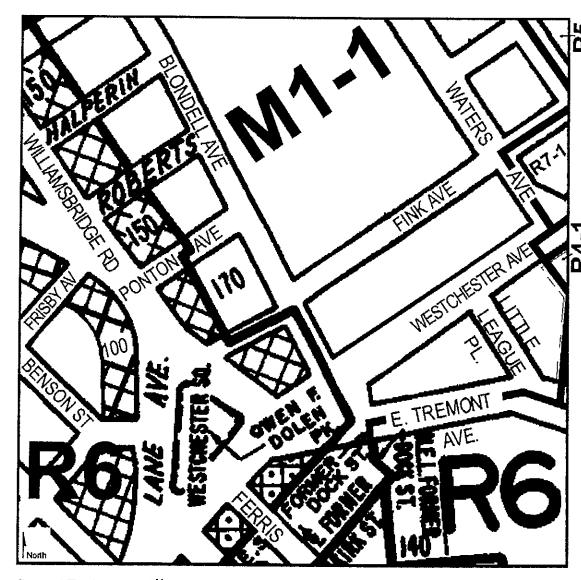
PROPOSED ACTIONS

- 1. Zoning Change Map;
- 2. Area of Street to be Demapped;
- 3. City Change Map;
- 4. Zoning Change Map;
- *5. MIH Map;*
- 6. Tax Map (with proposed zoning);
- 7. Area Map;
- 8. Zoning Comparison Table;
- 9. Land Use, Conformance and Compliance Table

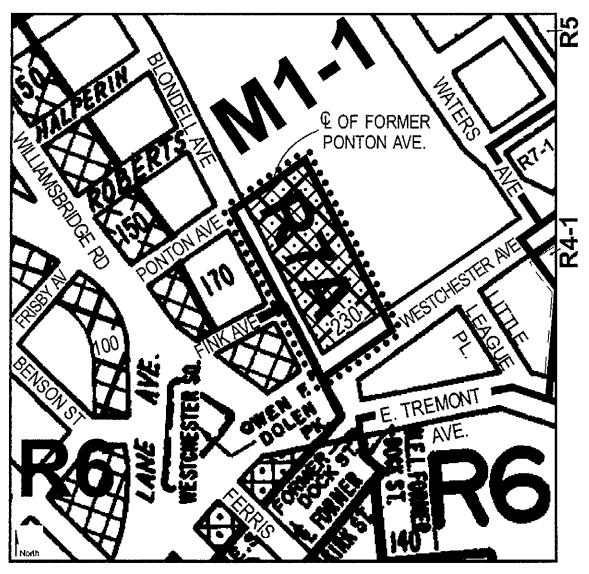




Zoning Change Map



Current Zoning Map (4b)



Proposed Zoning Map (4b) - Area Proposed to be Rezoned is outlined with dotted lines

Rezoning from M1-1 to R7A/C2-4

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

1346 Blondell Avenue Community District 11, The Bronx 9/24/18 Zoning Map 4b

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

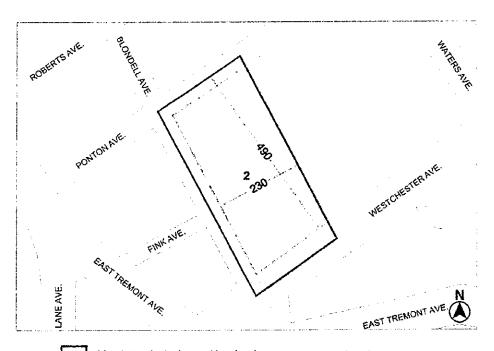
* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

The Bronx

The Bronx Community District 11



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

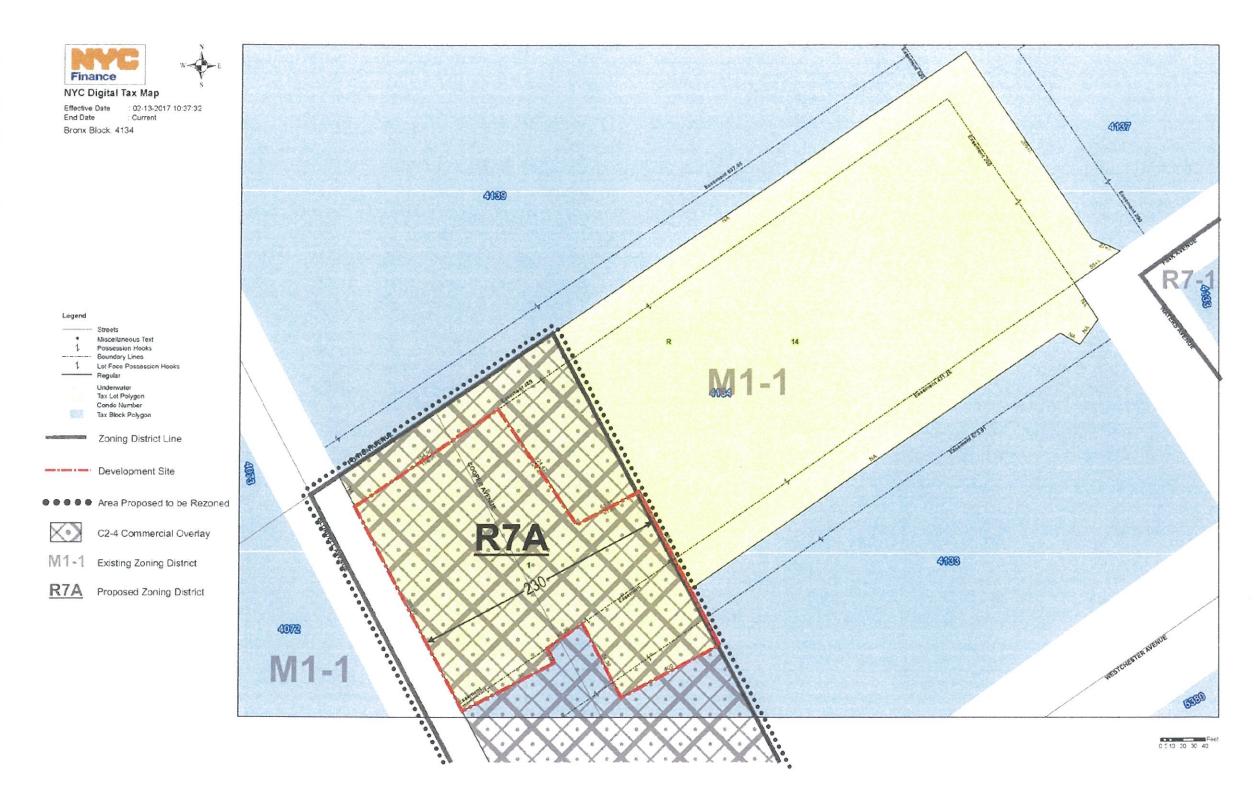
Area 2 — [date of adoption] — MIH Program Option 2

Portion of Community District 11, The Bronx

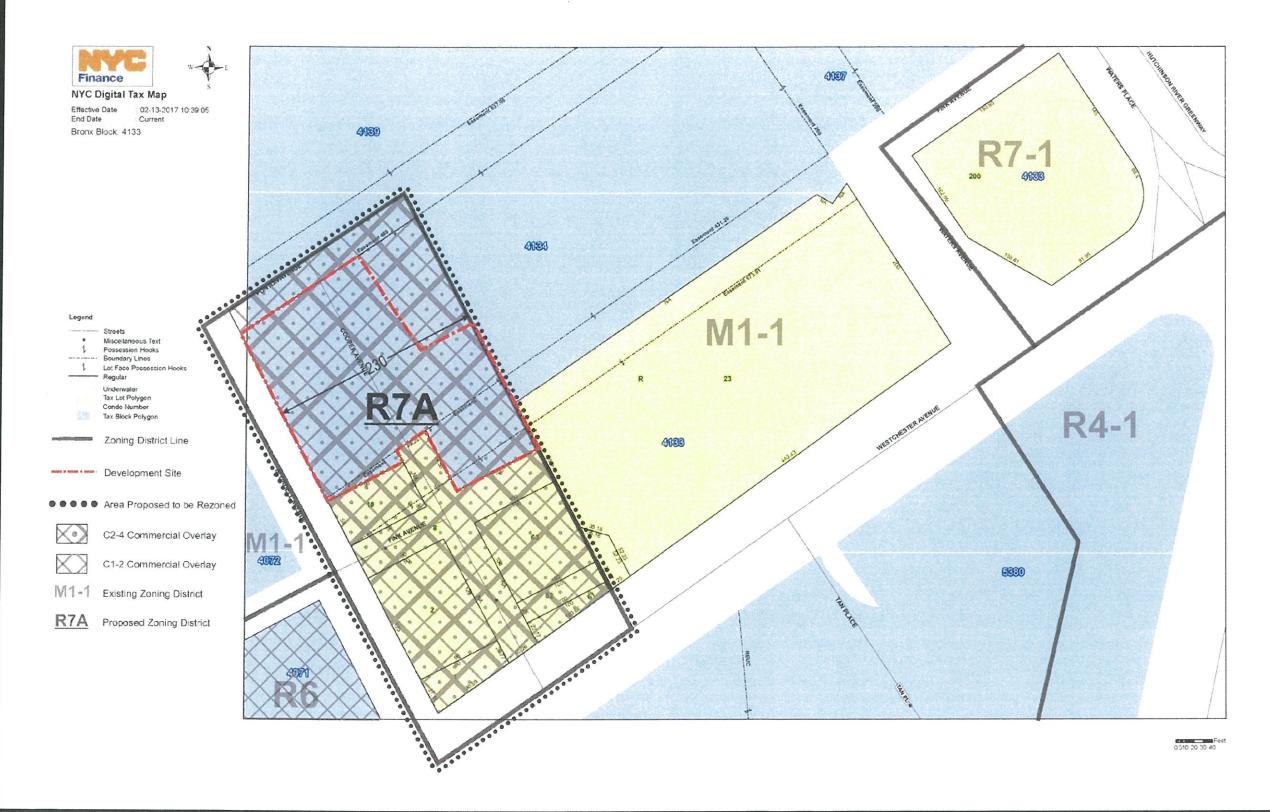
* * *

AVENUE REZONING

1346 Blondell Avenue, Bronx



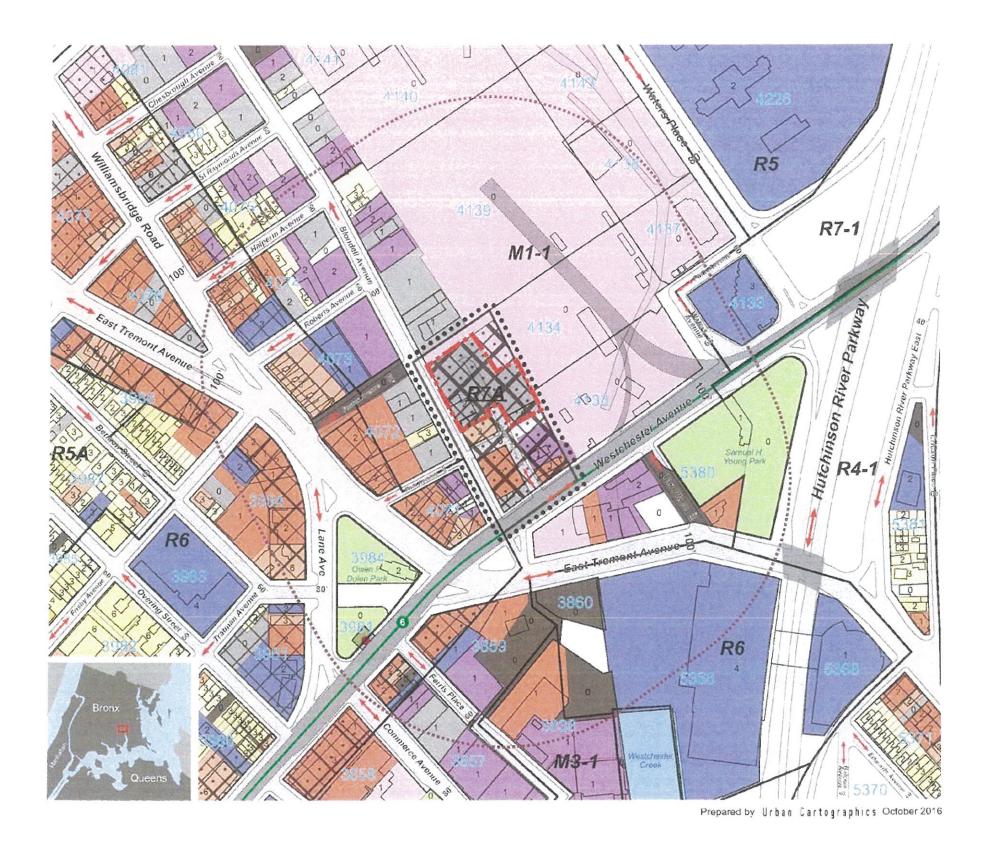
1346 Blondell Avenue, Bronx



AVENUE REZONING

Area Map 1346 Blondell Avenue, Bronx Block 4134, Lot 1 & Block 4133 Lots 1, 2, 8, 10, 12, 61, 62, 63 Project ID #P2012X0046 Project Information * * 600' Radius Development Site Project Area Zoning Districts Special Districts **Existing Commercial Overlays** VIII 01-1 7/2 C2-1 ₩X C1-2 C2-2 W/ C1-3 W/ C2-3 888 C1-4 C2-4 272 C15 C2.5 Subway Entries 5037 Block Numbers Property Lines 5 Number of Floors Land Uses One & Two Family Residential Buildings Multi-Family Residential Buildings (Walk-up) Multi-Family Residential Buildings (Elevator) Mixed Residential & Commercial Buildings Commercial/Office Buildings Industrial/Manufacturing Transportation/Utility Public Facilities & Institutions Open Space Parking Facilities Vacant Land No Data/Other

600 Feet



1346 Blondell Avenue, Bronx

		Permit	Permitted/Required							
	Existin	ng Zoning (M1-1)	Prop	osed Zoning R7A/C2-4						
		<u> </u>		Under MIH Zoning)						
	ZR Section #	M1-1	ZR Section #	R7A/C2-4						
USE GROUPS	42-10	4 - 14, 16, 17	22-10/32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14						
Maximum FAR (Total)	43-122	2.4	23-154*	4.6						
Residential	n/a	n/a	23-154*	4.6						
Affordable Independent Residences for Seniors	n/a	n/a	23-155	5.01						
Community Facility	43-122	2.4	33-121	4						
Commercial	43-12	11	33-121	2						
Commercial and Community Facility	43-122	2.4	33-121	4						
Manufacturing	43-12	1	n/a	n/a						
YARDS	43-14	1	III a	TIFA						
Minimum Front Yard	n/o	n/a	n/a	In/a						
Minimum Side Yard	n/a	None or 8 feet	23-462	None or 8 feet						
Minimum Side Yard Minimum Rear Yard	43-25	r	23-462							
	43-26	20'	23-47/33-20	30', 20' (Commercial)						
HEIGHT AND SETBACKS				100						
Minimum Base Height	43-43	n/a	23-662	40'						
Maximum Base Height	43-43	30'/2-Stories	23-664*	75'						
Maximum Building Height	43-43	Sky Exposure Plane	23-664*	95'/9-Stories						
Maximum Height of Front Wall	43-43	301/2-Stories	23-664*	75'						
Sky Exposure Plane	43-43	1:1	n/a	n/a						
Setbacks from Narrow Streets	43-43	20'	23-662	15'						
Setbacks from Wide Streets	43-44	15'	23-662	10'						
OPEN SPACE										
Residential	n/a	n/a	n/a	n/a						
Max. Interior Lot Coverage	n/a	n/a	23-153	65%						
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a						
Minimum Open Space Ratio	n/a	n/a	n/a	n/a						
Maximum Lot Coverage	n/a	n/a	23-153	100% (Comer)						
OT COVERAGE										
nterior/Through Lot	n/a	n/a	23-153	65%						
DENSITY	1174									
Affordable Dwelling Units	n/a	n/a	23-22	680 sf/DU						
Affordable Independent Residences for Seniors	n/a	n/a	23-22	n/a						
PARKING	III	1114		1170						
	n <i>i</i> a	n/a	12-10/25-253	25%						
ncome-Restricted Housing Units	n/a	n/a	12-10/25-251	None (Transit Zone) or 15%						
Affordable Independent Residences for Seniors	n/a	n/a n/a	12-10/25-251	None (Transit Zone) or 10%						
Residential (Above 80% AMI)			25-23	50%						
	n/a	n/a	12-10/25-251	None (Transit Zone)						
·	n/a	n/a								
Commercial	44-20	By Use	36-21	By Use						
OADING		L		l ₂						
Commercial	44-52	By Use	36-62	By Use						
	n/a	n/a	25-80/36-70	1 per 2 dwelling units						
icycle Parking (Affordable Independent Residences for Seniors)	n/a	n/a	25-80/36-70	1 per 10,000 sf						
licycle Parking (Commercial)	36-70/44-60	By Use	36-70	By Use						

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

	Existing Conditions								Proposed Condit	tions		
		Zoning			Permitted		FAR	Zoning		Confor Permitted		
Block	Lot	District	Existing Land Use	Conformance	FAR	Built FAR	Compliance	District	Proposed Land Use	mance	FAR	Compliance
Applicant	's Prope	rty										
Developm	ent Site											
4134	1	M1-1	Residential	No	1	0.15	Yes	R7A/C2-4	Mixed-use (Commercial-Residential)	Yes	4.6	Yes
4133	1	M1-1	Parking	Yes	1	0.19	Yes	R7A/C2-4	Parking	Yes	4.6	Yes
4133	2	M1-1	Commecial	Yes	1	2.21		R7A/C2-4	Commecial	Yes	4.6	Yes
4133	8	M1-1	Vacant	Yes	1	0	Yes	R7A/C2-4	Vacant	Yes	4.6	Yes
4133	10	M1-1	Mixed-use (Commercial-Residential)	No	1	2.67	No	R7A/C2-4	Mixed-use (Commercial-Residential)	Yes	4.6	Yes
4133	61	M1-1	Commercial	Yes	1	1.85	No	R7A/C2-4	Commercial	Yes	4.6	Yes
4133	62	M1-1	Commercial	Yes	1	0.8	Yes	R7A/C2-4	Commercial	Yes	4.6	Yes
4133	63	M1-1	Light Manufacturing/Industrial	Yes	1	0.1	Yes	R7A/C2-4	Light Manufacturing/Industrial	No	4.6	Yes
4134	14	M1-1	Transportation/Utility	Yes	1	0	Yes	R7A/C2-4	Transportation/Utility	No	4.6	Yes
Total # of Lots*	15		% of Conformance**	78%		% Compliant	67%		% of Conformance**	78%	% Complian	t 100%

PROPOSED CONDITIONS

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



AVE.



1340 BLONDHI

Ske Data	List of Required Actions
Block: 4134 & 4133	
Lots 1, 2, 4, 62, 63, 70/12	1. Rezone to R7A/C2-4(MIH)
Address: 1340 Blondell Ave	
Existing Zoning: M1-1	1
Proposed Zoning, R7A/ C2-4 (M.IH.)	
Community District: Bronx, 11	1
Zoning Section Map No : 4b	
Zorang Lot Area: 46,360 sq.ft.	

ZR Section	Regulation	Permitted/Required	Proposed	Compliance Notes
RESIDENTIAL -	USE GROUP 2			
22-10	Use Group	1, 2, 3, 4, 5, 6, 6c,7, 8, 9, 14	286	Complies
23-32	Lot Area	1,700 sq.ft	46,360 sq.ft.	Complies
23-153	Lot Coverage	30,134 sq.ft	24,022 sq.ft.	Compiles
23-153	F.A.R Base	400		
23-154	F.A.R. Max	4.6	4.13	Complies
33-121	F.A.R (Commercial)	400	0.42	Complies
33+121	F.A.R. (Community Facility)	4.00	0.04	
23-154	F.A.R.(Mixed Dev Use)	4 60	4.6	Complies
23-154	Residential			
	Floor Area	213,256 sq.ft	189.808 sq.ft.	Complies
33-121	Commercial			
	Floor Area	92,720 sq.ft	19,668 sq.ft.	Complies
33-121	Community Facility			-
	Floor Area	185,440 sq.ft	2,024	
23-154	Mixed Use Dev.			
	Floor Area	213,256 sq.ft	211,500 sq ft	Complies
23-22	Density	307	228	Complies
23-562	Min Base Height	40'-0"	75'-0"	Complies
23-664	Max Base Height	75'-0'	75'-0"	Complies
23-864	Max Bldg, Height	90'-0"/9 Stones	95'-0"/9 Stories	Complies
23-45	Front Yard	N/A	N/A	Complies
23-462	Side Yard	N/A	N/A	Compiles
23-47	Rear Yard	30°-0"	30-0"	Complies
25-811	Bike Parking(Res)	114	114	Complies
36-711	Bike Parking(Comm)	2.2675	2	Compiles
23-03	Street Tree	1 per 25' of	5 on site	Complies
	<u> </u>	frontage = 8 trees	3 off site	
	Parking			
36-20	Commercial	20	95	Complies
36-20	Community Facility	2	2	Complies
25-251	Residential	34	128	Complies
38-62	Loading Berth	None	None	Complies



PROGRESS SET 09.24.18

ZONING CALCULATIONS

Z-100.00







QUALITY HOUSING DEDUCTIONS										
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PROGRESS SET 09.24.18

9/15/2016	OBR.	IBR.	28R.	38R.	TOTAL
1ST FLOOR	0	0	0	0	0
2ND FLOOR	6	10	8	5	29
3RD FLOOR	6	10	8	5	29
4TH FLOOR	6	10	8	5	29
5TH FLOOR	6	10	8	5	29
6TH FLOOR	6	10	8	5	29
7TH FLOOR	6	10	8	5	29
8TH FLOOR	6	10	6	5	27
9TH FLOOR	6	10	6	5	27
TOTAL	48	80	60	40	228
PERCENT	21%	35%	26%	18%	100%

SCHEMATIC HEGHT DIAGRAM

NOT TO SCALE

ZONING
CALCULATIONS
& APT.
DISTRIBUTION

Z-103.00





1340 BLONDELL AVE.

AUFGANG ARCHITECTS

> PROGRESS SET 09.24.18

ZONING LOT SITE PLAN

C-100.00

HIOPOSED ZONE RIZAC2-4 EX ZONE-M1-1 09-24.18 BLOCK 4133/4134 LOT: 1,2,4,62 63,70,12









PROGRESS SET 09.24.18

CELLAR PLAN

A-100.00





OUTDOOR REC. AFFA ON CRACE (EL. 17°C) (EL. 3°C ASIL)

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OUTDOCRIFEC AREA OVER CELLAR (EL 70)

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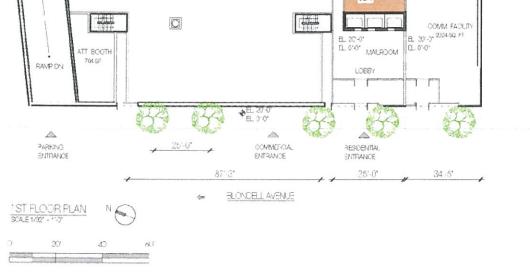


PROGRESS SET 09.24.18

FIRST FLOOR PLAN

A-101.00





DOMMEROIAL 19371 SF







2ND FLOOR PLAN 30ALE 1/32" = 1'-0" AUFGANG ARCHITECTS

> PROGRESS SET 09.24.18

2ND FLOOR PLAN

A-102.00







3RC FLOOR PLAN 90ALE 1/30" - 11-0"



PROGRESS SET 09.24.18

3RD FLOOR PLAN

A-103.00









4TH THRU 7TH FLOOR PLAN SCAE 1/32 - 1/0*

PROGRESS SET 09.24.18

4TH THRU 7TH FLOOR PLAN

A-104.00











PROGRESS SET 09.24.18

8TH & 9TH FLOOR PLAN

A-105.00





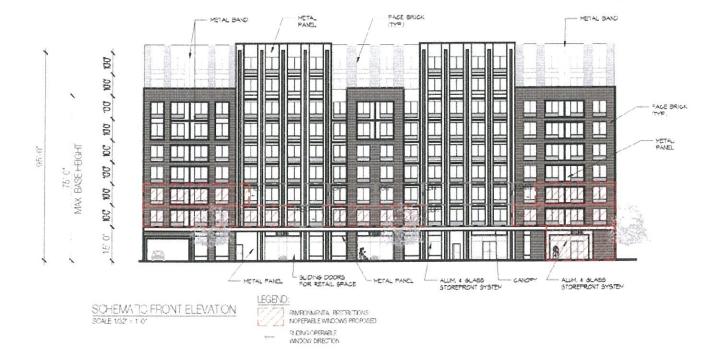


PROGRESS SET 09.24.18

SCHEMATIC ELEVATION

A-106.00









BLONDELL COMMONS

Address: 1340 BLONDELL AVENUE, BRONX, NY 10461



Project Description:

The subject consists of one newly formed tax lot (4134-1) located at 1340 Blondell Avenue in the Westchester Village section of the Bronx. Exact Capital Group entered into a joint venture with the existing owner and formally acquired the property in March 2016. This site is currently finishing a ULURP process that will allow the development of a 9-story building with 228 residential units. The current plans have approximately 261,660 Square Feet, of which 19,668 will be commercial space, 2,024 will be community space and the project will include 225 parking spaces. Although the property is located in an industrial area, it is only a block from a residential census, has tremendous access to Retail services along Williamsbridge Road and Westchester Ave and great proximity to the East Tremont Ave Station on the [6] Express train and Bus options. Additionally, the property is located near several School options, including Herbert Lehman High School.

