NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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2021041600325001002EAF92

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 1069**

Document ID: 2021041600325001 Document Date: 04-14-2021 Preparation Date: 04-16-2021
Document Type: SUNDRY AGREEMENT
Document Page Count: 1066

PRESENTER:
NATIONAL REAL ESTATE SERVICES INC.
222 BLOOMINGDALE ROAD^ACR-8776
SUITE 306
WHITE PLAINS, NY 10605
914-686-5600
JKAMNA@ALLNYT.COM

RETURN TO:
NATIONAL REAL ESTATE SERVICES INC.
222 BLOOMINGDALE ROAD^ACR-8776
SUITE 306
WHITE PLAINS, NY 10605
914-686-5600
JKAMNA@ALLNYT.COM

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	3588	32	Entire Lot		N/A LIVONIA AVENUE

Property Type: NON-RESIDENTIAL VACANT LAND

Borough	Block	Lot		Unit	Address
BROOKLYN	3588	33	Entire Lot		N/A LIVONIA AVENUE

Property Type: NON-RESIDENTIAL VACANT LAND

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

PARTY 1:
CITY OF NEW YORK, ACTING BY AND THROUGH ITS DEPART
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT, 100 GOLD STREET

☒ Additional Parties Listed on Continuation Page

PARTY 2:
MGX PHASE 1 HOUSING DEVELOPMENT FUND CORPORATION
809 WESTCHESTER AVENUE
BRONX, NY 10455

FEES AND TAXES

Mortgage :		
Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	5,412.00
Affidavit Fee:	$	0.00

Filing Fee: $ 0.00
NYC Real Property Transfer Tax: $ 0.00
NYS Real Estate Transfer Tax: $ 0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 04-19-2021 11:19
City Register File No.(CRFN): **2021000139231**

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2021041600325001002CAD12

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

Document ID: 2021041600325001 Document Date: 04-14-2021 Preparation Date: 04-16-2021
Document Type: SUNDRY AGREEMENT

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	3588	34	Entire Lot		N/A LIVONIA AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	3588	35	Entire Lot		N/A LIVONIA AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	3588	36	Entire Lot		N/A CHESTER STREET
Property Type: NON-RESIDENTIAL VACANT LAND					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	3587	27	Entire Lot		753 THOMAS S BOYLAND ST
Property Type: NON-RESIDENTIAL VACANT LAND					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	3599	1	Entire Lot		868 THOMAS S BOYLAND ST
Property Type: 4 FAMILY WITH STORE / OFFICE					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	3560	1	Entire Lot		251 CHESTER STREET
Property Type: RESIDENTIAL VACANT LAND					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	3573	1	Entire Lot		N/A BRISTOL STREET
Property Type: APARTMENT BUILDING					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	3574	1	Entire Lot		376 CHESTER AVENUE
Property Type: APARTMENT BUILDING					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	3575	11	Entire Lot		355 CHESTER STREET
Property Type: APARTMENT BUILDING					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	3587	1	Entire Lot		167 RIVERDALE AVENUE
Property Type: APARTMENT BUILDING					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	3588	1	Entire Lot		387 BRISTOL STREET
Property Type: APARTMENT BUILDING					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	3588	27	Entire Lot		N/A LIVONIA AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	3589	21	Entire Lot		401 CHESTER STREET
Property Type: RESIDENTIAL VACANT LAND					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	3601	26	Entire Lot		170 RIVERDALE AVENUE
Property Type: APARTMENT BUILDING					

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2021041600325001002CAD12

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 3 OF 1069**

Document ID: 2021041600325001 Document Date: 04-14-2021 Preparation Date: 04-16-2021
Document Type: SUNDRY AGREEMENT

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	3573	70	Entire Lot		169 LIVONIA AVENUE
Property Type: APARTMENT BUILDING					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	3574	60	Entire Lot		215 LIVONIA AVENUE
Property Type: COMMERCIAL REAL ESTATE					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	3602	12	Entire Lot		N/A CHESTER STREET
Property Type: APARTMENT BUILDING					

PARTIES

PARTY 1:
DEPARTMENT OF PARKS AND RECREATION
100 GOLD STREET
NEW YORK, NY 10038

PARTY 1:
HP MARCUS GARVEY PRESERVATION HOUSING COMPANY, INC
253 WEST 35TH STREET, 3RD FLOOR
NEW YORK, NY 10001

PARTY 1:
MARCUS GARVEY PRESERVATION, LLC
1865 PALMER AVENUE, SUITE 203
LARCHMONT, NY 10538

PARTIES

PARTY 2:
MGX ASSOCIATES PHASE 1 F LLC
1865 PALMER AVENUE, SUITE 203
LARCHMONT, NY 10538

PARTY 2:
MGX PHASE 1 F HOUSING DEVELOPMENT FUND CORPORATION
809 WESTCHESTER AVENUE
BRONX, NY 10455

PARTY 2:
MGX ASSOCIATES PHASE 1 LLC
1865 PALMER AVENUE, SUITE 203
LARCHMONT, NY 10538

DECLARATION OF LARGE-SCALE GENERAL DEVELOPMENT

THIS DECLARATION, made as of this 14th of April, 2021 by (i) the City of New York (the "City") by and through its (x) Department of Housing Preservation and Development ("HPD"), with an address at its Department of Housing Preservation and Development, 100 Gold Street, New York, New York 10038, and (y) Department of Parks and Recreation ("DPR", together with HPD, "Declarant City"), (ii) HP Marcus Garvey Preservation Housing Company, Inc, a New York not-for-profit corporation having an address at 253 West 35th Street, 3rd Floor, New York, New York 10001 ("Declarant HP"), (iii) Marcus Garvey Preservation, LLC, a New York limited liability company having an address at 1865 Palmer Avenue, Suite 203, Larchmont, New York, 10538 ("Declarant MGP"), (iv) MGX Phase 1 Housing Development Fund Corporation, a New York not-for-profit housing development fund corporation organized pursuant to Article XI of the New York State Private Housing Finance Law and the New York State Not-for-Profit Corporation Law having an address at 809 Westchester Avenue, Bronx, New York 10455 ("Declarant HDFC"), (v) MGX Associates Phase 1 F LLC, a New York limited liability company having an address at 1865 Palmer Avenue, Suite 203, Larchmont, New York, 10538 ("Declarant MGXF"), (vi) MGX Phase 1 F Housing Development Fund Corporation, a New York not-for-profit housing development fund corporation organized pursuant to Article XI of the New York State Private Housing Finance Law and the New York State Not-for-Profit Corporation Law having an address at 809 Westchester Avenue, Bronx, New York 10455 ("Declarant HDFC-F"), and (vii) MGX Associates Phase 1 LLC, a New York limited liability company having an address at 1865 Palmer Avenue, Suite 203, Larchmont, New York, 10538 ("Declarant MGX1")

(Declarant City, Declarant HP, Declarant MGP, Declarant HDFC, Declarant MGXF, Declarant HDFC-F and Declarant MGX1 are collectively referred to as "Declarant" or "Declarants").

WITNESSETH:

WHEREAS, Declarant City is the fee owner, of certain real property located in the Borough of Brooklyn, County of Kings, City and State of New York, designated for real property tax purposes as: Block 3588, Lots 32, 33, 34, 35, and 36 (the "DPR Lots") and Block 3587, Lot 27 (the "HPD Lot") which real property is more particularly described in Exhibit "A" annexed hereto and made a part hereof (together, the "Disposition Parcels"); and

WHEREAS, Declarant City intends to dispose the Disposition Parcels to one or more of the Declarants or to another developer to, among other things, facilitate the development of affordable housing and the relocation of a community garden administered by DPR to Block 3559, p/o Lot 1, which lot the City of New York, plans to acquire pursuant to the approval granted under ULURP No. C180486PCK of the Land Use Applications (defined herein); and

WHEREAS, Declarant HP is the fee owner, and Declarant MGP is the equitable owner, of certain real property located in the Borough of Brooklyn, County of Kings, City and State of New York, designated for real property tax purposes as: Block 3559, Lot 1; Block 3560, Lot 1; Block 3573, Lot 1; Block 3574, Lot 1; Block 3575, Lot 11; Block 3587, Lot 1; Block 3588, Lots 1 and 27; Block 3589, Lot 21; and Block 3601, Lot 26, which real property is more particularly described in Exhibit "B" annexed hereto and made a part hereof (together, "Parcel 1");

WHEREAS, Declarant HDFC is the fee owner, and Declarant MGX1 is the equitable owner, of certain real property located in the Borough of Brooklyn, County of Kings, City and State of New York, designated for real property tax purposes as Block 3573, Lot 70, and Block 3574, Lot 60; which real property is more particularly described in Exhibit "C" annexed hereto and made a part hereof (together, "Parcel 2"); and

WHEREAS, Declarant HDFC-F is the fee owner, and Declarant MGXF is the equitable owner, of certain real property located in the Borough of Brooklyn, County of Kings, City and State of New York, designated for real property tax purposes as Block 3602, Lot 12, which real property is more particularly described in Exhibit "D" annexed hereto and made a part hereof ("Parcel 3"); and

WHEREAS, the Disposition Parcels, Parcel 1, Parcel 2 and Parcel 3 collectively constitute the "Subject Property"; and

WHEREAS, Declarant desires to improve the Subject Property as a "large-scale general development" meeting the requirements of Section 12-10 of the Zoning Resolution (Definition) definition of "large-scale general development" (such proposed improvement of the Subject Property the "Large Scale Development Project"); and

WHEREAS, in connection with the Large-Scale Development Project, Declarant's predecessor-in-interest filed an application with the New York City Department of City Planning (hereinafter "City Planning") for approval by New York City Planning Commission (the "Commission" or "CPC") and City Council of the following actions: Urban Development Action Area designation, project approval (UDAAP), and disposition of City-owned property encompassing the HPD Lot and the DPR Lots to a developer selected by HPD (ULURP No. C 180485 HAK) (the "Disposition and Sale Application"); zoning special permit pursuant to

Section 74-743 of the Zoning Resolution to allow bulk modifications within a large scale general development, including lot coverage, distance between buildings modifications, and height and setback (ULURP No. C 180488 ZSK) (the "Large Scale Special Permit"); Zoning map amendment to rezone a portion of the project area from R6 to R7-2 and R7-2/C2-4C (ULURP No. C 180489 ZMK); site selection and acquisition of Tax Block 3559, p/o Lot 1 by the Department of Parks and Recreation (DPR) for a new community garden (ULURP No. C 180486 PCK); zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area (ULURP No. N 180487 ZRK); and a zoning special permit pursuant to ZR 74-532 to waive the existing parking requirement within the LSGD of accessory off-street parking spaces (ULURP No. C 180490 ZSK) (collectively, the "Land Use Applications"); and

WHEREAS, HPD withdrew the UDAAP portion of the Disposition and Sale Application prior to the Commission decision; and

WHEREAS, the Commission and the City Council approved the Land Use Applications, as modified, on October 31, 2018 and December 20, 2018, respectively; and

WHEREAS Declarant has agreed to restrict the development, operation, use and maintenance of the Subject Property in certain respects, which restrictions are set forth in this Declaration; and

WHEREAS, Section 74-743(b)(10) of the Zoning Resolution requires that a declaration with regard to ownership requirements in paragraph (b) of the large scale general development definition in Section 12-10 be filed with the Commission; and

WHEREAS, Bellrow Title Agency (the "Title Company") has certified in the certification (the "Certification") attached hereto as **Exhibit E** and made a part hereof, that as of the date of the Certification, Declarants and the New York State Housing Finance Agency

are the sole parties-in-interest (the "Parties-in-Interest") in the Subject Property, as such term is defined in the definition of "zoning lot" in Section 12-10 of the Zoning Resolution;; and

WHEREAS, all parties-in-interest to the Subject Property have either executed this Declaration or waived their right to execute and subordinated their interest in the Subject Property to this Declaration by written instrument annexed hereto as **Exhibit F** and made a part hereof, which instrument is intended to be recorded simultaneously with this Declaration; and

WHEREAS, Declarant desires to restrict the manner in which the Subject Property is developed in the future, and intends these restrictions to benefit all of the Subject Property.

NOW THEREFORE: Declarant hereby declares covenants and agrees as follows:

1. Designation of Large Scale General Development. Declarant hereby declares and agrees that, following the Effective Date (as defined in Section 6 hereof), the Subject Property, if developed pursuant to the Large Scale Special Permit, shall be treated as a large-scale general development site and shall be developed and enlarged as a single unit.

2. Development of Large Scale Development Site. If the Subject Property is developed in whole or part in accordance with the Large Scale Special Permit, Declarant covenants that the Subject Property shall be developed in substantial conformity with the following plans prepared by Curtis + Ginsberg Architects LLP, approved as part of the Large Scale Special Permit and annexed hereto as **Exhibit "G"** and made a

part hereof:

Drawing No.	Title	Last Date Revised
Z-002A	Zoning Analysis	12/18/18
Z-004A	Overall Site Plan	12/18/18
Z-004B	Site Plan North	12/18/18
Z-004C	Site Plan South	12/18/18
Z-011A.00	Site A Zoning Lot Site Plan	12/18/18
Z-011C.00	Site A Zoning Analysis	12/18/18
Z-013.00	Site A Waiver Plans	12/18/18
Z-014A.00	Site A Waiver Sections I	12/18/18
Z-014B.00	Site A Waiver Sections II	12/18/18
Z-016	Site A Design Controls	12/18/18
Z-021A.00	Site B Zoning Lot Site Plan	12/18/18
Z-021C.00	Site B Zoning Analysis	12/18/18
Z-023.00	Site B Waiver Plans	12/18/18
Z-024A.00	Site B Waiver Sections I	12/18/18
Z-024B.00	Site B Waiver Sections II	12/18/18
Z-024C.00	Site B Waiver Sections III	12/18/18
Z-026	Site B Design Controls	12/18/18
Z-031A.00	Site C Zoning Lot Site Plan	6/4/2018
Z-031C.00	Site C Zoning Analysis	6/4/2018
Z-033.00	Site C Waiver Plans	6/4/2018
Z-034.00	Site C Waiver Sections	6/4/2018
Z-036	Site C Design Controls	6/4/2018
Z-041A.00	Site D Zoning Lot Site Plan	12/18/18
Z-041C.00	Site D Zoning Analysis	12/18/18
Z-043.00	Site D Waiver Plans	12/18/18
Z-044A.00	Site D Waiver Sections I	12/18/18

Z-044B.00	Site D Waiver Sections II	12/18/18
Z-046	Site D Design Controls	12/18/18
Z-051A.00	Site E Zoning Lot Site Plan	12/18/18
Z-051C.00	Site E Zoning Analysis	12/18/18
Z-053.00	Site E Waiver Plans	12/18/18
Z-054A.00	Site E Waiver Sections I	12/18/18
Z-054B.00	Site E Waiver Sections II	12/18/18
Z-056	Site E Design Controls	12/18/18
Z-061A.00	Site F Zoning Lot Site Plan	12/18/18
Z-061C.00	Site F Zoning Analysis	12/18/18
Z-063.00	Site F Waiver Plans	12/18/18
Z-064A.00	Site F Waiver Sections I	12/18/18
Z-064B.00	Site F Waiver Sections II	12/18/18
Z-066.00	Site F Design Controls	12/18/18
Z-071A.00	Site G Zoning Lot Site Plan	12/18/18
Z-071C.00	Site G Zoning Analysis	12/18/18
Z-073.00	Site G Waiver Plans	12/18/18
Z-074A.00	Site G Waiver Sections I	12/18/18
Z-074B.00	Site G Waiver Sections II	12/18/18

3. Representation. Declarant hereby represents and warrants that there is no restriction of record on the development, enlargement, or use of the Subject Property, nor any present or presently existing estate or interest in the Subject Property, nor any existing lien, obligation, covenant, easement, limitation or encumbrance of any kind that shall preclude the restriction and obligation to develop and enlarge the Subject Property as a large-scale general development as set forth herein.

4. Binding Effect. The restrictions, covenants, rights and agreements set forth in this Declaration shall run with the land and be binding upon Declarant and any successor or assign of Declarant; provided that the Declaration shall be binding on any Declarant, succeesor or assign only for the period during which such Declarant or any successor or assign thereof, is the holder of an interest in the Subject Property and only to the extent of such Declarant's interest in the Subject Property. At such time as a Declarant or any successor to a Declarant no longer holds an interest in the Subject Property, such Declarant's or such Declarant's successor's obligations and liability under this Declaration shall wholly cease and terminate and the party succeeding such Declarant or such Declarant's successor shall assume the obligations and liability of Declarant pursuant to this Declaration with respect to actions or matters occurring subsequent to the date such party assumes an interest in the Subject Property to the extent of such party's interest in the Subject Property. For purposes of this Declaration, any successor or assign to a Declarant shall be deemed a Declarant for such time as such successor holds all or any portion of any interest in the Subject Property.

Notwithstanding anything to the contrary contained in this Declaration, other than declaring that the Subject Property shall be developed as a "large-scale general development" as such term is defined in the Zoning Resolution in effect on the Effective Date in accordance with the Plans, which declaration is made by the City in its proprietary capacity and not its governmental capacity, the terms of this Declaration shall not apply to the City. At such time as the City conveys the Disposition Parcels pursuant to the authority granted under the approval of the Disposition and Sale Application, all terms of this Declaration shall apply to such successor Declarant and its successors-in-interest.

5. Recordation. Within ten (10) business days of the date hereof, Declarant shall endeavor to record this Declaration (together with all of the exhibits hereto) in the Office of the City Register of the City of New York (the "Register's Office"), indexing this Declaration against the Subject Property. Declarant shall deliver to the Commission a copy of all such documents, as recorded, certified by the Register's Office, promptly upon receipt of such documents from the register. If Declarant fails to so record such documents, then the City may record duplicate originals of such documents. However, all fees paid or payable for the purpose of recording such documents, whether undertaken by Declarant or by the Commission (as permitted in accordance with this paragraph), shall be borne by Declarant other than City Declarant.

6. Effective Date. This Declaration and the provisions and covenants hereof shall become effective as of the date of recordation of this Declaration in accordance with Section 5 above.

7. Notice. All notices, demands, requests. consents, approvals, and other communications (each, a "Notice") which may be or are permitted, desirable, or required to be given under this Declaration shall be in writing and shall be sent or delivered as follows:

(i) if to Declarant:

to the address at the commencement of this Declaration

with a copy to:

Sheldon Lobel, P.C.

18 East 41st Street, 5th Floor

New York, New York, 10017

Attention: Richard Lobel, Esq.

With an additional copy to:

to the Declarant City at

Department of Houinsg Preservation and Devlopment

100 Gold Street,

New York, New York 10038

attn.: Brendan McBride

Associate Commisisoner, New Construction

with a copy to:

Department of Housing Preservation and Devlopment

100 Gold Street,

New York, New York 10038

attn.: General Counsel

With an additional copy to:

to the Declarant City at

Department of Parks and Recreation

830 Fifth Avenue

New York, New York 10065

attn.: Assistant Commissioner of Planning & Development

with a copy to:

Department of Parks and Recreation

830 Fifth Avenue

New York, New York 10065

attn.: General Counsel

(ii) if to CPC:

New York City Planning Commission

120 Broadway, 31st Floor

New York, New York 10271 Attention: Chairperson

with a copy to:

the general counsel of CPC at the same address

(iii) if to a Party-in-Interest other than Declarant:

at the address provided in writing to CPC in accordance with this Section 7

(iv) if to a Mortgagee:

at the address provided in writing to CPC in accordance with this Section 7

Declarant, CPC, any Party-in-Interest, and any Mortgagee (as hereinafter defined) may, by notice provided in accordance with this Section 7, change any name or address for purposes of this Declaration. In order to be deemed effective any Notice shall be sent or delivered in at least one of the following manners: (A) sent by registered or certified mail, postage pre-paid, return receipt requested, in which case the Notice shall he deemed delivered for all purposes hereunder five days after being actually mailed; (B) sent by overnight courier service, in which case the Notice shall be deemed delivered for all purposes hereunder on the date the Notice was actually received or was refused; or (C) delivered by hand, in which case the Notice will be deemed delivered for all purposes hereunder on the date the Notice was actually received. All Notices from CPC to Declarant shall also be sent to every Mortgagee of whom CPC has notice, and no Notice shall be deemed properly given to Declarant without such notice to such Mortgagee(s). In the event that there is more than one Declarant at any time, any Notice from the City or the CPC shall be provided to all Declarants of whom CPC has notice.

8. Defaults and Remedies.

(a) Declarant acknowledges that the restrictions, covenants, and obligations of this Declaration will protect the value and desirability of the Subject Property, as well as benefit the City. If Declarant fails to perform any of Declarant's obligations under this Declaration, the City shall have the right to enforce this Declaration against Declarant and exercise any administrative legal or equitable remedy available to the City, and Declarant hereby consents to same; provided that (i) this Declaration shall not be deemed to diminish

Declarant's or any other Party-in-Interest's right to exercise any and all administrative, legal, or equitable remedies otherwise available to it, (ii) the City's rights of enforcement of this Declaration shall be subject to the cure provisions and periods set forth in Section 8(c) hereof, and (iii) if a party to this Declaration fails to perform its obligations under this Declaration in relation to one or more of the buildings and/or parcels that it owns in the Subject Property, either as legal or equitable owner, the City shall enforce this Declaration, including without limitation, any indemnification obligations of a Declarant under Section 10, below, solely against such defaulting party and the other Declarant that is the legal or equitable owner, as the case may be, of such affected buildings and/or parcels (collectively, the "Defaulting Party") and the tax lot(s) associated with such affected buildings and/or parcels. Declarant also acknowledges that the remedies set forth in this Declaration are not exclusive and that the City and any agency thereof may pursue other remedies not specifically set forth herein including, but not limited to, a mandatory injunction compelling Declarant to comply with the terms of this Declaration and a revocation by the City of any certificate of occupancy, temporary or permanent, for any parcel and/or building of the Large Scale Development Project on the Subject Property subject to the Large Scale Special Permits that does not comply with the provisions of this Declaration; provided, however, that such right of revocation shall not permit or be construed to permit the revocation of any certificate of occupancy for any use or improvement that exists on the Subject Property as of the date of this Declaration. In furtherance of the foregoing, in any proceedings brought by the City against a Defaulting Party to enforce the obligations of this Declaration, seeking to deny or revoke building permits or certificates of occupancy for the Large Scale Development Project, or to impose a lien, fine, or other penalty (including, but not limited to, injunctive relief), if

the event or occurrence which is the basis of an allegation of a failure to comply by a Defaulting Party is a failure to perform an obligation associated with one or more of the buildings and/or parcels that it owns in the Subject Property, then the City shall only deny or seek the revocation of building permits or certificates of occupancy for the affected parcels and/or buildings, and only seek to impose a fine, lien, or other penalty (including, but not limited to, injunctive relief) on the affected parcels and/or buildings, and any such event or occurrence shall not provide the basis for denial or revocation of building permits or certificates of occupancy or the imposition of a fine, lien, or other penalty (including, but not limited to, injunctive relief) with respect to the parcels and/or buildings for which no failure to comply has occurred; furthermore, so long as a parcel and/or building in the Subject Property is in compliance with the provisions of this Declaration applicable to it, the ability of such parcel and/or building to obtain a building permit or a temporary or permanent certificate of occupancy shall be unaffected by the other parcels and/or buildings in the Subject Property.

(b) Notwithstanding any provision of this Declaration, only Declarant, Mortgagees, and Declarant's successors and assigns and the City, acting through CPC, shall be entitled to enforce or assert any claim arising out of or in connection with this Declaration. Nothing contained herein should be construed or deemed to allow any other person or entity to have any interest in or right of enforcement of any provision of this Declaration or any document or instrument executed or delivered in connection with the Land Use Applications.

(c) Prior to City instituting any proceeding to enforce the terms or conditions of

this Declaration due to any alleged violation hereof, City shall give Declarant, every mortgagee of all or any portion of the Subject Property (a "Mortgagee") and every Party-in-Interest ninety (90) days written notice of such alleged violation, during which period Declarant, any Party-in-Interest and Mortgagee shall have the opportunity to effect a cure of such alleged violation or to demonstrate to City why the alleged violation has not occurred. If a Mortgagee or Party-in-Interest performs any obligation or effects any cure Declarant is required to perform or cure pursuant to this Declaration, such performance or cure shall be deemed performance on behalf of Declarant and shall be accepted by any person or entity benefited hereunder, including CPC and City, as if performed by Declarant. If Declarant, any Party-in-Interest or Mortgagee commences to effect such cure within such ninety (90) day period (or if cure is not capable of being commenced within such ninety (90) day period, Declarant, any Party-in-Interest or Mortgagee commences to effect such cure when such commencement is reasonably possible), and thereafter proceeds diligently toward the effectuation of such cure, the aforesaid ninety (90) day period (as such may be extended in accordance with the preceding clause) shall be extended for so long as Declarant, any Party-in-Interest or Mortgagee continues to proceed diligently with the effectuation of such cure. In the event that more than one Declarant exists at any time on the Subject Property, notice shall be provided to all Declarants from whom City has received notice in accordance with Section 8 hereof, and the right to cure shall apply equally to all Declarants.

(d) If, after due notice and opportunity to cure as set forth in this Declaration, Declarant, Mortgagee or a Party-in-Interest shall fail to cure the alleged violation with respect to the affected parcels and/or buildings in the Subject Property, the City may exercise

any and all of its rights, including without limitation those delineated in this Section 8 and may disapprove any amendment, modification or cancellation of this Declaration on the sole ground that such Declarant is in default of a material obligation under this Declaration.

9. Applications.

(a) Declarant shall include a copy of this Declaration with any application made to the New York City Department of Buildings ("Buildings") for a foundation, new building, alteration, or other permit (a "Permit") for any portion of the Large Scale Development Project subject to the Large Scale Special Permits. Nothing in this Declaration including but not limited to the declaration and covenant made in Section 1 hereof to develop and enlarge the Subject Property as a single unit, shall be construed to prohibit or preclude Declarant from filing for, or Buildings from issuing, any permit for all or any portion of the Large Scale Development Project, in such phase or order as Declarant sees fit in Declarant's sole discretion.

(b) Nothing in this Declaration shall be construed to prevent Declarant or any of Declarant's successors or assigns from making any application of any sort to any governmental agency or department (each an "Agency") in connection with the development of the Subject Property; provided, that Declarant shall include a copy of this Declaration in connection with any application for any such discretionary approval, and provided that nothing in this Section 9(b) shall be construed as superseding the requirements, restrictions, or approvals that may be required under agreements with any other Agency or the City.

10. Indemnification.

If a Declarant (which shall exclude for purposes of this Section 10 the City in its capacity as Declarant City) is found by a court of competent jurisdiction to have been in default in the performance of its specific obligations under this Declaration and such finding is upheld on final appeal, or the time for further review of such finding on appeal or by other proceeding has lapsed, such Declarant shall indemnify and hold harmless the City (which shall include for purposes of this Section 10 the Declarant City) from and against all of its reasonable legal and administrative expenses arising out of or in connection with the enforcement of Declarant' s obligations under this Declaration. If any judgment is obtained against Declarant from a court of competent jurisdiction in connection with this Declaration and such judgment is upheld on final appeal or the time for further review of such judgment or appeal by other proceeding has lapsed, such Declarant shall indemnify and hold harmless the City from and against all of its reasonable legal and administrative expenses arising out of or in connection with the enforcement of said judgment.

To the fullest extent permitted by law, such Declarant shall indemnify and hold harmless the City, including its officials and employees from and against any and all claims (even if the allegations of the claim are without merit), actions or judgments for loss, damage or injury, including death or personal or property damage of whatsoever kind or nature, allegedly arising from such Declarant's default under this Declaration (including, without limitation, if such Declarant is found by a court of competent jurisdiction to have been in default in the performance of its obligations under this Declaration and such finding is upheld on final appeal, or the time for further review of such finding on appeal or by other proceeding has lapsed), or the negligence of s u c h Declarant, its agents, servants or

employees in undertaking its obligations under this Declaration except to the extent such claims, actions or judgments arose out of the negligence, recklessness or willful acts of the City or its employees. No such claim or action shall be settled without the written consent of City, unless (i) the City is indemnified fully pursuant to this Section, and (ii) the City has no obligation under the settlement, financial or otherwise.

11. Amendment, Modification and Cancellation.

(a) This Declaration may be amended, cancelled, or modified only upon application by Declarant with the express written consent of CPC or an agency succeeding to CPC's jurisdiction and no other approval shall be required from any other public body, private person, or legal entity of any kind.

(b) Notwithstanding anything to the contrary contained in Section 11 (a) hereof, the Chair of CPC may by its express written consent administratively approve modifications or amendments to this Declaration that, in the sole judgment of the Chair, are determined by the Chair to be a minor amendment or modification of this Declaration, and such minor modifications and amendments shall not require the approval of CPC.

12. Joint and Several "Declarant" as used herein shall refer to each Declarant individually or, the Declarants collectively, as the context requires, and the obligations of the Declarants hereunder, shall be joint and several, except as otherwise expressly provided, herein.

13. Severability. In the event that any of the provisions of the Declaration shall be deemed, decreed, adjudged, or determined to be invalid or unlawful by a court of competent jurisdiction, such provision shall be severable and the remainder of this Declaration shall continue to be in full force and effect.

14. Counterparts. This Declaration may be executed in one or more counterparts, each of which shall be an original and all of which, together, shall constitute one agreement.

15. Applicable Law. This Declaration shall be governed and construed by the laws of the State of New York, without regard to principles of conflicts of law.

[Signatures appear on the following page(s).]

IN WITNESS WHEREOF, the undersigned has executed this Declaration this 7th day of April, 2021.

THE CITY OF NEW YORK, acting by and through
its DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

By: _____
Name: Brendan McBride
Title: Associate Commisioner – New Construction

THE CITY OF NEW YORK, acting by and through
its DEPARTMENT OF PARKS AND RECREATION

By: _____
Name: Mitchell J. Silver, FAICP
Title: Commissioner

APPROVED AS TO FORM

By: _____
Acting Corporation Counsel
4/6/2021

LM# 2021-007303

State of _____)
County of _____)

On the 14th day of April in the year 2021, before me, the undersigned notary public, personally appeared **Brendan McBride,** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
(Notary Public)

ELLIOT EZRIEL FALK
Notary Public, State of New York
No. 02FA6309546
Qualified in Bronx County
Commission Expires_____

State of _____)
County of _____)

On the _____day of April in the year 2021, before me, the undersigned notary public, personally appeared **Mitchell J. Silver**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
(Notary Public)

IN WITNESS WHEREOF, the undersigned has executed this Declaration this 14 day of April, 2021.

THE CITY OF NEW YORK, acting by and through
its DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

By: _____
Name: Brendan McBride
Title: Associate Commisioner – New Construction

THE CITY OF NEW YORK, acting by and through
its DEPARTMENT OF PARKS AND RECREATION

By: _____
Name: Mitchell J. Silver, FAICP
Title: Commissioner
4-14-2021

APPROVED AS TO FORM

By: _____
Acting Corporation Counsel
4/6/2021

LM# 2021-007303

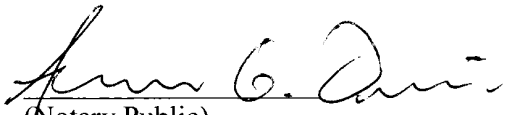
State of _____)
County of _____)

On the _____day of April in the year 2021, before me, the undersigned notary public, personally appeared **Brendan McBride,** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
(Notary Public)

State of New York)
County of New York)

On the 14th day of April in the year 2021, before me, the undersigned notary public, personally appeared **Mitchell J. Silver**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


(Notary Public)

ALESSANDRO G. OLIVIERI
Notary Public, State of New York
No. 02OL6001937
Qualified in New York County
Commission Expires 1/26/2022

IN WITNESS WHEREOF, the undersigned has executed this Declaration as of the date first written above.

MGX Associates Phase 1 F LLC:

By: _____
Adam Hellegers
Title: Authorized Signatory

State of New York
County of NEW YORK

On the 8 day of APRIL in the year 2024 before me, the undersigned, a notary public in and for said state, personally appeared **Adam Hellegers,** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

KEEMYA DICKERSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DI6344390
Qualified in New York County
My Commission Expires June 27, 2024

IN WITNESS WHEREOF, the undersigned has executed this Declaration as of the date first written above.

Marcus Garvey Preservation LLC:

By: _____
Adam Hellegers
Title: Authorized Signatory

State of New York
County of NEW YORK

On the 8 day of APRIL in the year 2021 before me, the undersigned, a notary public in and for said state, personally appeared **Adam Hellegers**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

KEEMYA DICKERSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DI6344390
Qualified in New York County
My Commission Expires June 27, 2024

IN WITNESS WHEREOF, the undersigned has executed this Declaration as of the date first written above.

MGX Associates 1 LLC:

By: _____
Adam Hellegers
Title: Authorized Signatory

State of New York
County of NEW YORK

On the 8 day of APRIL in the year 2021 before me, the undersigned, a notary public in and for said state, personally appeared **Adam Hellegers**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

KEEMYA DICKERSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DI6344390
Qualified in New York County
My Commission Expires June 27, 2024

IN WITNESS WHEREOF, the undersigned has executed this Declaration as of the date first written above.

HP Marcus Garvey Preservation
Housing Company, Inc:

By: Esther Toporovsky
Esther Toporovsky
Title: Vice President

State of New York
County of Kings

On the 9th day of April in the year 2021 before me, the undersigned, a notary public in and for said state, personally appeared **Esther Toporovsky**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

MILEIKA BETHANCOURT
Notary Public, State of New York
No. 01BE6420376
Qualified in Kings County
Commission Expires April 19, 2022

IN WITNESS WHEREOF, the undersigned has executed this Declaration as of the date first written above.

MGX Phase 1 Housing Development Fund Corporation:

By: _____
Damon Rowe
Title: Authorized Signatory

State of New York
County of New York

On the 9th day of April in the year 2021 before me, the undersigned, a notary public in and for said state, personally appeared **Damon Rowe**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

SYLVESTER MADUKA ONUORAH
NOTARY PUBLIC-STATE OF NEW YORK
No. 01ON6374735
Qualified in Queens County
My Commission Expires 05-07-2022

IN WITNESS WHEREOF, the undersigned has executed this Declaration as of the date first written above.

MGX Phase 1 F Housing
Development Fund Corporation:

By: _____
Damon Rowe
Title: Authorized Signatory

State of New York
County of New York

On the 9th day of April in the year 2021 before me, the undersigned, a notary public in and for said state, personally appeared **Damon Rowe**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

SYLVESTER MADUKA ONUORAH
NOTARY PUBLIC-STATE OF NEW YORK
No. 01ON6374735
Qualified in Queens County
My Commission Expires 05-07-2022

Exhibit A

Block 3587 Lot 27

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Hopkinson Avenue distant 75 feet southerly from the corner formed by the intersection of the easterly side of Hopkinson Avenue with the southerly side of Livonia Avenue;

RUNNING THENCE easterly parallel with Livonia Avenue, 100 feet;

THENCE southerly parallel with Hopkinson Avenue, 25 feet 2-3/4 inches;

THENCE westerly parallel with Livonia Avenue, 100 feet to the easterly side of Hopkinson Avenue; and

THENCE northerly along the easterly side of Hopkinson Avenue, 25 feet 2-3/4 inches to the point or place of BEGINNING.

Block 3588 Lots 32-36

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Chester Street distanced 45 feet southerly from the corner formed by the intersection of the said westerly side of Chester Street with the southerly side of Livonia Avenue;

RUNNING THENCE westerly parallel with the southerly side of Livonia Avenue, 100 feet to a point; THENCE southerly parallel to the westerly side of Chester Street, 30 feet to a point;

THENCE westerly parallel to the southerly side of Livonia Street, 100 feet to the westerly side of Chester Street;

THENCE northerly along the westerly side of Chester Street, 30 feet to the point or place of BEGINNING.

Exhibit B

Block 3559 Lot 1

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Dumont Avenue with the easterly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE northerly along the said easterly side of Bristol Street, a distance of 130.00 feet to a point;

THENCE easterly and parallel to the northerly side of Dumont Avenue, a distance of 100.00 feet to land conveyed to East Brooklyn Churches Sponsoring Committee, Inc. by Reel 2077 page 1842.

THENCE the following two (2) courses and distances along said land conveyed to East Brooklyn Churches Sponsoring Committee, Inc.:

1. Southerly 10.00 feet;

2. Easterly 100.00 feet to a point on the westerly side of Chester Street;

THENCE southerly along the westerly side of Chester Street, a distance of 120.11 feet to corner formed by the intersection of the westerly side of Chester Street with the northerly side of Dumont Avenue;

THENCE westerly along the northerly side of Dumont Avenue, a distance of 200.00 feet to the corner formed by the intersection of the northerly side of Dumont Avenue with the easterly side of Bristol Street, the point or place of BEGINNING

Block 3560, Lot 1

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Dumont Avenue with the easterly side of Chester Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE northerly along the easterly side of Chester Street, a distance of 251.23 feet to a point;

THENCE easterly and parallel to the northerly side of Dumont Avenue, a distance of 100.00 feet to a point;

THENCE southerly and parallel to the easterly side of Chester Street, a distance of 251.23 feet to a point on the northerly side of Dumont Avenue;

THENCE westerly along the northerly side of Dumont Avenue a distance of 100.00 feet to corner formed by the intersection of the northerly side of Dumont Avenue with the easterly side of Chester Street, the point or place of BEGINNING

Block 3573 Lot 1

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Dumont Avenue with the westerly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE southerly along the westerly side of Bristol Street, a distance of 434.46 feet to a point;

THENCE westerly at right angles to the westerly side of Bristol Street, 100 feet to a point;

THENCE northerly at right angles to the last mentioned course, 382.73 feet to a point;

THENCE northeasterly at an exterior angle to the preceding course of 199 degrees 44 minutes 15 seconds, a distance of 45.40 feet to a point on the southerly side of Dumont Avenue;

THENCE easterly along the southerly side of Dumont Avenue, a distance of 84.56 feet to the corner formed by the intersection of the southerly side of Dumont Avenue with the westerly side of Bristol Street, the point or place of BEGINNING.

Block 3574 Lot 1

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Dumont Avenue with the easterly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Dumont Avenue, a distance of 200.00 feet to the corner formed by the intersection of the southerly side of Dumont Avenue with the westerly side of Chester Street;

THENCE southerly along the westerly side of Chester Street, a distance of 397.83 feet to a point;

THENCE westerly at right angles to the westerly side of Chester Street, a distance of 68.41 feet to a point;

THENCE southerly forming an exterior angle with the last mentioned course of 89.74 degrees, a distance of 32.54 feet to a point;

THENCE westerly forming an interior angle with the last mentioned course of 89.74 degrees, a distance of 63.45 feet to a point;

THENCE northerly forming an interior angle with the last mentioned course of 89.79 degrees, a distance of 32.56 feet to a point;

THENCE westerly forming an exterior angle of 89.77 degrees with the last mentioned course and also at right angles to the easterly side of Bristol Street, 68.42 feet to the easterly side of Bristol Street; THENCE northerly along the easterly side of Bristol Street, a distance of 397.80 fee to the corner, the point or place of BEGINNING.

Block 3575, Lot 11

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Dumont Avenue with the easterly side of Chester Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Dumont Avenue a distance of 200.00 feet to the corner formed by the intersection of the southerly side of Dumont Avenue with the westerly side of Rockaway Avenue;

THENCE southerly along the westerly side of Rockaway Avenue a distance of 250.24 feet to a point;

THENCE westerly and parallel to the southerly side of Dumont Avenue a distance of 100.00 feet to a point;

THENCE southerly and parallel to the easterly side of Chester Street a distance of 149.99 feet to a point;

THENCE westerly and parallel to the southerly side of Dumont Avenue a distance of 100.00 feet to a point on the easterly side of Chester Street;

THENCE northerly along the easterly side of Chester Street a distance of 400.23 feet to the corner formed by the intersection of the easterly side of Chester Street with the southerly side of Dumont Avenue, the point or place of BEGINNING.

Block 3587 Lot 1

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Livonia Avenue with the easterly side of Hopkinson Avenue, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Livonia Avenue a distance of 200.00 feet to corner formed by the intersection of the southerly side of Livonia Avenue with the westerly side of Bristol Street;

THENCE southerly along the westerly side of Bristol Street a distance of 500.46 feet to the corner formed by the intersection of the westerly side of Bristol Street with the northerly side of Riverdale Avenue;

THENCE westerly along the northerly side of Riverdale Avenue a distance of 200.00 feet to the corner formed by the intersection of the northerly side of Riverdale Avenue with the easterly side of Hopkinson Avenue;

THENCE northerly along the easterly side of Hopkinson Avenue a distance of 75.23 feet to a point;

THENCE easterly and parallel to the northerly side of Riverdale Avenue a distance of 100.00 feet to a point;

THENCE northerly and parallel to the easterly side of Hopkinson Avenue a distance of 350.23 feet to a point;

THENCE westerly and parallel with the northerly side of Riverdale Avenue a distance of 100.00 feet to a point on the easterly side of Hopkinson Avenue;

THENCE northerly along the easterly side of Hopkinson Avenue a distance of 75.00 feet to the corner formed by the intersection of the easterly side of Hopkinson Avenue with the southerly side of Livonia Avenue, the point or place of BEGINNING.

Block 3588, Lot 1

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Riverdale Avenue and the easterly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE northerly along the easterly side of Bristol Street a distance of 340.46 feet to a point;

THENCE easterly and parallel with the northerly side of Riverdale Avenue a distance of 100.00 feet to a point;

THENCE northerly and parallel with the easterly side of Bristol Street a distance of 60.00 feet to a point;

THENCE easterly and parallel with the northerly side of Riverdale Avenue a distance of 100.00 feet to a point on the westerly side of Chester Street;

THENCE southerly along the westerly side of Chester Street a distance of 400.46 feet to the corner formed by the intersection of the westerly side of Chester Street with the northerly side of Riverdale Avenue;

THENCE westerly along the northerly side of Riverdale Avenue a distance of 200.00 feet to the corner formed by the intersection of the northerly side of Riverdale Avenue with the easterly side of Bristol Street, the point or place of BEGINNING.

Block 3588 Lot 27

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Livonia Avenue with the easterly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Livonia Avenue a distance of 200.00 feet to the corner formed by the intersection of the southerly side of Livonia Avenue with the westerly side of Chester Street;

THENCE southerly along the westerly side of Chester Street a distance of 45.00 feet to a point;

THENCE westerly and parallel with the southerly side of Livonia Avenue a distance of 100.00 feet to a point;

THENCE southerly and parallel with the westerly side of Chester Street a distance of 30.00 feet to a point;

THENCE westerly and parallel with the southerly side of Livonia Avenue a distance of 100.00 feet to a point on the easterly side of Bristol Street;

THENCE northerly along the easterly side of Bristol Street a distance of 75.00 feet to the corner formed by the intersection of the southerly side of Livonia Avenue with the easterly side of Bristol Street, the point or place of BEGINNING.

Block 3589, Lot 21

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Livonia Avenue with the easterly side of Chester Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Livonia Avenue a distance of 100.00 feet to a point;

THENCE southerly and parallel with the easterly side of Chester Street a distance of 220.23 feet to a point;

THENCE westerly and parallel with the southerly side of Livonia Avenue a distance of 100.00 feet to a point on the easterly side of Chester Street;

THENCE northerly along the easterly side of Chester Street a distance of 220.23 feet to the corner formed by the intersection of the southerly side of Livonia Avenue with the easterly side of Chester Street, the point or place of BEGINNING.

Block 3601, Lot 26

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Riverdale Avenue with the easterly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Riverdale Avenue a distance of 200.00 feet to the corner formed by the intersection of the southerly side of Riverdale Avenue the westerly side of Chester Street;

THENCE southerly along the westerly side of Chester Street a distance of 324.98 feet to a point;

THENCE westerly and parallel with the southerly side of Riverdale Avenue a distance of 77.56 feet to a point;

THENCE northwesterly at an interior angle of 154 degrees 17 minutes 06 seconds a distance of 24.90 feet to a point, which point is distant 100.00 feet westerly from the westerly side of Chester Street, when measured at a right angle thereto;

THENCE northerly and parallel with the westerly side of Chester Street a distance of 239.17 feet to a point;

THENCE westerly and parallel with the southerly side of Riverdale Avenue a distance of 100.00 feet to a point on the easterly side of Bristol Street;

THENCE northerly along the easterly side of Bristol Street a distance of 75.00 feet to the corner formed by the intersection of the easterly side of Bristol Street with the southerly side of Riverdale Avenue, the point or place of BEGINNING.

Exhibit C

Block 3573, Lot 70

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Bristol Street, distant 434.46 feet southerly from the comer formed by the intersection of the southerly side of Dumont Avenue with the westerly side of Bristol Street, said point also being 66.00 feet northerly from the comer formed by the intersection of the westerly side of Bristol Street with the northerly side of Livonia Avenue;

RUNNING THENCE southerly along the westerly side of Bristol Street, 66.00 feet to the comer formed by the intersection of the westerly side of Bristol Street with the no1therly side of Livonia Avenue;

THENCE westerly along the northerly side of Livonia Avenue, 200.00 feet to the easterly side of Hopkinson Avenue (Thomas S. Boyland Street);

THENCE northerly along the easterly side of Hopkinson Avenue (Thomas S. Boyland Street), a distance of 75.00 feet to a point;

THENCE easterly at right angles to the easterly side of Hopkinson Avenue (Thomas S. Boyland Street), a distance of 100.00 feet to a point;

THENCE southerly at right angles to the last mentioned course, a distance of 9.00 feet to a point;

THENCE again easterly at right angles to the last mentioned course, a distance of 100.00 feet to the westerly side of Bristol Street, the point or place of BEGINNING.

Block 3574 Lot 60

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Livonia Avenue with the westerly side of Chester Street;

RUNNING THENCE westerly along the northerly side of Livonia Avenue, 200.00 feet to the easterly side of Bristol Street;

THENCE northerly along the easterly side of Bristol Street, 102.66 feet to a point;

THENCE easterly at right angles to the easterly side of Bristol Street, 68.42 feet to a point;

THENCE southerly along a line forming an interior angle of 89 degrees 46 minutes 12 seconds with the last mentioned course, 32.56 feet to a point;

THENCE easterly along a line forming an exterior angle of 89 degrees 46 minutes 12 seconds with the last mentioned course, 63.45 feet to a point;

THENCE northerly along a line forming an exterior angle of 89 degrees 44 minutes 24 seconds with the last mentioned course, a distance of 32.53 feet to a point;

THENCE easterly at right angles to the westerly side of Chester Street, 68.41 feet to the westerly side of Chester Street; and

THENCE southerly along the westerly side of Chester Street, 102.63 feet to the corner, the point or place of BEGINNING.

Exhibit D

Block 3602, Lot 12

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Riverdale Avenue with the easterly side of Chester Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Riverdale Avenue a distance of 100.00 feet to a point;

THENCE southerly and parallel with the easterly side of Chester Street a distance of 375.00 feet to a point;

THENCE westerly and parallel with the southerly side of Riverdale Avenue a distance of 100.00 feet to a point on the easterly side of Chester Street;

THENCE northerly along the easterly side of Chester Street a distance of 375.00 feet to the corner formed by the intersection of the easterly side of Chester Street with the southerly side of Riverdale Avenue, the point or place of BEGINNING.

Exhibit E

N.B. # _____
or
ALT. # _____

EXHIBIT I

CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION C OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK AS AMENDED
EFFECTIVE AUGUST 18, 1977

ROYAL ABSTRACT OF NEW YORK LLC, an abstract company licensed to do business in the State of New York and having its principal office at 125 Park Avenue, New York, New York, hereby certifies that as to the land hereafter described being a tract of land, either unsubdivided or consisting of two or more lots of record contiguous for a minimum of ten linear feet located within a single block in the single ownership of **HP Marcus Garvey Preservation Housing Company, Inc., as nominee for Marcus Garvey Preservation LLC**, and that the parties of interest constituting a party of interest as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME AND ADDRESS	NATURE OF INTEREST
1) **HP Marcus Garvey Preservation Housing Company, Inc** **242 West 36th Street, 3rd Floor** **New York, NY 10018**	**Legal Owner (Fee)**
2) **Marcus Garvey Preservation LLC** **1865 Palmer Avenue, Suite 203** **Larchmont, NY 10538**	**Equitable Owner (Fee)**
3) **New York State Housing Finance Agency** **641 Lexington Avenue, 4th Floor** **New York, NY 10022**	**Mortgagee**

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Block 3589 Lot 21 on the Tax Map of the City of New York, Kings County, and more particularly described as follows:

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Livonia Avenue with the easterly side of Chester Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Livonia Avenue a distance of 100.00 feet to a point;

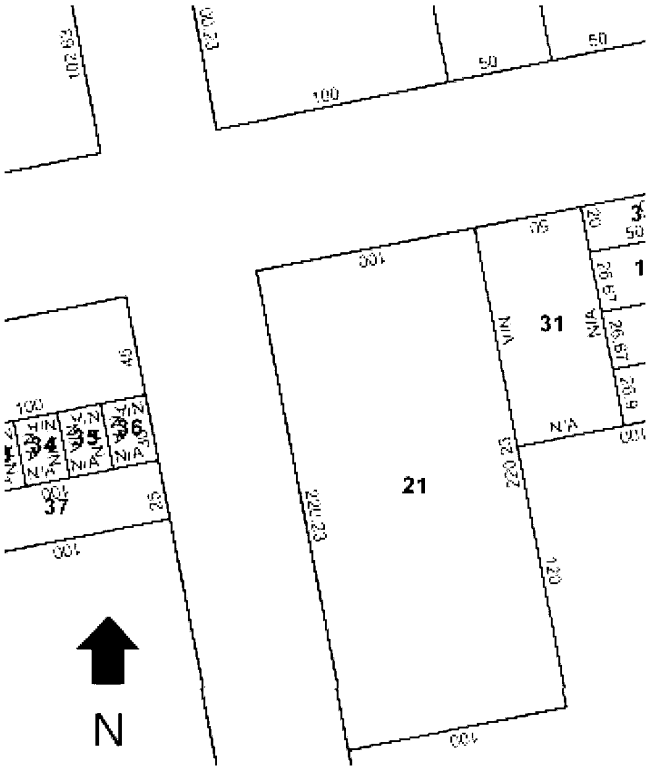
THENCE southerly and parallel with the easterly side of Chester Street a distance of 220.23 feet to a point;

THENCE westerly and parallel with the southerly side of Livonia Avenue a distance of 100.00 feet to a point on the easterly side of Chester Street;

THENCE northerly along the easterly side of Chester Street a distance of 220.23 feet to the corner formed by the intersection of the southerly side of Livonia Avenue with the easterly side of Chester Street, the point or place of BEGINNING.

That the said premises are known as and by the street address **377-401 Chester Street, Brooklyn, NY** as shown by the following:

D I A G R A M


100.23
100
50
50
100
31
21
1
N/A
N/A
N/A

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 4th day of December, 2020, before me, personally appeared **Robert Balachandran,** personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Nancy Georgiou

NANCY GEORGIOU
Notary Public, State of New York
Reg. No. 01GE6256421
Qualified in Suffolk County
Commission Expires February 27, 2024

Notary Public - State of New York

N.B. # _____
or
ALT. # _____

EXHIBIT I

CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION C OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK AS AMENDED
EFFECTIVE AUGUST 18, 1977

BELLROW TITLE AGENCY LLC, an abstract company licensed to do business in the State of New York and having its principal office at 125 Park Avenue, New York, New York, hereby certifies that as to the land hereafter described being a tract of land, either unsubdivided or consisting of two or more lots of record contiguous for a minimum of ten linear feet located within a single block in the single ownership of **HP Marcus Garvey Preservation Housing Company, Inc., as nominee for Marcus Garvey Preservation LLC and MGX Phase 1 Housing Development Fund Corporation, as nominee for MGX Associates Phase 1 LLC**, and that the parties of interest constituting a party of interest as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME AND ADDRESS	NATURE OF INTEREST
1) **HP Marcus Garvey Preservation Housing Company, Inc** **242 West 36th Street, 3rd Floor** **New York, NY 10018**	**Legal Owner (Fee) as to Lot 1**
2) **Marcus Garvey Preservation LLC** **1865 Palmer Avenue, Suite 203** **Larchmont, NY 10538**	**Equitable Owner (Fee) as to Lot 1**
3) **New York State Housing Finance Agency** **641 Lexington Avenue, 4th Floor** **New York, NY 10022**	**Mortgagee as to Lot 1 and Lot 60**
4) **MGX Phase 1 Housing Development Fund Corporation** **809 Westchester Avenue,** **Bronx, NY 10455**	**Legal Owner (Fee) as to Lot 60**
5) **MGX Associates Phase 1 LLC** **1865 Palmer Avenue, Suite 203** **Larchmont, NY 10538**	**Equitable Owner (Fee) as to Lot 60**

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Block 3574 Lots 1 and 60 on the Tax Map of the City of New York, Kings County, and more particularly described as follows:

Block 3574 Lot 1

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Dumont Avenue with the easterly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Dumont Avenue, a distance of 200.00 feet to the corner formed by the intersection of the southerly side of Dumont Avenue with the westerly side of Chester Street;

THENCE southerly along the westerly side of Chester Street, a distance of 397.83 feet to a point;

THENCE westerly at right angles to the westerly side of Chester Street, a distance of 68.41 feet to a point;

THENCE southerly forming an exterior angle with the last mentioned course of 89.74 degrees, a distance of 32.54 feet to a point;

THENCE westerly forming an interior angle with the last mentioned course of 89.74 degrees, a distance of 63.45 feet to a point;

THENCE northerly forming an interior angle with the last mentioned course of 89.79 degrees, a distance of 32.56 feet to a point;

THENCE westerly forming an exterior angle of 89.77 degrees with the last mentioned course and also at right angles to the easterly side of Bristol Street, 68.42 feet to the easterly side of Bristol Street;

THENCE northerly along the easterly side of Bristol Street, a distance of 397.80 fee to the corner, the point or place of BEGINNING.

Block 3574 Lot 60

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Livonia Avenue with the westerly side of Chester Street;

RUNNING THENCE westerly along the northerly side of Livonia Avenue, 200.00 feet to the easterly side of Bristol Street;

THENCE northerly along the easterly side of Bristol Street, 102.66 feet to a point;

THENCE easterly at right angles to the easterly side of Bristol Street, 68.42 feet to a point;

THENCE southerly along a line forming an interior angle of 89 degrees 46 minutes 12 seconds with the last mentioned course, 32.56 feet to a point;

THENCE easterly along a line forming an exterior angle of 89 degrees 46 minutes 12 seconds with the last mentioned course, 63.45 feet to a point;

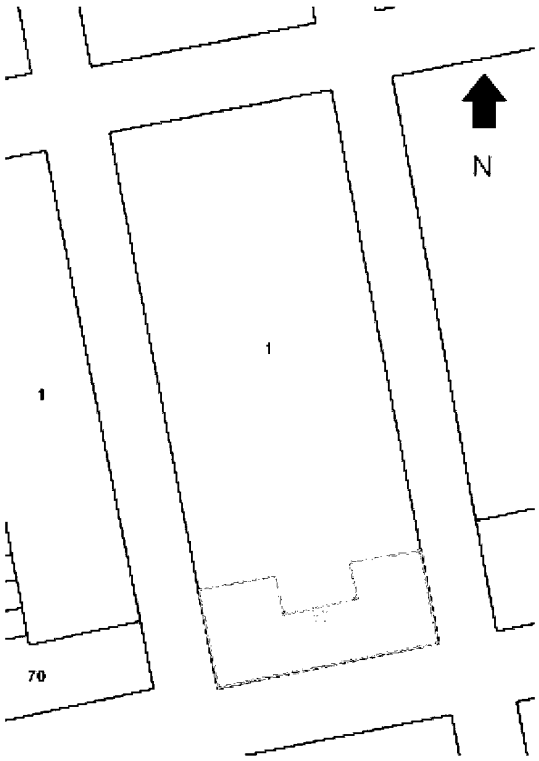
THENCE northerly along a line forming an exterior angle of 89 degrees 44 minutes 24 seconds with the last mentioned course, a distance of 32.53 feet to a point;

THENCE easterly at right angles to the westerly side of Chester Street, 68.41 feet to the westerly side of Chester Street; and

THENCE southerly along the westerly side of Chester Street, 102.63 feet to the corner, the point or place of BEGINNING.

That the said premises are known as and by the street address **376 Chester Street, Brooklyn, NY** as shown by the following:

D I A G R A M



NOTE: A Zoning Lot may or may not coincide with a lot shown of the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots, provided all the resulting Zoning Lots and all the buildings thereon shall comply with the applicable provisions of the Zoning Lot Resolution.

THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND ($1,000.00) DOLLARS.

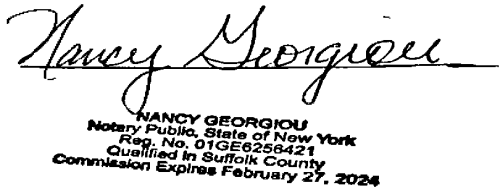
Certified 12/4/2020

BELLROW TITLE AGENCY LLC

Robert Balachandran,
President

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 4th day of December, 2020, before me, personally appeared **Robert Balachandran,** personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public - State of New York

N.B. # _____
or
ALT. # _____

EXHIBIT I

CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION C OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK AS AMENDED
EFFECTIVE AUGUST 18, 1977

ROYAL ABSTRACT OF NEW YORK LLC, an abstract company licensed to do business in the State of New York and having its principal office at 125 Park Avenue, New York, New York, hereby certifies that as to the land hereafter described being a tract of land, either unsubdivided or consisting of two or more lots of record contiguous for a minimum of ten linear feet located within a single block in the single ownership of **HP Marcus Garvey Preservation Housing Company, Inc., as nominee for Marcus Garvey Preservation LLC**, and that the parties of interest constituting a party of interest as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME AND ADDRESS	NATURE OF INTEREST
1) **HP Marcus Garvey Preservation Housing Company, Inc** **242 West 36th Street, 3rd Floor** **New York, NY 10018**	**Legal Owner (Fee as to Lot 27)**
2) **Marcus Garvey Preservation LLC** **1865 Palmer Avenue, Suite 203** **Larchmont, NY 10538**	**Equitable Owner (Fee as to Lot 27)**
3) **New York State Housing Finance Agency** **641 Lexington Avenue, 4th Floor** **New York, NY 10022**	**Mortgagee (as to Lot 27)**
4) **The City of New York** **City Hall** **New York, NY**	**Fee Owner (as to Lots 32-36)**

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Block 3588 Lots 27, 32-36 on the Tax Map of the City of New York, Kings County, and more particularly described as follows:

Block 3588 Lot 27

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Livonia Avenue with the easterly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Livonia Avenue a distance of 200.00 feet to the corner formed by the intersection of the southerly side of Livonia Avenue with the westerly side of Chester Street;

THENCE southerly along the westerly side of Chester Street a distance of 45.00 feet to a point;

THENCE westerly and parallel with the southerly side of Livonia Avenue a distance of 100.00 feet to a point;

THENCE southerly and parallel with the westerly side of Chester Street a distance of 30.00 feet to a point;

THENCE westerly and parallel with the southerly side of Livonia Avenue a distance of 100.00 feet to a point on the easterly side of Bristol Street;

THENCE northerly along the easterly side of Bristol Street a distance of 75.00 feet to the corner formed by the intersection of the southerly side of Livonia Avenue with the easterly side of Bristol Street, the point or place of BEGINNING.

Block 3588 Lots 32-36

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Chester Street distanced 45 feet southerly from the corner formed by the intersection of the said westerly side of Chester Street with the southerly side of Livonia Avenue;

RUNNING THENCE westerly parallel with the southerly side of Livonia Avenue, 100 feet to a point;

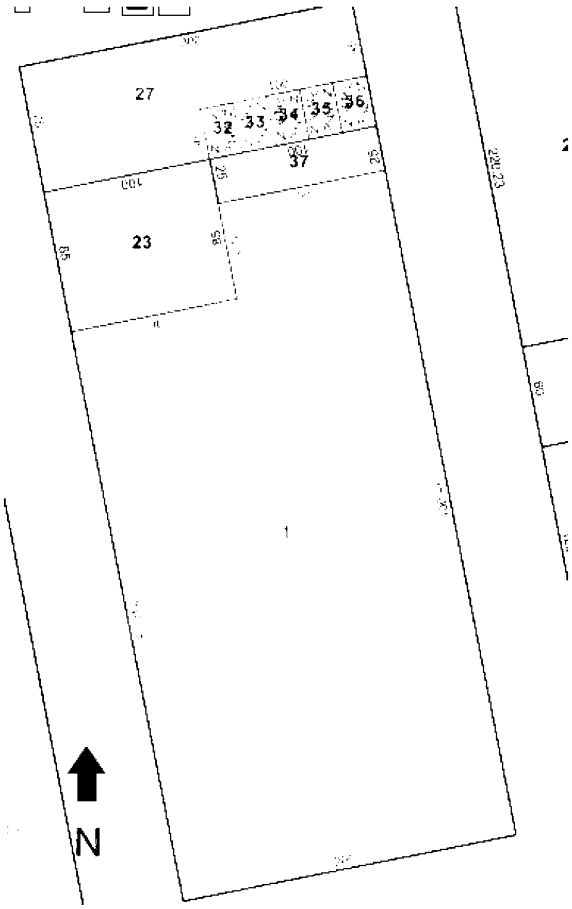
THENCE southerly parallel to the westerly side of Chester Street, 30 feet to a point;

THENCE westerly parallel to the southerly side of Livonia Street, 100 feet to the westerly side of Chester Street;

THENCE northerly along the westerly side of Chester Street, 30 feet to the point or place of BEGINNING.

That the said premises are known as and by the street address **378-384 Chester Street, Brooklyn, NY** as shown by the following:

D I A G R A M



NOTE: A Zoning Lot may or may not coincide with a lot shown of the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots, provided all the resulting Zoning Lots and all the buildings thereon shall comply with the applicable provisions of the Zoning Lot Resolution.

THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND ($1,000.00) DOLLARS.

Certified 12/4/2020

BELLROW TITLE AGENCY LLC

Robert Balachandran,
President

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 4th day of December, 2020, before me, personally appeared **Robert Balachandran,** personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Nancy Georgiou

NANCY GEORGIOU
Notary Public, State of New York
Reg. No. 01GE6256421
Qualified in Suffolk County
Commission Expires February 27, 2024

Notary Public - State of New York

N.B. # _____
or
ALT. # _____

EXHIBIT I

CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION C OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK AS AMENDED
EFFECTIVE AUGUST 18, 1977

ROYAL ABSTRACT OF NEW YORK LLC, an abstract company licensed to do business in the State of New York and having its principal office at 125 Park Avenue, New York, New York, hereby certifies that as to the land hereafter described being a tract of land, either unsubdivided or consisting of two or more lots of record contiguous for a minimum of ten linear feet located within a single block in the single ownership of **HP Marcus Garvey Preservation Housing Company, Inc., as nominee for Marcus Garvey Preservation LLC and MGX Phase 1 Housing Development Fund Corporation, as nominee for MGX Associates Phase 1 LLC**, and that the parties of interest constituting a party of interest as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME AND ADDRESS	NATURE OF INTEREST
1) **HP Marcus Garvey Preservation Housing Company, Inc** **242 West 36th Street, 3rd Floor** **New York, NY 10018**	**Legal Owner (Fee as to Lot 1)**
2) **Marcus Garvey Preservation LLC** **1865 Palmer Avenue, Suite 203** **Larchmont, NY 10538**	**Equitable Owner (Fee as to Lot 1)**
3) **New York State Housing Finance Agency** **641 Lexington Avenue, 4th Floor** **New York, NY 10022**	**Mortgagee (as to Lots 1 and 70)**
4) **MGX Phase 1 Housing Development Fund Corporation** **809 Westchester Avenue** **Bronx, NY 10455**	**Legal Owner (Fee as to Lot 70)**
5) **MGX Associates Phase 1 LLC** **1865 Palmer Avenue, Suite 203** **Larchmont, NY 10538**	**Equitable Owner (Fee as to Lot 70)**

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Block 3573 Lots 1 and 70 on the Tax Map of the City of New York, Kings County, and more particularly described as follows:

Block 3573 Lot 1

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Dumont Avenue with the westerly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE southerly along the westerly side of Bristol Street, a distance of 434.46 feet to a point;

THENCE westerly at right angles to the westerly side of Bristol Street, 100 feet to a point;

THENCE northerly at right angles to the last mentioned course, 382.73 feet to a point;

THENCE northeasterly at an exterior angle to the preceding course of 199 degrees 44 minutes 15 seconds, a distance of 45.40 feet to a point on the southerly side of Dumont Avenue;

THENCE easterly along the southerly side of Dumont Avenue, a distance of 84.56 feet to the corner formed by the intersection of the southerly side of Dumont Avenue with the westerly side of Bristol Street, the point or place of BEGINNING.

Block 3573 Lot 70

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Bristol Street, distant 434.46 feet southerly from the comer formed by the intersection of the southerly side of Dumont Avenue with the westerly side of Bristol Street, said point also being 66.00 feet northerly from the comer formed by the intersection of the westerly side of Bristol Street with the northerly side of Livonia Avenue;

RUNNING THENCE southerly along the westerly side of Bristol Street, 66.00 feet to the comer formed by the intersection of the westerly side of Bristol Street with the no1therly side of Livonia Avenue;

THENCE westerly along the northerly side of Livonia Avenue, 200.00 feet to the easterly side of Hopkinson Avenue (Thomas S. Boyland Street);

THENCE northerly along the easterly side of Hopkinson Avenue (Thomas S. Boyland Street), a distance of 75.00 feet to a point;

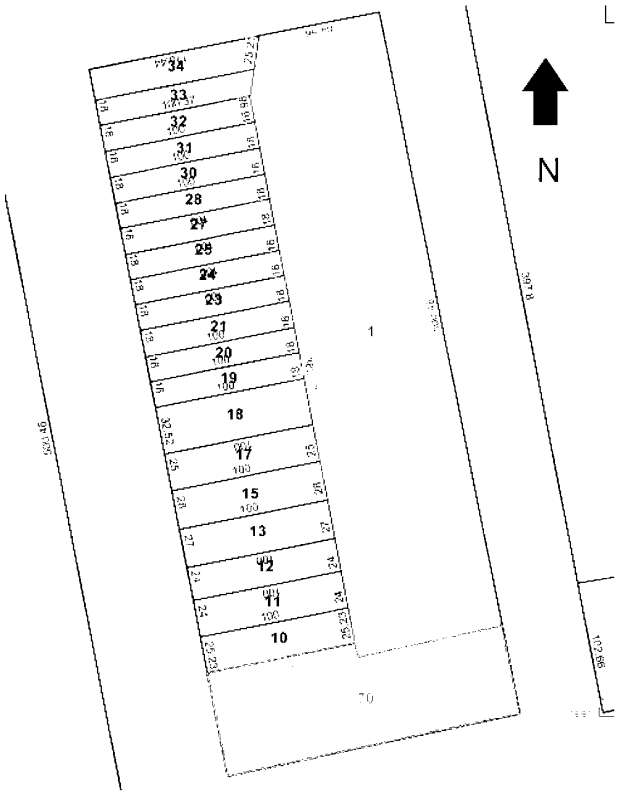
THENCE easterly at right angles to the easterly side of Hopkinson Avenue (Thomas S. Boyland Street), a distance of 100.00 feet to a point;

THENCE southerly at'right angles to the last mentioned course, a distance of 9.00 feet to a point;

THENCE again easterly at right angles to the last mentioned course, a distance of 100.00 feet to the westerly side of Bristol Street, the point or place of BEGINNING.

That the said premises are known as and by the street address **376 Chester Street, Brooklyn, NY** as shown by the following:

D I A G R A M



NOTE: A Zoning Lot may or may not coincide with a lot shown of the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots, provided all the resulting Zoning Lots and all the buildings thereon shall comply with the applicable provisions of the Zoning Lot Resolution.

THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND ($1,000.00) DOLLARS.

Certified 12/4/2020

BELLROW TITLE AGENCY LLC

Robert Balachandran,
President

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 4th day of December, 2020, before me, personally appeared **Robert Balachandran,** personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Nancy Georgiou

NANCY GEORGIOU
Notary Public, State of New York
Reg. No. 01GE6256421
Qualified in Suffolk County
Commission Expires February 27, 2024

Notary Public - State of New York

N.B. # _____
or
ALT. # _____

EXHIBIT I

CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION C OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK AS AMENDED
EFFECTIVE AUGUST 18, 1977

ROYAL ABSTRACT OF NEW YORK LLC, an abstract company licensed to do business in the State of New York and having its principal office at 125 Park Avenue, New York, New York, hereby certifies that as to the land hereafter described being a tract of land, either unsubdivided or consisting of two or more lots of record contiguous for a minimum of ten linear feet located within a single block in the single ownership of **HP Marcus Garvey Preservation Housing Company, Inc., as nominee for Marcus Garvey Preservation LLC** and **The City of New York**, and that the parties of interest constituting a party of interest as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME AND ADDRESS	NATURE OF INTEREST
1) **HP Marcus Garvey Preservation Housing Company, Inc** **242 West 36th Street, 3rd Floor** **New York, NY 10018**	**Legal Owner (Fee as to Lot 1)**
2) **Marcus Garvey Preservation LLC** **1865 Palmer Avenue, Suite 203** **Larchmont, NY 10538**	**Equitable Owner (Fee as to Lot 1)**
3) **New York State Housing Finance Agency** **641 Lexington Avenue, 4th Floor** **New York, NY 10022**	**Mortgagee (as to Lot 1)**
4) **The City of New York** **City Hall** **New York, NY**	**Fee Owner (as to Lot 27)**

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Block 3587 Lot 1 and 27 on the Tax Map of the City of New York, Kings County, and more particularly described as follows:

Block 3587 Lot 1

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Livonia Avenue with the easterly side of Hopkinson Avenue, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Livonia Avenue a distance of 200.00 feet to corner formed by the intersection of the southerly side of Livonia Avenue with the westerly side of Bristol Street;

THENCE southerly along the westerly side of Bristol Street a distance of 500.46 feet to the corner formed by the intersection of the westerly side of Bristol Street with the northerly side of Riverdale Avenue;

THENCE westerly along the northerly side of Riverdale Avenue a distance of 200.00 feet to the corner formed by the intersection of the northerly side of Riverdale Avenue with the easterly side of Hopkinson Avenue;

THENCE northerly along the easterly side of Hopkinson Avenue a distance of 75.23 feet to a point;

THENCE easterly and parallel to the northerly side of Riverdale Avenue a distance of 100.00 feet to a point;

THENCE northerly and parallel to the easterly side of Hopkinson Avenue a distance of 350.23 feet to a point;

THENCE westerly and parallel with the northerly side of Riverdale Avenue a distance of 100.00 feet to a point on the easterly side of Hopkinson Avenue;

THENCE northerly along the easterly side of Hopkinson Avenue a distance of 75.00 feet to the corner formed by the intersection of the easterly side of Hopkinson Avenue with the southerly side of Livonia Avenue, the point or place of BEGINNING.

Block 3587 Lot 27

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Hopkinson Avenue distant 75 feet southerly from the corner formed by the intersection of the easterly side of Hopkinson Avenue with the southerly side of Livonia Avenue;

RUNNING THENCE easterly parallel with Livonia Avenue, 100 feet;

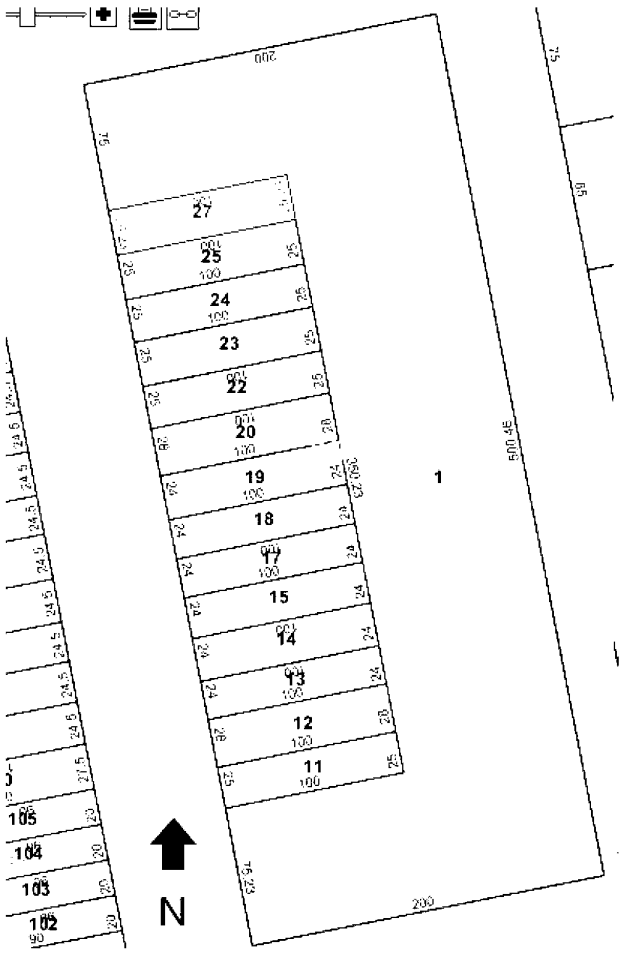
THENCE southerly parallel with Hopkinson Avenue, 25 feet 2-3/4 inches;

THENCE westerly parallel with Livonia Avenue, 100 feet to the easterly side of Hopkinson Avenue; and

THENCE northerly along the easterly side of Hopkinson Avenue, 25 feet 2-3/4 inches to the point or place of BEGINNING.

That the said premises are known as and by the street address **364-422 Bristol Street, Brooklyn, NY** as shown by the following:

D I A G R A M



NOTE: A Zoning Lot may or may not coincide with a lot shown of the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots, provided all the resulting Zoning Lots and all the buildings thereon shall comply with the applicable provisions of the Zoning Lot Resolution.

THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND ($1,000.00) DOLLARS.

Certified 12/4/2020

BELLROW TITLE AGENCY LLC

Robert Balachandran,
President

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 4th day of December, 2020, before me, personally appeared **Robert Balachandran,** personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Nancy Georgiou

NANCY GEORGIOU
Notary Public, State of New York
Reg. No. 01GE6256421
Qualified in Suffolk County
Commission Expires February 27, 2024

Notary Public - State of New York

N.B. # _____
or
ALT. # _____

EXHIBIT I

CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION C OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK AS AMENDED
EFFECTIVE AUGUST 18, 1977

BELLROW TITLE AGENCY LLC, an abstract company licensed to do business in the State of New York and having its principal office at 125 Park Avenue, New York, New York, hereby certifies that as to the land hereafter described being a tract of land, either unsubdivided or consisting of two or more lots of record contiguous for a minimum of ten linear feet located within a single block in the single ownership of **MGX Phase 1 F Housing Development Fund Corporation (Legal Owner) and MGX Associates Phase 1 F LLC (Equitable Owner)**, and that the parties of interest constituting a party of interest as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME AND ADDRESS	NATURE OF INTEREST
1) **MGX Phase 1 F Housing Development Fund Corporation** **809 Westchester Avenue,** **Bronx, NY 10455**	**Legal Owner**
2) **MGX Associates Phase 1 F LLC** **1865 Palmer Avenue, Suite 203** **Larchmont, NY 10538**	**Equitable Owner (Fee)**
3) **New York State Housing Finance Agency** **641 Lexington Avenue,** **New York, NY 10022**	**Mortgagee**

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Block 3602 Lot 12 on the Tax Map of the City of New York, Kings County, and more particularly described as follows:

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Riverdale Avenue with the easterly side of Chester Street, as those streets are shown on the Final Maps of the City of New York;

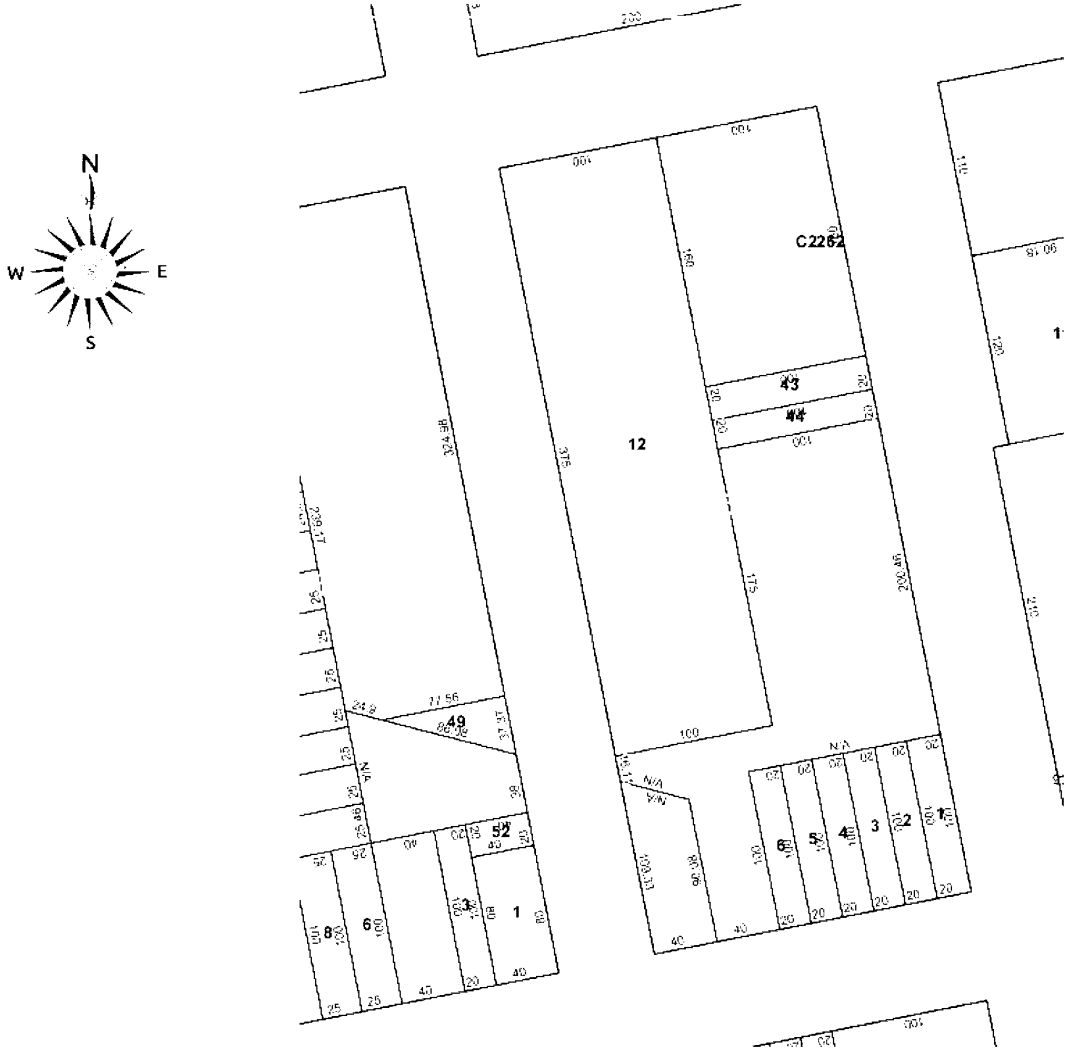
RUNNING THENCE easterly along the southerly side of Riverdale Avenue a distance of 100.00 feet to a point;

THENCE southerly and parallel with the easterly side of Chester Street a distance of 375.00 feet to a point;

THENCE westerly and parallel with the southerly side of Riverdale Avenue a distance of 100.00 feet to a point on the easterly side of Chester Street;

THENCE northerly along the easterly side of Chester Street a distance of 375.00 feet to the corner formed by the intersection of the easterly side of Chester Street with the southerly side of Riverdale Avenue, the point or place of BEGINNING.

That the said premises are known as and by the street address **437-479 Chester Street a/k/a 192-202 Riverdale Avenue, Brooklyn, New York** as shown by the following:



NOTE: A Zoning Lot may or may not coincide with a lot shown of the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots, provided all the resulting Zoning Lots and all the buildings thereon shall comply with the applicable provisions of the Zoning Lot Resolution.