Zoning:

Neighborhood	Westchester Village
Block/Lot	4134/1
Lot Size	46,380 SF – Irregular
Plans to built	261,660 SF
Stories	9
Total Apartments & Rooms	228 & 776
Proposed Layout	48/STU, 80/1, 60/2, 40/3
Zoning	Will be rezoned to C4-L/R7A from M1
FAR (built/allowed)	4.6

477 Madison Avenue, 6th Floor, New York, NY 10022, Tel: (646) 706-5506 www.exactcapital.com



The Plan:

The parcels were formally acquired in March 2016 with an acquisition loan provided by Raza Development Fund. Once the rezoning is complete, Exact Capital anticipates utilizing 4% Low Income Housing Tax Credits in conjunction HPD's ELLA Program. We expect the project to be formally certified in the next few months and be able to execute a construction loan closing in December 2019. This is a great affordable housing new construction project in an underutilized area of the Bronx and has full support of all local elected officials.

Unit Distribution & Affordable Rent Levels:

The proposed rents are being set at varying AMI's to benefit diverse need of the community.

NYC 15/15		the second state of the second
Unit Size	Monthly Rent	Number of Units
Studio	\$1,559	7
I BR	\$1,599	12
2 BR	\$1,831	9
3 BR	\$2,324	6
27% AMI		
Unit Size	Monthly Rent	Number of Units
Studio	\$367	7
1 BR	\$472	12
2 BR	\$575	9
3 BR	\$658	6
37% AMI		
Unit Size	Monthly Rent	Number of Units
Studio	\$524	7
1 BR	\$667	12
2 BR	\$810	9
3 BR	\$930	6
47% AMI		
Unit Size	Monthly Rent	Number of Units
Studio	\$682	5
1 BR	\$863	8
2 BR	\$1,045	6
3 BR	\$1,201	4
77% AMI		
Unit Size	Monthly Rent	Number of Units
Studio	\$1,151	7
1 BR	\$1,449	12
2 BR	\$1,749	9
3 BR	\$2,015	6
90% AMI		
Unit Size	Monthly Rent	Number of Units
Studio	\$1,354	10
1 BR	\$1,705	16
2 BR	\$2,055	12
3 BR	\$2,367	8
100% AMI		
Unit Size	Monthly Rent	Number of Units
Studio	\$1,509	5
1 BR	\$1,898	8
2 BR	\$2,288	5
3 BR	\$2,637	4

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Sources and Uses:

Please see the proposed capital stack for the project below. It is subject to change based on the underwriting of the participating lenders.

Permanent Sources	Amount	Per Unit	% of total
	\$30,790,055	\$135,044	24.93%
First Mortgage (Lender: HDC):	\$15,000,000	\$65,789	12.14%
Second Mortgage (Lender: HDC):	\$25,375,000	\$111,294	20.54%
Third Mortgage (Lender: HPD):	\$701.250	\$3,076	0.57%
Deferred Construction Interest (HDC):	\$1,186,281	\$5,203	0.96%
Deferred Construction Interest (HPD):		\$130,125	24.02%
LIHTC Equity:	\$29,668,512		
State Low Income Housing Tax Credits (SLIHC):	\$12,133,267	\$53,216	9.82%
Developer Equity (Cash):	\$3,088,161	\$13,545	2.50%
Developer Equity (Land):	\$0	\$0	0.00%
Deferred Developer's Fee:	\$5,583,908	\$24,491	4.52%
	\$0	\$0	0.00%
Gap: TOTAL SOURCES	\$123,526,433	\$541,783	100%

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AVENUE REZONING



NYC Department of Housing Preservation and Development (HPD)

Office of Development, Division of New Construction Finance

Mixed Income Program: Mix & Match Term Sheet

Program Description

HPD's Mixed Income Program: Mix & Match funds the new construction of mixed income multi-family rental projects in which 40%-60% of the units are at low income rents affordable to households earning up to 60% of Area Median Income (AMI) and the other 40%-60% of units would have rents affordable to moderate and/or middle income households earning up to 130% of AMI. Projects must have a range of affordability tiers.

HPD subsidy is in addition to other public and private sources including but not limited to: private institutional lenders; New York City Housing Development Corporation (HDC) programs such as HDC's Mixed Income Mix and Match program; New York State Homes and Community Renewal (HCR) programs such as Homes for Working Families Initiative (HWF), Low Income Housing Trust Fund Program (HTF), Middle Income Housing Program (MIHP), New York State Low Income Housing Tax Credit Program (SLIHC) and Low Income Housing Credit Program (LIHC), Federal Low Income Housing Tax Credit Program (LIHC), and New York State Housing Finance Agency programs.

Eligible Borrowers and Sponsors

In order to be eligible for Capital funds, a borrower must be a Housing Development Fund Corporation either alone or in partnership with for-profit developers, limited partnerships, corporations, trusts, joint ventures, or limited liability companies.

The development team for the project must have demonstrated a track record of successfully developing, marketing, and managing the type of facility proposed or must form a joint venture with an entity with such expertise. Borrowers must demonstrate sufficient financial stability and liquidity to construct and operate the project.

HPD Loan Amount

HPD subsidy calculation is based on the number of units with rents affordable to households at or below 130% AMI according to the chart below. Projects should have a minimum of four affordability tiers. At least 10% of units must be set aside for formerly homeless households and a minimum of 10% of units must be affordable to households earning between 30-50% AMI.

Projects are encouraged to create intergenerational housing by incorporating senior housing units, including under the zoning rules for affordable independent residences for seniors (AIRS).

Rental Tier	Subsidy
Our Space	\$225,000
27% of AMI	\$185,000
37% of AMI	\$155,000
47% of AMI	\$125,000
57% of AMI	\$95,000
70% of AMI	\$120,000
80% of AMI	\$115,000
90% of AMI	\$95,000
100% of AMI	\$70,000
110% of AMI	\$40,000
120% of AMI	\$20,000
	\$10,000

Project Selection: Preference will be given to projects that include: (1) provide more than 20% of units for formerly homeless families, (2) include more than 20% of units serving households earning up to 50% of AMI or less, and/ or (3) provide more than four income tiers.

Requests for Above Term Sheet Subsidy: Projects that request more than the maximum subsidy will be considered for funding, but will not receive preference. For every \$5,000 per unit in additional subsidy provided above the term sheet maximum, projects will be required to provide an additional 5% of units to serve formerly homeless families or make an additional 5% of units affordable in perpetuity.

Mandatory Inclusionary Housing (MIH): MIH projects that request subsidy for the MIH units will be required to provide an additional 15% of permanently affordable units.

Voluntary Inclusionary Housing/Other Sources: Maximum per-unit subsidies may be reduced for projects utilizing other sources, including Inclusionary

affordability or project benefits.

Housing, or rental assistance such as Project Based Vouchers, absent broader/deeper

Rents and Marketing Bands

a tag

	Income	Maximum Initial Rents						
Rental Tier	Limits	Studio*	1 BR	2 BR	3 BR			
Our Space	30% of AMI	\$215	\$283	\$425	\$512			
27% of AMI	30% of AMI	\$331	\$426	\$521	\$594			
37% of AMI	40% of AM1	\$475	\$605	\$736	\$843			
47% of AMI	50% of AMI	\$618	\$784	\$951	\$1,091			
57% of AMI	60% of AMI	\$761	\$963	51,166	\$1,339			
70% of AMI	80% of AMI	\$947	\$1,196	\$1,445	\$1,661			
80% of AMI	100% of AMI	\$1,091	\$1,375	\$1,660	\$1,910			
90% of AMI	110% of AMI	\$1,234	\$1,554	\$1,874	\$2,158			
100% of AMI	130% of AMI	\$1,377	\$1,733	\$2,089	\$2,406			
110% of AMI	140% of AMI	\$1,520	\$1,912	\$2,304	\$2,654			
120% of AMI	150% of AMI	\$1,664	\$2,091	\$2,519	\$2,90			
130% of AMI	165% of AMI	\$1,807	\$2,270	\$2,733	\$3,150			

^{*}Studio Rents are sized based on a 0 6 Household Factor

Initial Rents: Initial rents for tenants with low incomes (30% of AMI, 40% of AMI, 50% of AMI, and 60% of AMI) are calculated at 30% of 27% of AMI, 30% of 37% of AMI, 30% of 47% of AMI, and 30% of 57% of AMI. All other rents are calculated at 30% of the target AMI. All rent levels are calculated as gross rents less a utility allowance.

Rent Increases: Subsequent rent increases for restricted units will be governed by the lower of AMI or rent stabilization increases. No vacancy or luxury decontrol will be permitted for the duration of the HPD restriction period for all unit types.

Marketing Bands: Projects must comply with the above listed Marketing Bands, or where other funding sources restrict the allowable maximum income. In addition, Program seeks to minimize overlapping income limits between tiers.

Loan Terms

- Loan Term: 30 year minimum (Loan terms vary by funding source and lending authority).
- Interest Rate: Applicable Federal Rate (AFR) monthly long-term rate simple during construction and permanent. An additional 0.25% servicing fee will be applied during construction, as applicable. The actual paid rate during construction will be up to 1% per annum in addition to the servicing fee. The actual paid rate during permanent will be up to 1% per annum, inclusive of the servicing fee. The difference between AFR and the paid rate will defer and accrue, with balloon due at maturity. HPD may reduce the interest rate to below AFR in return for extended affordability of 60 years or permanent affordability for at least 15% of the units.
- Amortization: Balloon payment up to 100% of HPO loan amount.
- Debt Service Coverage: 1.15 on all financing.
- Loan to Cost: May not exceed 90% overall of total development cost.

Mixed Income: Mix and Match, Term Sheet

Updated - 05.15.17

[&]quot;Rents are based on 2017 HUD income limits and assume tenant pays electricity with no electric stove.

NYC Department of Housing Preservation and Development (HPD) Office of Development, Division of New Construction Finance

- Income to expense ratio: Minimum of 1,05 on all financing; 1.10 when commercial space is more than 25% of gross income.
- Developer's Fee: As described in the HPD Low Income Housing Tax Credit Qualified Action Plan (QAP), total developer fee is not to exceed 15% of improvement costs (excluding developer fee, reserves, and syndication and partnership expenses) and 10% of acquisition costs for tax credit projects. Up to 10% of the fee may be paid during construction. Consultant fees should be paid from the developer fee. HPD may require a reduction in paid developer fee in order to reduce public subsidy. HPD requires that the deferred developer fee be based on 15 years' of cash flow.
- Consultant Fees: Consultant fees, including development consultants, owner's representatives, etc., must be paid from the developer fee.
- Land Acquisition: Acquisition costs for privately owned land will be reviewed by HPD and may be approved at up to appraised value
 - For publicly-owned sites, disposition in most cases will be for \$1 per lot with the balance of appraised value in an enforcement note and mortgage payable upon maturity with simple AFR. The enforcement note and mortgage may be structured as a forgivable loan in return for extended affordability beyond what is minimally required by other sources of funds. Publicly-owned sites may include sites owned by HPD, other government agencies and property owned by NYCHA.
- Projects funded with Federal funds require compliance with Section 3 new hires and Davis Bacon prevailing wages, as applicable.
- Preferences will be given to projects demonstrating cost containment.

Equity Requirement

1

10% of total allowable development costs excluding costs attributable to LiHTC eligible basis. This equity requirement is exclusive of the paid and deferred developer's fee. Reduced land price below value will be considered as part of the equity requirement, per HPD's approval.

Units for Formerly Homeless Households

- Homeless referrals must come directly from HPD except projects that receive a supportive housing social service contract award from New York State Office of Mental Health (OMH) or New York City Department of Health and Mental Hygiene (DOHMH) or another government agency.
- All projects with homeless set-aside units must submit a Social Service Plan and a
 proposed Social Service Provider for HPD approval prior to marketing and lease-up of the
 homeless set-aside units, except those receiving referrals from a government agency under
 a social service contract.
- For projects with a social service contract that provides rental assistance above tax credit rents, HPD may require that a portion of net cash flow be deposited in the a social service reserve.
- The unit distribution for homeless units must be approved by HPD.
- For developments with Project-Based Section 8, a Rent-Up Reserve of up to \$1,500 per homeless unit may fund rental income.
- For projects with <u>Cur Scace</u> units or without a social service contract, a capitalized **Social** Service Reserve of up to \$7,500 per homeless unit and annualized reserve of \$9,500 per
 5% of the homeless units (rounded up) may fund the approved social service plan
- HPD may require an additional set-aside of up to \$2,000 per studio homeless unit, or up to \$3,000 if the homeless units include family units, to fund furnishings for homeless units at initial rent-up.

NYC Department of Housing Preservation and Development (HPD) Office of Development, Division of New Construction Finance

Design and Construction Requirements

- Projects must meet HPD Design Guidelines for Multifamily New Construction and Senior
 Housing and plans must be approved by HPD. HPD also strongly encourages the
 incorporation of the critical success factors outlined in "Laying the Groundwork Design
 Guidelines for Retail and Other Ground-Floor Uses in Mixed-Use Affordable Housing
 Developments".
- HPD will approve unit distribution. Projects are suggested to have a minimum of 15% onebedroom, a minimum of 30% two-bedroom or larger, and a maximum of 25% studio units Projects that include supportive housing units for singles may be allowed to exceed the 25% studio threshold.

Unit Type	Net Square Footage
Studio	350 - 400 sq. ft.
1 BR	500 - 550 sq. ft.
2 BR	650 - 725 sq. ft.
3 BR	850 - 950 sq. ft.
4 BR	950 - 1,075 sq. ft.

- HPD reserves the right to participate in construction monitoring.
- HPD may at its discretion require competitive bidding for general contractors.
- All projects must achieve Green Communities Green Certification. The Green Communities Criteria and Certification portal is available online at http://www.greencommunitiesonline.org/
- All projects will be required to retain a qualified benchmarking service provider to track utility
 usage for heating, electric and water. The HPD Benchmarking and Performance Tracking
 Protocol is available online at http://www1.nyc.gov/site/hpd/developers/green-building.page
- Projects must be in full compliance with the design requirements of all applicable laws, including, but not limited to, the New York City Zoning Resolution, the New York City Building Code, the New York City Housing Maintenance code, the New York State Multiple Dwelling Law, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973. Projects receiving New York State Homes and Community Renewal (HCR) funding must also comply with the HCR Design Guidelines, as applicable.

Real Estate Tax Benefits

- Projects may qualify for §421-a or the Article XI tax exemption. See <u>HPD Tax Incentive</u>
 <u>Programs guidelines</u> for more information. Projects may be subject to a <u>PILOT</u> in the HPD
 Regulatory Agreement depending on the availability of project cash flow.
- Developers must provide proof of any such tax exemption prior to construction loan closing.

Closing Requirements

Closing requirements prior to construction loan closing include (out are not limited to):

- Completed and satisfactory <u>Sponsor Review</u> disclosure documents for all applicable individuals and entities in the project. Further disclosure documentation may be required
- Completed and satisfactory <u>Equal Opportunity</u> documents for applicable entities, including contractors and sub-contractors, in the project. Further documentation may be required for contractors and sub-contractors on the <u>Enhanced Contractor Review</u> status list.
- Completed and satisfactory <u>HUD Section 3</u> documents for applicable entities in the project, if project is receiving federal funding.
- Completed and satisfactory <u>Campaign Finance</u> documents for applicable individuals and organizations in the project.
- Completed and satisfactory Environmental Review including, but not limited to, City

Mixed Income: Mix and Match, Term Sheet

Updated - 05.15.17

NYC Department of Housing Preservation and Development (HPD) Office of Development, Division of New Construction Finance

Environmental Quality Review (CEQR), and/or State Environmental Quality Review Act (SEQRA), and/or National Environmental Policy Act (NEPA), as applicable. Detailed environmental studies and compliance measures may be required.

- Architectural plans approved by HPD's Building and Land Development Services
- Approval and Permits by the NYC Department of Buildings (DOB)
- HPD may require the inclusion of an HPD rider as part of the construction contract.
- Borrower's organizational documents including W-9 forms and IRS EIN letters.
- Projects with HOME funds must comply with HOME Compliance requirements.
- HPD requires that the general contractor secures projects by a letter of credit for 10% of hard costs excluding contingency. Payment and Performance bond for 100% of hard costs may be accepted in lieu of letter of credit.
- HPD may require that it be named beneficiary on documents, including but not limited to insurance certificates and completion guarantees.

Rent Up

- All projects must be marketed according to HPD and HDC marketing guidelines. The developer must submit a marketing plan for agency review and approval prior to marketing.
- On an annual basis, HPD may require a certified rent roll, written certification of tenant incomes, and other supporting documentation.

Conversion

Conditions precedent to permanent loan conversion include (but are not limited to):

- Evidence of rent registration with HCR in compliance with rent stabilization requirements
- 95% residential rental achievement
- 100% commercial/retail occupancy evidenced by executed leases
- Evidence of real estate tax benefits.
- Temporary or Final Certificate of Occupancy from NYC Department of Buildings (DOB).
- Architect's Statement post-completion regarding accessibility
- Certificate of Completion from HPD on publicly-owned sites.
- Evidence of HOME compliance.

Proposal Review Information

For consideration, please submit the following:

- Location (Borough/Block/Lot and address) and description of site and proposed development Include commercial, parking and residential square footage.
- Proposed pro-forma including development and operating budgets, as well as acquisition price per developable floor area for privately owned sites. Include an appraisal for private site acquisitions.
- Whether the project is generating tax benefits or zoning bonus to another project.
- Proposed development team (borrower, contractor, architect, management company) respective principals and previous development experience over the last 10 years. HPD and NYC development experience should be highlighted

Additional Requirements

Developers are required to comply with all applicable Federal, State, and local laws, orders, and regulations prohibiting housing discrimination. The Developer must also construct the project in compliance with all laws regarding accessibility for people with disabilities, including but not

Mixed Income: Mix and Match, Term Sheet

Updated - 05.15.17

NYC Department of Housing Preservation and Development (HPD)

Office of Development, Division of New Construction Finance

limited to the New York City Building Code the federal Fair Housing Act, the Americans With Disability Act, and Section 504 of the Rehabilitation Act of 1973.

Eligible HPD-financed projects will be subject to the Agency's economic opportunity programs including HireNYC and M/WBE Build Up. Such projects must meet the obligations of each applicable program and initiative. Additional information can be found at http://www1.nyc.gov/site/hpd/developers/mwbe-build-up-program.page.

HPD requires a fee of \$1,400 for monitoring compliance with Executive Order 50 of 1980 (as amended by Executive Order 94 of 1986. Executive Order 108 of 1986, and Executive Order 159 of 2011) which requires equal employment opportunity in New York City contracting and monitoring compliance with the Federal Davis Bacon Act (40 U.S.C. §3141 et seq.), State Labor Law §\$220 and 230, Real Property Tax Law §421-a(8), and New York City Administrative Code §6-109 which require the payment of prevailing wages and compliance with labor standards.

HPD Contact

Multifamily New Construction Programs

100 Gold Street, Room 9I-5, New York, NY 10038

mfnc@hpd.nyc.gov Phone: 212-863-6044

HPD, in its sole discretion, may, at any time and without prior notice, terminate the program, amend or waive compliance with any of its terms, or reject any or all proposals for funding.

Updated - 05.15.17

1346 Blondell Avenue Bronx March 2019



Prepared for: Eric Palatnik PC Prepared by: Urban Cartographics

1346 Blondell Avenue Rezoning

Rezoning:

- M1-1 to R7A/C2-4 (all lots on blocks 4134 and 4133)
- Redevelop Block 4134, Lot 1 (formerly Block 4134, Lots 1, 2, 4, 62, 63, and 70 and Block 4133, Lot 12) with a new mixed-use building.

Demapping:

· Demap unbuilt portion of Fink Avenue.

Map MIH:

• Option 2: 30% of residential floor area must be for affordable housing units for residents with incomes averaging 80% AMI. (68 affordable units out of 228 total).

Purpose of Rezoning:

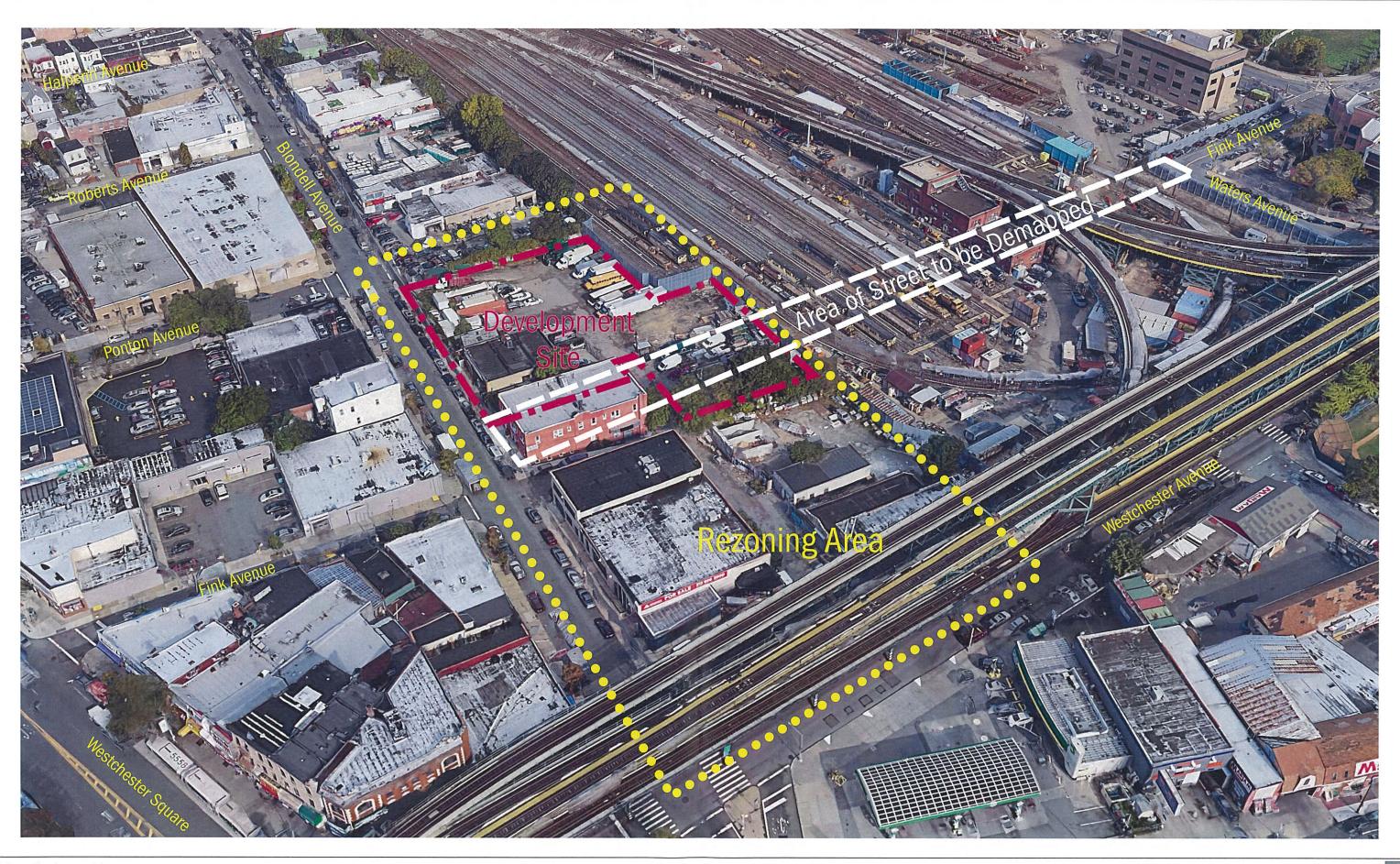
- Develop new 9-story mixed-use (commercial-residential-community facility) building containing 211,500 square feet of floor area (4.6 FAR). Redevelop Block 4134, Lot 1 (formerly Block 4134, Lots 1, 2, 4, 62, 63, and 70 and Block 4133, Lot 12) with a new mixed-use building.
- 189,808 square feet of residential floor area (228 dwelling units)
- 19,668 square feet of retail floor area (Use Group 6)
- 2,024 square feet of community facility floor area.
- 225 accessory parking spaces would be provided (95 commercial, 2 community facility and 128 residential) on the cellar level.



- 1. Neighborhood Bird's Eye Aerial;
- 2. Detailed Birds Eye Aerial;
- 3. Project Area Photographs;
- 4. Surrounding Area Photographs









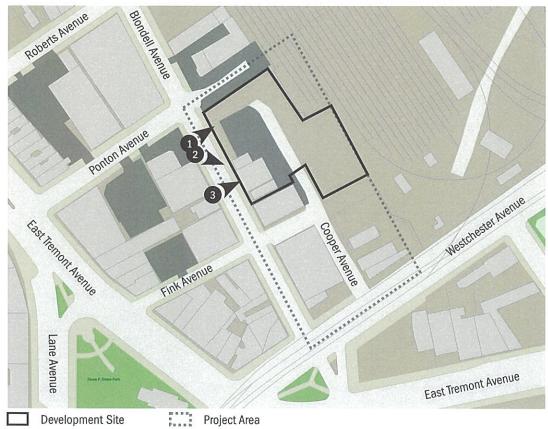
1. View of the Development Site facing northeast from Blondell Avenue.



3. View of the Development Site facing northeast from Blondell Avenue.



2. View of the Development Site facing southeast from Blondell Avenue.



Development Site



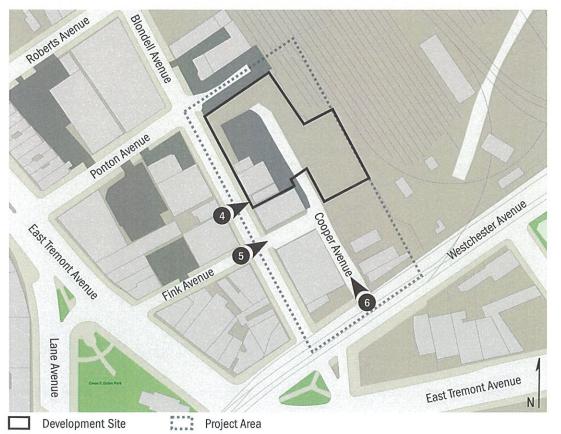
4. View of the Development Site facing northeast from Blondell Avenue.



6. View of Cooper Avenue facing northwest from Westchester Avenue (Project Area at right and left).



5. View of Fink Avenue facing northeast from Blondell Avenue (Project Area at right and left).

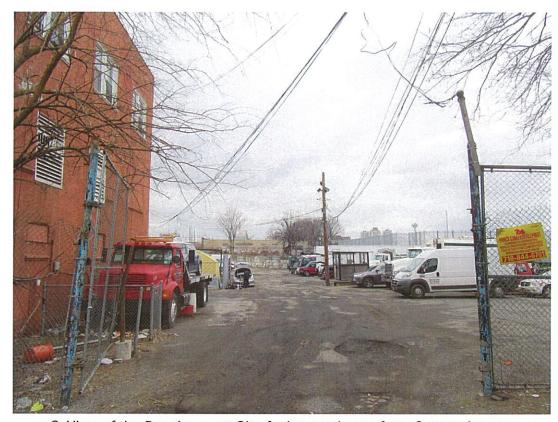




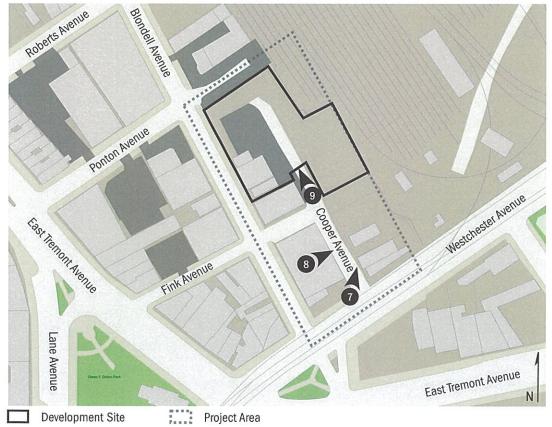
7. View of the Project Area facing north from Cooper Avenue.

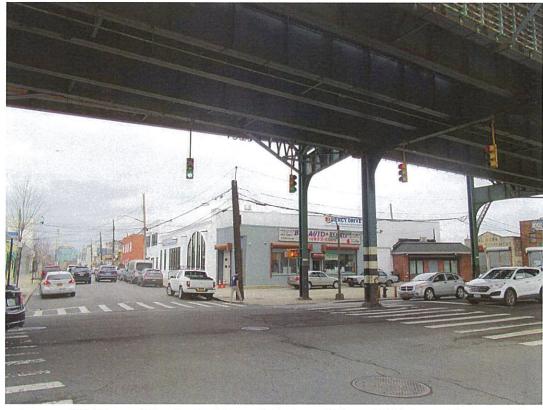


9. View of the Project Area facing northeast from Cooper Avenue.



8. View of the Development Site facing northwest from Cooper Avenue.





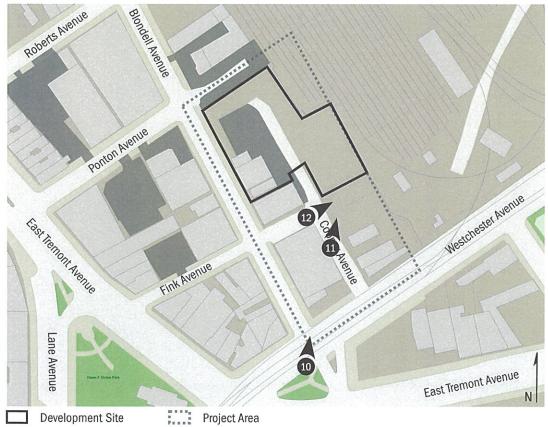
10. View of the Project Area facing north from the intersection of Westchester Avenue and Blondell Avenue.



12. View of the Project Area facing northeast from the intersection of Cooper Avenue and Fink Avenue.



11. View of the Project Area facing north from Cooper Avenue.





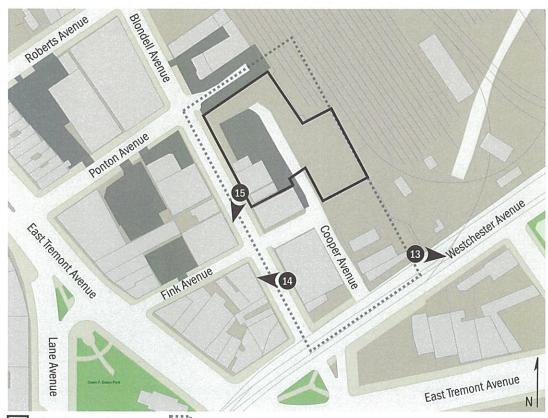
13. View of the south side of Westchester Avenue facing east from the Project Area.



15. View of the southwest side of Blondell Avenue facing south from the Development Site.



14. View of the southwest side of Blondell Avenue facing west from the Project Area.



Development Site

Project Area



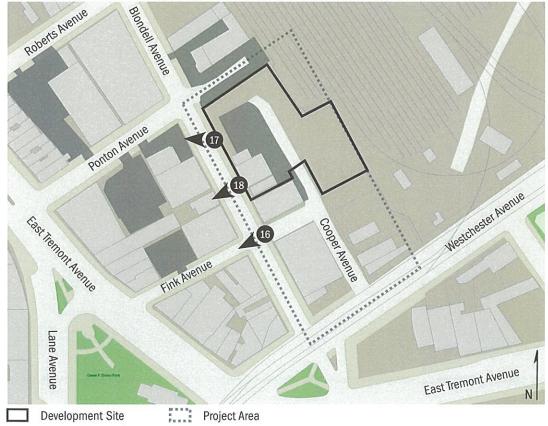
16. View of Fink Avenue facing southwest from Blondell Avenue.



18. View of a residential building on the southwest side of Blondell Avenue facing southwest from the Development Site.



17. View of the southwest side of Blondell Avenue facing west from the Development Site.



Development Site



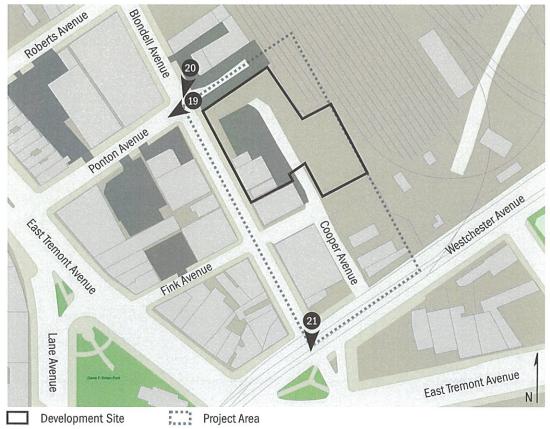
19. View of Ponton Avenue facing southwest from Blondell Avenue.



21. View of the intersection of Westchester Avenue and Blondell Avenue facing south.



20. View of the intersection of Blondell Avenue and Ponton Avenue facing south.





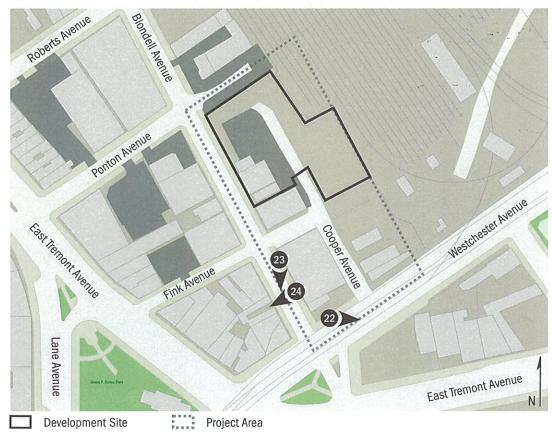
22. View of the south side of Westchester Avenue facing east from the Project Area.



24. View of the southwest side of Blondell Avenue facing



23. View of double parking along Blondell Avenue facing south from the Project Area.

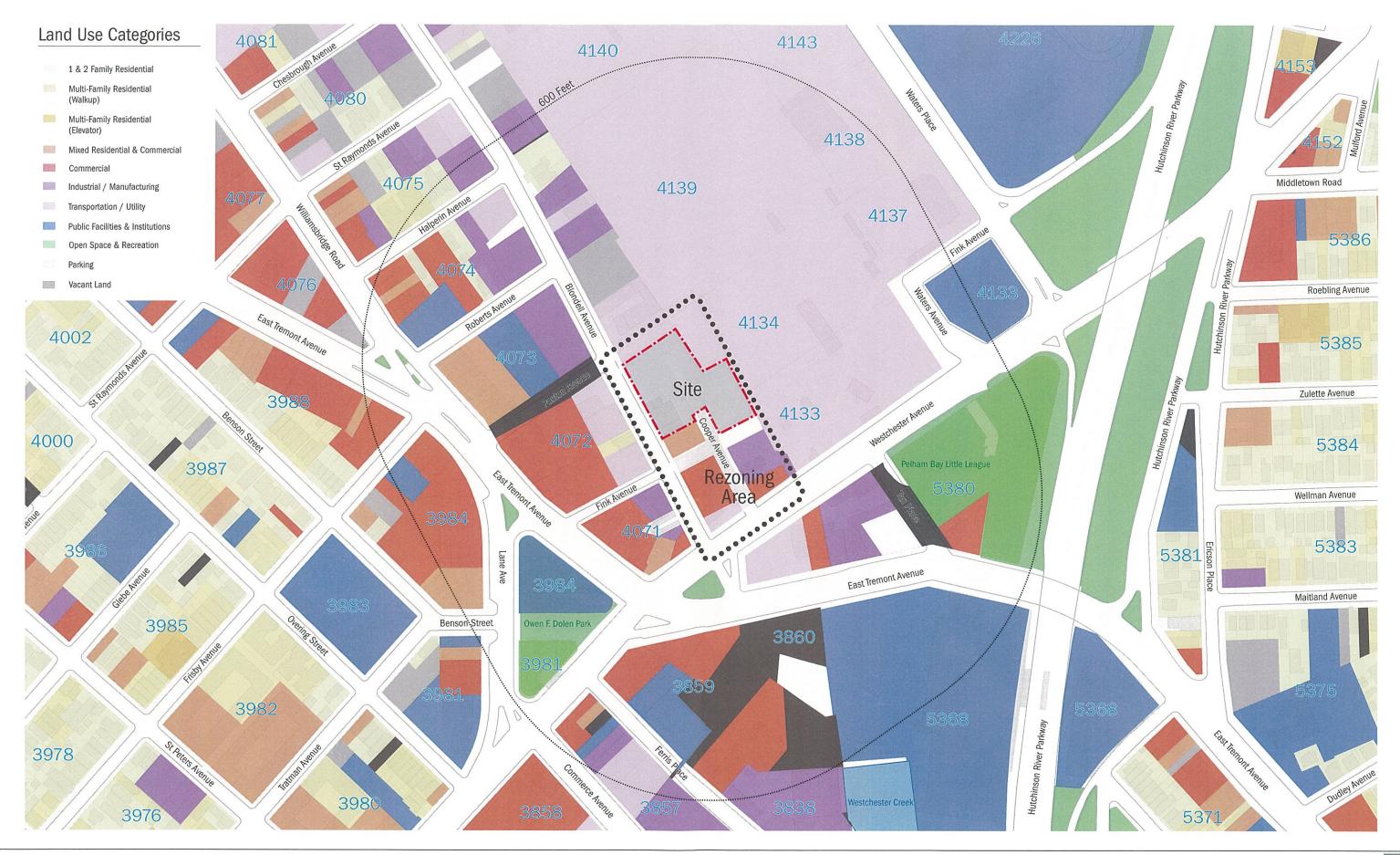


southwest from the Project Area.

Land Use

- 1. Land Use Map;
- 2. Ground Floor Retail Map;
- 3. Ground Floor Retail Photographs;
- 4. Community Facility Map;
- 5. Community Facility Photos









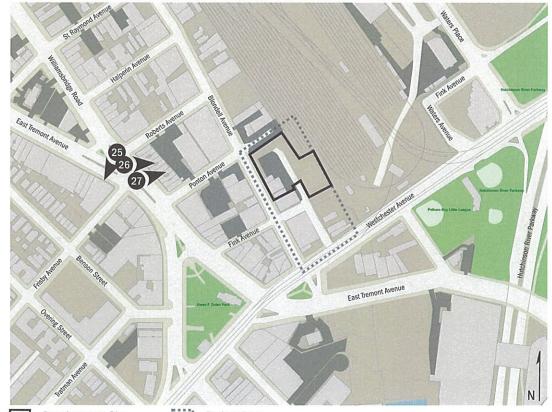
25. View of a 24 hour pharmacy and convenience store facing southwest from East Tremont Avenue.



27. View of ground floor retail along the northeast side of Williamsbridge Road facing east.



26. View of ground floor retail along the northeast side of Williamsbridge Road facing east from the intersection of Williamsbridge Road and Roberts Avenue.



Development Site

Project Area

1346 Blondell Avenue, Bronx **Ground Floor Retail Photos**



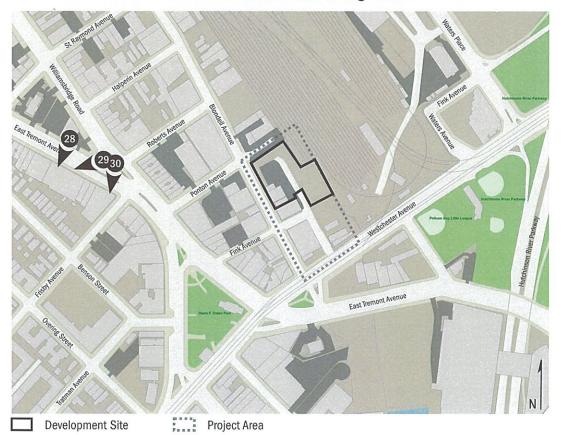
28. View of a grocery store facing southwest from East Tremont Avenue.



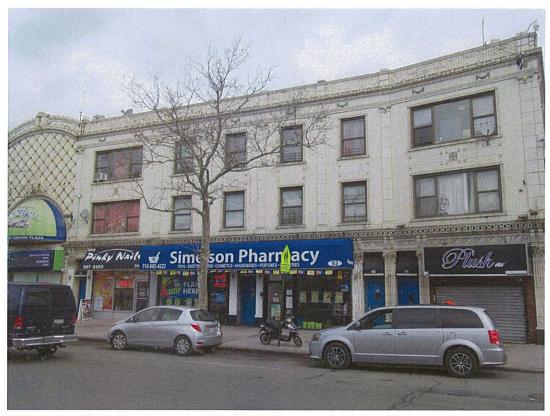
30. View of ground floor retail along the southwest side



29. View of ground floor retail along the southwest side of East Tremont Avenue facing west.



of East Tremont Avenue facing south.



31. View of a pharmacy facing northeast from Westchester Square.



33. View of ground floor retail facing south from the intersection of Westchester Avenue, East Tremont Avenue, and Westchester Square.



32. View of a convenience store and pharmacy facing east from the intersection of Ponton Avenue and Williamsbridge Road.



Development Site

e Project Area

1346 Blondell Avenue, Bronx Community Facility Map



1346 Blondell Avenue, Bronx Community Facility Photos



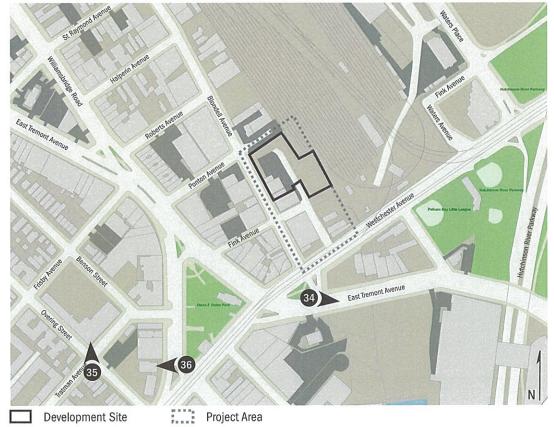
34. View of The Bronx River High School facing east from East Tremont Avenue.



36. View of Huntington Free Library facing west from Lane Avenue.



35. View of Lewis and Clark School facing north from the intersection of Overing Street and Tratman Avenue.



Development Site

1346 Blondell Avenue, Bronx Community Facility Photos



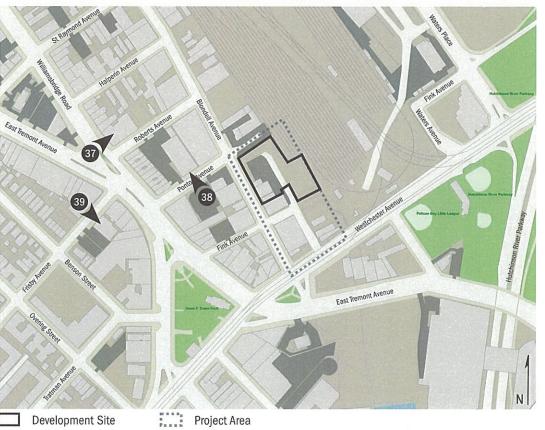
37. View of the Bureau of Traffic Operations and Bureau of Highway Operations facing northeast from Williamsbridge Road.