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Certified 12/4/2020

BELLROW TITLE AGENCY LLC

Robert Balachandran,
President

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 4th day of December, 2020, before me, personally appeared **Robert Balachandran,** personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Nancy Georgiou

NANCY GEORGIOU
Notary Public, State of New York
Reg. No. 01GE6258421
Qualified in Suffolk County
Commission Expires February 27, 2024

Notary Public - State of New York

N.B. # _____
or
ALT. # _____

EXHIBIT I

CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION C OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK AS AMENDED
EFFECTIVE AUGUST 18, 1977

ROYAL ABSTRACT OF NEW YORK LLC, an abstract company licensed to do business in the State of New York and having its principal office at 125 Park Avenue, New York, New York, hereby certifies that as to the land hereafter described being a tract of land, either unsubdivided or consisting of two or more lots of record contiguous for a minimum of ten linear feet located within a single block in the single ownership of **HP Marcus Garvey Preservation Housing Company, Inc., as nominee for Marcus Garvey Preservation LLC**, and that the parties of interest constituting a party of interest as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME AND ADDRESS	NATURE OF INTEREST
1) **HP Marcus Garvey Preservation Housing Company, Inc** **242 West 36th Street, 3rd Floor** **New York, NY 10018**	**Legal Owner (Fee)**
2) **Marcus Garvey Preservation LLC** **1865 Palmer Avenue, Suite 203** **Larchmont, NY 10538**	**Equitable Owner (Fee)**
3) **New York State Housing Finance Agency** **641 Lexington Avenue, 4th Floor** **New York, NY 10022**	**Mortgagee**

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Block 3560 Lot 1 on the Tax Map of the City of New York, Kings County, and more particularly described as follows:

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Dumont Avenue with the easterly side of Chester Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE northerly along the easterly side of Chester Street, a distance of 251.23 feet to a point;

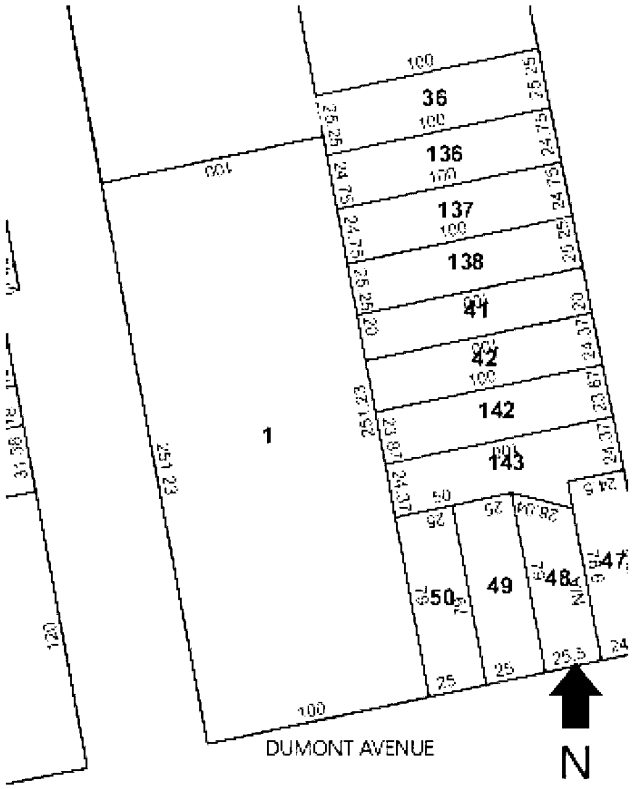
THENCE easterly and parallel to the northerly side of Dumont Avenue, a distance of 100.00 feet to a point;

THENCE southerly and parallel to the easterly side of Chester Street, a distance of 251.23 feet to a point on the northerly side of Dumont Avenue;

THENCE westerly along the northerly side of Dumont Avenue a distance of 100.00 feet to corner formed by the intersection of the northerly side of Dumont Avenue with the easterly side of Chester Street, the point or place of BEGINNING

That the said premises are known as and by the street address **303-315 Chester Street, Brooklyn, NY** as shown by the following:

D I A G R A M



NOTE: A Zoning Lot may or may not coincide with a lot shown of the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots, provided all the resulting Zoning Lots and all the buildings thereon shall comply with the applicable provisions of the Zoning Lot Resolution.

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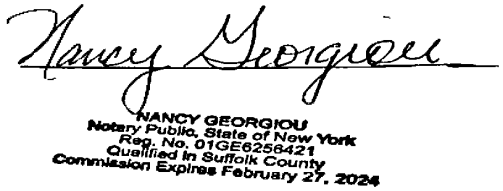
Certified 12/4/2020

BELLROW TITLE AGENCY LLC

Robert Balachandran,
President

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 4th day of December, 2020, before me, personally appeared **Robert Balachandran,** personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public - State of New York

N.B. # _____
or
ALT. # _____

EXHIBIT I

CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION C OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK AS AMENDED
EFFECTIVE AUGUST 18, 1977

ROYAL ABSTRACT OF NEW YORK LLC, an abstract company licensed to do business in the State of New York and having its principal office at 125 Park Avenue, New York, New York, hereby certifies that as to the land hereafter described being a tract of land, either unsubdivided or consisting of two or more lots of record contiguous for a minimum of ten linear feet located within a single block in the single ownership of **HP Marcus Garvey Preservation Housing Company, Inc., as nominee for Marcus Garvey Preservation LLC**, and that the parties of interest constituting a party of interest as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME AND ADDRESS	NATURE OF INTEREST
1) **HP Marcus Garvey Preservation Housing Company, Inc** **242 West 36th Street, 3rd Floor** **New York, NY 10018**	**Legal Owner (Fee)**
2) **Marcus Garvey Preservation LLC** **1865 Palmer Avenue, Suite 203** **Larchmont, NY 10538**	**Equitable Owner (Fee)**
3) **New York State Housing Finance Agency** **641 Lexington Avenue, 4th Floor** **New York, NY 10022**	**Mortgagee**

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Block 3575 Lot 11 on the Tax Map of the City of New York, Kings County, and more particularly described as follows:

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Dumont Avenue with the easterly side of Chester Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Dumont Avenue a distance of 200.00 feet to the corner formed by the intersection of the southerly side of Dumont Avenue with the westerly side of Rockaway Avenue;

THENCE southerly along the westerly side of Rockaway Avenue a distance of 250.24 feet to a point;

THENCE westerly and parallel to the southerly side of Dumont Avenue a distance of 100.00 feet to a point;

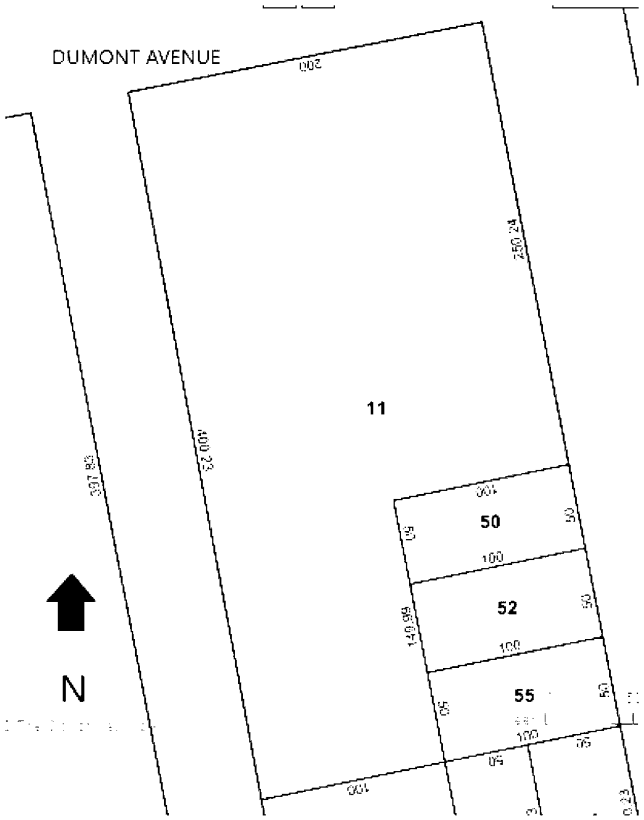
THENCE southerly and parallel to the easterly side of Chester Street a distance of 149.99 feet to a point;

THENCE westerly and parallel to the southerly side of Dumont Avenue a distance of 100.00 feet to a point on the easterly side of Chester Street;

THENCE northerly along the easterly side of Chester Street a distance of 400.23 feet to the corner formed by the intersection of the easterly side of Chester Street with the southerly side of Dumont Avenue, the point or place of BEGINNING.

That the said premises are known as and by the street address **317-357 Chester Street, Brooklyn, NY** as shown by the following:

D I A G R A M



NOTE: A Zoning Lot may or may not coincide with a lot shown of the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots, provided all the resulting Zoning Lots and all the buildings thereon shall comply with the applicable provisions of the Zoning Lot Resolution.

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Certified 12/4/2020

BELLROW TITLE AGENCY LLC

Robert Balachandran,
President

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 4th day of December, 2020, before me, personally appeared **Robert Balachandran,** personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Nancy Georgiou

NANCY GEORGIOU
Notary Public, State of New York
Reg. No. 01GE6256421
Qualified in Suffolk County
Commission Expires February 27, 2024

Notary Public - State of New York

N.B. # _____
or
ALT. # _____

EXHIBIT I

CERTIFICATION PURSUANT TO ZONING LOT
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OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK AS AMENDED
EFFECTIVE AUGUST 18, 1977

BELLROW TITLE AGENCY LLC, an abstract company licensed to do business in the State of New York and having its principal office at 125 Park Avenue, New York, New York, hereby certifies that as to the land hereafter described being a tract of land, either unsubdivided or consisting of two or more lots of record contiguous for a minimum of ten linear feet located within a single block in the single ownership of **HP Marcus Garvey Preservation Housing Company, Inc., as nominee for Marcus Garvey Preservation LLC**, and that the parties of interest constituting a party of interest as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME AND ADDRESS	NATURE OF INTEREST
1) **HP Marcus Garvey Preservation Housing Company, Inc** **242 West 36th Street, 3rd Floor** **New York, NY 10018**	**Legal Owner (Fee)**
2) **Marcus Garvey Preservation LLC** **1865 Palmer Avenue, Suite 203** **Larchmont, NY 10538**	**Equitable Owner (Fee)**
3) **New York State Housing Finance Agency** **641 Lexington Avenue,** **New York, NY 10022**	**Mortgagee**

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Block 3559 Lot 1 on the Tax Map of the City of New York, Kings County, and more particularly described as follows:

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Dumont Avenue with the easterly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE northerly along the said easterly side of Bristol Street, a distance of 130.00 feet to a point;

THENCE easterly and parallel to the northerly side of Dumont Avenue, a distance of 100.00 feet to land conveyed to East Brooklyn Churches Sponsoring Committee, Inc. by Reel 2077 page 1842.

THENCE the following two (2) courses and distances along said land conveyed to East Brooklyn Churches Sponsoring Committee, Inc.:

1. Southerly 10.00 feet;

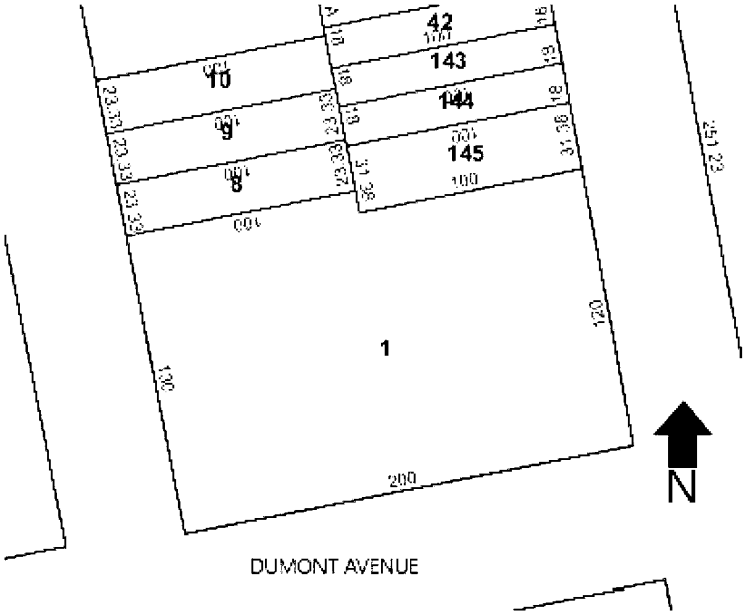
2. Easterly 100.00 feet to a point on the westerly side of Chester Street;

THENCE southerly along the westerly side of Chester Street, a distance of 120.11 feet to corner formed by the intersection of the westerly side of Chester Street with the northerly side of Dumont Avenue;

THENCE westerly along the northerly side of Dumont Avenue, a distance of 200.00 feet to the corner formed by the intersection of the northerly side of Dumont Avenue with the easterly side of Bristol Street, the point or place of BEGINNING

That the said premises are known as and by the street address **316 Chester Street, Brooklyn, NY** as shown by the following:

D I A G R A M



NOTE: A Zoning Lot may or may not coincide with a lot shown of the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots, provided all the resulting Zoning Lots and all the buildings thereon shall comply with the applicable provisions of the Zoning Lot Resolution.

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Certified 12/4/2020

BELLROW TITLE AGENCY LLC

Robert Balachandran,
President

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 4th day of December, 2020, before me, personally appeared **Robert Balachandran,** personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Nancy Georgiou

NANCY GEORGIOU
Notary Public, State of New York
Reg. No. 01GE6256421
Qualified in Suffolk County
Commission Expires February 27, 2024

Notary Public - State of New York

N.B. # _____
or
ALT. # _____

EXHIBIT I

CERTIFICATION PURSUANT TO ZONING LOT
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OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK AS AMENDED
EFFECTIVE AUGUST 18, 1977

ROYAL ABSTRACT OF NEW YORK LLC, an abstract company licensed to do business in the State of New York and having its principal office at 125 Park Avenue, New York, New York, hereby certifies that as to the land hereafter described being a tract of land, either unsubdivided or consisting of two or more lots of record contiguous for a minimum of ten linear feet located within a single block in the single ownership of **HP Marcus Garvey Preservation Housing Company, Inc., as nominee for Marcus Garvey Preservation LLC**, and that the parties of interest constituting a party of interest as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME AND ADDRESS	NATURE OF INTEREST
1) **HP Marcus Garvey Preservation Housing Company, Inc** **242 West 36th Street, 3rd Floor** **New York, NY 10018**	**Legal Owner (Fee)**
2) **Marcus Garvey Preservation LLC** **1865 Palmer Avenue, Suite 203** **Larchmont, NY 10538**	**Equitable Owner (Fee)**
3) **New York State Housing Finance Agency** **641 Lexington Avenue, 4th Floor** **New York, NY 10022**	**Mortgagee**

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Block 3588 Lot 1 on the Tax Map of the City of New York, Kings County, and more particularly described as follows:

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Riverdale Avenue and the easterly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE northerly along the easterly side of Bristol Street a distance of 340.46 feet to a point;

THENCE easterly and parallel with the northerly side of Riverdale Avenue a distance of 100.00 feet to a point;

THENCE northerly and parallel with the easterly side of Bristol Street a distance of 60.00 feet to a point;

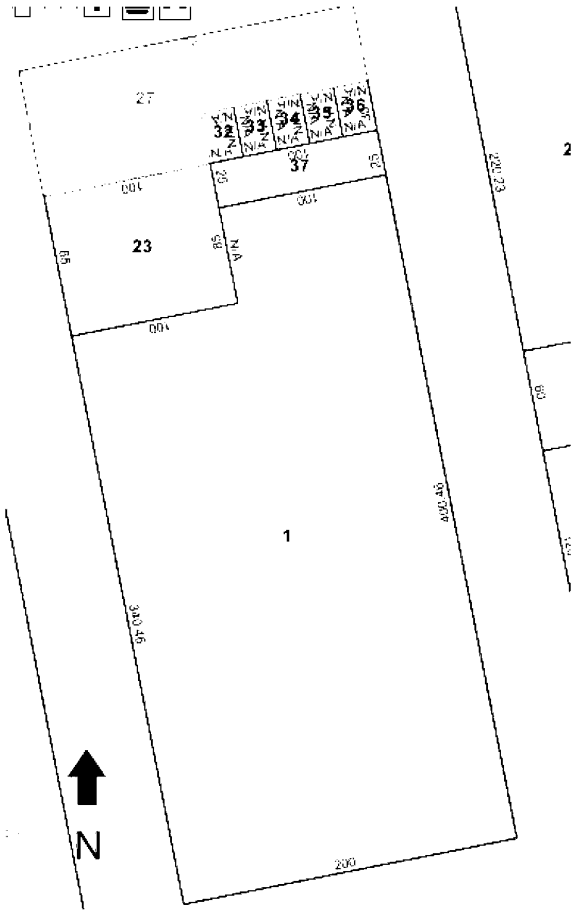
THENCE easterly and parallel with the northerly side of Riverdale Avenue a distance of 100.00 feet to a point on the westerly side of Chester Street;

THENCE southerly along the westerly side of Chester Street a distance of 400.46 feet to the corner formed by the intersection of the westerly side of Chester Street with the northerly side of Riverdale Avenue;

THENCE westerly along the northerly side of Riverdale Avenue a distance of 200.00 feet to the corner formed by the intersection of the northerly side of Riverdale Avenue with the easterly side of Bristol Street, the point or place of BEGINNING.

That the said premises are known as and by the street address **390-436 Chester Street, Brooklyn, NY** as shown by the following:

D I A G R A M



NOTE: A Zoning Lot may or may not coincide with a lot shown of the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots, provided all the resulting Zoning Lots and all the buildings thereon shall comply with the applicable provisions of the Zoning Lot Resolution.

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Certified 12/4/2020

BELLROW TITLE AGENCY LLC

Robert Balachandran,
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STATE OF NEW YORK)
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COUNTY OF NEW YORK)

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Nancy Georgiou

NANCY GEORGIOU
Notary Public, State of New York
Reg. No. 01GE6256421
Qualified in Suffolk County
Commission Expires February 27, 2024

Notary Public - State of New York

N.B. # _____
or
ALT. # _____

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EFFECTIVE AUGUST 18, 1977

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NAME AND ADDRESS	NATURE OF INTEREST
1) **HP Marcus Garvey Preservation Housing Company, Inc** **242 West 36th Street, 3rd Floor** **New York, NY 10018**	**Legal Owner (Fee)**
2) **Marcus Garvey Preservation LLC** **1865 Palmer Avenue, Suite 203** **Larchmont, NY 10538**	**Equitable Owner (Fee)**
3) **New York State Housing Finance Agency** **641 Lexington Avenue, 4th Floor** **New York, NY 10022**	**Mortgagee**

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Block 3601 Lot 26 on the Tax Map of the City of New York, Kings County, and more particularly described as follows:

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Riverdale Avenue with the easterly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Riverdale Avenue a distance of 200.00 feet to the corner formed by the intersection of the southerly side of Riverdale Avenue the westerly side of Chester Street;

THENCE southerly along the westerly side of Chester Street a distance of 324.98 feet to a point;

THENCE westerly and parallel with the southerly side of Riverdale Avenue a distance of 77.56 feet to a point;

THENCE northwesterly at an interior angle of 154 degrees 17 minutes 06 seconds a distance of 24.90 feet to a point, which point is distant 100.00 feet westerly from the westerly side of Chester Street, when measured at a right angle thereto;

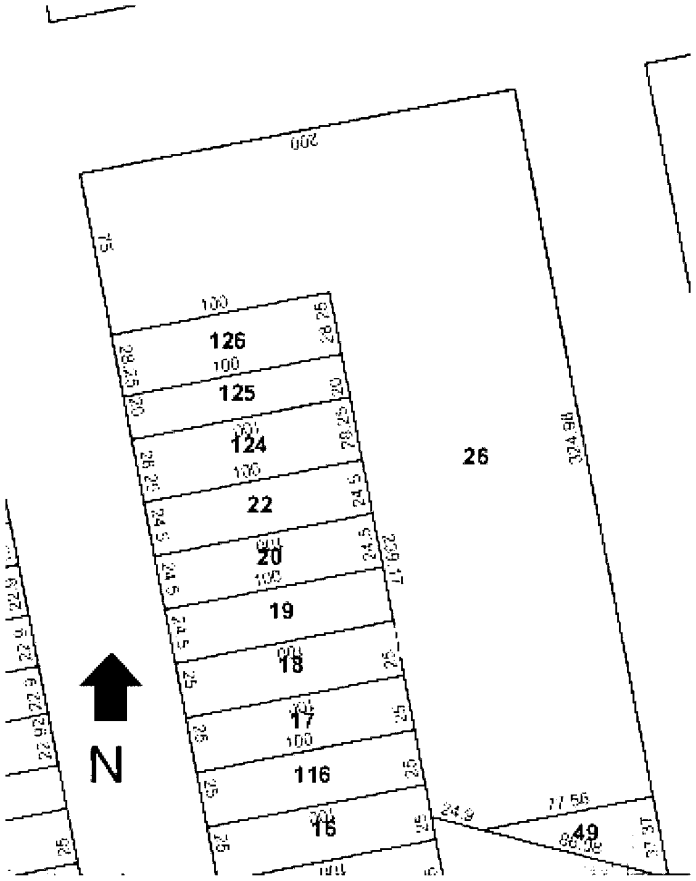
THENCE northerly and parallel with the westerly side of Chester Street a distance of 239.17 feet to a point;

THENCE westerly and parallel with the southerly side of Riverdale Avenue a distance of 100.00 feet to a point on the easterly side of Bristol Street;

THENCE northerly along the easterly side of Bristol Street a distance of 75.00 feet to the corner formed by the intersection of the easterly side of Bristol Street with the southerly side of Riverdale Avenue, the point or place of BEGINNING.

That the said premises are known as and by the street address **438-470 Chester Street, Brooklyn, NY** as shown by the following:

D I A G R A M



NOTE: A Zoning Lot may or may not coincide with a lot shown of the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots, provided all the resulting Zoning Lots and all the buildings thereon shall comply with the applicable provisions of the Zoning Lot Resolution.

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Certified 12/4/20

BELLROW TITLE AGENCY LLC

Robert Balachandran,
President

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 4th day of December, 2020, before me, personally appeared **Robert Balachandran,** personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Nancy Georgiou

NANCY GEORGIOU
Notary Public, State of New York
Reg. No. 01GE6256421
Qualified in Suffolk County
Commission Expires February 27, 2024

Notary Public - State of New York

Exhibit F

Exhibit __

WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE

WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE, made this 14th day of April, 2021 by New York State Housing Finance Agency, a corporate governmental agency, constituting a public benefit corporation (the "Mortgagee"), having its principal place of business at 641Lexington Avenue, 4th Floor, New York, NY 10022.

W I T N E S S E T H:

WHEREAS, the Mortgagee is the lawful holder of that certain mortgage, dated December 16, 2014 (the "Mortgage") made by HP Marcus Garvey Preservation Housing Company, INC., a not-for-profit hosing company together with Marcus Garvey Preservation LLC, a New York limited liability company, (the "Mortgagor"), in favor of the Mortgagee, in the original principal amount of $ 90,855,000.00 recorded in the Office of the Register/Clerk of the City of New York, County of Kings on December 29, 2014 in CFRN 2014000427449; and

WHEREAS, the Mortgage encumbers all or a portion of the property (the "Premises") known as Block 3589, Lot 21 on the Tax Map of the City of New York, County of Kings, and more particularly described in **Schedule A** attached hereto and made a part hereof, and any improvements thereon (such improvements and the Premises are collectively referred to herein as the "Subject Property"), which Subject Property is the subject of a restrictive declaration dated April 14, 2021, (the "Declaration"), made by HP Marcus Garvey Preservation Housing Company, Inc as Fee Owner and Marcus Garvey Preservation LLC as Equitable Owner; and

WHEREAS, Mortgagee represents that the Mortgage represents its sole interest in the Subject Property; and

WHEREAS, the Declaration, which is intended to be recorded in the Office of said Register/Clerk simultaneously with the recording hereof, shall subject the Subject Property and the sale, conveyance, transfer, assignment, lease, occupancy, mortgage and encumbrance thereof to certain restrictions, covenants, obligations, easements and agreements contained in the Declaration; and

WHEREAS, the Mortgagee agrees, at the request of the Mortgagor, to waive its right to

execute the Declaration and to subordinate the Mortgage to the Declaration.

NOW, THEREFORE, the Mortgagee (i) hereby waives any rights it has to execute, and consents to the execution by the Mortgagor of, the Declaration and (ii) hereby agrees that the Mortgage, any liens, operations and effects thereof, and any extensions, renewals, modifications and consolidations of the Mortgage, shall in all respects be subject and subordinate to the terms and provisions of the Declaration.

This Waiver of Execution of Restrictive Declaration and Subordination of Mortgage shall be binding upon the Mortgagee and its heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the Mortgagee has duly executed this Waiver of Execution of Restrictive Declaration and Subordination of Mortgage as of the date and year first above written.

MORTGAGEE:

By: _____
Name: Rebecca Koepnick
Title: Senior Vice President
Chief strategy officer for
portfolio preservation

ACKNOWLEDGMENT

State of New York
County of New York

On the 1st day of April in the year 2021 before me, the undersigned, a notary public in and for said state, personally appeared **Rebecca Koepnick**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Exhibit __

WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE

WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE, made this 14th day of April, 2021 by New York State Housing Finance Agency, a corporate governmental agency, constituting a public benefit corporation, (the "Mortgagee"), having its principal place of business at 641Lexington Avenue, 4th Floor, New York, NY 10022.

W I T N E S S E T H:

WHEREAS, the Mortgagee is the lawful holder of that certain mortgage, dated December 16, 2014, (the "Mortgage") made by HP Marcus Garvey Preservation Housing Company, INC., a not-for-profit hosing company (the "Mortgagor"), in favor of the Mortgagee, in the original principal amount of $ 90,855,000.00, recorded in the Office of the Register/Clerk of the City of New York, County of Kings on December 29, 2014 in CFRN 2014000427449 as to Lot 1; and

WHEREAS, the Mortgagee is the lawful holder of that certain mortgage, dated December 18, 2019, (the "Mortgage") made by MGX Associates Phase 1 LLC, a New York limited liability company (the "Mortgagor"), in favor of the Mortgagee in the original principal amount of $1,770,750.00, recorded in the Office of the Register/Clerk of the City of New York, County of Kings on January 7, 2020 in CFRN 2020000007088; and

WHEREAS, the Mortgage encumbers all or a portion of the property (the "Premises") known as Block 3574, Lots 1 and 60 on the Tax Map of the City of New York, County of Kings, and more particularly described in **Schedule A** attached hereto and made a part hereof, and any improvements thereon (such improvements and the Premises are collectively referred to herein as the "Subject Property"), which Subject Property is the subject of a restrictive declaration dated April 14, 2021, (the "Declaration"), made by HP Marcus Garvey Preservation Housing Company, Inc as Fee Owner and Marcus Garvey Preservation LLC as Equitable Owner as to Lot 1; and MGX Phase 1 Housing Development Fund Corporation as Fee Owner and MGX Associates Phase 1 LLC as Equitable Owner as to Lot 60;

WHEREAS, Mortgagee represents that the Mortgage represents its sole interest in the Subject Property; and

WHEREAS, the Declaration, which is intended to be recorded in the Office of said Register/Clerk simultaneously with the recording hereof, shall subject the Subject Property and the sale, conveyance, transfer, assignment, lease, occupancy, mortgage and encumbrance thereof to certain restrictions, covenants, obligations, easements and agreements contained in the Declaration; and

WHEREAS, the Mortgagee agrees, at the request of the Mortgagor, to waive its right to execute the Declaration and to subordinate the Mortgage to the Declaration.

NOW, THEREFORE, the Mortgagee (i) hereby waives any rights it has to execute, and consents to the execution by the Mortgagor of, the Declaration and (ii) hereby agrees that the Mortgage, any liens, operations and effects thereof, and any extensions, renewals, modifications and consolidations of the Mortgage, shall in all respects be subject and subordinate to the terms and provisions of the Declaration.

This Waiver of Execution of Restrictive Declaration and Subordination of Mortgage shall be binding upon the Mortgagee and its heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the Mortgagee has duly executed this Waiver of Execution of Restrictive Declaration and Subordination of Mortgage as of the date and year first above written.

MORTGAGEE:

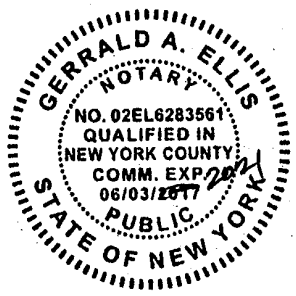
By: _____

Name: Rebecca Koepnick
Title: Senior Vice President and
Chief Strategy Officer for
Portfolio Management

ACKNOWLEDGMENT

State of New York
County of New York

On the 1st day of April in the year 2024 before me, the undersigned, a notary public in and for said state, personally appeared **Rebecca Koepnick**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



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WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE

WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE, made this 14th day of April, 2021 by New York State Housing Finance Agency, a a corporate governmental agency, constituting a public benefit corporation (the "Mortgagee"), having its principal place of business at 641 Lexington Avenue, 4th Floor, New York, NY 10022.

W I T N E S S E T H:

WHEREAS, the Mortgagee is the lawful holder of that certain mortgage, dated December 16, 2016 (the "Mortgage") made by Marcus Garvey Preservation LLC, a New York limited liability company, and HP Marcus Garvey Preservation Housing Company, INC., a not-for-profit hosing company (the "Mortgagor"), in favor of the Mortgagee as to lot 27, in the original principal amount of $90,855,000.00 recorded in the Office of the Register/Clerk of the City of New York, County of Kings, on December 29, 2014 in CFRN 2014000427449; and

WHEREAS, the Mortgage encumbers all or a portion of the property (the "Premises") known as Block 3588, Lot 27, and lots 32-36 on the Tax Map of the City of New York, County of Kings and more particularly described in **Schedule A** attached hereto and made a part hereof, and any improvements thereon (such improvements and the Premises are collectively referred to herein as the "Subject Property"), which Subject Property is the subject of a restrictive declaration dated April 14, 2021, (the "Declaration"), made by HP Marcus Garvey Preservation Housing Company, Inc as Fee Owner and Marcus Garvey Preservation LLC as Equitable Owner as to lot 27; and The City of New York as fee owner as to lots 32-36; and

WHEREAS, Mortgagee represents that the Mortgage represents its sole interest in the Subject Property; and

WHEREAS, the Declaration, which is intended to be recorded in the Office of said Register/Clerk simultaneously with the recording hereof, shall subject the Subject Property and the sale, conveyance, transfer, assignment, lease, occupancy, mortgage and encumbrance thereof to certain restrictions, covenants, obligations, easements and agreements contained in the Declaration; and

WHEREAS, the Mortgagee agrees, at the request of the Mortgagor, to waive its right to execute the Declaration and to subordinate the Mortgage to the Declaration.

NOW, THEREFORE, the Mortgagee (i) hereby waives any rights it has to execute, and consents to the execution by the Mortgagor of, the Declaration and (ii) hereby agrees that the Mortgage, any liens, operations and effects thereof, and any extensions, renewals, modifications and consolidations of the Mortgage, shall in all respects be subject and subordinate to the terms and provisions of the Declaration.

This Waiver of Execution of Restrictive Declaration and Subordination of Mortgage shall be binding upon the Mortgagee and its heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the Mortgagee has duly executed this Waiver of Execution of Restrictive Declaration and Subordination of Mortgage as of the date and year first above written.

MORTGAGEE:

By: _____

Name: Rebecca Koepnick
Title: Senior Vice President and
Chief Strategy Officer for
Portfolio Management

ACKNOWLEDGMENT

State of New York
County of New York

On the 1st day of April in the year 2024 before me, the undersigned, a notary public in and for said state, personally appeared **Rebecca Koepnick**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

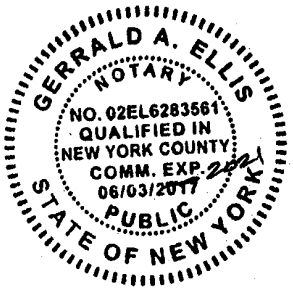


Exhibit __

WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE

WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE, made this 14th day of April, 2021 by New York State Housing Finance Agency a corporate governmental agency, constituting a public benefit corporation (the "Mortgagee"), having its principal place of business at 641 Lexington Avenue, 4th Floor, New York, NY 10022.

W I T N E S S E T H:

WHEREAS, the Mortgagee is the lawful holder of that certain mortgage, dated December 16, 2014 (the "Mortgage") made by HP Marcus Garvey Preservation Housing Company, INC., a not-for-profit hosing company together with Marcus Garvey Preservation LLC, a New York limited liability company (the "Mortgagor"), in favor of the Mortgagee, in the original principal amount of $90,855,000.00 recorded in the Office of the Register/Clerk of the City of New York, County of Kings on December 29, 2014 in CFRN 2014000427449 as to Lot 1; and

WHEREAS the Mortgagee is the lawful holder of that certain mortgage, dated December 18, 2019 (the "Mortgage") made by MGX Associates Phase 1 LLC, a New York limited liability company (the "Mortgagor), in favor of the Mortgagee, in the original principal amount of $1,770,750.00 recorded in the Office of the Register/Clerk of the City of New York, County of Kings on January 7, 2020 in CFRN 2020000007088; and

WHEREAS, the Mortgage encumbers all or a portion of the property (the "Premises") known as Block 3573, Lots 1 and 70 on the Tax Map of the City of New York, County of Kings, and more particularly described in **Schedule A** attached hereto and made a part hereof, and any improvements thereon (such improvements and the Premises are collectively referred to herein as the "Subject Property"), which Subject Property is the subject of a restrictive declaration dated April 14, 2021, (the "Declaration"), made by HP Marcus Garvey Preservation Housing Company, Inc as Fee Owner and Marcus Garvey Preservation LLC as Equitable Owner as to lot 1; and MGX Phase 1 Housing Development Fund Corporation as Fee Owner and MGX Phase 1 LLC as Equitable Owner as to lot 70; and

WHEREAS, Mortgagee represents that the Mortgage represents its sole interest in the Subject Property; and

WHEREAS, the Declaration, which is intended to be recorded in the Office of said Register/Clerk simultaneously with the recording hereof, shall subject the Subject Property and the sale, conveyance, transfer, assignment, lease, occupancy, mortgage and encumbrance thereof to certain restrictions, covenants, obligations, easements and agreements contained in the Declaration; and

WHEREAS, the Mortgagee agrees, at the request of the Mortgagor, to waive its right to execute the Declaration and to subordinate the Mortgage to the Declaration.

NOW, THEREFORE, the Mortgagee (i) hereby waives any rights it has to execute, and consents to the execution by the Mortgagor of, the Declaration and (ii) hereby agrees that the Mortgage, any liens, operations and effects thereof, and any extensions, renewals, modifications and consolidations of the Mortgage, shall in all respects be subject and subordinate to the terms and provisions of the Declaration.

This Waiver of Execution of Restrictive Declaration and Subordination of Mortgage shall be binding upon the Mortgagee and its heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the Mortgagee has duly executed this Waiver of Execution of Restrictive Declaration and Subordination of Mortgage as of the date and year first above written.

MORTGAGEE:

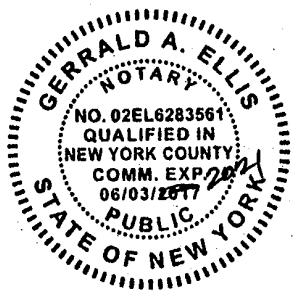
By: _____

Name: Rebecca Koepnick
Title: Senior Vice President and
Chief Strategy Officer for
Portfolio Management

ACKNOWLEDGMENT

State of New York
County of New York

On the 1st day of April in the year 2024 before me, the undersigned, a notary public in and for said state, personally appeared **Rebecca Koepnick**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



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WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE

WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE, made this 14th day of April, 2021 by New York State Housing Finance Agency a corporate governmental agency, constituting a public benefit corporation (the "Mortgagee"), having its principal place of business at 641 Lexington Avenue, 4th Floor, New York, NY 10022.

W I T N E S S E T H:

WHEREAS, the Mortgagee is the lawful holder of that certain mortgage, dated December 16, 2014 (the "Mortgage") made by HP Marcus Garvey Preservation Housing Company, INC., a not-for-profit hosing company together with Marcus Garvey Preservation LLC, a New York limited liability company (the "Mortgagor"), in favor of the Mortgagee, in the original principal amount of $90,855,000.00 recorded in the Office of the Register/Clerk of the City of New York, County of Kings, on December 29, 2014 in CFRN 2014000427449 as to Lot 1; and

WHEREAS, the Mortgage encumbers all or a portion of the property (the "Premises") known as Block 3587, Lots 1 and 27 on the Tax Map of the City of New York, County of Kings, and more particularly described in **Schedule A** attached hereto and made a part hereof, and any improvements thereon (such improvements and the Premises are collectively referred to herein as the "Subject Property"), which Subject Property is the subject of a restrictive declaration dated April 14, 2021, (the "Declaration"), made by HP Marcus Garvey Preservation Housing Company, Inc as Fee Owner and Marcus Garvey Preservation LLC as Equitable Owner as to lot 1; and The City of New York as fee owner as to lot 27; and

WHEREAS, Mortgagee represents that the Mortgage represents its sole interest in the Subject Property; and

WHEREAS, the Declaration, which is intended to be recorded in the Office of said Register/Clerk simultaneously with the recording hereof, shall subject the Subject Property and the sale, conveyance, transfer, assignment, lease, occupancy, mortgage and encumbrance thereof to certain restrictions, covenants, obligations, easements and agreements contained in the Declaration; and

WHEREAS, the Mortgagee agrees, at the request of the Mortgagor, to waive its right to execute the Declaration and to subordinate the Mortgage to the Declaration.

NOW, THEREFORE, the Mortgagee (i) hereby waives any rights it has to execute, and consents to the execution by the Mortgagor of, the Declaration and (ii) hereby agrees that the Mortgage, any liens, operations and effects thereof, and any extensions, renewals, modifications and consolidations of the Mortgage, shall in all respects be subject and subordinate to the terms and provisions of the Declaration.

This Waiver of Execution of Restrictive Declaration and Subordination of Mortgage shall be binding upon the Mortgagee and its heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the Mortgagee has duly executed this Waiver of Execution of Restrictive Declaration and Subordination of Mortgage as of the date and year first above written.

MORTGAGEE:

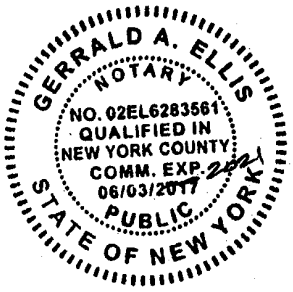
By: _____

Name: Rebecca Koepnick
Title: Senior Vice President and
Chief Strategy Officer for
Portfolio Management

ACKNOWLEDGMENT

State of New York
County of New York

On the 1st day of April in the year 2024 before me, the undersigned, a notary public in and for said state, personally appeared **Rebecca Koepnick**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



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WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE, made this 14th day of April, 2020 by New York State Housing Finance Agency, a corporate governmental agency, constituting a public benefit corporation, (the "Mortgagee"), having its principal place of business at 641Lexington Avenue, 4th Floor, New York, NY 10022.

W I T N E S S E T H:

WHEREAS, the Mortgagee is the lawful holder of that certain mortgage, dated December 18, 2019 (the "Mortgage") made by MGX Associates Phase 1 LLC, a New York limited liability company (the "Mortgagor"), in favor of the Mortgagee, in the original principal amount of $225,000.00 recorded in the Office of the Register/Clerk of the City of New York, County of Kings on January 7, 2020 in CFRN 2020000013008; and

WHEREAS, the Mortgage encumbers all or a portion of the property (the "Premises") known as Block 3602, Lot 12 on the Tax Map of the City of New York, County of Kings, and more particularly described in **Schedule A** attached hereto and made a part hereof, and any improvements thereon (such improvements and the Premises are collectively referred to herein as the "Subject Property"), which Subject Property is the subject of a restrictive declaration dated April 14, 2021, (the "Declaration"), made by MGX Phase 1 Housing Development Fund Corporation as Fee Owner and MGX Associates Phase 1 LLC as Equitable Owner; and

WHEREAS, Mortgagee represents that the Mortgage represents its sole interest in the Subject Property; and

WHEREAS, the Declaration, which is intended to be recorded in the Office of said Register/Clerk simultaneously with the recording hereof, shall subject the Subject Property and the sale, conveyance, transfer, assignment, lease, occupancy, mortgage and encumbrance thereof to certain restrictions, covenants, obligations, easements and agreements contained in the Declaration; and

WHEREAS, the Mortgagee agrees, at the request of the Mortgagor, to waive its right to execute the Declaration and to subordinate the Mortgage to the Declaration.

NOW, THEREFORE, the Mortgagee (i) hereby waives any rights it has to execute, and consents to the execution by the Mortgagor of, the Declaration and (ii) hereby agrees that the Mortgage, any liens, operations and effects thereof, and any extensions, renewals, modifications and consolidations of the Mortgage, shall in all respects be subject and subordinate to the terms and provisions of the Declaration.

This Waiver of Execution of Restrictive Declaration and Subordination of Mortgage shall be binding upon the Mortgagee and its heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the Mortgagee has duly executed this Waiver of Execution of Restrictive Declaration and Subordination of Mortgage as of the date and year first above written.

MORTGAGEE:

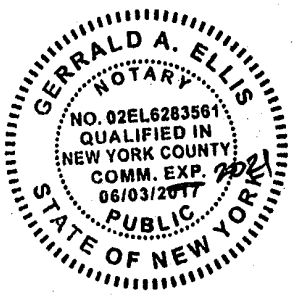
By: _____

Name: Rebecca Koepnick
Title: Senior Vice President and
Chief Strategy Officer for
Portfolio Management

ACKNOWLEDGMENT

State of New York
County of New York

On the 1st day of April in the year 2021 before me, the undersigned, a notary public in and for said state, personally appeared **Rebecca Koepnick**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



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WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE, made this 14th day of April, 2021 by New York State Housing Finance Agency, a corporate governmental agency, constituting a public benefit corporation (the "Mortgagee"), having its principal place of business at 641 Lexington Avenue, 4th Floor, New York, NY 10022.

W I T N E S S E T H:

WHEREAS, the Mortgagee is the lawful holder of that certain mortgage, dated December 16, 2014 (the "Mortgage") made by HP Marcus Garvey Preservation Housing Company, INC., a not-for-profit hosing company together with Marcus Garvey Preservation LLC, a New York limited liability company, (the "Mortgagor"), in favor of the Mortgagee, in the original principal amount of $ 90,855,000.00 recorded in the Office of the Register/Clerk of the City of New York, County of Kings on December 29, 2014 in CFRN 2014000427449; and

WHEREAS, the Mortgage encumbers all or a portion of the property (the "Premises") known as Block 3560, Lot 1 on the Tax Map of the City of New York, County of Kings, and more particularly described in **Schedule A** attached hereto and made a part hereof, and any improvements thereon (such improvements and the Premises are collectively referred to herein as the "Subject Property"), which Subject Property is the subject of a restrictive declaration dated April 14, 2021, (the "Declaration"), made by HP Marcus Garvey Preservation Housing Company, Inc as Fee Owner and Marcus Garvey Preservation LLC as Equitable Owner; and

WHEREAS, Mortgagee represents that the Mortgage represents its sole interest in the Subject Property; and

WHEREAS, the Declaration, which is intended to be recorded in the Office of said Register/Clerk simultaneously with the recording hereof, shall subject the Subject Property and the sale, conveyance, transfer, assignment, lease, occupancy, mortgage and encumbrance thereof to certain restrictions, covenants, obligations, easements and agreements contained in the Declaration; and

WHEREAS, the Mortgagee agrees, at the request of the Mortgagor, to waive its right to

execute the Declaration and to subordinate the Mortgage to the Declaration.

NOW, THEREFORE, the Mortgagee (i) hereby waives any rights it has to execute, and consents to the execution by the Mortgagor of, the Declaration and (ii) hereby agrees that the Mortgage, any liens, operations and effects thereof, and any extensions, renewals, modifications and consolidations of the Mortgage, shall in all respects be subject and subordinate to the terms and provisions of the Declaration.

This Waiver of Execution of Restrictive Declaration and Subordination of Mortgage shall be binding upon the Mortgagee and its heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the Mortgagee has duly executed this Waiver of Execution of Restrictive Declaration and Subordination of Mortgage as of the date and year first above written.

MORTGAGEE:

By: _____
Name: Rebecca Koepnick
Title: Senior Vice President
Chief strategy officer for
portfolio preservation

ACKNOWLEDGMENT

State of New York
County of New York

On the 1st day of April in the year 2021 before me, the undersigned, a notary public in and for said state, personally appeared **Rebecca Koepnick**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



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W I T N E S S E T H:

WHEREAS, the Mortgagee is the lawful holder of that certain mortgage, dated December 16, 2014 (the "Mortgage") made by HP Marcus Garvey Preservation Housing Company, INC., a not-for-profit hosing company together with Marcus Garvey Preservation LLC, a New York limited liability company, (the "Mortgagor"), in favor of the Mortgagee, in the original principal amount of $ 90,855,000.00 recorded in the Office of the Register/Clerk of the City of New York, County of Kings on December 29, 2014 in CFRN 2014000427449; and

WHEREAS, the Mortgage encumbers all or a portion of the property (the "Premises") known as Block 3575, Lot 11 on the Tax Map of the City of New York, County of Kings, and more particularly described in **Schedule A** attached hereto and made a part hereof, and any improvements thereon (such improvements and the Premises are collectively referred to herein as the "Subject Property"), which Subject Property is the subject of a restrictive declaration dated April 14, 2021, (the "Declaration"), made by HP Marcus Garvey Preservation Housing Company, Inc as Fee Owner and Marcus Garvey Preservation LLC as Equitable Owner; and

WHEREAS, Mortgagee represents that the Mortgage represents its sole interest in the Subject Property; and

WHEREAS, the Declaration, which is intended to be recorded in the Office of said Register/Clerk simultaneously with the recording hereof, shall subject the Subject Property and the sale, conveyance, transfer, assignment, lease, occupancy, mortgage and encumbrance thereof to certain restrictions, covenants, obligations, easements and agreements contained in the Declaration; and

WHEREAS, the Mortgagee agrees, at the request of the Mortgagor, to waive its right to

execute the Declaration and to subordinate the Mortgage to the Declaration.

NOW, THEREFORE, the Mortgagee (i) hereby waives any rights it has to execute, and consents to the execution by the Mortgagor of, the Declaration and (ii) hereby agrees that the Mortgage, any liens, operations and effects thereof, and any extensions, renewals, modifications and consolidations of the Mortgage, shall in all respects be subject and subordinate to the terms and provisions of the Declaration.

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MORTGAGEE:

By: _____
Name: Rebecca Koepnick
Title: Senior Vice President
Chief strategy officer for
portfolio preservation

ACKNOWLEDGMENT

State of New York
County of New York

On the 1st day of April in the year 2021 before me, the undersigned, a notary public in and for said state, personally appeared **Rebecca Koepnick**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Exhibit __

WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE

WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE, made this 14th day of April, 2021 by New York State Housing Finance Agency, a corporate governmental agency, constituting a public benefit corporation (the "Mortgagee"), having its principal place of business at 641Lexington Avenue, 4th Floor, New York, NY 10022.

W I T N E S S E T H:

WHEREAS, the Mortgagee is the lawful holder of that certain mortgage, dated December 22, 2016 (the "Mortgage") made by HP Marcus Garvey Preservation Housing Company, INC., a not-for-profit hosing company together with Marcus Garvey Preservation LLC, a New York limited liability company, (the "Mortgagor"), in favor of the Mortgagee, in the original principal amount of $ 90,855,000.00 recorded in the Office of the Register/Clerk of the City of New York, County of Kings on January 9, 2017 in CFRN 2017000013666; and

WHEREAS, the Mortgage encumbers all or a portion of the property (the "Premises") known as Block 3559, Lot 1 on the Tax Map of the City of New York, County of Kings, and more particularly described in **Schedule A** attached hereto and made a part hereof, and any improvements thereon (such improvements and the Premises are collectively referred to herein as the "Subject Property"), which Subject Property is the subject of a restrictive declaration dated April 14, 2021, (the "Declaration"), made by HP Marcus Garvey Preservation Housing Company, Inc as Fee Owner and Marcus Garvey Preservation LLC as Equitable Owner; and

WHEREAS, Mortgagee represents that the Mortgage represents its sole interest in the Subject Property; and

WHEREAS, the Declaration, which is intended to be recorded in the Office of said Register/Clerk simultaneously with the recording hereof, shall subject the Subject Property and the sale, conveyance, transfer, assignment, lease, occupancy, mortgage and encumbrance thereof to certain restrictions, covenants, obligations, easements and agreements contained in the Declaration; and

WHEREAS, the Mortgagee agrees, at the request of the Mortgagor, to waive its right to

execute the Declaration and to subordinate the Mortgage to the Declaration.

NOW, THEREFORE, the Mortgagee (i) hereby waives any rights it has to execute, and consents to the execution by the Mortgagor of, the Declaration and (ii) hereby agrees that the Mortgage, any liens, operations and effects thereof, and any extensions, renewals, modifications and consolidations of the Mortgage, shall in all respects be subject and subordinate to the terms and provisions of the Declaration.

This Waiver of Execution of Restrictive Declaration and Subordination of Mortgage shall be binding upon the Mortgagee and its heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the Mortgagee has duly executed this Waiver of Execution of Restrictive Declaration and Subordination of Mortgage as of the date and year first above written.

MORTGAGEE:

By: _____
Name: Rebecca Koepnick
Title: Senior Vice President
Chief strategy officer for
portfolio preservation

ACKNOWLEDGMENT

State of New York
County of New York

On the 1st day of April in the year 2021 before me, the undersigned, a notary public in and for said state, personally appeared **Rebecca Koepnick**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



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W I T N E S S E T H:

WHEREAS, the Mortgagee is the lawful holder of that certain mortgage, dated December 16, 2014 (the "Mortgage") made by HP Marcus Garvey Preservation Housing Company, INC., a not-for-profit hosing company together with Marcus Garvey Preservation LLC, a New York limited liability company, (the "Mortgagor"), in favor of the Mortgagee, in the original principal amount of $ 90,855,000.00 recorded in the Office of the Register/Clerk of the City of New York, County of Kings on December 29, 2014 in CFRN 2014000427449; and

WHEREAS, the Mortgage encumbers all or a portion of the property (the "Premises") known as Block 3588, Lot 1 on the Tax Map of the City of New York, County of Kings, and more particularly described in **Schedule A** attached hereto and made a part hereof, and any improvements thereon (such improvements and the Premises are collectively referred to herein as the "Subject Property"), which Subject Property is the subject of a restrictive declaration dated April 14, 2021, (the "Declaration"), made by HP Marcus Garvey Preservation Housing Company, Inc as Fee Owner and Marcus Garvey Preservation LLC as Equitable Owner; and

WHEREAS, Mortgagee represents that the Mortgage represents its sole interest in the Subject Property; and

WHEREAS, the Declaration, which is intended to be recorded in the Office of said Register/Clerk simultaneously with the recording hereof, shall subject the Subject Property and the sale, conveyance, transfer, assignment, lease, occupancy, mortgage and encumbrance thereof to certain restrictions, covenants, obligations, easements and agreements contained in the Declaration; and

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MORTGAGEE:

By: _____
Name: Rebecca Koepnick
Title: Senior Vice President
Chief strategy officer for
portfolio preservation

ACKNOWLEDGMENT

State of New York
County of New York

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WHEREAS, the Mortgage encumbers all or a portion of the property (the "Premises") known as Block 3601, Lot 26 on the Tax Map of the City of New York, County of Kings, and more particularly described in **Schedule A** attached hereto and made a part hereof, and any improvements thereon (such improvements and the Premises are collectively referred to herein as the "Subject Property"), which Subject Property is the subject of a restrictive declaration dated April 14, 2021, (the "Declaration"), made by HP Marcus Garvey Preservation Housing Company, Inc as Fee Owner and Marcus Garvey Preservation LLC as Equitable Owner; and

WHEREAS, Mortgagee represents that the Mortgage represents its sole interest in the Subject Property; and

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By: _____
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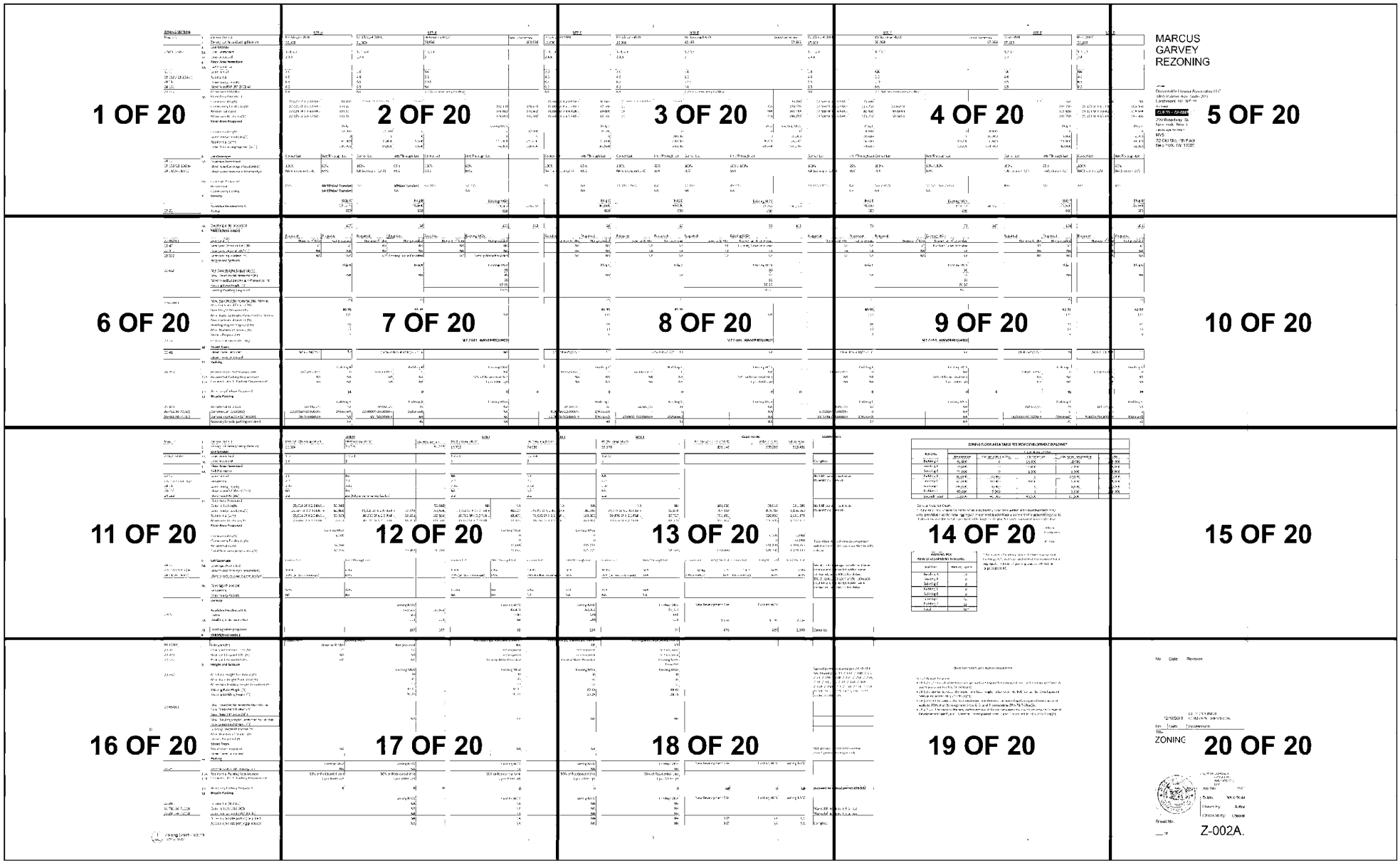
Exhibit G


1 OF 20
2 OF 20
3 OF 20
4 OF 20
5 OF 20
MARCUS
GARVEY
REZONING
6 OF 20
7 OF 20
8 OF 20
9 OF 20
10 OF 20
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15 OF 20
16 OF 20
17 OF 20
18 OF 20
19 OF 20
ZONING
20 OF 20
Z-002A.

ZONING SECTION

Map 17d	1.	Zoning District	R7-2
	2	Zoning Lot Area (Zoning District)	22,5
	3	**Use Groups**	
22-00; 32-00	3A.	Uses permitted	1- 4
	3B.	Uses proposed	2,4,
	4	**Floor Area Permitted**	
	4A.	FAR Permitted	
33-121		Commerical	2.0
23-153 / 23-154 (d)		Residential	4.6
24-11		Community Facility	6.5
24-161		Maximum FAR (R7-2/C2-4)	6.5
24-162		Maximum FAR (R6)	NA
	4B.	Floor Area Permitted	
		Commerical (sqft)	2
		Community Facility (sqft)	2
		Residential (sqft)	2
		Maximum All Use (sqft)	2
	5	**Floor Area Proposed**	
		Commercial (sqft)	
		Community Facility (sqft)	
		Residential (sqft)	
		Total floor area proposed (sqft)	
	6	**Lot Coverage**	Cor
24-12	6A.	Coverage Permitted	
23-153/23-156(b)		Maximum Coverage (Residential)	100
24-11/24-165(1)		Maximum Coverage (Community F.)	NA
	6B.	Coverage Proposed	
		Residential	85%
		Community Facility	-
	7	**Density**	
		Available Residential FA	
23-22		Factor	
	7A.	Dwelling units permitted	
	7B.	Dwelling units proposed	

A

SITE A		SITE B					
R7-2& C2-4 (MIH)		R7-2& C2-4 (MIH)		R6 (Existing MGV)		Site B Summary	R7-2& C2-4 (MI
22,025		21,000		79,092		100,092	15,000
1- 4, 6,8		1- 4, 6,8		1,2,3,4			1- 4, 6,8
2,4,6		2,4,6		2			2,4,6
2.0		2.0		NA			2.0
4.6		4.6		2.2			4.6
6.5		6.5		2.43			6.5
6.5		6.5		NA			6.5
NA		NA		2.2 (no community facility)			NA
22,025 SF X 2.0 FAR =	44,050	21,000 SF X 2.0 FAR =	42,000				15,000 SF X 2
22,025 SF X 6.5 FAR =	143,163	21,000 SF X 6.5 FAR =	136,500	79,092 SF X 2.43 FAR =	192,194	328,694	15,000 SF X 6
22,025 SF X 4.6 FAR =	101,315	21,000 SF X 4.6 FAR =	96,600	79,092 SF X 2.2 FAR =	174,002	270,602	15,000 SF X 4
22,025 SF X 6.5 FAR =	143,163	21,000 SF X 6.5 FAR =	136,500	79,092 SF X 2.2 FAR =	174,002	310,502	15,000 SF X 6

	Bldg A	Bldg B	Existing MGV	Existing MGV		
	18,000	12,000	0	0	12,000	
	0	0	0	0	0	
	91,000	76,000	1,500	146,100	223,600	
	109,000	88,000	1,500	146,100	235,600	

Corner Lot	Intr/Through Lot	Corner Lot	Intr/Through Lot	Corner Lot	Intr/Through Lot		Corner Lot
100%	65%	100%	65%	100%	60%		100%
NA (no req. in C2-4)	65%	NA (no req. in C2-4)	65%	70%	65%		NA (no req. in C
85%	64.99%(w/ Transfer)	76%	60%(w/ Tansfer)	64.18%	57.33%		82%
-	64.99%(w/ Transfer)	-	NA	-	NA		-

	Bldg A	Bldg B	Existing MGV		
	101,315	96,600	174,002	270,602	
	680	680	680		
	149	142	256	398	

SITE C		SITE D				
2-4 (MIH)		R7-2& C2-4 (MIH)		R6 (Existing MGV)	Site D Summary	R7-2& C2-4 (MIH)
		15,000		42,163	57,163	17,500
		1- 4, 6,8		1,2,3,4		1- 4, 6,8
		2,4,6		2		2,4,6
		2.0		NA		2.0
		4.6		2.2		4.6
		6.5		2.43		6.5
		6.5		NA		6.5
		NA		2.2 (no community facility)		NA
SF X 2.0 FAR =	30,000	15,000 SF X 2.0 FAR =	30,000		30,000	17,500 SF X 2.0 FAI
SF X 6.5 FAR =	97,500	15,000 SF X 6.5 FAR =	97,500	42,163 SF X 2.43 FAR = 102,456	199,956	17,500 SF X 6.5 FAI
SF X 4.6 FAR =	69,000	15,000 SF X 4.6 FAR =	69,000	42,163 SF X 2.2 FAR = 92,759	161,759	17,500 SF X 4.6 FAI
SF X 6.5 FAR =	97,500	15,000 SF X 6.5 FAR =	97,500	42,163 SF X 2.2 FAR = 92,759	190,259	17,500 SF X 6.5 FAI

Bldg C	Bldg D	Existing MGV	Existing MGV	
8,500	0	0	0	
0	20,000	0	20,000	
75,000	60,000	69,744	129,744	
83,500	80,000	69,744	149,744	

ot	Intr/Through Lot	Corner Lot	Intr/Through Lot	Corner Lot	Intr/Through Lot		Corner Lot
	65%	100%	65%	100%	60% / 100%		100%
eq. in C2-4)	65%	NA (no req. in C2-4)	65%	70%	65%		NA (no req. in C2-4)
	NA	73.33% / 90%	NA	47.29%	49.30%		73.33% / 80 %
	NA	-	NA	NA	NA		-

Bldg C	Bldg D	Existing MGV	
69,000	69,000	92,759	190,259
680	680	680	
101	101	136	238

	SITE E				SITE F		SITE G	
	R6 (Existing MGV)			Site E Summary	R7-2 (MIH)		R7-2 (MIH)	
	50,069			67,569	37,500		25,123	
	1,2,3,4				1,2,3,4		1,2,3,4	
	2				2,4		2,4	
	NA				NA		NA	
	2.2				4.6		4.6	
	2.43				6.5		6.5	
	NA				6.5		6.5	
	2.2 (NA,no community facility)							
2.0 FAR =	35,000				NA	NA	NA	
6.5 FAR =	113,750	50,069 SF X 2.43 FAR =	121,668	235,418	37,500 SF X 6.5 FAR =	243,750	25,123 SF X 6.5 FAR =	
4.6 FAR =	80,500	50,069 SF X 2.2 FAR =	110,152	190,652	37,500 SF X 4.6 FAR =	172,500	25,123 SF X 4.6 FAR =	
6.5 FAR =	113,750	50,069 SF X 2.2 FAR =	110,152	223,902	37,500 SF X 6.5 FAR =	243,750	25,123 SF X 6.5 FAR =	

	Bldg E	Existing MGV		Bldg F	
	8,000	0	8,000	0	
	10,000	0	10,000	6,000	
	66,000	90,800	156,800	144,000	
	84,000	90,800	174,800	150,000	

	Intr/Through Lot	Corner Lot	Intr/Through Lot		Corner Lot	Intr/Through Lot	Corner Lot	Intr
	65%	100%	60% /100%		100%	65%	100%	65%
4)	65%	70%	65%		NA(1 story < 23')	NA(1 story < 23')	NA(1 story < 23')	NA(
	NA	See Z-051C	51.52%, See Z-051C		80%	65%	80%	65%
	NA	NA	NA		-	-	-	-

	Bldg E	Existing MGV		Bldg F	
	80,500	110,152	190,652	172,500	
	680	680		680	
	118	162	280	254	
	74	72	147	158	

E G

JA	NA
=	163,300
=	115,566
=	163,300

Bldg G
0
5,000
98,000
103,000

	Intr/Through Lot
	65%
	NA(1 story < 23')

	65%
	-

Bldg G
115,566
680
170

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

	7A.	Dwelling units permitted	
	7B.	Dwelling units proposed	
	8	**YARDS(Residential)**	
			Req
23-462(C)		Side yard (ft)	
23-47		Rear yard (Interior Lot) (ft)	
23-471		Rear yard beyond 100' (ft)	
23-532		Rear yard equivelent (ft)	
	9	**Height and Setback**	
23-662		Min Base Height Required (ft)	
		Max. Base Height Permitted (ft)	
		Maximum Building Height Permitted (ft)	
		Existing Base Height (ft)	
		Existing Building Height (ft)	
23-664(C)		Max. Base Height Permitted for MIH in Non-Contextual District (ft)	
		Base Height Provided (ft)	
		Max. Building Height Permitted for MIH in Non-Contextual District (ft)	
		Building Height Proposed (ft)	
		Max. Number of Stories (ft)	
		Stories Proposed (ft)	
23-71		Distance Between Buildings	
	10	**Street Trees**	
26-41		Street trees required	
		Street trees proposed	
	11	**Parking**	
25-251		income restricted housing unit	
	11A.	Residential Parking Requirement	
	11B.	Commerical/C.F. Parking Requirement	
	11C.	Accessory Parking Proposed	
	12	**Bicycle Parking**	
25-811		Residential (1/2 DU)	
36-711,36-711(d)		Commerical (1/10,000)	
25-811,36-711(d)		Community Facility (1/10,000)	
		Accesory bicycle parking required	
		Accesory bicycle parking proposed	

B

107		90		152	242				
Required	Proposed	Required	Proposed	Required	Existing MGV		Required		
None or 8' Min	Not provided	None or 8' Min	Not provided	None or 8' Min	Not provided		None o		
30'	30'	NA	NA	NA	NA				
NA	NA	NA	NA	NA	NA				
NA	NA	60'	Existing None Provided	60'	Existing None Provided				
Bldg A		Bldg B		Existing MGV					
				30					
NA		NA		45					
				55					
				30-35					
				30-35					
75		75							
65-95		65-85							
135		135		NA					
95		85							
13		13							
8		7							
		SEE Z-023 , WAIVER REQUIRED							
(100+220)/25 =	13	(500+200+500+200)/25 = 56		NA			(75+200+7		
	Building A		Building B	Existing MGV					
107 DU x 0%=	0	90 DU x 0%=	0	NA			80 D		
NA	NA	NA	NA	50% of Residential Unit					
NA	NA	NA	NA	1 per 8000 sqft					
14		0		0	0				
	Building A		Building B		Existing MGV				
107 DU /2=	54	90 DU /2=	45		NA		8(		
18,000SF/10,000SF=	2(Waived)	12,000SF/10,000SF=	2(Waived)		NA		8,000SF/10		
0SF/10,000SF=	NA	0SF/10,000SF=	NA		NA		22,000SF/10		
	54		45		NA				
	54		45		NA				

SITE H SITE I SITE I

80		66		52	118		
Proposed		Required	Proposed	Required	Existing MGV		Required
None or 8' Min	Not provided	None or 8' Min	Not provided	None or 8' Min	More than 8' provided		None or 8' M
NA	NA	NA	NA	30'	Existing None Provided		
NA	NA	NA	NA	NA	NA		
NA	NA	NA	NA	NA	NA		
Bldg C		Bldg D		Existing MGV			
				30			
NA		NA		45			
				55			
				30-35			
				30-35			
75		75					
85-95		85-95					
135		135		NA			
95		95					
13		13					
8		8					
				SEE Z-043 , WAIVER REQUIRED			
+200+75)/25 =	14	(75+200+75)/25 = 14		NA			(20
	Building C		Building D	Existing MGV			
80 DU x 0%=	0	66 DU x 0%=	0	NA			74 DU x 0
NA	NA	NA	NA	50% of Residential Unit			
NA	NA	NA	NA	1 per 8000 sqft			
	0		0	0	0		
	Building C		Building D	Existing MGV			
80 DU /2=	40	66 DU /2=	33	NA			74 DU /
0SF/10,000SF=	2(Waived)	-	0	NA			9,000SF/10,000S
0SF/10,000SF=	3(Waived)	20,000SF/10,000SF=	2(Waived)	NA			11,000SF/10,000S
	40		33	NA			
	40		33	NA			

SITE I	SITE K	GLSD TOTAL	COMMENTS

	74		73	147		158			
	Proposed	Required	Existing MGV		Required	Proposed	Required	Pro	
or 8' Min	Not provided	None or 8' Min	More than 8' provided		None or 8' Min	Not provided	None or 8' Min		
NA	NA	30'	Existing None Provided		30'	30'	30'		
NA	NA	NA	NA		NA	NA	NA		
NA	NA	NA	NA		NA	NA	NA		
	Bldg E		Existing MGV			Bldg F			
			30						
	NA		45			NA			
			55						
			30-35						
			30-35						
	75					75			
	85-95					62-92			
	135		NA			135			
	95					92			
	13					13			
	8					8			
			SEE Z-053 , WAIVER REQUIRED						
	(200+500+200)/25 = 36		NA			(100+375)/25 =	19	(100+252)/25 =	
	Building E		Existing MGV			Building F			
DU x 0%=	0		NA			158 DU x 0%=	0	101 DU x 0%=	
NA	NA		50% of Residential Unit			NA	NA	NA	
NA	NA		1 per 8000 sqft			NA	NA	NA	
	0		0	0			36		
	Building E		Existing MGV			Building F			
'4 DU /2=	37		NA			158 DU /2=	79	101 DU /2=	
.0,000SF=	0		NA			-	0	-	
.0,000SF=	2(Waived)		NA			14,000SF/10,000SF=	2(Waived)	9,000SF/10,000SF=	
	37		NA				79		
	37		NA				79		

:NTS

	101

	Proposed
lin	Not provided
0'	30'
IA	NA
IA	NA

Bldg G NA
75
62-92
135
92
13
8

=	14

	Building G
6=	0
IA	NA
IA	NA

	18

	Building G
2=	51
-	0
F=	1(Waived)
	51
	51

B

		Accessory bicycle parking proposed	
Map 17d	1.	Zoning District	R68
	2	Zoning Lot Area (Zoning District)	25,(
	3	**Use Groups**	
22-00; 32-00	3A.	Uses permitted	1-9
	3B.	Uses proposed	2,6
	4	**Floor Area Permitted**	
	4A.	FAR Permitted	
33-121		Commerical	2.0
23-153 / 23-154 (d)		Residential	2.2
24-11		Community Facility	2.4
24-161		Maximum FAR (R7-2/C2-4)	NA
24-162		Maximum FAR (R6)	2.2
	4B.	Floor Area Permitted	
		Commerical (sqft)	
		Community Facility (sqft)	
		Residential (sqft)	
		Maximum All Use (sqft)	
	5	**Floor Area Proposed**	
		Commercial (sqft)	
		Community Facility (sqft)	
		Residential (sqft)	
		Total floor area proposed (sqft)	
	6	**Lot Coverage**	Cor
24-12	6A.	Coverage Permitted	
23-153/23-156(b)		Maximum Coverage (Residential)	100
24-11/24-165(1)		Maximum Coverage (Community F.)	70%
	6B.	Coverage Proposed	
		Residential	58%
		Community Facility	NA
	7	**Density**	
		Available Residential FA	
23-22		Factor	
	7A.	Dwelling units permitted	
	7B.	Dwelling units proposed	
	8	**YARDS(Residential)**	
			Req
23-462(C)		Side yard (ft)	

SITE H					SITE I		SITE J	
R6& C2-3(Existing MGV)		R6 (Existing MGV)		Site H Summary	R6 (Existing MGV)		R6 (Existing MGV)	
25,024		40,205		65,229	19,762		74,092	
1-9		1,2,3,4			1,2,3,4		1,2,3,4	
2,6		2			2		2	
2.0		NA			NA		NA	
2.2		2.2			2.2		2.2	
2.43		2.43			2.43		2.43	
NA		NA			NA		NA	
2.2		2.2 (NA,no community facility)			2.2		2.2	
25,024 SF X 2.0 FAR =	50,048			50,048	NA	NA	NA	
25,024 SF X 2.43 FAR =	60,808	40,205 SF X 2.43 FAR =	97,698	158,506	19,762 SF X 2.43 FAR =	48,022	74,092 SF X 2.43 FAR =	
25,024 SF X 2.2 FAR =	55,053	40,205 SF X 2.2 FAR =	88,451	143,504	19,762 SF X 2.2 FAR =	43,476	74,092 SF X 2.2 FAR =	
20,000 SF X 2.2 FAR =	55,053	40,205 SF X 2.2 FAR =	88,451	143,504	19,762 SF X 2.2 FAR =	43,476	74,092 SF X 2.2 FAR =	
Existing MGV		Existing MGV			Existing MGV			
6,500		0		6,500	0			
0		0		0	0			
36,260		33,484		69,744	32,666			
42,760		33,484		76,244	32,666			
Corner Lot		Intr/Through Lot			Corner Lot	Intr/Through Lot	Corner Lot	I
100%		60%			100%	60%	100%	6
70% (or Res. coverage)		65%			70% (or Res. coverage)	65%	70% (or Res. coverage)	6
58%		40%			49.6%	NA	59%	4
NA		NA			NA	NA	NA	N
			Existing MGV			Existing MGV		
			143,504	143,504		43,476		
			680			680		
			211	211		64		
			107	107		32		
Required		Existing MGV			not required; if provided min 8'		not required	
None or 8' Min		Not provided			NA			

SITE J		SITE K		GLSD TOTAL			COMMENTS
		R6 (Existing MGV)		R7-2& C2-4 ; R7-2(MIH)	R6& C2-3; R6	GLSD Total	
		39,876		153,148	370,283	523,431	
		1,2,3,4					
		2					Complies
		NA					No FAR transfer betv
		2.2					R6 and R7-2 Districts
		2.43					
		NA					
		2.2					
NA	NA	NA	NA	181,050	50,048	231,098	No FAR transfer betv
AR =	180,044	39,876 SF X 2.43 FAR =	96,899	995,462	899,788	1,895,250	R6 and R7-2 Districts
AR =	163,002	39,876 SF X 2.2 FAR =	87,727	704,481	726,895	1,431,376	
AR =	163,002	39,876 SF X 2.2 FAR =	87,727	995,462	726,895	1,722,357	
	Existing MGV		Existing MGV				
	0		0	46,500	6,500	53,000	
	0		0	41,000	0	41,000	Total Floor Area of n
	125,225		58,560	611,500	592,839	1,204,339	will not exceed the t
	125,225		58,560	699,000	599,339	1,298,339	column
	Intr/Through Lot	Corner Lot	Intr/Through Lot	Corner Lot	Intr/Thr. Lot	Corner Lot	Intr/Thr. Lot	Intr/Thr. Lot	
	60%	100%	60%	100%	65%	100%	60%	60%	Site A : Lot coverage
e)	65%	70% (or Res. coverage)	65%	70% or<=R.C)	65%	70% or<=R.C)	65%	65%	interior and corner l
									zoning lot, see Z-011
									Site B : Lot coverage
	47%	59%	46%						interior and corner l
	NA	NA	NA						zoning lot, see Z-021
	Existing MGV		Existing MGV	New Development Site		Existing MGV			
	163,002		87,727						
	680		680						
	240		129	1,036		1,198		2,234	
	134		74	676		624		1,300	Complies
quired; if provided min 8'		not required; if provided min 8'							
	30'		30'						

ENTS

er between
districts

er between
districts

ea of new development
d the total number on EAS

verage transfer between
orner lot within same
e Z-011C for detail.
verage transfer between
orner lot within same
e Z-021C for detail.

ZONING FLOOR AREA TABLE PER NEW DEVELOPMENT BUILDING*					
Building	Floor Area by Use				
	Residential	Community Facility	Commercial	Total Non- Residential	Total
Building A	91,000	0	18,000	18,000	109,000
Building B	76,000	0	12,000	12,000	88,000
Building C	75,000	0	8,500	8,500	83,500
Building D	60,000	20,000	0	20,000	80,000
Building E	66,000	10,000	8,000	18,000	84,000
Building F	144,000	6,000	0	6,000	150,000
Building G	98,000	5,000	0	5,000	103,000
Overall Total	610,000	41,000	46,500	87,500	

General Note for Chart:
1. Allocation of Commercial and Community Facility floor area within individual buildings may vary, provided that the total aggregate of non-residential floor area within the general large scale shall not exceed the Totals specified in the large-scale plan for such combined non-residential floor area.
2. Community facility uses in a proposed building shall not be located above the second floor.
3. Except for lobbies, ground floors within commercial districts shall be developed with only non-residential uses.
4. Total floor area of new development will not exceed floor area listed in "Overall Total" row

PARKING PER NEW DEVELOPMENT BUILDING	
Building	Parking Space
Building A	14
Building B	0
Building C	0
Building D	0
Building E	0
Building F	36
Building G	18
Total	68*

* Allocation of parking spaces between proposed buildings A,F, and G provided that the minimal total aggregate number of parking spaces within the large scale is 68.