39. View of medical offices facing southeast from Frisby Avenue.



38. View of a Post Office facing northwest from Ponton Avenue.



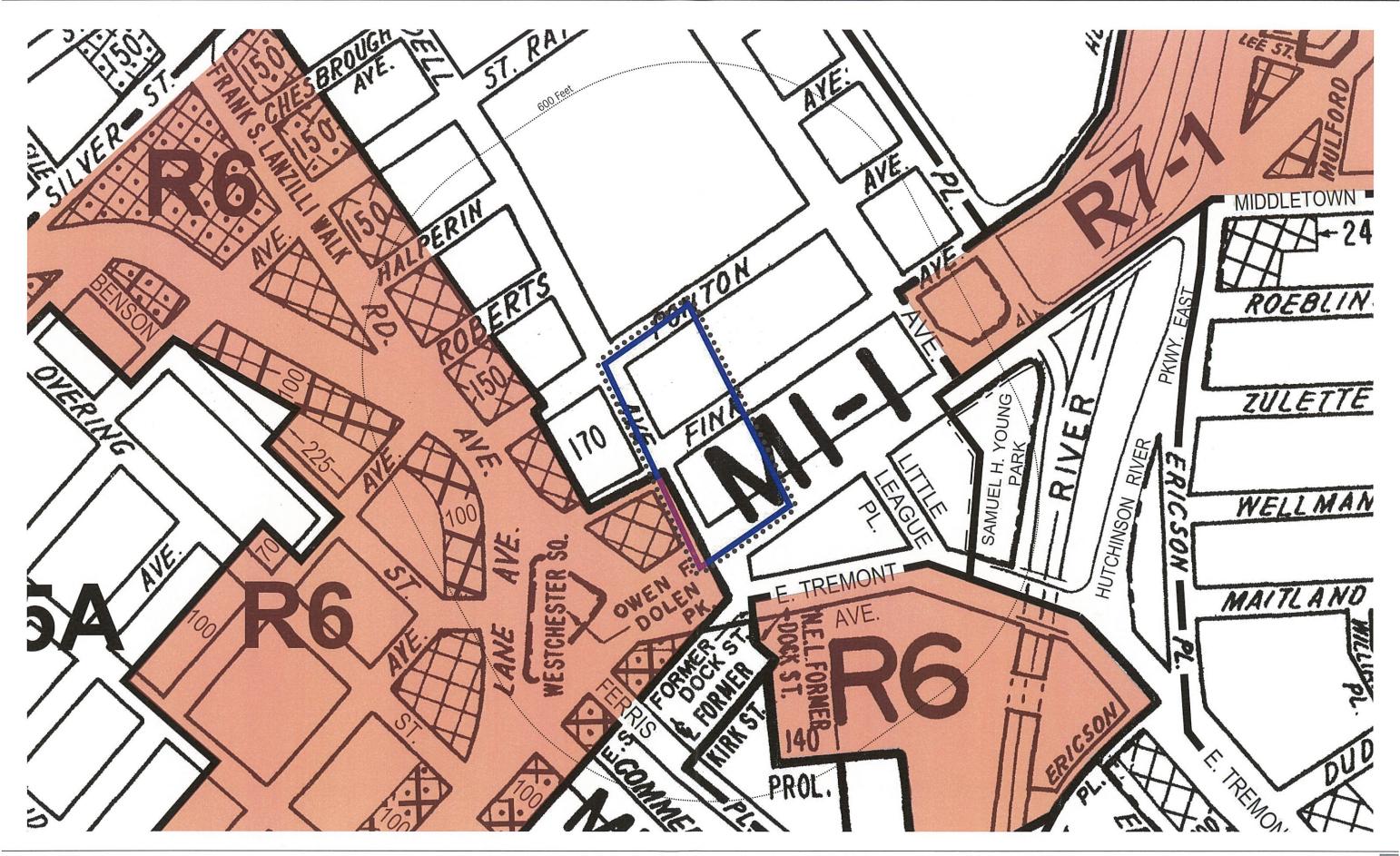
Development Site

Existing Zoning

- 1. Enlarged Zoning Map;
- 2. Photographs of Tall Buildings



20ning Map (Enlarged)





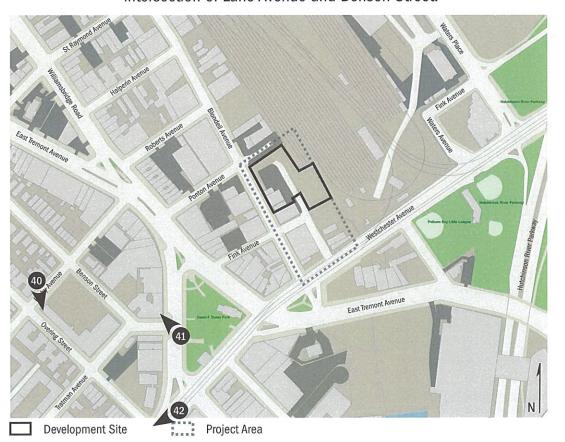
40. View of 2551 Tratman Avenue facing south from Frisby Avenue.



42. View of 2511 Westchester Avenue facing southwest from Westchester Avenue.



41. View of 1400 Benson Street facing northwest from the intersection of Lane Avenue and Benson Street.



24

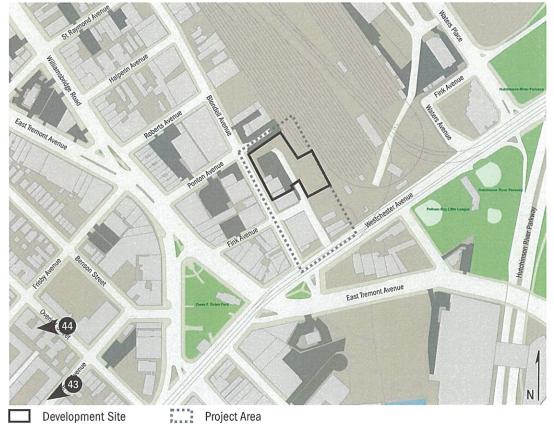
1346 Blondell Avenue, Bronx Tall Building Photos



43. View of 2501 Tratman Avenue facing southwest from Tratman Avenue.



44. View of 1443-1451 Overing Street facing west from Overing Street.



Access To Transit

- 1. Transit Map;
- 2. Transit Walk Shed Map







103 North 13th Street IBIA Text Amendment and Special Permits ULURP Nos. 190085 ZSK, 190083 ZRK, and 190084 ZSK



City Council Subcommittee on Zoning and Franchises Hearing
March 19, 2019

Applicant Representative: Sheldon Lobel, P.C.

Area Map 103 North 13th Street, Brooklyn Block 2279, Lot 34









Development Site



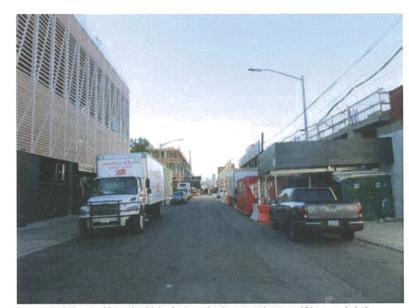




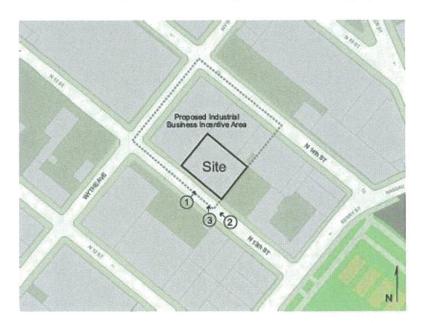
1. View of the Site facing northeast from North 13th Street.



3. View of the Site facing north from North 13th Street.



2. View of North 13th Street facing northwest (Site at right).



Photographs Taken on November 10, 2017 Page 1 of 3 103 North 13th Street, Brooklyn





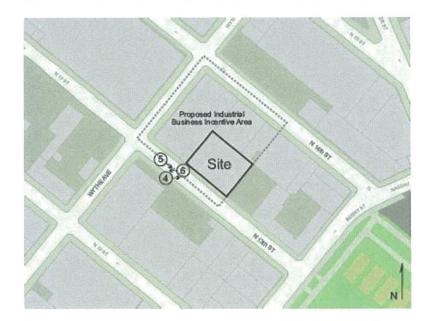
4. View of the Site facing east from North 13th Street.



View of the sidewalk along the north side of North 13th Street facing east (Site at left).



5. View of North 13th Street facing southeast (Site at left).



Photographs Taken on November 10, 2017 Page 2 of 3 103 North 13th Street, Brooklyn



Illustrative Rendering



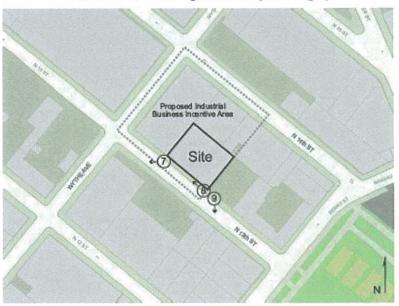
7. View of the south side of North 13th Street facing west.



9. View of the south side of North 13th Street facing south from the Site.



 View of the sidewalk along the north side of North 13th Street facing northwest (Site at right).



Photographs Taken on November 10, 2017 Page 3 of 3 103 North 13th Street, Brooklyn



103 NORTH 13TH STREET COMMERCIAL DEVELOPMENT

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A-00

DRAWING INDEX

A-00 COVER A-01 URBAN DESIGN MAP

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A-07 LEVEL 2 & 3 PLOOR PLANS A-08 LEVEL 4 & 5 PLOOR PLANS A-09 LEVEL 6 & 7 FLOOR PLANS

A-10 ZONING SECTIONS A-11 ZONING ELEVATION

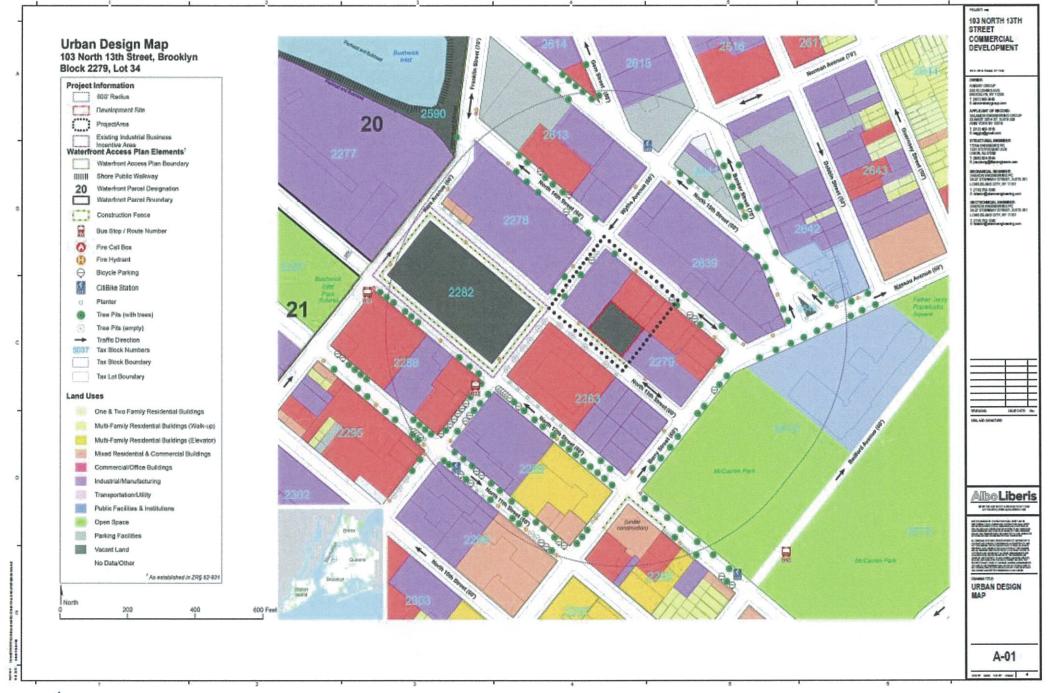
A-12 DETAIL ELEVATIONS A-13 STREETSCAPE DIAGRAM

A-14 AREA WAP

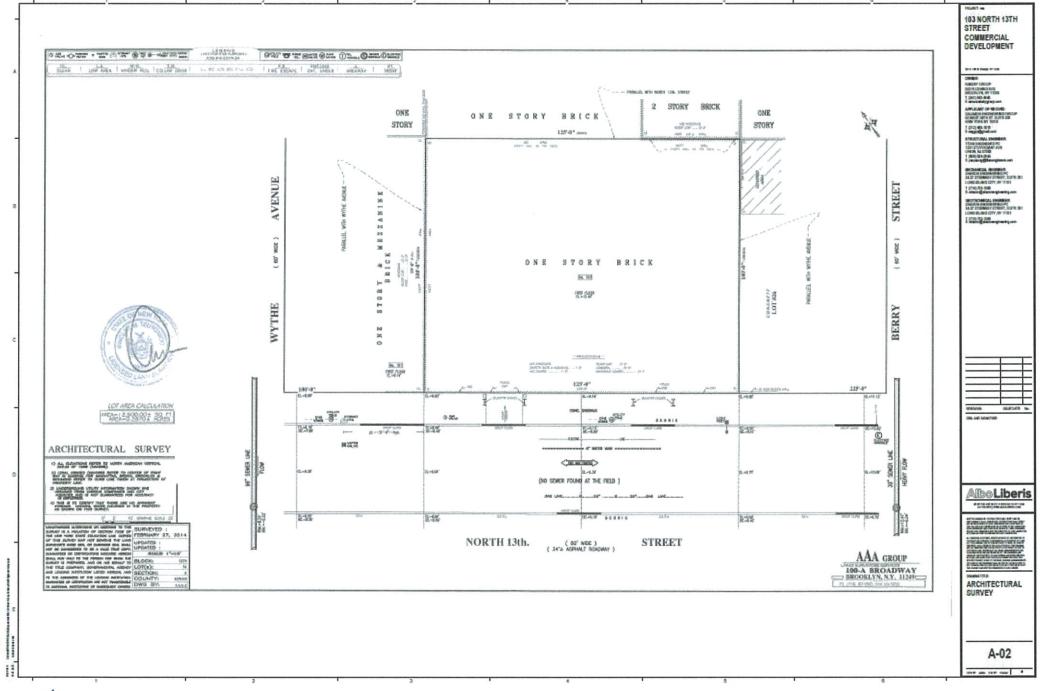














ZR	ITEM / DESCRIPTION	PERMITTED / REQUIRED BY UNDERLYING ZONING DISTRICT		PERMITTED BY ZR 74-96 SPECIAL PERMIT			PROPOSED		ZONING DISTRICT / COMPLIANCE WITH ZR 74-96 SPECIAL PERMIT	
42-00	USI PEGULATIONS PETMINQ DISTRICT REGULATIONS	PERMITTID LISES: LISE GROUPS 4-14, 16-5 17		PRINTED LESS "PROCESTAL LESS". **PRINCE DE NACISTRAL LESS". **UCCURED NAL PAR, NAL 1976 NO. AS SPECIFED IN SECTIONS 20-00 pare LISE GROUP 19, AND DE NUMBER LISE GROUP 19, AND DE NUMBER LISE GROUP 19, AND DE NUMBER LISE AND CHOICE OR REMANDES AS LISTED IN SECTION 49-15 pare LISE GROUP 19, AND DE NUMBER LISE GROUP 19, AND DE NUMBER LISE GROUP 19, AND DE NUMBER LISE GROUP 19, AND PARE CROUP			PERMITTO LEES RECEIVED ROUTHAL LIGES INCONTROLLEES INCONTROLLEES LUG SONTROLLE SUID ST ADDESSORY LEE LUG SONTROLLE SUID ST ADDESSORY LEE LUG STALLERS MANUFACTURING & LUG TIC ACCESSORY LEE LUG TIA LERS MANUFACTURING & LUG TIC ACCESSORY LEE		COMPLIES WITH UNDERLYING ZONING DISTRICT	
43-12 43-122	FLOOR AREA RATIO			THE DASH MAKEAN MAY DE INCREASED BY 25 SOUMED FREE FOR EACH SQUARE FOOT OF FRIGURED MOUSTINAL USES UP TO THE MAXIMUM FLOOR AREA PARTO FOR ALL USES. MAXEAN			PROPOSED FARL		DOES NOT COMPLY WITH	
	MAX.FAR		DAGE MAX FAR 2.0			DASE LISES PAR 2.0		UNDERLYING ZONING DISTRICT		
		COMMERCIAL / MANUFACTURING COMMENTY FACILITY	20	MAX ADDITIONAL FAR FOR REQUIRED INDUSTRIAL USES MAX FAR FOR INCENTIVE USES		20	ADDITIONAL FAR FOR REQUIRED INDUSTRIAL USES FAR FOR INCENTINE USES	0.0	COMPLIES WITH CONDITIONS OF ZR 74-962 SPECIAL PERMIT	
		TOTAL PERMITTED	40	TOTAL PERMITTED		4.5	TOTAL PROPOSED	48	AND IT THE WELL WHILE PETWEE	
						-			BARA WAR AND	
	FLOOR AREA			MAX.PL.DOR.AREA			PROPOSED FLOOR AREA		DOES NOT COMPLY WITH UNDERLYING ZONING DISTRICT	
		MAX FLOOR AREA				25,000 SF 10,000 SF	BASE USES REQUIRED INDUSTRIAL USES	25,000 SF 9,993 SE	Association and the second sec	
		COMMERCIAL / MANUFACTURING COMMUNITY FACULTY	25,000 SF 60,000 SF	MAX ADDITIONAL FAIFOR REQUIRED INDUSTRIAL USES MAX FAIFOR INCENTIVE USES.		10,000 SF 25,000 SF	REQUIPED INDUSTRIAL USES INCENTIVE LISES	24,990 SF	COMPLIES WITH CONDITIONS OF ZR 74-962 SPECIAL PERMIT	
		TOTAL PERMITTED	60,000 5#	TOTAL PERMITTED		80 000 SF	TOTAL PROPOSID	59,906 SF		
43-25 43-26	YARD REQUIREMENT	NO SIDE YARD REQUIRED. MINIMUM REAR YARD REQUIRED: 20-0*		· · · · · · · · · · · · · · · · · · ·			PROPERTY SETS BACK 20 FROMREAR LOT LINE ABOVE 27 RASE		COMPLIES WITH UNDERLYING ZONING DISTRICT	
		MAX FRONT WALL HOGHT	60 FEET OR 4 STORIES	MINIMUM BASE HEIGHT	40 FE		DASEHDIGHT	73 FEET		
				MAXIMUM DASE HEIGHT	75 FD	13				
1343	HEIGHT & SETTINGS.	INTIAL SETTIACK DISTANCE	20 FOET (PAPERIOW ST.)	REQUIRED SETBACK ABOVE BASE HEIGHT	15' (NARRO)		SETSACK ADOVE SAGE HEIGHT	ISFEET	DOES NOT COMPLY WITH	
		SKY EXPOSURE PLANE	27101 NAISIOWST3	MAXIMUM BUILDING HEIGHT	PUBLIC P		BUILDINGHEIGHT	109.5 FEET	UNDERLYING ZONING DISTRICT	
		Little and the second		MINIMAN PERCENTAGE OF SPEET WALL ON STREET LINE BELOW 12 FEET	70	%.	PERCENTAGE OF SPEET WALL ON STREET LINE SELOW 12 FEET	00%	COMPLIES WITH CONDITIONS OF ZR 74-962 SPECIAL PERMIT	
				MINIMAPERCENTAGE OF ACCIDENT AREA OF STREET WALL UP TO BASE HEIGHT	70	7%	PERCENTAGE OF AGG/EGATE AREA OF STREET WALL UP TO BASE HEIGHT	SEPS.		
				MAXIMUM AGGREGATE WIDTH OF ALL DOFMERS AT THE MAXIMUM BASE HEXCHT	50	rs.	ADDREIGATE WIDTH OF ALL DORMERS AT THE MAXIMUMERASE HEIGHT	63%		
				MINIMUM SIDEWALK WIDTH	1570	TET	SDEWALK WETH	15 FEET		
44-20 44-21	REQUIRED ACCESSORY OFF- STREET PAYROAG	CICHAR RECAL OF SERVICE USES 9000 STORES WITH LIST THE OWN RECALL OF SERVICE OF WARE OFF-STREET PROCESSIONER MAY RECUCE OR WARE OFF-STREET PROCESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING REQUIREMENTS FOR 2R 7-883 CITY FANNING COMMESSIONER MAY RECUCE OR WARE OFF-STREET PARKING RECUCE OR			OFF-GTREET PARKING WANTED		DOES NOT COMPLY WITH UNDERLYING ZOMING DISTRICT COMPLIES WITH CONDITIONS OF ZR 74-963 SPECIAL PERMIT			
4482	REQUIRED ACCESSORY OFF-	29,980 25F 50's OF PROPOSED TOTAL JAMANUFACTURING LISE		CITY PLANNING COMMISSIONER MAY REDUCE OR WANTE OFF-STREET		1LCADING BERTH	a direction of the second	DOES NOT COMPLY WITH		
4454	STREET LOADING BERTH WHOLESALE	- 2 DERTH FEIQUEED	and the same of th	PARKING REQUIREMENTS PER 27: 74-963					UNDERLYING ZONING DISTRICT	
100	MANUFACTURING OR STORAGE USES COMEINED	29,985 25F OFFICE (FIRST 25,000 SF - HCIVE) = 1 REQ.	Mrs(c)						COMPLIES WITH CONDITIONS OF ZR 74-963 SPECIAL PERMIT	
	WITH OTHER USES 0 ZSF RETAIL (FIRST 8 (XXX SF - NONE) = 0 REQUIRED								Entres of Edwarf Edwarf	
		TOTAL LOADING SERTH REQUIRED= 3								
4460	DICYCLE PARKING	1 SPACE PER 10,000 SQ, FT. OF FLOOR AREA (\$9,900 SQ, FT. OF FLOOR AREA PER INCYCLE PAYKING SPAC	SQ.FT.OFFLOORA DE)=85FACES	REAL / 10,000		263 SQ, FT, OF SPACE FOR EINE STORAGE PROVIDED = 17 EINES (IS SQUANE FEET PER EINE)		COMPLIES WITH UNDERLYING ZONING DISTRICT		
		TOTAL BIRD PARKING RIQUINGE-8								
26-41	STREET TREES	1 TREE PER 25 LIMIAN FEET OF STRIPET FRONTAGE OF 20NING LOT (125 LINEAR FEET / 25 LINEAR FEET PER TREE - 5 TREES REQUIRED)			3 TREES PROVIDED 2 TREES TO PAY INTO TREE PURD OFF-SITES		COMPLIES WITH UNDERLYING ZOMING DISTRICT NOTE: TREE LOCATIONS SUBJE TO NYC DEPARTMENT OF PARK AND RECRATION			

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AREA CHART

USE	GFA	DEDUCTION	ZFA	FAR
CELLAR				
PERMITTED LEES	12,500 SF	OSF	0年	0.00
GROUND LEVEL	12,500 SF	OSE	OSF	0:00
PERMITTED USES	10,157.55	709.SF	9,451 SF	0.76
REQUIRED INDUSTRIAL LISES	7435	202 SF	522 SF	004
INCENTIVE LISES	925.50	45F	890 SF	0.07
LEVEL 2	11,000 SF	DTG SF	10,002 SF	0.07
PERMITTED LEES	337 SF	23	212 SF	002
REQUIRED NOUSTRIAL USES	9,209 SF	163.5F	90% SF	0.72
INCENTIVE LISES	227.57	海部	212 SF	0.02
LEVEL 3	9,684 SF	213.5F	9,471.57	0.76
PERMITTED LEES	9,315.SF	170 SF	9,137.55	0.73
REQUIRED NOUSTRIAL USES	100 SF	物師	90.5F	901
INCENTIVE USES	352 SF	海蚌	207 SF	002
LEVEL 4	8,670 SF	213 SF	9,407.5F	0.76
PERMITTED LEES	5,726 SF	1175F	5,509:5F	0.45
REQUIRED NOUSTRIAL USES	100 SF	10 SF	905F	001
INCENTIVE USES	3,645.55	御辞	3/575#	0.30
LEVEL 5	9,670 SF	213 SF	9,457 SF	0.76
PERMITTED LISES	200 SF	25.5F	214 SF	002
REQUIRED NOUSTRAL USES	185年	90 SF	38.5F	001
INCENTIVE LISES	9,333 SF	170 SF	9,155.5F	073
LEVEL 6	9,670 SF	313.SF	9,675	0.76
PERMITTED LISES	237 SF	25	212.5F	0.02
REQUIRED NEXISTRIAL USES	郭华	10 SF	意味	001
INCENTIVE LISES	0,537 SF	174 SF	8,363 SF	807
LEVEL 7	0,072 SF	309 SF	8,000 SF	089
PERMITTED LEES	柳年	2/8/SF	燃缸	001
REQUIRED INDUSTRIAL USES	1部部	130 SF	62	001
INCENTIVE LISES	2,205 SF	210 SF	2,367 SF	0.19
	3,385 SF	766 SF	2,019.55	021
GRAND TOTAL	75,209 SF	2,000 SF	59,930 SF	40

AVERAGE CURB ELEVATION

18.70 / 2 = 9.3E HAND - BASE PLANE (CURB LEVEL)

890 NAVO-SW CORNER 986 NAVO-SE CORNER

103 NORTH 13TH STREET COMMERCIAL DEVELOPMENT

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BECAMOL BESIDES SHOWN INCOMESSION 14.0 STREAMS STREET, MUTE TO 1,000 DEAD CITY, NY 11/01 7,010, TO THE 5, NEW OF SHOWING SHOW 5, NEW OF SHOWING SHOWS

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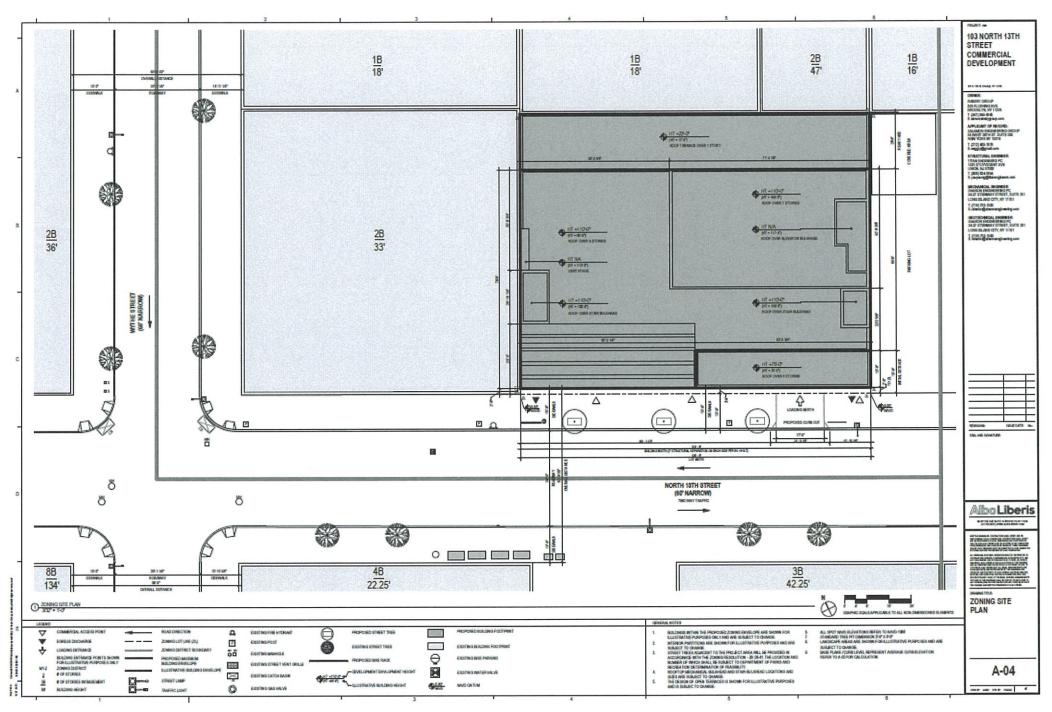
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ZONING ANALYSIS

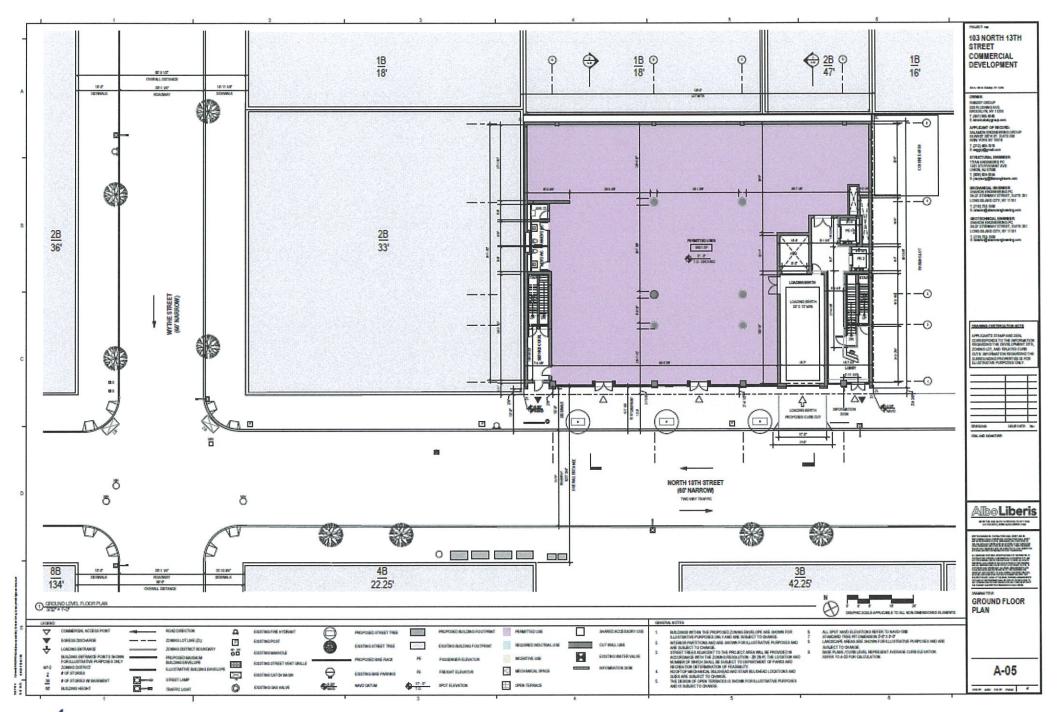
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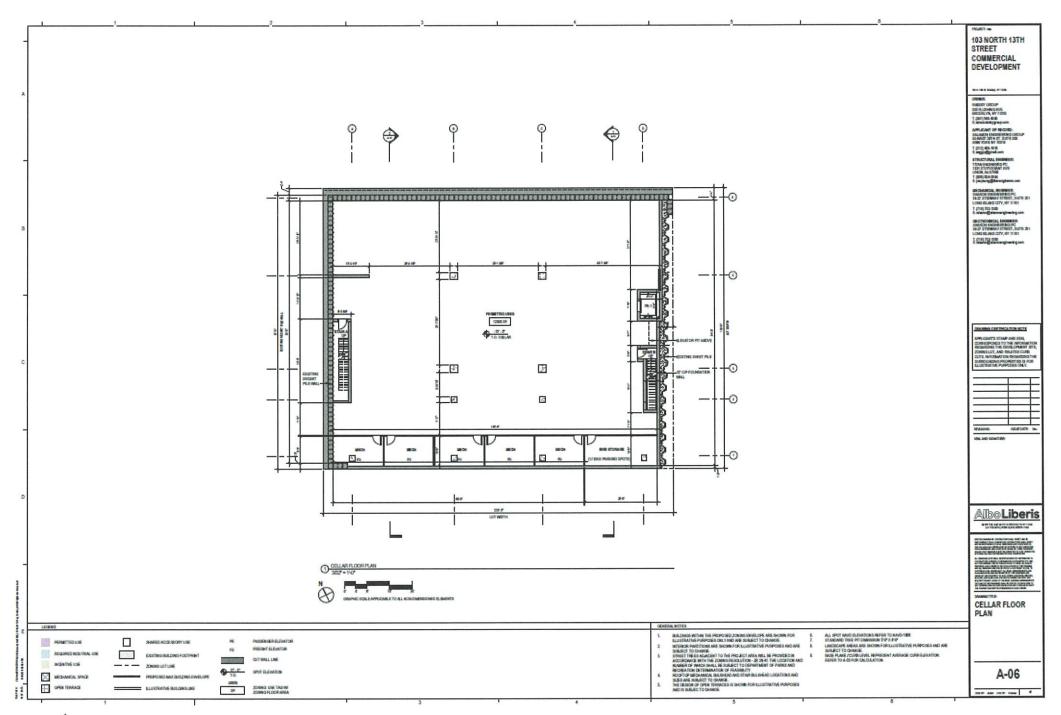




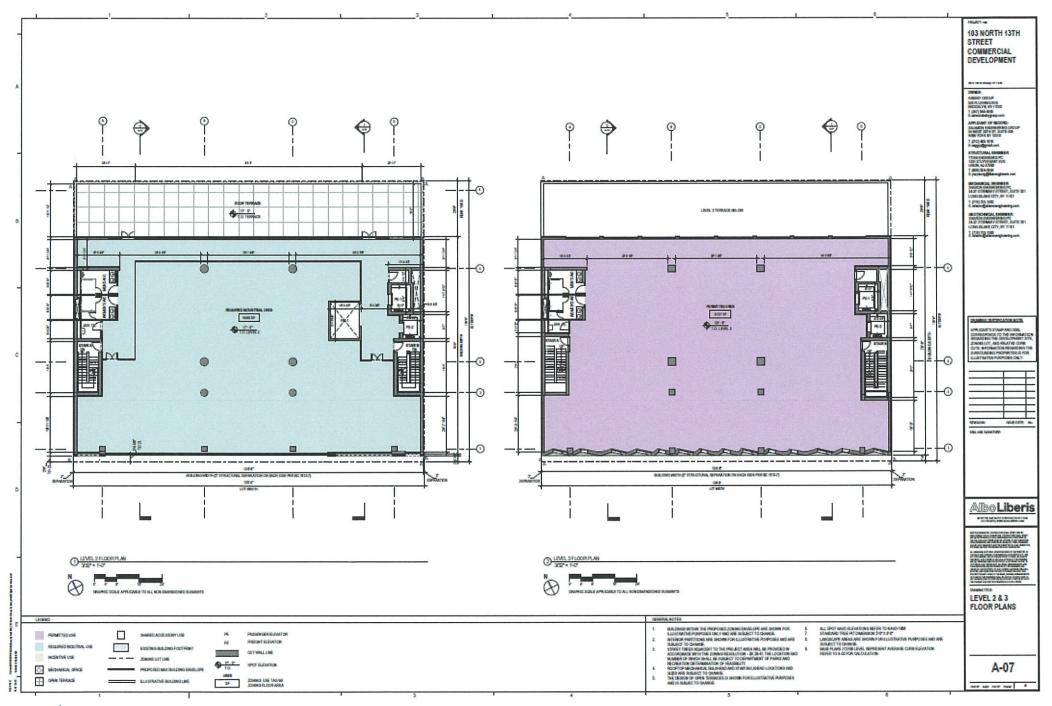




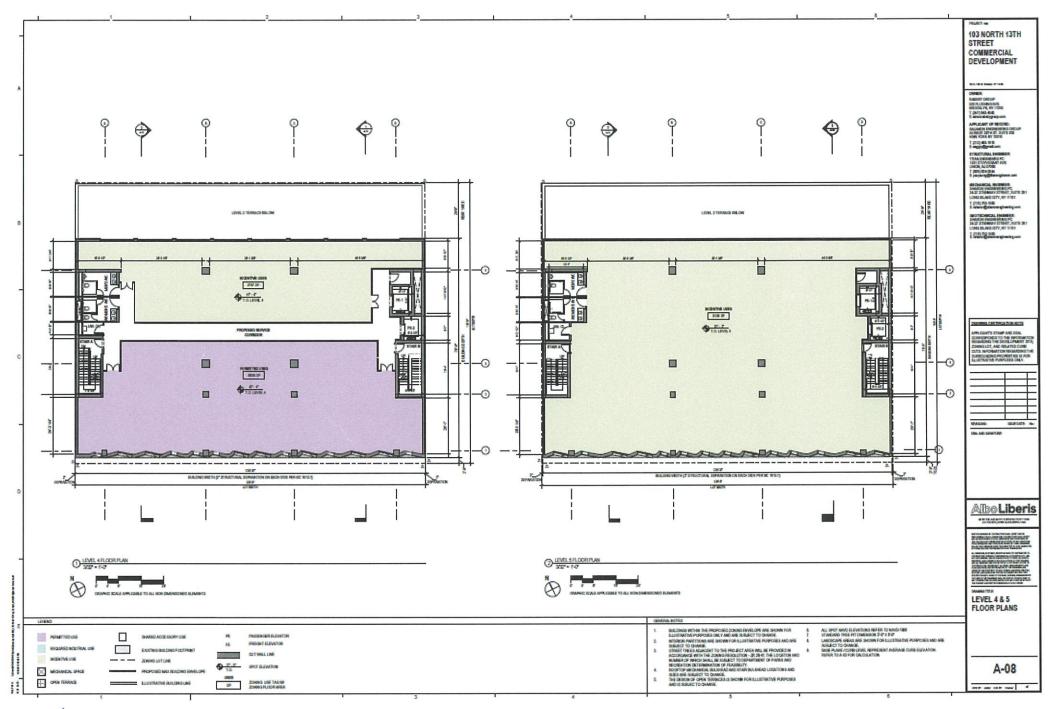




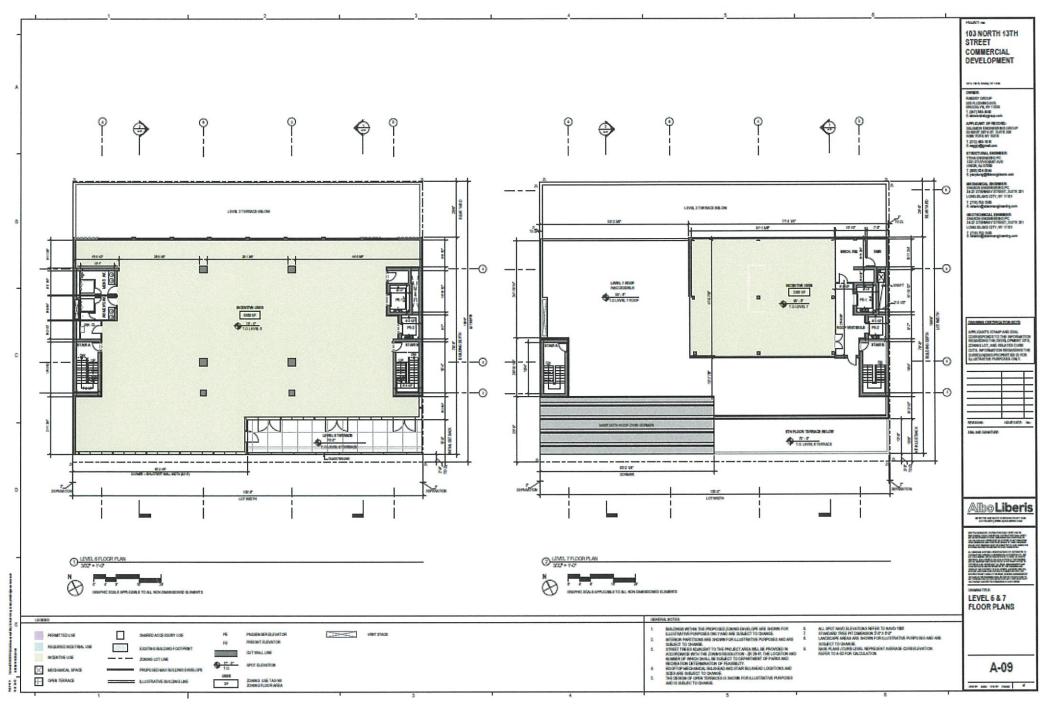




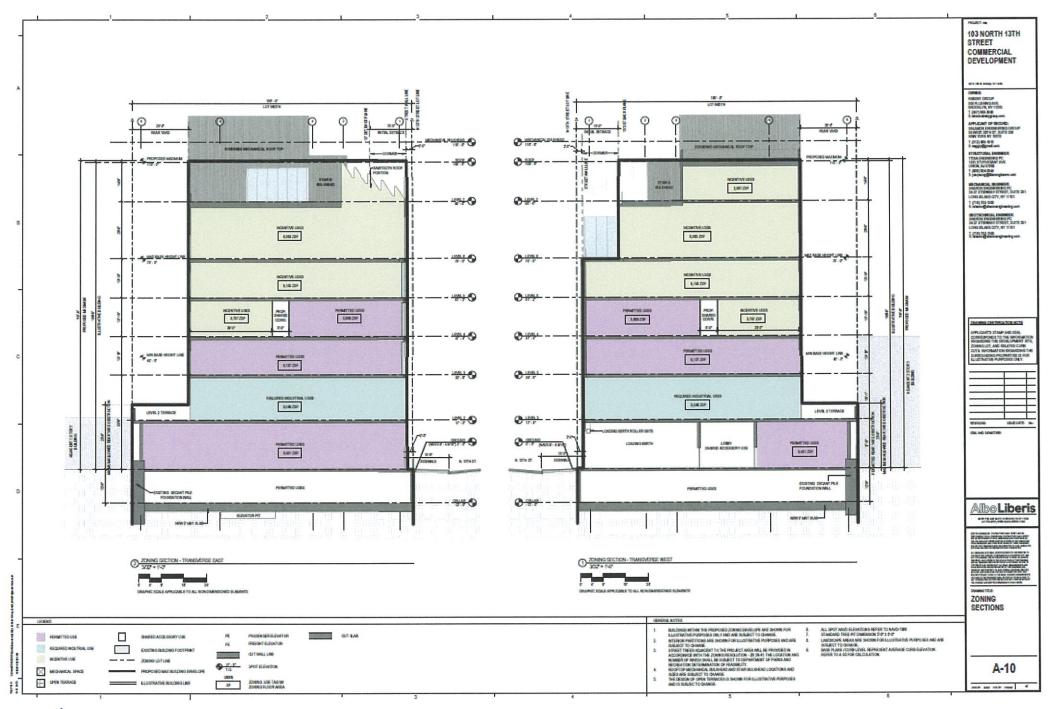




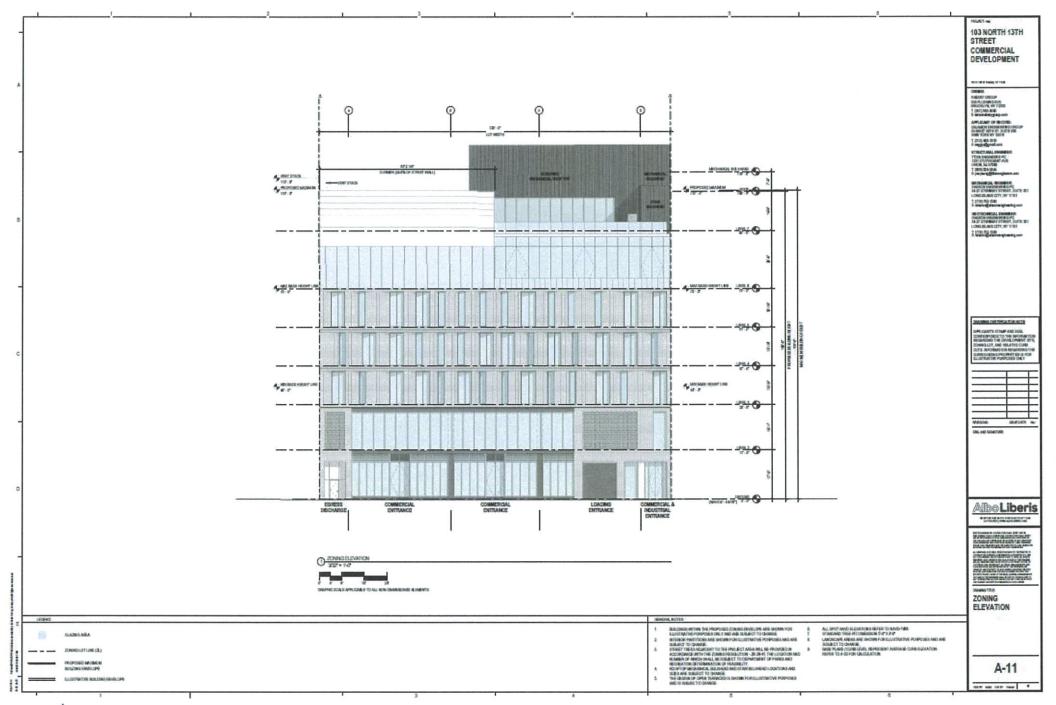




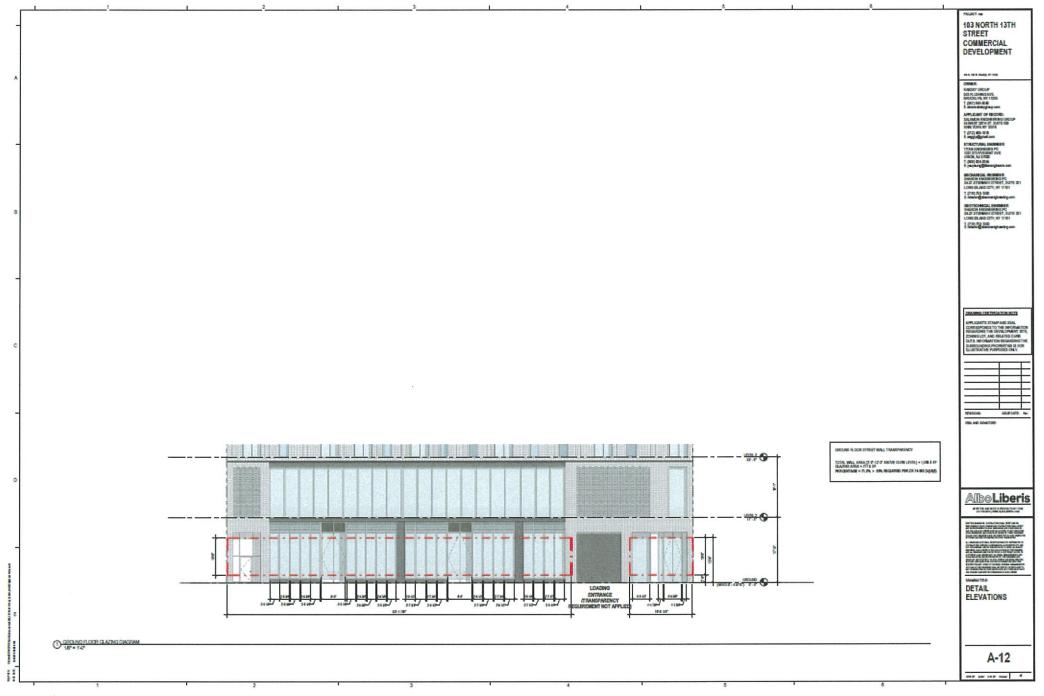




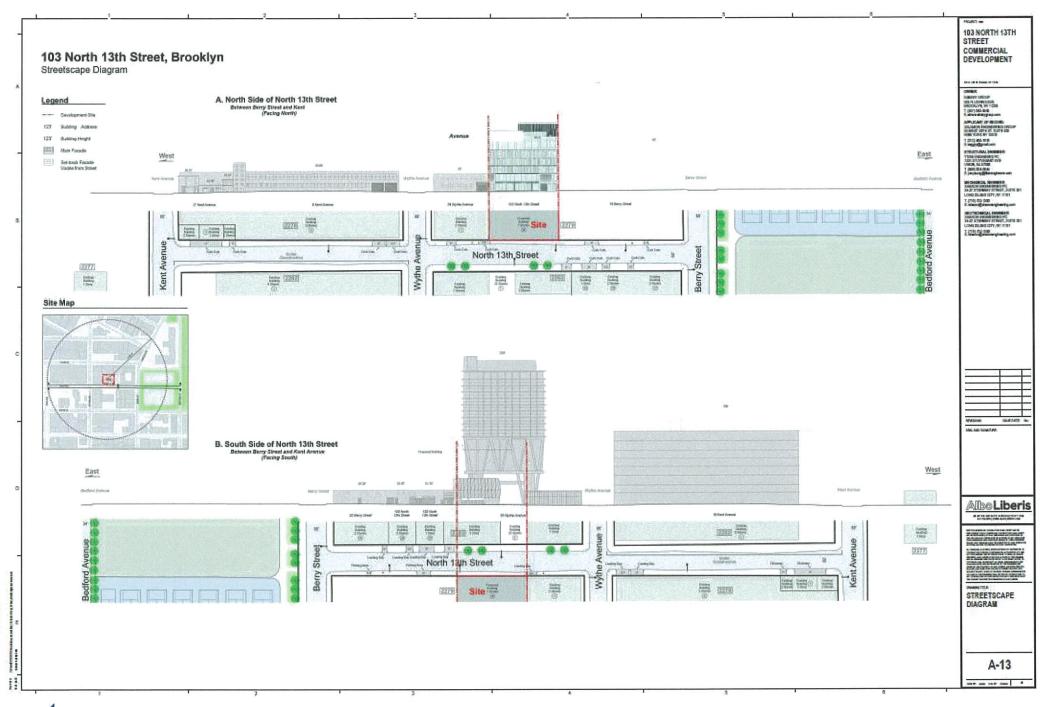








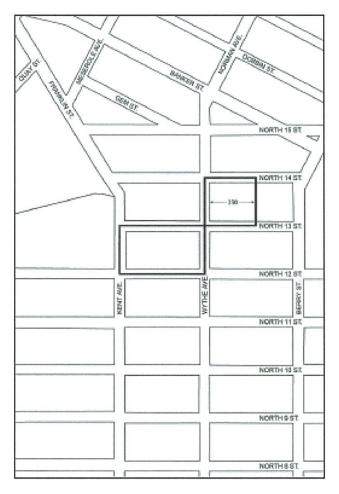






Map of Industrial Business Incentive Areas specified:

Community District 1, Borough of Brooklyn: The block bounded by North 12th Street, Kent Avenue, North 13th Street and Wythe Avenue



Industrial Business Incentive Area

Portion of Community District 1, Borough of Brooklyn

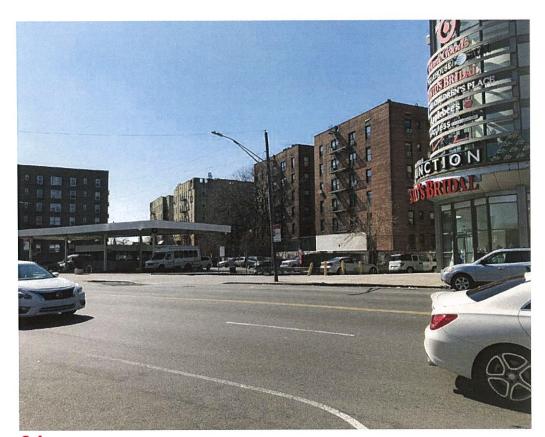




1640 FLATBUSH AVENUE REZONING.

NEW YORK CITY COUNCIL ZONING AND FRANCHISES SUBCOMMITTEE HEARING.

MARCH 19, 2019



01 VIEW WEST ACROSS FLATBUSH AVE.



03 VIEW NORTH FROM AURELIA CT. AND FLATBUSH AVE.



02 VIEW WEST ACROSS FLATBUSH AVE.

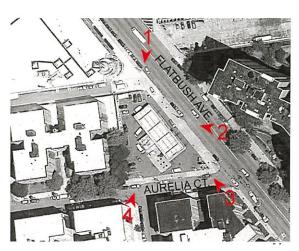


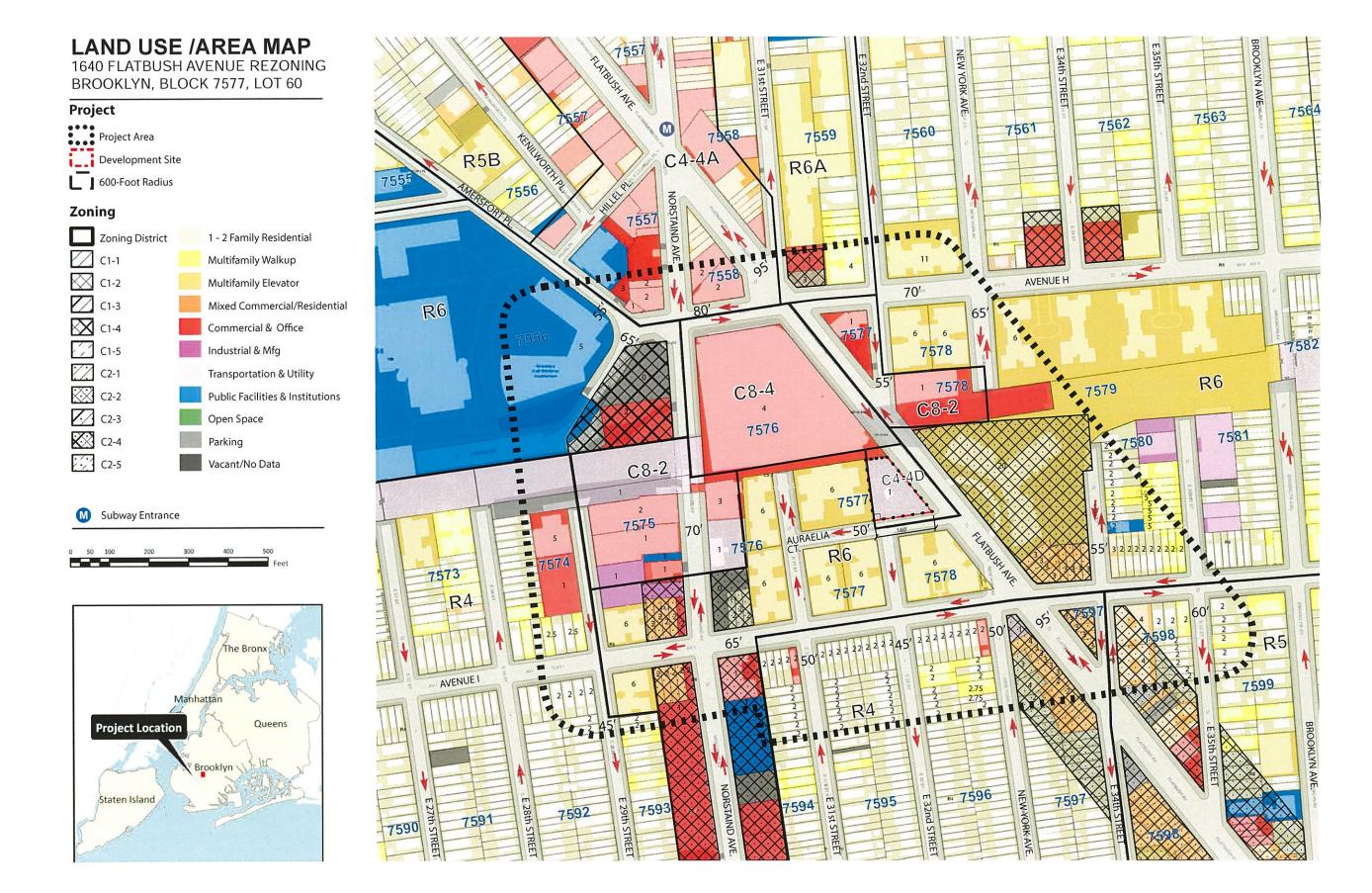
04 VIEW NORTH ACROSS AURELIA CT.

ALL IMAGES TAKEN ON SITE

DATE PROVIDED

IMAGE 01: MARCH 2018 IMAGE 02: MARCH 2018 IMAGE 03: MARCH 2018 IMAGE 04: MARCH 2018

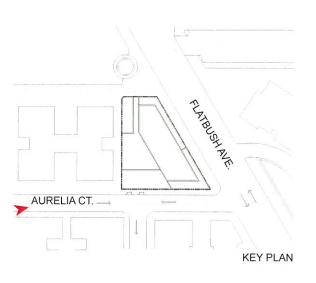


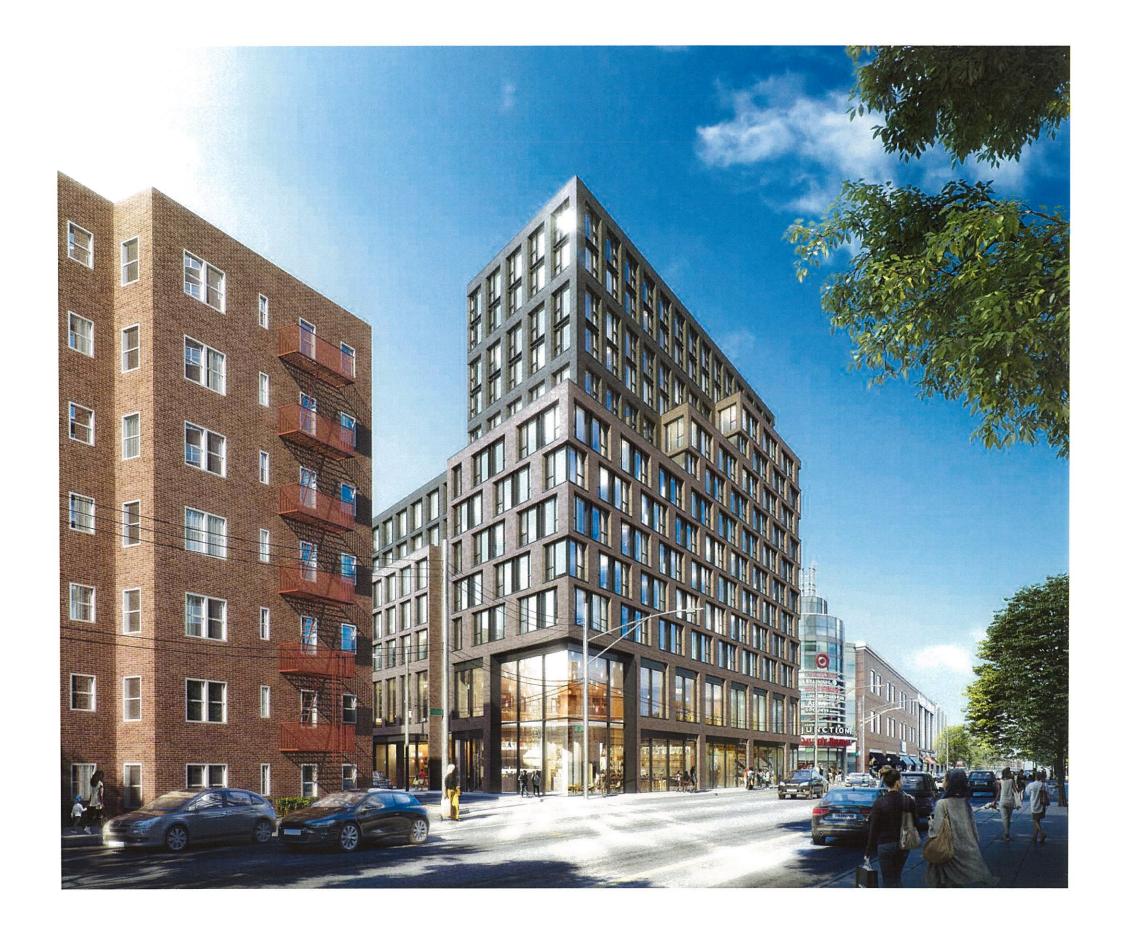


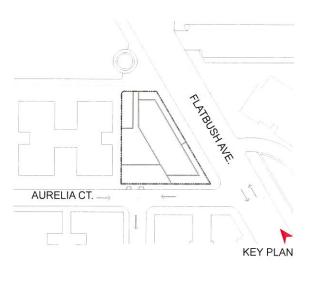


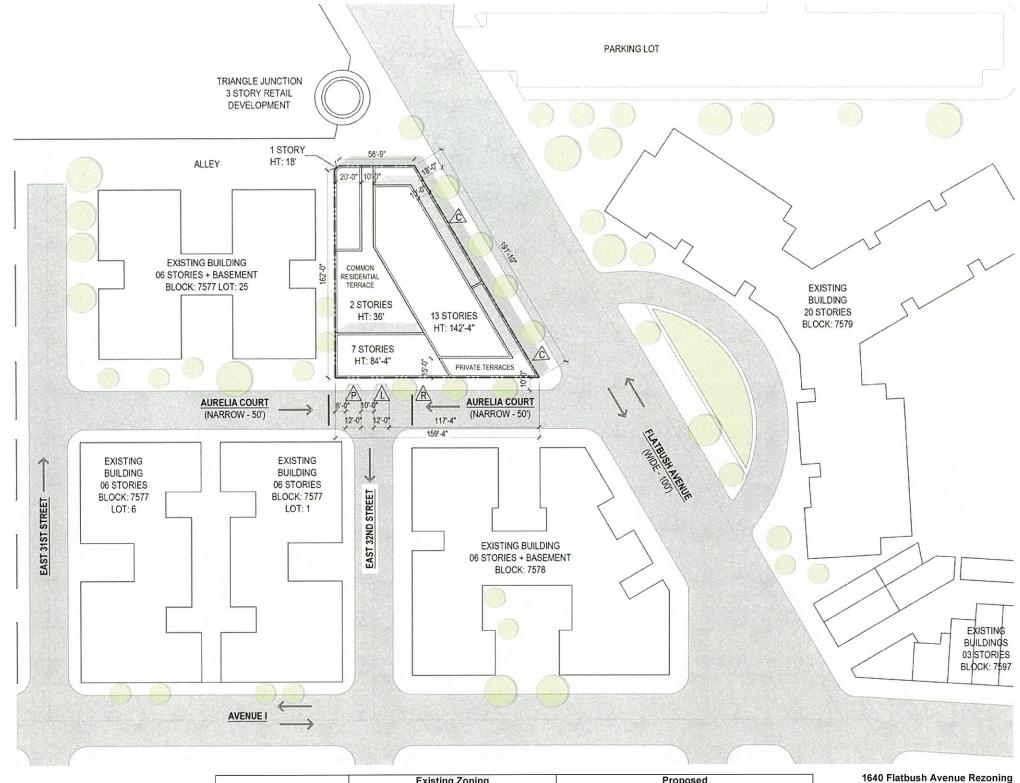
C8-2











	Existing Z	oning	Proposed		
	C8-2	R6	C4-4D		
Total	87,384 SF (4	.8 FAR)	131,076 SF (7.2 FAR)		
Residential	N/A	7,290 SF (2.43 FAR)	100,000 SF (~115 units) -30,000 SF Affordable (~35 Units (30%)) -Permanently affordable @ 80% AMI (MIH Option 2)		
Commercial	30,410 SF (2 FAR)	N/A	31,000 SF (lower 2 stories)		
Community Facility	87,384 SF (4	.8 FAR)	-		
Maximum Building Height	No lim	it	145' / 14 Stories (13 stories proposed)		

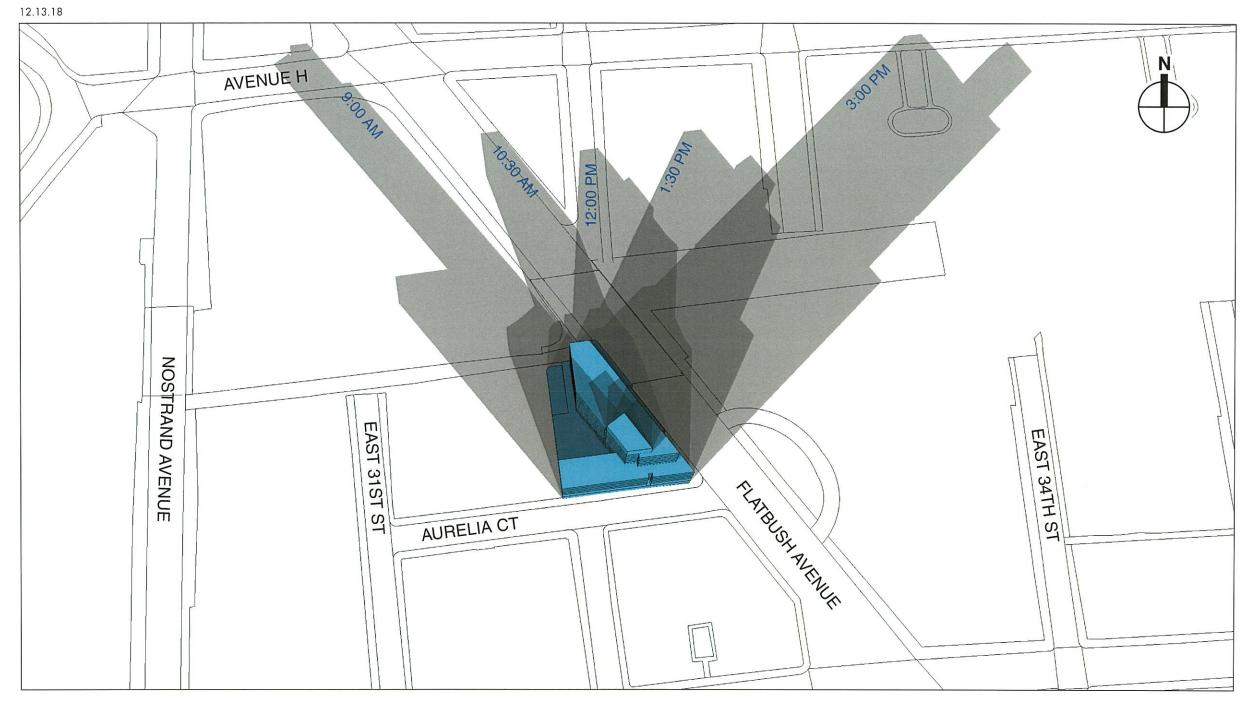
1640 Flatbush Avenue Rezoning Executive Summary

18,205 SF 15,205 SF 3,000 SF Total Lot Area: C8-2:

1640 FLATBUSH AVENUE SHADOW STUDY



WINTER SOLSTICE: DECEMBER 21

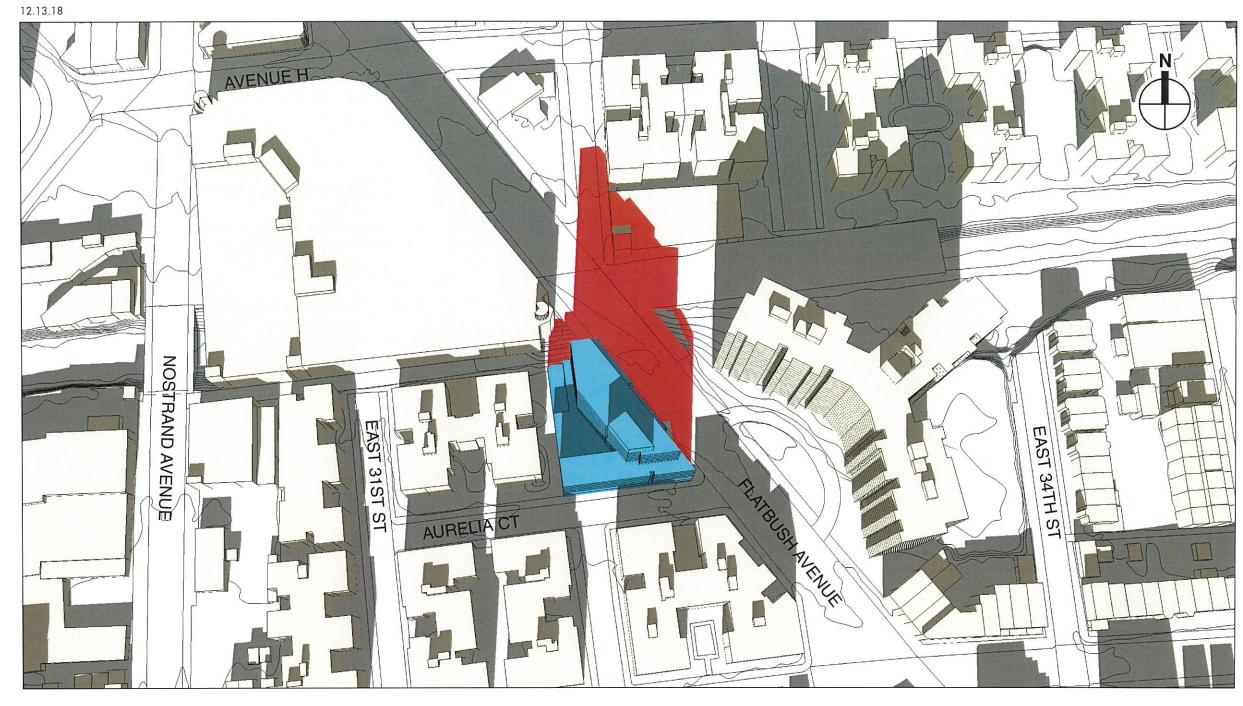


This figure illustrates the daily path or "sweep" of shadows that would occur, absent intervening structures, from the proposed project on the winter solstice analysis day. The shadows are shown at 90-minute intervals from approximately 90 minutes after sunrise until 90 minutes before sunset, following New York City Technical Manual methodology. Times are given in Eastern Standard Time. On December 21, shadows are longer than at any other time of year.



Detailed topographic information and existing buildings and structures were modeled to account for baseline shadows. Incremental shadows (new shadows that would be generated by the proposed project and that would not overlap with existing shadows) are highlighted in red. Existing shadows (in gray) and remaining areas of sunlight are also shown.