Total
)9,000
38,000
33,500
30,000
34,000
50,000
)3,000

c

			Req
23-462(C)		Side yard (ft)	
23-47		Rear yard (Interior Lot) (ft)	
23-471		Rear yard beyond 100' (ft)	
23-532		Rear yard equivelent (ft)	
	9	**Height and Setback**	
23-662		Min Base Height Permitted (ft)	
		Max. Base Height Permitted (ft)	
		Maximum Building Height Permitted (ft)	
		Existing Base Height (ft)	
		Existing Building Height (ft)	
23-664(C)		Max. Base Height Permitted for MIH in Non-Contextual District (ft)	
		Base Height Provided (ft)	
		Max. Building Height Permitted for MIH in Non-Contextual District (ft)	
		Building Height Proposed (ft)	
		Max. Number of Stories (ft)	
		Stories Proposed (ft)	
	10	**Street Trees**	
26-41		Street trees required	
		Street trees proposed	
	11	**Parking**	
25-251		income restricted housing unit	
	11A.	Residential Parking Requirement	
	11B.	Commerical/C.F. Parking Requirement	
	11C.	Accessory Parking Proposed	
	12	**Bicycle Parking**	
25-811		Residential (1/2 DU)	
36-711,36-711(d)		Commerical (1/10,000)	
25-811,36-711(d)		Community Facility (1/10,000)	
		Accesory bicycle parking required	
		Accesory bicycle parking proposed	

D

1 Z-002A Zoning Chart - 3/32"1
12" = 1'-0"

1

Required	Existing MGV		not required; if provided min 8'	not required
None or 8' Min	Not provided		NA	
30'	30'		not required	
NA	NA		not required	
60'	60'		Existing None Provided	Exist

	Existing MGV		Existing MGV	
	30		30	
	45		45	
	55		55	
	30-35		30-35	
	30-35		30-35	

	NA		NA	

NA	NA		-	NA	-

Existing MGV	Existing MGV		Existing MGV	
NA	NA		NA	
50% of Residential Unit	50% of Residential Unit		50% of Residential Unit	50%
1 per 8000 sqft	1 per 8000 sqft		1 per 8000 sqft	

0	0	0	0	

	Existing MGV		Existing MGV	
	NA		NA	
	NA		NA	
	NA		NA	
	NA		NA	
	NA		NA	

quired; if provided min 8'	not required; if provided min 8'				
30'	30'				
not required	not required				
not required	not required				
Existing None Provided	Existing None Provided				
Existing MGV	Existing MGV				Special permit requi
30	30				See Drawings: Z-13,
45	45				Z-23, Z-24A, Z-24B, Z
55	55				Z-33, Z-34, Z-35, Z-4
30-35	30-35				Z-45A, Z-45B, Z-53, Z
30-35	30-35				Z-55B, Z-63, Z-64A, Z
					Z-74A, Z-74B, Z-75
NA	NA				
- NA	- NA				Will provide street t
					development fronta
Existing MGV	Existing MGV	New Development Site	Existing MGV	Existing MGV	
NA	NA				
50% of Residential Unit	50% of Residential Unit				
1 per 8000 sqft	1 per 8000 sqft				
0	0	68	0	68	pursuant to special p
Existing MGV	Existing MGV	New Development Site	Existing MGV	Existing MGV	
NA	NA				
NA	NA				Waived if required is
NA	NA				Waived if required is
NA	NA	367	NA	NA	
NA	NA	367	NA	NA	Complies

t required per ZR 74-743
: Z-13, Z-14A, Z-14B, Z-15,
-24B, Z-24C, Z-25A, Z-25B,
35, Z-43, Z-44A, Z-44B,
Z-53, Z-54A, Z-54B, Z-55A,
-64A, Z-64B, Z-65, Z-73,
Z-75

treet trees at new
frontages only

ɔecial permit #74-532

uired is 3 or less
uired is 3 or less

Grey hatch indicates waiver requirement

List of Waiver Request:

- ZR § 23-153 to calculate lot coverage without regard for zoning lot lines at Development Sites A and B pursuant to ZR § 74-743(a)(1);
- ZR § 23-664 to increase the maximum base height to between 80-100 feet at the Development Sites pursuant to ZR § 74-743(a)(2);
- ZR § 23-711 to reduce the required minimum distance between legally required windows and walls to 30 feet at Development Sites B, D, and E pursuant to ZR § 74-743(a)(2);
- ZR § 23-711 to reduce the required minimum distance between window to window to 40 feet at Development Site B, and 55 feet at Development Sites D and E pursuant to ZR § 74-743(a)(2);

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

ZONING ANALYSIS

D



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Job No.: 1510

Scale: Not to Scale

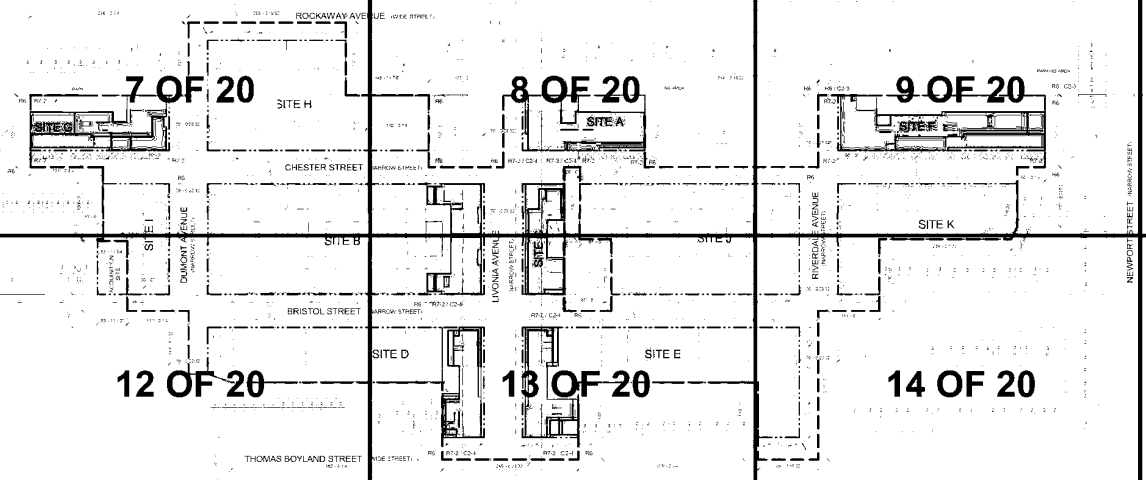
Drawn By: Author

Checked By: Checker

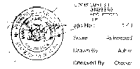
Sheet No.:

___ of Z-002A.

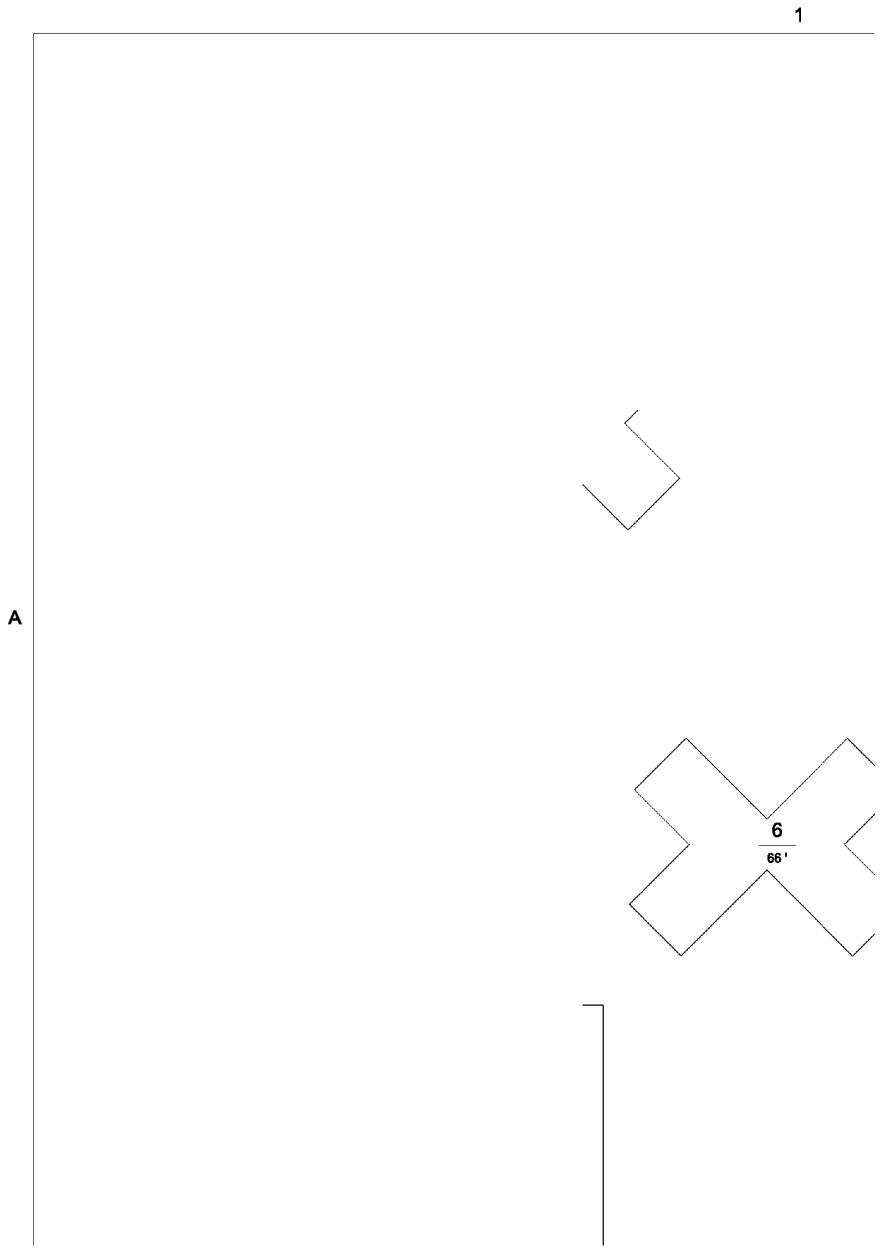
1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	OVERAL 20 OF 20

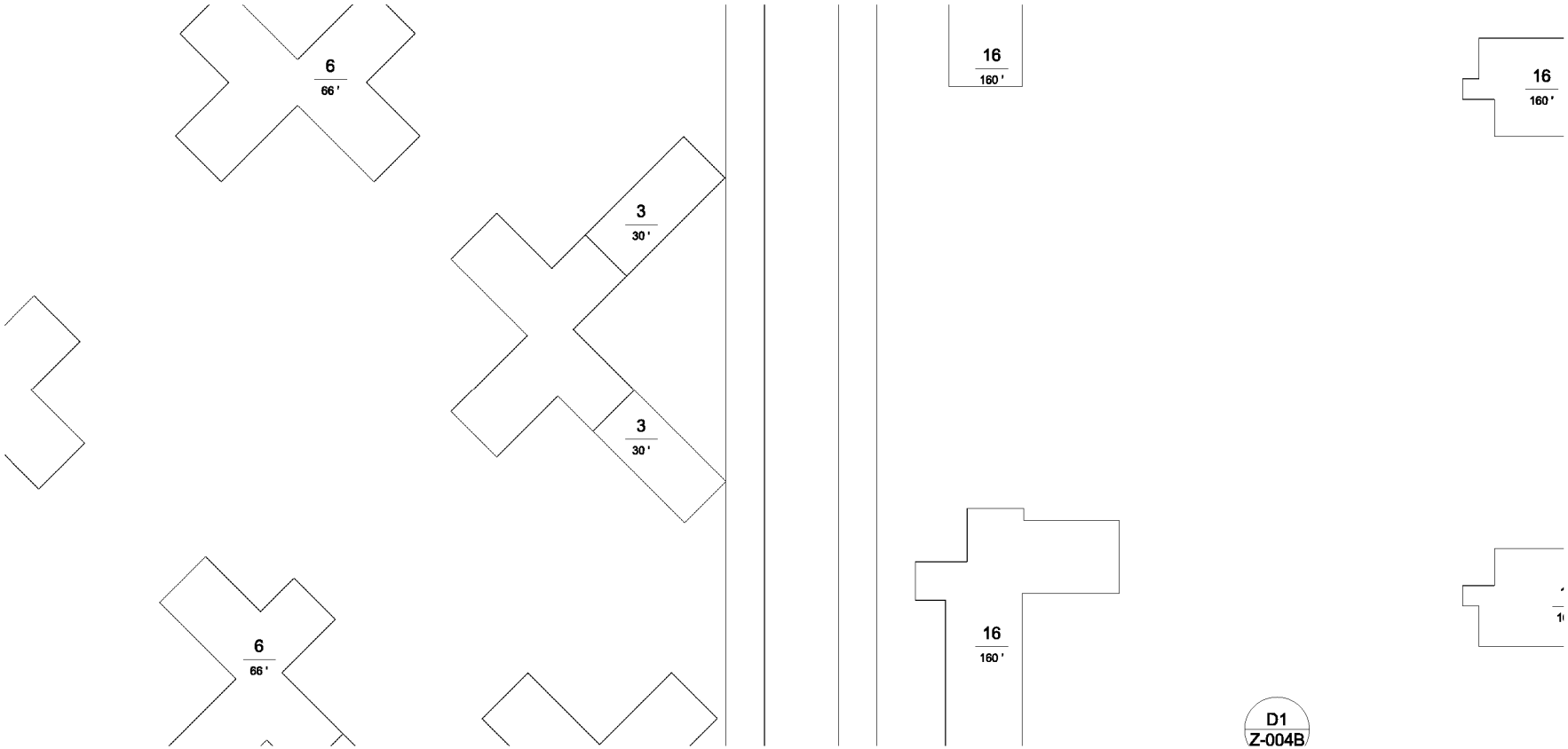


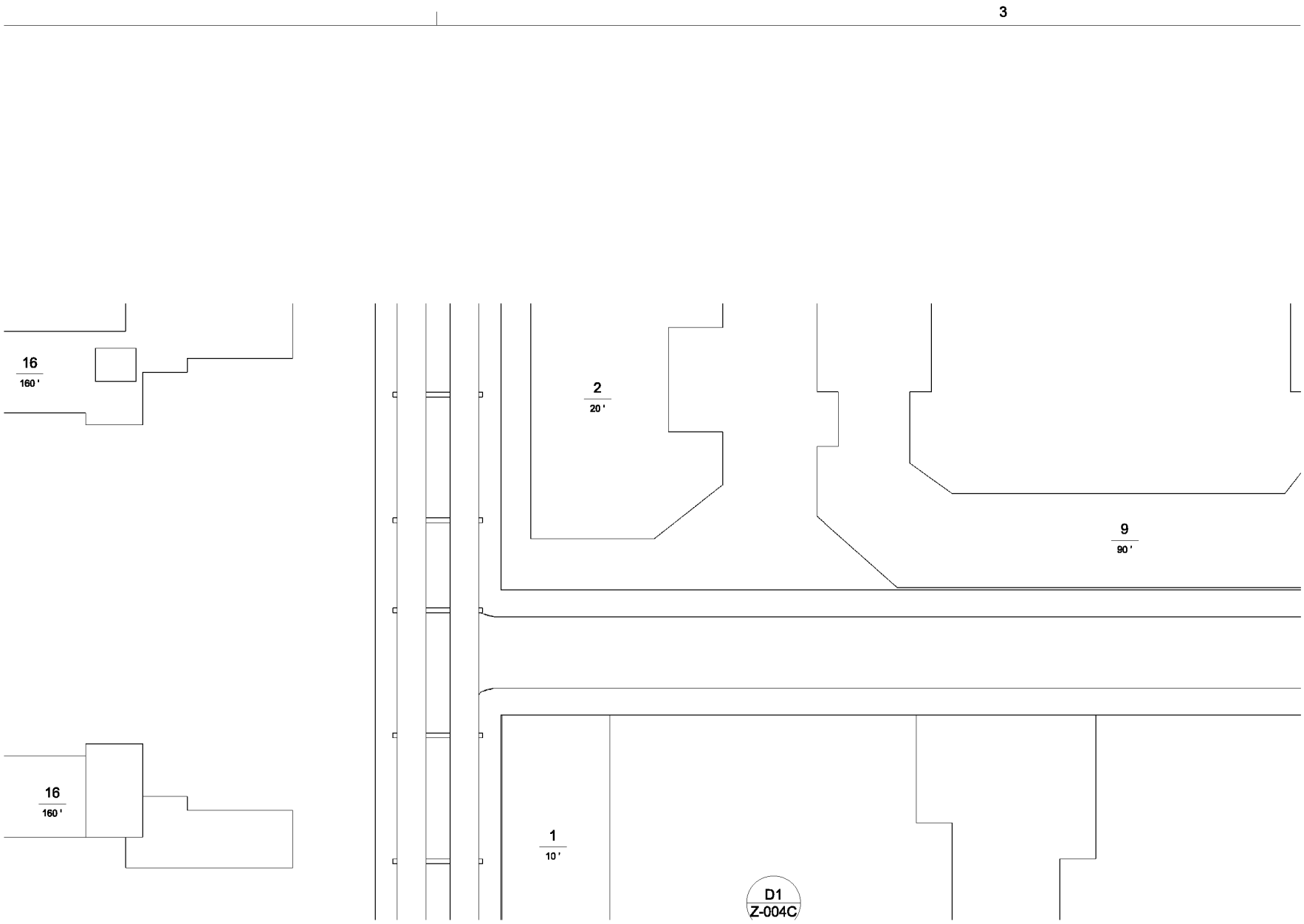


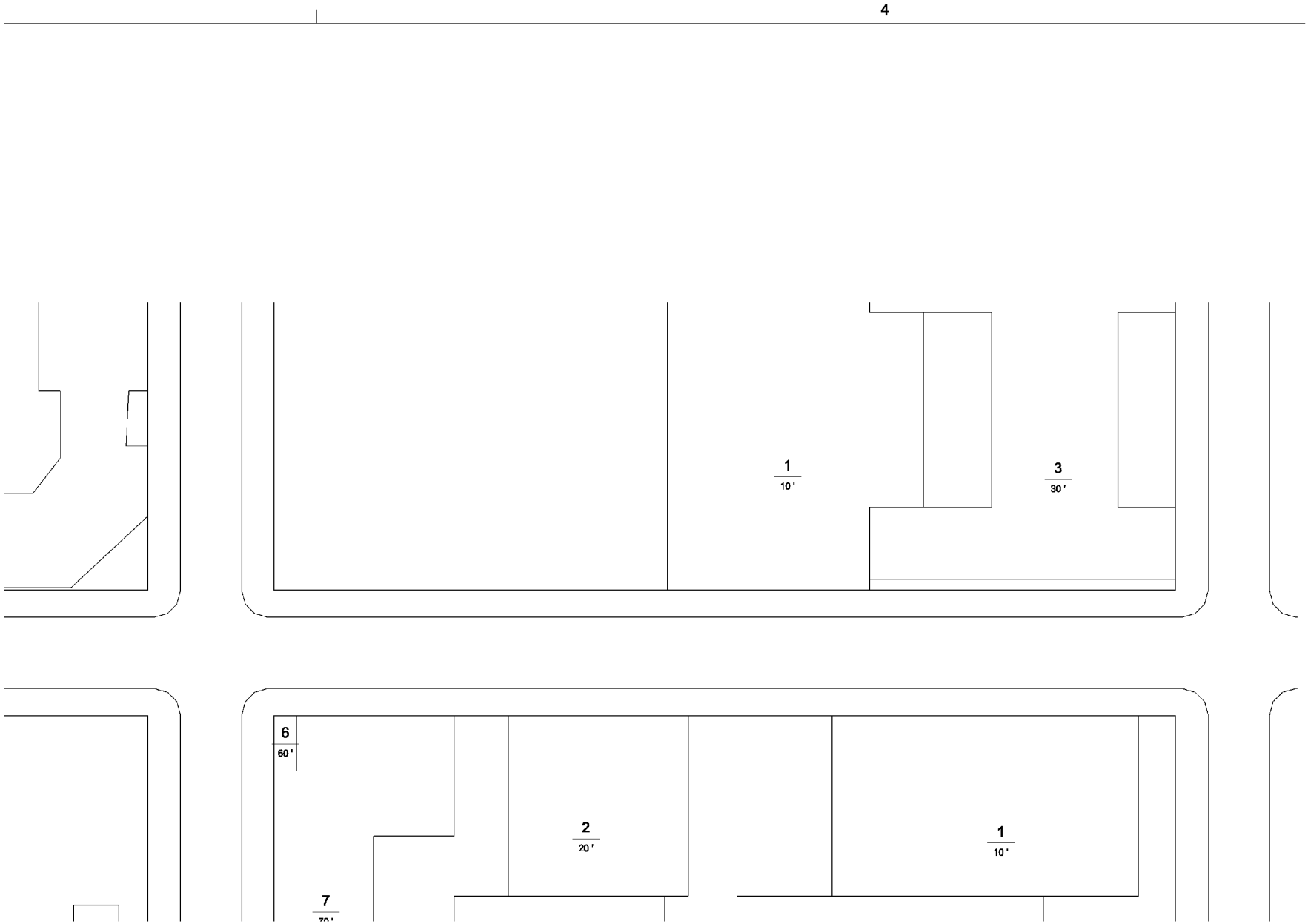


Z-004A.


1
A
6
66'


6
66'
3
30'
3
30'
16
160'
16
160'
6
66'
16
160'
D1
Z-004B


3
16
160 '
2
20 '
9
90 '
16
160 '
1
10 '
D1
Z-004C


4
1
10 '
3
30 '
6
60 '
2
20 '
1
10 '
7

MARCUS GARVEY REZONING

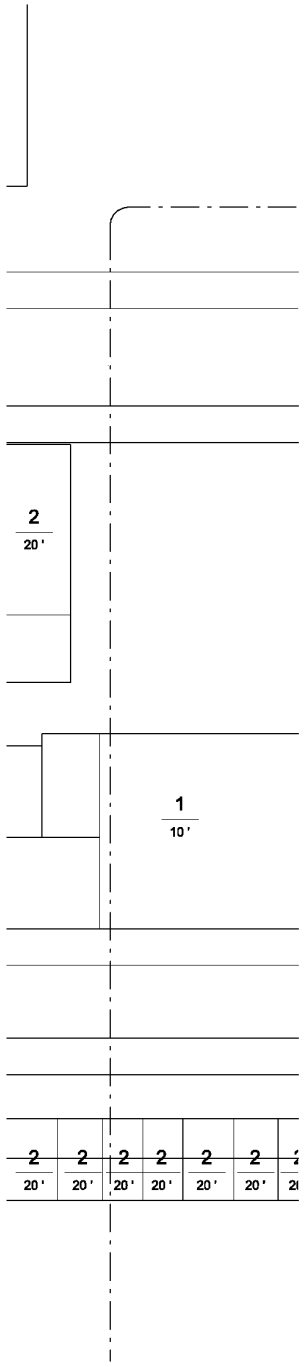
Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

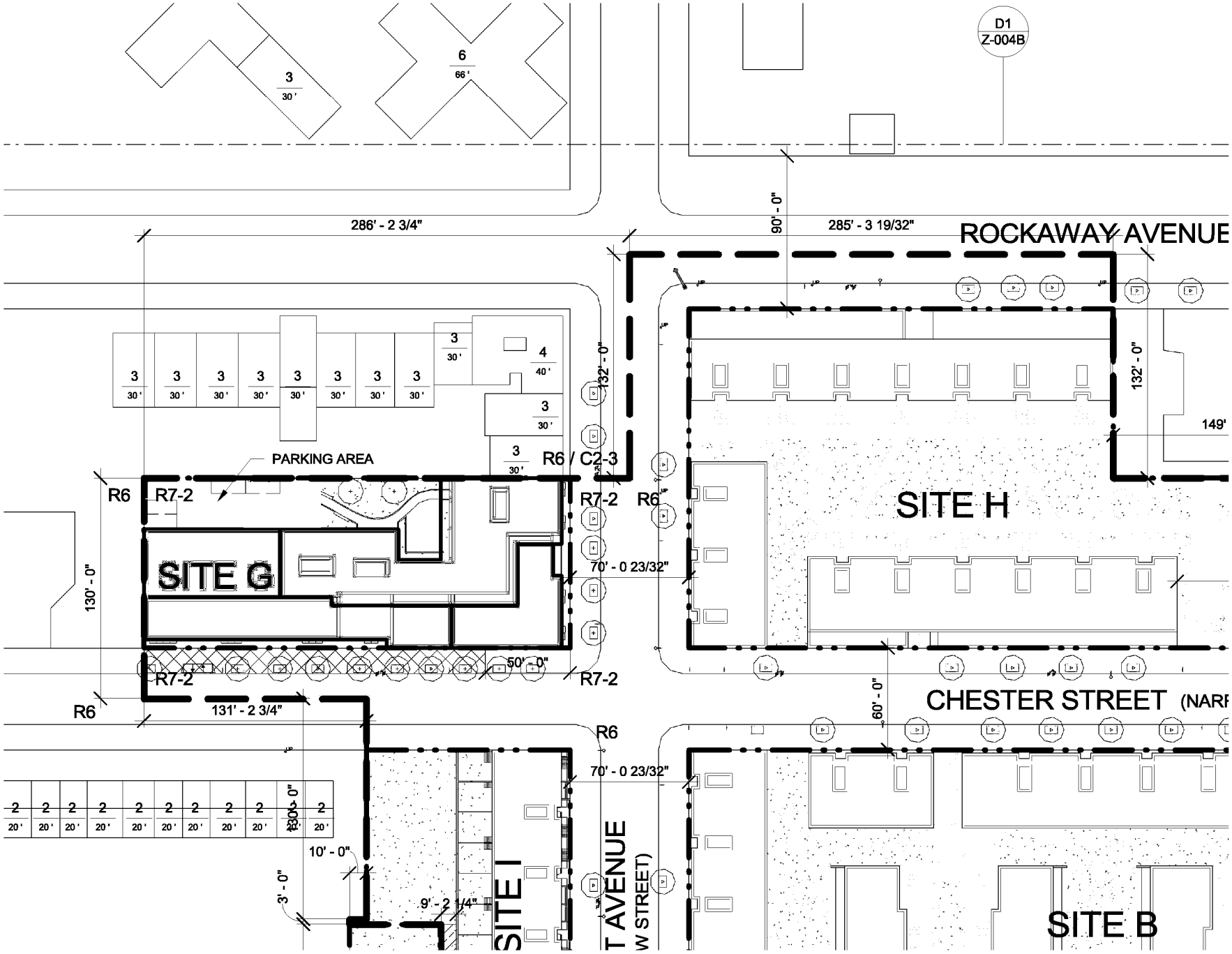
Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

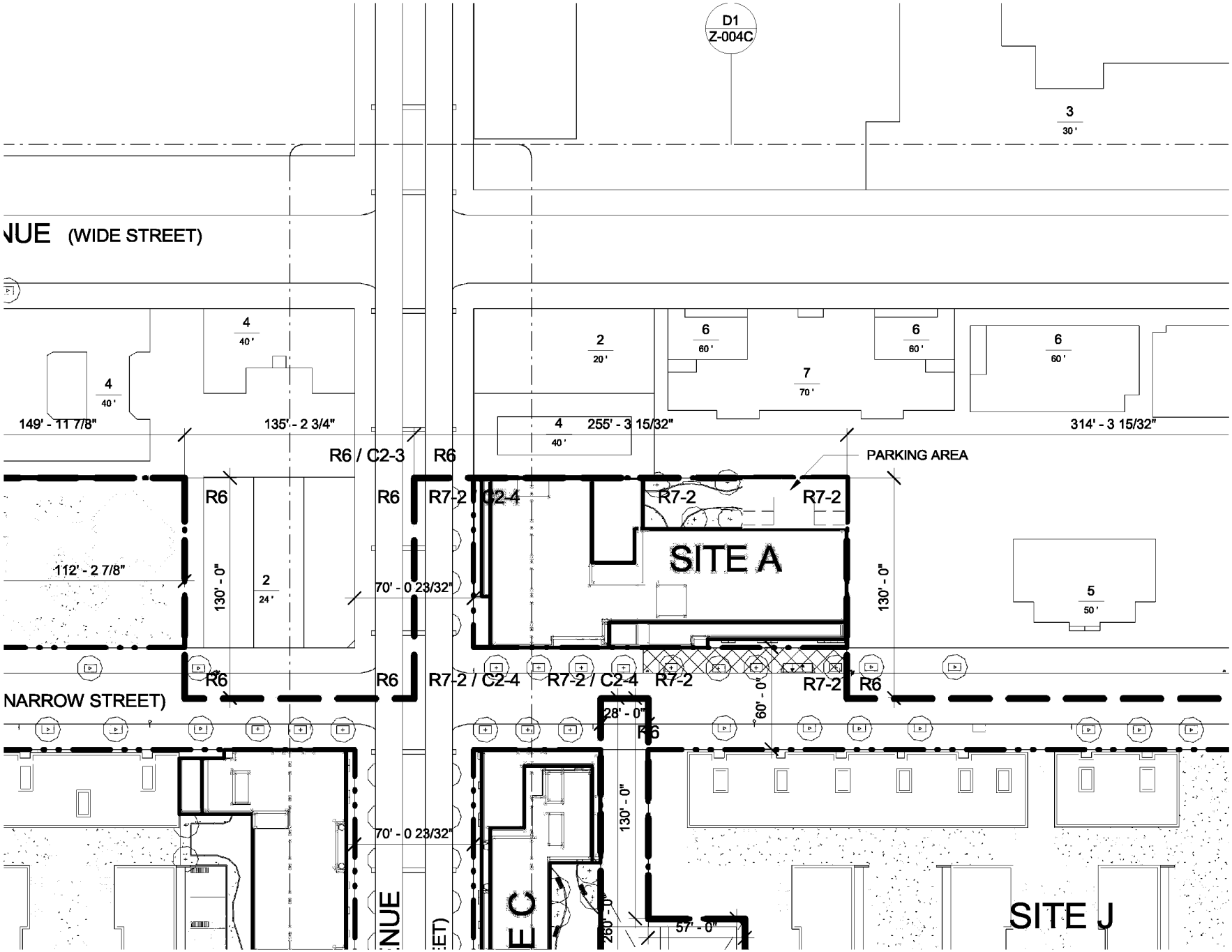
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

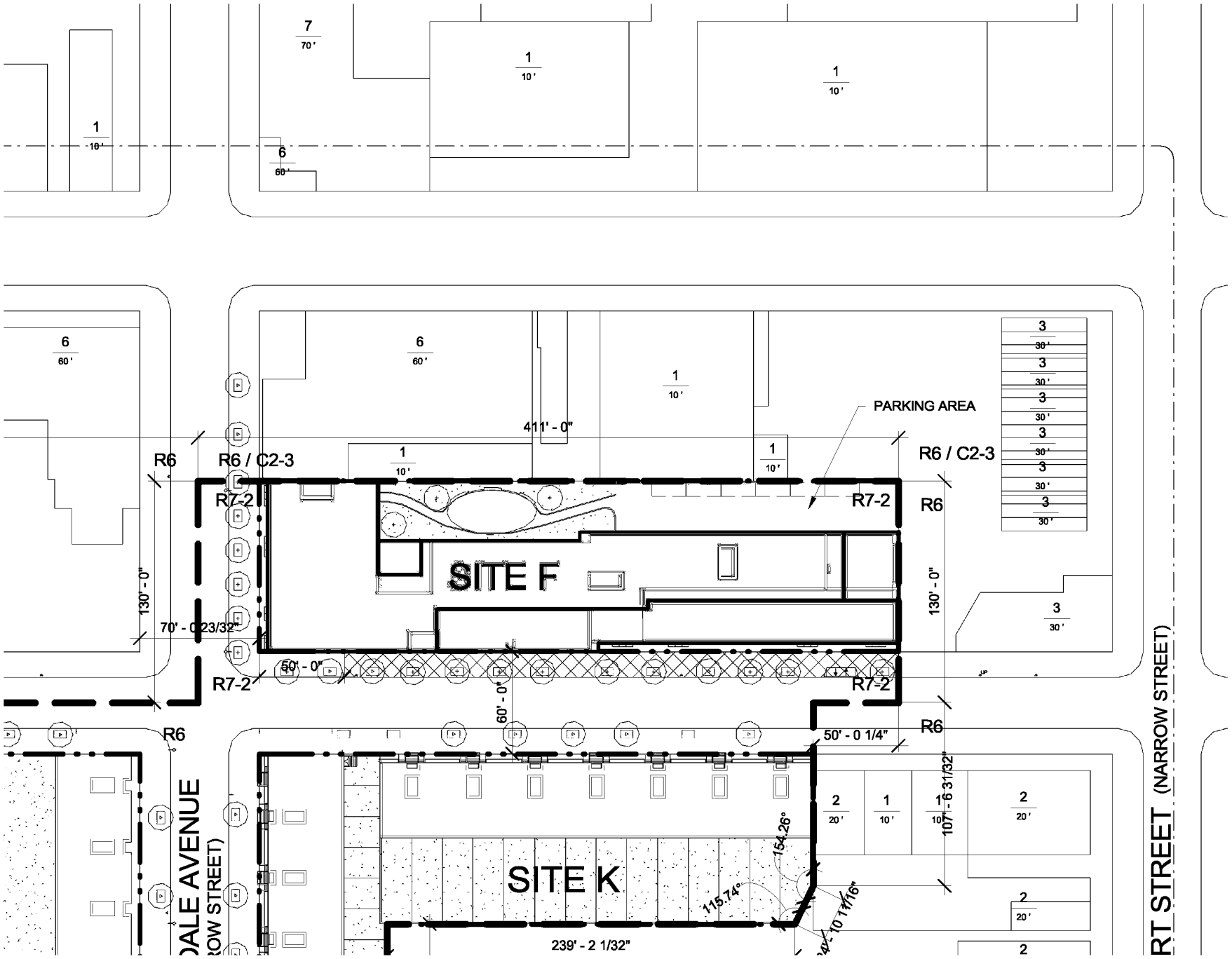
A

B



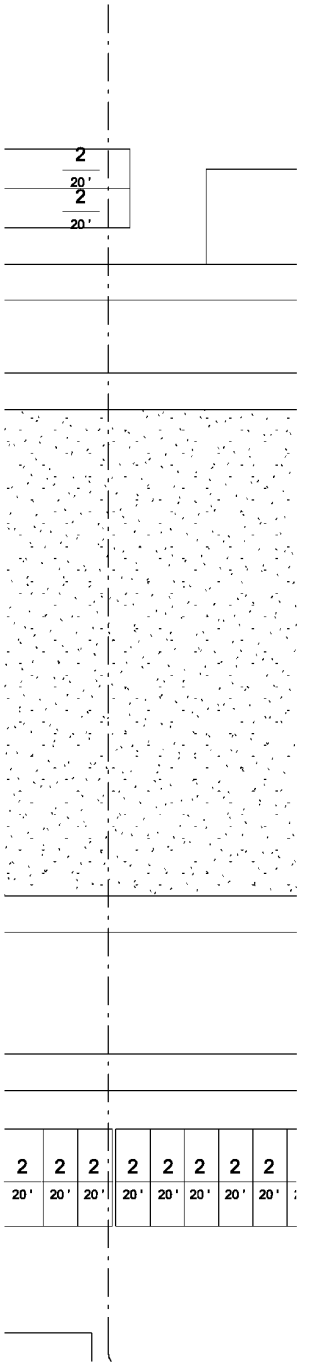

D1
Z-004B
ROCKAWAY AVENUE
286' - 2 3/4"
285' - 3 19/32"
90' - 0"
132' - 0"
149'
PARKING AREA
R6 / C2-3
R6
R7-2
SITE G
SITE H
70' - 0 23/32"
50' - 0"
130' - 0"
131' - 2 3/4"
CHESTER STREET (NARR
60' - 0"
10' - 0"
3' - 0"
9' - 2 1/4"
SITE I
SITE B

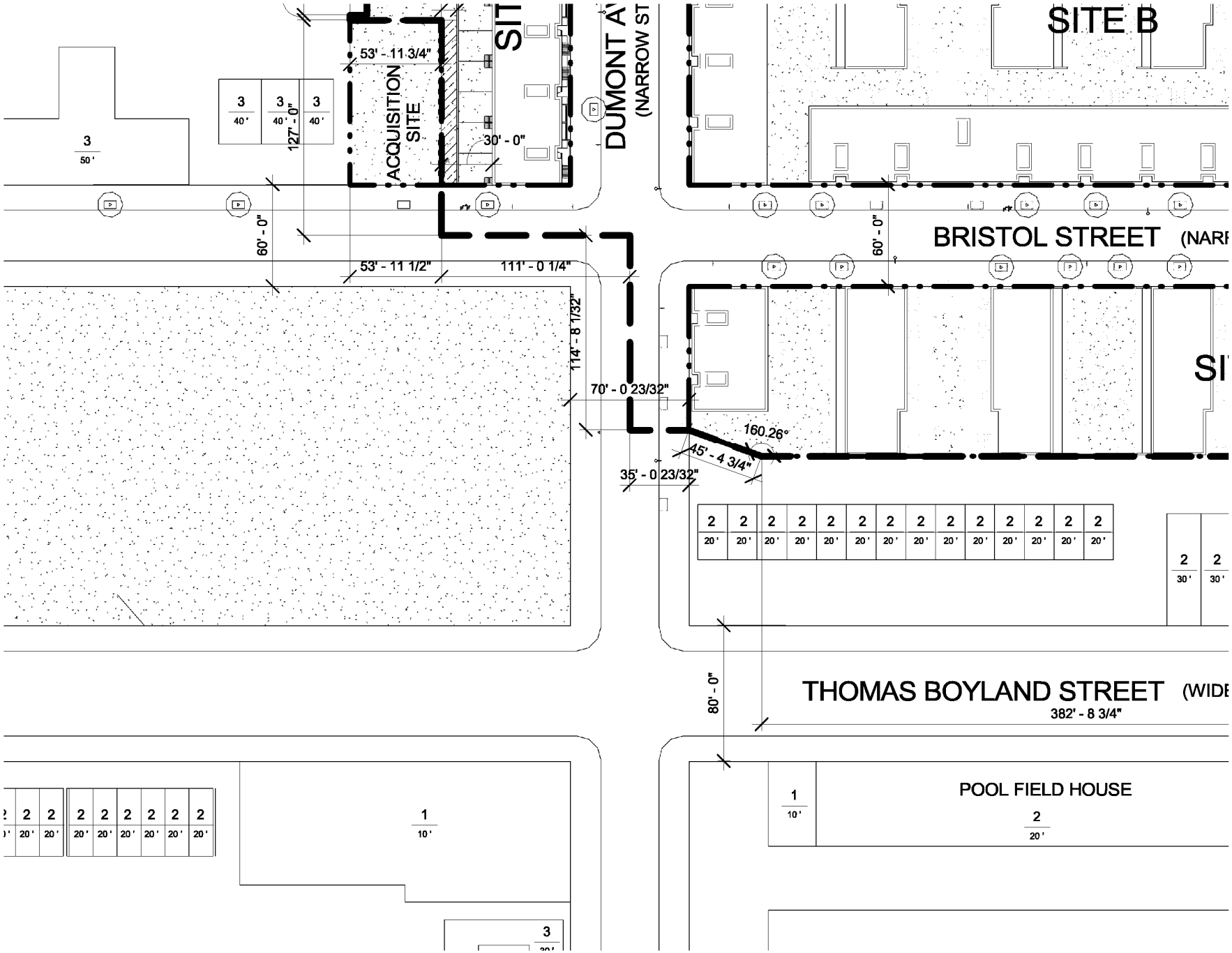

D1
Z-004C
NUE (WIDE STREET)
149' - 11 7/8"
135' - 2 3/4"
255' - 3 15/32"
314' - 3 15/32"
R6 / C2-3
R6
R7-2 / C2-4
PARKING AREA
SITE A
112' - 2 7/8"
130' - 0"
70' - 0 23/32"
NARROW STREET)
28' - 0"
60' - 0"
57' - 0"
SITE J

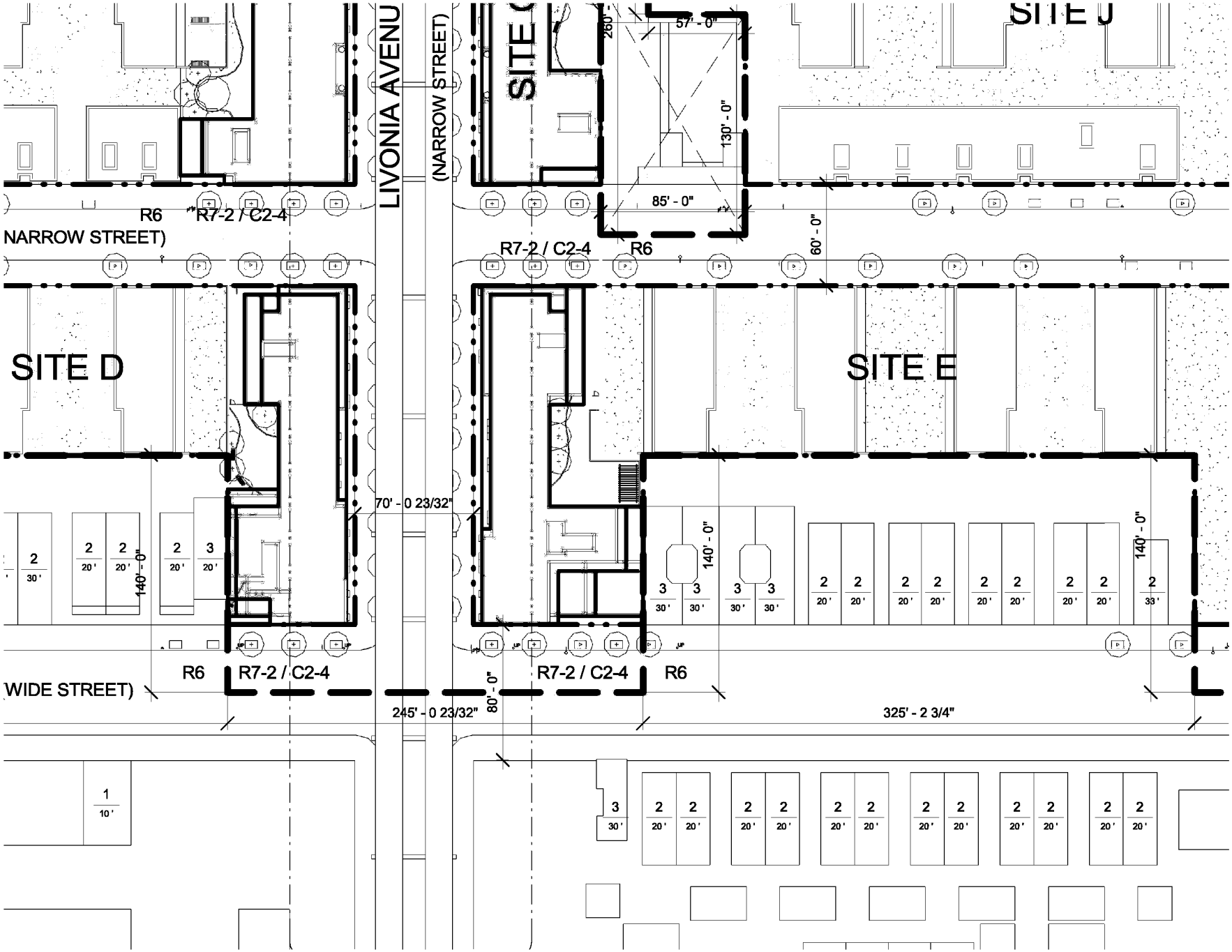

SITE F
SITE K
PARKING AREA
411' - 0"
R6
R6 / C2-3
R7-2
130' - 0"
70' - 0 23/32"
50' - 0"
60' - 0"
50' - 0 1/4"
239' - 2 1/32"
154.26°
115.74°
107' - 6 31/32"
DALE AVENUE
ROW STREET)
RT STREET (NARROW STREET)

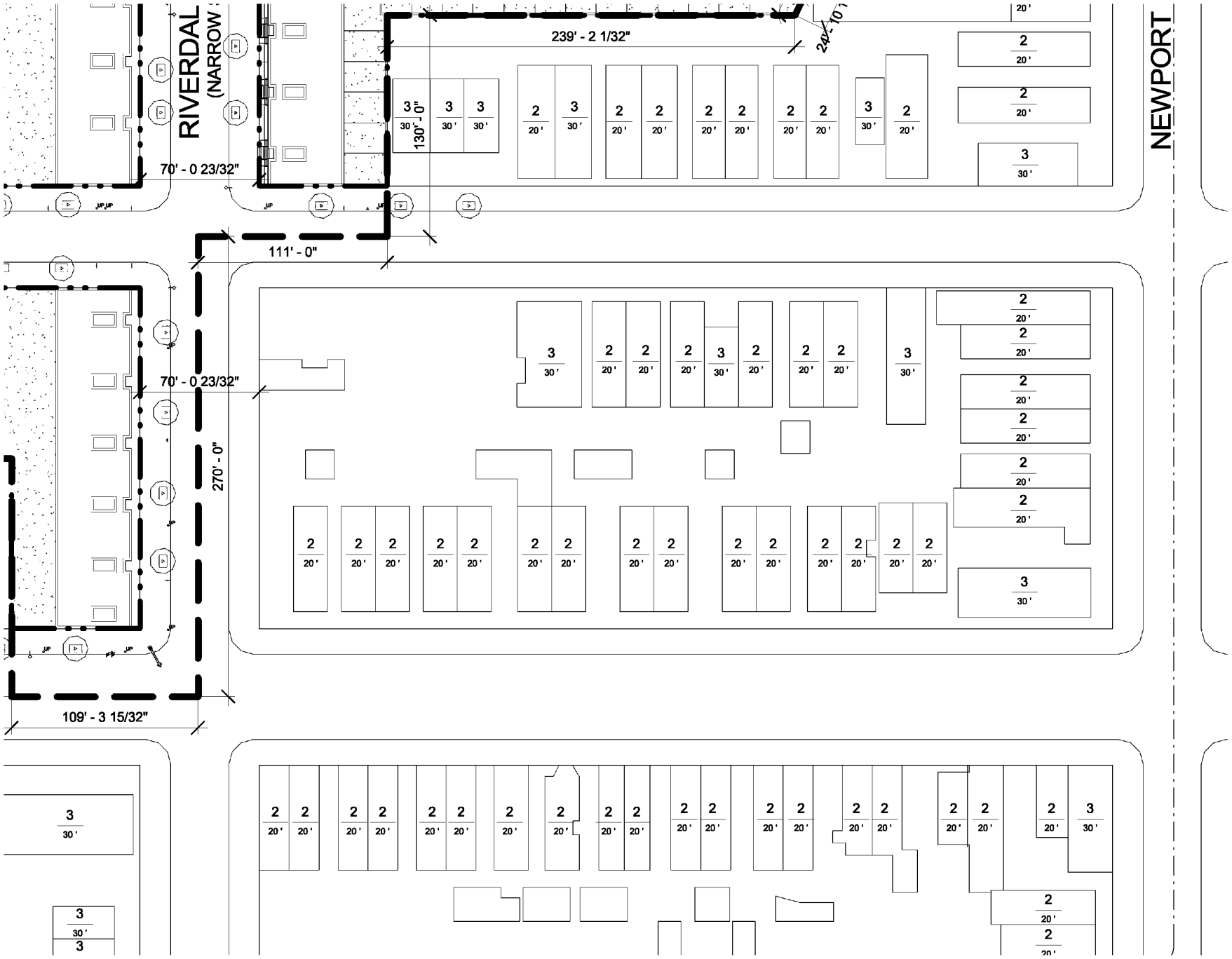
B

C

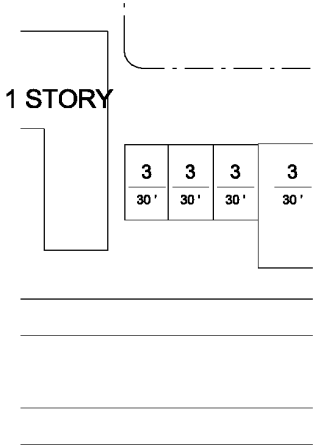



SITE B
DUMONT AVE
(NARROW ST
ACQUISITION SITE
53' - 11 3/4"
127' - 0"
30' - 0"
60' - 0"
BRISTOL STREET (NARR
53' - 11 1/2"
111' - 0 1/4"
114' - 8 1/32"
70' - 0 23/32"
160.26°
45' - 4 3/4"
35' - 0 23/32"
THOMAS BOYLAND STREET (WIDE
382' - 8 3/4"
80' - 0"
POOL FIELD HOUSE


LIVONIA AVENU
(NARROW STREET)
SITE C
SITE D
SITE E
SITE F
R6
R7-2 / C2-4
NARROW STREET)
WIDE STREET)
260'
57' - 0"
130' - 0"
85' - 0"
60' - 0"
70' - 0 23/32"
140' - 0"
80' - 0"
245' - 0 23/32"
325' - 2 3/4"


RIVERDAL
(NARROW
NEWPORT
239' - 2 1/32"
70' - 0 23/32"
111' - 0"
70' - 0 23/32"
270' - 0"
109' - 3 15/32"
130' - 0"

c



D

D1 OVERALL SITE P
Z-004A 1" = 60'-0"

PROPOSED MAXIMUM BLDG ENVELOPE

ILLUSTRATIVE BLDG ENVELOPE

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LSGD BOUNDARY

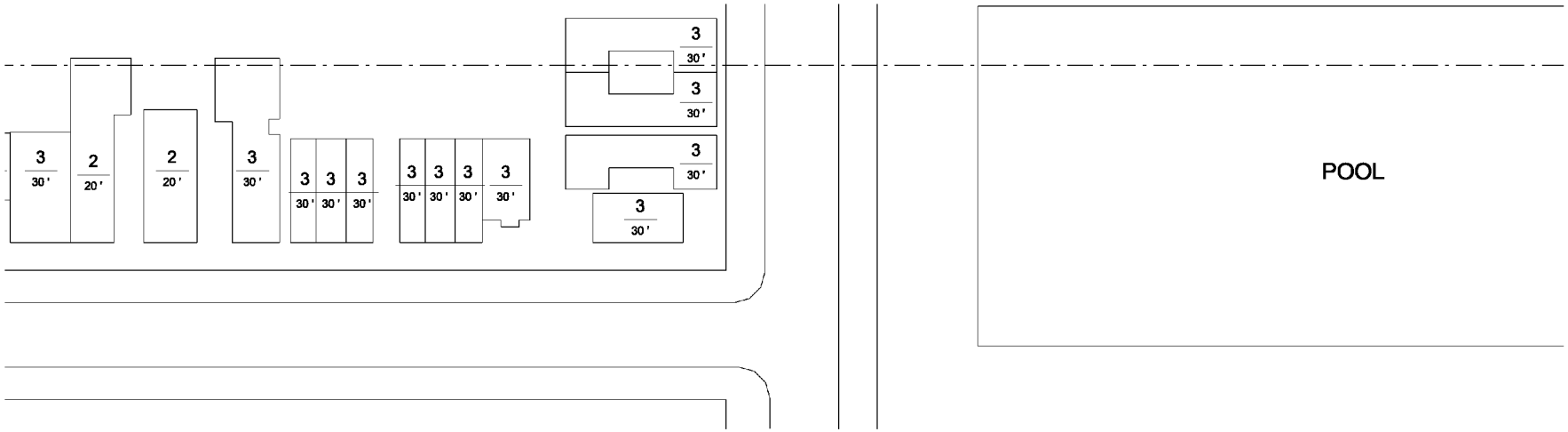
EASEMENT AREA

SOFTSCAPE

NEW DEVELOPMENT

EXISTING BUILDINGS

1

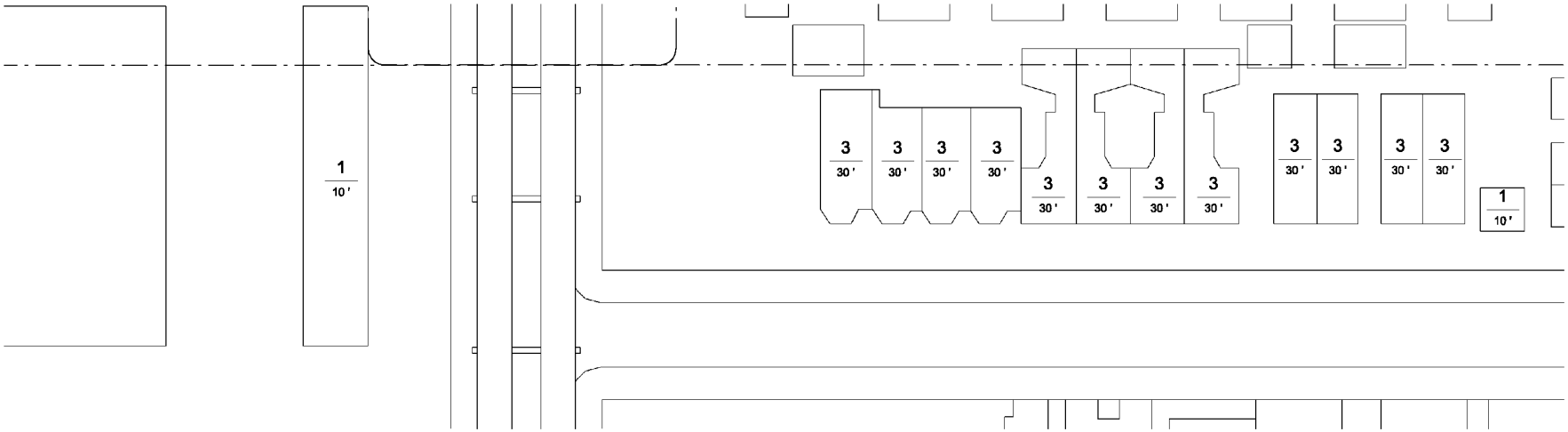


SITE PLAN

	PLANTER	PROPOSED CURB CUT	LIGHT POLE
	EXISTING STREET TREE	PROPOSED CURB CUT ZONE	P POLE
		6 / 66' # STORIES / BUILDING HEIGHT	UP UTLITY POLE
NT	PROPOSED STREET TREE	HT +85.0' (HT +77.67') DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT	TRAFFIC SIGN
GS	FIRE HYRDRANT	R7-2 / C2-4 ZONING DISTRICT	TRAFFIC LIGHT

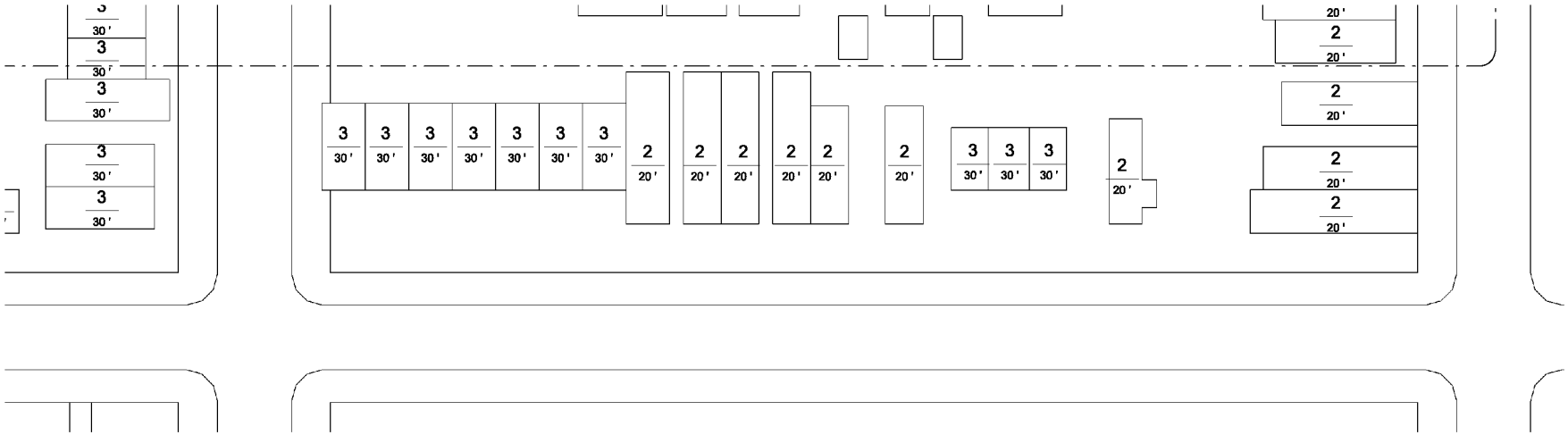
GENERAL NOTES:

1. BUILDING SHOWN WITHIN TH ENVELOPE IS SHOWN FOR ILL PURPOSES ONLY AND IS SUB.
2. LANDSCAPE AND HARDSCAP ILLUSTRATIVE PURPOSES ON SUBJECT TO CHANGE PENDIN
3. STREET TREE LOCATIONS AN SHOWN FOR ILLUSTRATIVE PI ARE SUBJECT TO CHANGE PE DESIGN.
4. GRAPHIC SCALE APPLICABLE DIMENSIONED ELEMENTS
5. ALL OUTER COURT MUST CO REQUIREMENTS.



HIN THE ZONING
OR ILLUSTRATIVE
S SUBJECT TO CHANGE.
DSCAPE ARE SHOWN FOR
ES ONLY AND ARE
ENDING FINAL DESIGN.
ONS AND QUANITITY ARE
TIVE PURPOSES ONLY AND
IGE PENDING FINAL

CABLE TO ALL NON-
TS
ST COMPLY WITH ZONING



NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 30' 60' 120'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

OVERALL SITE PLAN

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

Checked By: Checker

Sheet No.:

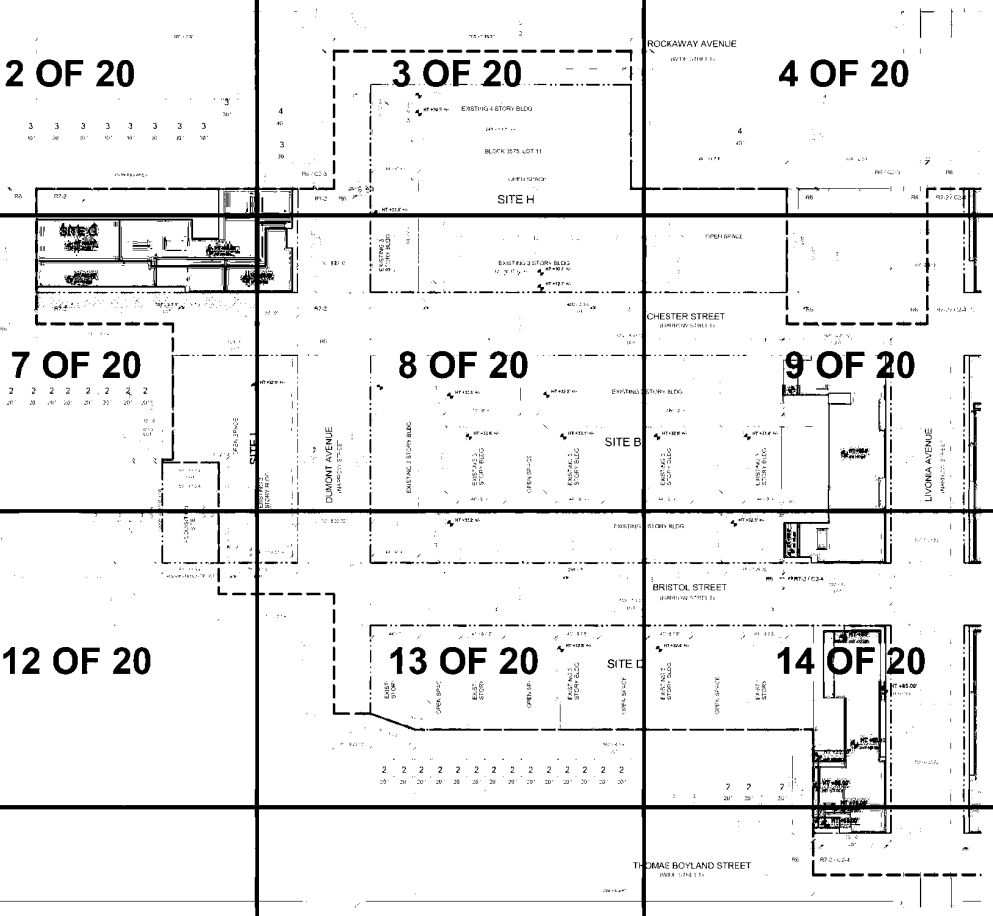
___ of Z-004A.

20'

N

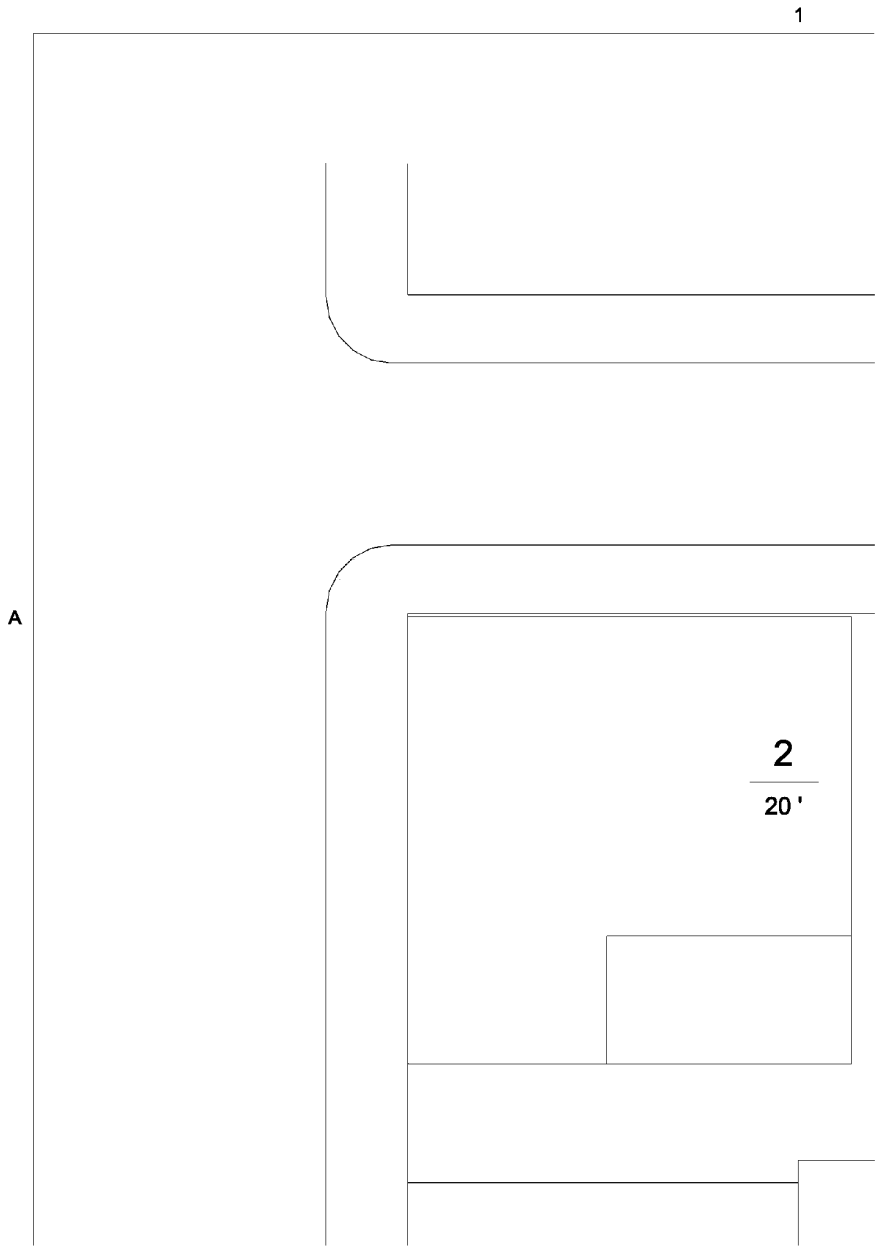
1 OF 20	2 OF 20	3 OF 20	4 OF 20	5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	20 OF 20

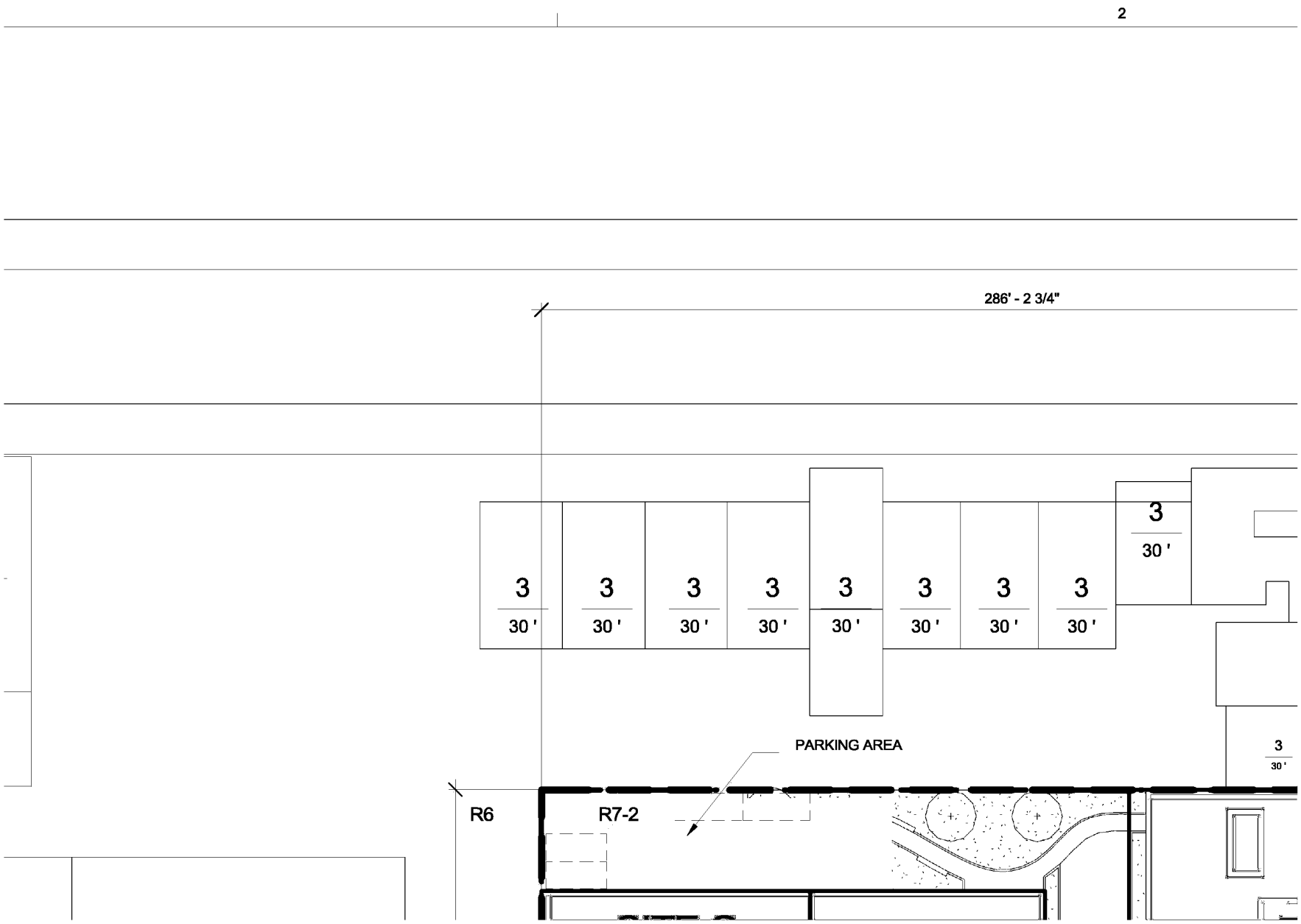
MARCUS
GARVEY
REZONING

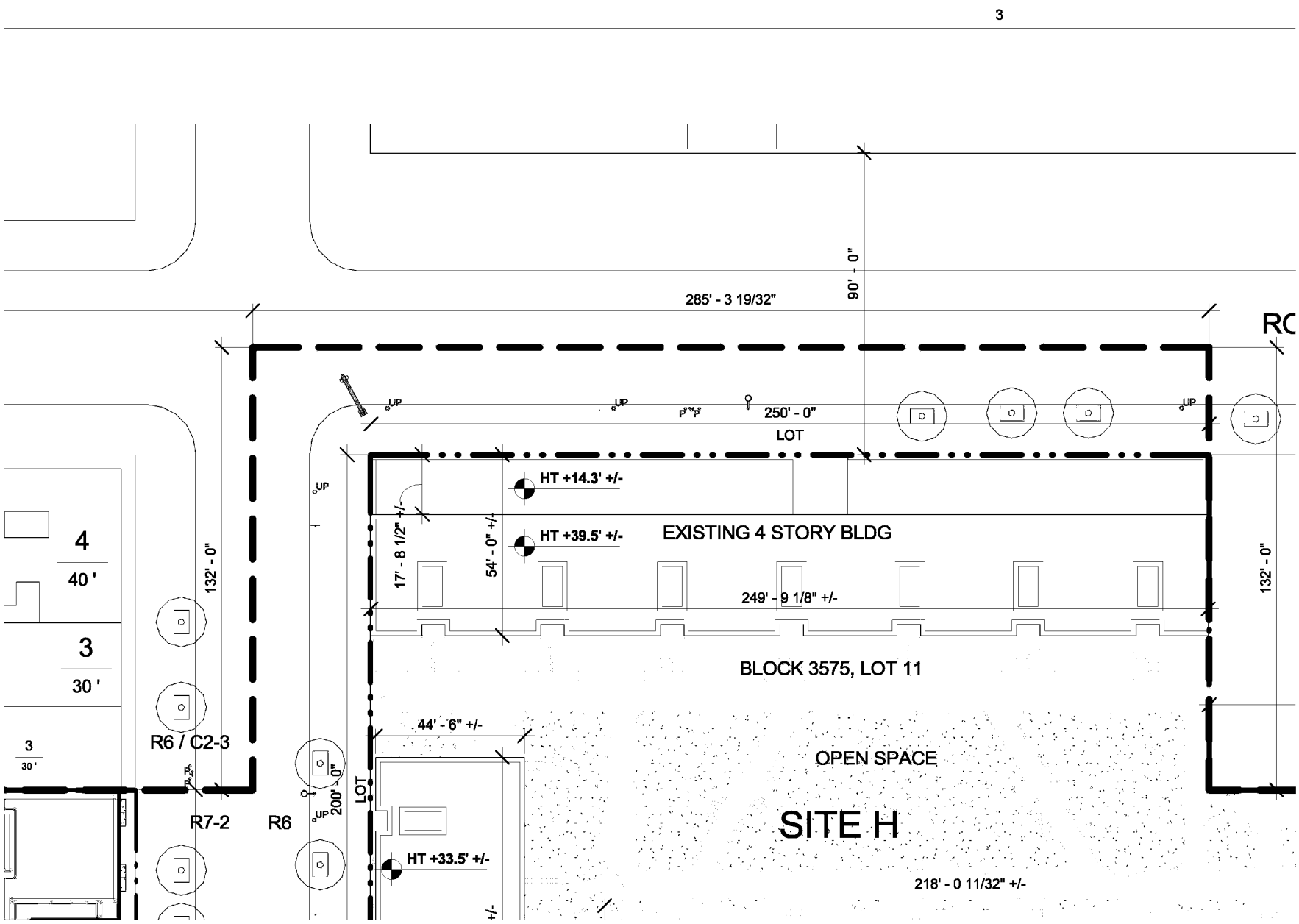


SITE PL

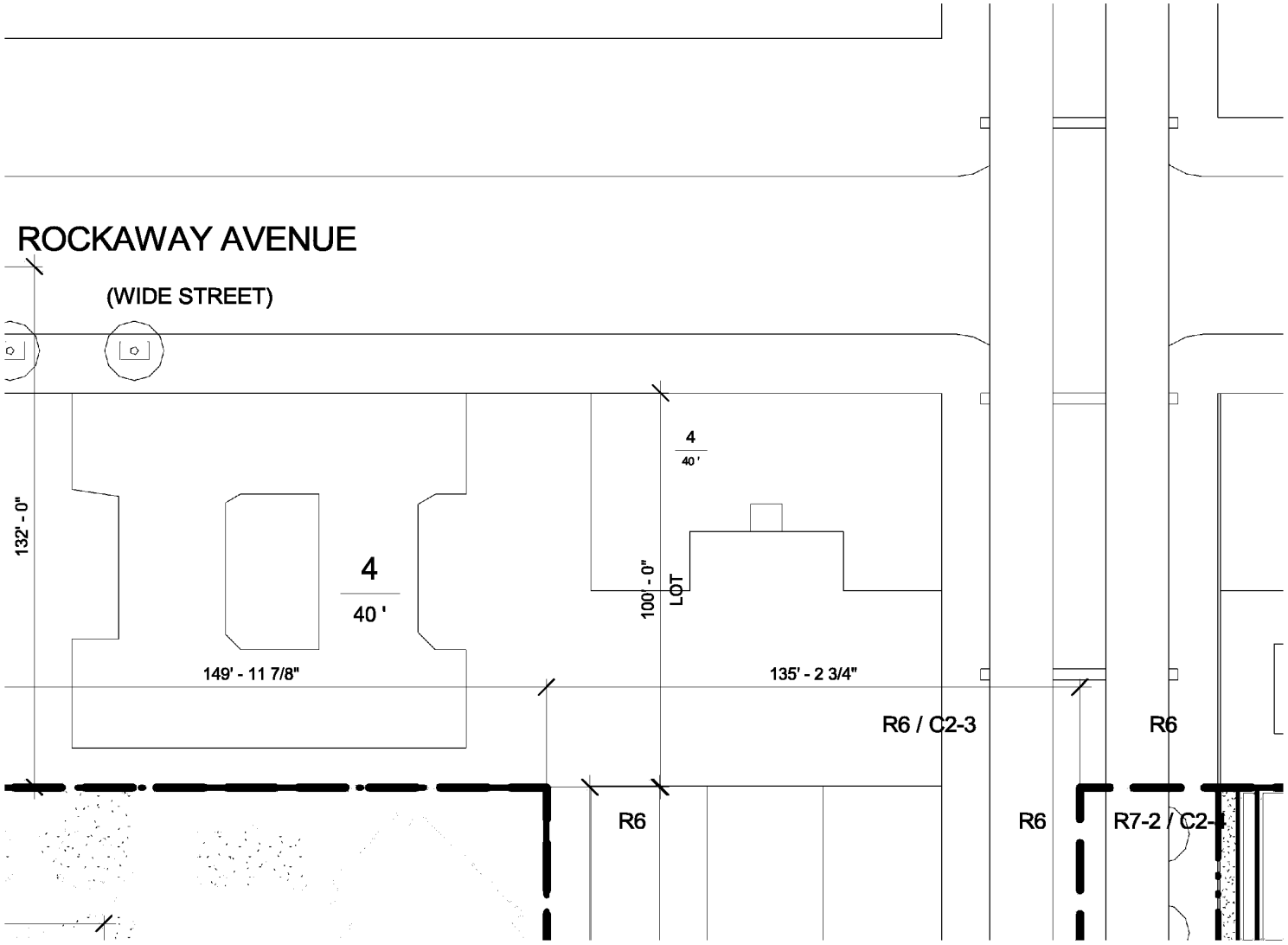
Z-004B.


1
A
2
20 '


2
286' - 2 3/4"
3
30 '
PARKING AREA
R6
R7-2


3
90' - 0"
285' - 3 19/32"
RC
UP
250' - 0"
LOT
HT +14.3' +/-
HT +39.5' +/-
EXISTING 4 STORY BLDG
17' - 8 1/2" +/-
54' - 0" +/-
249' - 9 1/8" +/-
132' - 0"
BLOCK 3575, LOT 11
44' - 6" +/-
OPEN SPACE
SITE H
HT +33.5' +/-
218' - 0 11/32" +/-
200' - 0"
LOT
4
40 '
3
30 '
R6 / C2-3
R7-2
R6

4


ROCKAWAY AVENUE
(WIDE STREET)
4
40 '
132' - 0"
4
40 '
100' - 0"
LOT
149' - 11 7/8"
135' - 2 3/4"
R6 / C2-3
R6
R6
R6
R7-2 / C2-4

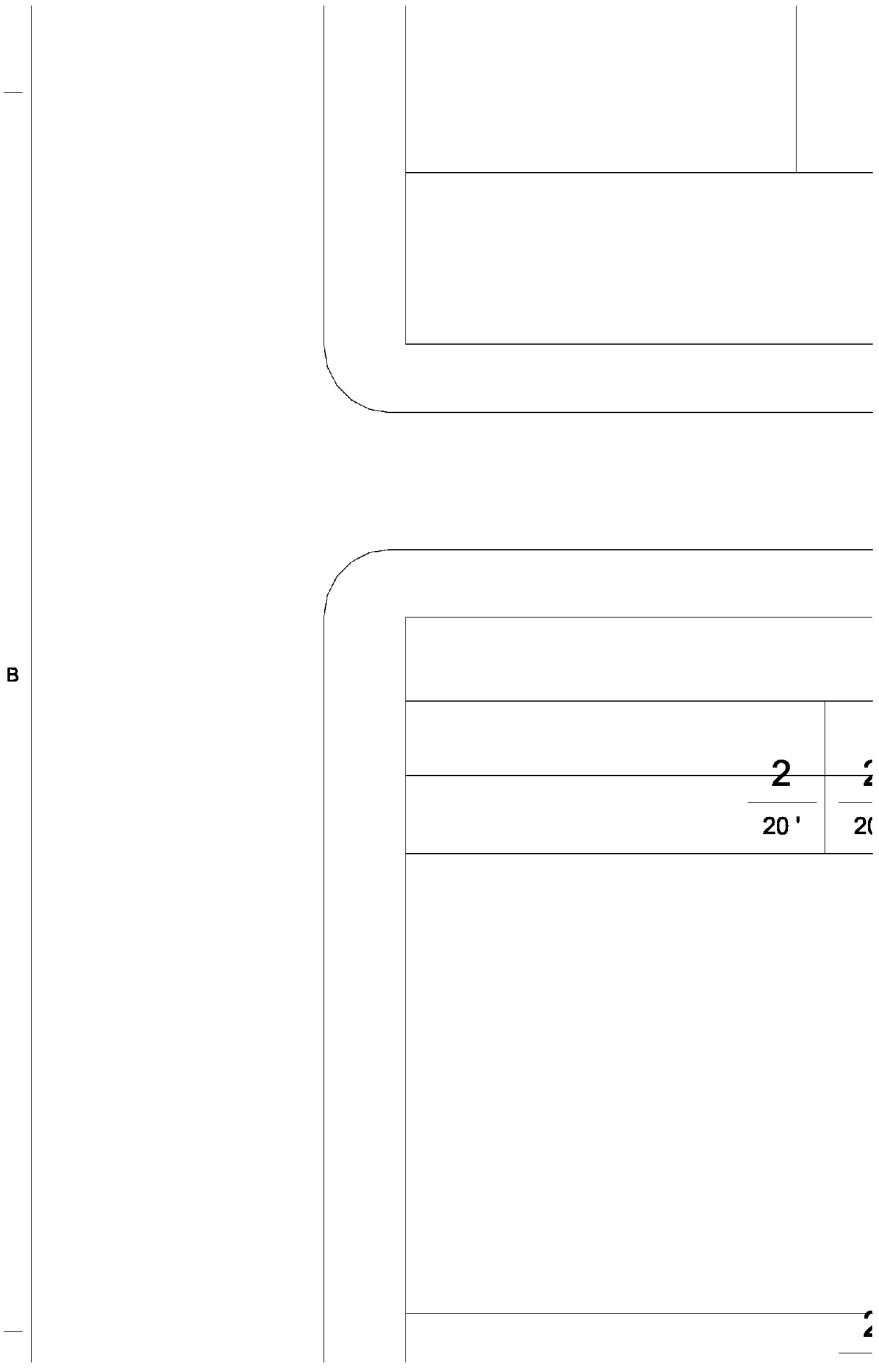
MARCUS GARVEY REZONING

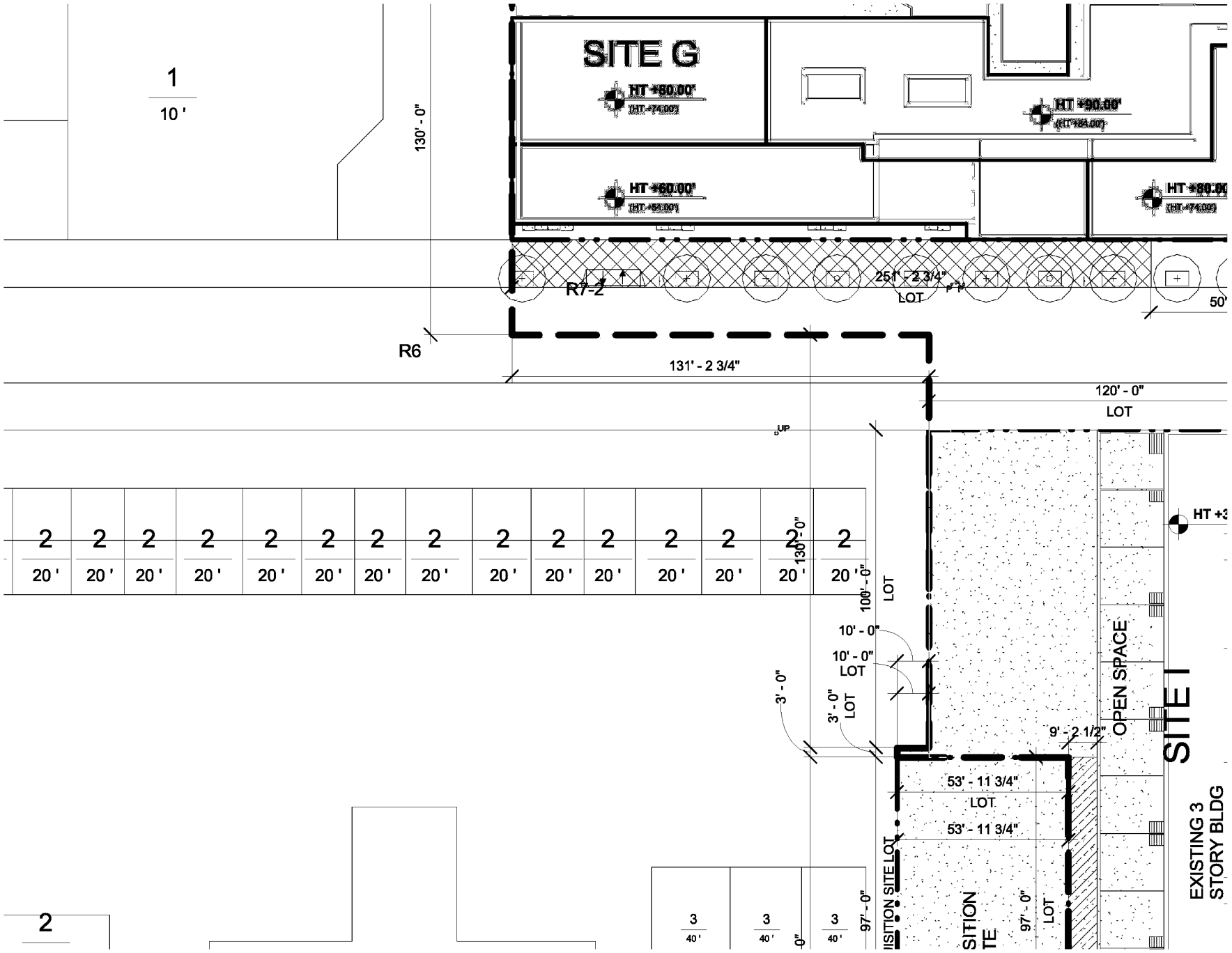
Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

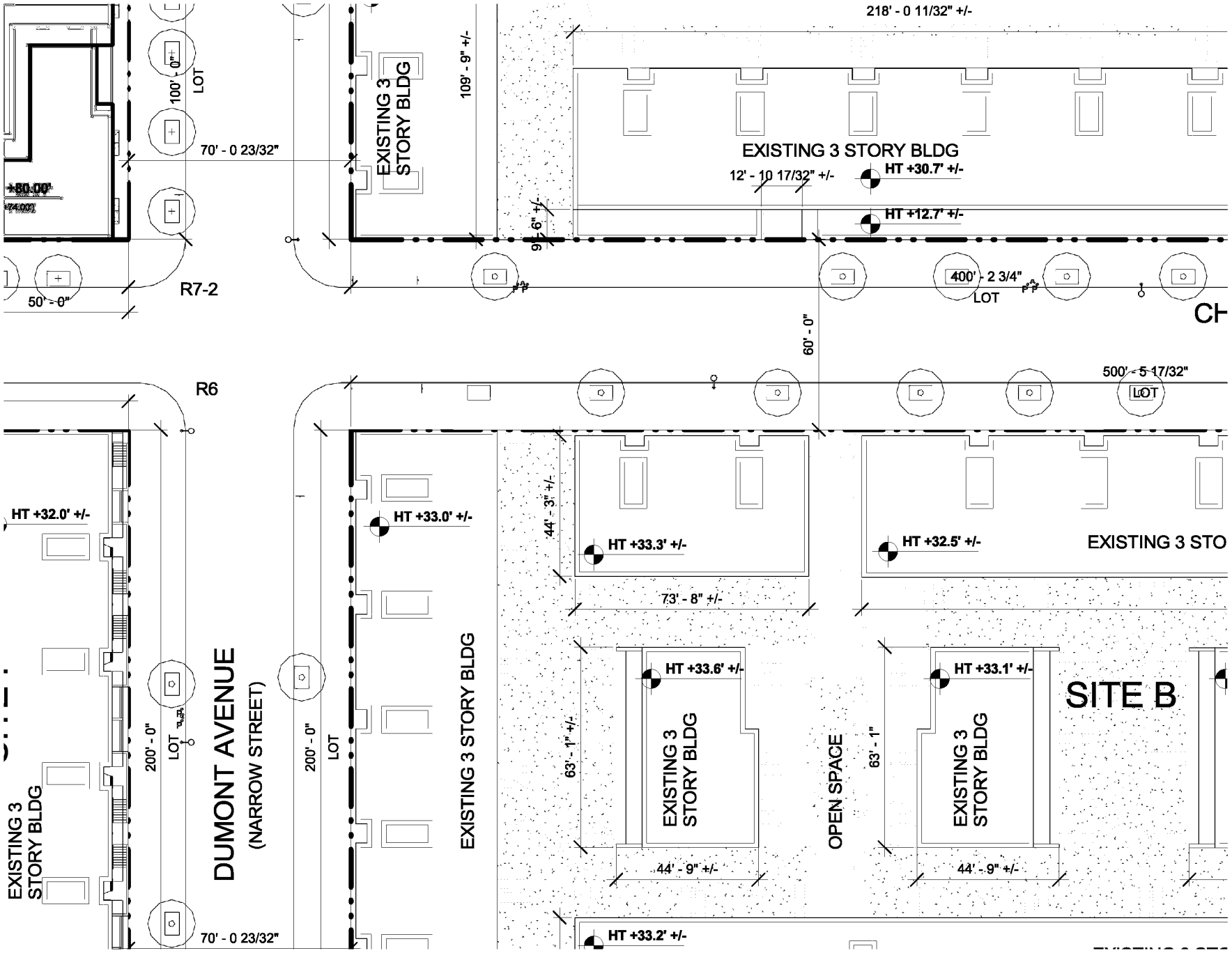
Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