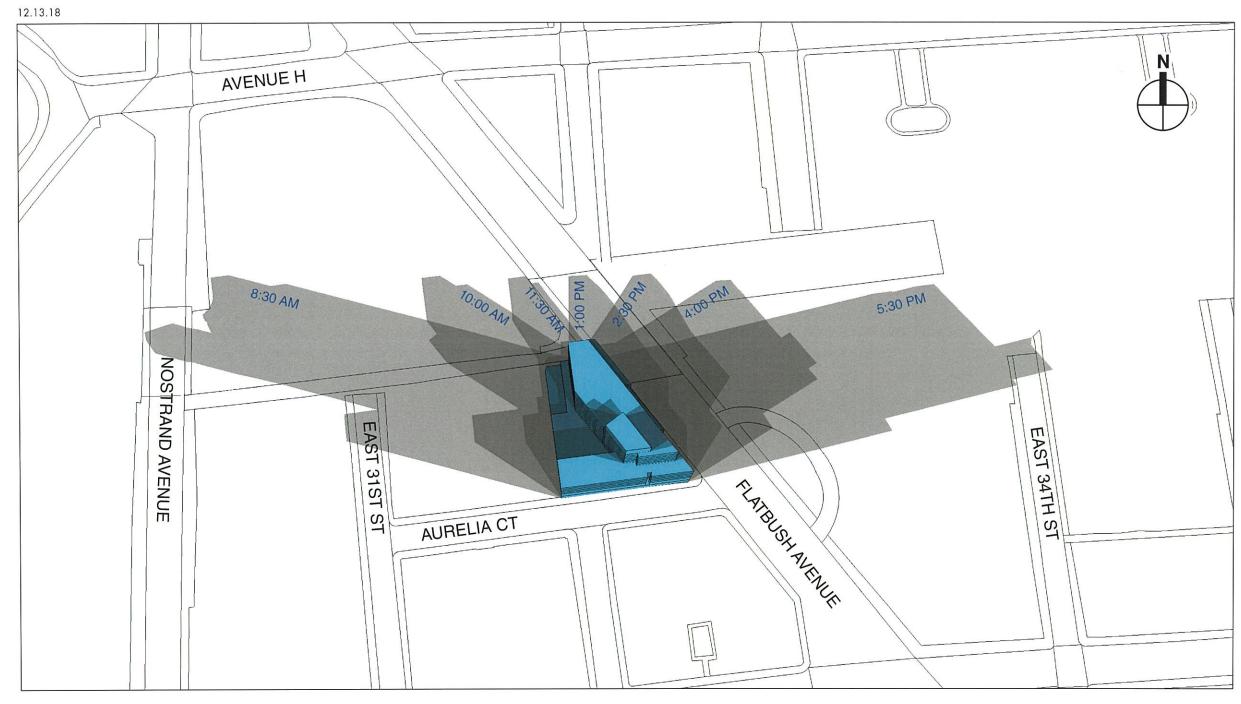








SPRING AND FALL EQUINOXES: MARCH 21 AND SEPTEMBER 21

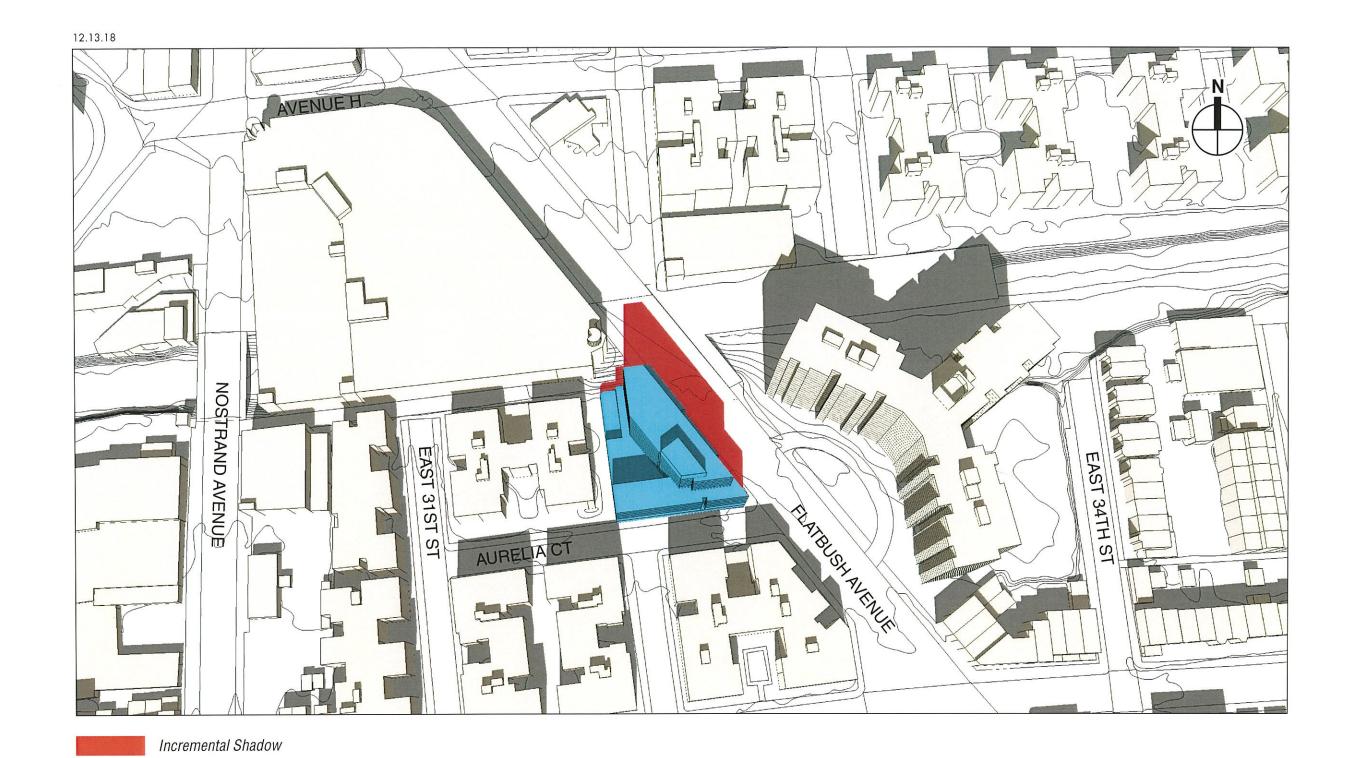


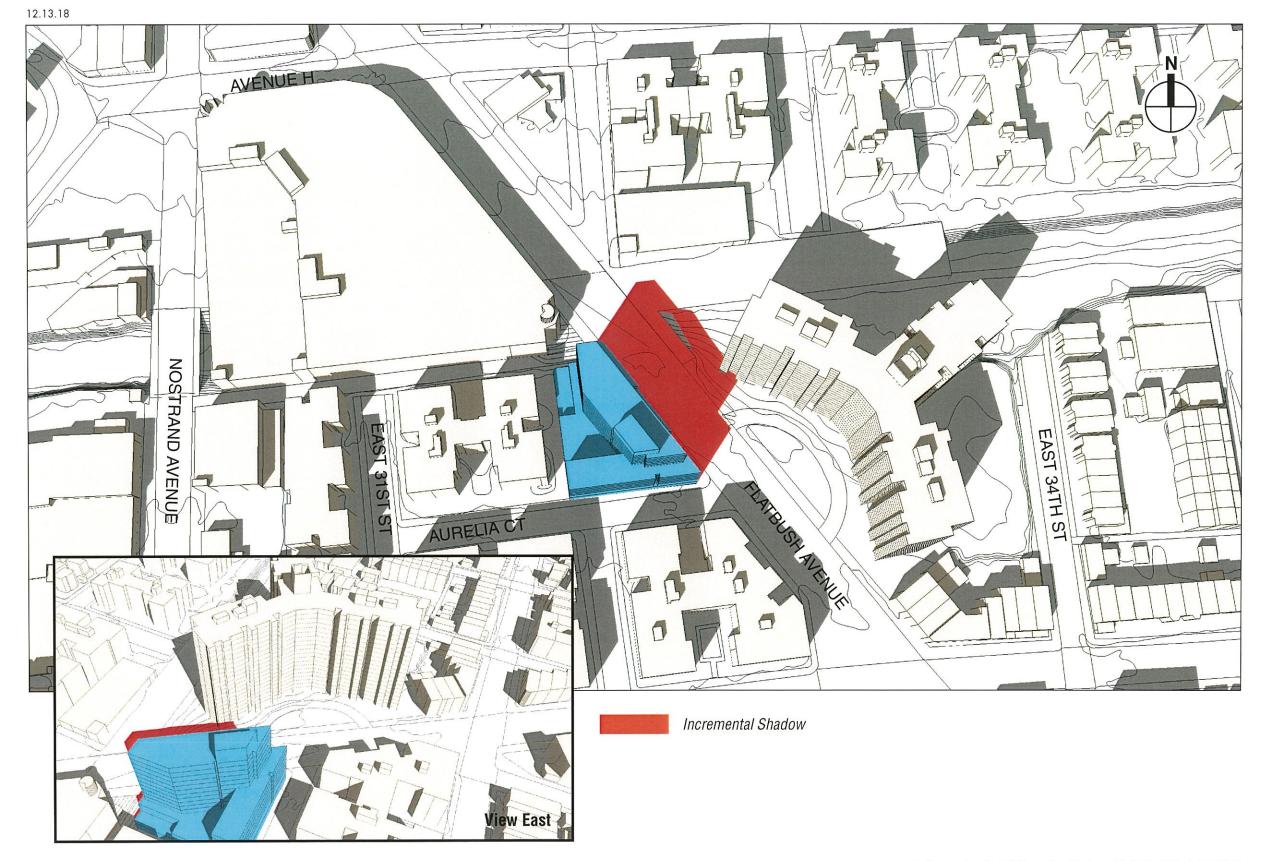
March 21 and September 21 represent the mid-points between the summer and winter solstices, and shadows on March 21 and September 21 are approximately the same in terms of length, angle and daily pattern. Times are given in Eastern Daylight Time.



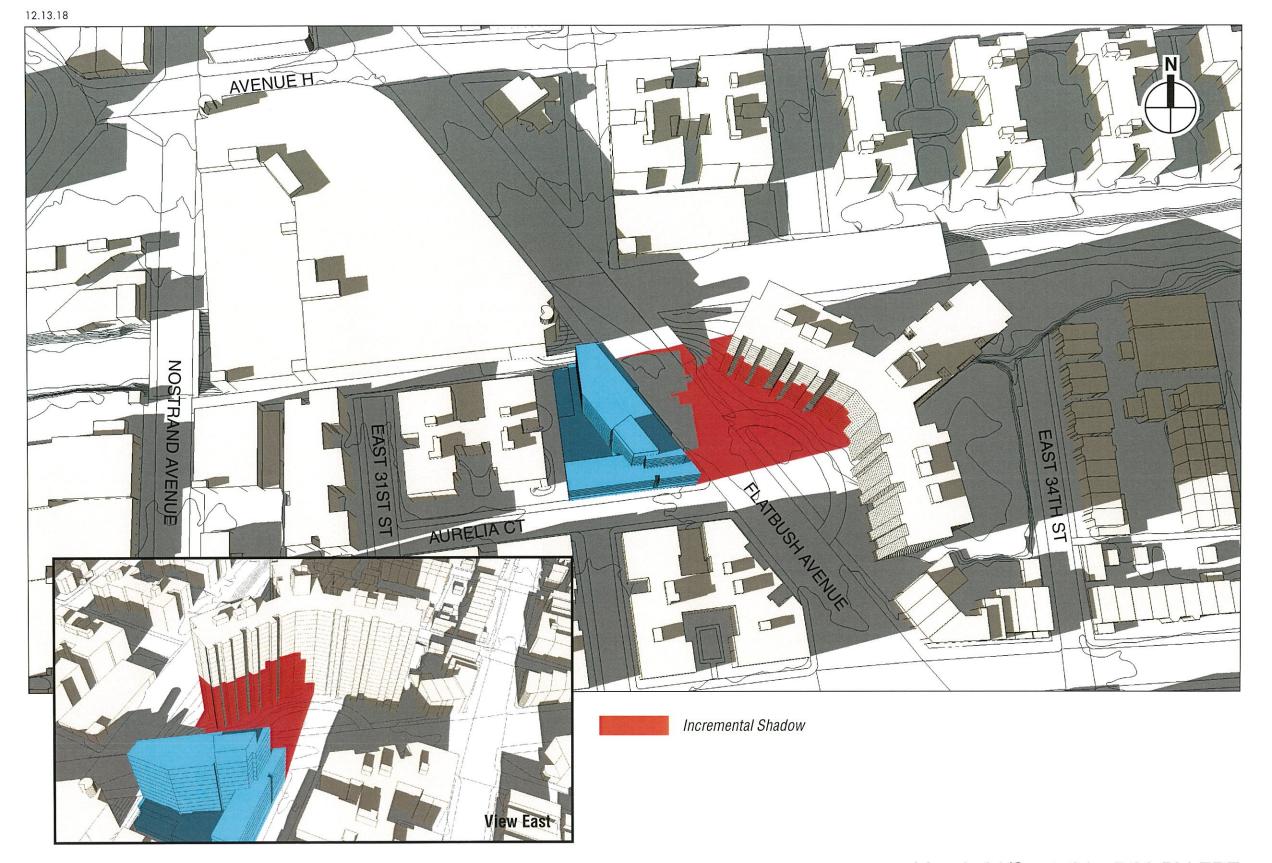




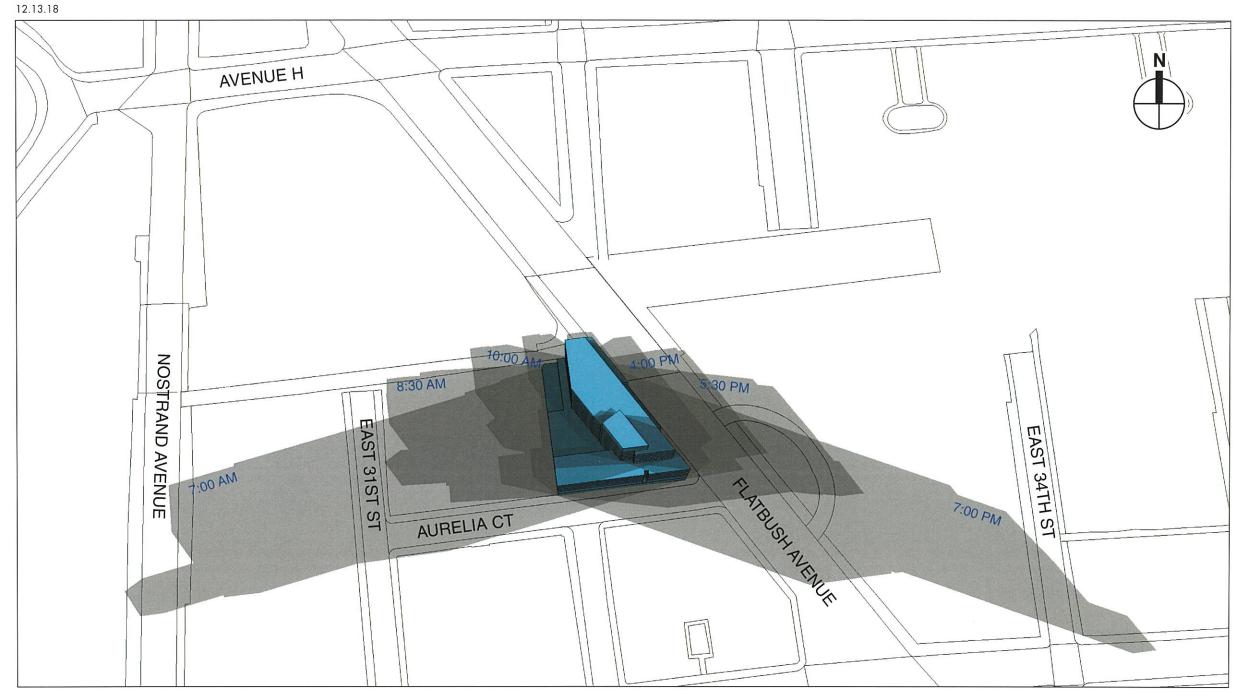






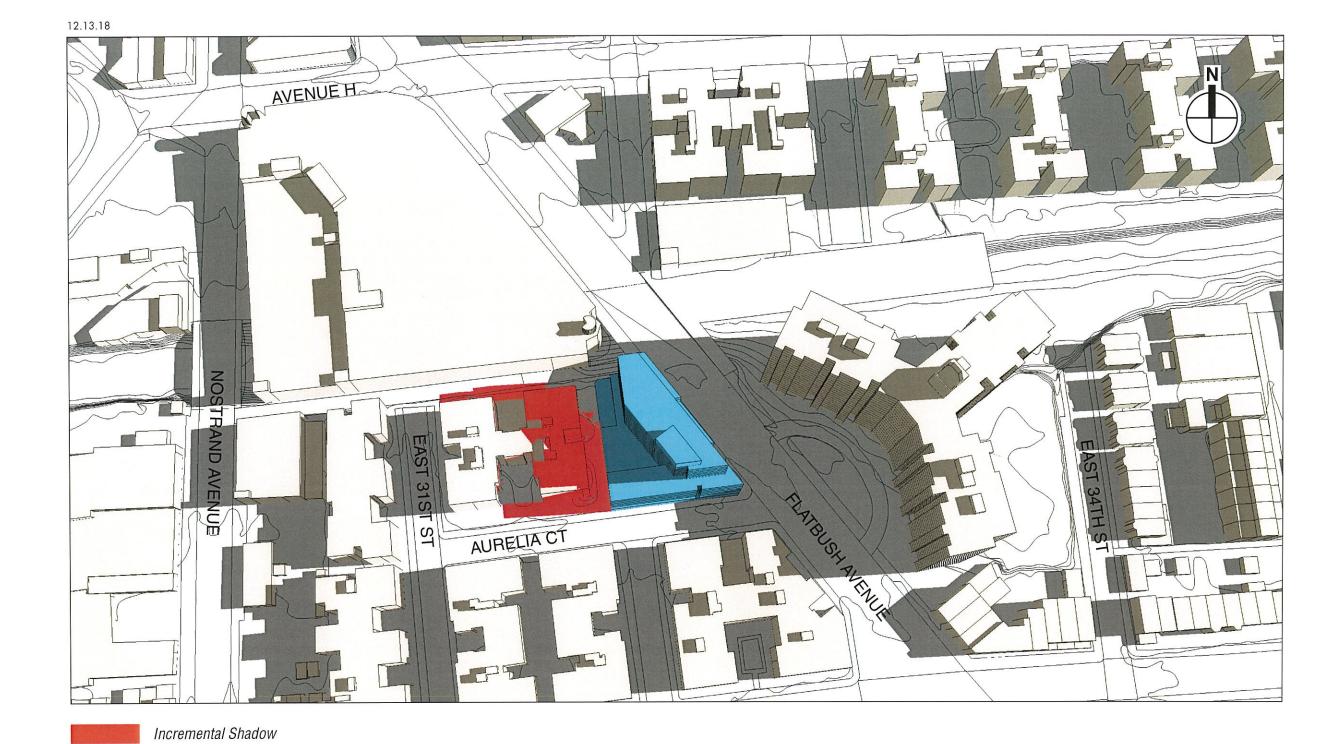


SUMMER SOLSTICE: JUNE 21



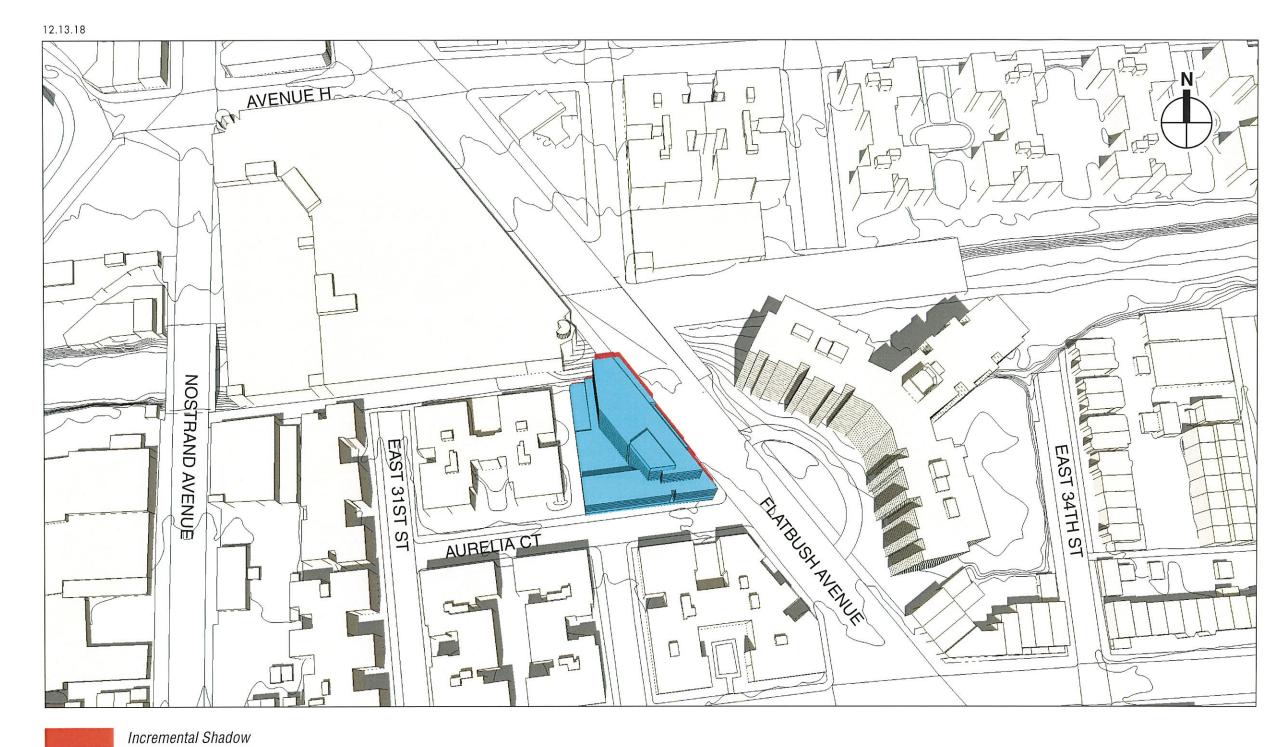
On June 21, shadows through the middle of the day are shorter than at any other time of year. Morning and late afternoon shadows fall further south than on any other day. Times are given in Eastern Daylight Time.



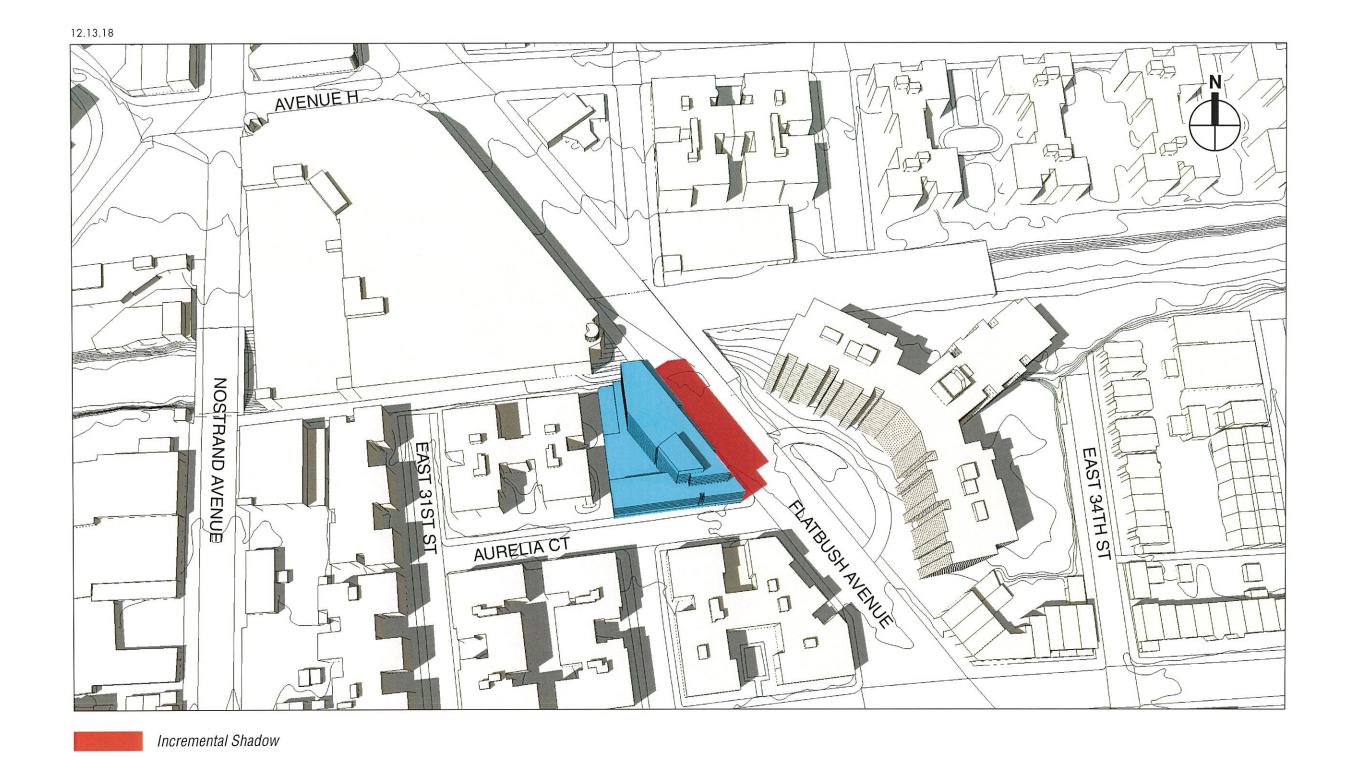


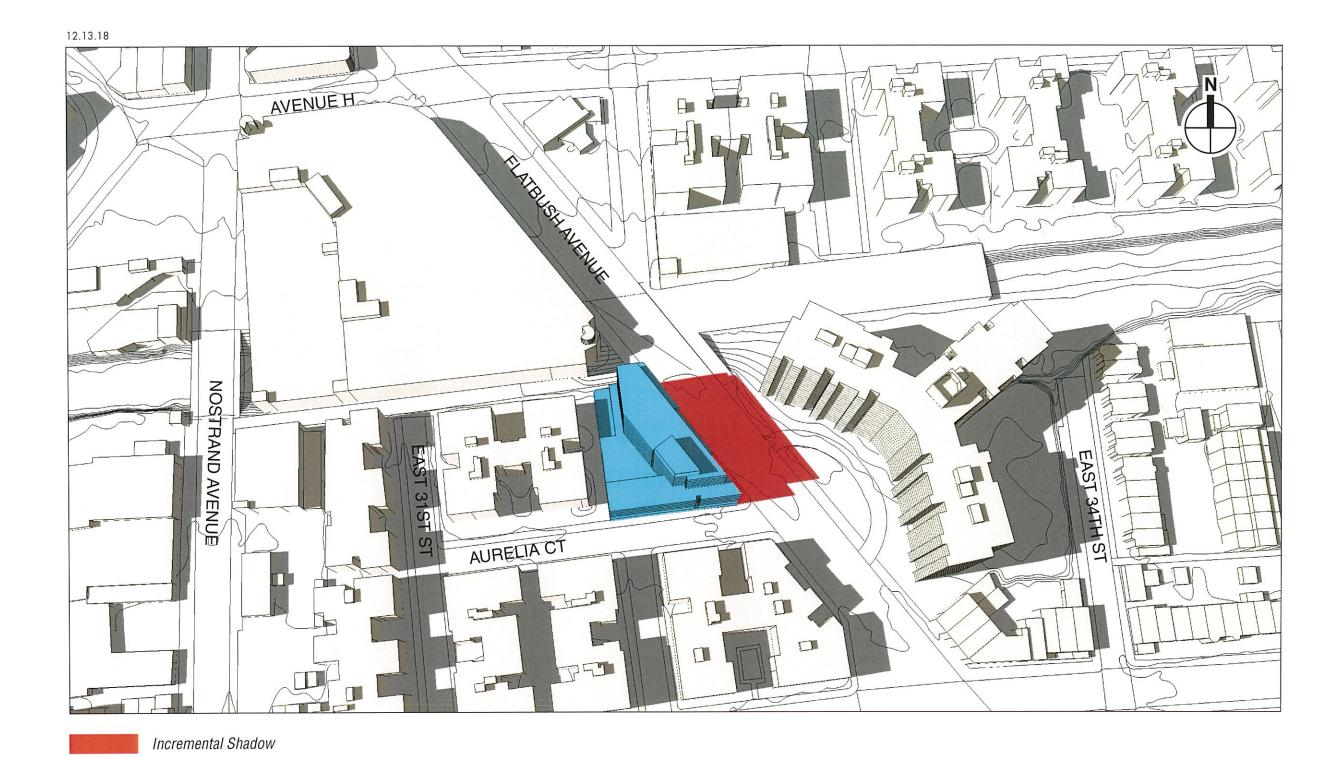


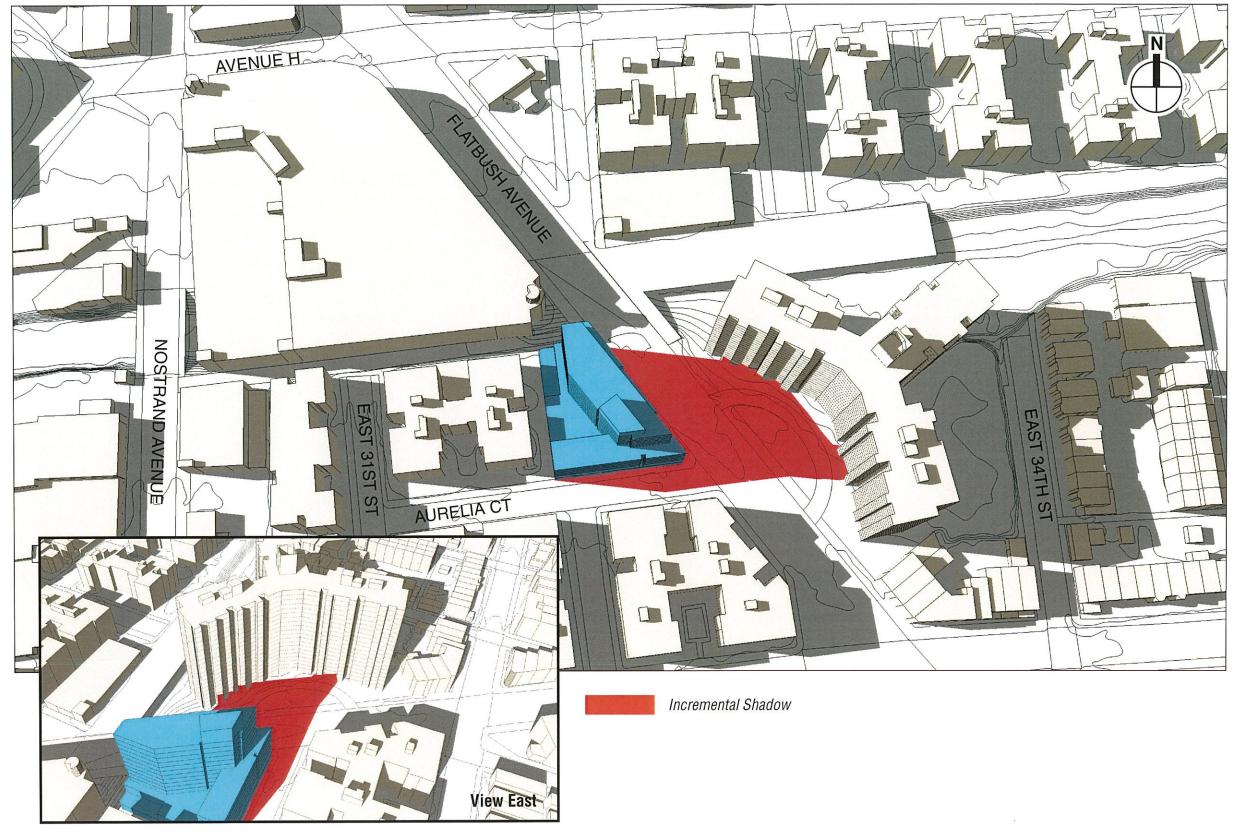


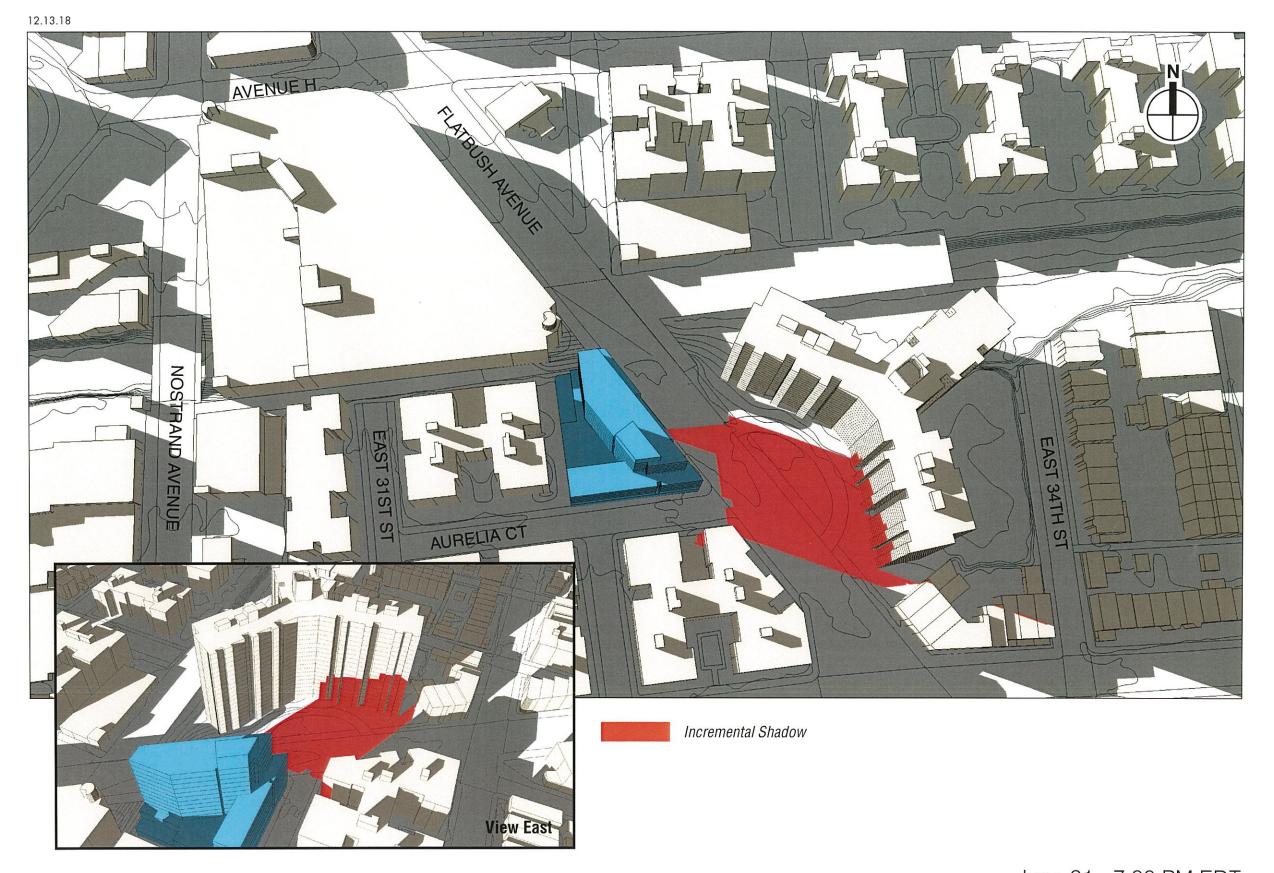


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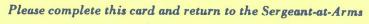


Appearance Card
I intend to appear and speak on Int. No. Res. No.
Date: 3/19/2019
Name: PICH ICH C
Address:
I represent:
Address:
THE COUNCIL
THE CITY OF NEW YORK
THE CITT OF NEW TOTAL
Appearance Card
I intend to appear and speak on Int. No. 40 0373 - Res. No.
in favor in opposition
Date: 3/1/
Name: DOROTHY KRYNICK
Address: 2311 LYON AUP BX 10460
I represent: community resident WSZID
Address:
Address.
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. 2018 - 301 Res. No.
☐ in favor ☑ in opposition
Date: 3/19/19
(PLEASE PRINT)
Name: Carl Anderson Address: 1410 Blancle 11 Avr. Brans Ay
I represent:
Address:
Please complete this card and return to the Sergeant-at-Arms

Appearance Card
I intend to appear and speak on Int. No Res. No
in favor in opposition
Date:
Name: (PLEASE PRINT)
Address:
I represent: Slondell Ave Roke
Address:
THE COUNCIL
THE CITY OF NEW YORK
1640 Flatbush Appearance Card
I intend to appear and speak on Int. No. Are J. U.S. Res. No.
in favor in opposition
Date: 3/19/19/19
(PLEASE PRINT)
Name: Avi LESHK
Address:
I represent: Blogicy A CHAMBER OF CONNESCE
Address:
THE COUNCIL
THE CITY OF NEW YORK
THE CITT OF NEW TORK
Appearance Card
I intend to appear and speak on Int. No. 1370-372 Res. No.
in favor in opposition
Date: 3/14/19
(PLEASE PRINT)
Name: Fayance Betan
Address:
I represent: 113 N 13th (Applicant)
Address:
Please complete this card and return to the Sergeant-at-Arms

	Appearance Card
I intend to appear and	speak on Int. No. 373-376 Res. No.
	in favor in opposition
	Date: 3/19/7019
VELONAL.	(PLEASE PRINT)
Name:	11(111111111111111111111111111111111111
	5. /
I represent:	
Address:	The state of the s
	THE COUNCIL
THE	CITY OF NEW YORK
	Appearance Card
I intend to appear and	speak on Int. No. 1643 Flodd Res. No.
V	in favor in opposition
	Date: 3/19/19
Madala	(PLEASE PRINT)
Address:	Morgan Pearl man
Address:	
	THE COUNCIL
THE (CITY OF NEW YORK
	Appearance Card
I intend to appear and s	peak on Int. No. 640 Flatbush Res. No.
. □/i	n favor in opposition
	Date: 3/49/49
M - 6a	(PLEASE PRINT)
	Pearlman
Address:	y
I represent: /TD/V	
Address:	
Please complete	this card and return to the Sergeant-at-Arms

Appearance Card
I intend to appear and speak on Int. No. 345 E Res. No.
☐ in favor ☐ in opposition
Date: 3/19/19
Name: (18464 Vinbay to 1
Name: (5046y Vinbay to 1 Address: 248 & 63 (d ST NYC
I represent: Applicant - Sely
Address: 2-45 £ 53 d 4 N/C
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. 1640 Flad Res. No
Date: 3/19/19
(PLEASE PRINT)
Name: Tziah Address:
I represent: New Yorle Building Congress
Address:
Auditors One of the control of the
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. 17370-377Res. No.
in tayor in opposition
Date: 3/19/19 (PLEASE PRINT)
+ 0/1 D
ivame:
Name: Sett Leuven
3



Appearance Card
I intend to appear and speak on Int. No. W 370-37 Res. No.
□ in favor □ in opposition
Date: 3 19 19
Name: Charles Wilger
Address:
I represent: 103 N 13th LLC
Address:
THE COUNCIL
THE CITY OF NEW YORK
THE CITT OF NEW TORK
Appearance Card
I intend to appear and speak on Int. No. 370-37Res. No.
□ in opposition \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Date: 3 19 19
Name: Nick Like (S
Address:
I represent: 103 N 13th St LLL (AVONITECT)
Address:
THE COUNCIL
1645 Flexbutthe CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. Ta 019-4029 4070 Res. No.
in favor in opposition
Date: 3 19 9
Name: Dan Eger (PLEASE PRINT)
Address:
I represent: PROLICENT
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. 72 019 in favor in opposition Address: I represent: Address: THE COUNCIL CITY OF NEW YORK Appearance Card I intend to appear and speak on Int. No. in opposition in favor (PLEASE PRINT) Address: I represent: Address: THE COUNCIL THE CITY OF NEW YORK Appearance Card I intend to appear and speak on Int. No. _ Res. No. in favor in opposition Date: (PLEASE PRINT) I represent: __ Address: Please complete this card and return to the Sergeant-at-Arms

		Appearance Card		
I intend to	appear and	speak on Int. No. 373-	37/Res. 1	Vo
		in favor in oppositi		
		Date:		
Name:	EGIDIR	(PLEASE PRINT) SEMENTIALI		
Address:				
I represent:	PELHA	IM BAY COMMI	(VITY	ASC.
Address:		, , , , , , , , , , , , , , , , , , , ,		
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	THE	CITY OF NEW Y	ORK	
		CITT OF NEW I	VILL	
		Appearance Card		
I intend to a	ppear and s	peak on Int. No. 373	Res. No)
	_ i	n favor in opposition	n	
		Date:		
Name:	-00	(PLEASE PRINT)		
Address:	2514	FTREMO	MI	AVA
I represent:	West	chepter S	à C	ile
Address:	3	SAMP	7	,
untilis sint sin dark etterstellettere er som utente have An sint sin sign, stelletter have en kunnen de stelletter	na kangangan dan sebagai kangan da Pangan sebagai kangan penggan kangan dan sebagai kangan dan sebagai kangan dan sebagai kangan dan sebagai kang	THE COUNCIL	The second secon	erfluster - Landger Arthur Lat. Garage of the
	THE C	THE COUNCIL	MI/	
	THE C	ITY OF NEW YO	JKK	
	,	Appearance Card		
I intend to a	ppear and sn	eak on Int. No. 373-37	Res. No.	376
		favor in opposition		
		Date:	3/19/10	2
Name	JOHX!	(PLEASE PRINT)		
Name:	-3 WS	3T(\$38 Fu	80	
I represent:	WEST	CHESTEN SI	BIT)
Address:	3 \N9	3T(123 Ten	81	
	ea complete el	sie and and some a shall		<u> </u>
riea	se compiete th	ais card and return to the Serge	eant-at-Arm	5

Appearance Card
I intend to appear and speak on Int. No. 373 Res. No. 376
in favor in opposition
Date:
(PLEASE PRINT)
Name: Jasmin Cruz
Address: 43 Westchester Squae
I represent: Westchester Squire BID
Address: 43 westch ster same
THE COUNCIL
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. 373 Res. No. 376
in favor in opposition
Date: 3/19/19
(PLEASE PRINT)
Name: LENRA BROOKS
Address: 560 BACCON AUC
I represent: TNRC - Rose do st TN House
Address:
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. 373 Res. No. 376
in favor in opposition
Date: 3-19-19
(PLEASE PRINT)
Name: (gros Soverino
Address: 1210 Evergreen Ave
I represent: Plush 101
Address: 53 Wostchaster Square



pro-	
*	Appearance Card
	peak on Int. No. 373 Res. No.376
Di	in favor in opposition
	Date: 3-19-19
and the same of th	(PLEASE PRINT)
Name: Jose	
	Mr. Jan J. 4V
	zgho Red
Address: 22	Utestchester Squee Conx, W1, WBI
the second	THE COUNCIL
	ITY OF NEW YORK
THE C	III OF NEW TORK
	Appearance Card
Lintend to annear and an	eak on Int. No. 373 Res. No. 376
	favor in opposition
	Date: 3/19/19
73	
Name: Drett S	chumachen,
Address: 9 Mec	Ly New Providence MJ 07979
I represent: Metro	Optics
Address: 25 Wes	tchester Square Brong NY 10961
all the minimum till the control of the matter than the train of the till the till the train of the till the ti	THE COUNCIL
THE C	ITY OF NEW YORK
THE G	III OF NEW TORK
	Appearance Card
	1 1 N 372 P N 376
// /	favor in opposition
	Date: 3-19-19
	(PLEASE PRINT)
Name: JUAU (Anke
Address: 7550 8	TREMONDAIN PANY/6461
I represent:	AND SCAL SIGHT
Address: 2556 8	Ext Transpl Are to HI 1044
A Di Livil	is send and return to the Sorgant at Arms

Appearance Card
I intend to appear and speak on Int. No Res. Res. No Res. Res. No Res. Res. No Res. Res. Res. Res. Res. Res. Res. Res.
☐ in favor ☐ in opposition
Date: 3/14/14 (PLEASE PRINT)
Name: + MWanvel DAMOR
Address:
I represent: Blow Asigny Stolikest
Address: 14 be fajette Ar Soffer, M
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No Res. No. 373-376
in favor in opposition Date: 3/19/19
(PLEASE PRINT)
Name: (
Address: I represent: Blandell Commans
Address: 1340 Blandell Commons
Address:
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card 376
I intend to appear and speak on Int. No. 373 Res. No.
in favor in opposition
(PLEASE PRINT)
Name: Al Garoni Rendent
Address: 1338 Blondell AVE BXN110461
I represent: Flower Shop on westchester Sq.
Address:
Please complete this card and return to the Sergeant-at-Arms

Appearance Card
I intend to appear and speak on Int. No. 373 Res. No. 374(
☐ in favor ☐ in opposition
Date:
Name: EDDIE PRINT)
Address: TATULE BY MY
I represent: BOST MURICE
Address: (S NESTCHESTER SQ, BX N)
THE COUNCIL THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. 373-34 Res. No.
in favor in opposition
Date: 3/19/19 (PLEASE PRINT) Name:
Address:
don't a d
I represent:
Address:
THE COUNCIL THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No. 373-376 Res. No in favor in opposition
Date:
(PLEASE PRINT)
Name: CFUKGE (ACCE) Address: 2217 HORING AVE Bronx, NV
I represent: Wy 81
Address:
Please complete this card and return to the Sergeant-at-Arms

Appearance Card
I intend to appear and speak on Int. No. 373 Res. No.
in favor in opposition
Date: 3/70/19
Name: Marks Sosk Address: 1303 Middle Chindry Rd
Address: 1803 Middle Country Pd
I represent: SBC
Address: Sout
Please complete this card and return to the Sergeant-at-Arms
THE COUNCIL
THE COUNCIL
THE COUNCIL THE CITY OF NEW YORK
THE CITY OF NEW YORK
THE CITY OF NEW YORK Appearance Card
THE CITY OF NEW YORK Appearance Card I intend to appear and speak on Int. No. 373 - Res. No.
THE CITY OF NEW YORK Appearance Card I intend to appear and speak on Int. No. 373-Res. No. in favor in opposition
THE CITY OF NEW YORK Appearance Card I intend to appear and speak on Int. No. 373 Res. No Date:
THE CITY OF NEW YORK Appearance Card I intend to appear and speak on Int. No. 373 - Res. No
THE CITY OF NEW YORK Appearance Card I intend to appear and speak on Int. No. 373 Res. No. in favor in opposition Date: (PLEASE PRINT) Name:
THE CITY OF NEW YORK Appearance Card I intend to appear and speak on Int. No. 373 - Res. No
THE CITY OF NEW YORK Appearance Card I intend to appear and speak on Int. No. 373 Res. No. in favor in opposition Date: (PLEASE PRINT) Name:
THE CITY OF NEW YORK Appearance Card I intend to appear and speak on Int. No. 373 Res. No. in favor in opposition Date: (PLEASE PRINT) Name: DEPARTMENT JAFFEE Address: 1943 Mulinen Ave