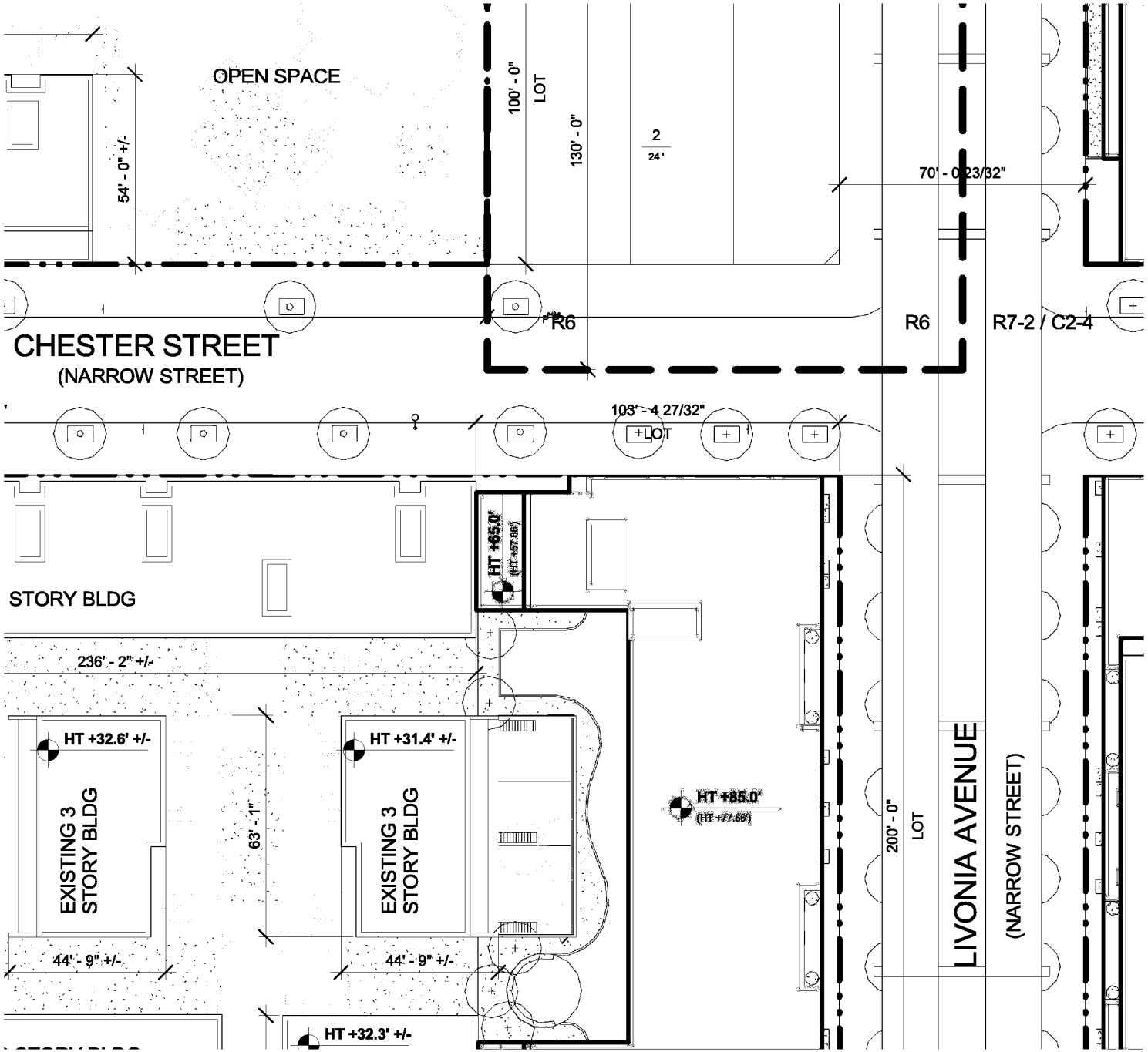
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

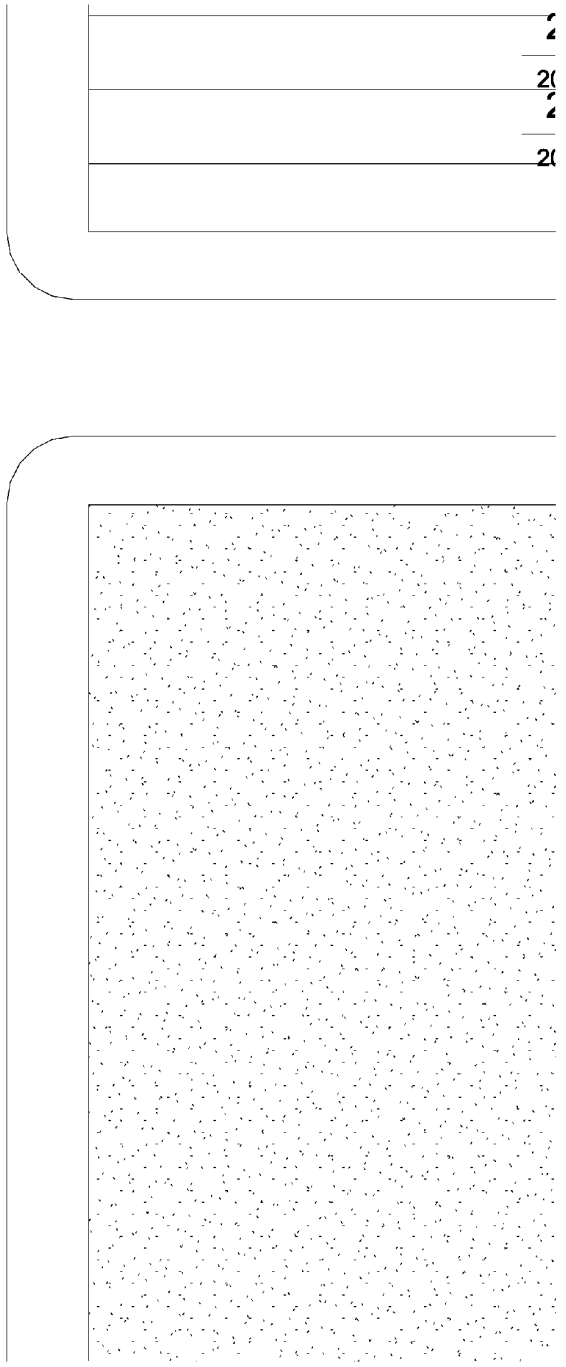

B
2
20 '

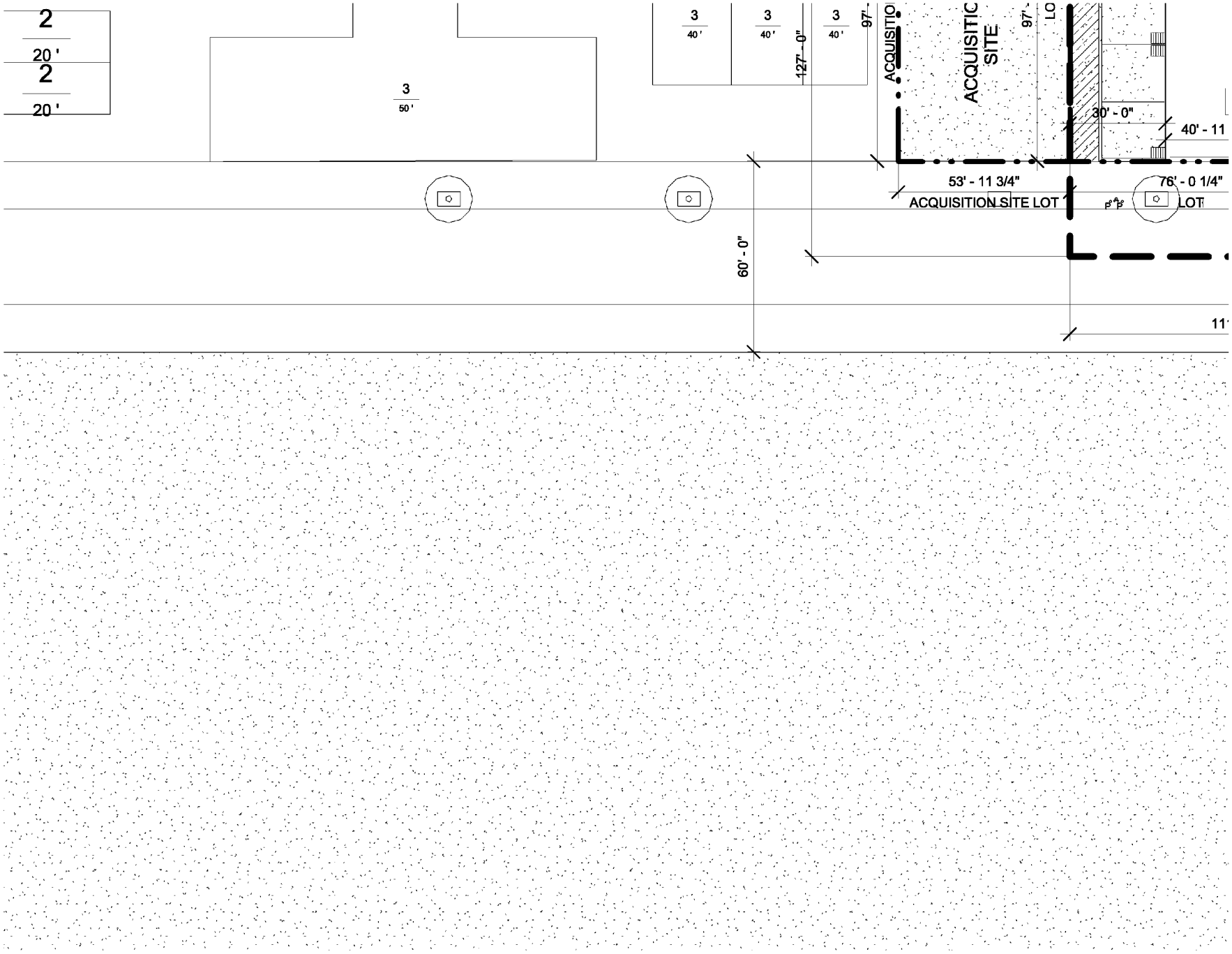

SITE G
HT +80.00'
HT +90.00'
HT +80.00'
HT +80.00'
R7-2
251' - 2 3/4"
LOT
50'
R6
131' - 2 3/4"
120' - 0"
LOT
130' - 0"
100' - 0"
LOT
10' - 0"
10' - 0"
LOT
3' - 0"
3' - 0"
LOT
9' - 2 1/2"
OPEN SPACE
SITE I
53' - 11 3/4"
LOT
53' - 11 3/4"
97' - 0"
LOT
EXISTING 3
STORY BLDG
1
10 '
2
20 '
3
40 '

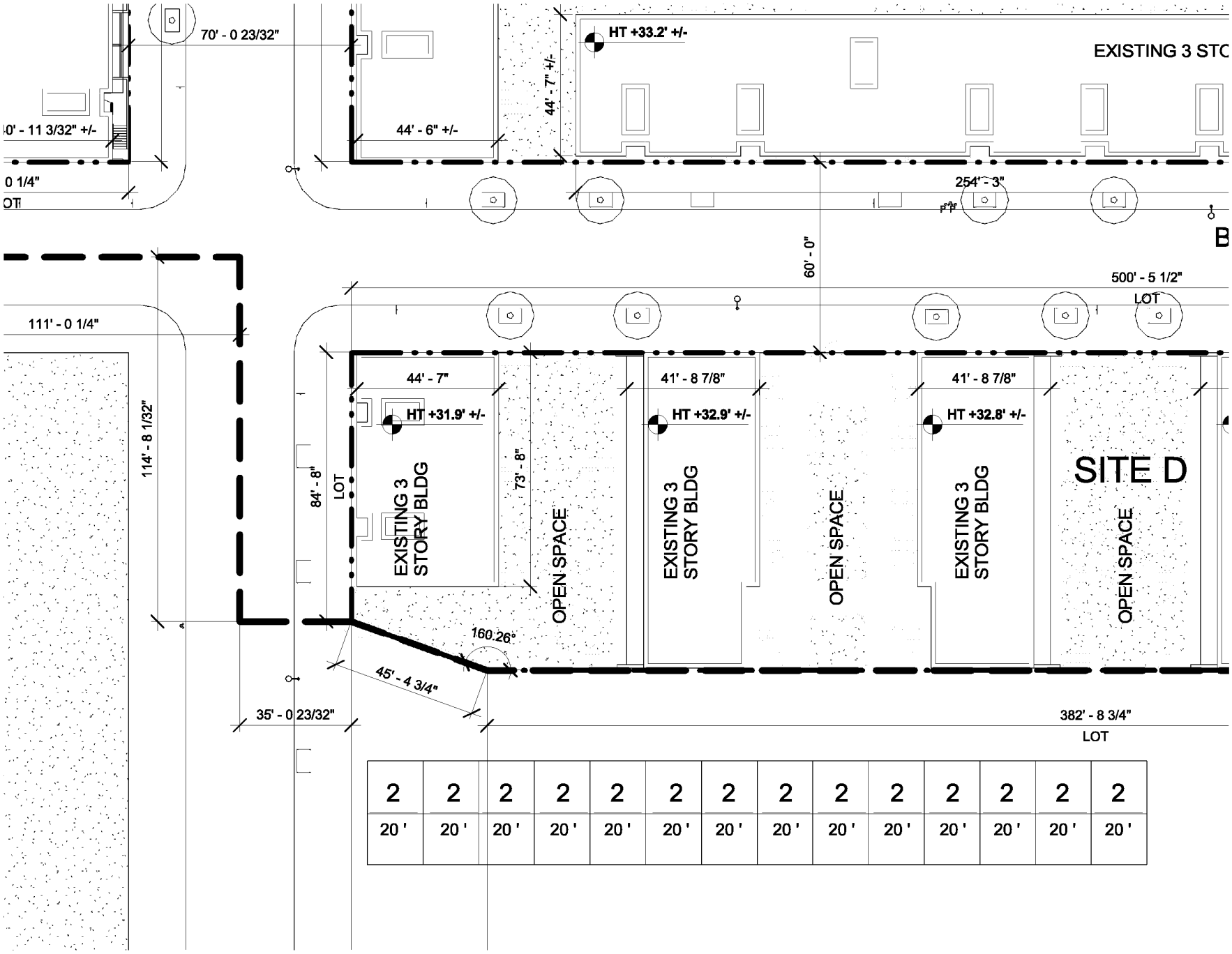

218' - 0 11/32" +/-
EXISTING 3 STORY BLDG
109' - 9" +/-
100' - 0"
LOT
70' - 0 23/32"
EXISTING 3 STORY BLDG
12' - 10 17/32" +/-
HT +30.7' +/-
HT +12.7' +/-
9' - 6" +/-
400' - 2 3/4"
LOT
50' - 0"
R7-2
60' - 0"
500' - 5 17/32"
LOT
R6
HT +32.0' +/-
HT +33.0' +/-
44' - 3" +/-
HT +33.3' +/-
HT +32.5' +/-
EXISTING 3 STO
73' - 8" +/-
HT +33.6' +/-
HT +33.1' +/-
SITE B
63' - 1" +/-
EXISTING 3 STORY BLDG
OPEN SPACE
63' - 1"
EXISTING 3 STORY BLDG
44' - 9" +/-
44' - 9" +/-
EXISTING 3 STORY BLDG
200' - 0"
LOT
DUMONT AVENUE
(NARROW STREET)
200' - 0"
LOT
EXISTING 3 STORY BLDG
70' - 0 23/32"
HT +33.2' +/-

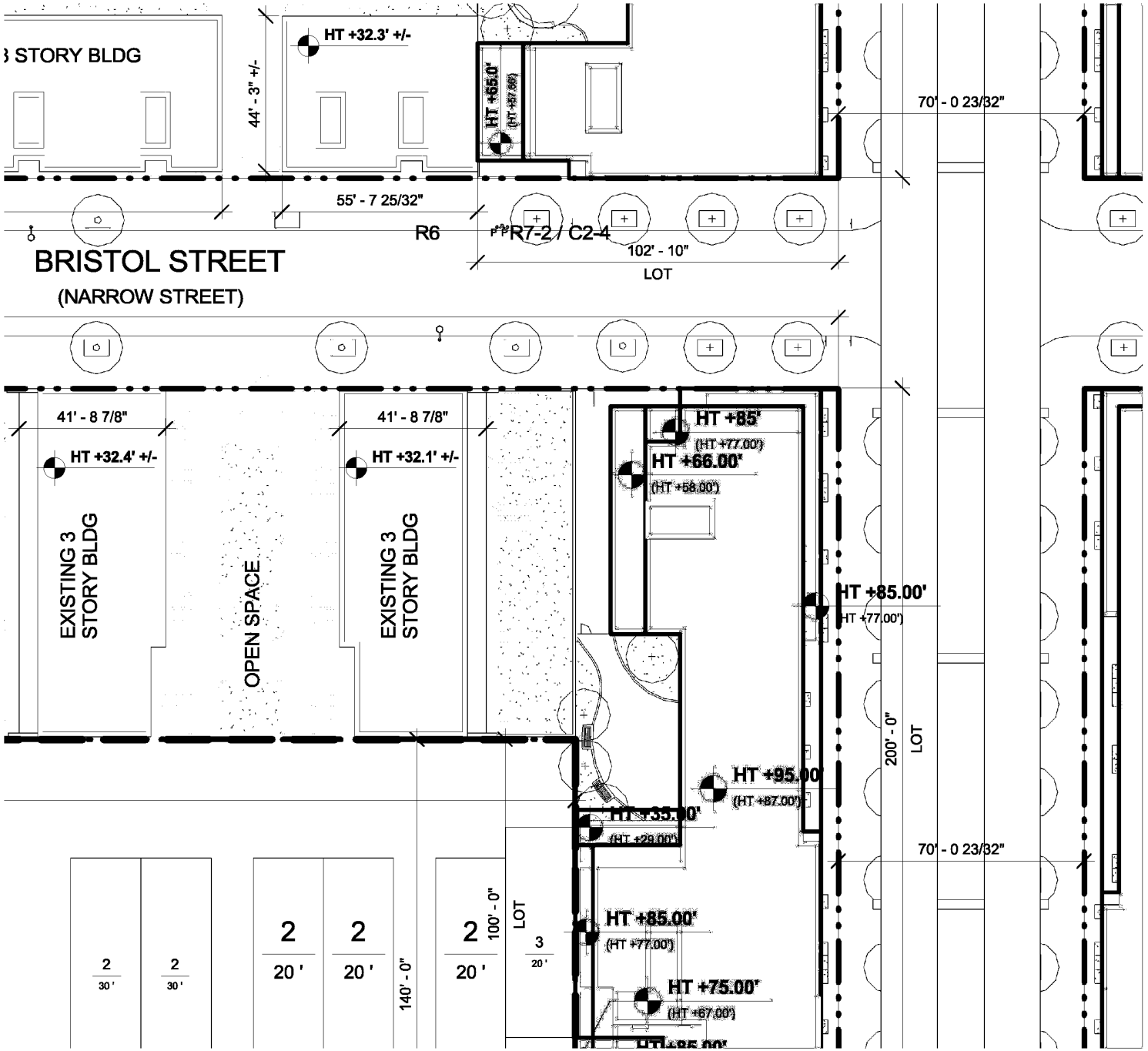

OPEN SPACE
54' - 0" +/-
100' - 0"
LOT
130' - 0"
2
24'
70' - 0 23/32"
CHESTER STREET
(NARROW STREET)
R6
R6
R7-2 / C2-4
103' - 4 27/32"
LOT
HT +65.0'
STORY BLDG
236' - 2" +/-
HT +32.6' +/-
EXISTING 3 STORY BLDG
63' - 1"
HT +31.4' +/-
EXISTING 3 STORY BLDG
HT +85.0'
44' - 9" +/-
44' - 9" +/-
HT +32.3' +/-
200' - 0"
LOT
LIVONIA AVENUE
(NARROW STREET)

B

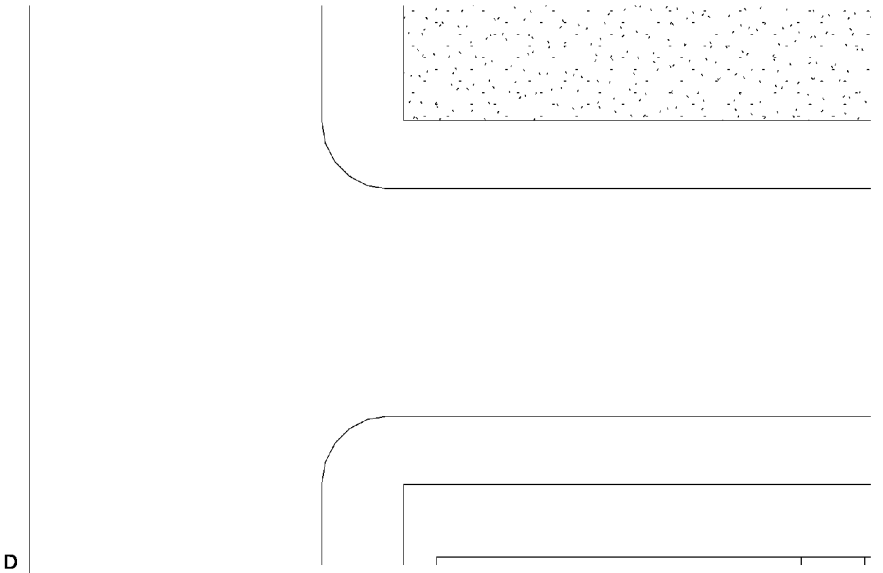



2
20 '
2
20 '
3
50 '
3
40 '
3
40 '
3
40 '
127' - 0"
97'
ACQUISITIO
ACQUISITIC
SITE
97'
LO
30' - 0"
40' - 11
53' - 11 3/4"
ACQUISITION SITE LOT
76' - 0 1/4"
LOT
60' - 0"
11


70' - 0 23/32"
0' - 11 3/32" +/-
0 1/4"
OT
44' - 6" +/-
44' - 7" +/-
HT +33.2' +/-
EXISTING 3 STC
254' - 3"
B
60' - 0"
500' - 5 1/2"
LOT
111' - 0 1/4"
114' - 8 1/32"
84' - 8"
LOT
44' - 7"
HT +31.9' +/-
EXISTING 3 STORY BLDG
73' - 8"
OPEN SPACE
41' - 8 7/8"
HT +32.9' +/-
EXISTING 3 STORY BLDG
OPEN SPACE
41' - 8 7/8"
HT +32.8' +/-
EXISTING 3 STORY BLDG
SITE D
OPEN SPACE
160.26°
45' - 4 3/4"
35' - 0 23/32"
382' - 8 3/4"
LOT
2 2 2 2 2 2 2 2 2 2 2 2 2 2
20' 20' 20' 20' 20' 20' 20' 20' 20' 20' 20' 20' 20' 20'


STORY BLDG
HT +32.3' +/-
44' - 3" +/-
HT +65.0'
(HT +87.00')
70' - 0 23/32"
55' - 7 25/32"
R6
R7-2 / C2-4
102' - 10"
LOT
BRISTOL STREET
(NARROW STREET)
41' - 8 7/8"
41' - 8 7/8"
HT +32.4' +/-
HT +32.1' +/-
EXISTING 3 STORY BLDG
OPEN SPACE
EXISTING 3 STORY BLDG
HT +85'
(HT +77.00')
HT +66.00'
(HT +58.00')
HT +85.00'
(HT +77.00')
200' - 0"
LOT
HT +95.00
(HT +87.00')
HT +35.00'
(HT +29.00')
70' - 0 23/32"
HT +85.00'
(HT +77.00')
HT +75.00'
(HT +67.00')
100' - 0"
LOT
140' - 0"
2
30'
2
30'
2
20'
2
20'
2
20'
3
20'

c



D1 SITE PLAN - NORTH
Z-004B 1/32" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE

ILLUSTRATIVE BLDG ENVELOPE

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LSGD BOUNDARY

EASEMENT AREA

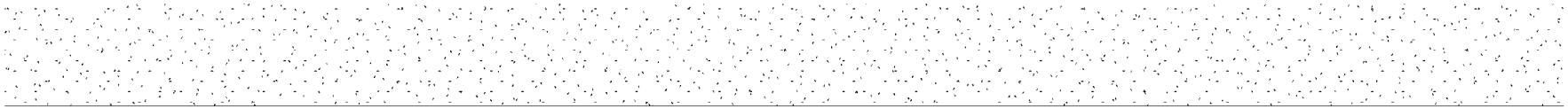
SOFTSCAPE

NEW DEVELOPMENT

EXISTING BUILDINGS

D

1



PLANTER

EXISTING STREET TREE

PROPOSED STREET TREE

FIRE HYRDRANT

PROPOSED CURB CUT

PROPOSED CURB CUT ZONE

6
66 '
STORIES
BUILDING HEIGHT

HT +85.0'
(HT +77.67')
DEVELOPMENT ENVELOPE HEIGHT
ILLUSTRATIVE BUILDING HEIGHT

R7-2 / C2-4
ZONING DISTRICT

LIGHT POLE

P POLE

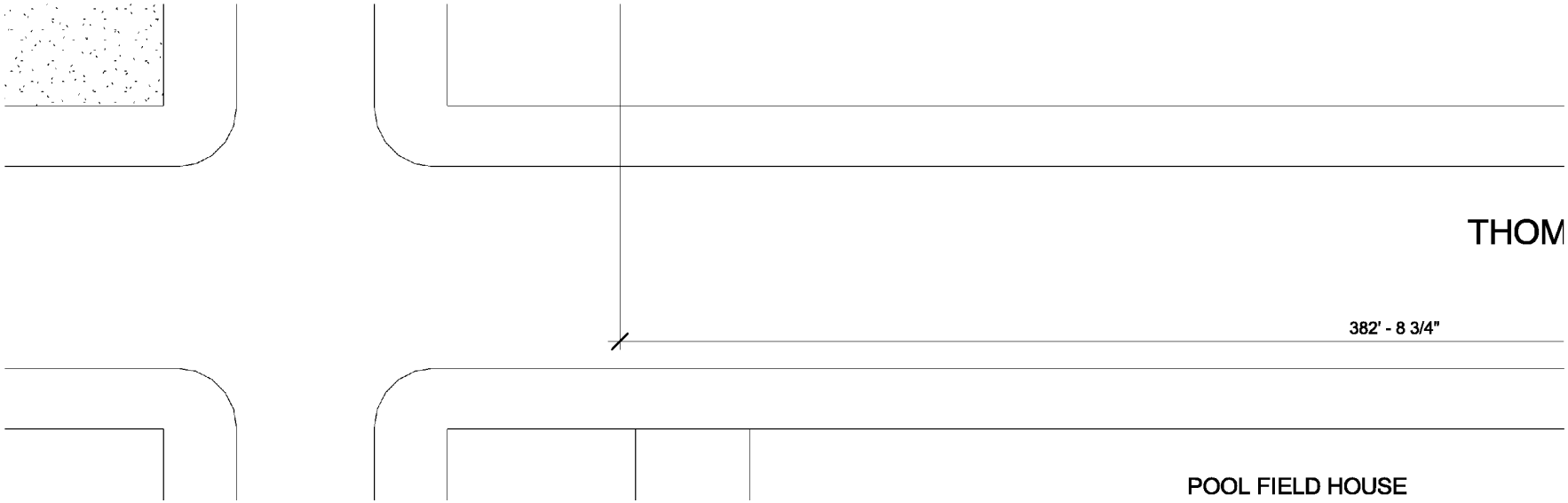
UP UTLITY POLE

TRAFFIC SIGN

TRAFFIC LIGHT

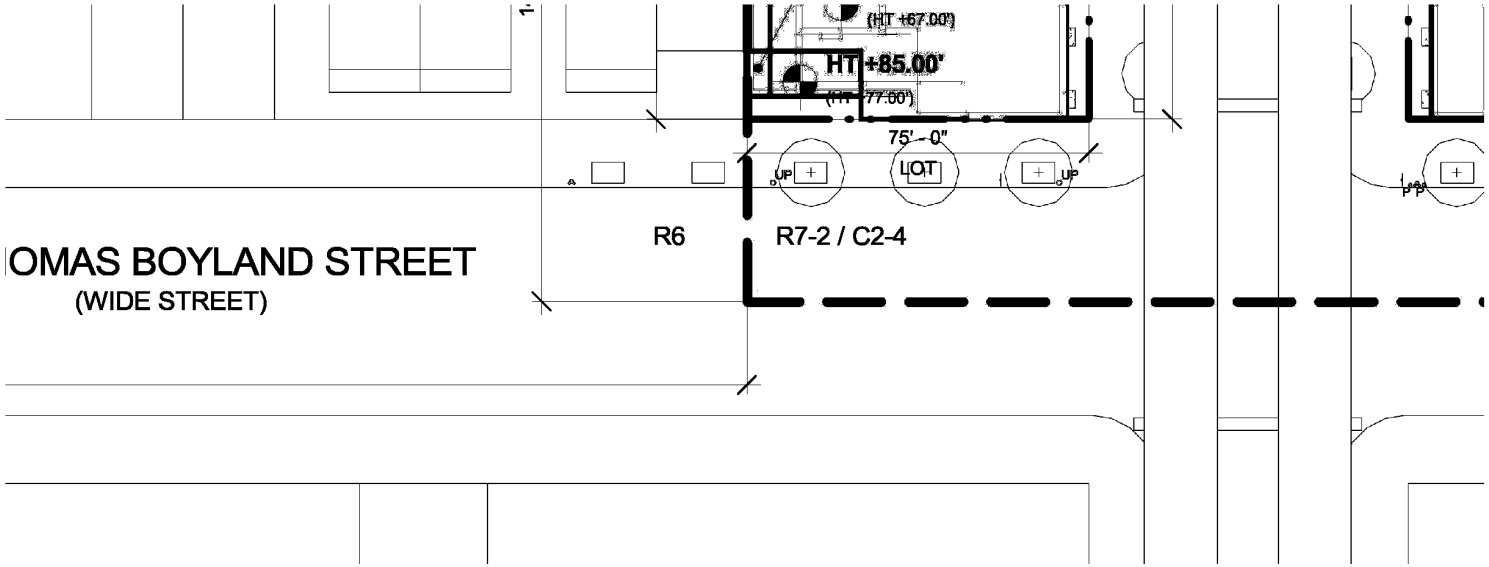
GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ENVELOPE IS SHOWN FOR ILLU PURPOSES ONLY AND IS SUBJE
2. LANDSCAPE AND HARDSCAPE ILLUSTRATIVE PURPOSES ONLY SUBJECT TO CHANGE PENDING
3. STREET TREE LOCATIONS AND SHOWN FOR ILLUSTRATIVE PUF ARE SUBJECT TO CHANGE PEN DESIGN.
4. GRAPHIC SCALE APPLICABLE T DIMENSIONED ELEMENTS
5. ALL OUTER COURT MUST COM REQUIREMENTS.



N THE ZONING
R ILLUSTRATIVE
SUBJECT TO CHANGE.
CAPE ARE SHOWN FOR
S ONLY AND ARE
NDING FINAL DESIGN.
IS AND QUANITITY ARE
/E PURPOSES ONLY AND
E PENDING FINAL

ABLE TO ALL NON-
S
T COMPLY WITH ZONING



NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 16' 32' 64'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE PLAN - NORTH

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

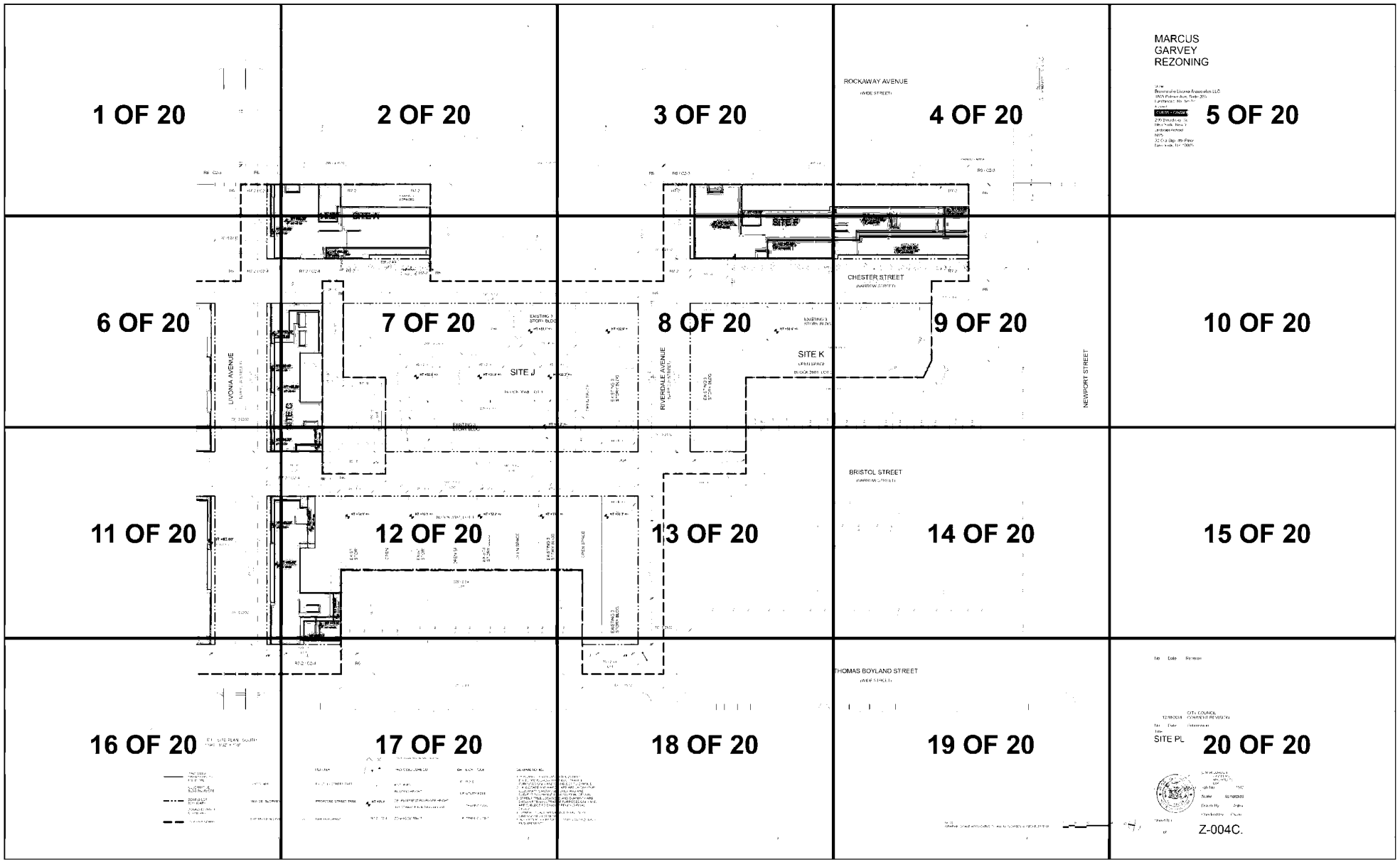
Checked By: Checker

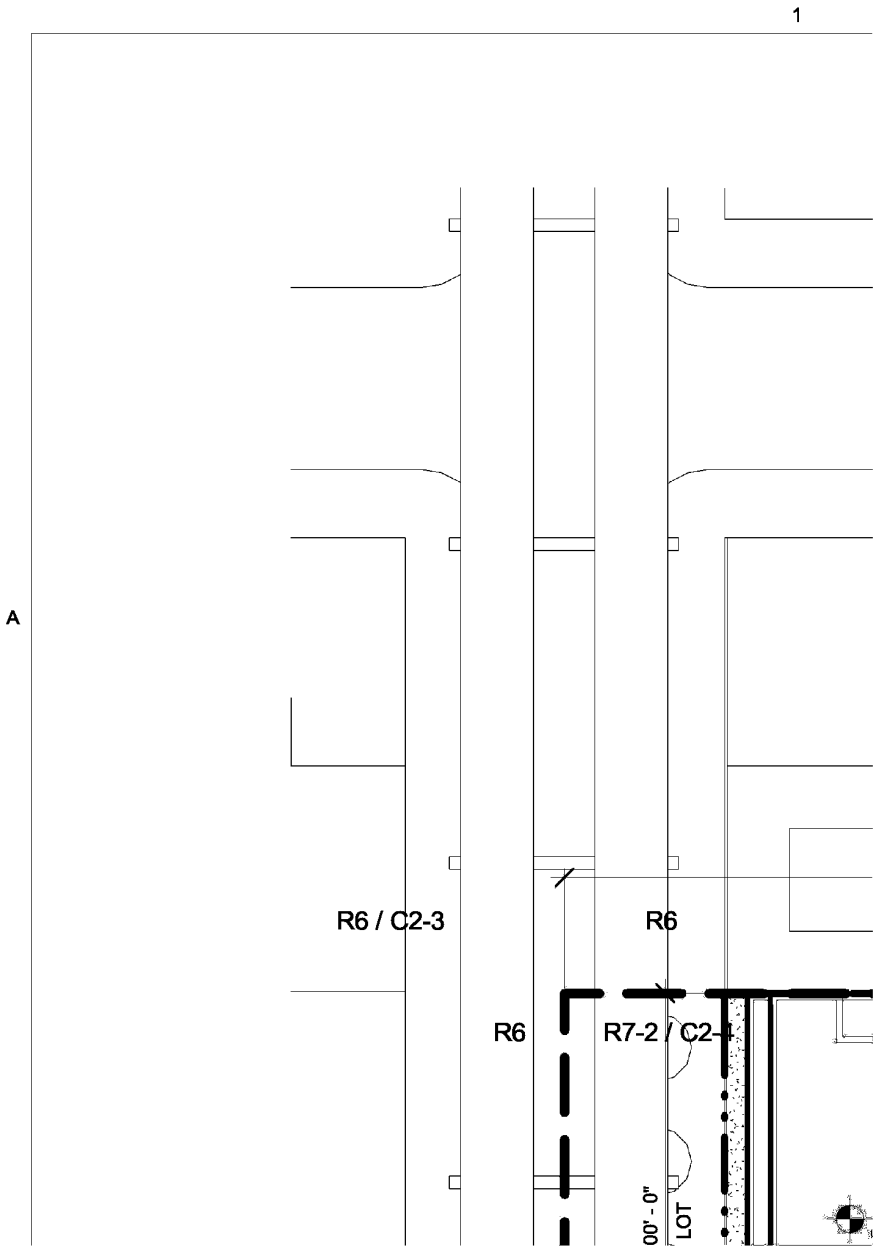
64'

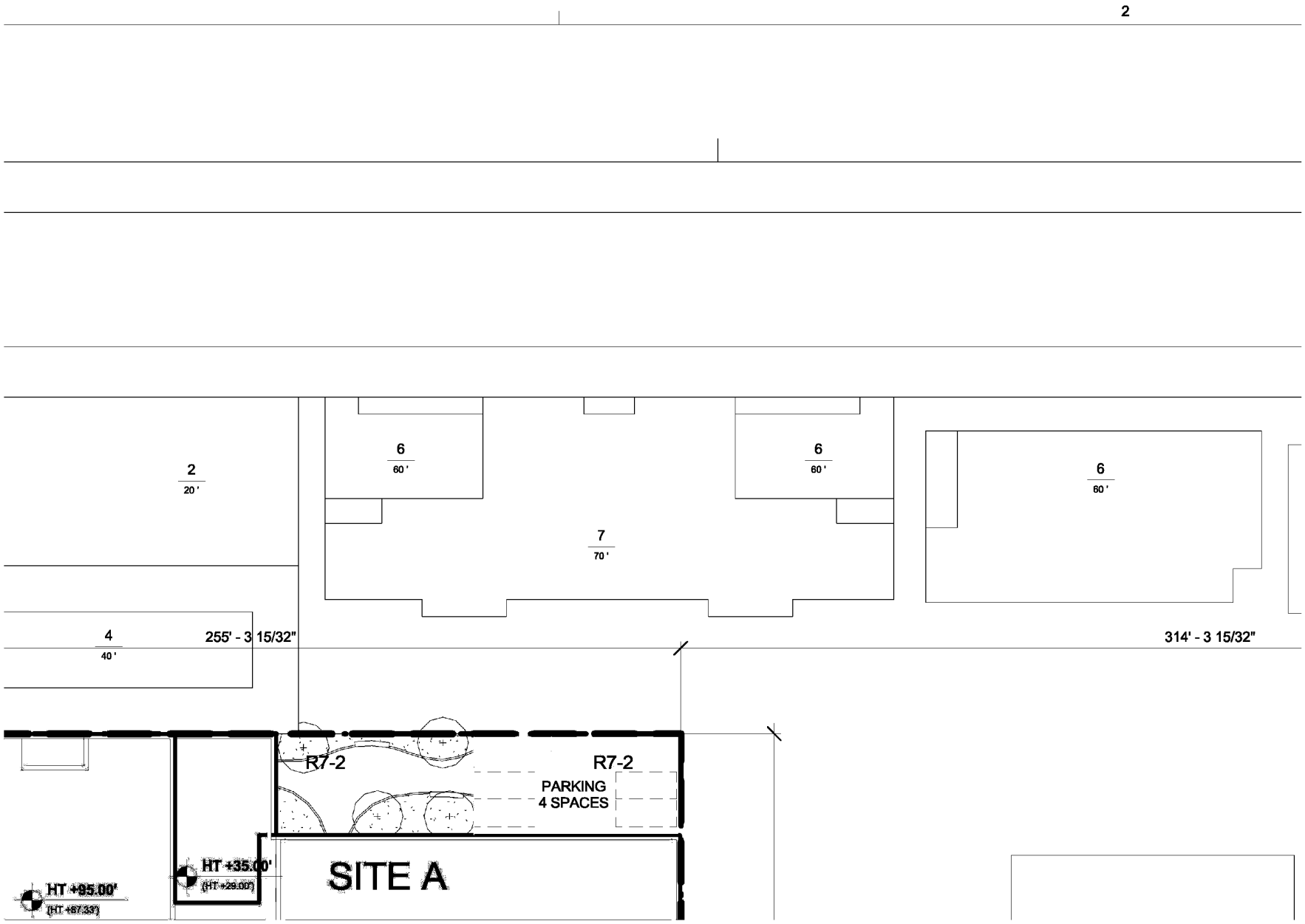
N

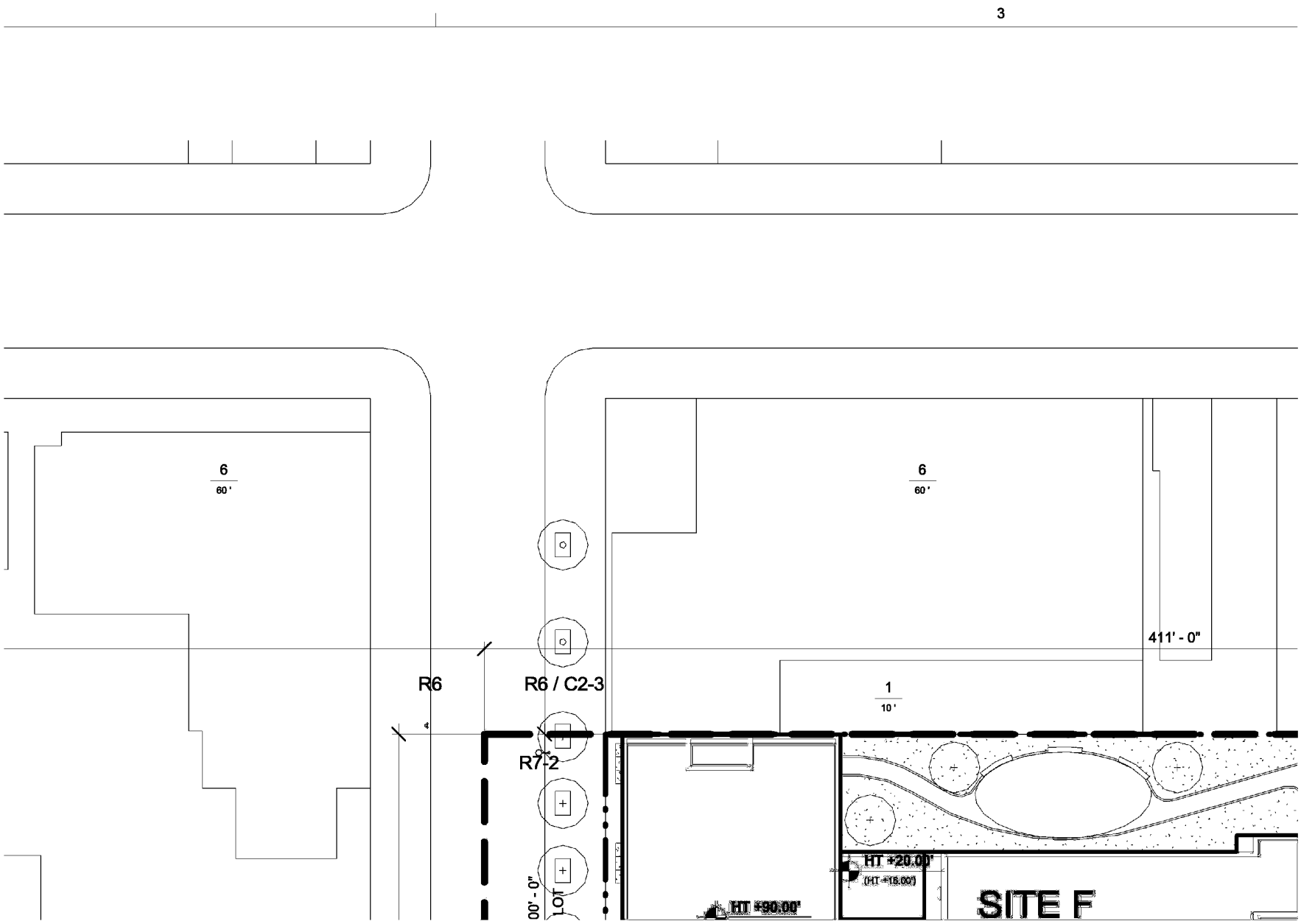
Sheet No.:

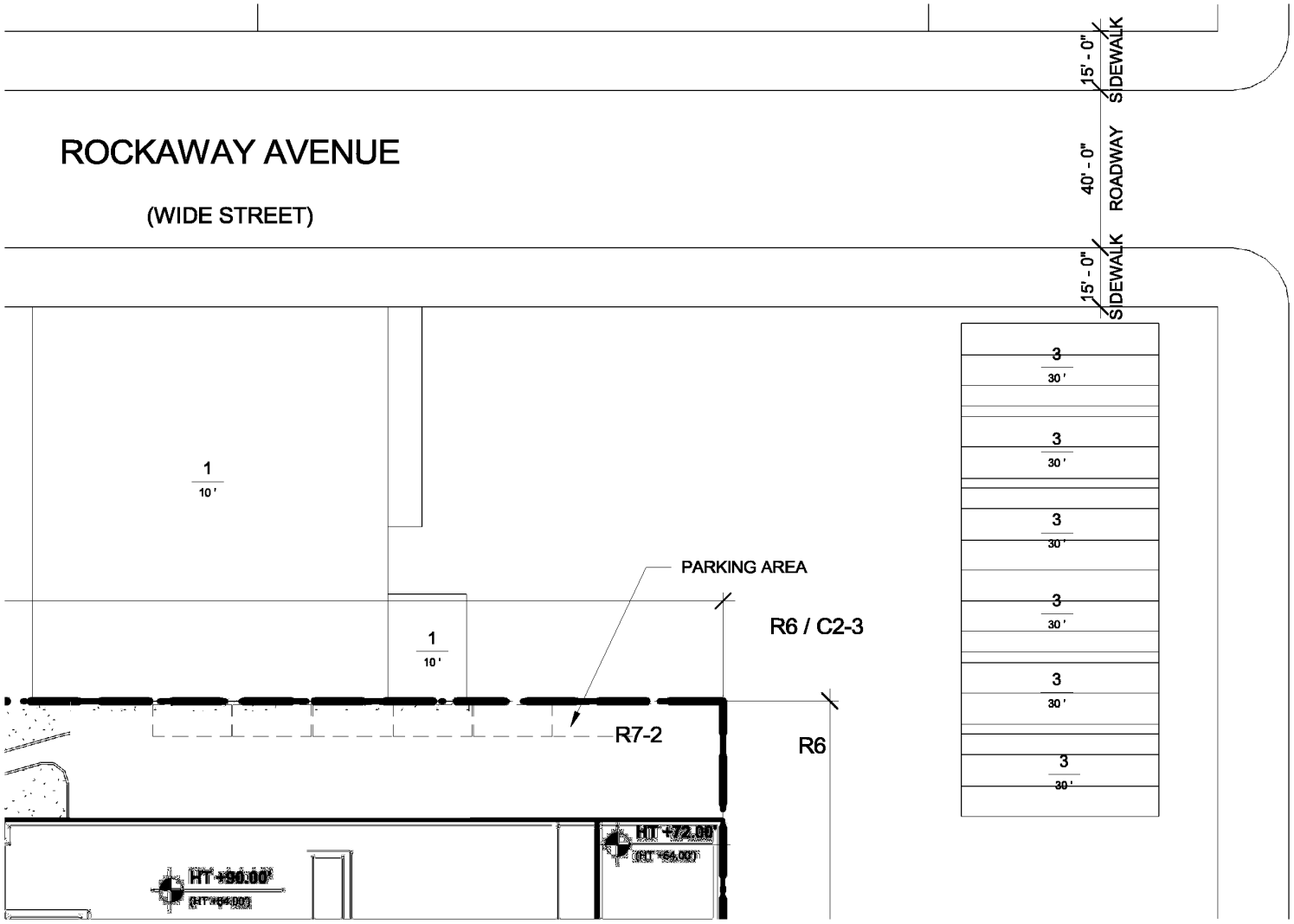
___ of Z-004B.


1 OF 20
2 OF 20
3 OF 20
4 OF 20
5 OF 20
6 OF 20
7 OF 20
8 OF 20
9 OF 20
10 OF 20
11 OF 20
12 OF 20
13 OF 20
14 OF 20
15 OF 20
16 OF 20
17 OF 20
18 OF 20
19 OF 20
20 OF 20
MARCUS
GARVEY
REZONING
ROCKAWAY AVENUE
CHESTER STREET
BRISTOL STREET
THOMAS BOYLAND STREET
LIVONIA AVENUE
RIVERDALE AVENUE
NEWPORT STREET
SITE A
SITE J
SITE K
SITE PL
Z-004C.


1
A
R6 / C2-3
R6
R6
R7-2 / C2-1
00' - 0"
LOT


2
2
20 '
6
60 '
6
60 '
6
60 '
7
70 '
4
40 '
255' - 3 15/32"
314' - 3 15/32"
R7-2
R7-2
PARKING
4 SPACES
HT +35.00'
(HT +29.00')
HT +95.00'
(HT +87.33')
SITE A


3
6
60'
6
60'
411' - 0"
R6
R6 / C2-3
1
10'
R7-2
100' - 0"
HT +90.00'
HT +20.00'
(HT +16.000)
SITE F


4
15' - 0"
SIDEWALK
40' - 0"
ROADWAY
15' - 0"
SIDEWALK
ROCKAWAY AVENUE
(WIDE STREET)
3
30'
3
30'
3
30'
3
30'
3
30'
3
30'
1
10'
1
10'
PARKING AREA
R6 / C2-3
R7-2
R6
HT +72.00'
HT +90.00'

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

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CURTIS + GINSBERG ARCHITECTS LLP
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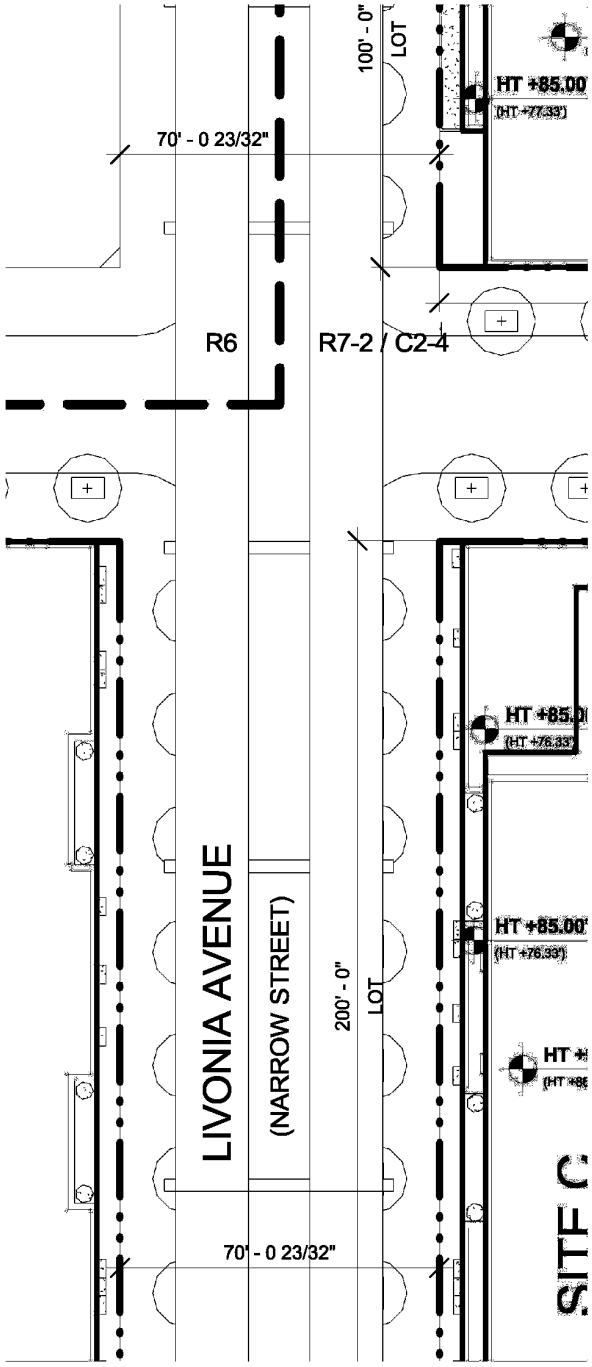
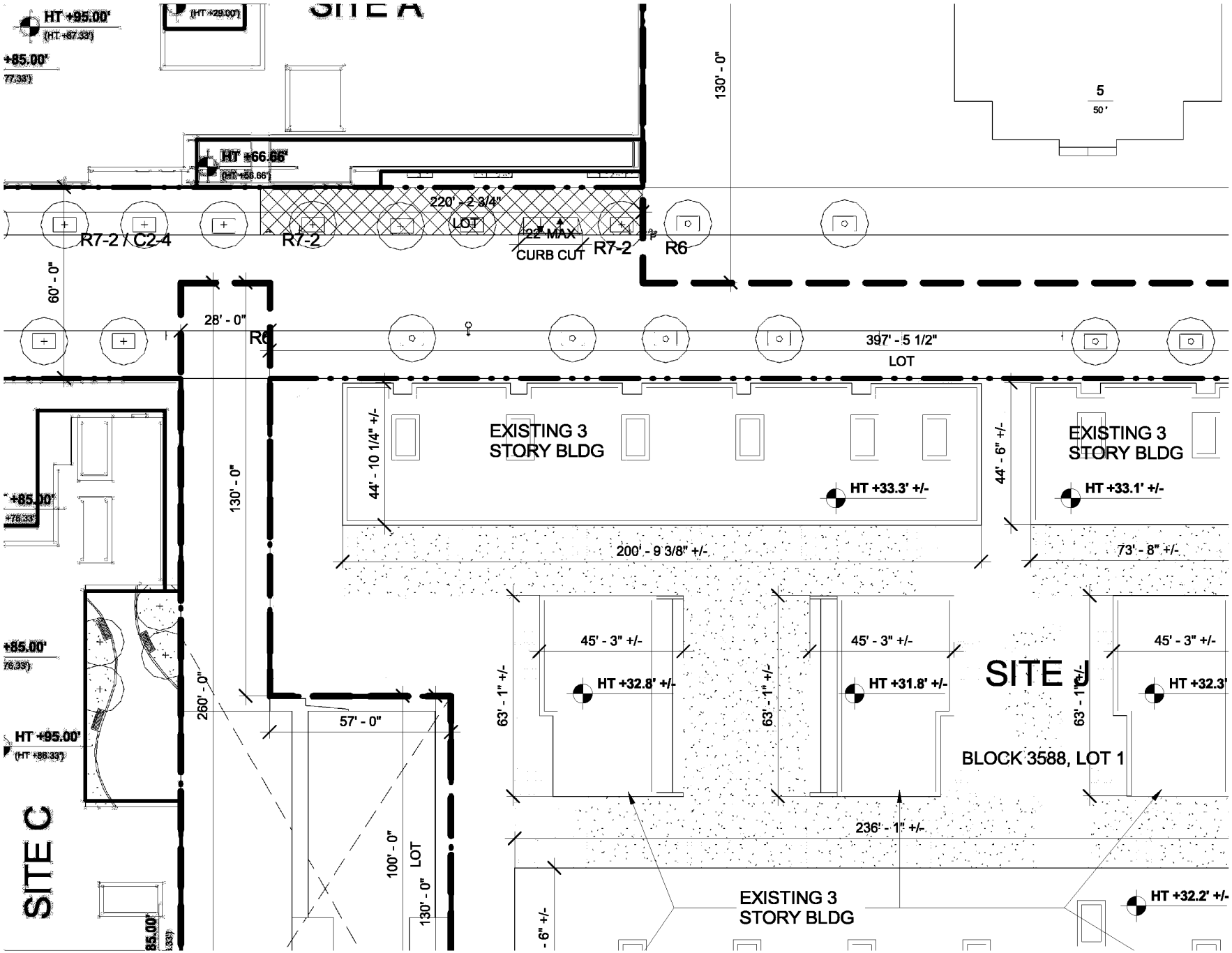
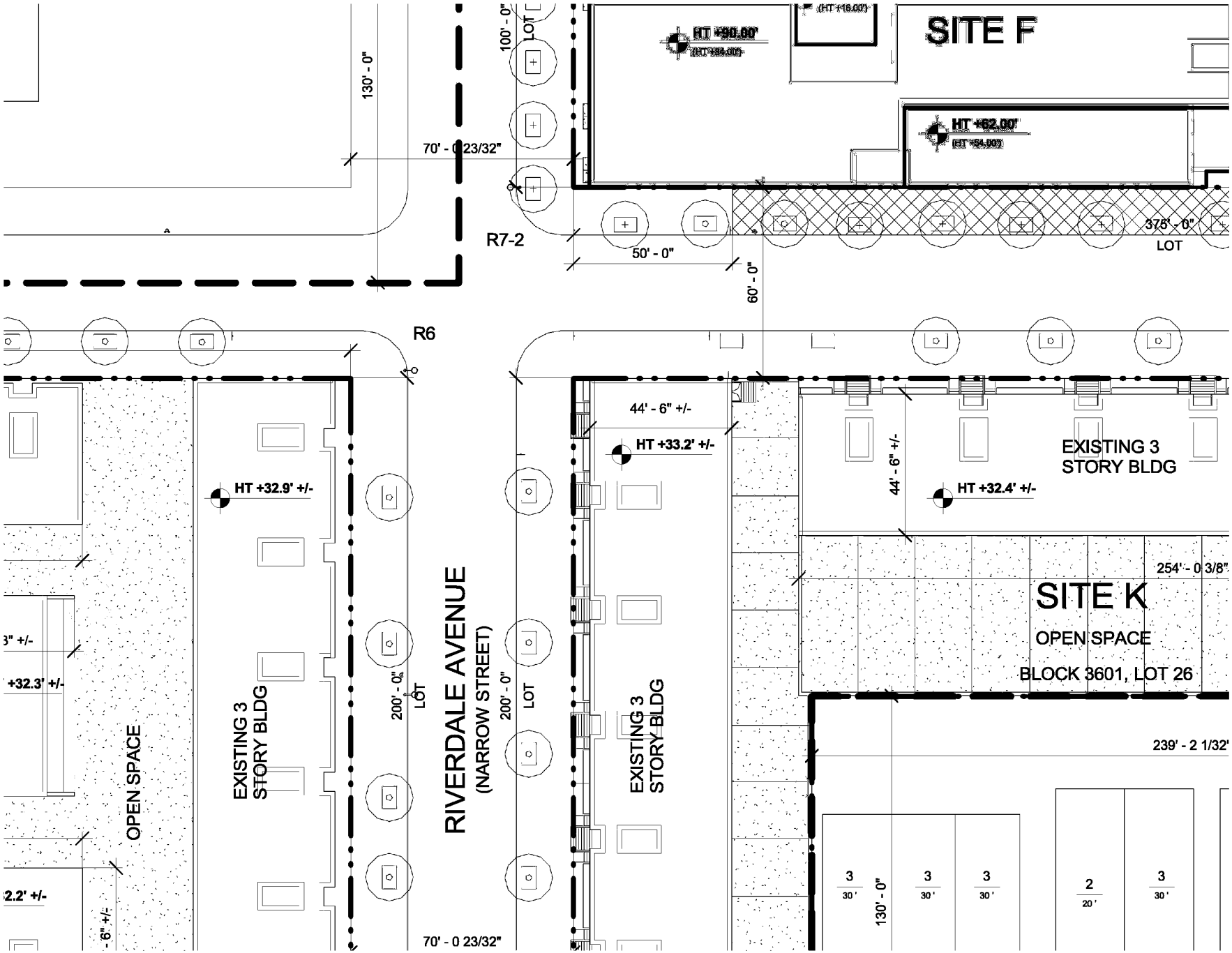
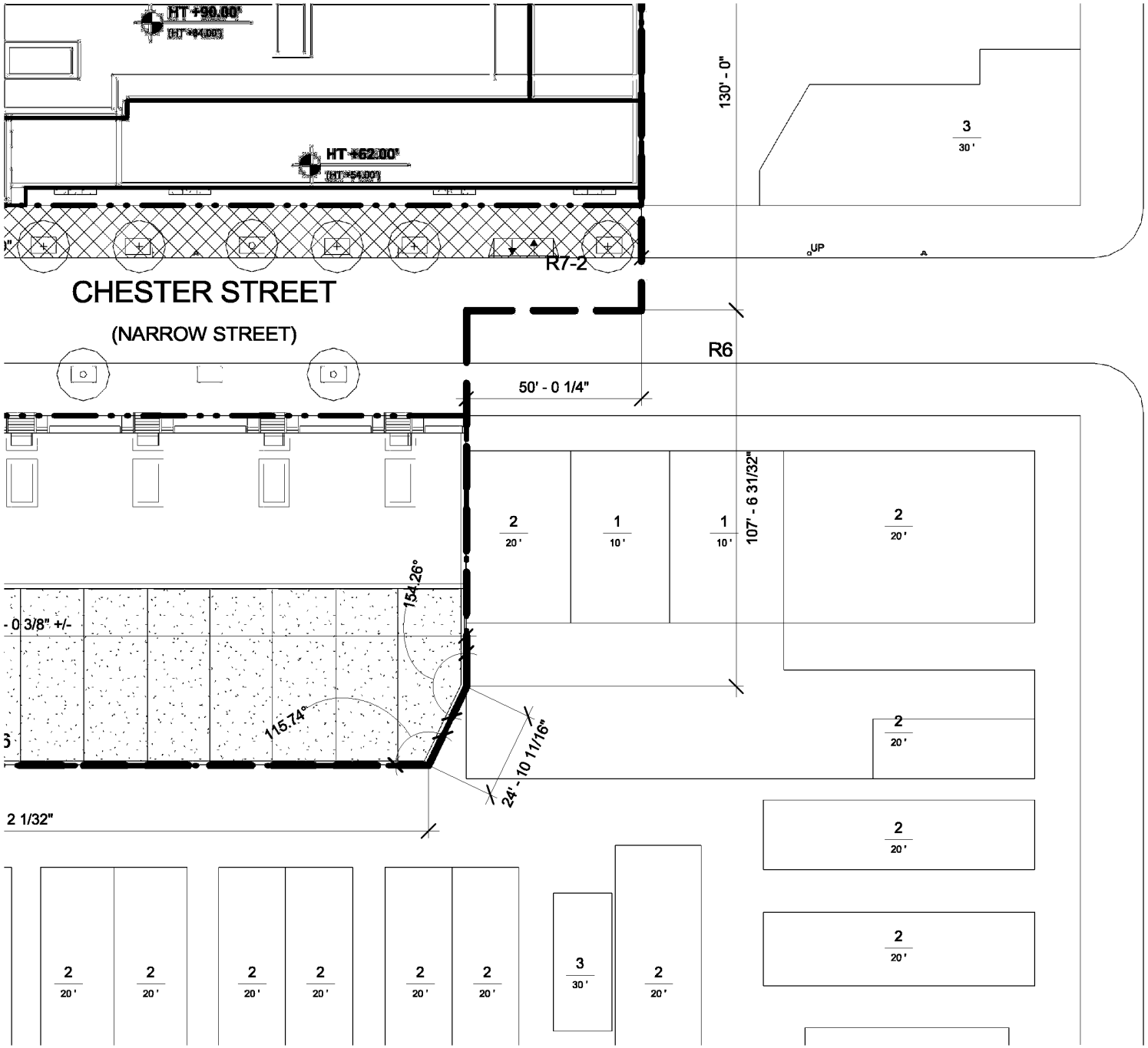
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

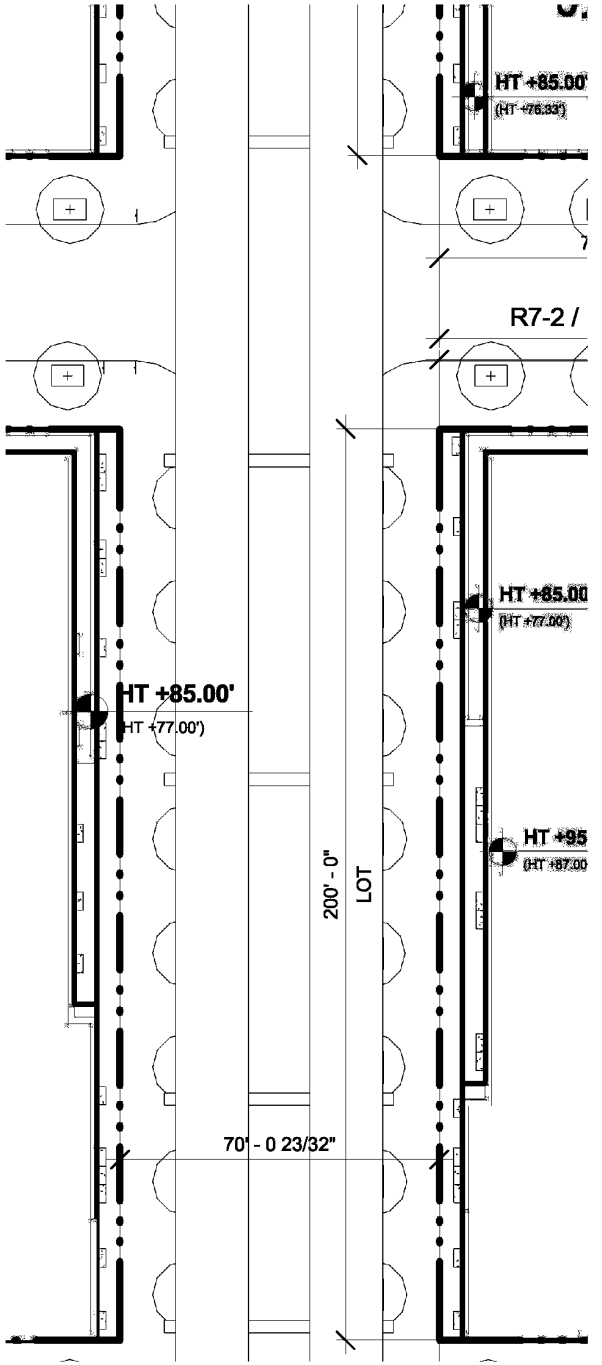

100' - 0"
LOT
HT +85.00
(HT +77.33')
70' - 0 23/32"
R6
R7-2 / C2-4
HT +85.0
(HT +76.33')
LIVONIA AVENUE
(NARROW STREET)
200' - 0"
LOT
HT +85.00'
(HT +76.33')
70' - 0 23/32"
SITE C

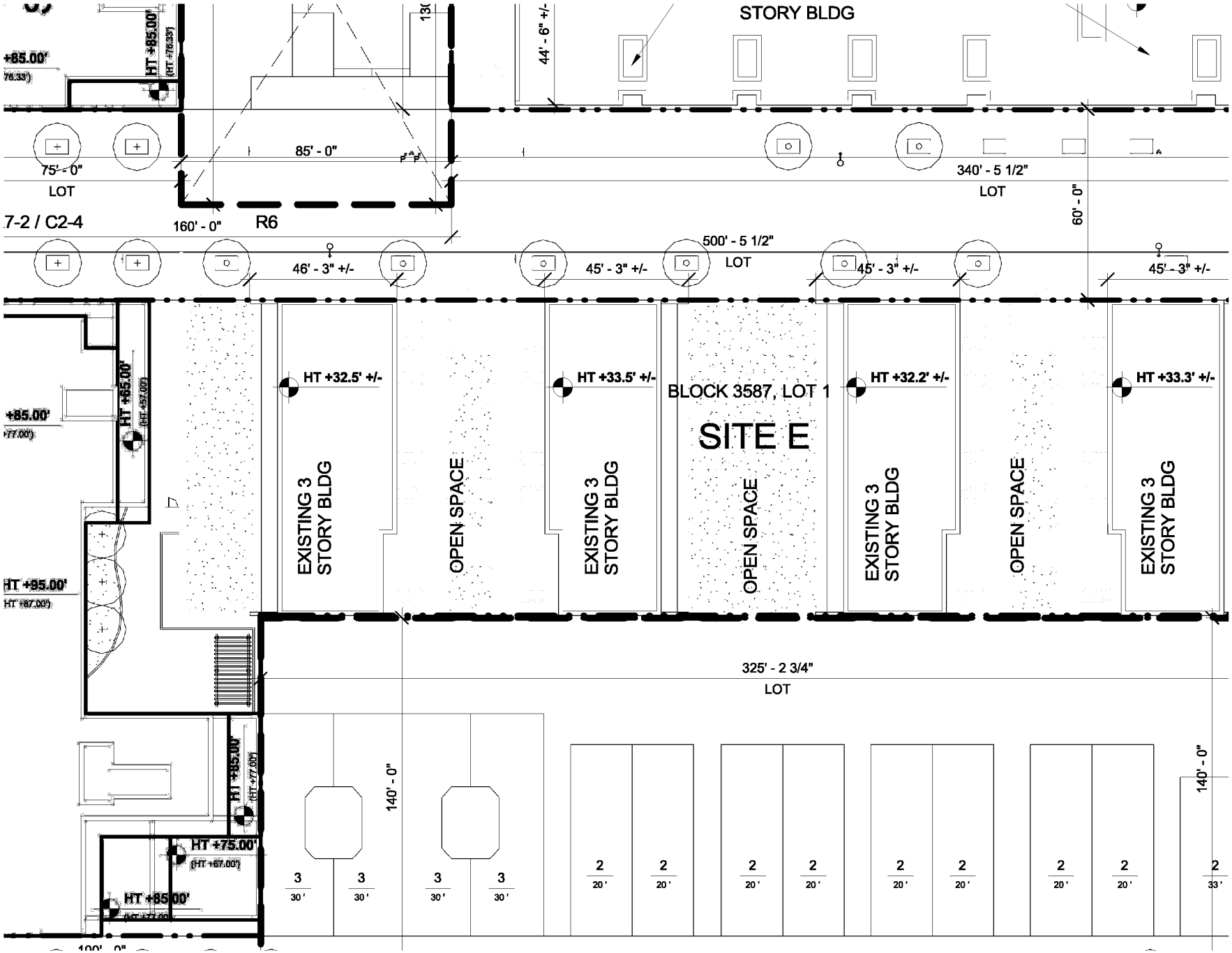

SITE A
HT +95.00'
(HT +87.33')
+85.00'
77.33')
(HT +29.00')
HT +66.66'
(HT +56.66')
130' - 0"
5
50'
220' - 2 3/4"
LOT
22' MAX
CURB CUT
R7-2 / C2-4
R7-2
R7-2
R6
60' - 0"
28' - 0"
R6
397' - 5 1/2"
LOT
EXISTING 3
STORY BLDG
44' - 10 1/4" +/-
HT +33.3' +/-
44' - 6" +/-
EXISTING 3
STORY BLDG
HT +33.1' +/-
200' - 9 3/8" +/-
73' - 8" +/-
130' - 0"
+85.00'
+76.33'
+85.00'
76.33')
45' - 3" +/-
HT +32.8' +/-
45' - 3" +/-
HT +31.8' +/-
45' - 3" +/-
HT +32.3'
63' - 1" +/-
63' - 1" +/-
63' - 1" +/-
SITE B
BLOCK 3588, LOT 1
260' - 0"
57' - 0"
HT +95.00'
(HT +86.33')
236' - 1" +/-
SITE C
100' - 0"
LOT
130' - 0"
EXISTING 3
STORY BLDG
HT +32.2' +/-
- 6" +/-
85.00'
.33')

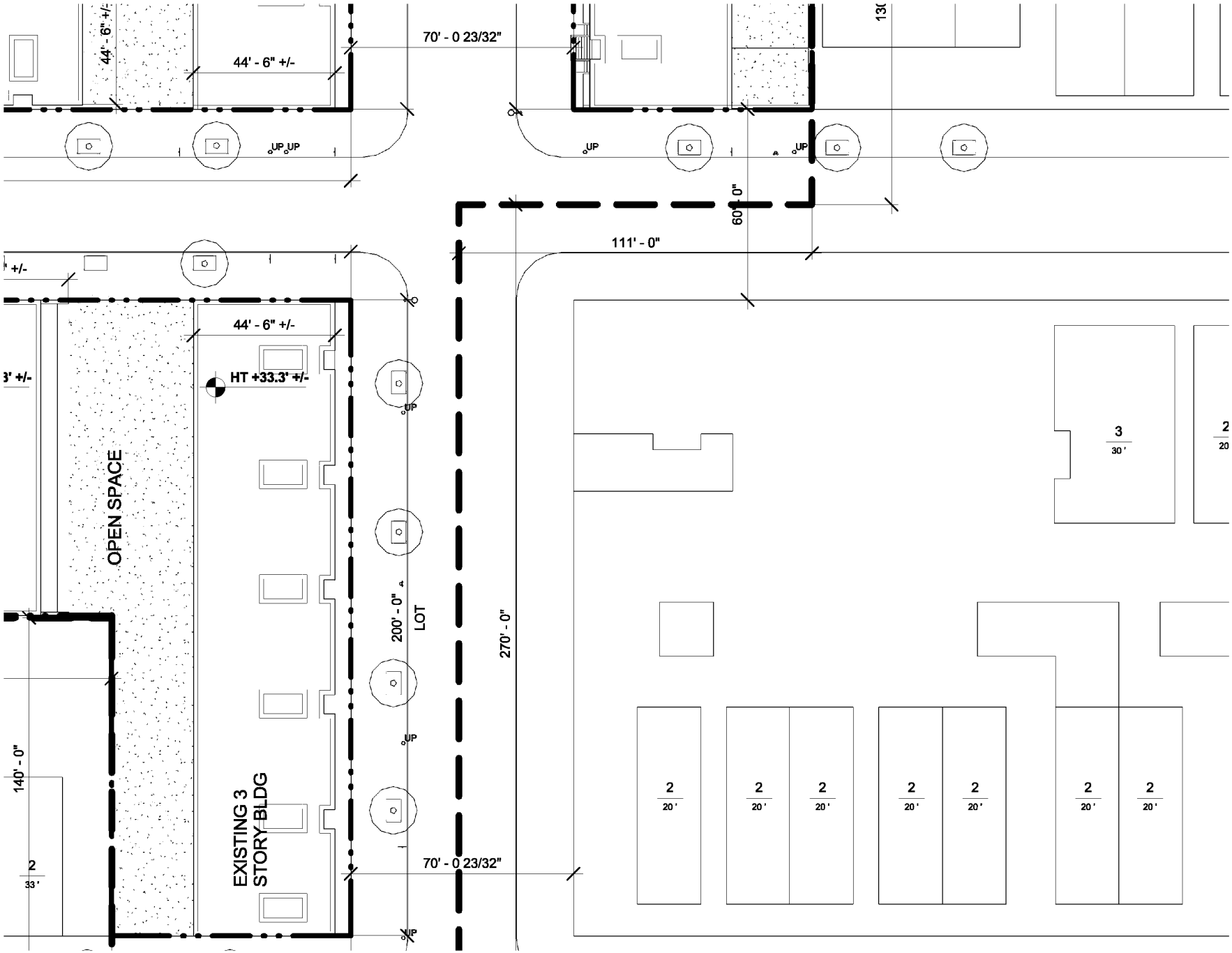

SITE F
HT +90.00'
(HT +16.00')
HT +62.00'
(HT +34.00')
100' - 0"
LOT
130' - 0"
70' - 0 23/32"
R7-2
50' - 0"
60' - 0"
375' - 0"
LOT
R6
HT +32.9' +/-
OPEN SPACE
EXISTING 3
STORY BLDG
200' - 0"
LOT
RIVERDALE AVENUE
(NARROW STREET)
200' - 0"
LOT
EXISTING 3
STORY BLDG
44' - 6" +/-
HT +33.2' +/-
44' - 6" +/-
EXISTING 3
STORY BLDG
HT +32.4' +/-
254' - 0 3/8"
SITE K
OPEN SPACE
BLOCK 3601, LOT 26
239' - 2 1/32"
3
30'
3
30'
3
30'
130' - 0"
2
20'
3
30'
70' - 0 23/32"

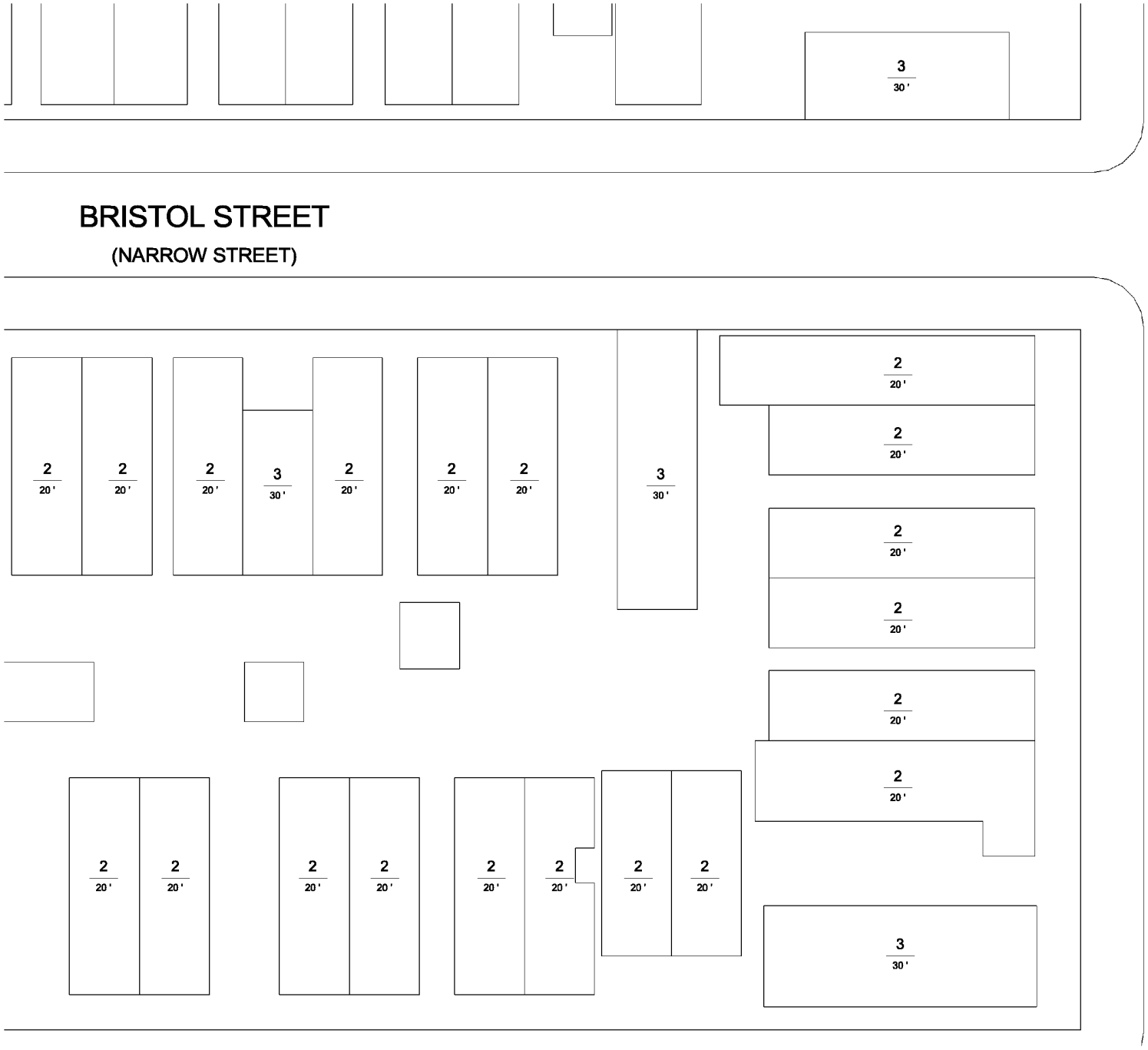

HT +90.00'
HT +62.00'
130' - 0"
3
30'
UP
R7-2
CHESTER STREET
(NARROW STREET)
R6
50' - 0 1/4"
2
20'
1
10'
1
10'
107' - 6 31/32"
2
20'
154.26°
- 0 3/8" +/-
115.74°
24' - 10 11/16"
2
20'
2 1/32"
2
20'
2
20'
2
20'
2
20'
2
20'
2
20'
3
30'
2
20'
NEWPORT STREET

B

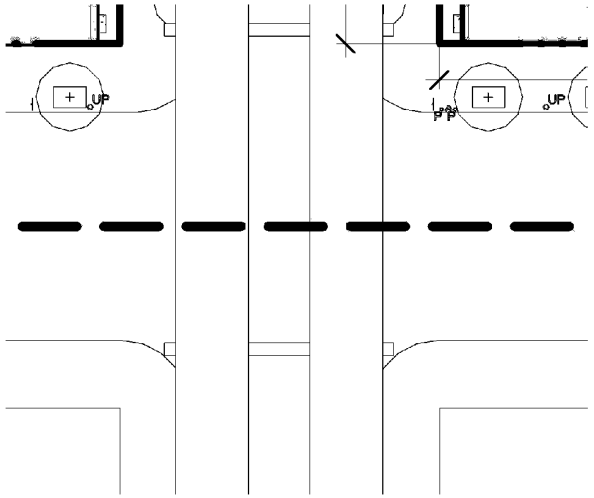

HT +85.00'
(HT +76.33')
R7-2 /
HT +85.00'
(HT +77.00')
HT +85.00'
(HT +77.00')
HT +95
(HT +87.00
200' - 0"
LOT
70' - 0 23/32"


STORY BLDG
44' - 6" +/-
85' - 0"
75' - 0"
LOT
340' - 5 1/2"
LOT
60' - 0"
7-2 / C2-4
160' - 0"
R6
500' - 5 1/2"
LOT
46' - 3" +/-
45' - 3" +/-
45' - 3" +/-
45' - 3" +/-
HT +85.00'
HT +32.5' +/-
HT +33.5' +/-
HT +32.2' +/-
HT +33.3' +/-
BLOCK 3587, LOT 1
SITE E
EXISTING 3 STORY BLDG
OPEN SPACE
EXISTING 3 STORY BLDG
OPEN SPACE
EXISTING 3 STORY BLDG
OPEN SPACE
EXISTING 3 STORY BLDG
HT +95.00'
HT +75.00'
325' - 2 3/4"
LOT
140' - 0"
140' - 0"


44' - 6" +/-
44' - 6" +/-
70' - 0 23/32"
UP
UP
UP
UP
60' - 0"
111' - 0"
+/-
44' - 6" +/-
3' +/-
HT +33.3' +/-
UP
OPEN SPACE
200' - 0"
LOT
270' - 0"
UP
140' - 0"
EXISTING 3 STORY BLDG
2
33'
70' - 0 23/32"
UP
3
30'
2
20'
2
20'
2
20'
2
20'
2
20'
2
20'
2
20'
2
20'


3
30'
BRISTOL STREET
(NARROW STREET)
2
20'
3
30'

c



D1 / Z-004C SITE PLAN - SOUTH
1/32" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE

ILLUSTRATIVE BLDG ENVELOPE

ZONING LOT BOUNDARY

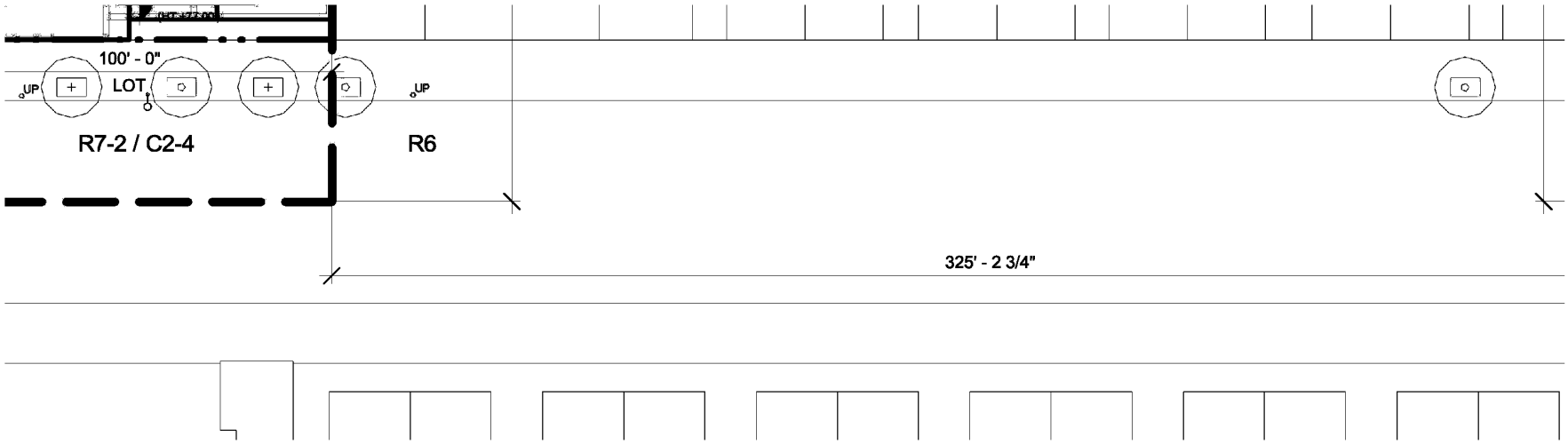
ZONING DISTRICT BOUNDARY

LSGD BOUNDARY

SOFTSCAPE

NEW DEVELOPMENT

EXISTING BUILDINGS



PLANTER

EXISTING STREET TREE

PROPOSED STREET TREE

FIRE HYRDRANT

PROPOSED CURB CUT ZONE

PROPOSED CURB CUT

6 — # STORIES

66' — BUILDING HEIGHT

HT +85.0' (HT +77.67') — DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT

R7-2 / C2-4 — ZONING DISTRICT

LIGHT POLE

P POLE

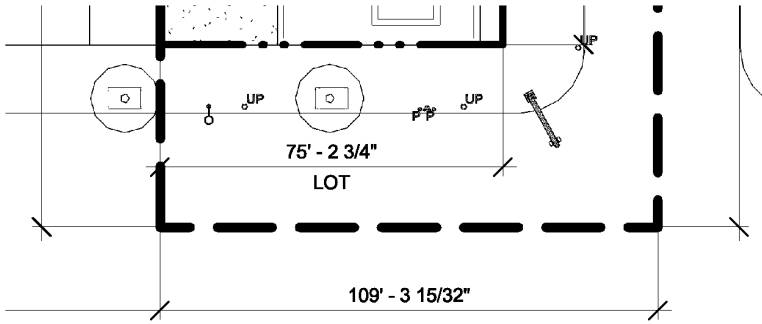
UP UTLITY POLE

TRAFFIC SIGN

TRAFFIC LIGHT

GENERAL NOTES:

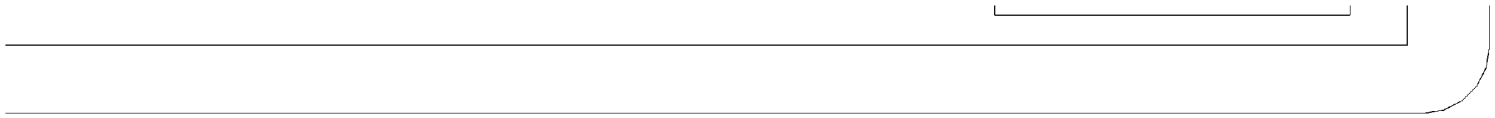
1. BUILDING SHOWN WITHIN THE ENVELOPE IS SHOWN FOR ILLU PURPOSES ONLY AND IS SUBJE
2. LANDSCAPE AND HARDSCAPE ILLUSTRATIVE PURPOSES ONL SUBJECT TO CHANGE PENDING
3. STREET TREE LOCATIONS AND SHOWN FOR ILLUSTRATIVE PUI ARE SUBJECT TO CHANGE PEN DESIGN.
4. GRAPHIC SCALE APPLICABLE DIMENSIONED ELEMENTS
5. ALL OUTER COURT MUST COM REQUIREMENTS.



TH(

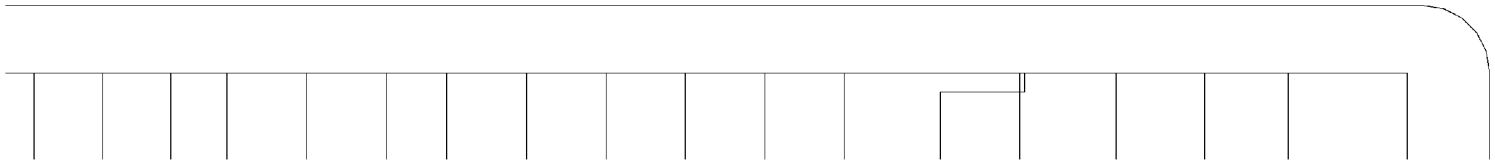
IN THE ZONING
IR ILLUSTRATIVE
SUBJECT TO CHANGE.
SCAPE ARE SHOWN FOR
S ONLY AND ARE
ENDING FINAL DESIGN.
NS AND QUANITITY ARE
VE PURPOSES ONLY AND
GE PENDING FINAL

ABLE TO ALL NON-
S
T COMPLY WITH ZONING

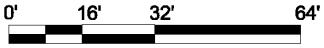


THOMAS BOYLAND STREET

(WIDE STREET)



NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE PLAN - SOUTH

D



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Checked By: Checker

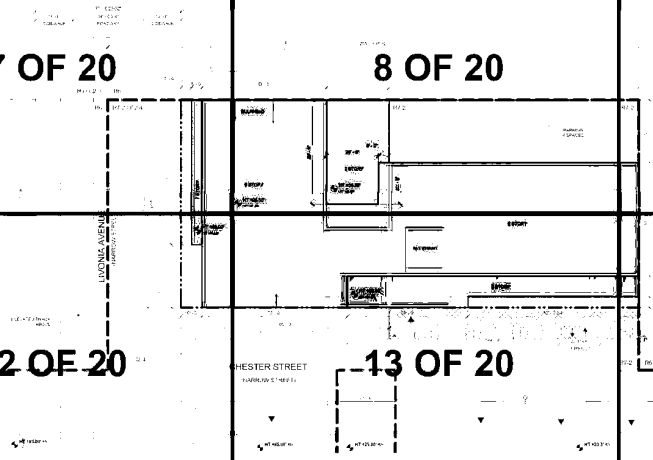
Sheet No.:

___ of Z-004C.

64'

N

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE A - SITE PL 20 OF 20 Z-011A.00



1

A

MARCUS GARVEY REZONING

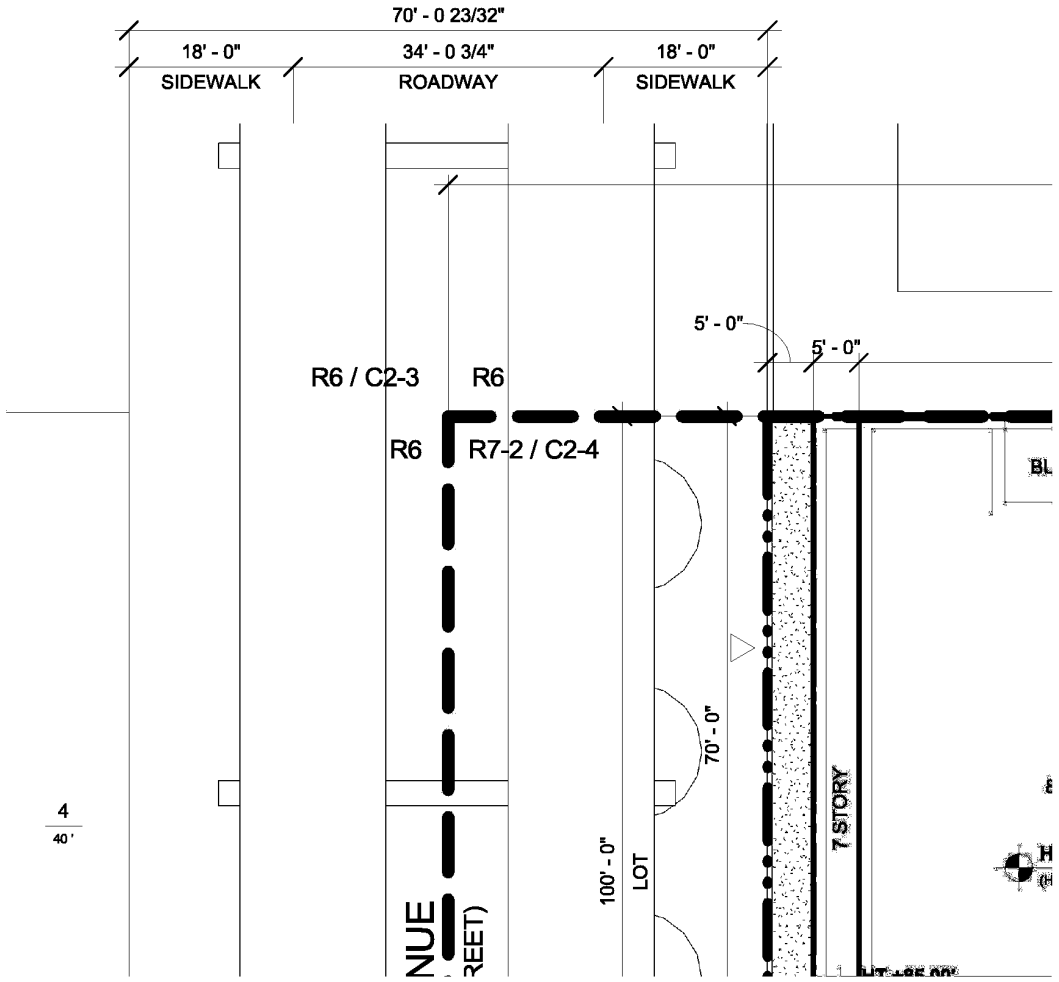
Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

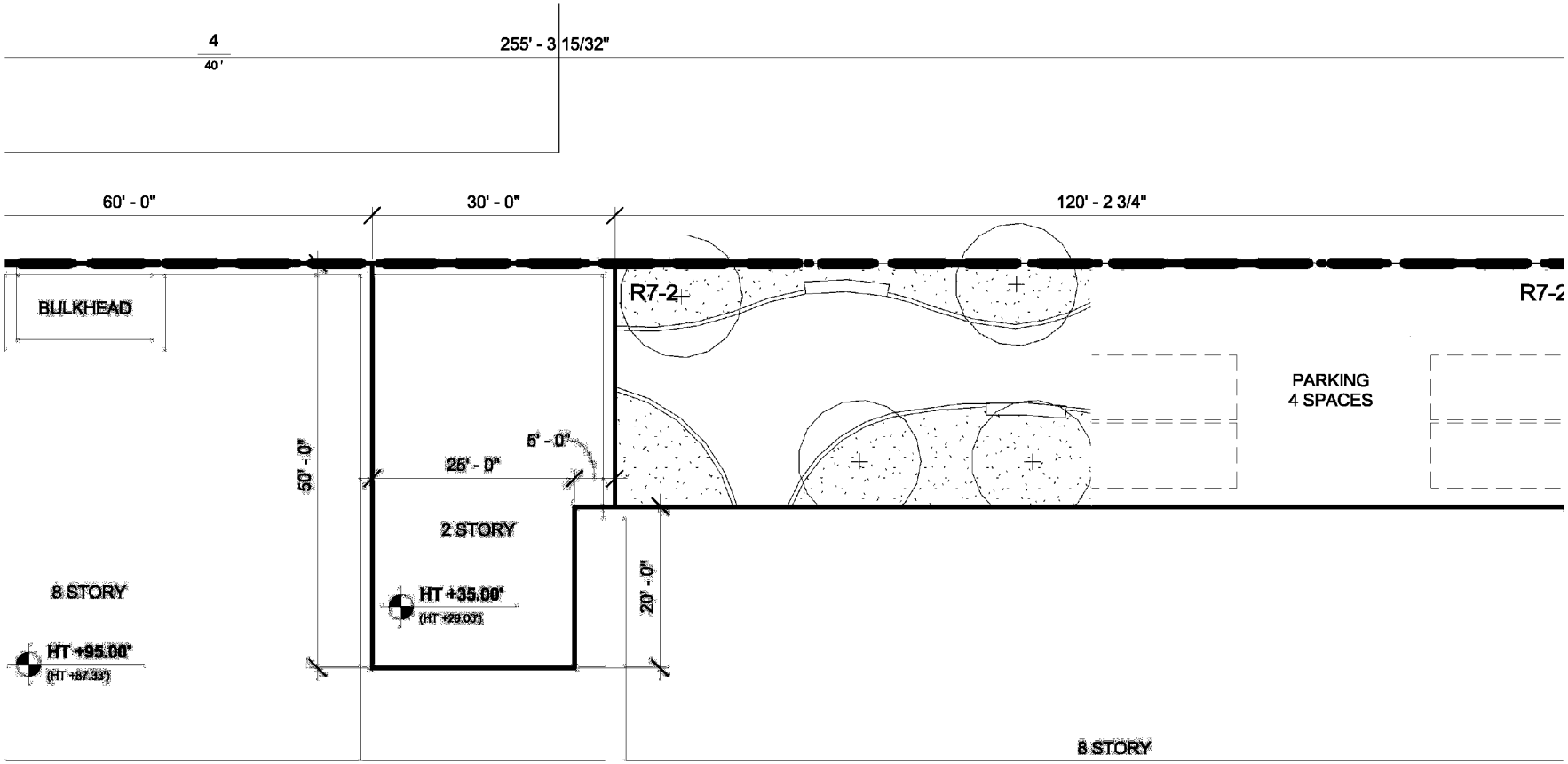
Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

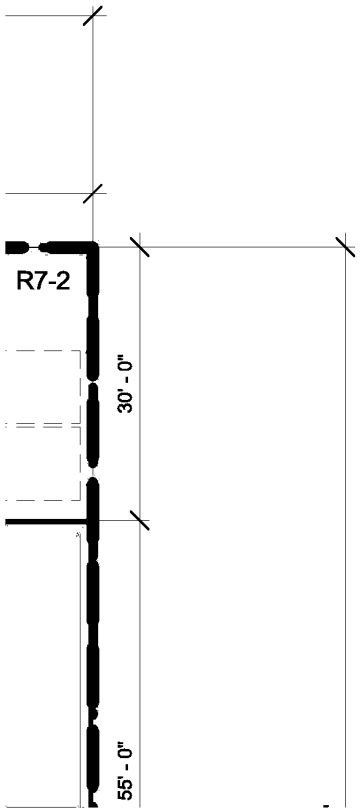
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

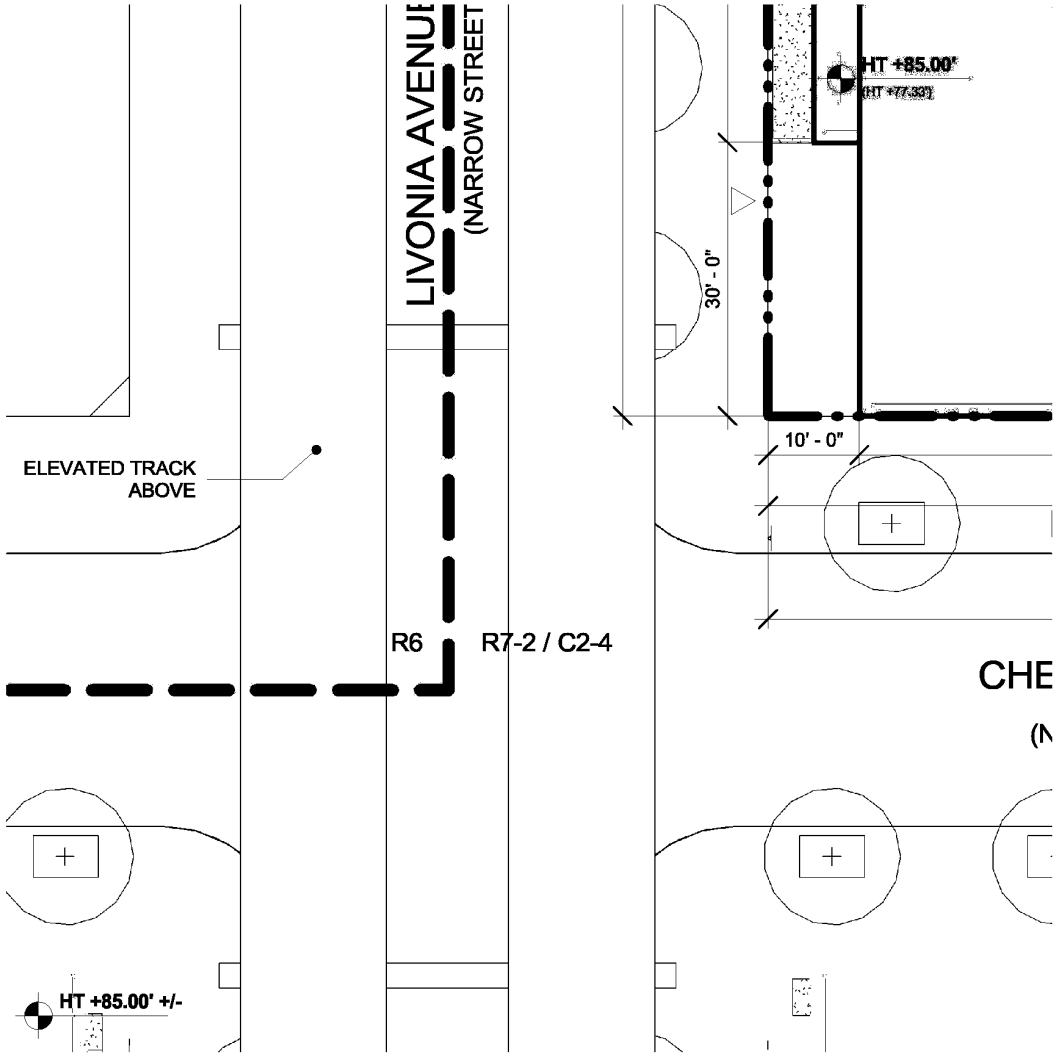
B


70' - 0 23/32"
18' - 0"
SIDEWALK
34' - 0 3/4"
ROADWAY
18' - 0"
SIDEWALK
5' - 0"
5' - 0"
R6 / C2-3
R6
R6
R7-2 / C2-4
70' - 0"
7 STORY
100' - 0"
LOT
4
40'

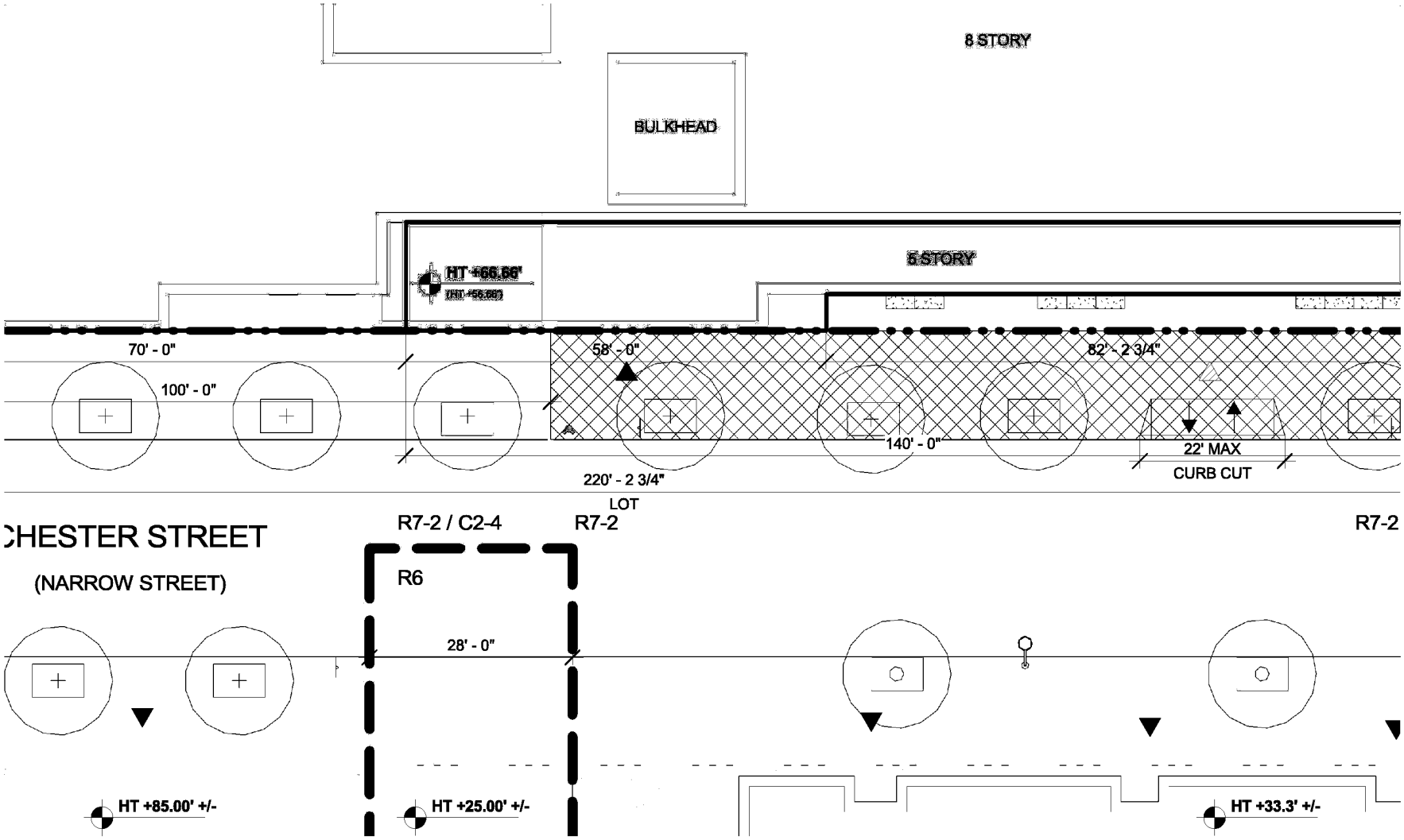

4
40'
255' - 3 15/32"
60' - 0"
30' - 0"
120' - 2 3/4"
BULKHEAD
R7-2
R7-2
PARKING
4 SPACES
50' - 0"
25' - 0"
5' - 0"
2 STORY
20' - 0"
8 STORY
HT +35.00'
(HT +29.00')
HT +95.00'
(HT +87.33')
8 STORY

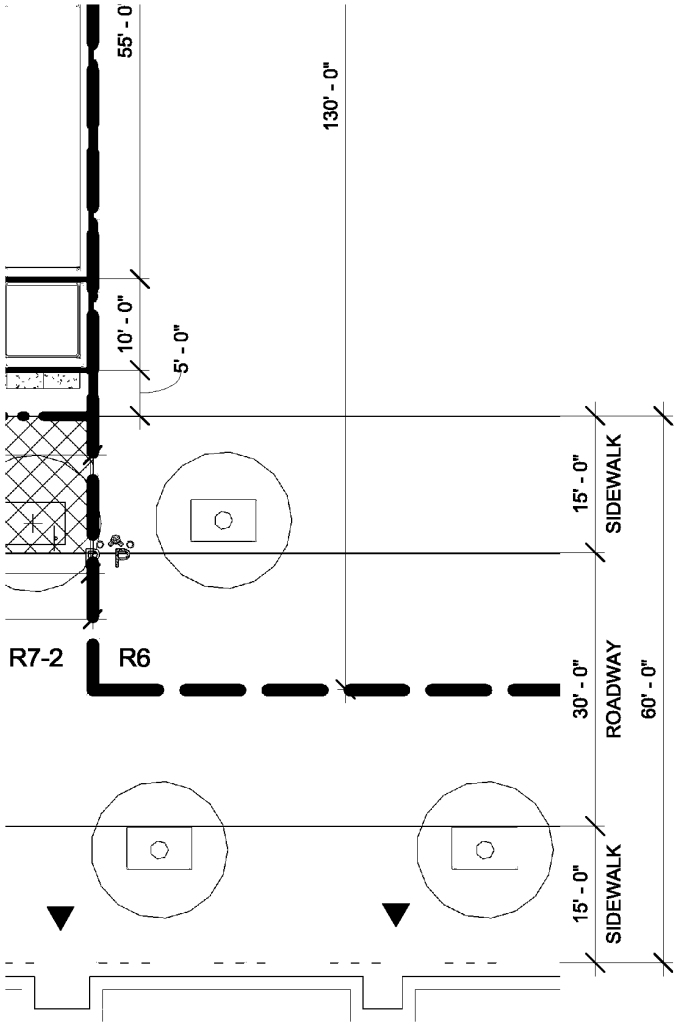

R7-2
30' - 0"
55' - 0"

B



C1
Z-011A
SITE A - SITE PLAN
1/16" = 1'-0"


8 STORY
BULKHEAD
5 STORY
HT +66.66'
(HT +56.66)
70' - 0"
100' - 0"
58' - 0"
82' - 2 3/4"
140' - 0"
22' MAX
CURB CUT
220' - 2 3/4"
LOT
CHESTER STREET
(NARROW STREET)
R7-2 / C2-4
R7-2
R7-2
R6
28' - 0"
HT +85.00' +/-
HT +25.00' +/-
HT +33.3' +/-


55' - 0"
130' - 0"
10' - 0"
5' - 0"
15' - 0"
SIDEWALK
R7-2
R6
30' - 0"
ROADWAY
60' - 0"
15' - 0"
SIDEWALK

c

D

PROPOSED MAXIMUM BLDG ENVELOPE

ILLUSTRATIVE BLDG ENVELOPE

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LSGD BOUNDARY

ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE

NEW DEVELOPMENT

EXISTING BUILDINGS

1

T

S

PLANTER

EXISTING STREET TREE

PROPOSED STREET TREE

FIRE HYRDRANT

LIGHT POLE

P POLE

TRAFFIC SIGN

6 / 66 ' # STORIES / BUILDING HEIGHT

HT +85.0' (HT +77.67') DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT

R7-2 / C2-4 ZONING DISTRICT

PROPOSED CURB CUT ZONE

PROPOSED CURB CUT

COMMERCIA

RESIDENTIA

PARKING EN

IERCIAL ENTRY

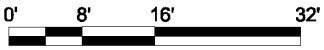
)ENTIAL ENTRY

ING ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANITITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS.
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE A - ZONING LOT SITE PLAN

D



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Job No.: 1510

Scale: As indicated

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Checked By: Checker

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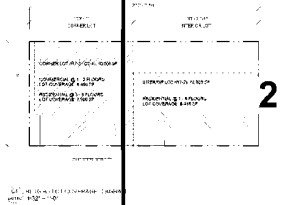
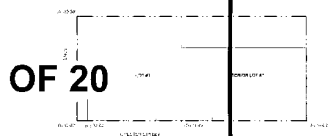
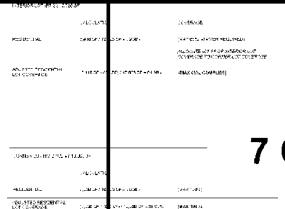
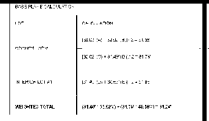
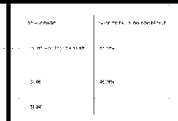
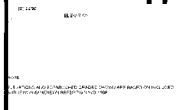
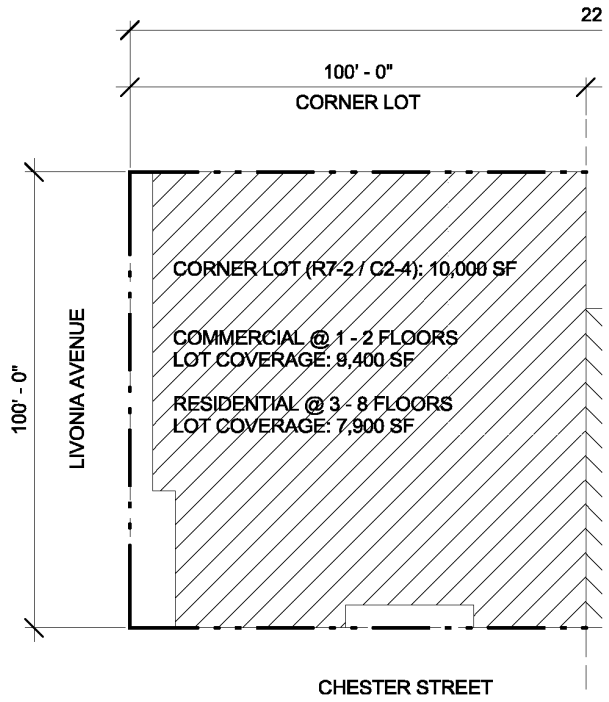
32'

N

1 OF 20 	2 OF 20	3 OF 20 	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20 	7 OF 20	8 OF 20 	9 OF 20 	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20 	17 OF 20 	18 OF 20	19 OF 20 	SITE A - ANALYS 20 OF 20  Z-011C.00

1

22

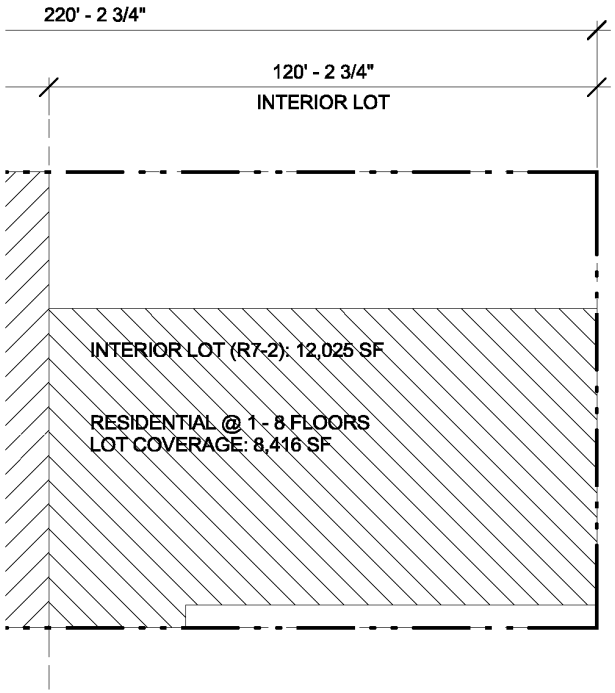


A

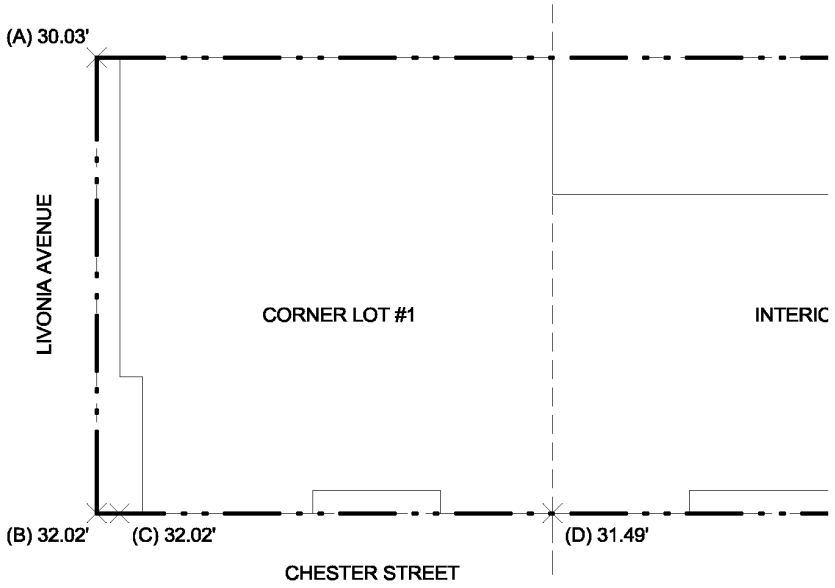
C1 / Z-011C BLDG A - LOT COVERAGE DIAGRAM
1/32" = 1'-0"

INTERIOR LOT (R7-2): 12,025 SF

2


220' - 2 3/4"
120' - 2 3/4"
INTERIOR LOT
INTERIOR LOT (R7-2): 12,025 SF
RESIDENTIAL @ 1 - 8 FLOORS
LOT COVERAGE: 8,416 SF

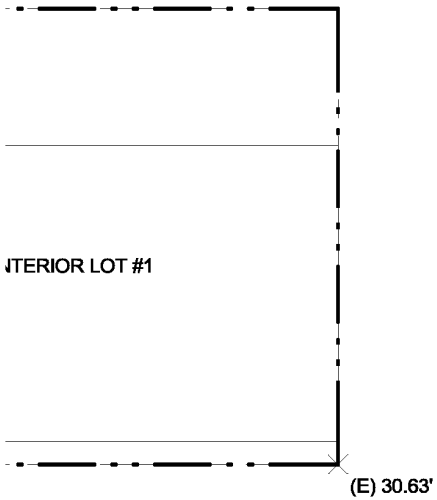
A



1 Z-011C BLDG A - BASE PLANE DIAGRAM
1/32" = 1'-0"

BASE PLANE CALCULATION

4



MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

INTERIOR LOT (R7-2): 12,025 SF	
	CALCULATION
RESIDENTIAL	8,416 SF / 12,025 SF
ADUSTED RESIDENTIAL LOT COVERAGE	(8,416 SF - 600 SF) /

B

CORNER LOT (R7-2 / C2-4): 10,000 SF	
	CALCULATION
RESIDENTIAL	7,900 SF / 10,000 SF
ADJUSTED RESIDENTIAL LOT COVERAGE	(7,900 SF + 600 SF) /

N	COVERAGE
)25 SF = 70.00%	(MAX 65%, WAIVER REQUIRED) *ALLOCATE 600 SF OF INTERIOR LOT COVERAGE TO CORNER LOT COVERAGE*
) SF) / 12,025 SF = 64.99%	**(MAX 65%, COMPLIES)**

N	
)00 SF = 79.00%	(MAX 100%)
)0 SF) / 10,000 SF = 85.00%	**(MAX 100%)**

BASE PLANE CALCULATION	
LOT	CALCULATION
CORNER LOT #1	[30.03' (A) + 32.02' (B)] / 2 = 31.03'
	[32.02' (C) + 31.49' (D)] / 2 = 31.76'
INTERIOR LOT #1	[31.49' (D) + 30.63' (E)] / 2 = 31.06'
WEIGHTED TOTAL	**(31.40' * 53.62%) + (31.06' * 46.38%) = 31.24'**

	LOT AVERAGE	% OF TOTAL BLDG FOOTPRINT
	(31.03' + 31.76') / 2 = 31.40'	53.62%
	31.06'	46.38%
	31.24'	

B

c

D

R7-2 / C2-4 ZONING DISTRICT

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LOT COVERAGE AT CORNER LOT

LOT COVERAGE AT THROUGH LOT

NOTE

ELEV
SURV

1

(B) 32.50'

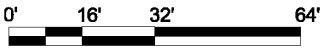


ELEVATION

NOTE:

ELEVATIONS AND ESTABLISHED GRADES SHOWN ARE BASED ON INCLUDED SURVEYS AND HEREON REFER TO NAVD 1988.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE A - ZONING ANALYSIS

D



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Job No.: 1510

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Checked By: Checker

Sheet No.:

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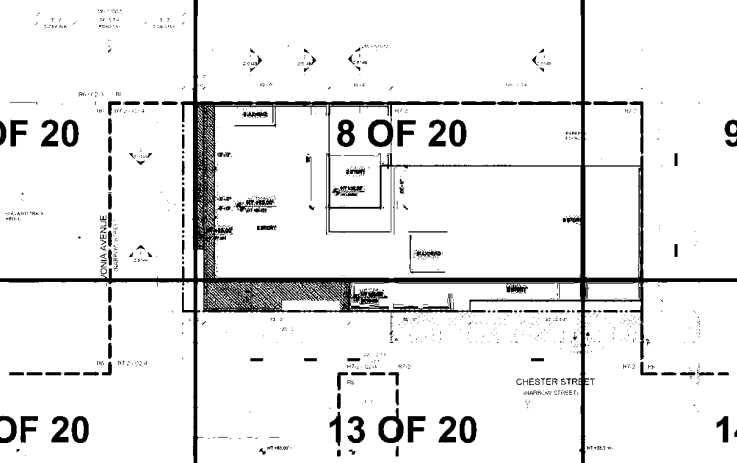
64'

N

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE A - PLANS 20 OF 20 Z-013.00



1

A

MARCUS GARVEY REZONING

Owner

Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect

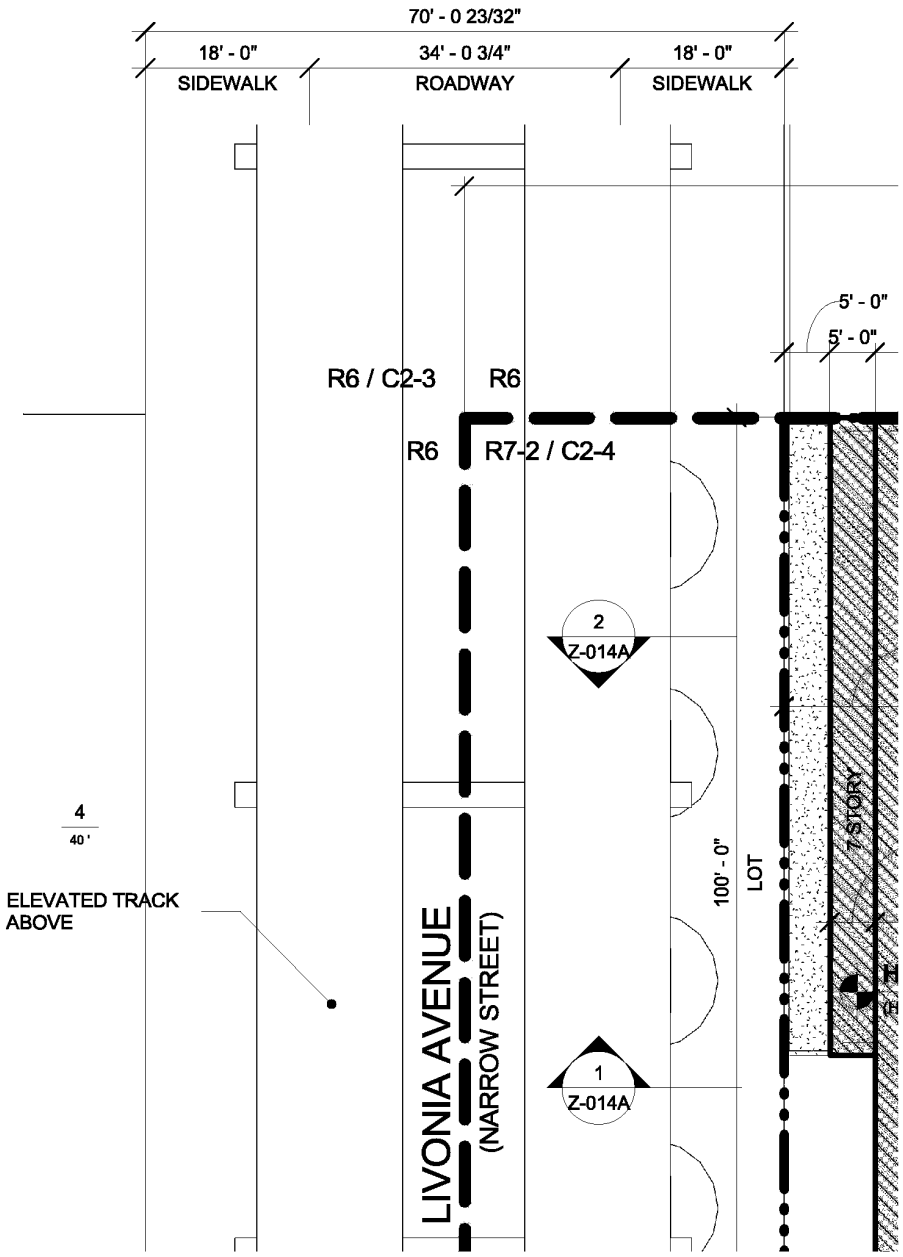
CURTIS + GINSBERG ARCHITECTS LLP

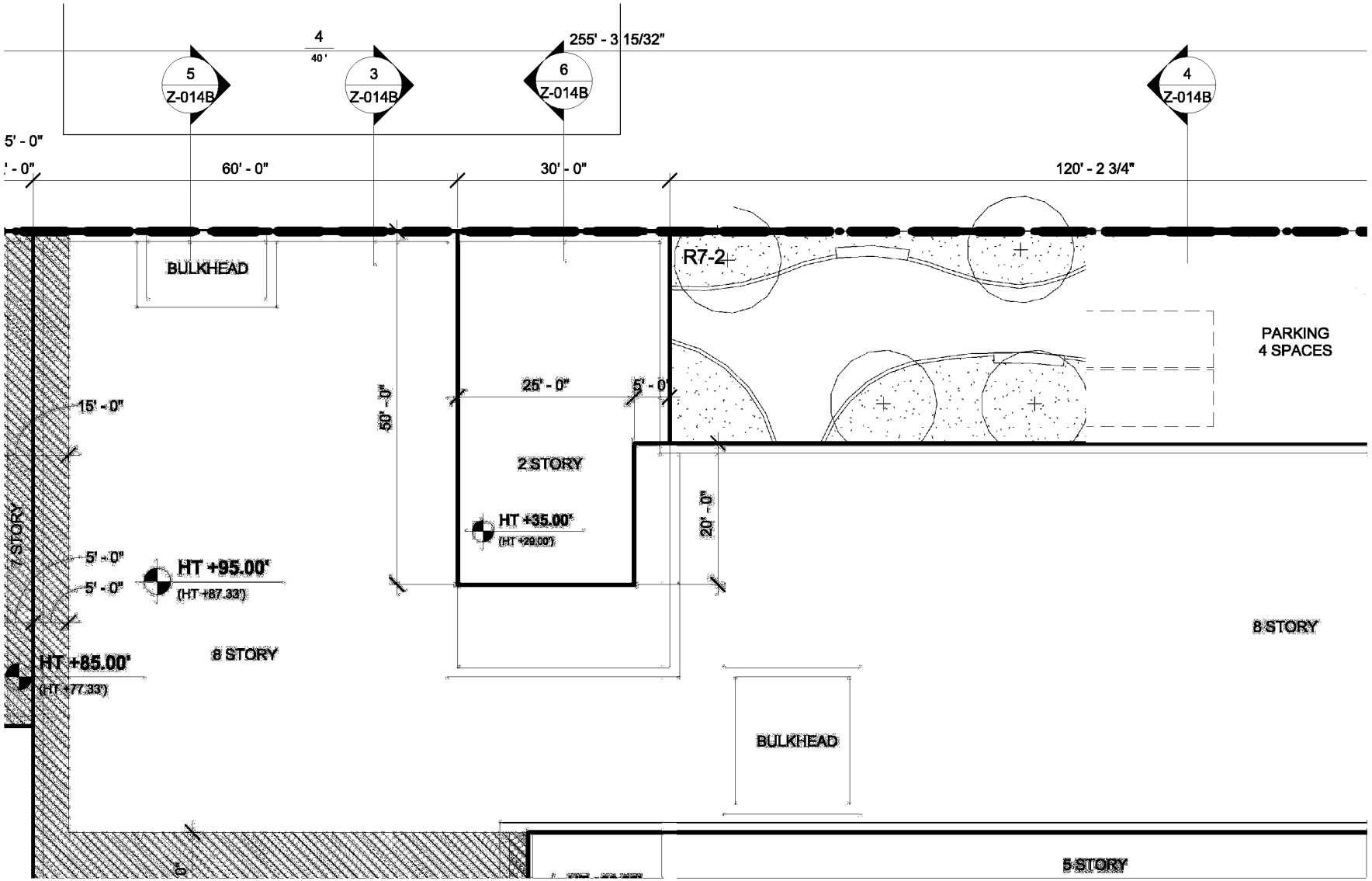
299 Broadway, Suite 1107
New York, New York 10007

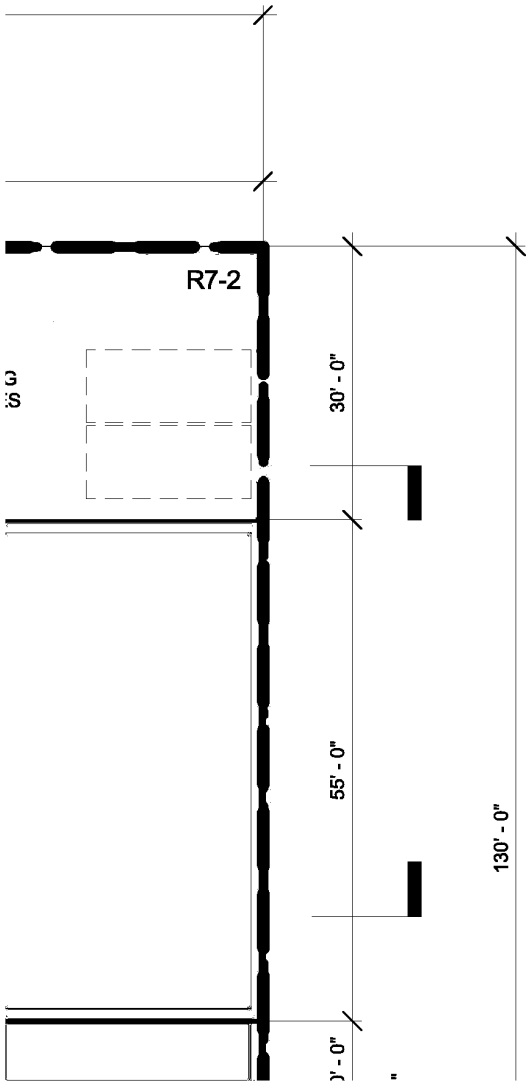
Landscape Architect

NV5
32 Old Slip, 4th Floor
New York, NY 10005

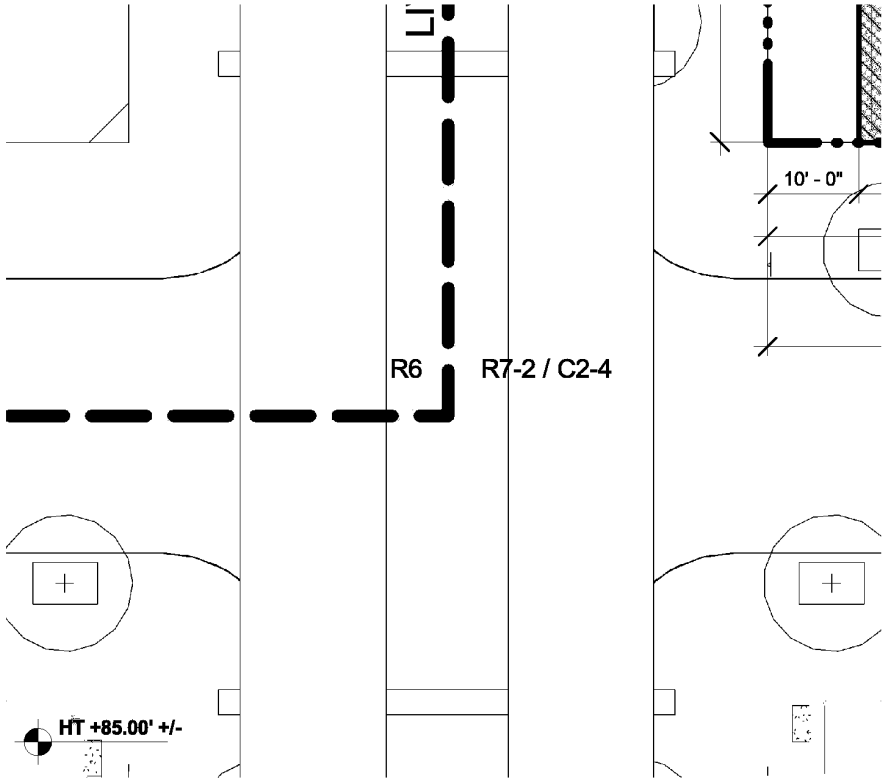
A


70' - 0 23/32"
18' - 0"
SIDEWALK
34' - 0 3/4"
ROADWAY
18' - 0"
SIDEWALK
5' - 0"
5' - 0"
R6 / C2-3
R6
R6
R7-2 / C2-4
2
Z-014A
4
40'
ELEVATED TRACK
ABOVE
LIVONIA AVENUE
(NARROW STREET)
100' - 0"
LOT
7 STORY
1
Z-014A

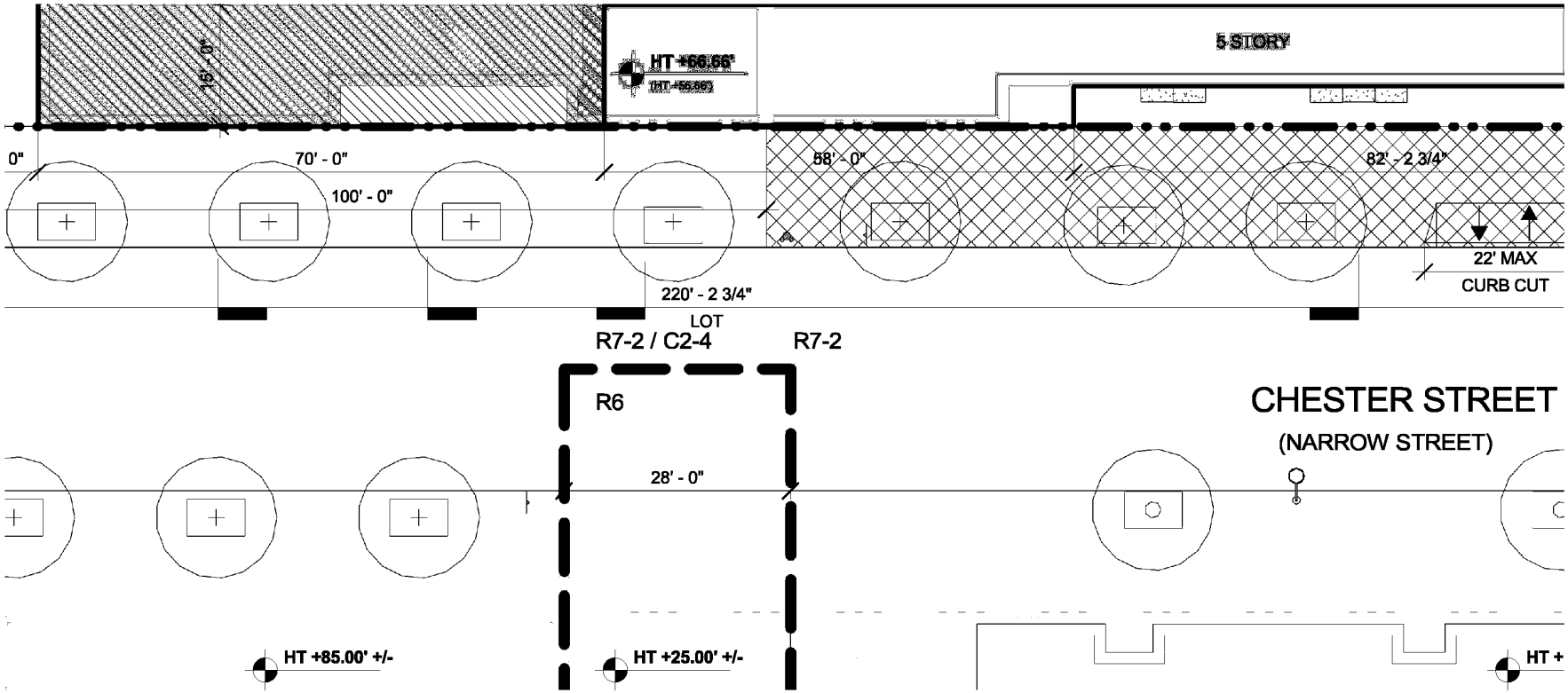

4
40'
255' - 3 15/32"
5
Z-014B
3
Z-014B
6
Z-014B
4
Z-014B
5' - 0"
' - 0"
60' - 0"
30' - 0"
120' - 2 3/4"
BULKHEAD
R7-2
PARKING
4 SPACES
25' - 0"
5' - 0"
50' - 0"
15' - 0"
2 STORY
HT +35.00'
(HT +29.00')
20' - 0"
7 STORY
5' - 0"
5' - 0"
HT +95.00'
(HT +87.33')
8 STORY
HT +85.00'
(HT +77.33')
8 STORY
BULKHEAD
5 STORY

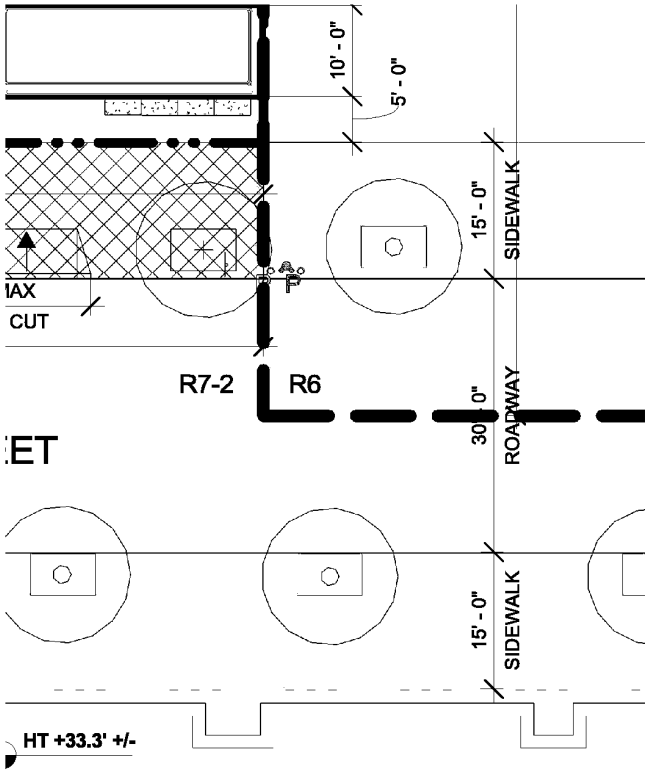

R7-2
30' - 0"
55' - 0"
130' - 0"

B



C1 / Z-013 BLDG A - WAIVER PLAN
1/16" = 1'-0"


HT +66.66'
(HT +66.66')
5 STORY
0"
70' - 0"
100' - 0"
58' - 0"
82' - 2 3/4"
22' MAX
CURB CUT
220' - 2 3/4"
LOT
R7-2 / C2-4
R7-2
R6
CHESTER STREET
(NARROW STREET)
28' - 0"
HT +85.00' +/-
HT +25.00' +/-
HT +


10' - 0"
5' - 0"
15' - 0"
SIDEWALK
IAX
CUT
R7-2
R6
30' - 0"
ROADWAY
ET
15' - 0"
SIDEWALK
HT +33.3' +/-

c

D

PROPOSED
MAXIMUM BLDG
ENVELOPE

ILLUSTRATIVE
BLDG ENVELOPE

ZONING LOT
BOUNDARY

ZONING DISTRICT
BOUNDARY

LSGD BOUNDARY

ZONING LOT
BOUNDARY OF
ADJACENT
LSGD SITE

BUILDING EXCEEDED M
BASE HEIGHT WITHOUT
PROVIDING REQUIRED
ZR 35-654(B) / 23 -664 (C

SOFTSCAPE

NEW DEVELOPMENT

EXISTING BUILDINGS

1

DED MAXIMUM
THOUT
JIRED SETBACK
-664 (C)

PLANTER

ENT — EXISTING STREET TREE

NGS — PROPOSED STREET TREE

LIGHT POLE

P POLE

TRAFFIC SIGN

PROPOSED CURB CUT ZONE

PROPOSED CURB CUT

6 / 66' — # STORIES / BUILDING HEIGHT

HT +85.0' (HT +77.67') — DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT

R7-2 / C2-4 — ZONING DISTRICT

COMMUN

COMMER

RESIDEN

PARKING

MMUNITY FACILITY ENTRY

MMERCIAL ENTRY

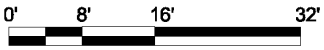
SIDENTIAL ENTRY

RKING ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANITITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE A - WAIVER PLANS

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

Checked By: Checker

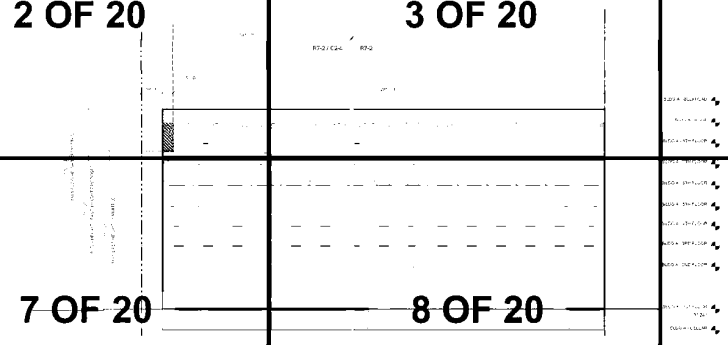
Sheet No.:

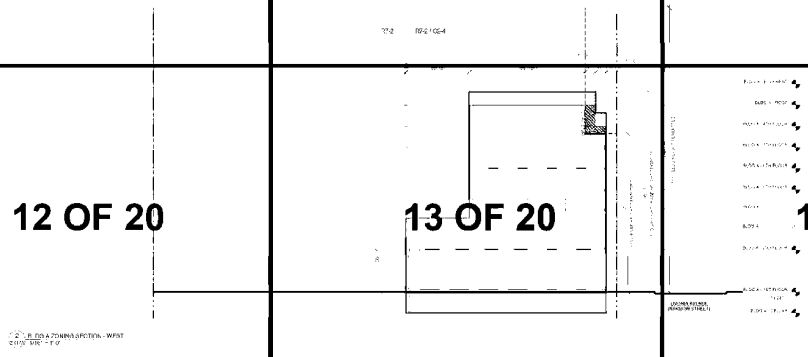
___ of Z-013.00

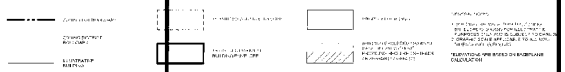
32'

N

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE A - SECTIO 20 OF 20







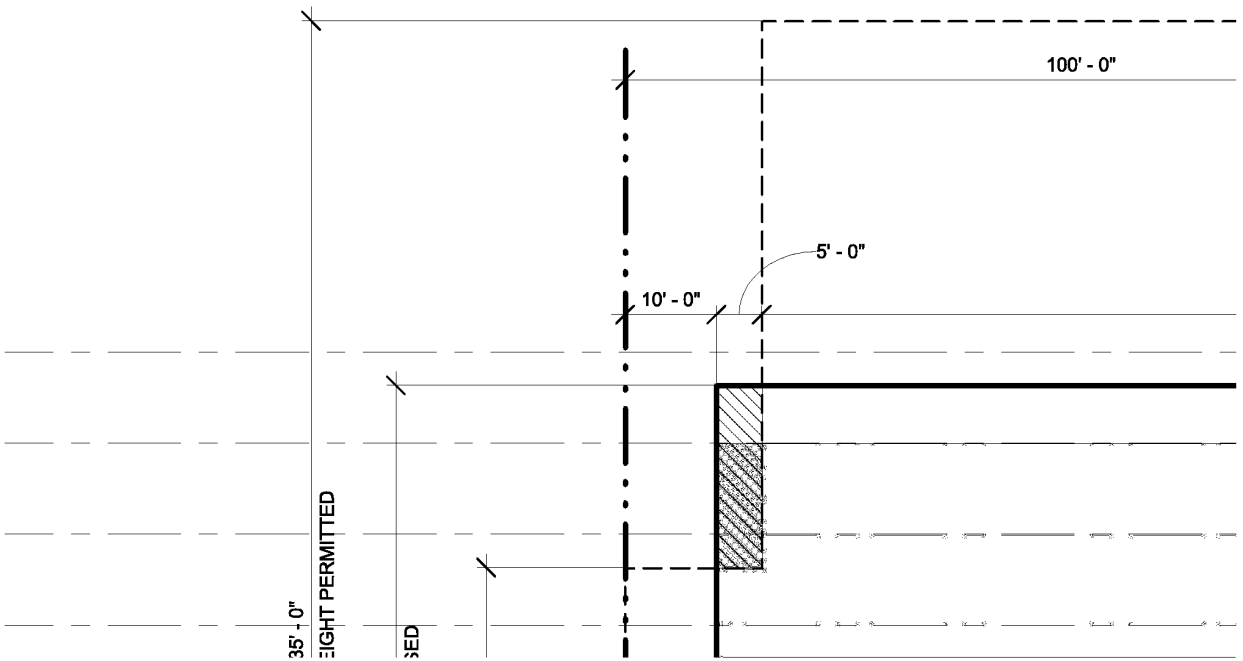


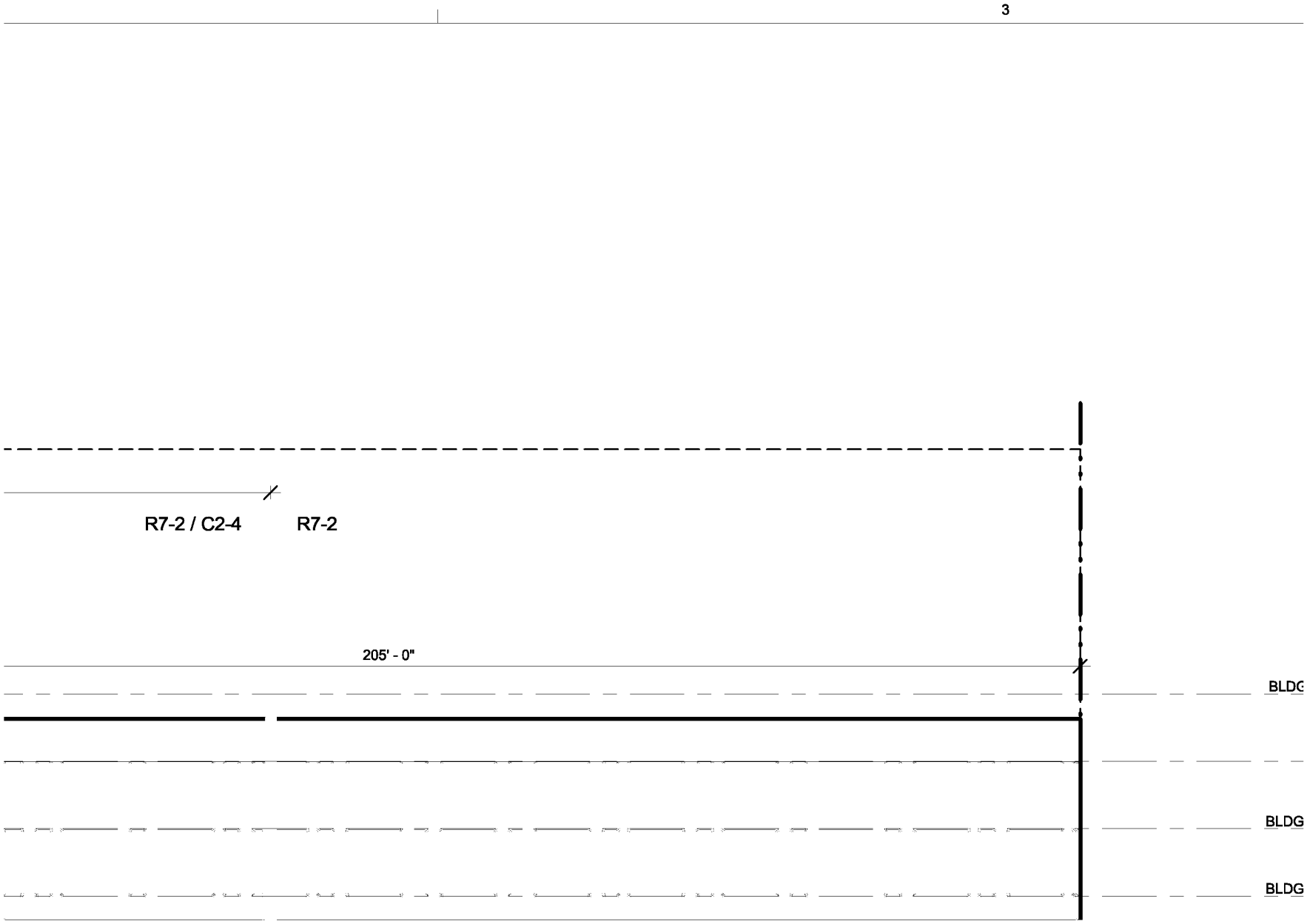
Z-014A.00

1

A

2




3
R7-2 / C2-4
R7-2
205' - 0"
BLDG
BLDG
BLDG

BLDG A - BULKHEAD

BLDG A - ROOF

BLDG A - 8TH FLOOR

BLDG A - 7TH FLOOR

MARCUS GARVEY REZONING

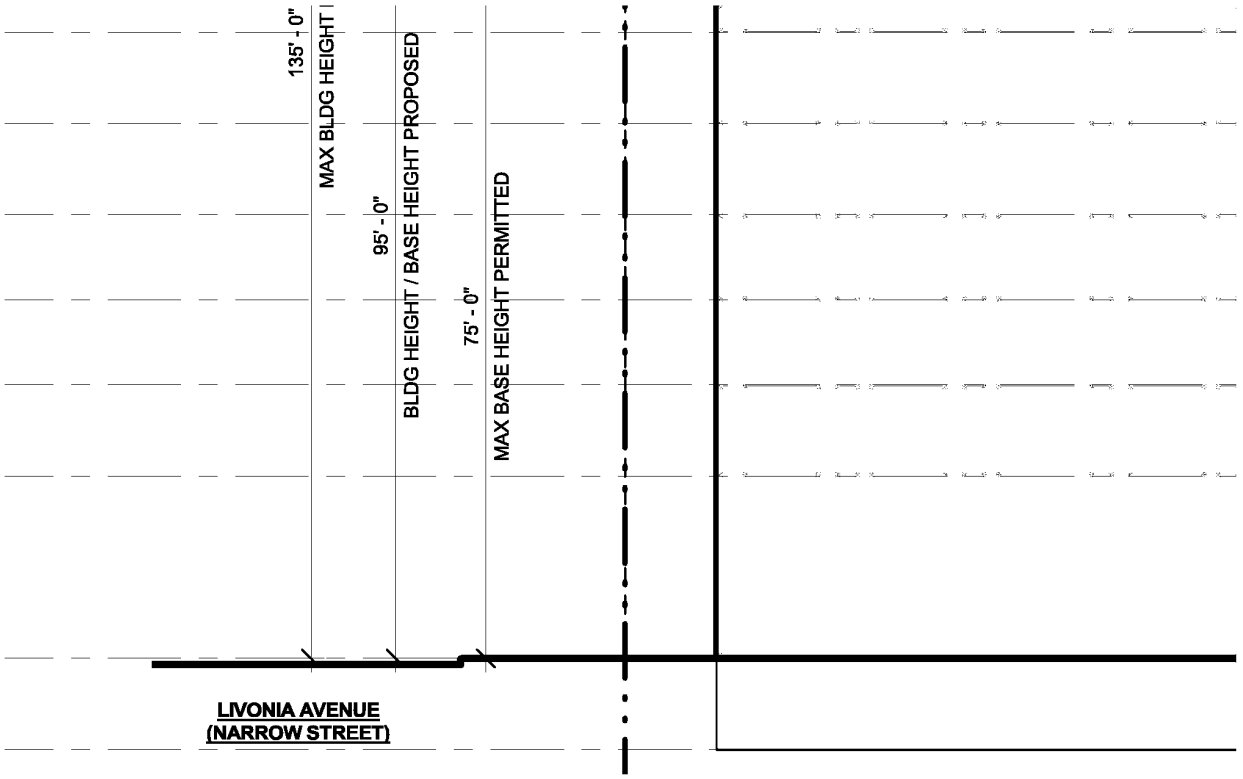
Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

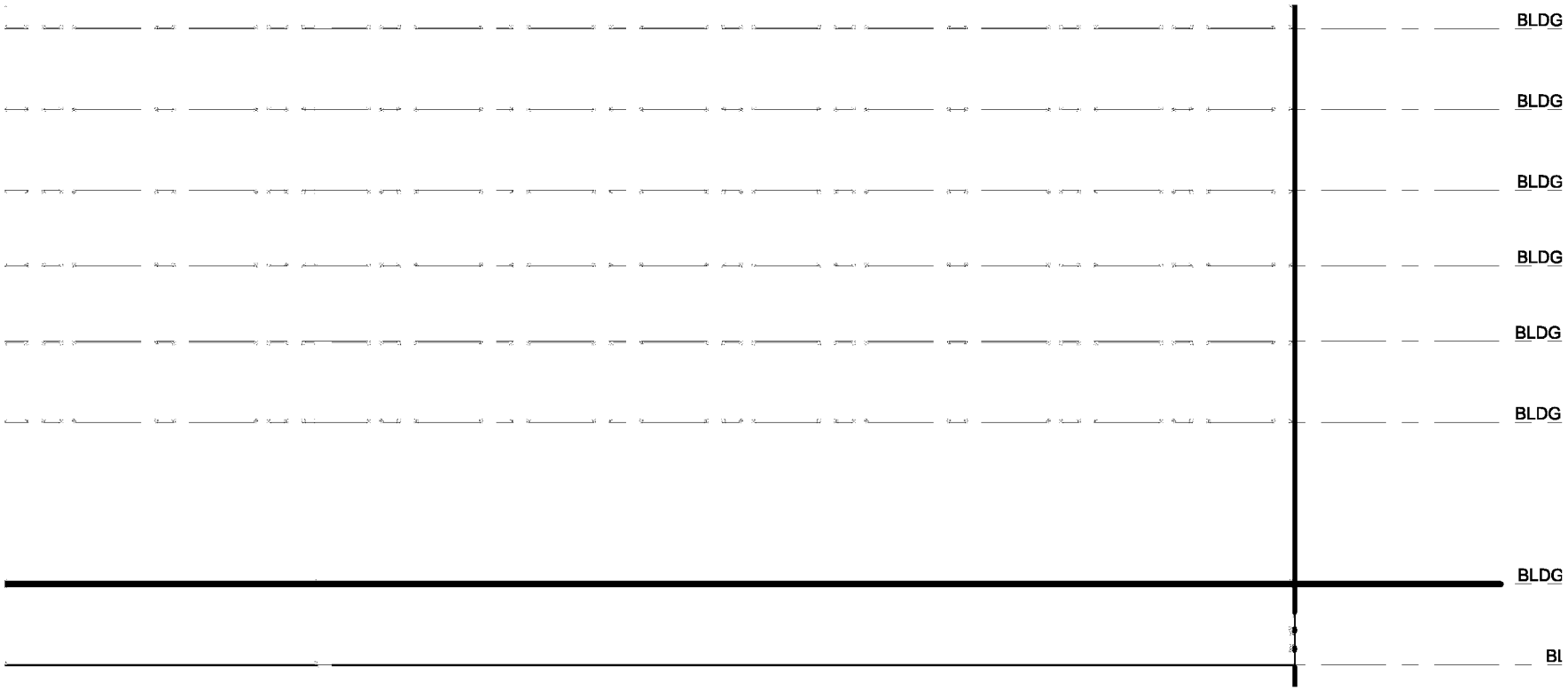
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

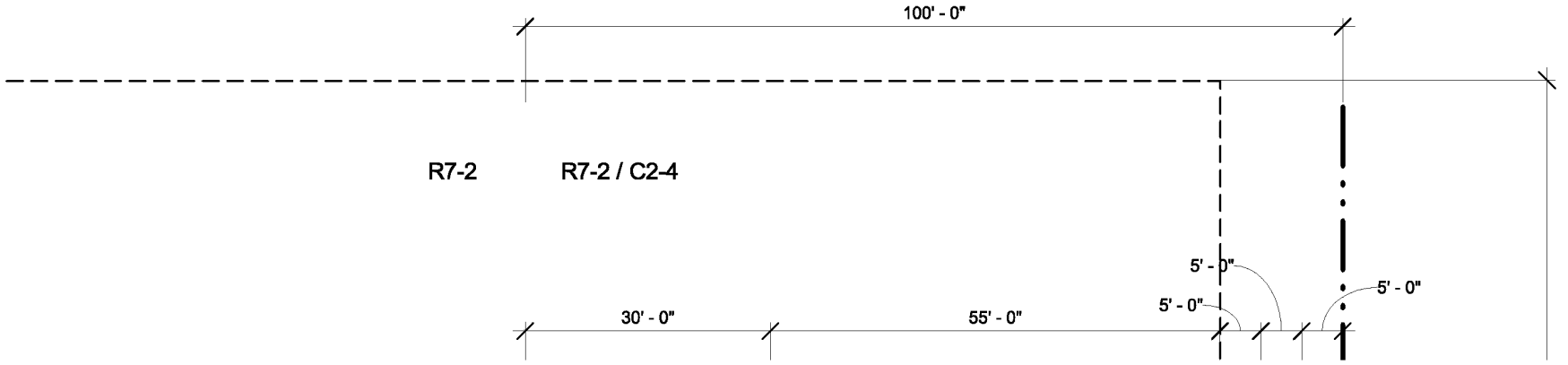
A

B



1
Z-014A
SITE A - ZONING SECTION - EAST
1/16" = 1'-0"


BLDG
BLDG
BLDG
BLDG
BLDG
BLDG
BLDG
Bl


100' - 0"
R7-2
R7-2 / C2-4
5' - 0"
5' - 0"
5' - 0"
30' - 0"
55' - 0"

BLDG A - 7TH FLOOR

BLDG A - 6TH FLOOR

BLDG A - 5TH FLOOR

BLDG A - 4TH FLOOR

BLDG A - 3RD FLOOR

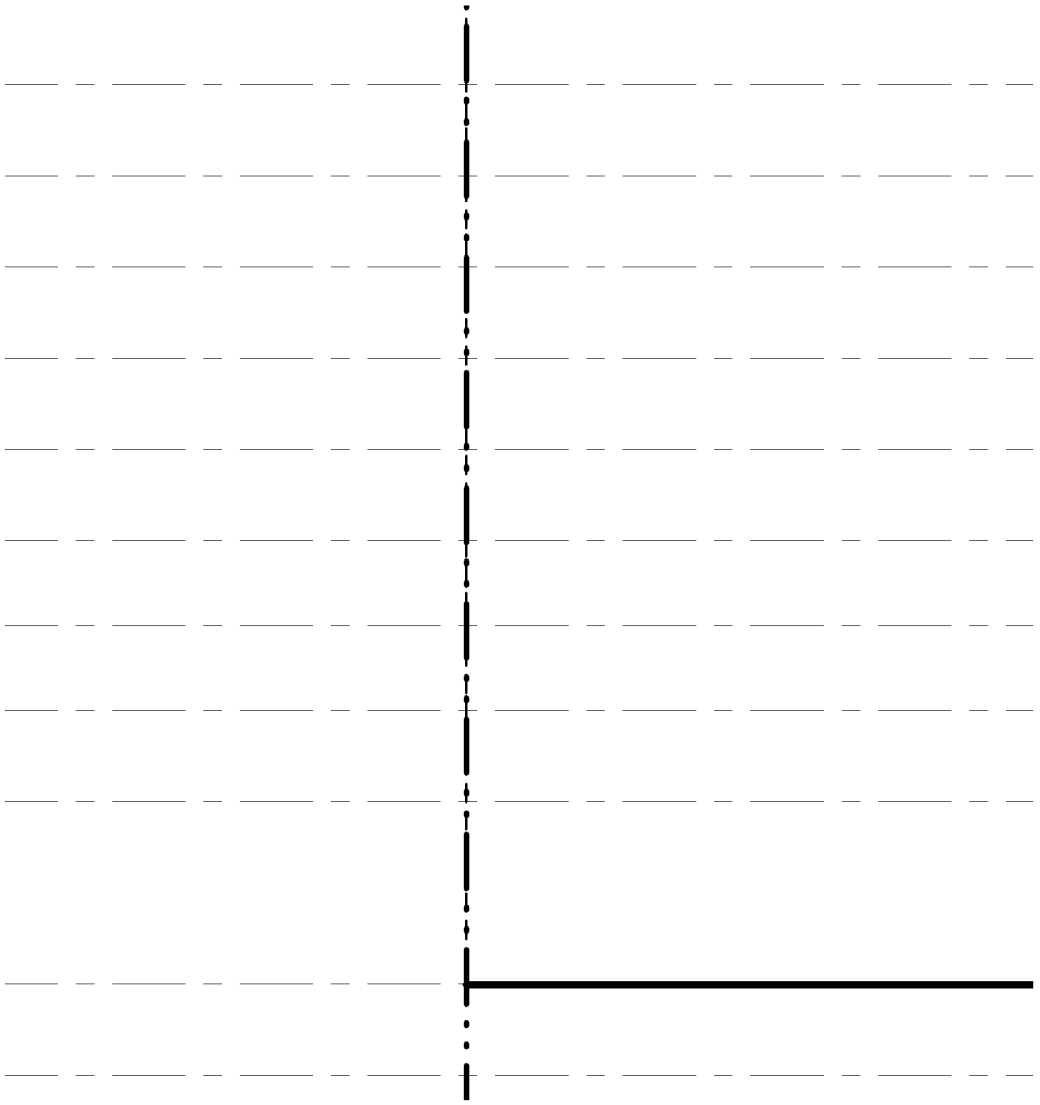
BLDG A - 2ND FLOOR

BLDG A - 1ST FLOOR

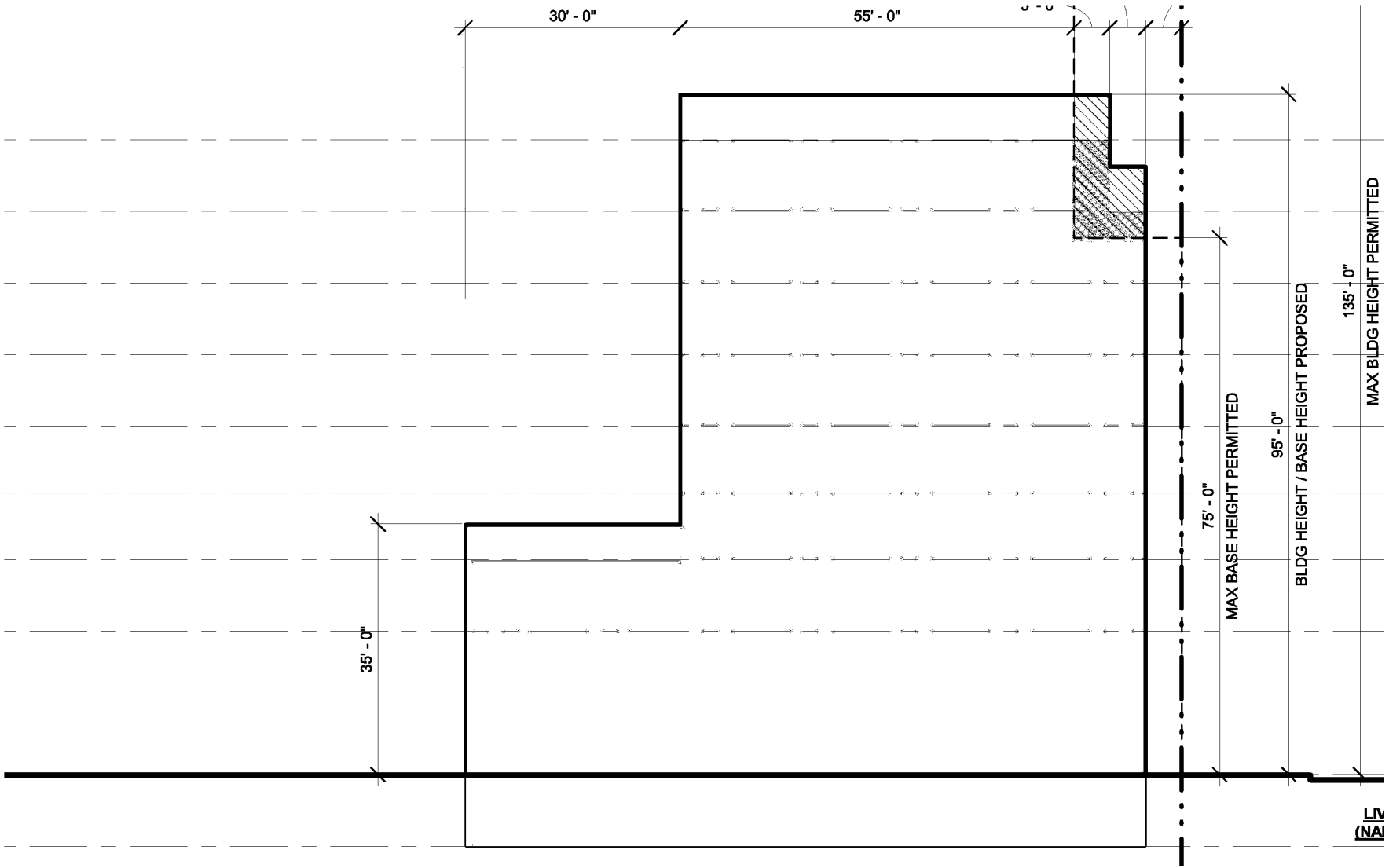
31.24'*

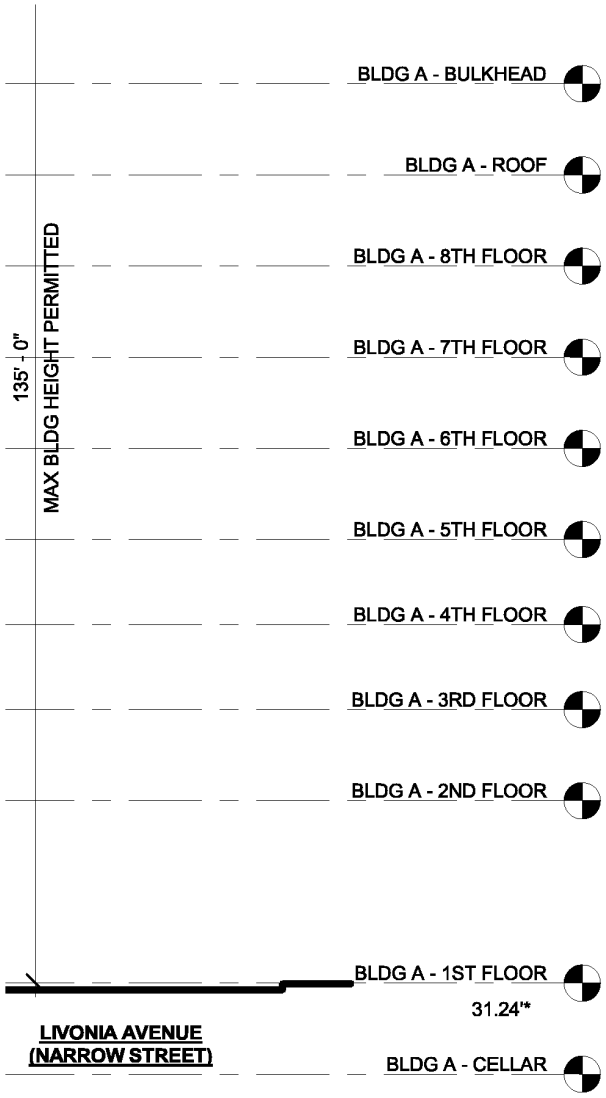
BLDG A - CELLAR

B



2
Z-014A
BLDG A ZONING SECTION - WEST
1/16" = 1'-0"


30' - 0"
55' - 0"
35' - 0"
75' - 0"
MAX BASE HEIGHT PERMITTED
95' - 0"
BLDG HEIGHT / BASE HEIGHT PROPOSED
135' - 0"
MAX BLDG HEIGHT PERMITTED


BLDG A - BULKHEAD
BLDG A - ROOF
BLDG A - 8TH FLOOR
BLDG A - 7TH FLOOR
BLDG A - 6TH FLOOR
BLDG A - 5TH FLOOR
BLDG A - 4TH FLOOR
BLDG A - 3RD FLOOR
BLDG A - 2ND FLOOR
BLDG A - 1ST FLOOR
31.24'*
BLDG A - CELLAR
135' - 0"
MAX BLDG HEIGHT PERMITTED
LIVONIA AVENUE
(NARROW STREET)

c

D

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING

1



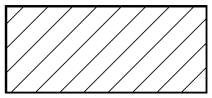
PERMITTED ZONING ENVELOPE



PROPOSED MAXIMUM
BUILDING ENVELOPE



PROPOSED BUILDING

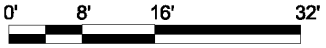


BUILDING EXCEEDED MAXIMUM
BASE HEIGHT WITHOUT
PROVIDING REQUIRED SETBACK
ZR 35-654(B) / 23 -664 (C)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION


0'
8'
16'
32'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE A - WAIVER SECTIONS I

D



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Job No.: 1510

Scale: 1/16" = 1'-0"

Drawn By: Author

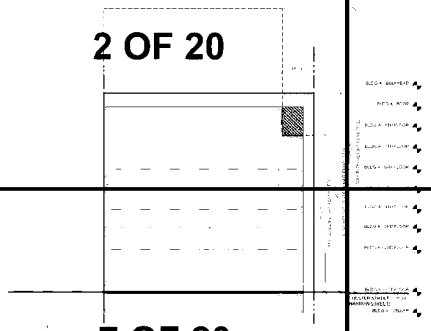
Checked By: Checker

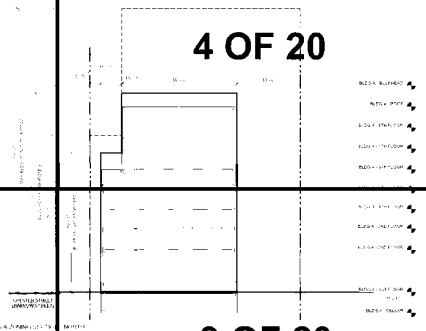
Sheet No.:

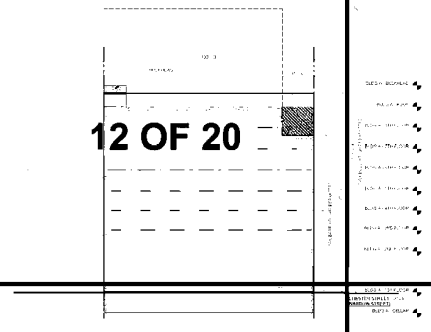
___ of Z-014A.00

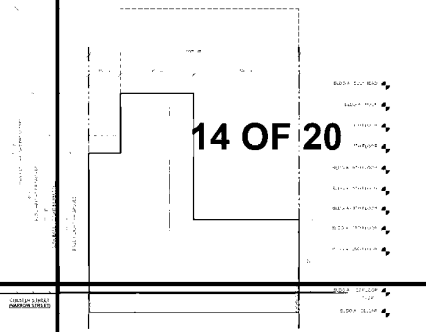
32'

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE A - SECTIO 20 OF 20 Z-014B.00





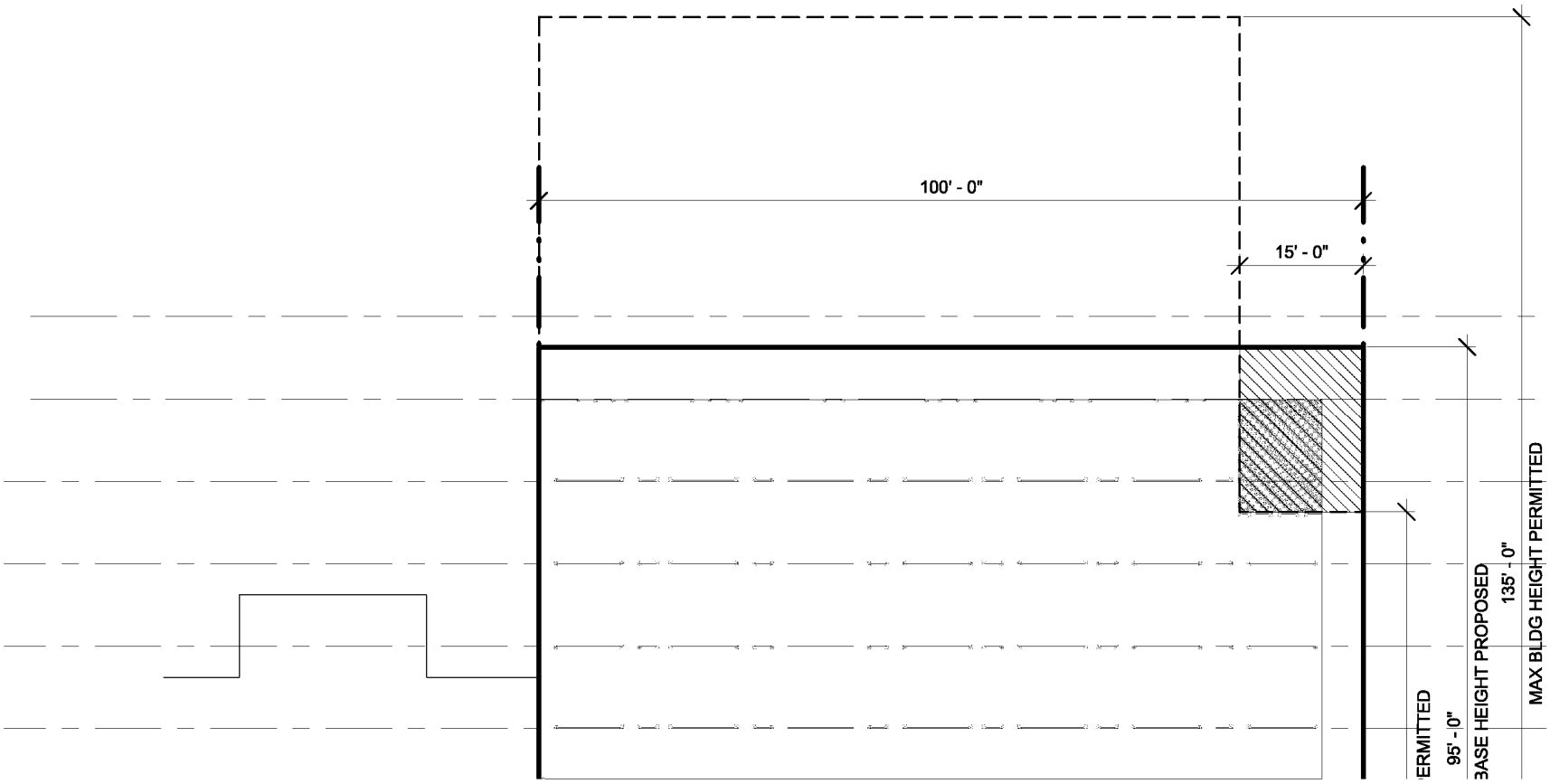


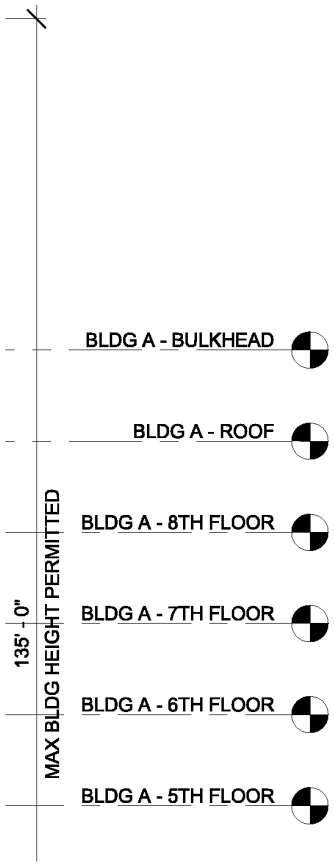


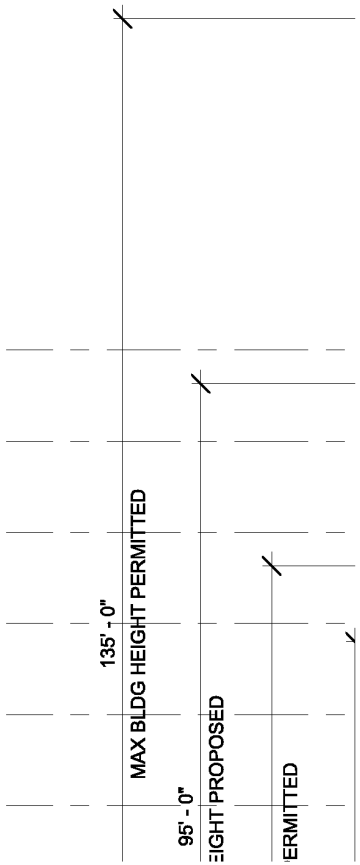
1

A

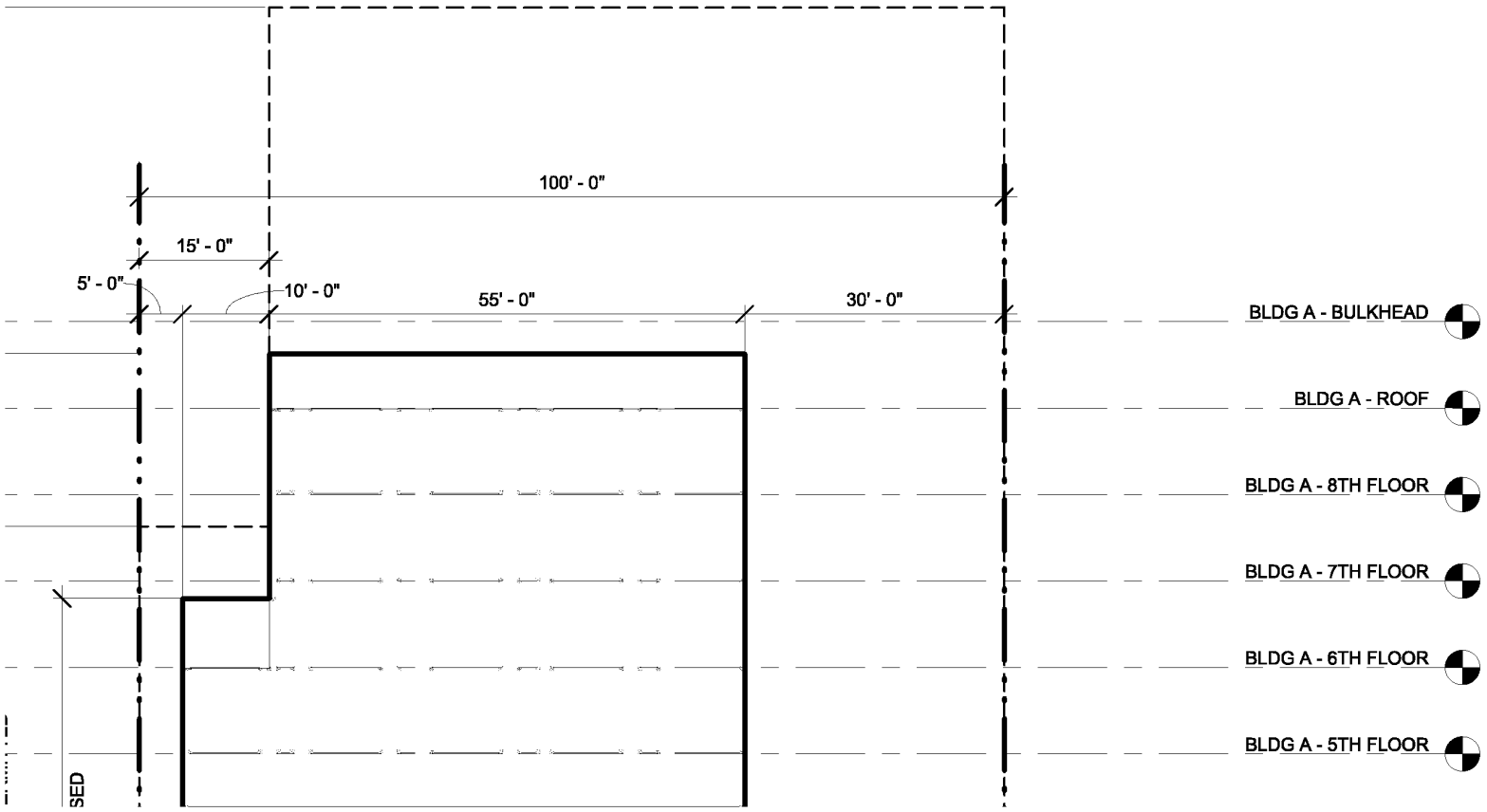
2


100' - 0"
15' - 0"
ERMITTED
95' - 0"
BASE HEIGHT PROPOSED
135' - 0"
MAX BLDG HEIGHT PERMITTED


BLDG A - BULKHEAD
BLDG A - ROOF
BLDG A - 8TH FLOOR
BLDG A - 7TH FLOOR
BLDG A - 6TH FLOOR
BLDG A - 5TH FLOOR
135' - 0"
MAX BLDG HEIGHT PERMITTED


135' - 0"
MAX BLDG HEIGHT PERMITTED
95' - 0"
EIGHT PROPOSED
ERMITTED

4


100' - 0"
15' - 0"
5' - 0"
10' - 0"
55' - 0"
30' - 0"
BLDG A - BULKHEAD
BLDG A - ROOF
BLDG A - 8TH FLOOR
BLDG A - 7TH FLOOR
BLDG A - 6TH FLOOR
BLDG A - 5TH FLOOR
SED

MARCUS GARVEY REZONING

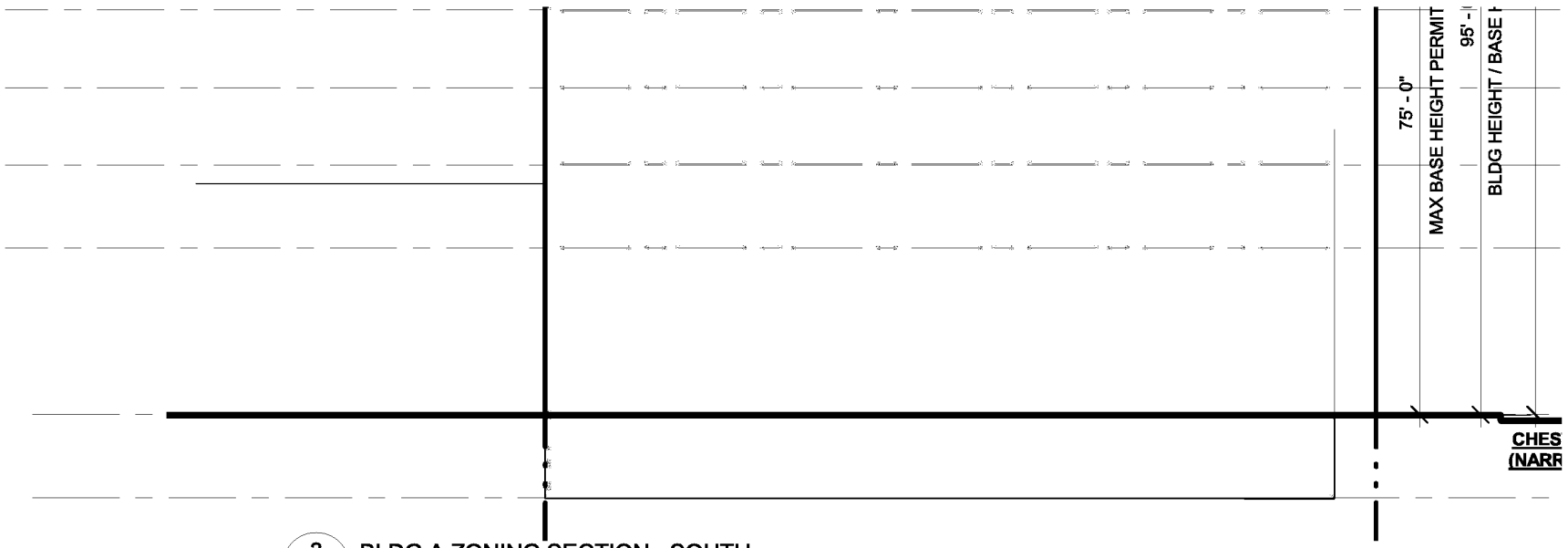
Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

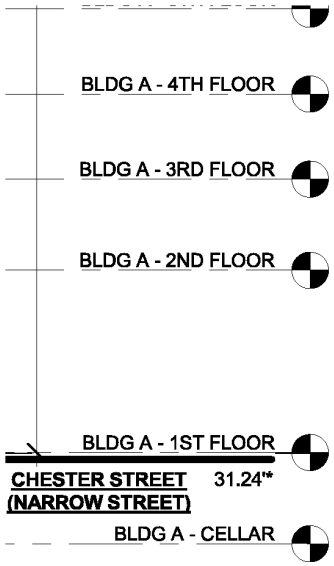
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

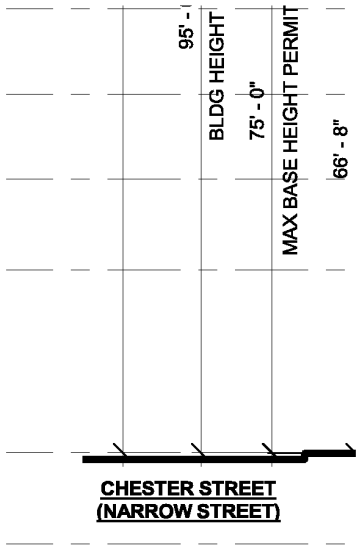
A

B



3 Z-014B BLDG A ZONING SECTION - SOUTH
1/16" = 1'-0"



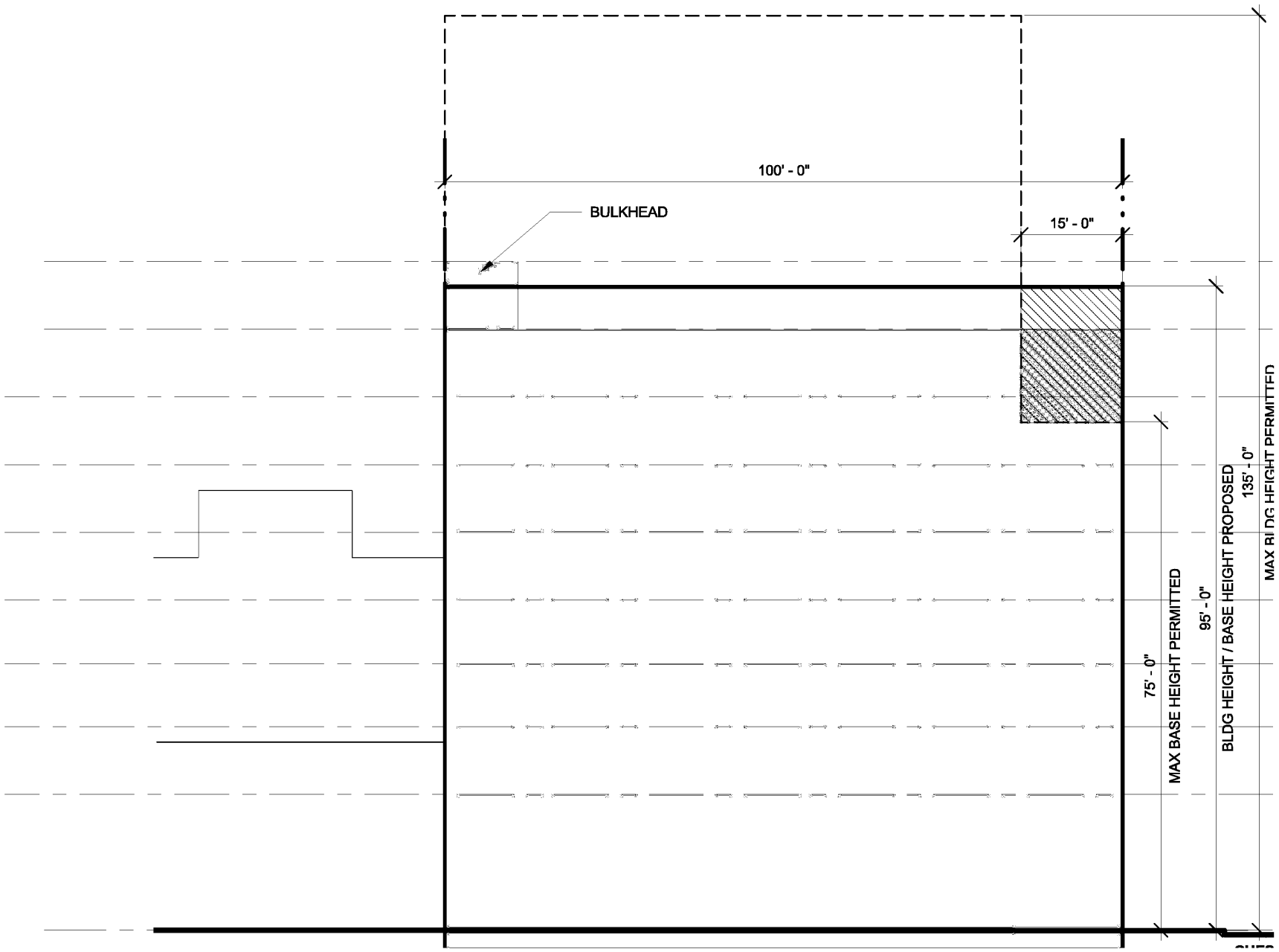


4 / Z-014B BLDG A ZONING SECTION - NC
1/16" = 1'-0"

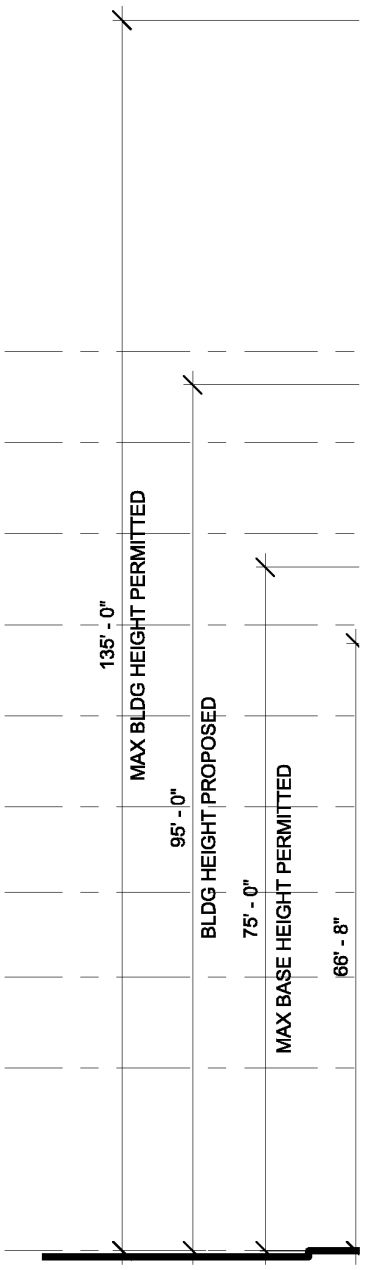

66' - 8"
BASE HEIGHT PROPOSED
BLDG A - 4TH FLOOR
BLDG A - 3RD FLOOR
BLDG A - 2ND FLOOR
BLDG A - 1ST FLOOR
31.24'*
BLDG A - CELLAR

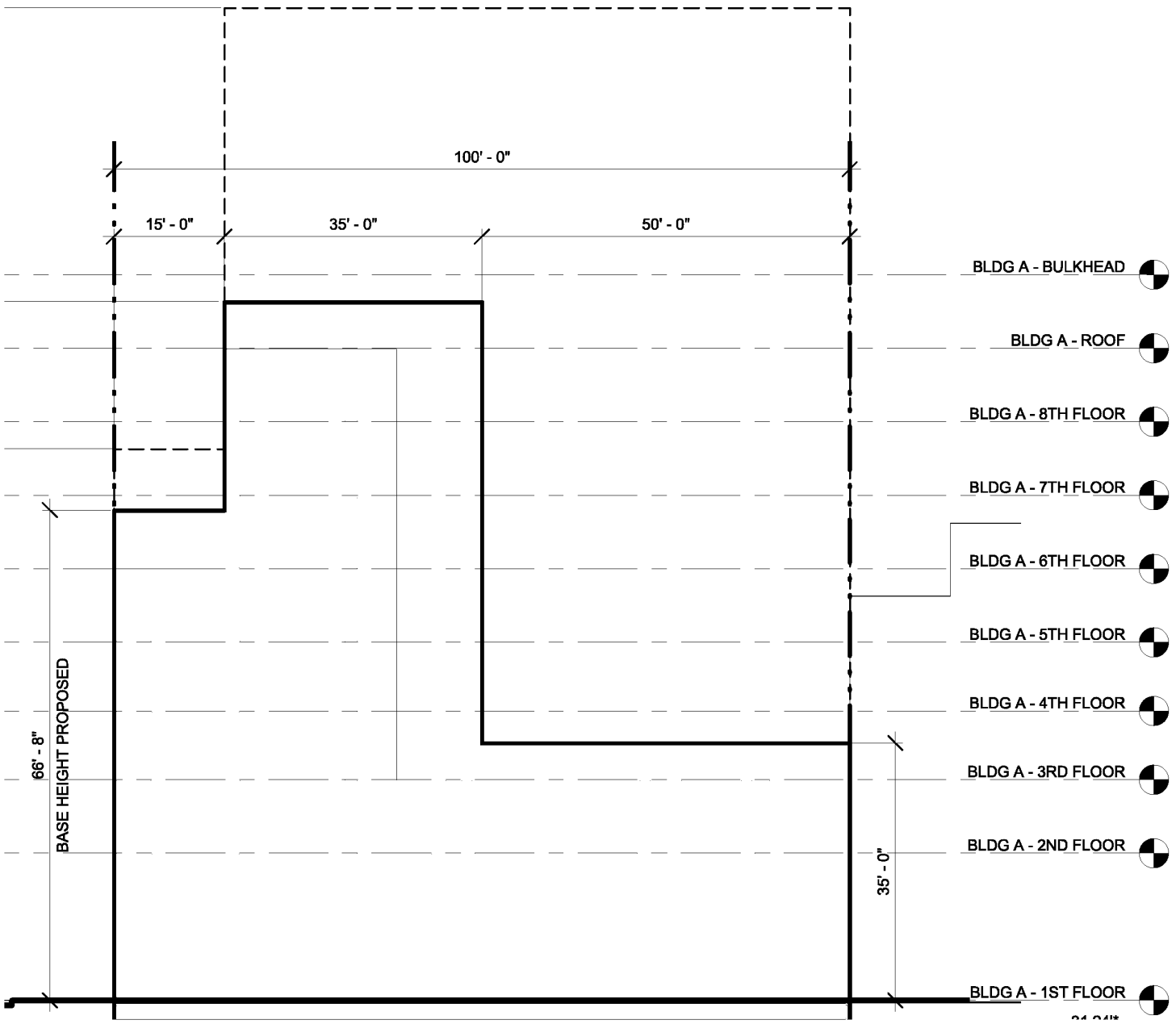
I - NORTH

B


100' - 0"
BULKHEAD
15' - 0"
75' - 0"
MAX BASE HEIGHT PERMITTED
95' - 0"
BLDG HEIGHT / BASE HEIGHT PROPOSED
135' - 0"
MAX BLDG HEIGHT PERMITTED

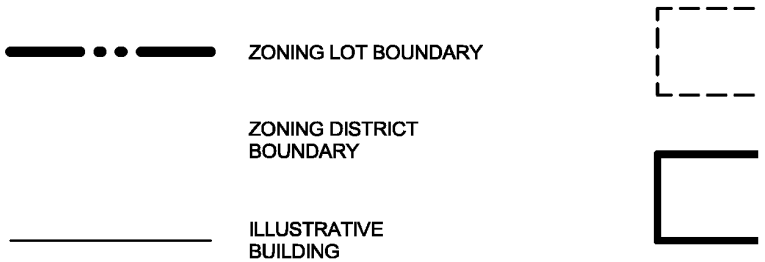

BLDG A - BULKHEAD
BLDG A - ROOF
BLDG A - 8TH FLOOR
BLDG A - 7TH FLOOR
BLDG A - 6TH FLOOR
BLDG A - 5TH FLOOR
BLDG A - 4TH FLOOR
BLDG A - 3RD FLOOR
BLDG A - 2ND FLOOR
BLDG A - 1ST FLOOR
135' - 0"
MAX BLDG HEIGHT PERMITTED


135' - 0"
MAX BLDG HEIGHT PERMITTED
95' - 0"
BLDG HEIGHT PROPOSED
75' - 0"
MAX BASE HEIGHT PERMITTED
66' - 8"

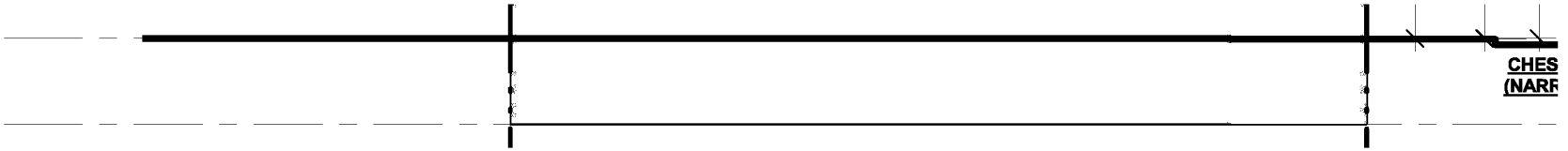

100' - 0"
15' - 0"
35' - 0"
50' - 0"
BLDG A - BULKHEAD
BLDG A - ROOF
BLDG A - 8TH FLOOR
BLDG A - 7TH FLOOR
BLDG A - 6TH FLOOR
BLDG A - 5TH FLOOR
BLDG A - 4TH FLOOR
BLDG A - 3RD FLOOR
BLDG A - 2ND FLOOR
BLDG A - 1ST FLOOR
66' - 8"
BASE HEIGHT PROPOSED
35' - 0"

c

D


ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
ILLUSTRATIVE BUILDING

1



5 Z-014B BLDG A ZONING SECTION - SOUTH II
1/16" = 1'-0"

PERMITTED ZONING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE

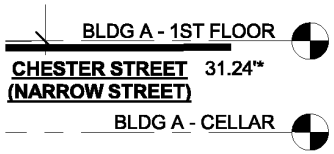
PROPOSED BUILDING

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

GENERAL NOTES:

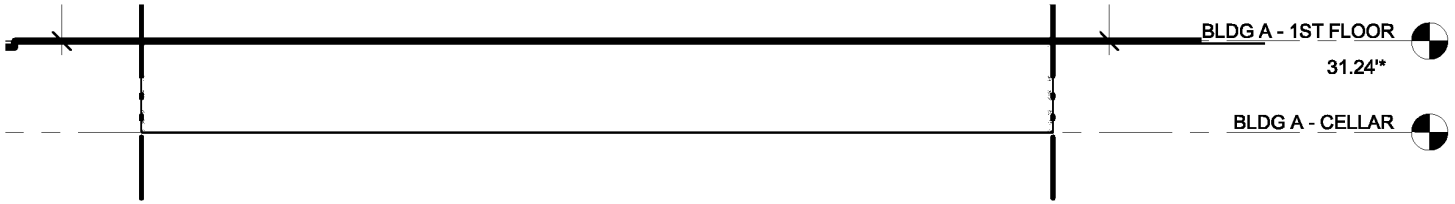
1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION





6 Z-014B BLDG A ZONING SECTION - NC
1/16" = 1'-0"



I - NORTH II

0' 8' 16' 32'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE A - WAIVER SECTIONS II

D



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Job No.: 1510

Scale: 1/16" = 1'-0"

Drawn By: Author

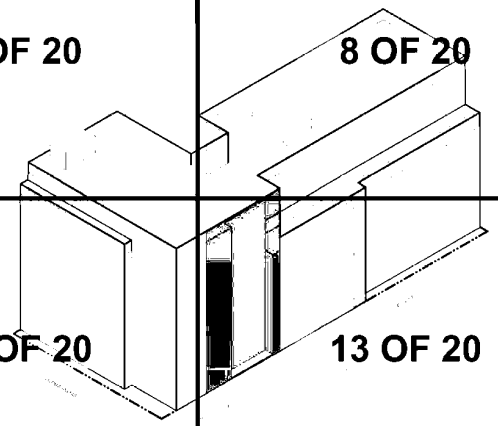
Checked By: Checker

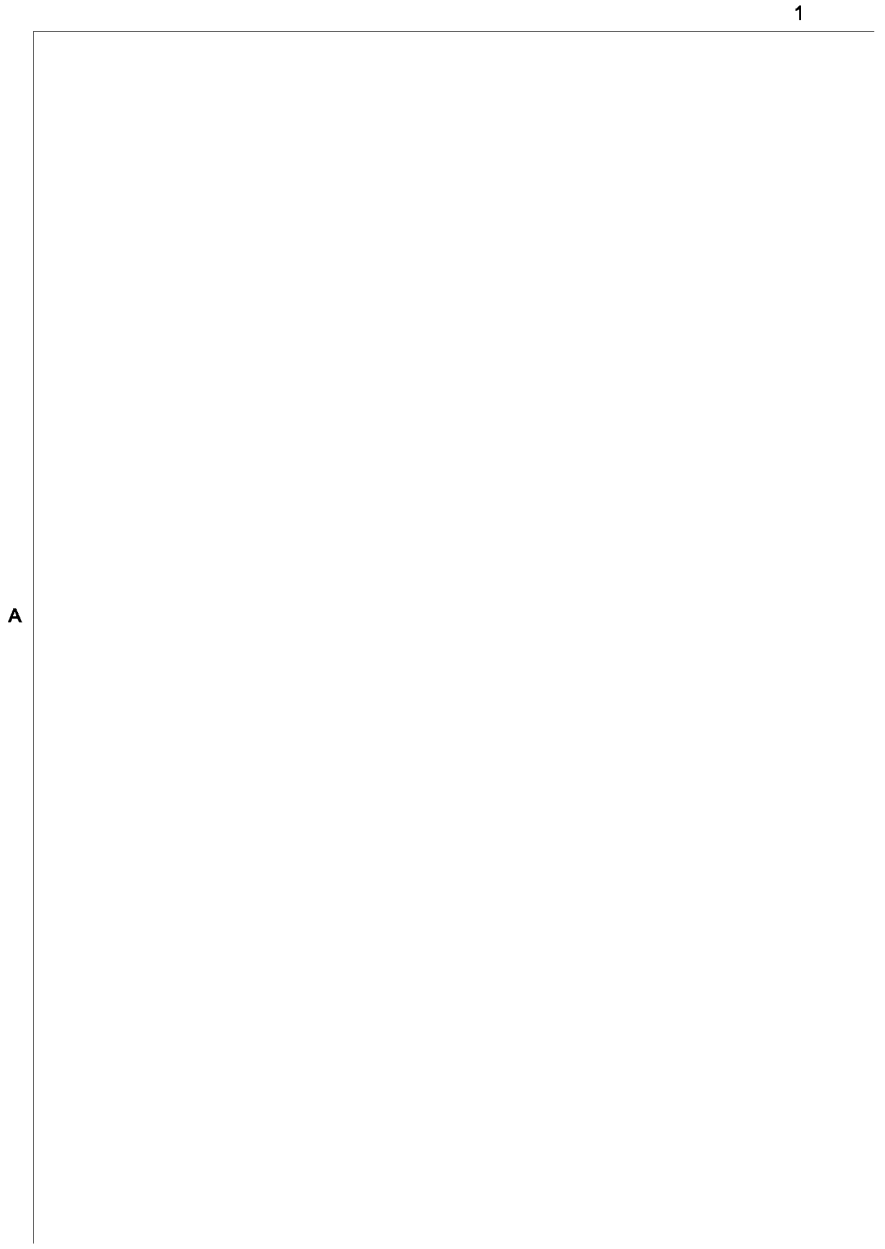
Sheet No.:

___ of Z-014B.00

32'

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	CITY COUNCIL COMMENT REVISION SITE A - CONTR 20 OF 20 Z-016.




1
A

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
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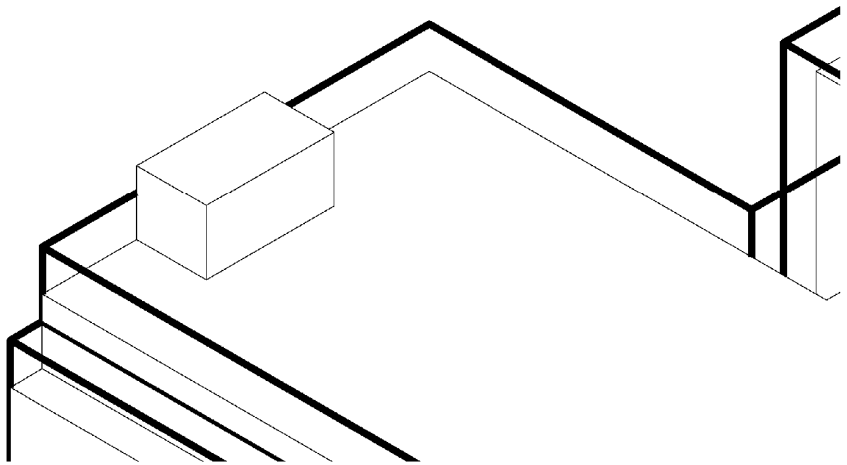
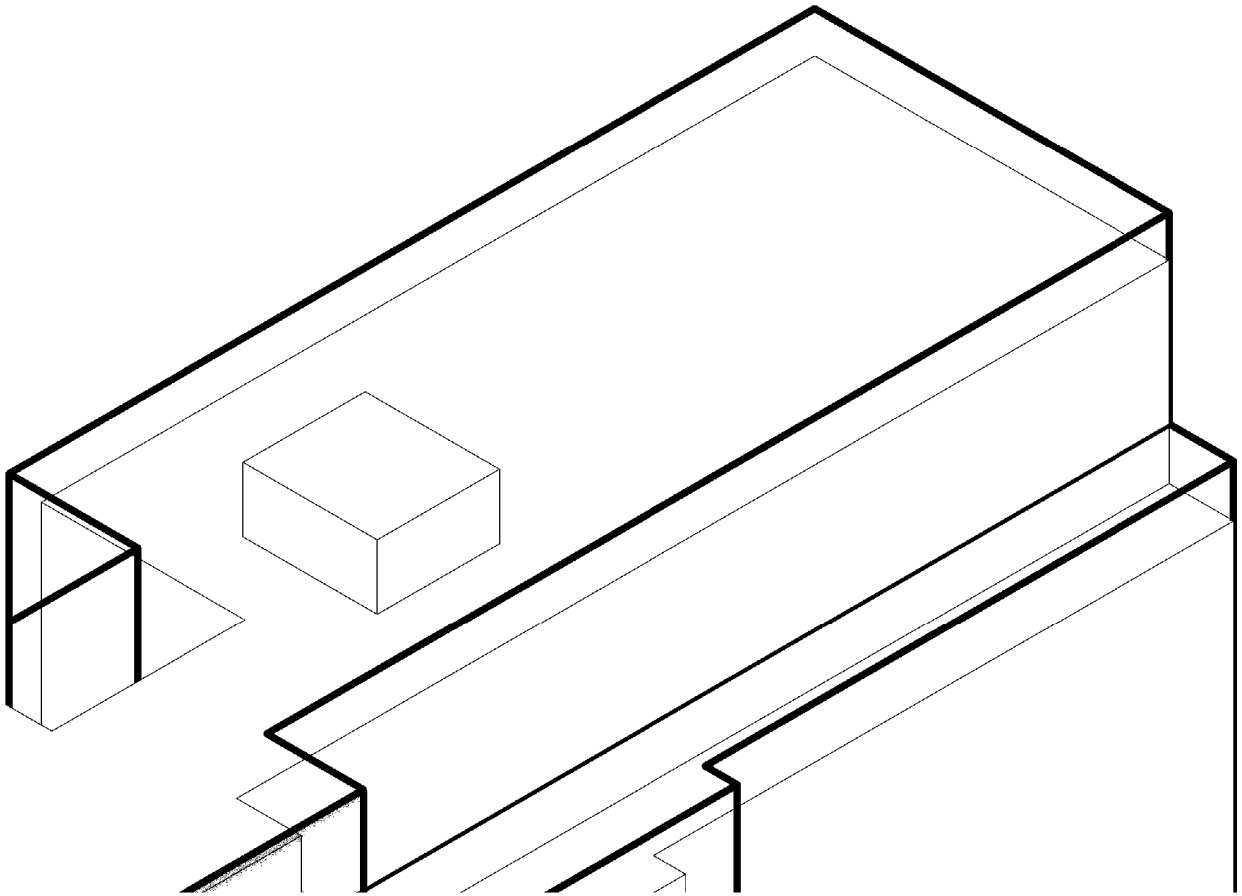
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

B





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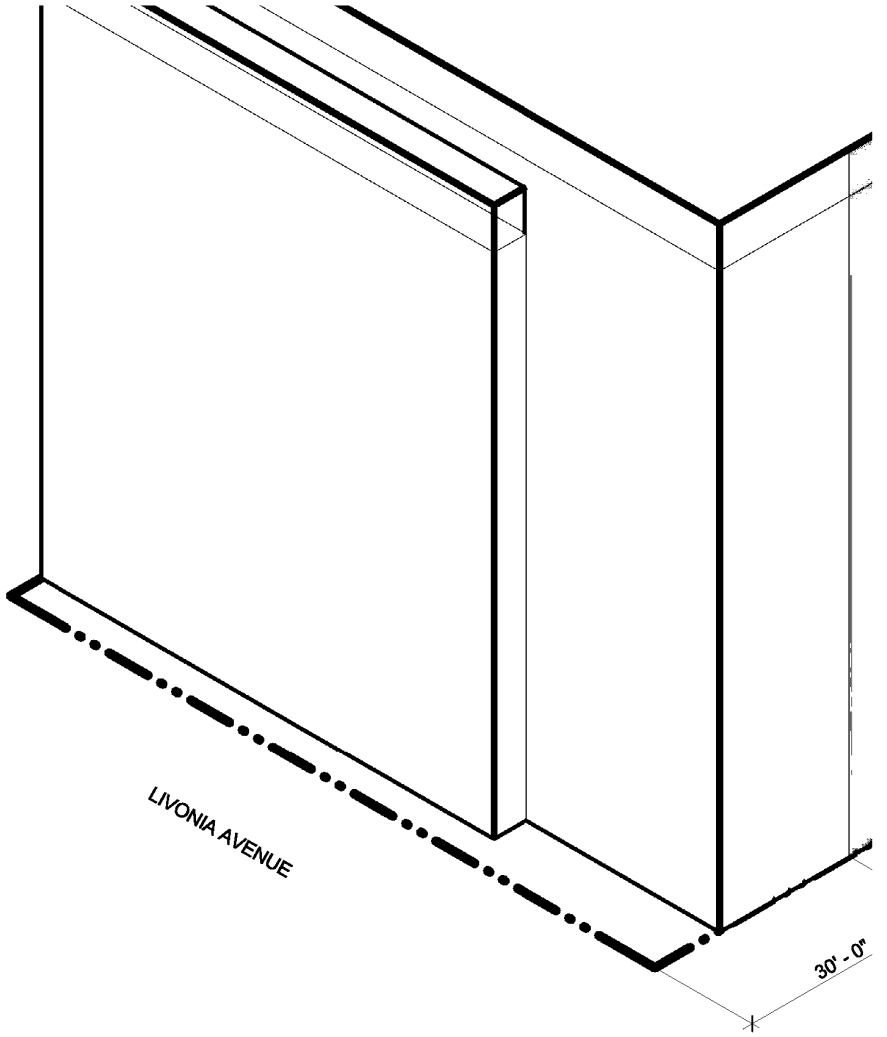
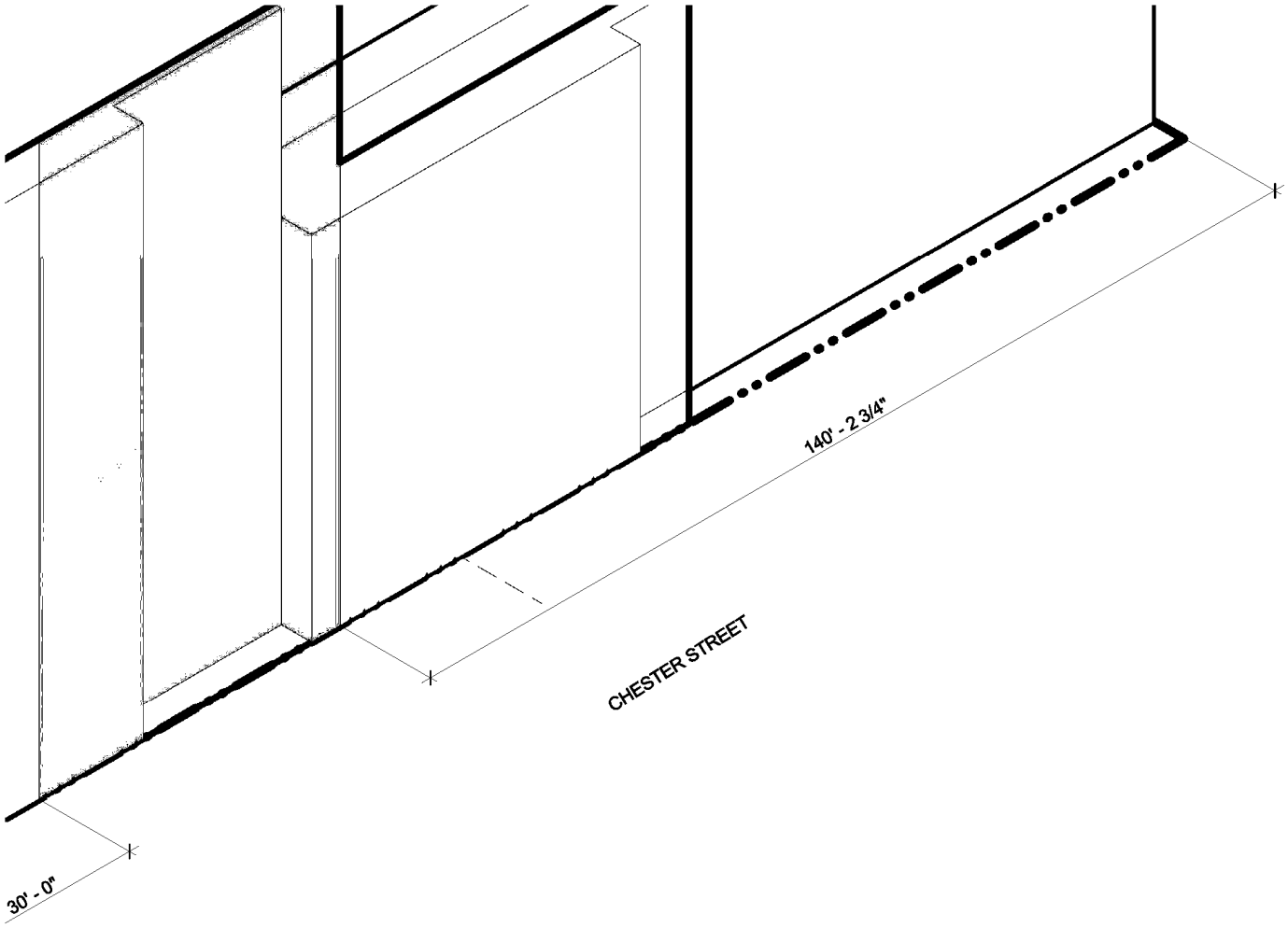


1 DESIGN CONTROLS - BLDG A


140' - 2 3/4"
CHESTER STREET
30' - 0"

c

D

ZONING LOT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

1

1 Z-016 DESIGN CONTROLS - BLDG A

DESIGN CONTROLS:



THE STREET WALL WITHIN THE AREA INDICATED SHALL CONTAIN ONE (1) RECESS EXTENDING VERTICALLY FOR THE FULL HEIGHT OF THE STREET WALL ON THE 1ST THROUGH 8TH STORIES. THE RECESS SHALL BE A MINIMUM OF 40' IN WIDTH AND A MINIMUM OF 5 FEET IN DEPTH. THE RECESS MAY BE LOCATED ANYWHERE WITHIN THE AREA INDICATED.

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN F ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LOCATION AND SIZE OF BULKHEAD PERMITTED OBSTRUCTION FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CH

ɔWN FOR
NGE.
CTIONS ARE SHOWN
ΓO CHANGE


0'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE A - DESIGN CONTROLS

D



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Job No.: 1510

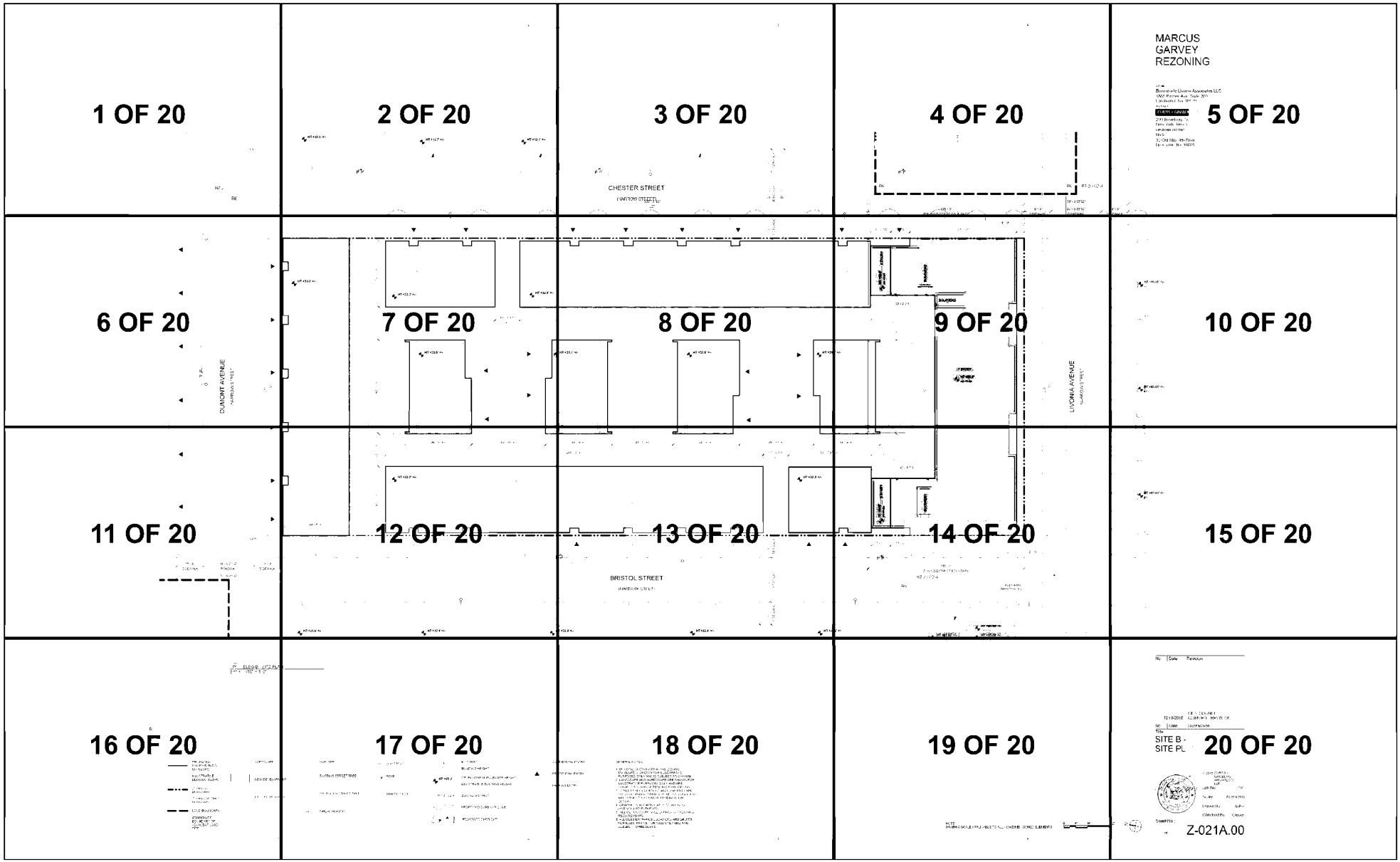
Scale: 1" = 20'-0"

Drawn By: Author

Checked By: Checker

Sheet No.:

___ of Z-016.


1 OF 20
2 OF 20
3 OF 20
4 OF 20
MARCUS
GARVEY
REZONING
5 OF 20
6 OF 20
7 OF 20
8 OF 20
9 OF 20
10 OF 20
DUMONT AVENUE
LIVONIA AVENUE
CHESTER STREET
11 OF 20
12 OF 20
13 OF 20
14 OF 20
15 OF 20
BRISTOL STREET
16 OF 20
17 OF 20
18 OF 20
19 OF 20
SITE B -
SITE PL
20 OF 20
Z-021A.00

1

A

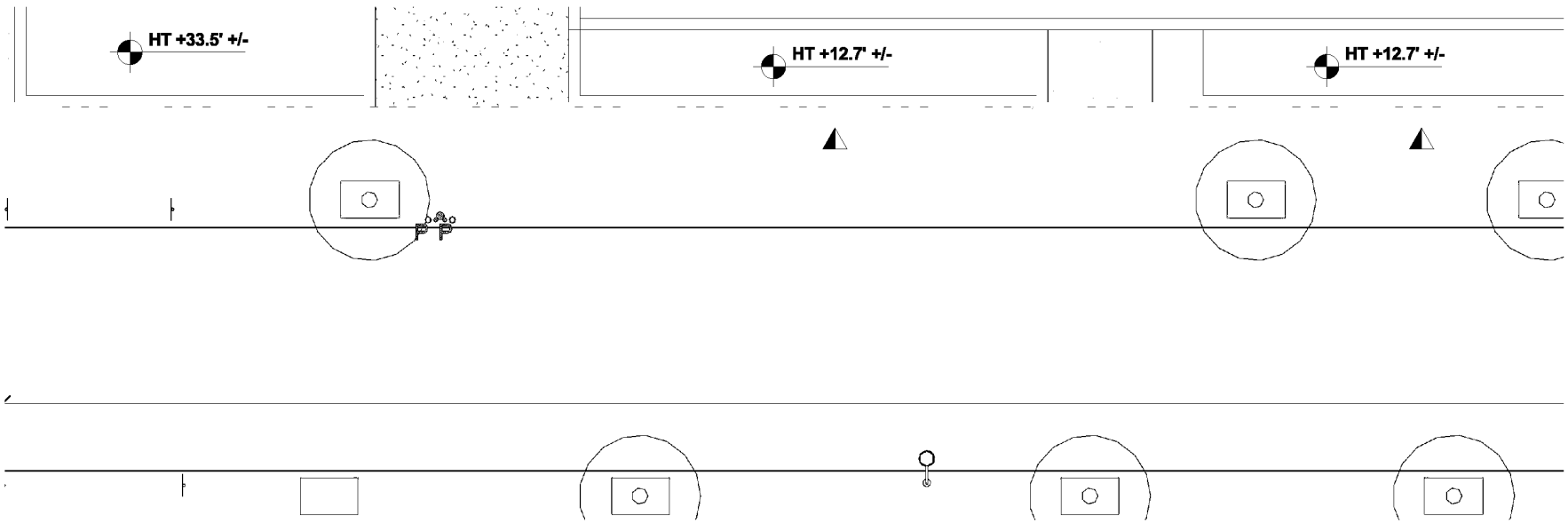


R7-2

R6



2



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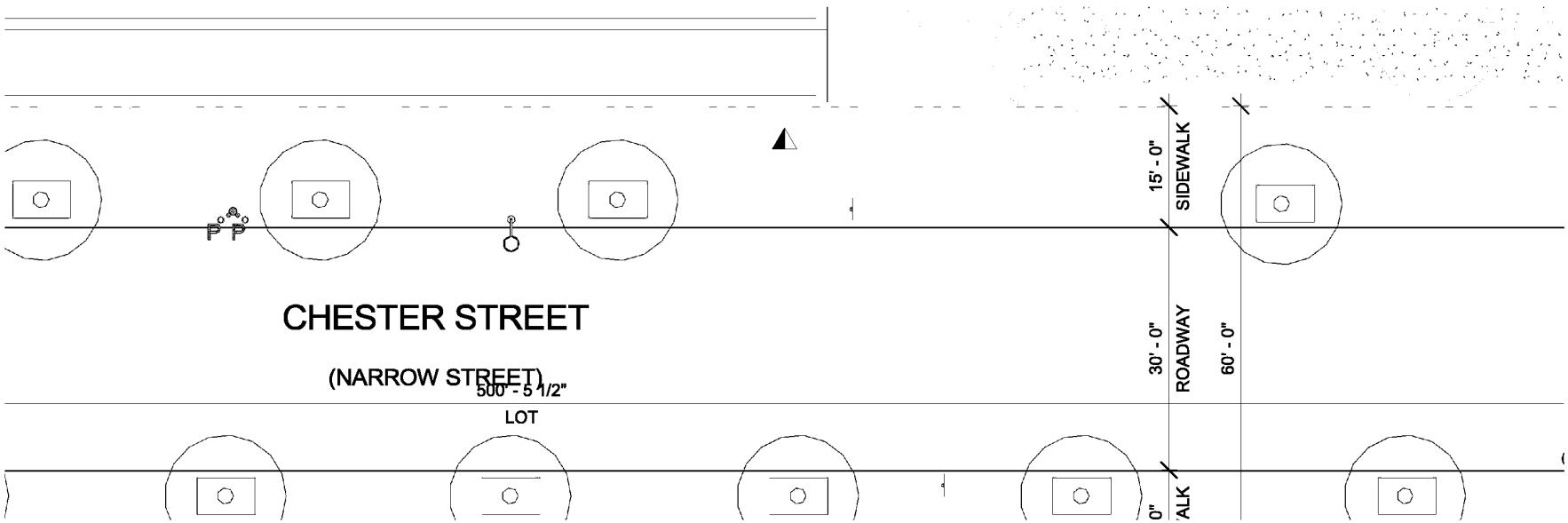
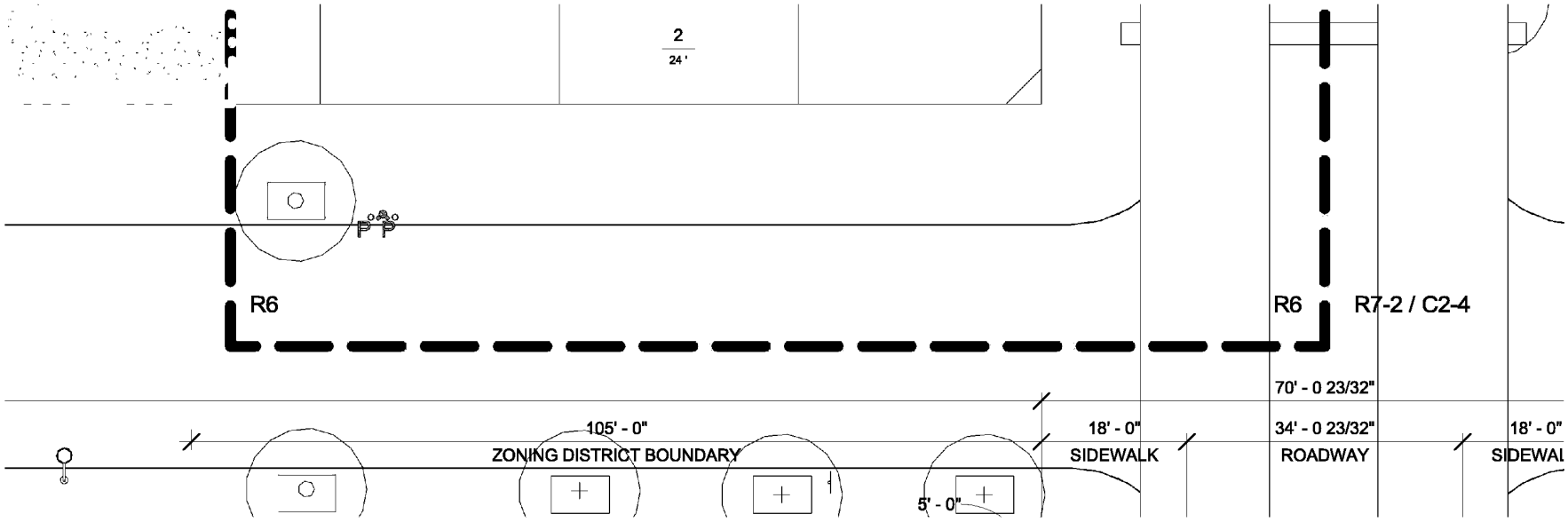
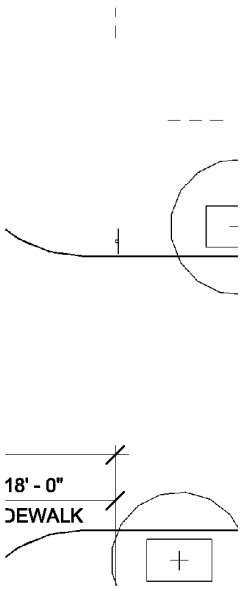

15' - 0"
SIDEWALK
30' - 0"
ROADWAY
60' - 0"
0"
ALK
CHESTER STREET
(NARROW STREET)
500' - 5 1/2"
LOT

4


2
24 '
R6
R6
R7-2 / C2-4
70' - 0 23/32"
105' - 0"
ZONING DISTRICT BOUNDARY
18' - 0"
SIDEWALK
34' - 0 23/32"
ROADWAY
18' - 0"
5' - 0"



MARCUS GARVEY REZONING

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Landscape Architect
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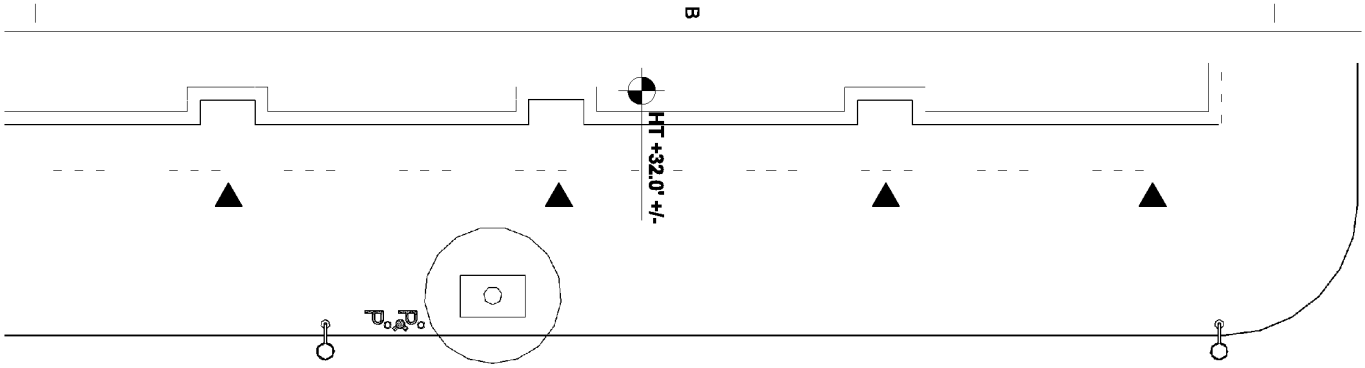
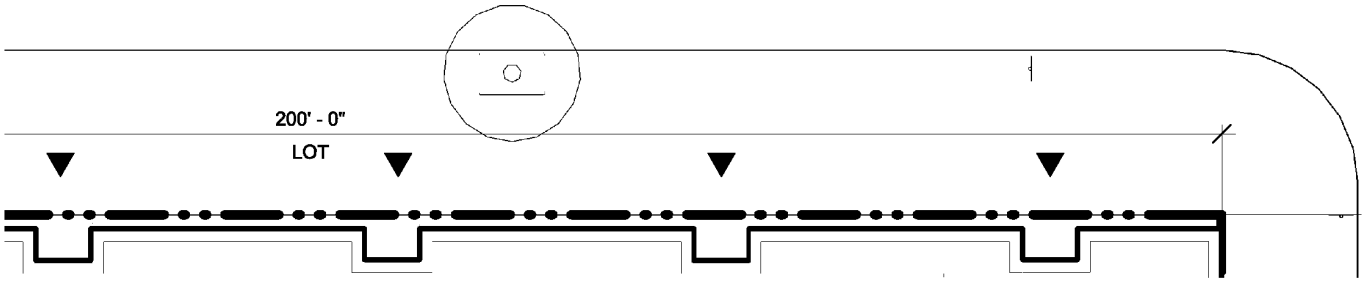
New York, NY 10005

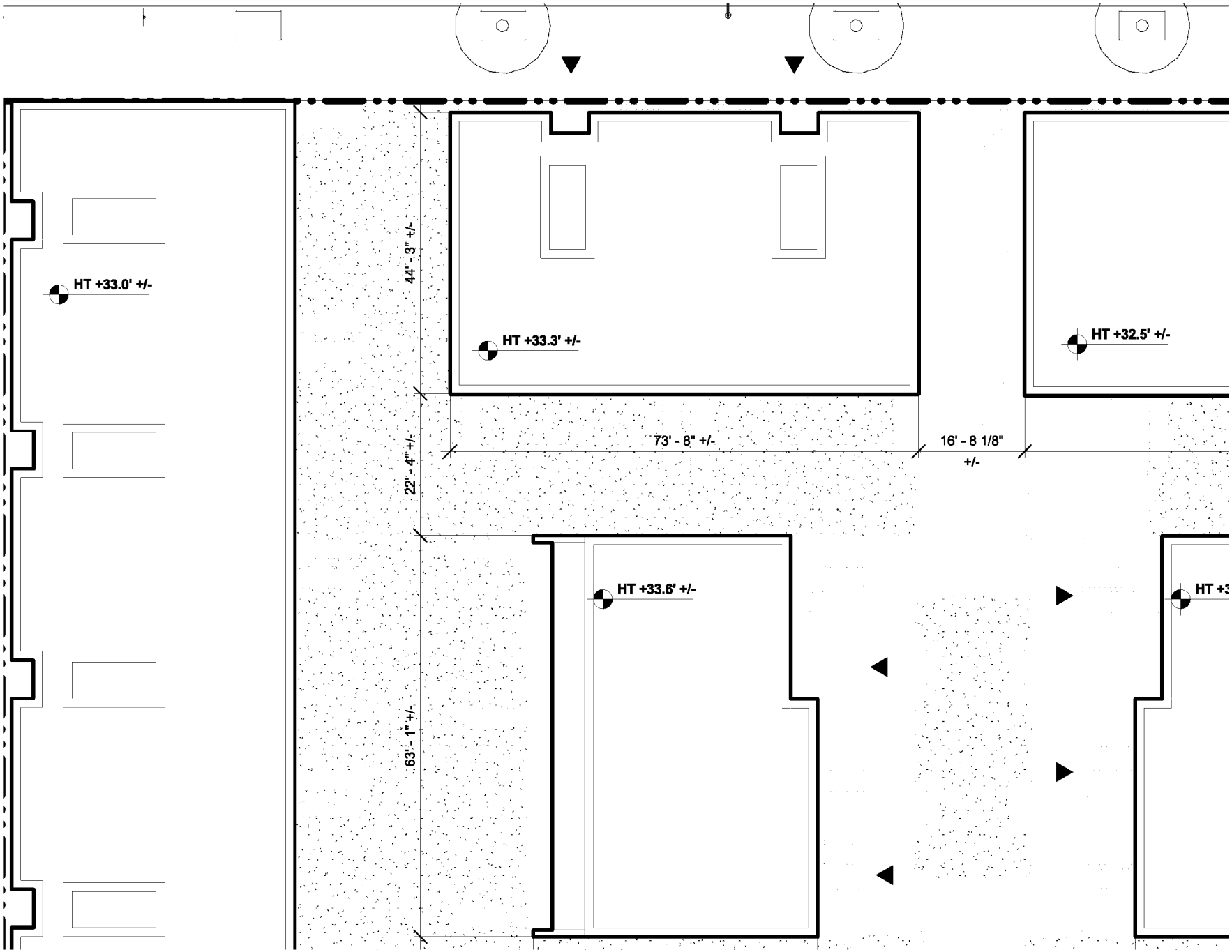
A

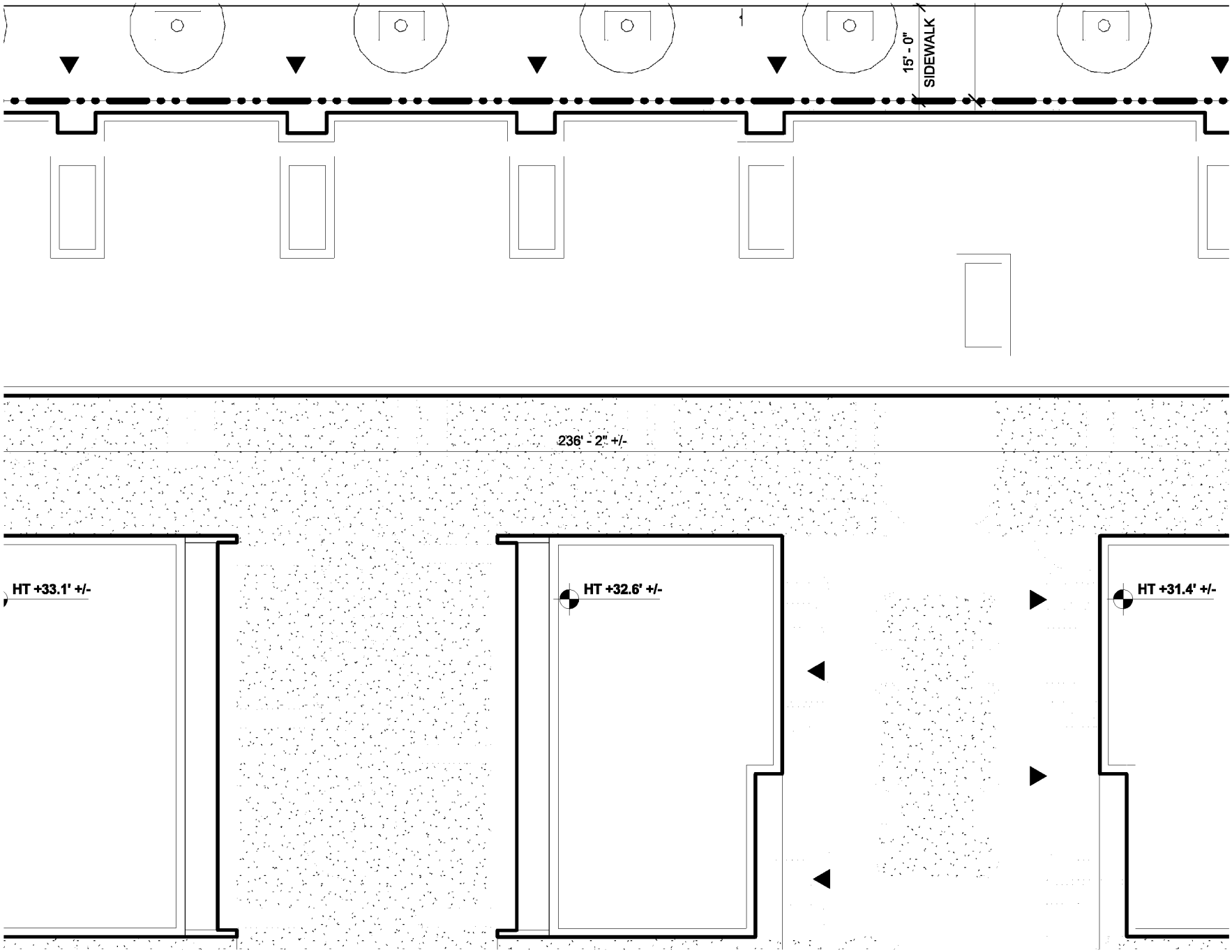


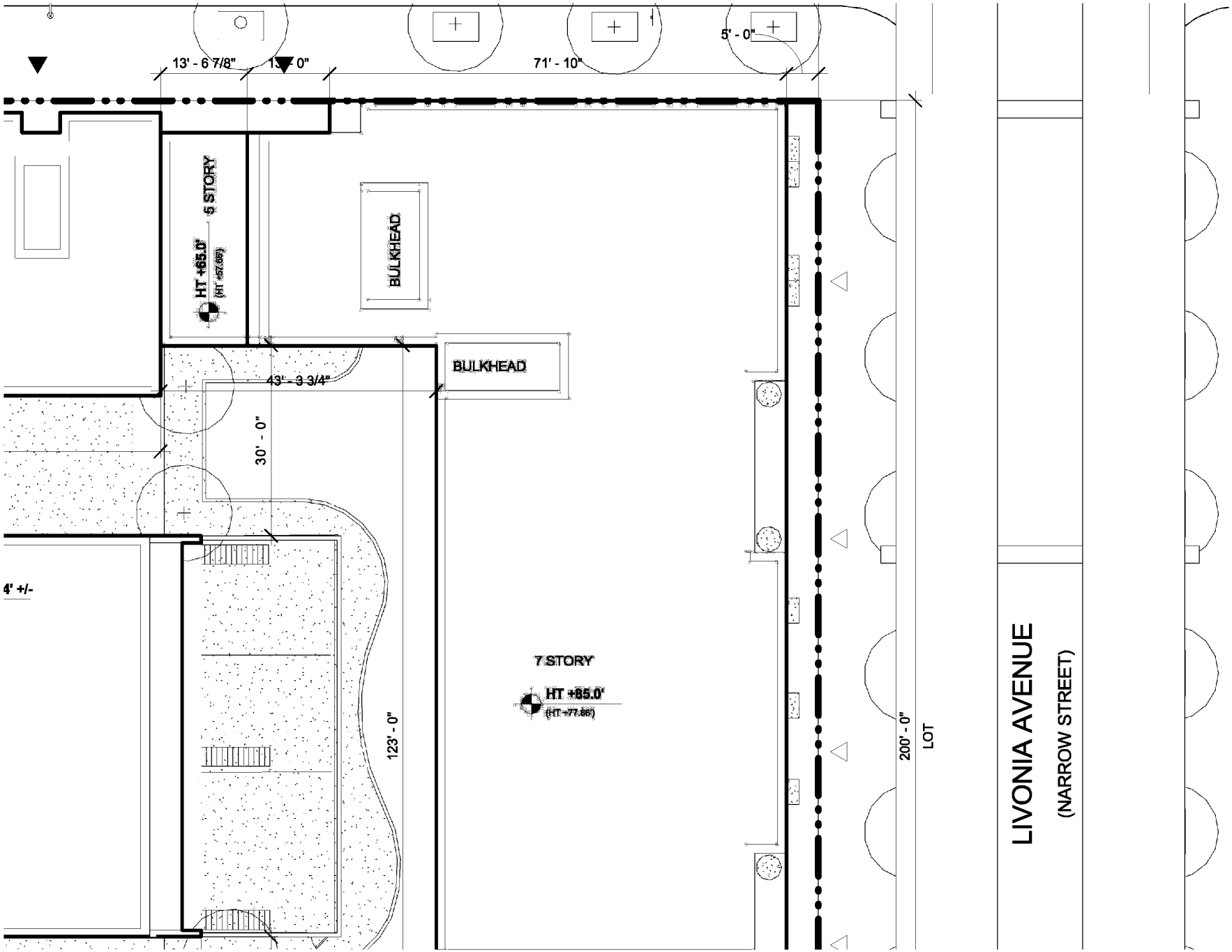
DUMONT AVENUE

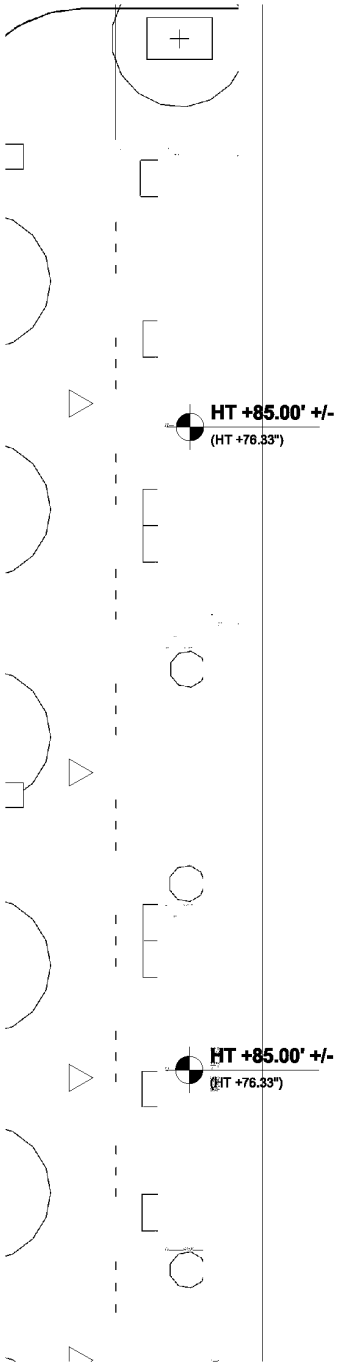
(NARROW STREET)



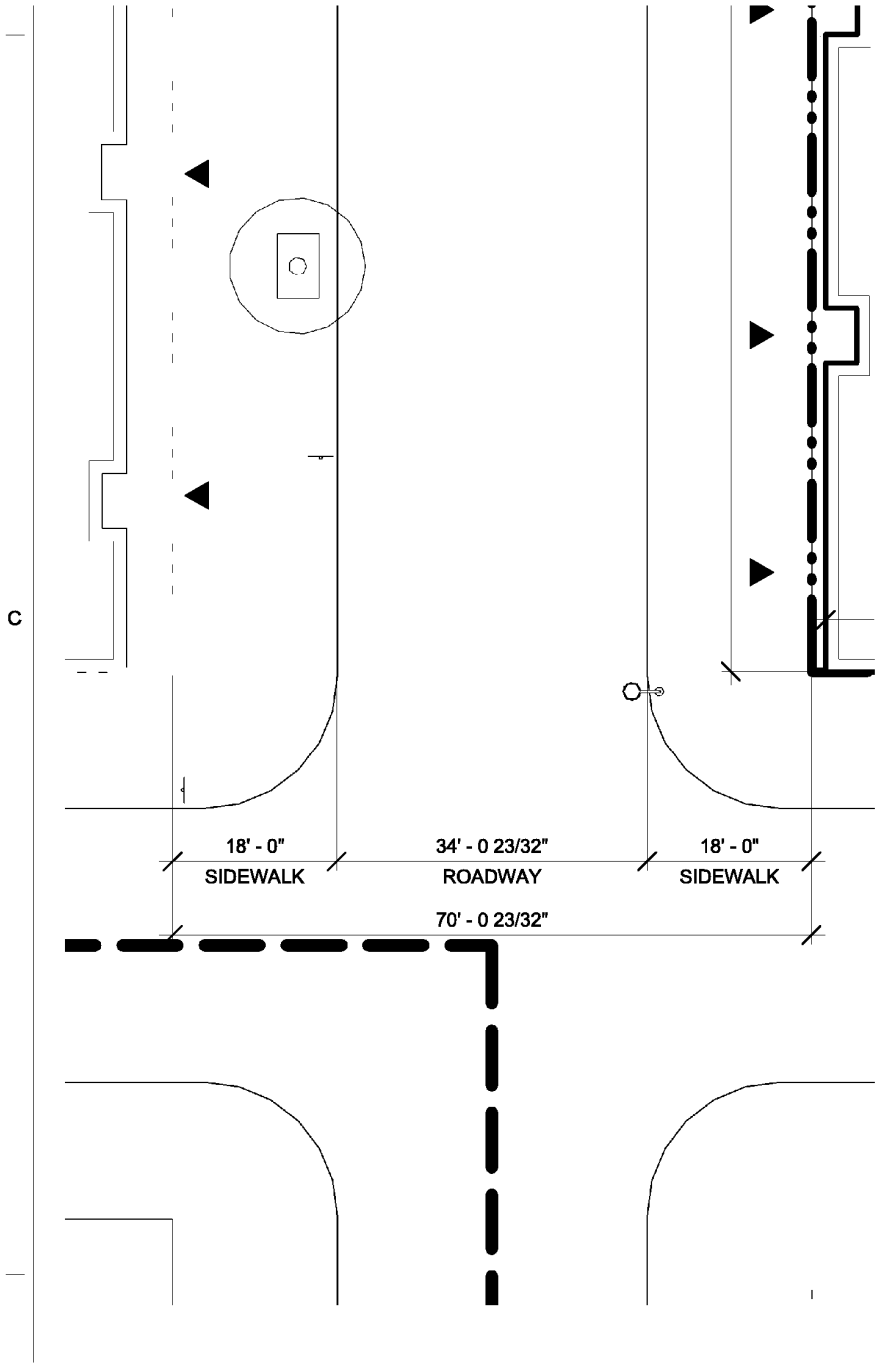

HT +33.0' +/-
HT +33.3' +/-
HT +32.5' +/-
HT +33.6' +/-
44' - 3" +/-
22' - 4" +/-
63' - 1" +/-
73' - 8" +/-
16' - 8 1/8"
+/-

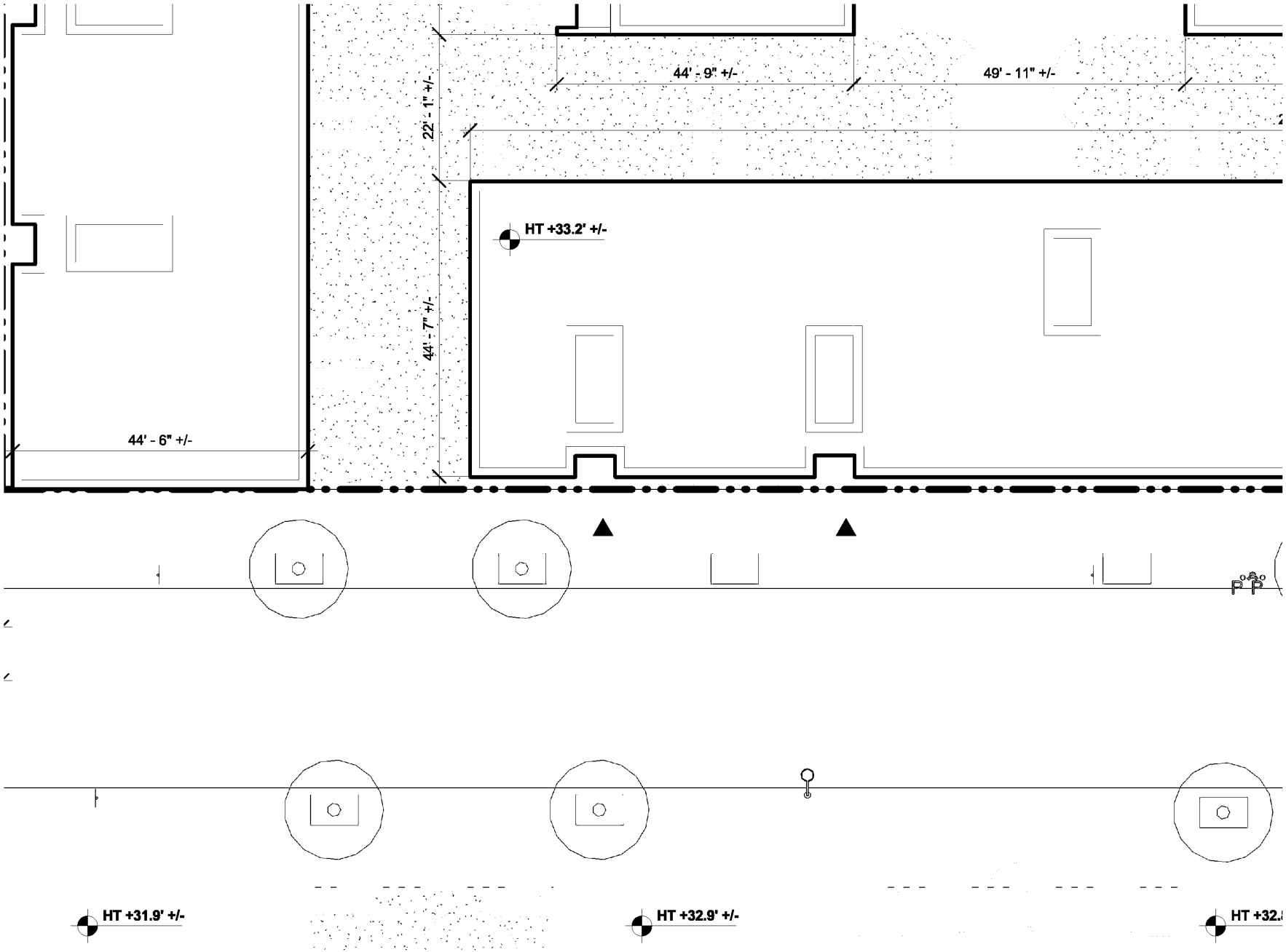

15' - 0"
SIDEWALK
236' - 2" +/-
HT +33.1' +/-
HT +32.6' +/-
HT +31.4' +/-

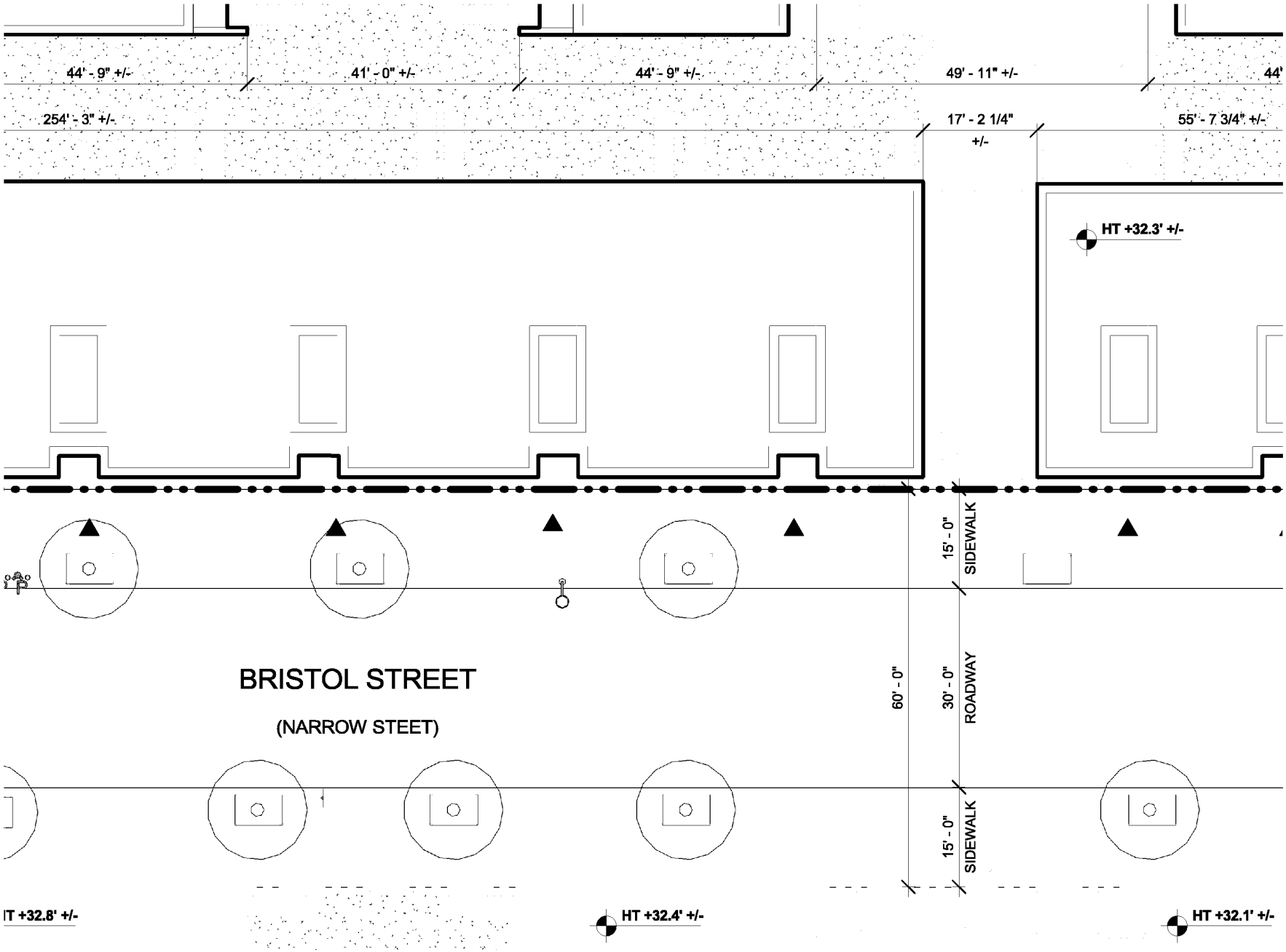

13' - 6 7/8"
13' - 0"
71' - 10"
5' - 0"
5 STORY
HT +65.0'
(HT +57.66')
BULKHEAD
BULKHEAD
43' - 3 3/4"
30' - 0"
4' +/-
7 STORY
HT +85.0'
(HT +77.66')
123' - 0"
200' - 0"
LOT
LIVONIA AVENUE
(NARROW STREET)

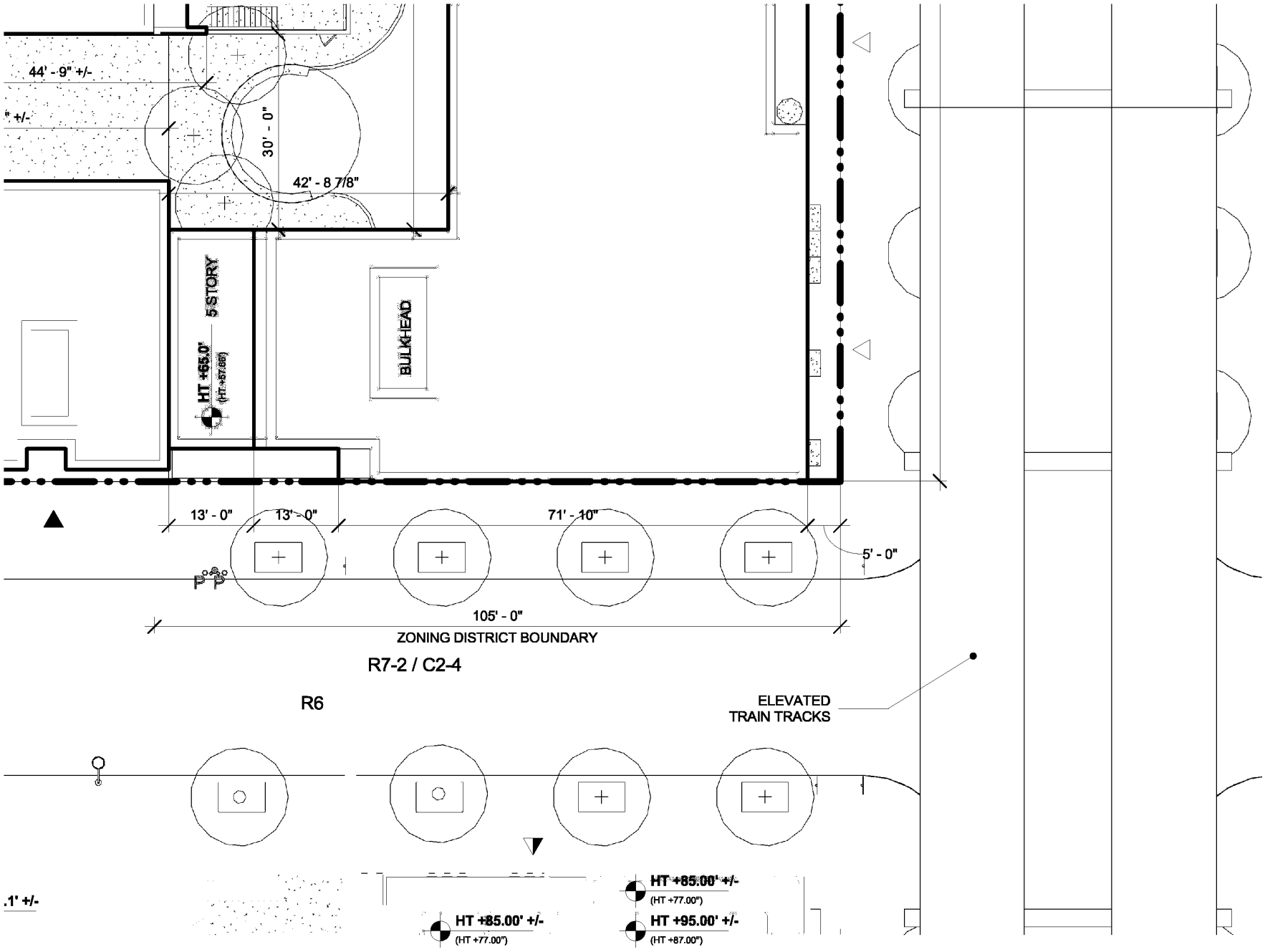


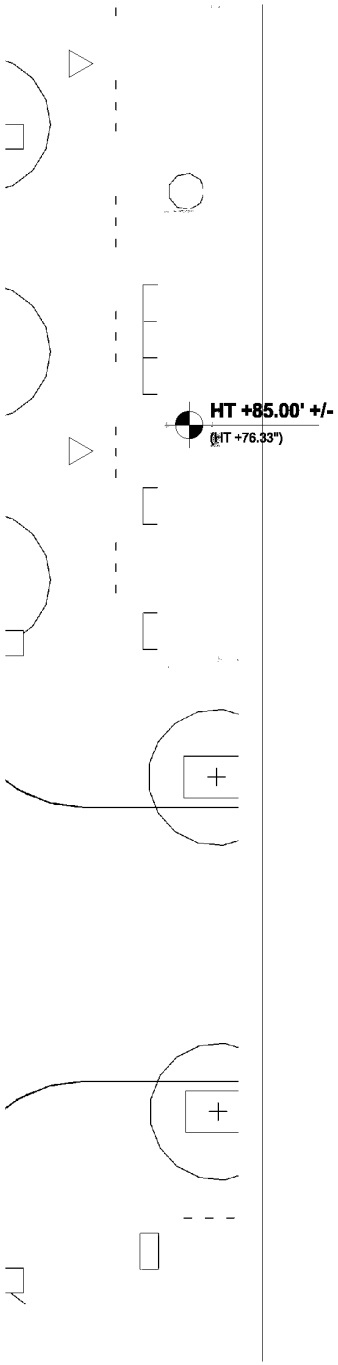
B


C
18' - 0"
SIDEWALK
34' - 0 23/32"
ROADWAY
18' - 0"
SIDEWALK
70' - 0 23/32"


44' - 9" +/-
49' - 11" +/-
22' - 1" +/-
HT +33.2' +/-
44' - 7" +/-
44' - 6" +/-
HT +31.9' +/-
HT +32.9' +/-


44' - 9" +/-
41' - 0" +/-
44' - 9" +/-
49' - 11" +/-
44'
254' - 3" +/-
17' - 2 1/4" +/-
55' - 7 3/4" +/-
HT +32.3' +/-
15' - 0"
SIDEWALK
BRISTOL STREET
(NARROW STEET)
60' - 0"
30' - 0"
ROADWAY
15' - 0"
SIDEWALK
IT +32.8' +/-
HT +32.4' +/-
HT +32.1' +/-


44' - 9" +/-
" +/-
30' - 0"
42' - 8 7/8"
5 STORY
HT +65.0'
(HT +57.66')
BULKHEAD
13' - 0"
13' - 0"
71' - 10"
5' - 0"
105' - 0"
ZONING DISTRICT BOUNDARY
R7-2 / C2-4
R6
ELEVATED
TRAIN TRACKS
.1' +/-
HT +85.00' +/-
(HT +77.00")
HT +85.00' +/-
(HT +77.00")
HT +95.00' +/-
(HT +87.00")



C

D1 Z-021A BLDG B - SITE PLAN
1/16" = 1'-0"

D

PROPOSED MAXIMUM BLDG ENVELOPE

ILLUSTRATIVE BLDG ENVELOPE

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LSGD BOUNDARY

ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE

NEW DEVELOPMENT

EXISTING BUILDINGS

1

N

ENT

NGS

PLANTER

EXISTING STREET TREE

PROPOSED STREET TREE

FIRE HYRDRANT

LIGHT POLE

P POLE

TRAFFIC SIGN

6
66'
STORIES
BUILDING HEIGHT

HT +85.0'
(HT +77.67')
DEVELOPMENT ENVELOPE HEIGHT
ILLUSTRATIVE BUILDING HEIGHT

R7-2 / C2-4
ZONING DISTRICT

PROPOSED CURB CUT ZONE

PROPOSED CURB CUT

COMMERC

RESIDENT

PARKING

ИMERCIAL ENTRY

ƨIDENTIAL ENTRY

ЯKING ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANITITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS.
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.

(HT +77.00")

(HT +87.00")

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE B - ZONING LOT SITE PLAN

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

Checked By: Checker

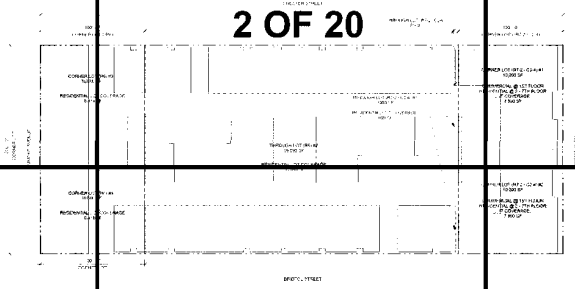
Sheet No.:

___ of Z-021A.00

32'

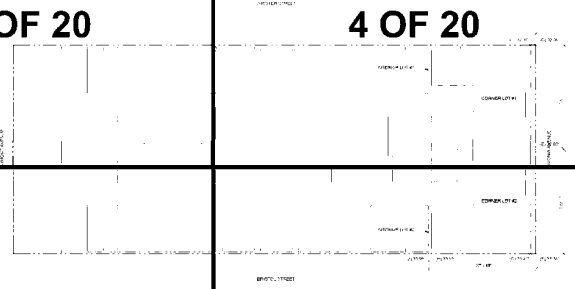
N

1 OF 20



2 OF 20

3 OF 20



4 OF 20

MARCUS
GARVEY
REZONING

5 OF 20

6 OF 20

7 OF 20

8 OF 20

9 OF 20

10 OF 20

11 OF 20

12 OF 20

13 OF 20

14 OF 20

15 OF 20

16 OF 20

17 OF 20

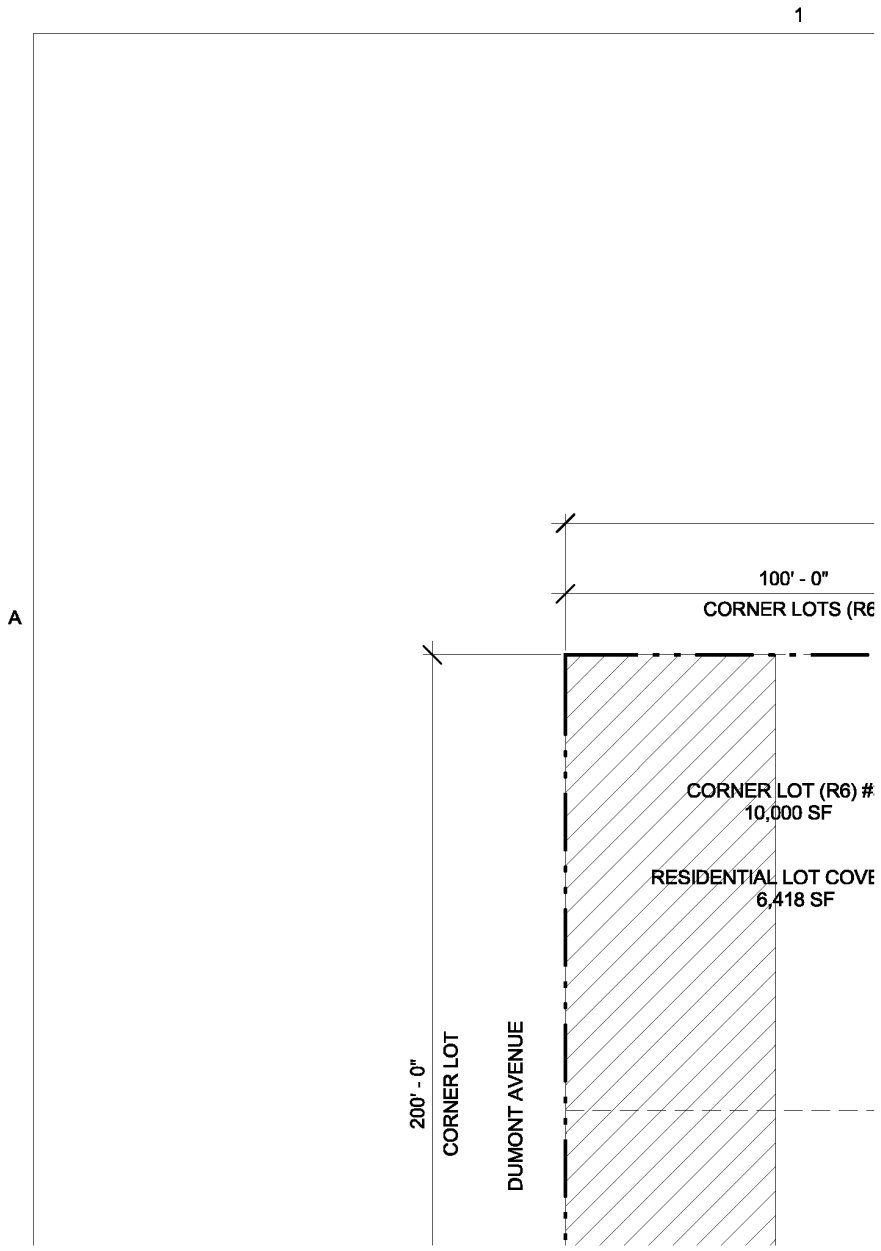
18 OF 20

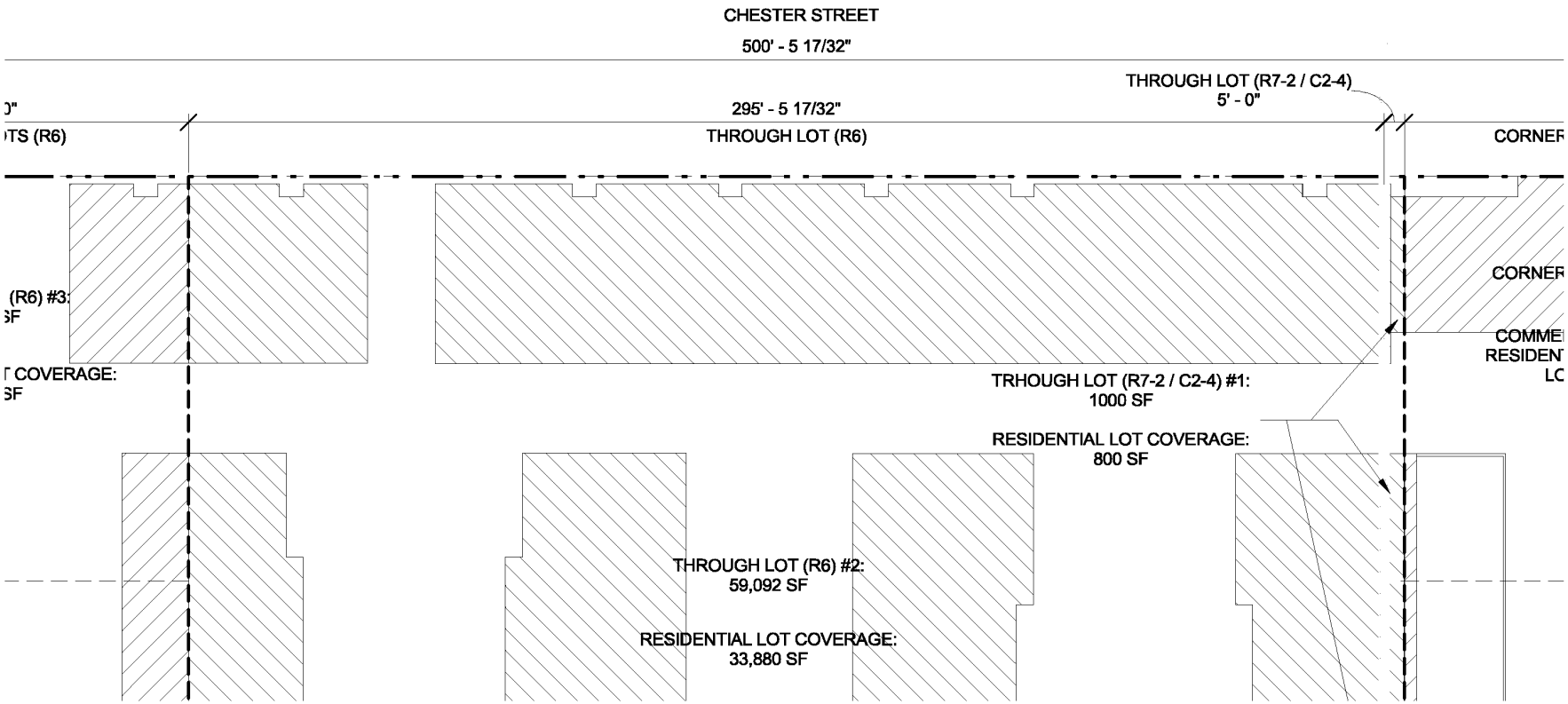
19 OF 20

SITE B -
ANALYS

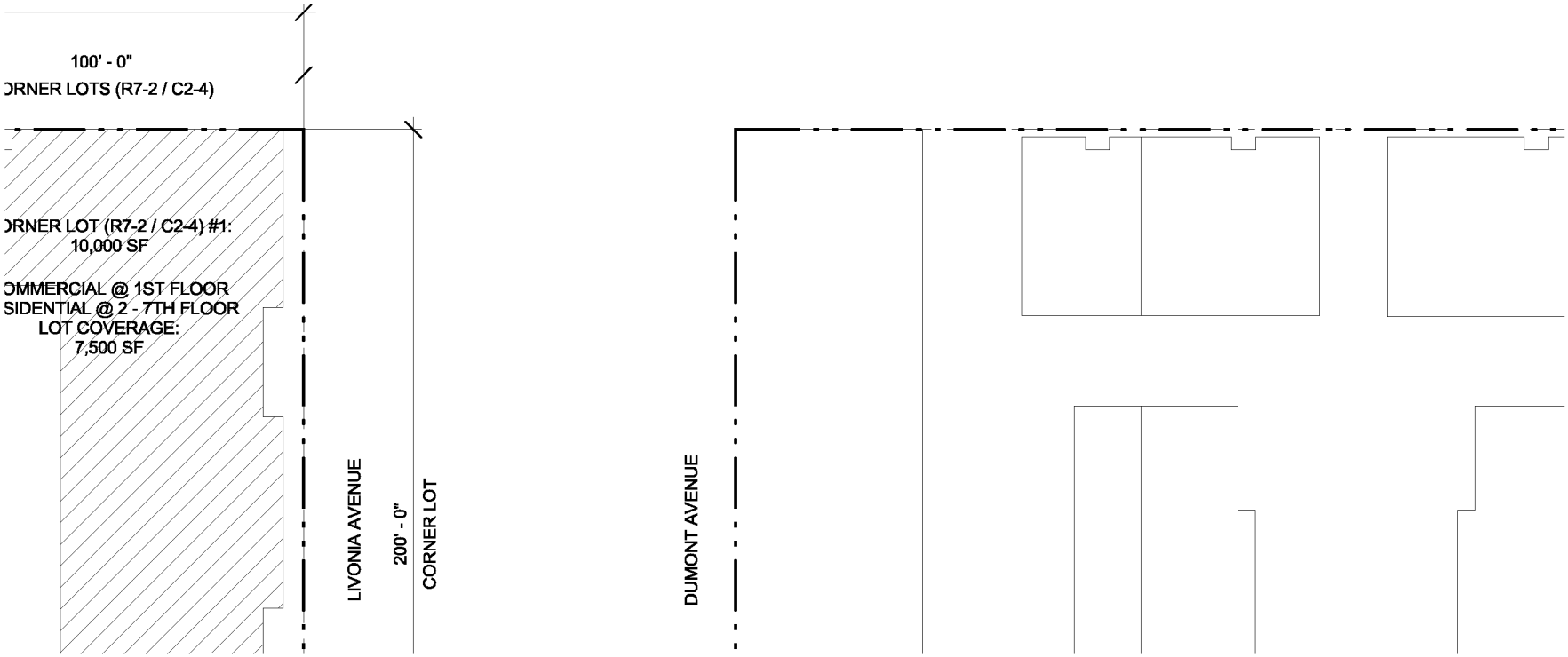
20 OF 20

Z-021C.00

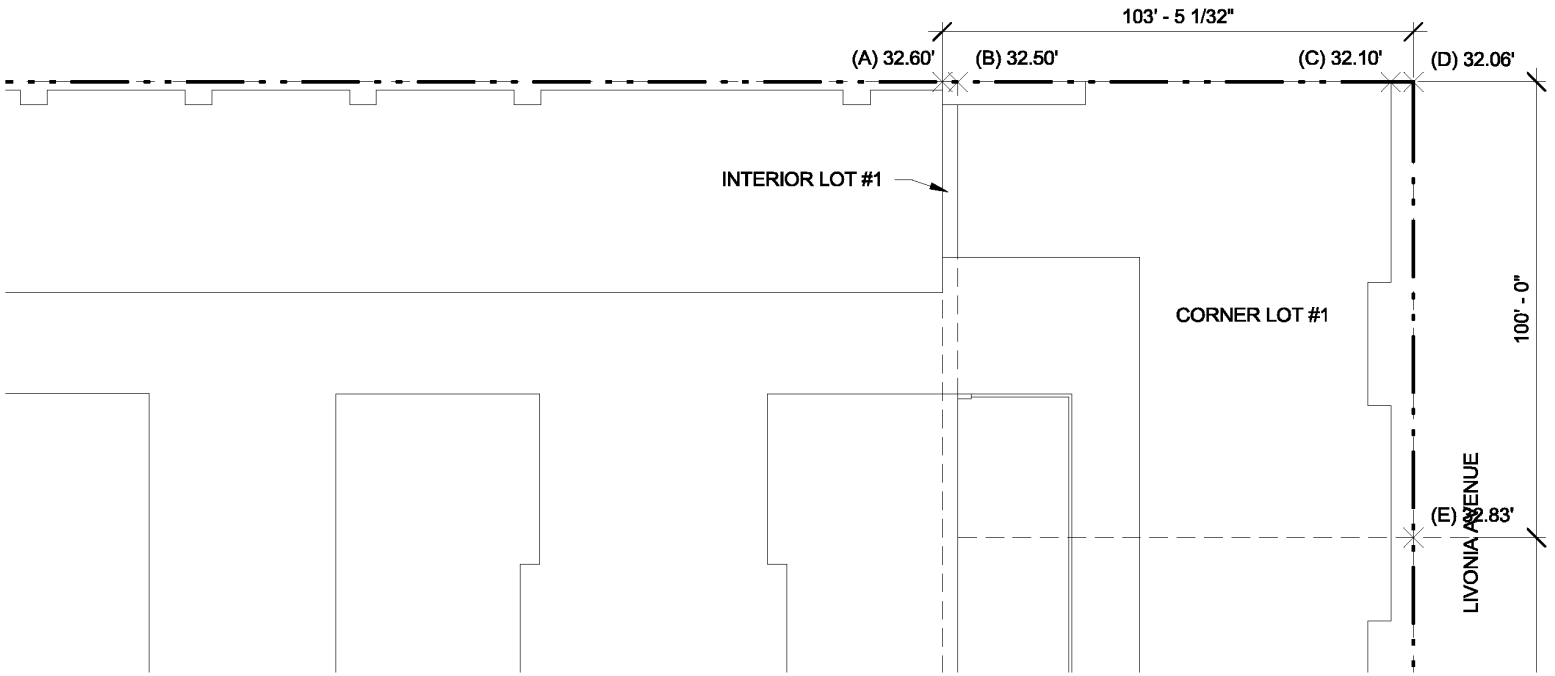

1
A
100' - 0"
CORNER LOTS (R6
CORNER LOT (R6) #
10,000 SF
RESIDENTIAL LOT COVE
6,418 SF
200' - 0"
CORNER LOT
DUMONT AVENUE


CHESTER STREET
500' - 5 17/32"
THROUGH LOT (R7-2 / C2-4)
5' - 0"
295' - 5 17/32"
THROUGH LOT (R6)
CORNER
CORNER
TRHOUGH LOT (R7-2 / C2-4) #1:
1000 SF
RESIDENTIAL LOT COVERAGE:
800 SF
THROUGH LOT (R6) #2:
59,092 SF
RESIDENTIAL LOT COVERAGE:
33,880 SF

3


100' - 0"
ORNER LOTS (R7-2 / C2-4)
ORNER LOT (R7-2 / C2-4) #1:
10,000 SF
OMMERCIAL @ 1ST FLOOR
SIDENTIAL @ 2 - 7TH FLOOR
LOT COVERAGE:
7,500 SF
LIVONIA AVENUE
200' - 0"
CORNER LOT
DUMONT AVENUE

4


CHESTER STREET
103' - 5 1/32"
(A) 32.60'
(B) 32.50'
(C) 32.10'
(D) 32.06'
INTERIOR LOT #1
CORNER LOT #1
100' - 0"
(E) 32.83'
LIVONIA AVENUE

MARCUS GARVEY REZONING

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Landscape Architect
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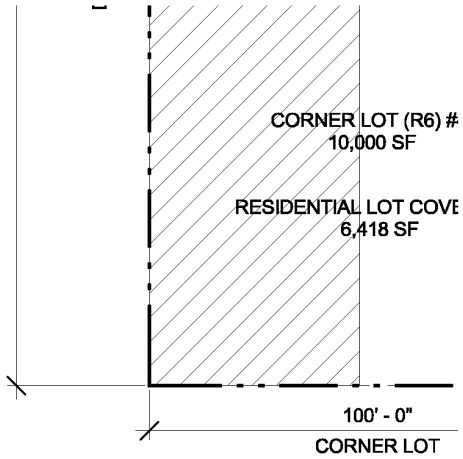
32 Old Slip, 4th Floor
New York, NY 10005

A



B

C1 / Z-021C BLDG B - LOT COVERAGE DIAGRAM - 1ST -
1/32" = 1'-0"

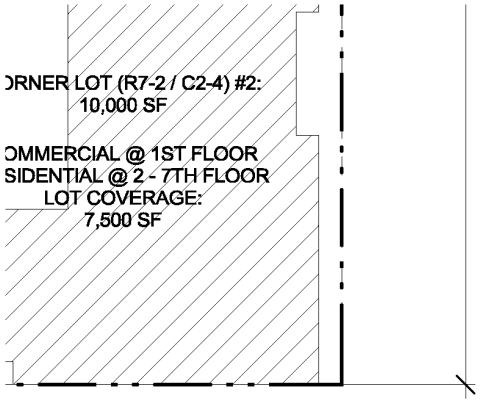
CORNER LOT (R6) #3: 10,000 SF	
	CALCULATION
RESIDENTIAL	6,418 SF / 10,000 SF = 64.18%

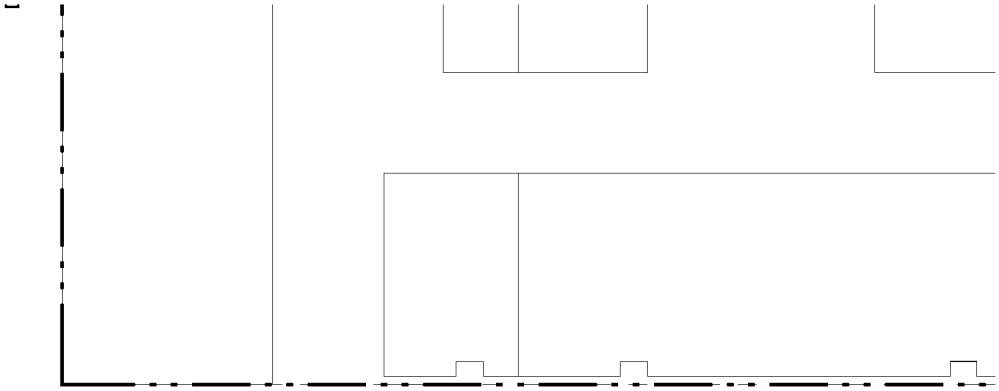


1ST - 8TH FLOOR (COMMUNITY FACILITY & RESIDENTIAL)

3%	(MAX 100%, COMPLIES)

THROUGH LOT (R7-2 / C2-4) #1: 1,000 SF	
	CALCULATION
RESIDENTIAL	800 SF / 1,000 SF = 80%

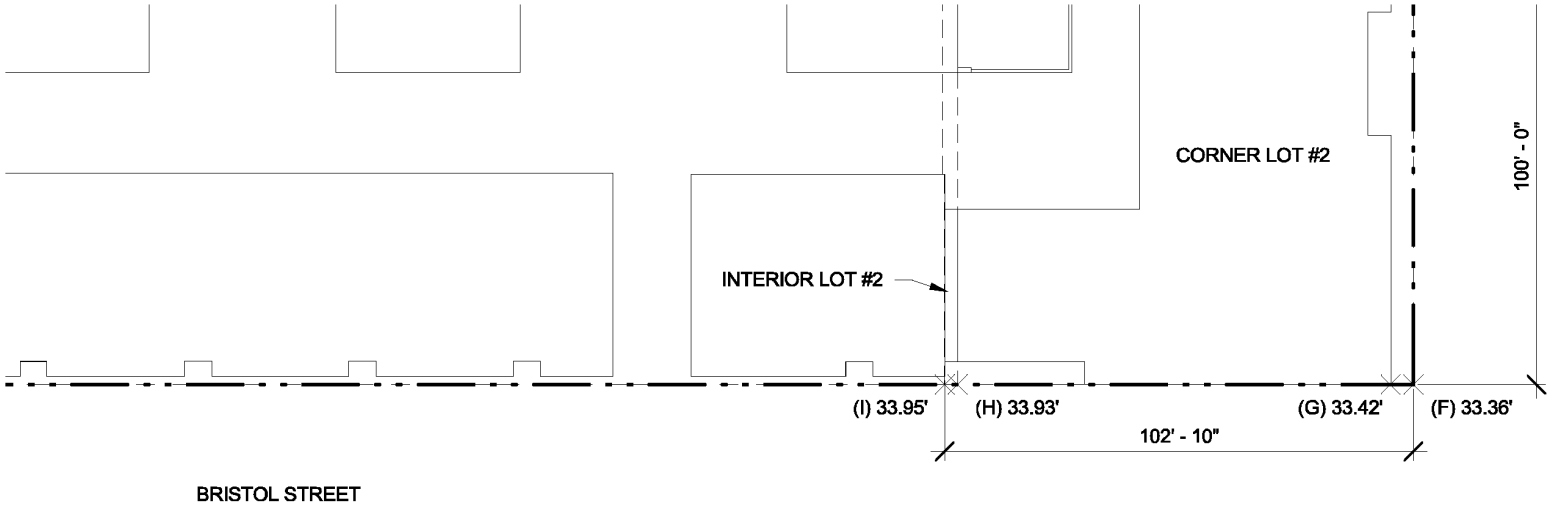




1 Z-021C BLDG B - BASE PLANE DIAGRAM
1/32" = 1'-0"

(MAX 65%, WAIVER REQUIRED)
ALLOCATE 210 SF OF INTERIOR LOT

BASE PLANE CALCULATION	
LOT	C
CORNER LOT #1	[



ɔN

	CALCULATION	LOT AVERAGE	% OF TOTAL BLDG FOOTPRINT
	[32.50' (B) + 32.10' (B)] / 2 = 32.30'	(32.30 + 32.45) / 2 = 32.38	49.24%

B

RESIDENTIAL	6,418 SF / 10,000 SF = 64.18%

CORNER LOT (R6) #4: 10,000 SF	
	CALCULATION
RESIDENTIAL	6,418 SF / 10,000 SF = 64.18%

THROUGH LOT (R6) #2: 60,092 SF	
	CALCULATION
RESIDENTIAL	33,880 SF / 59,092 SF = 57.33%

3%	(MAX 100%, COMPLIES)

3%	(MAX 100%, COMPLIES)

33%	(MAX 60%, COMPLIES)

RESIDENTIAL	800 SF / 1,000 SF = 80%
ADUSTED RESIDENTIAL LOT COVERAGE	(800 SF - 200 SF) / 1,000 SF = 60%

CORNER LOT (R7-2 / C2-4) #1: 10,000 SF	
	CALCULATION
RESIDENTIAL	7,500 SF / 10,000 SF = 75.00%
ADUSTED RESIDENTIAL LOT COVERAGE	(7,500 SF + 100 SF) / 10,000 SF = 76.

CORNER LOT (R7-2 / C2-4) #2: 10,000 SF	
	CALCULATION
RESIDENTIAL	7,500 SF / 10,000 SF = 75.00%
ADUSTED RESIDENTIAL LOT COVERAGE	(7,500 SF + 100 SF) / 10,000 SF = 76.

	(MAX 65%, WAIVER REQUIRED) *ALLOCATE 210 SF OF INTERIOR LOT COVERAGE TO CORNER LOTS COVERAGE*
60%	**(MAX 65%, COMPLIES)**

	(MAX 100%, COMPLIES)
F = 76.00%	**(MAX 100%, COMPLIES)**

	(MAX 100%, COMPLIES)
F = 76.00%	**(MAX 100%, COMPLIES)**

CORNER LOT #1	[
	[
INTERIOR LOT #1	[
CORNER LOT #2	[
	[
INTERIOR LOT #2	[
WEIGHTED TOTAL	**[**

	[32.50' (B) + 32.10' (B)] / 2 = 32.30' [32.06' (D) + 32.83' (E)] / 2 = 32.45'	(32.30 + 32.45) / 2 = 32.38	49.24%
	[32.6' (A) + 32.5' (B)] / 2 = 32.55'	32.55	0.82%
	[32.83' (E) + 33.36' (F)] / 2 = 33.10' [33.42' (G) + 33.93' (H)] / 2 = 33.68'	(33.10 + 33.68) / 2 = 33.39	49.24%
	[33.95' (I) + 33.93' (H)] / 2 = 33.94'	33.94'	0.69%
	[(32.38' + 33.39') * 49.24%] + (32.55' * 0.82%) + (33.94' * 0.69%)	**32.89**	

c

D

R7-2 / C2-4 ZONING DISTRICT

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LOT COVERAGE AT CORNER LOT

LOT COVERAGE AT THROUGH LOT

NC

EL
SL

1

(B) 32.50'

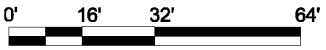


ELEVATION

NOTE:

ELEVATIONS AND ESTABLISHED GRADES SHOWN ARE BASED ON INCLUDED SURVEYS AND HEREON REFER TO NAVD 1988.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE B - ZONING ANALYSIS

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

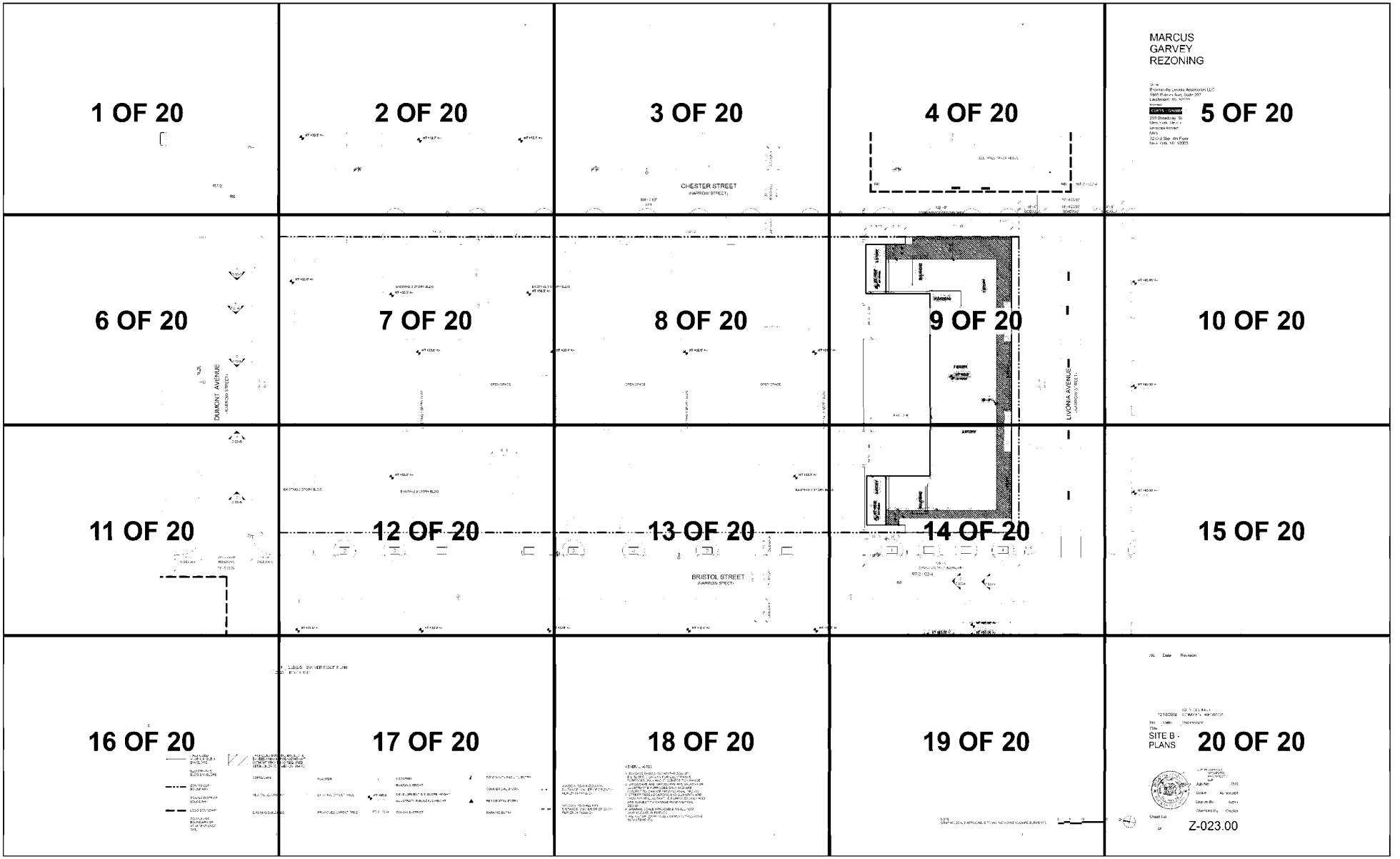
Checked By: Checker

Sheet No.:

___ of Z-021C.00

64'

N


1 OF 20
2 OF 20
3 OF 20
4 OF 20
MARCUS
GARVEY
REZONING
5 OF 20
CHESTER STREET
6 OF 20
7 OF 20
8 OF 20
9 OF 20
10 OF 20
DUMONT AVENUE
LIVONIA AVENUE
11 OF 20
12 OF 20
13 OF 20
14 OF 20
15 OF 20
BRISTOL STREET
16 OF 20
17 OF 20
18 OF 20
19 OF 20
SITE B -
PLANS
20 OF 20
Z-023.00

1

A

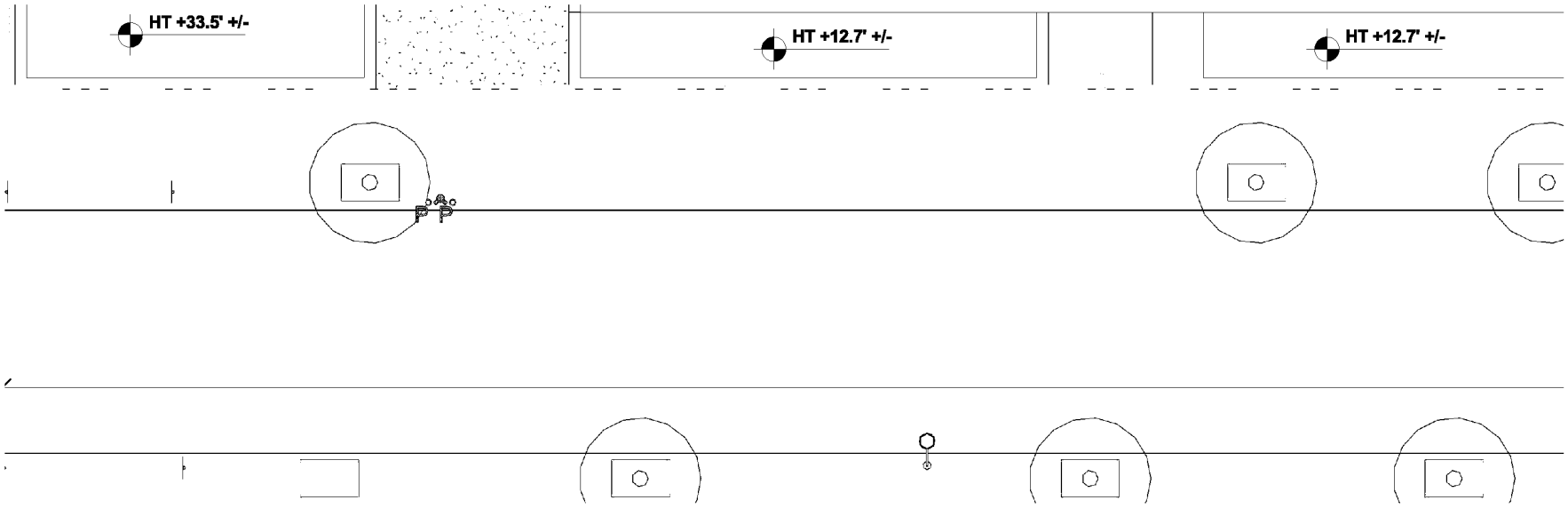


R7-2

R6



2



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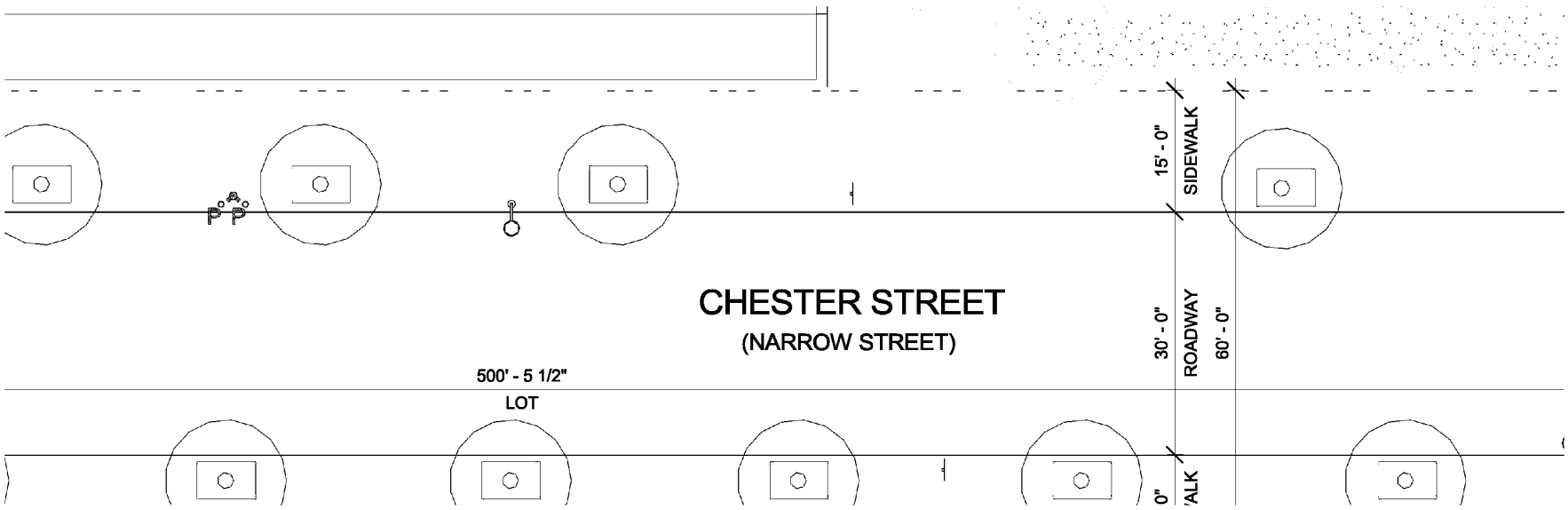
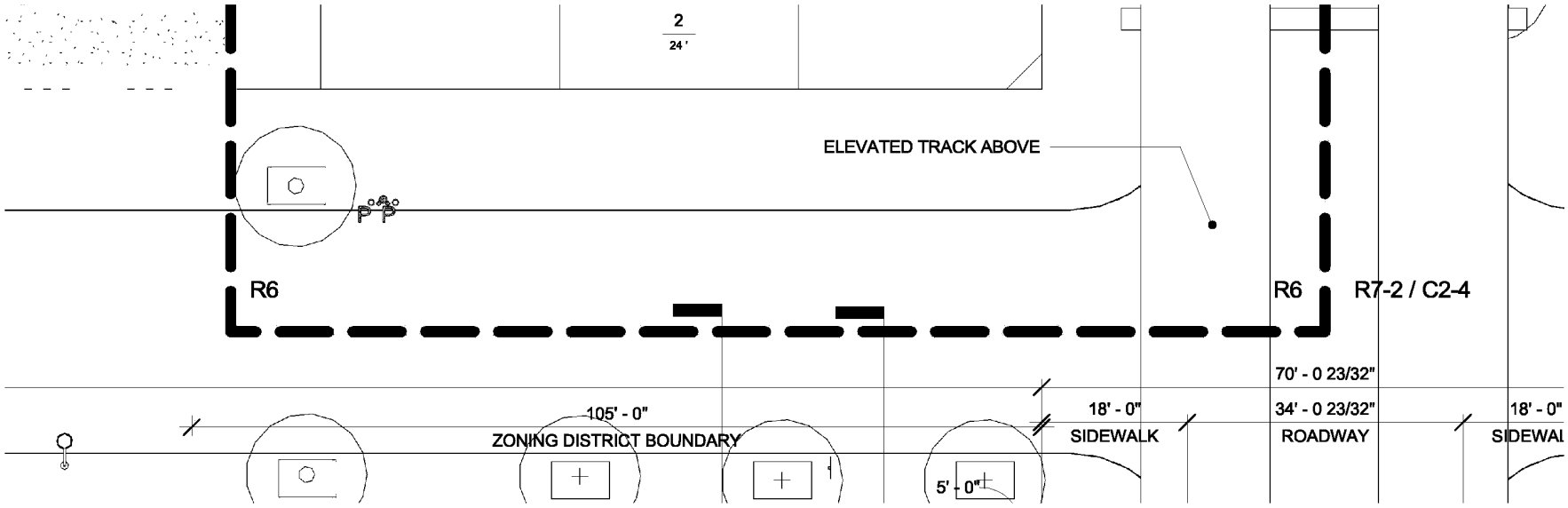

15' - 0"
SIDEWALK
CHESTER STREET
(NARROW STREET)
30' - 0"
ROADWAY
60' - 0"
500' - 5 1/2"
LOT
0"
'ALK

4


2
24 '
ELEVATED TRACK ABOVE
R6
R6
R7-2 / C2-4
70' - 0 23/32"
105' - 0"
ZONING DISTRICT BOUNDARY
18' - 0"
SIDEWALK
34' - 0 23/32"
ROADWAY
18' - 0"
SIDEWAL
5' - 0"

MARCUS GARVEY REZONING

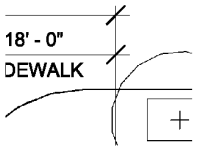
Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

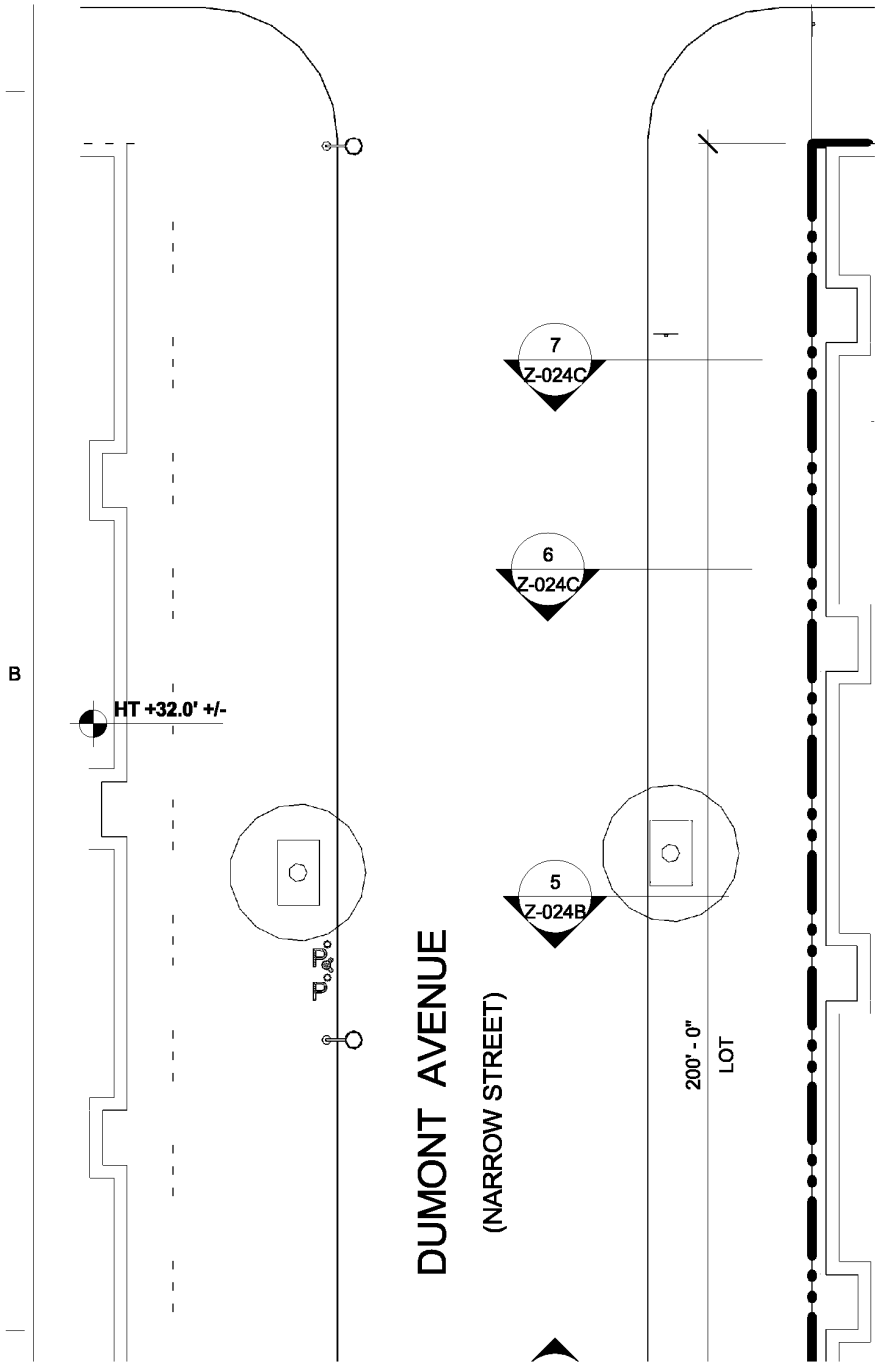
Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

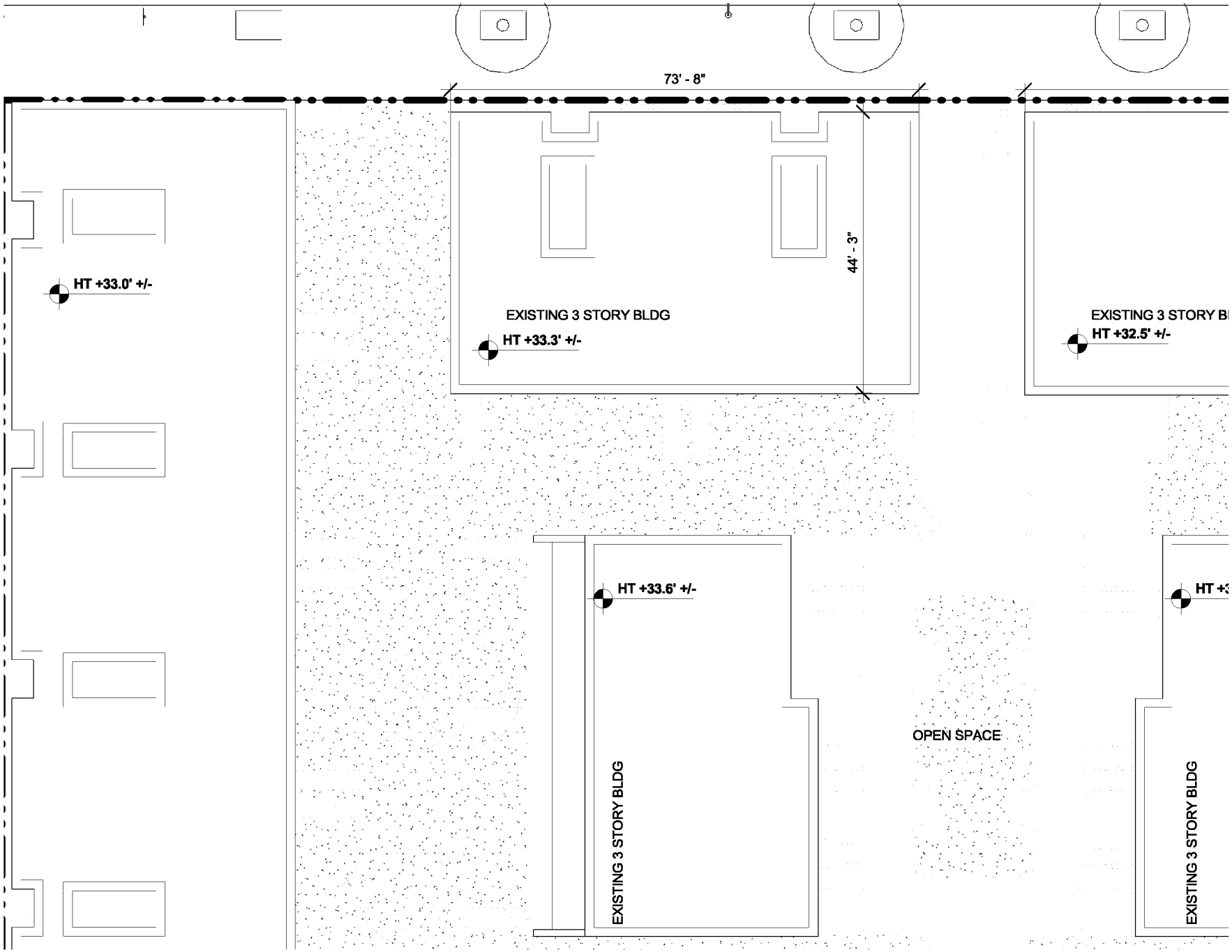
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

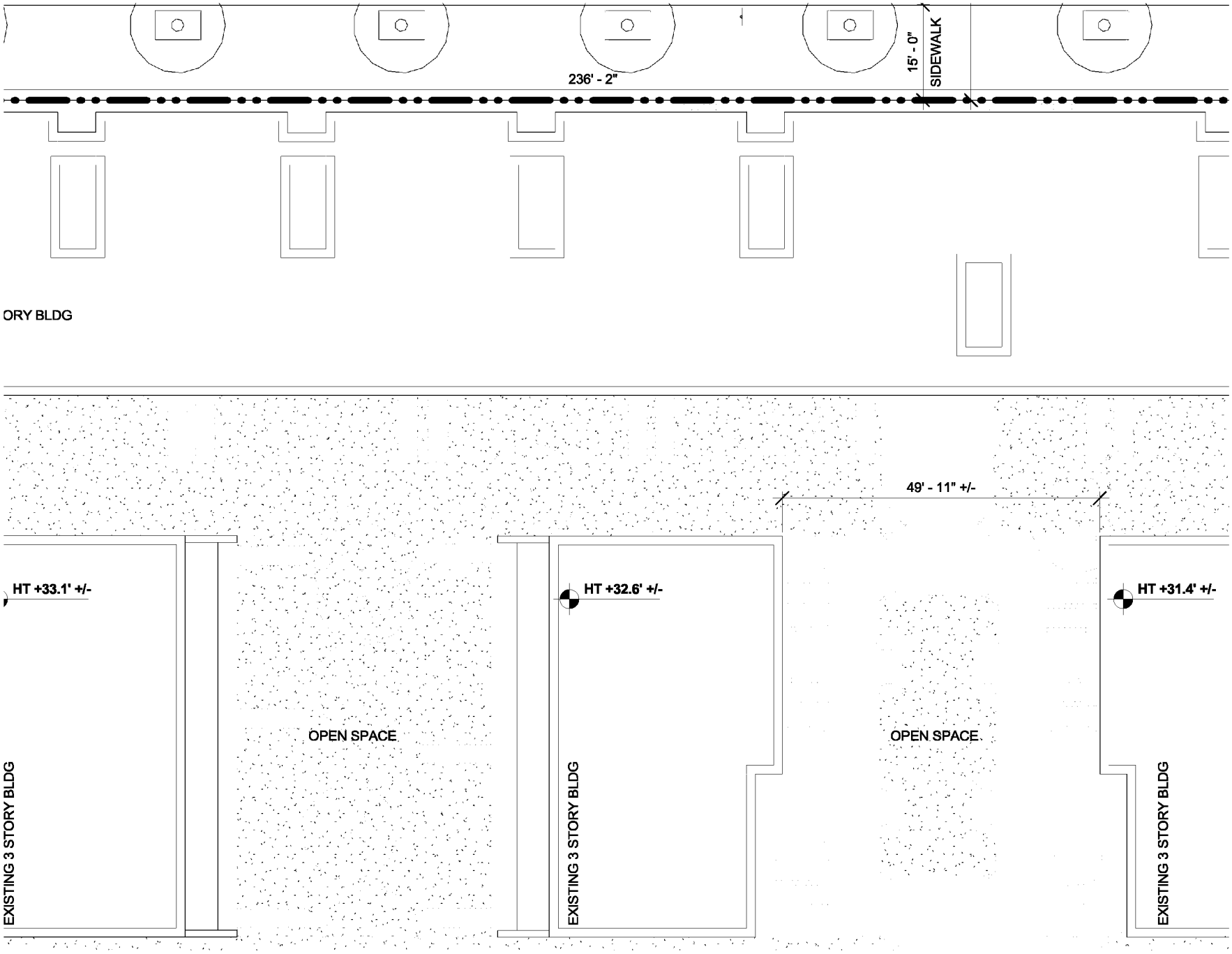
A

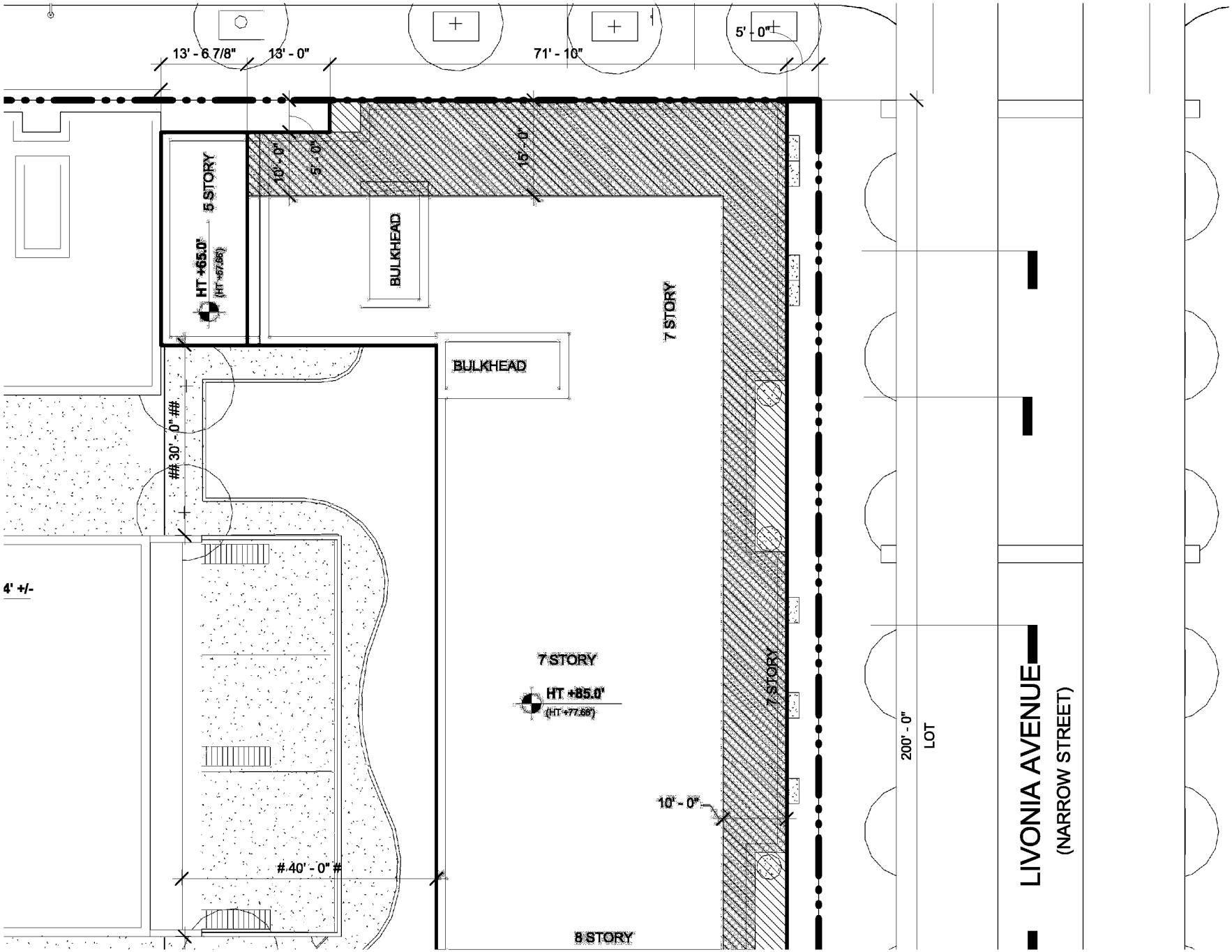


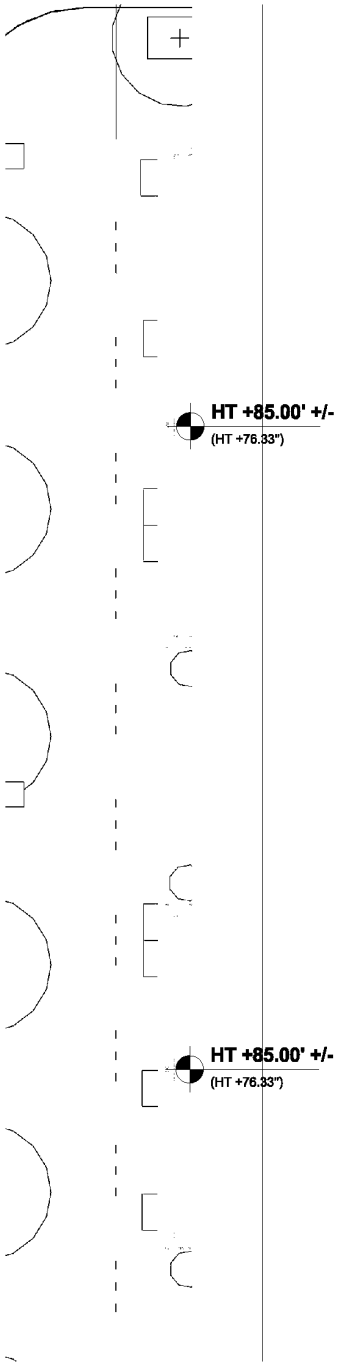



B
HT +32.0' +/-
T.A.P.
DUMONT AVENUE
(NARROW STREET)
7
Z-024C
6
Z-024C
5
Z-024B
200' - 0"
LOT


73' - 8"
44' - 3"
HT +33.0' +/-
EXISTING 3 STORY BLDG
HT +33.3' +/-
EXISTING 3 STORY BL
HT +32.5' +/-
HT +33.6' +/-
HT +3
OPEN SPACE
EXISTING 3 STORY BLDG
EXISTING 3 STORY BLDG


236' - 2"
15' - 0"
SIDEWALK
ORY BLDG
49' - 11" +/-
HT +33.1' +/-
HT +32.6' +/-
HT +31.4' +/-
OPEN SPACE
OPEN SPACE
EXISTING 3 STORY BLDG
EXISTING 3 STORY BLDG
EXISTING 3 STORY BLDG


13' - 6 7/8"
13' - 0"
71' - 10"
5' - 0"
10' - 0"
5' - 0"
15' - 0"
5 STORY
HT +65.0'
(HT +67.66')
BULKHEAD
7 STORY
BULKHEAD
30' - 0"
4' +/-
7 STORY
HT +85.0'
(HT +77.66')
7 STORY
10' - 0"
40' - 0"
8 STORY
200' - 0"
LOT
LIVONIA AVENUE
(NARROW STREET)



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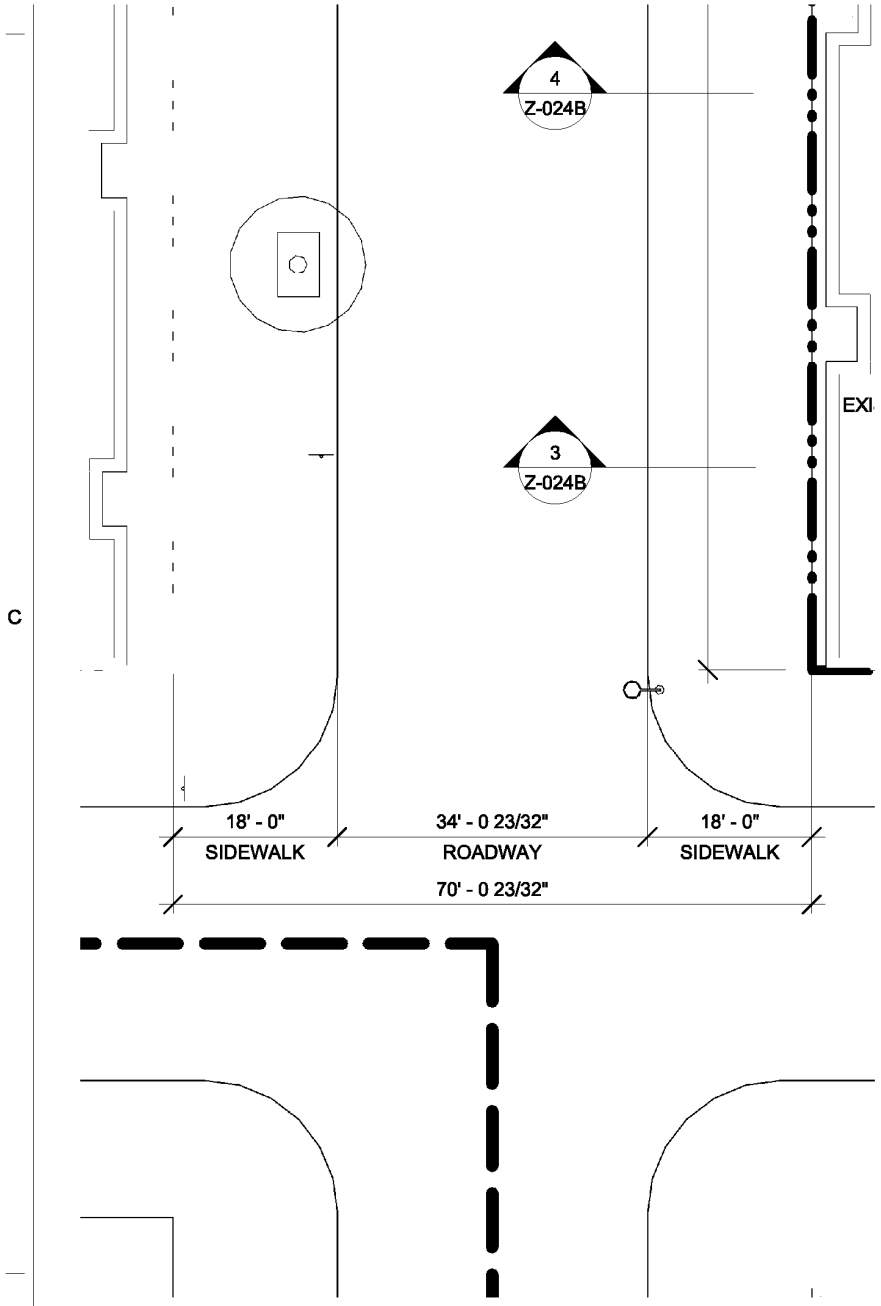
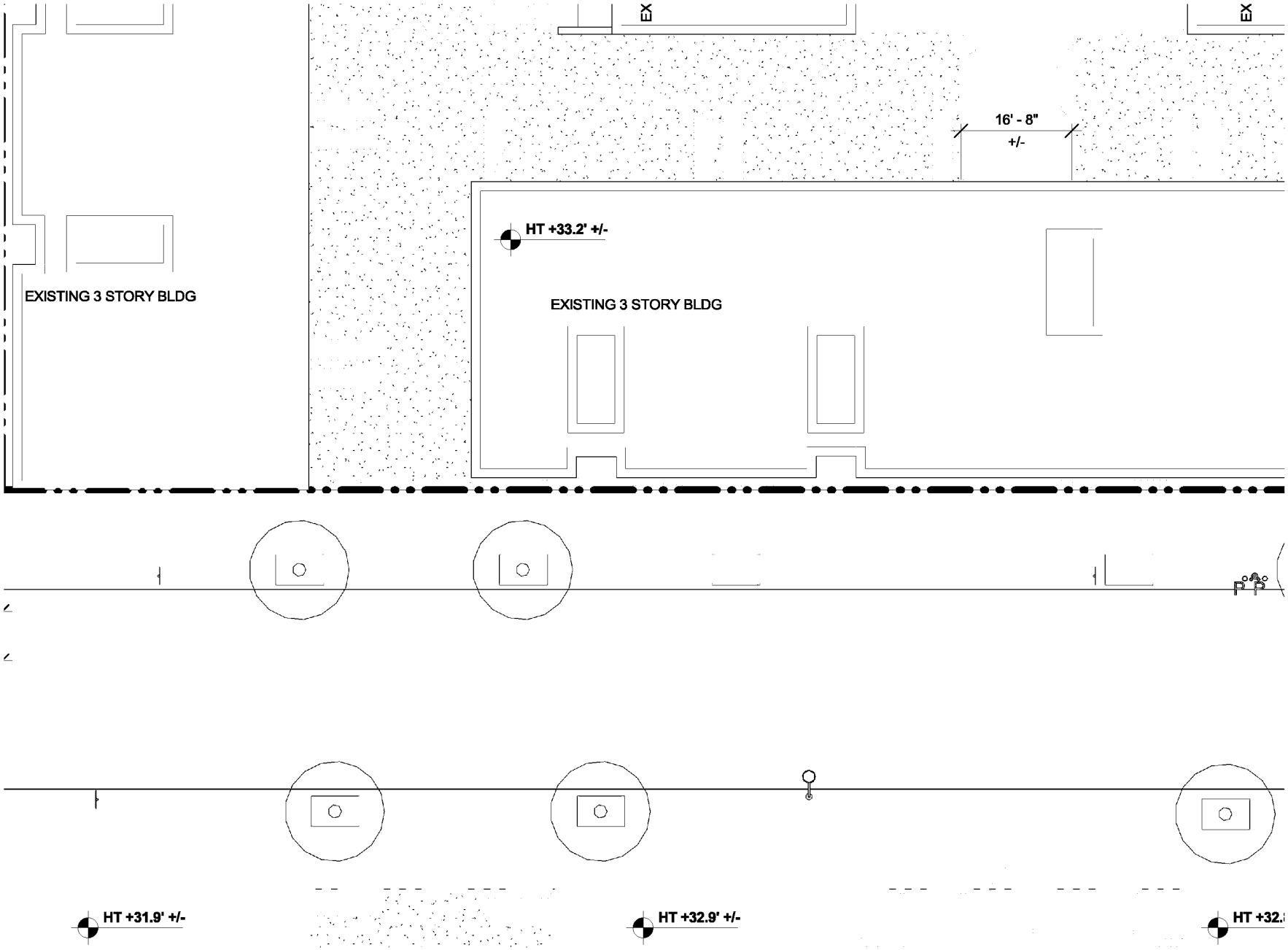
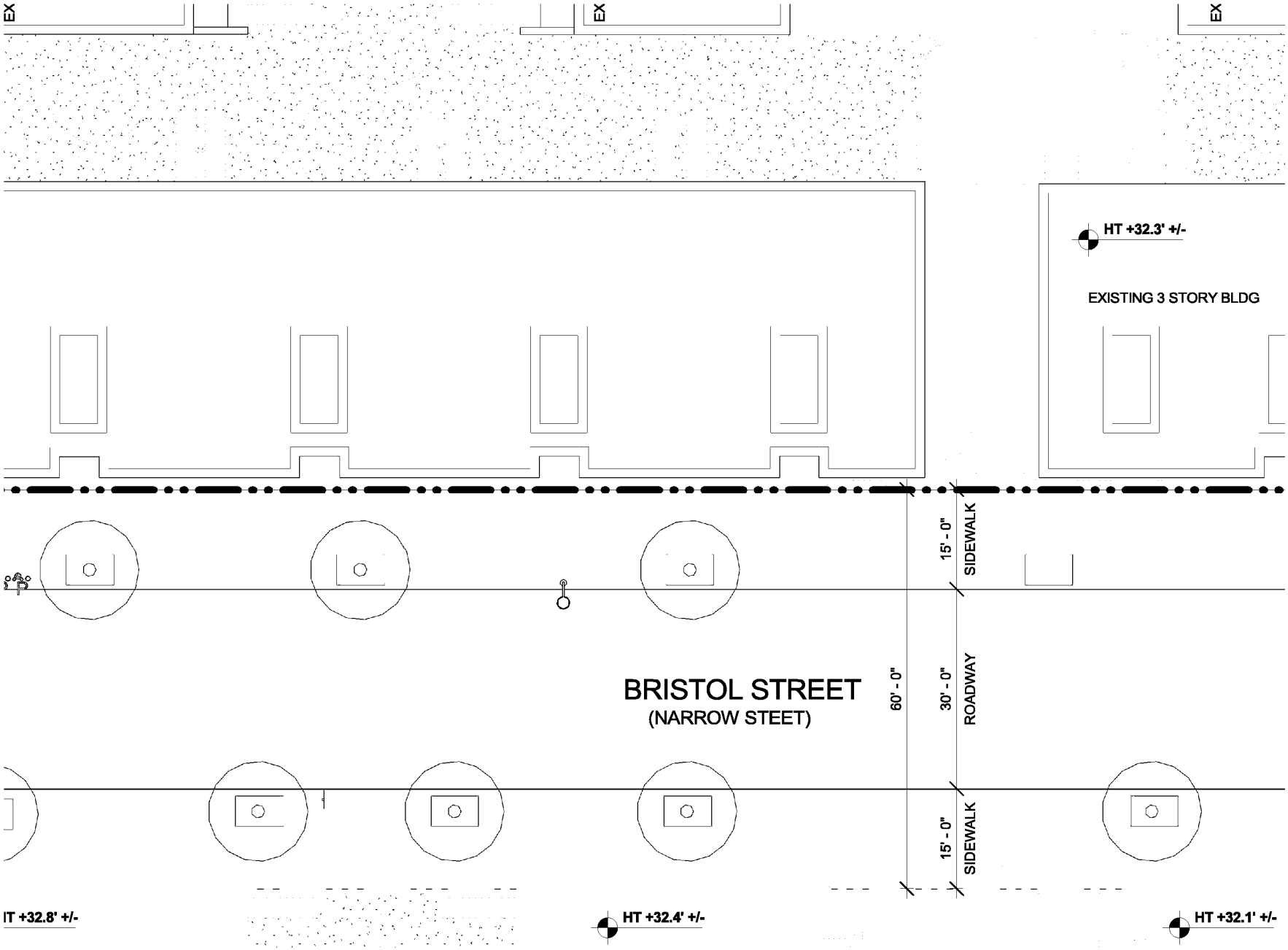
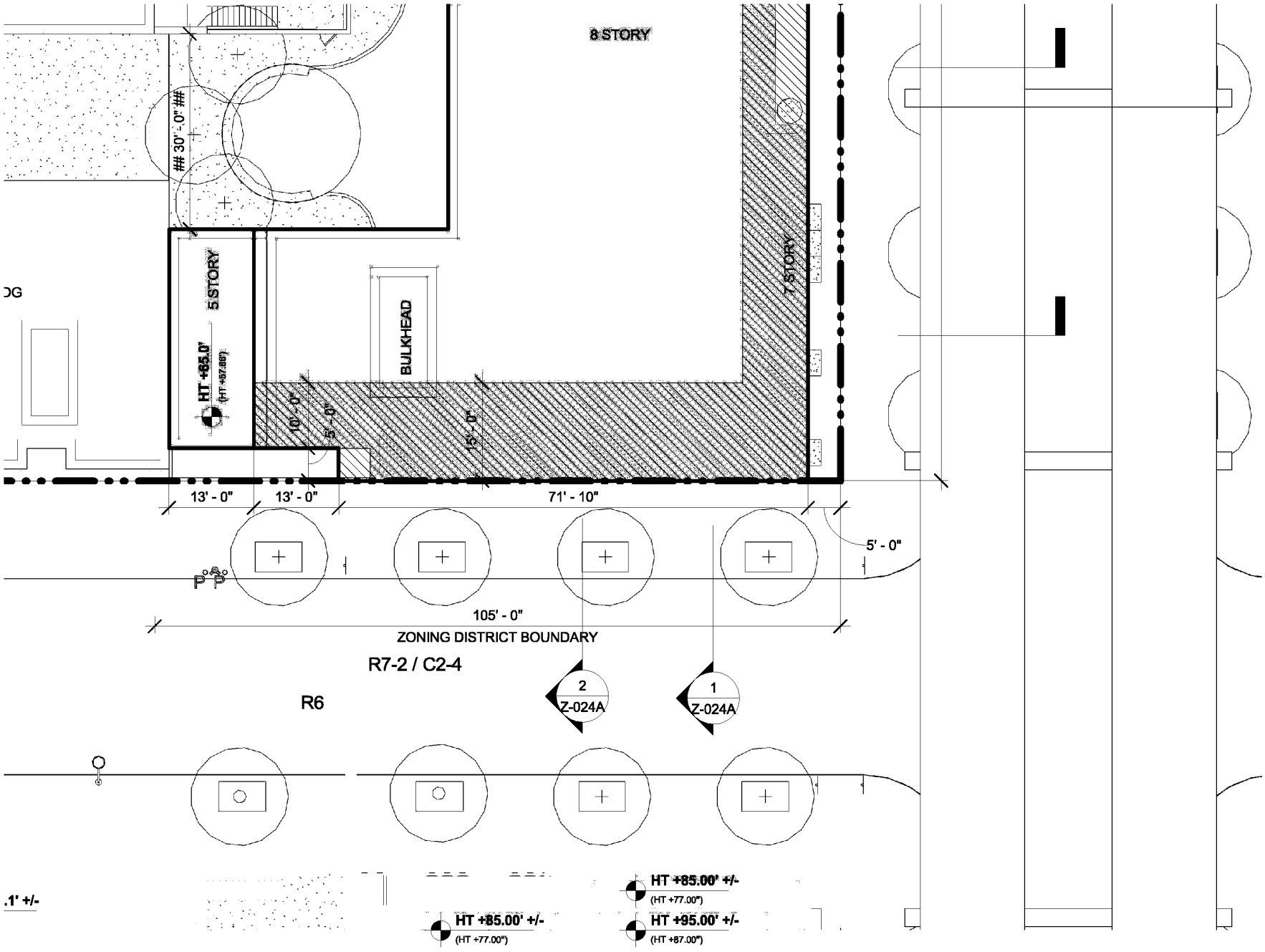
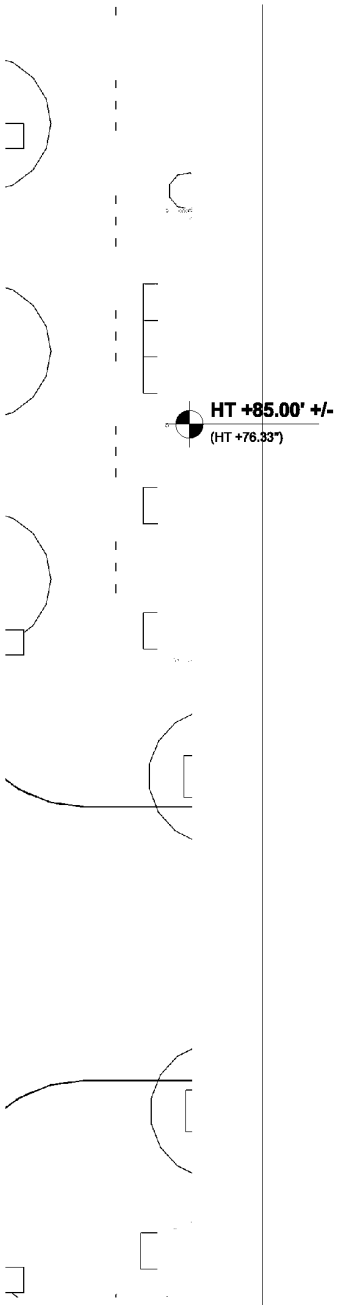

4
Z-024B
3
Z-024B
EXI
C
18' - 0"
SIDEWALK
34' - 0 23/32"
ROADWAY
18' - 0"
SIDEWALK
70' - 0 23/32"


EX
EX
16' - 8"
+/-
HT +33.2' +/-
EXISTING 3 STORY BLDG
EXISTING 3 STORY BLDG
HT +31.9' +/-
HT +32.9' +/-
HT +32.


EX
EX
EX
HT +32.3' +/-
EXISTING 3 STORY BLDG
15' - 0"
SIDEWALK
BRISTOL STREET
(NARROW STEET)
60' - 0"
30' - 0"
ROADWAY
15' - 0"
SIDEWALK
IT +32.8' +/-
HT +32.4' +/-
HT +32.1' +/-


8 STORY
30' - 0"
5 STORY
HT +85.0'
(HT +57.88')
BULKHEAD
7 STORY
10' - 0"
5' - 0"
15' - 0"
13' - 0"
13' - 0"
71' - 10"
5' - 0"
105' - 0"
ZONING DISTRICT BOUNDARY
R7-2 / C2-4
R6
2
Z-024A
1
Z-024A
HT +85.00' +/-
(HT +77.00")
HT +85.00' +/-
(HT +77.00")
HT +95.00' +/-
(HT +87.00")



C

D1
Z-023

D

PROPOSED MAXIMUM BLDG ENVELOPE

ILLUSTRATIVE BLDG ENVELOPE

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LSGD BOUNDARY

ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

PROPOSED BUILDING E
EXCEEDS MAXIMUM BA
WITHOUT PROVIDING R
SETBACK ZR 35-654(B) /

SOFTSCAPE

NEW DEVELOPMENT

EXISTING BUILDINGS

1

)1 BLDG B - WAIVER ROOF PLAN
023 1/16" = 1'-0"

)ING ENVELOPE
UM BASE HEIGHT
)ING REQUIRED
54(B) / 23 -664 (C)

	PLANTER	6 / 66'	# STORIES		COMMUNITY FACILITY ENTRY	
			BUILDING HEIGHT			
ENT	EXISTING STREET TREE	HT +85.0' (HT +77.67')	DEVELOPMENT ENVELOPE HEIGHT		COMMERCIAL ENTRY	# #
			ILLUSTRATIVE BUILDING HEIGHT		RESIDENTIAL ENTRY	
NGS	PROPOSED STREET TREE	R7-2 / C2-4	ZONING DISTRICT		PARKING ENTRY	## ##

V
C
P

V
C
P

WINDOW-TO-WINDOW MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

WINDOW-TO-WALL MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANITITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.

(HT +77.00")

(HT +87.00")

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE B - WAIVER PLANS

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

Checked By: Checker

Sheet No.:

___ of Z-023.00

32'

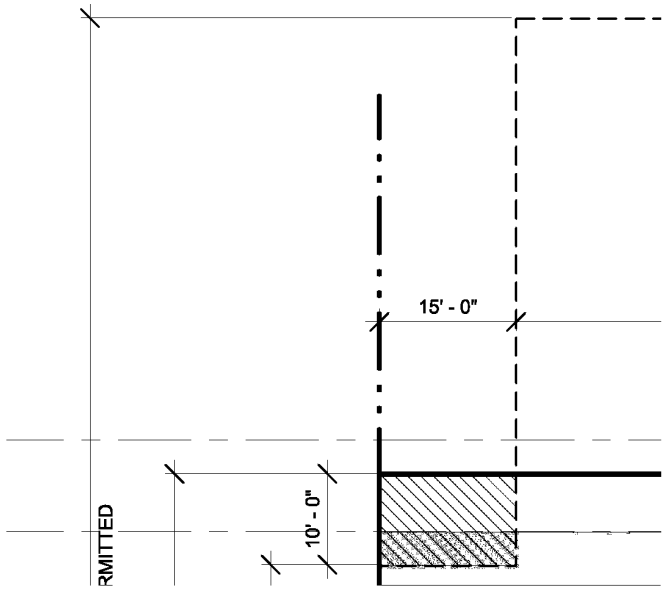
N

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE B - SECTIO 20 OF 20 Z-024A.00

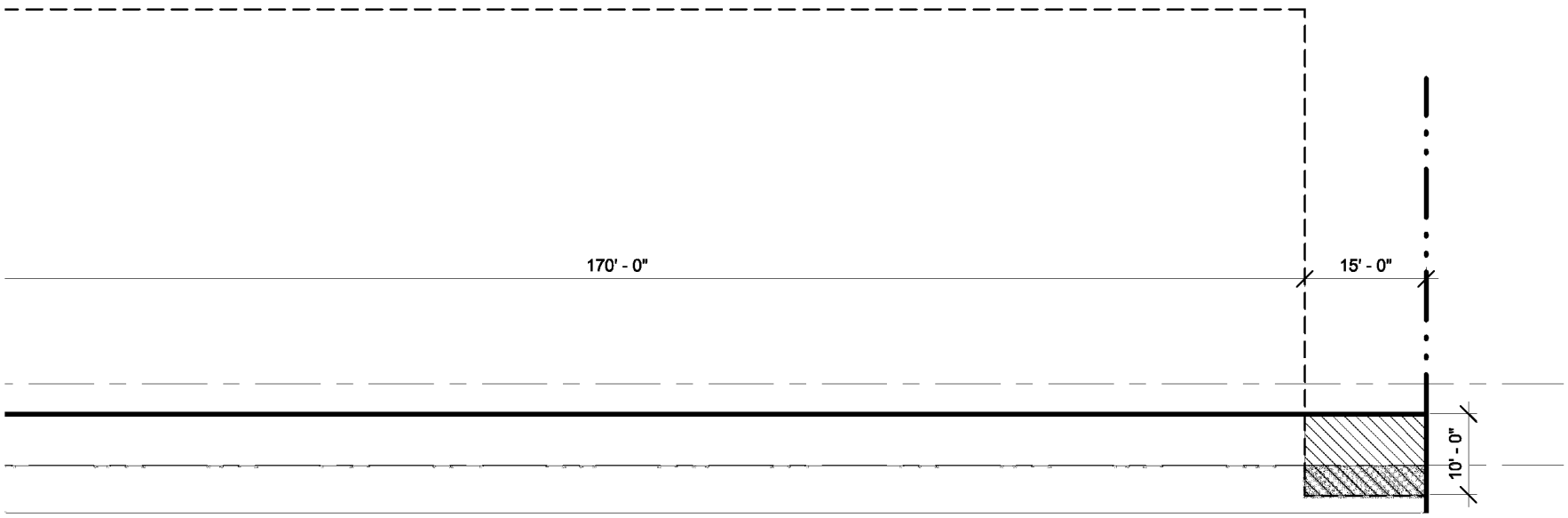
1

A

2



3



4

BLDG B - BULKHEAD

BLDG B - ROOF

MARCUS GARVEY REZONING

Owner

Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect

CURTIS + GINSBERG ARCHITECTS LLP

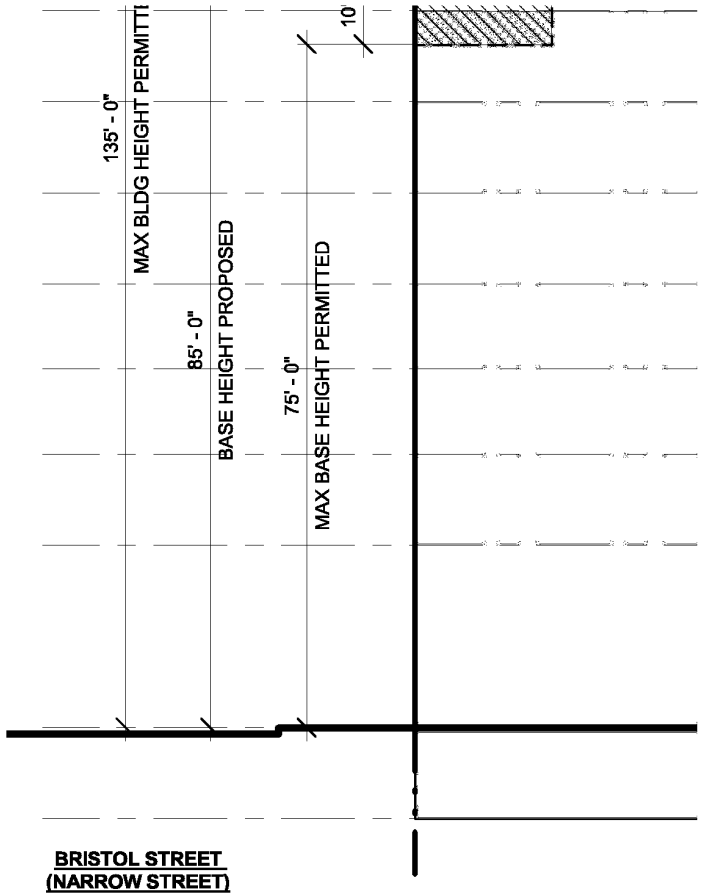
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect

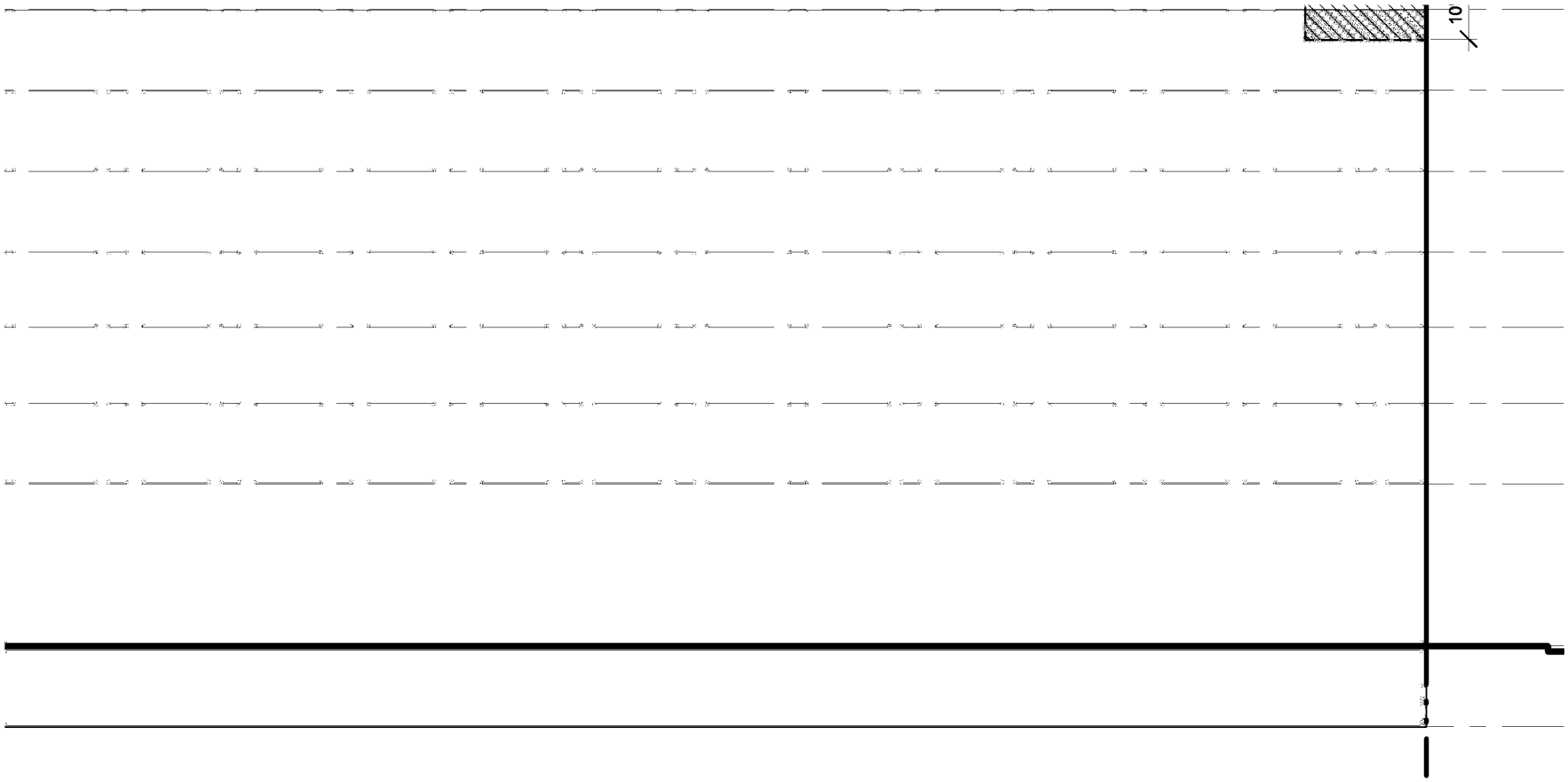
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

B

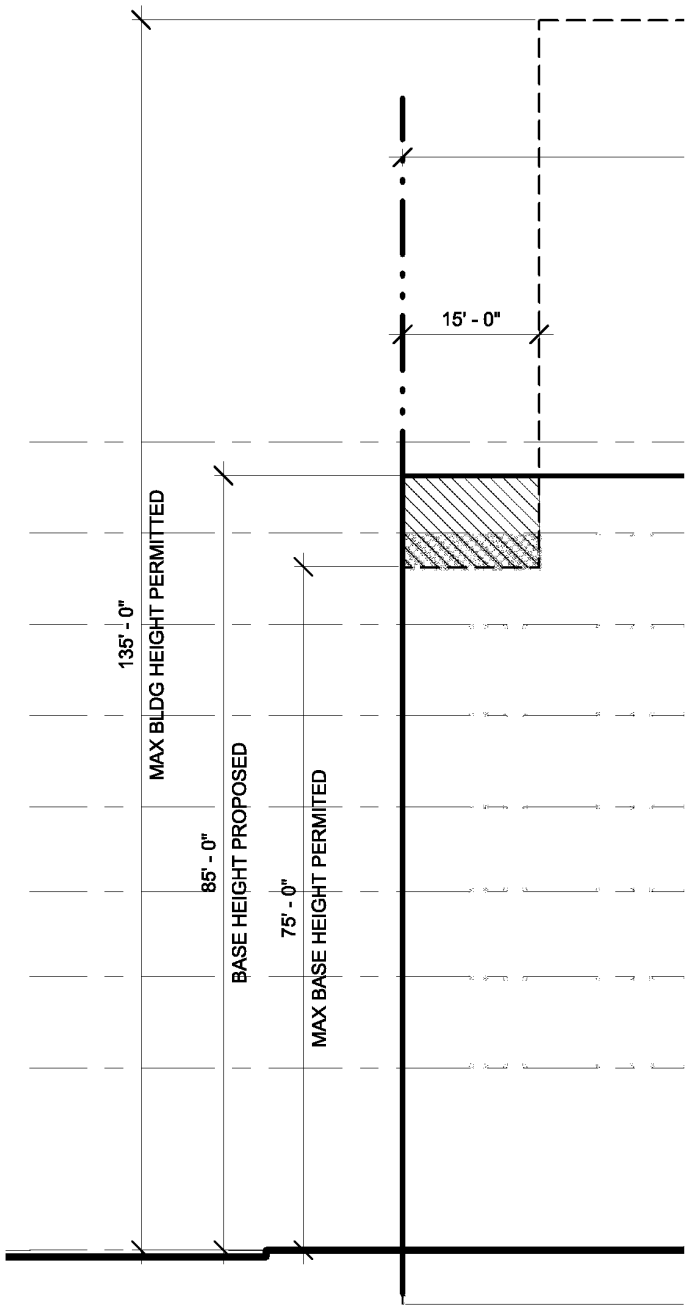


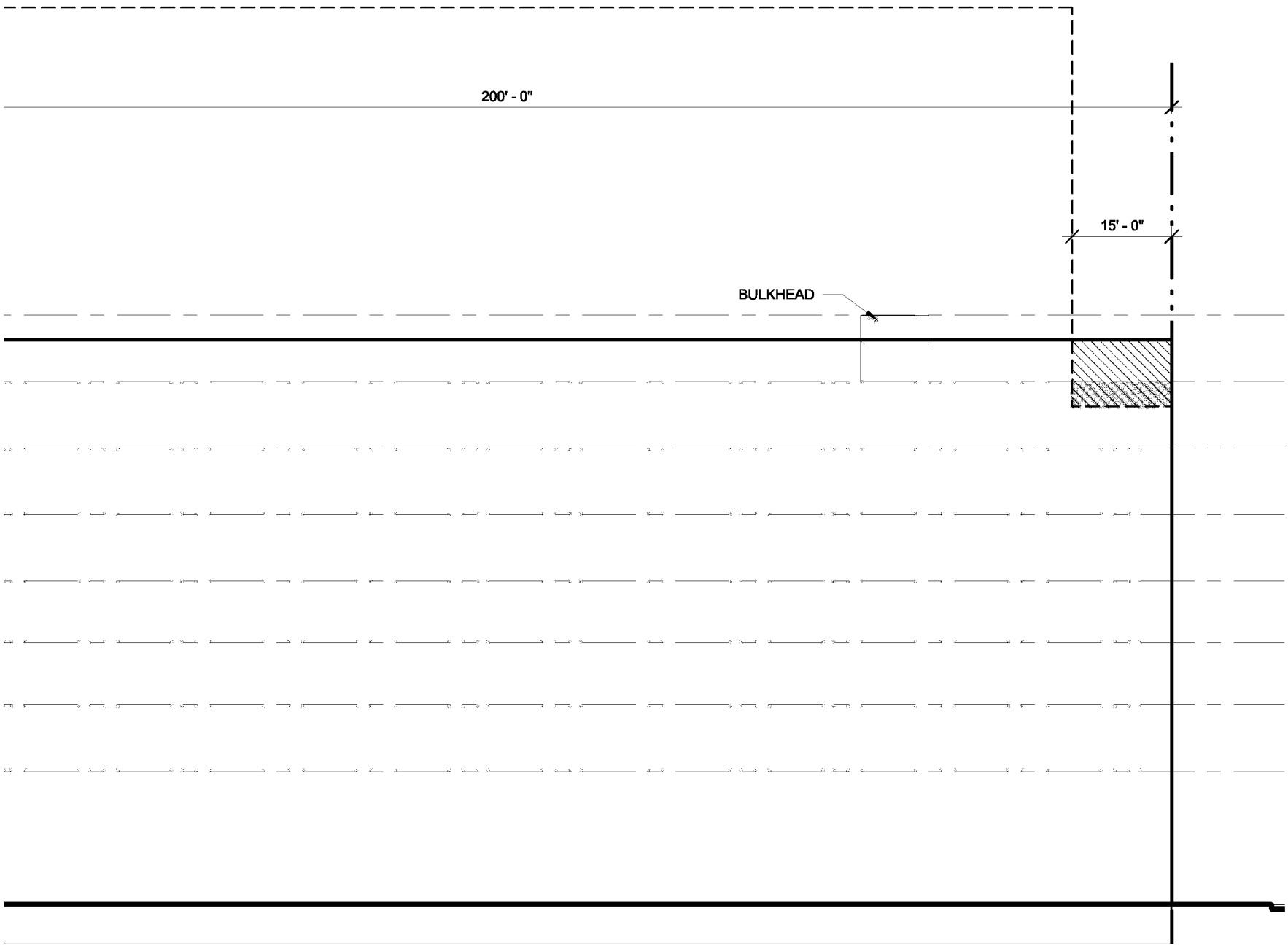
1 / Z-024A BLDG B ZONING SECTION - SOUTH
1/16" = 1'-0"

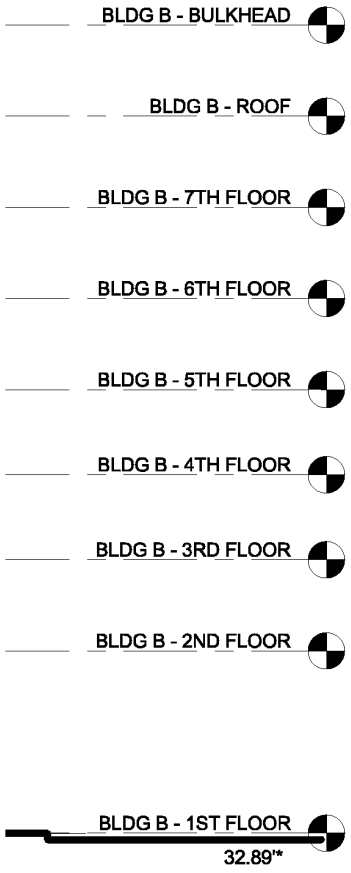

10


BLDG B - 7TH FLOOR
BLDG B - 6TH FLOOR
BLDG B - 5TH FLOOR
BLDG B - 4TH FLOOR
BLDG B - 3RD FLOOR
BLDG B - 2ND FLOOR
BLDG B - 1ST FLOOR
32.89'*
BLDG B - CELLAR
CHESTER STREET
(NARROW STREET)

B


15' - 0"
135' - 0"
MAX BLDG HEIGHT PERMITTED
85' - 0"
BASE HEIGHT PROPOSED
75' - 0"
MAX BASE HEIGHT PERMITED


200' - 0"
15' - 0"
BULKHEAD


BLDG B - BULKHEAD
BLDG B - ROOF
BLDG B - 7TH FLOOR
BLDG B - 6TH FLOOR
BLDG B - 5TH FLOOR
BLDG B - 4TH FLOOR
BLDG B - 3RD FLOOR
BLDG B - 2ND FLOOR
BLDG B - 1ST FLOOR
32.89'*

c

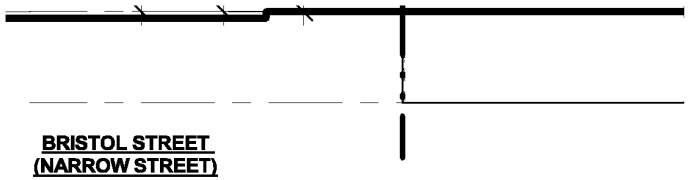
D

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING

1



2 / Z-024A BLDG B ZONING SECTION - SOUTH II
1/16" = 1'-0"

PERMITTED ZONING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE

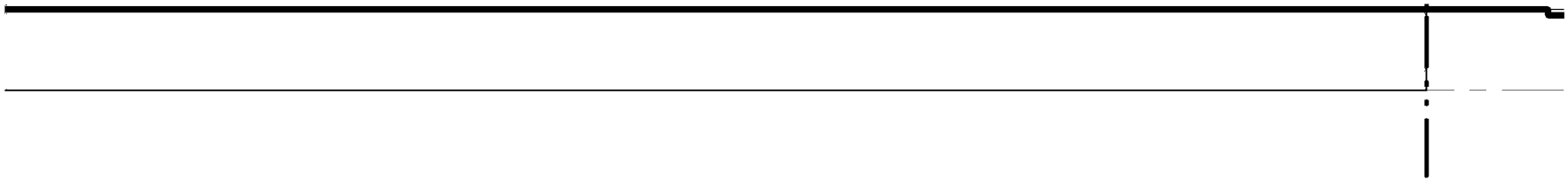
PROPOSED BUILDING

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

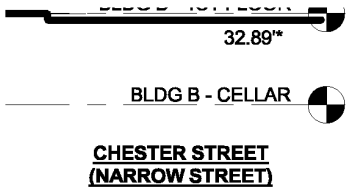
GENERAL NOTES:

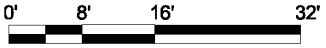
1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION



E.


32.89'*
BLDG B - CELLAR
CHESTER STREET
(NARROW STREET)


0'
8'
16'
32'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE B - WAIVER SECTIONS I

D



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Job No.: 1510

Scale: 1/16" = 1'-0"

Drawn By: Author

Checked By: Checker

Sheet No.:

___ of Z-024A.00

32'

1 OF 20

2 OF 20

3 OF 20

4 OF 20

MARCUS
GARVEY
REZONING

5 OF 20

6 OF 20

7 OF 20

8 OF 20

9 OF 20

10 OF 20

11 OF 20

12 OF 20

13 OF 20

14 OF 20

15 OF 20

16 OF 20

17 OF 20

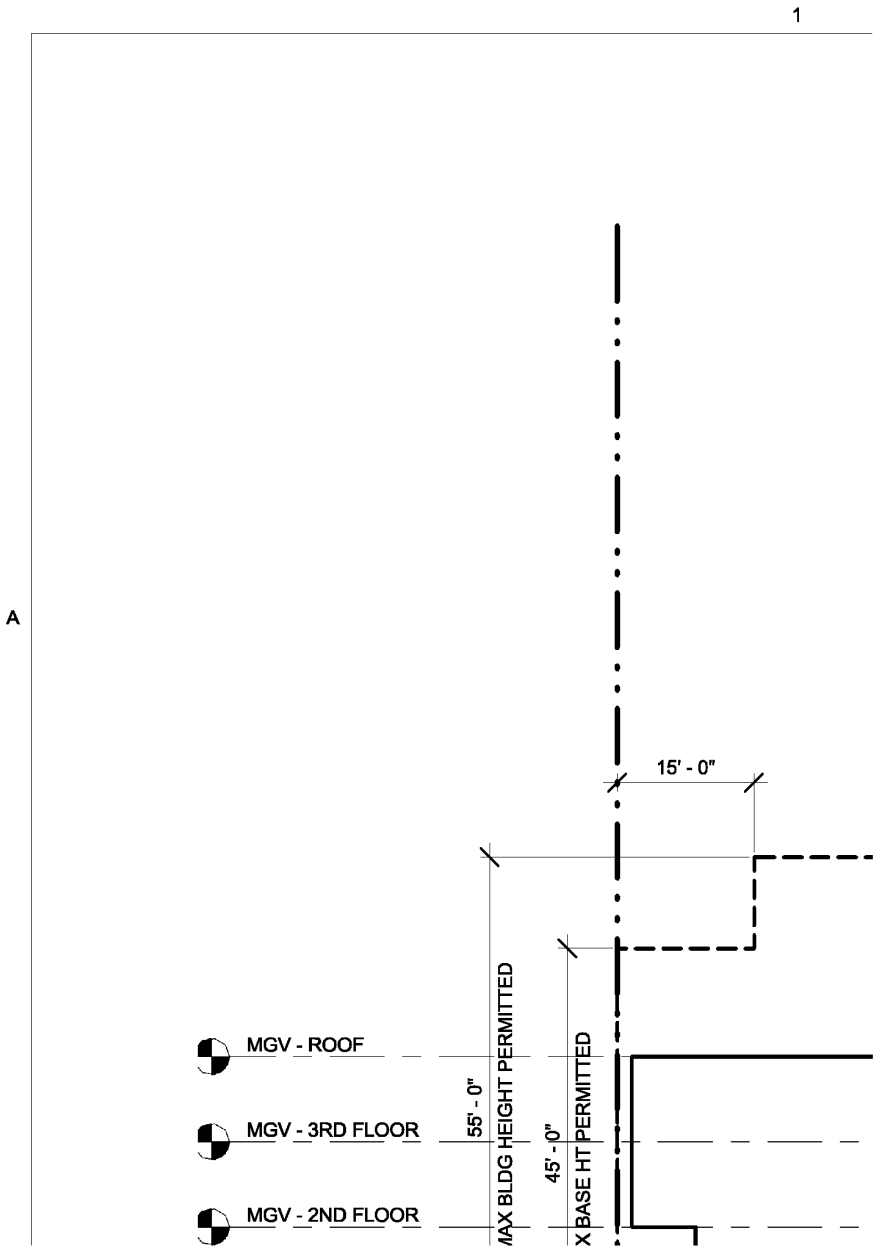
18 OF 20

19 OF 20

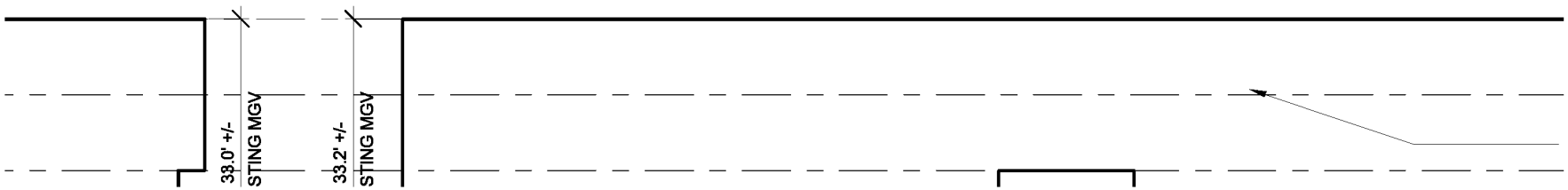
SITE B -
SECTIO

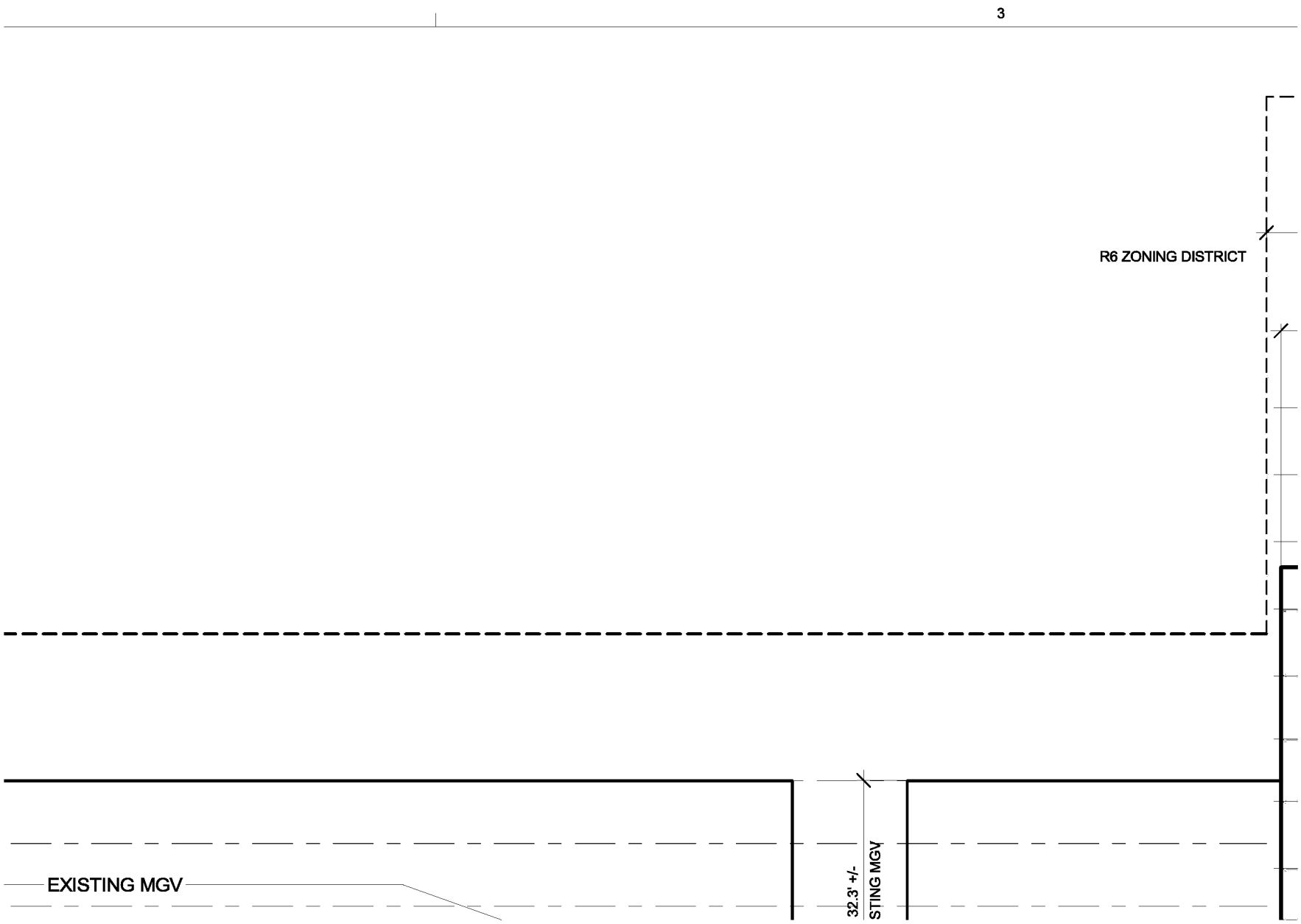
20 OF 20

Z-024B.00

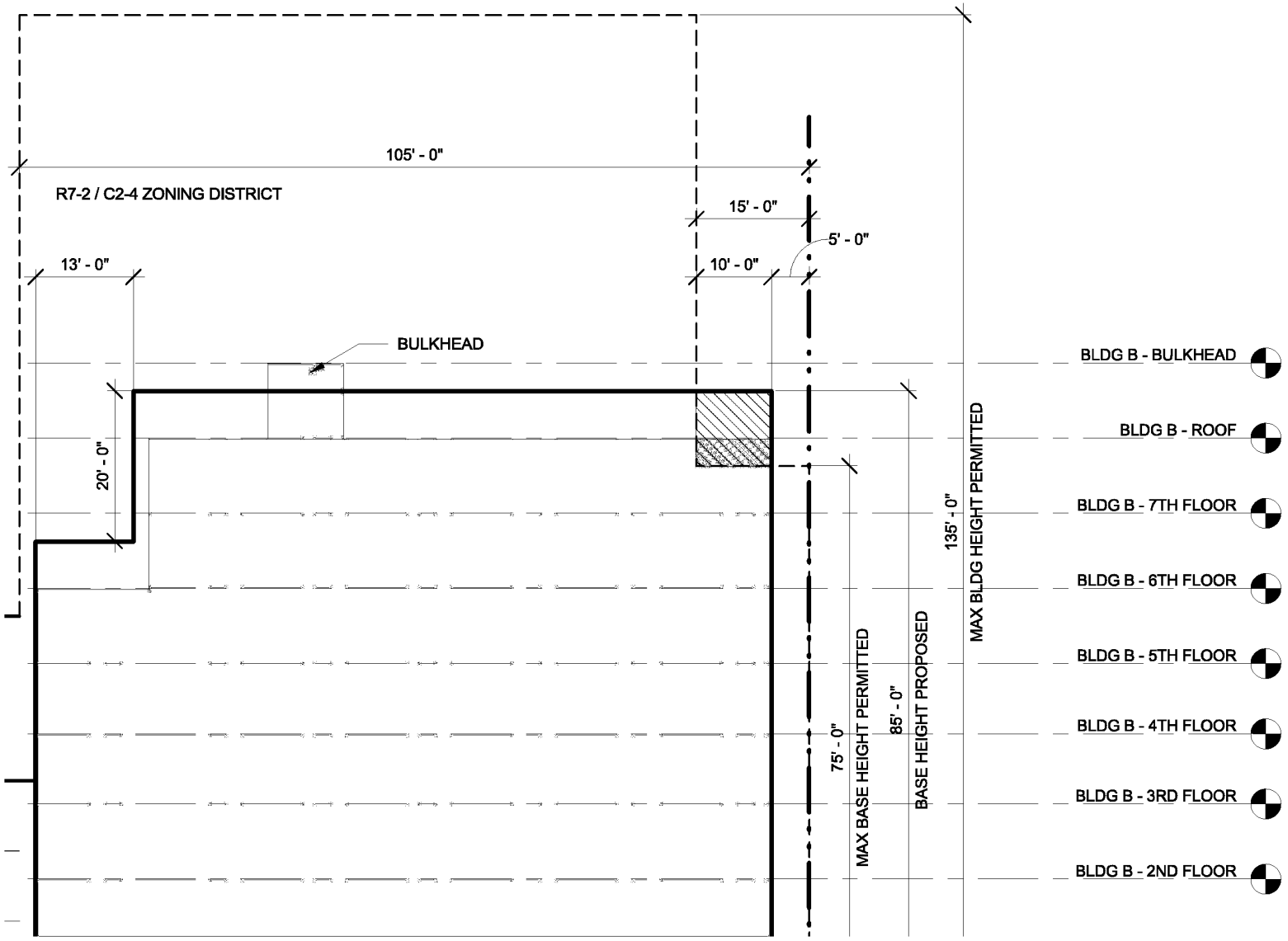

1
A
15' - 0"
MGV - ROOF
MGV - 3RD FLOOR
MGV - 2ND FLOOR
55' - 0"
MAX BLDG HEIGHT PERMITTED
45' - 0"
MAX BASE HT PERMITTED

2




3
R6 ZONING DISTRICT
EXISTING MGV
32.3' +/-
STING MGV

4


105' - 0"
R7-2 / C2-4 ZONING DISTRICT
15' - 0"
5' - 0"
13' - 0"
10' - 0"
BULKHEAD
20' - 0"
BLDG B - BULKHEAD
BLDG B - ROOF
BLDG B - 7TH FLOOR
BLDG B - 6TH FLOOR
BLDG B - 5TH FLOOR
BLDG B - 4TH FLOOR
BLDG B - 3RD FLOOR
BLDG B - 2ND FLOOR
135' - 0"
MAX BLDG HEIGHT PERMITTED
85' - 0"
BASE HEIGHT PROPOSED
75' - 0"
MAX BASE HEIGHT PERMITTED

MARCUS GARVEY REZONING

Owner

Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect

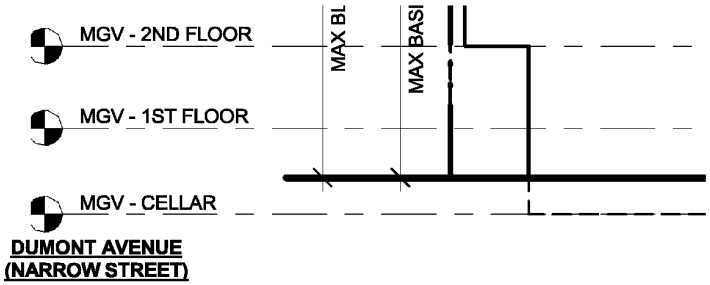
CURTIS + GINSBERG ARCHITECTS LLP

299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect

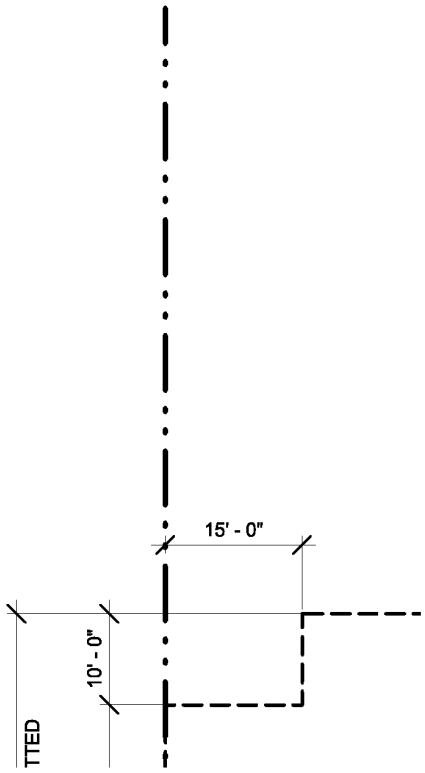
NV5
32 Old Slip, 4th Floor
New York, NY 10005

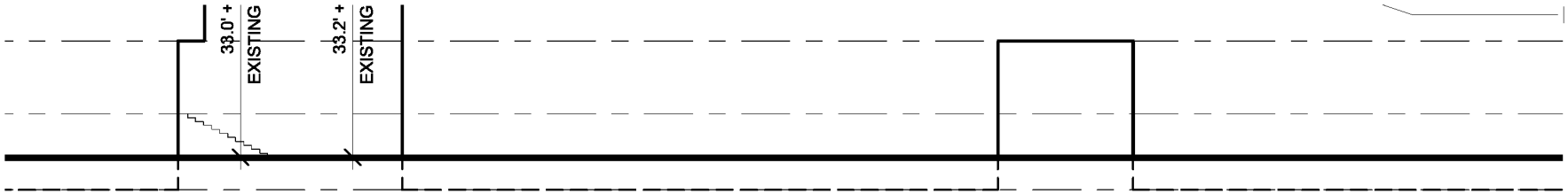
A



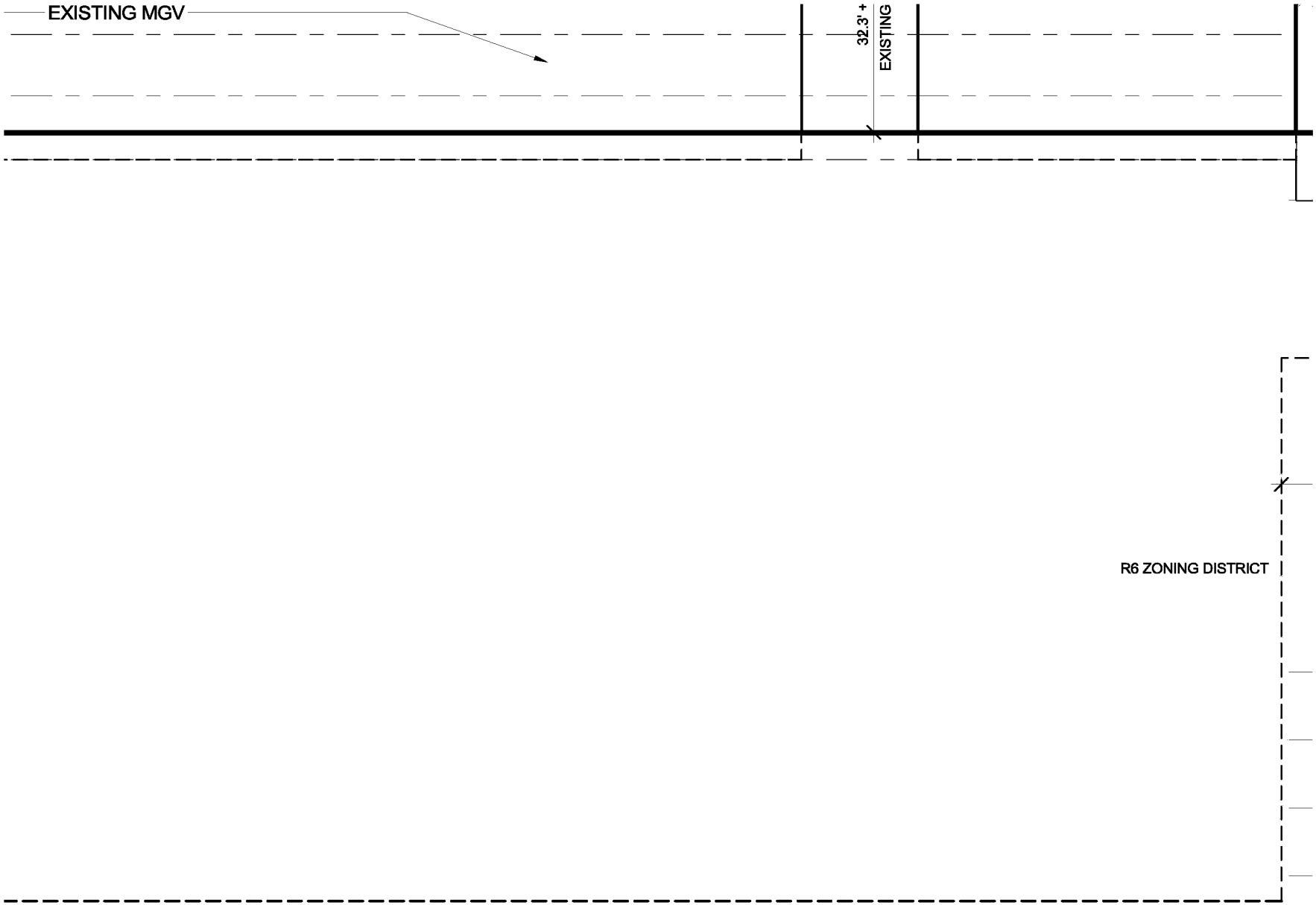
3 / Z-024B BLDG B ZONING SECTION - W
1/16" = 1'-0"

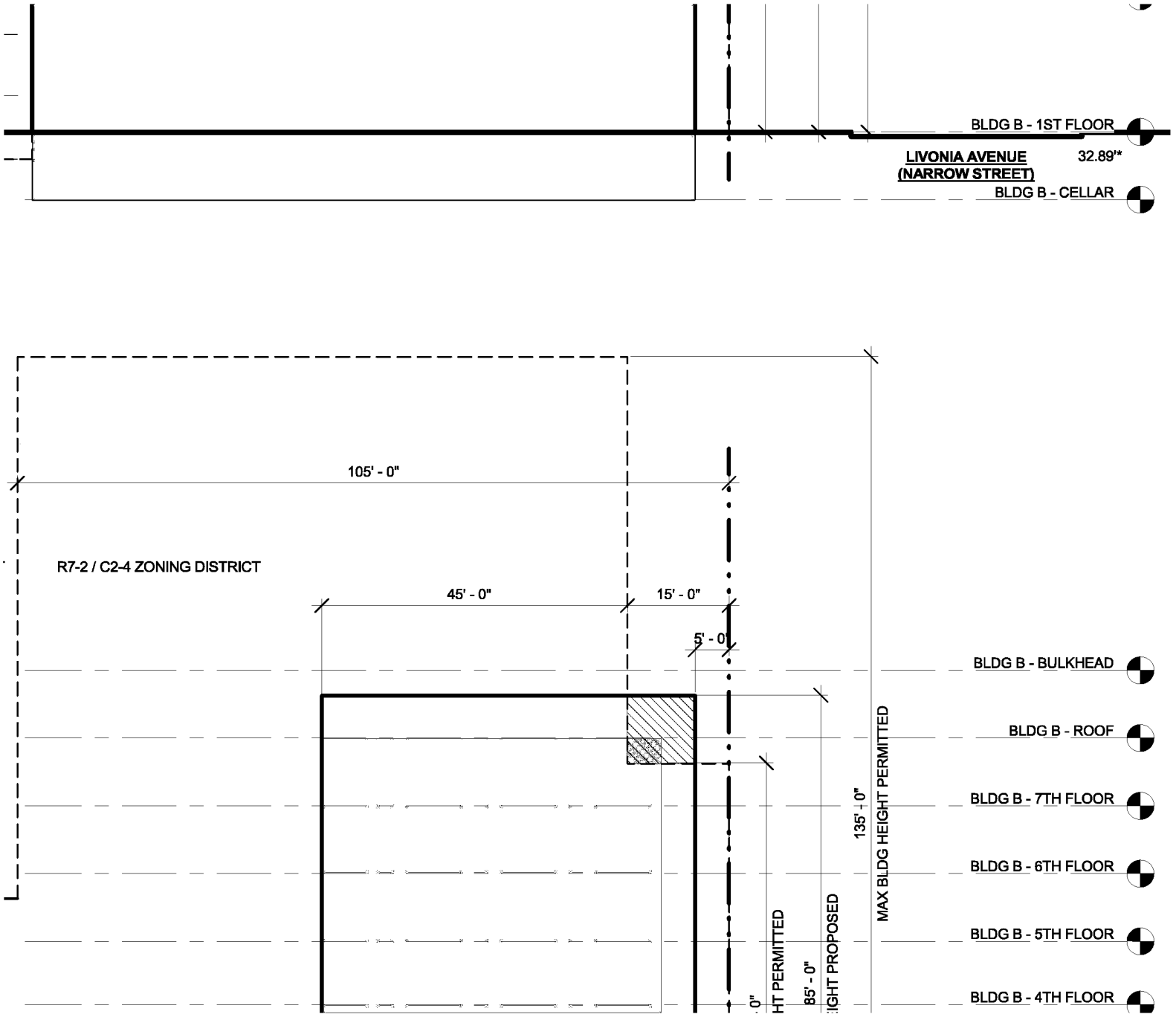
B



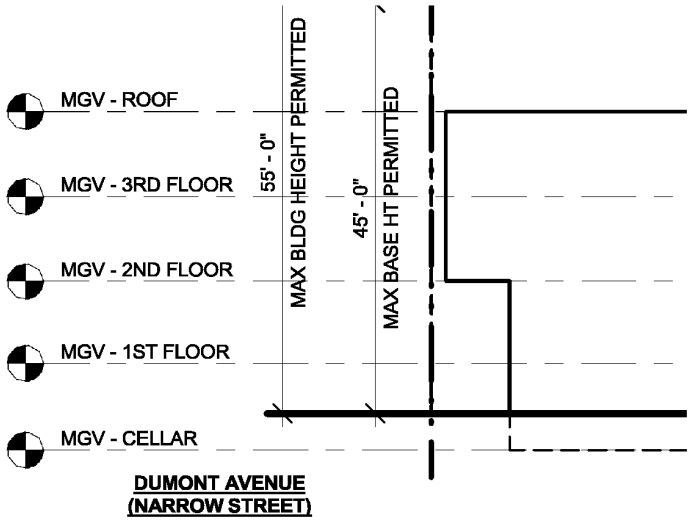


)N - WEST

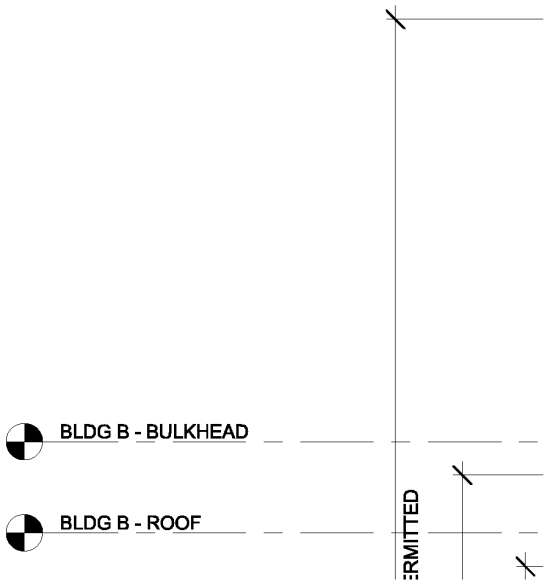

EXISTING MGV
32.3' +
EXISTING
R6 ZONING DISTRICT

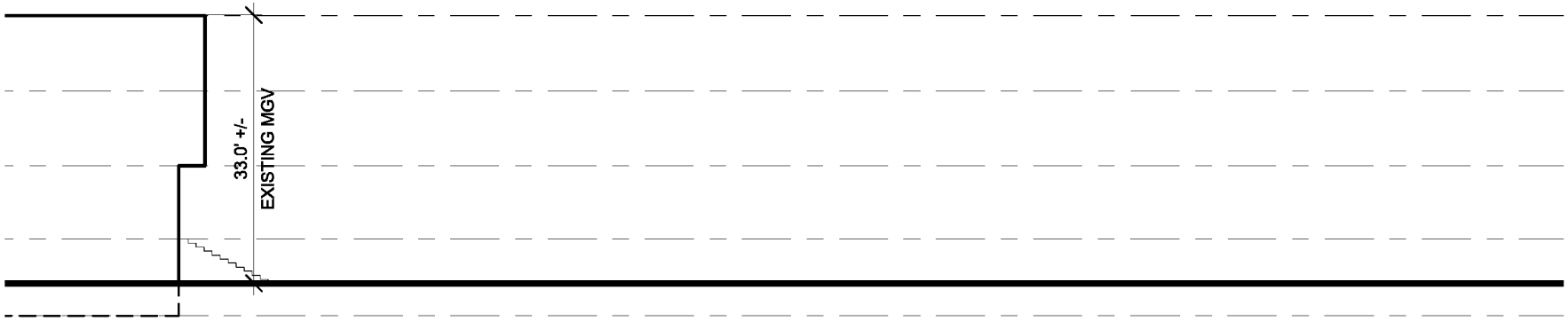

BLDG B - 1ST FLOOR
LIVONIA AVENUE
(NARROW STREET)
32.89'*
BLDG B - CELLAR
105' - 0"
R7-2 / C2-4 ZONING DISTRICT
45' - 0"
15' - 0"
5' - 0"
BLDG B - BULKHEAD
BLDG B - ROOF
BLDG B - 7TH FLOOR
BLDG B - 6TH FLOOR
BLDG B - 5TH FLOOR
BLDG B - 4TH FLOOR
135' - 0"
MAX BLDG HEIGHT PERMITTED
85' - 0"
HT PERMITTED
IGHT PROPOSED
0"

B

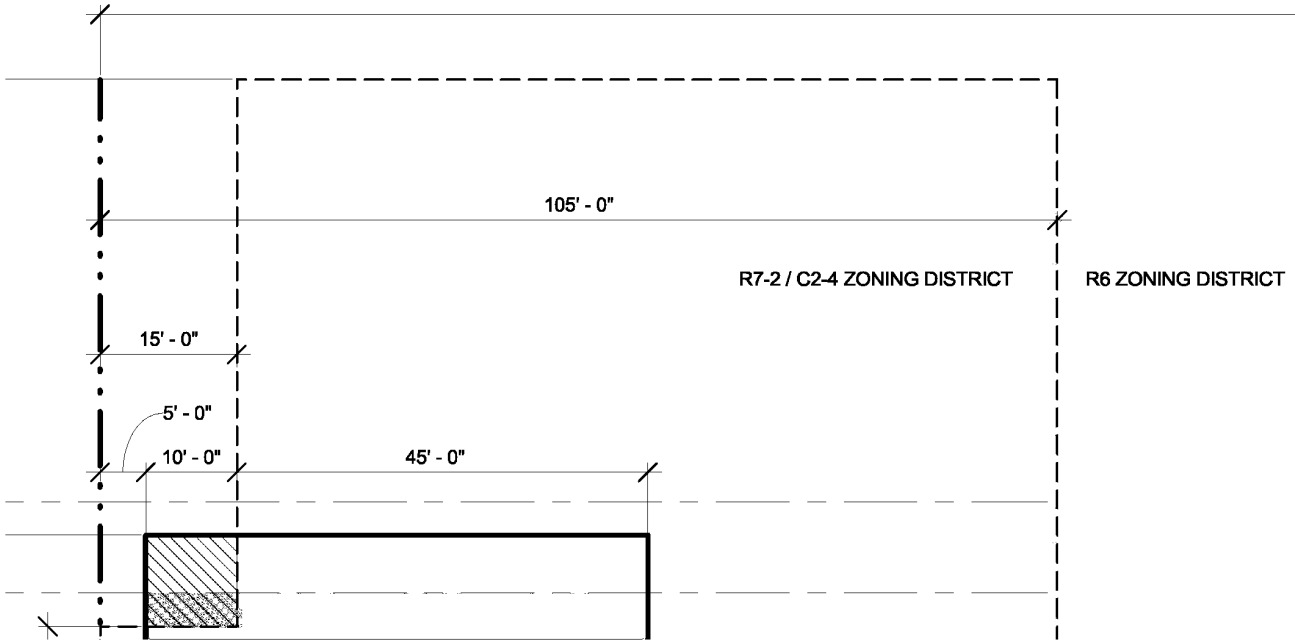


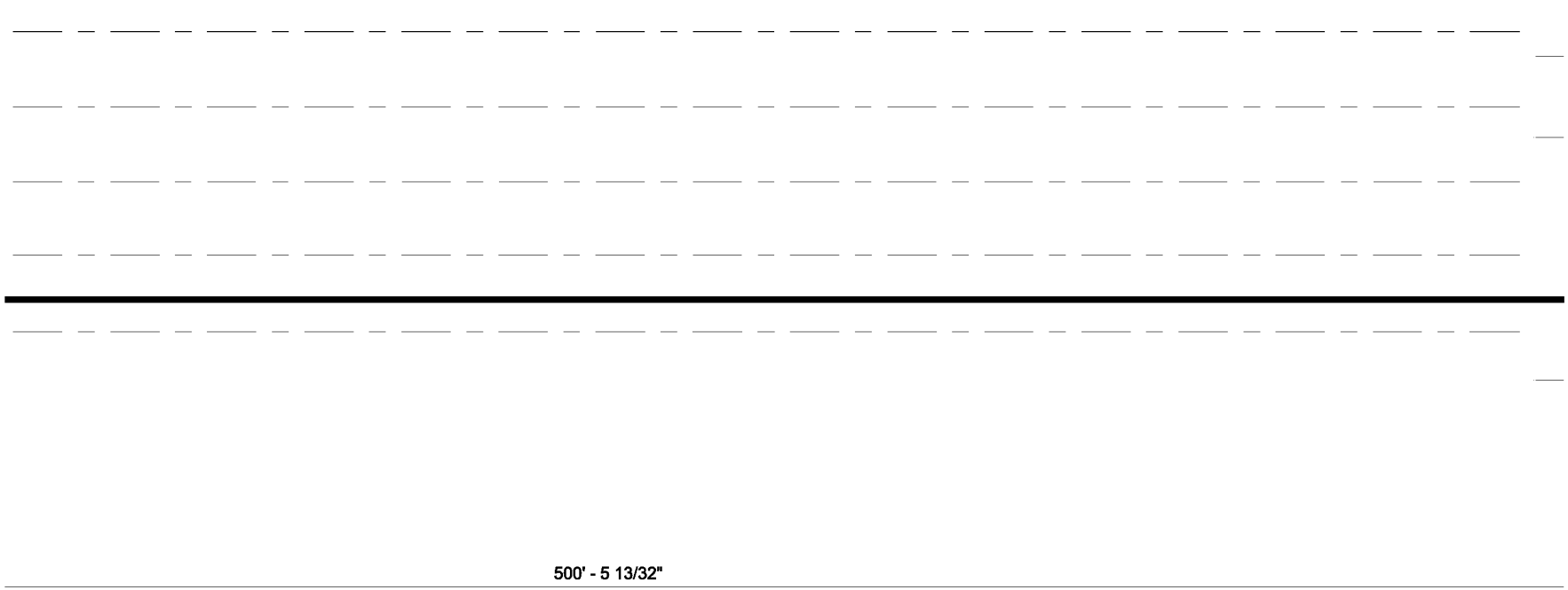
4 / Z-024B BLDG B ZONING SECTION - W
1/16" = 1'-0"



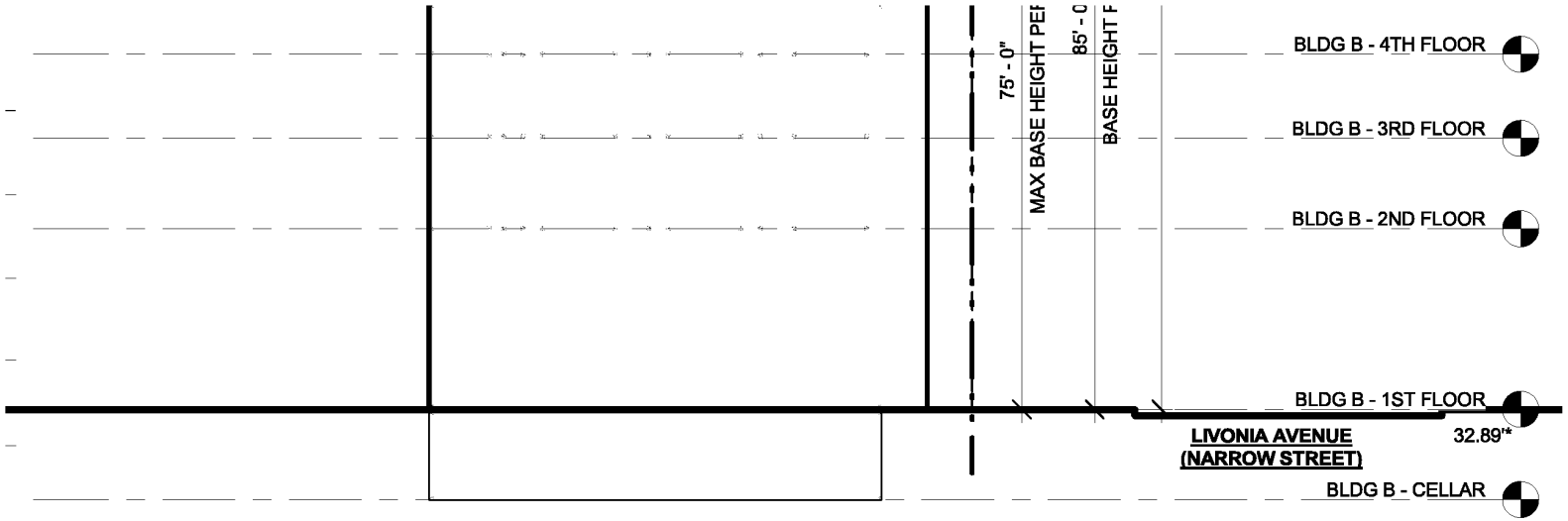

33.0' +/-
EXISTING MGV

)N - WEST II

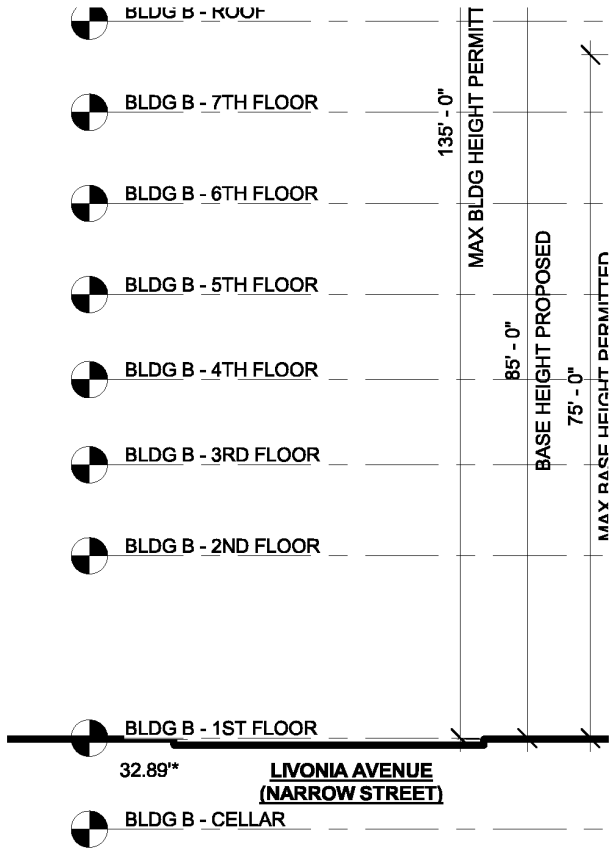

105' - 0"
R7-2 / C2-4 ZONING DISTRICT
R6 ZONING DISTRICT
15' - 0"
5' - 0"
10' - 0"
45' - 0"



500' - 5 13/32"


75' - 0"
MAX BASE HEIGHT PER
85' - 0
BASE HEIGHT F
BLDG B - 4TH FLOOR
BLDG B - 3RD FLOOR
BLDG B - 2ND FLOOR
BLDG B - 1ST FLOOR
LIVONIA AVENUE
(NARROW STREET)
32.89'*
BLDG B - CELLAR

c



5 Z-024B BLDG B ZONING SECTION - E
1/16" = 1'-0"

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

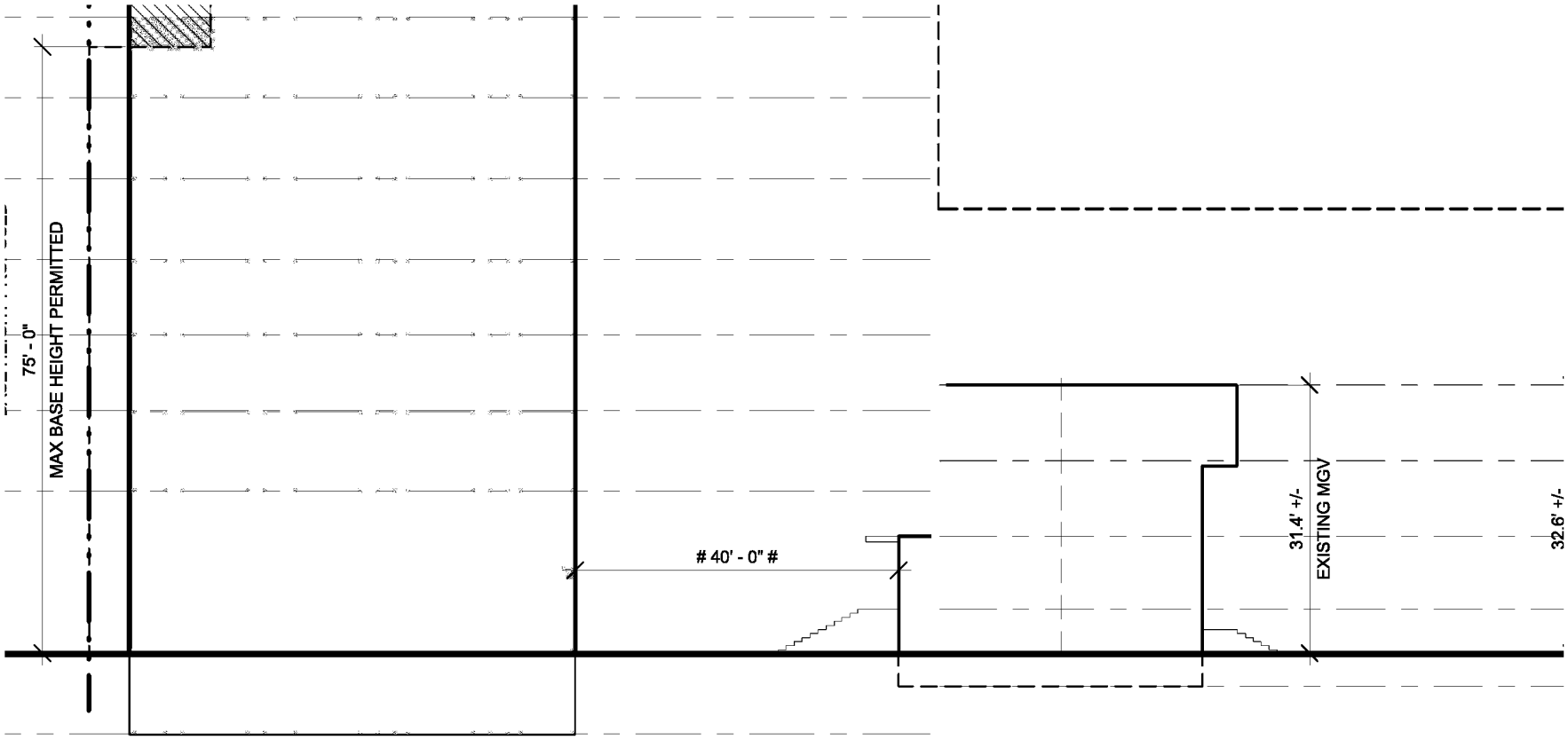
ILLUSTRATIVE BUILDING

PERMITTED

PROPOSED BUILDING E

D

1



)N - EAST

/ITTED ZONING ENVELOPE

PROPOSED BUILDING

?OSED MAXIMUM
)ING ENVELOPE

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

WINDOW-TO-WINDOW MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

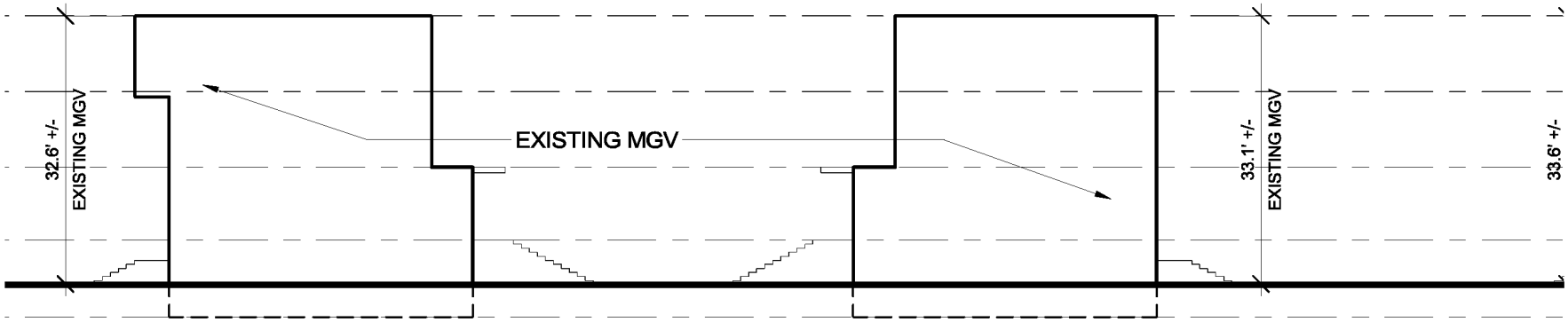
WALL-TO-WALL MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN T
ENVELOPE IS SHOWN FOR I
PURPOSES ONLY AND IS SU
2. GRAPHIC SCALE APPLICAB
DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON
CALCULATION.

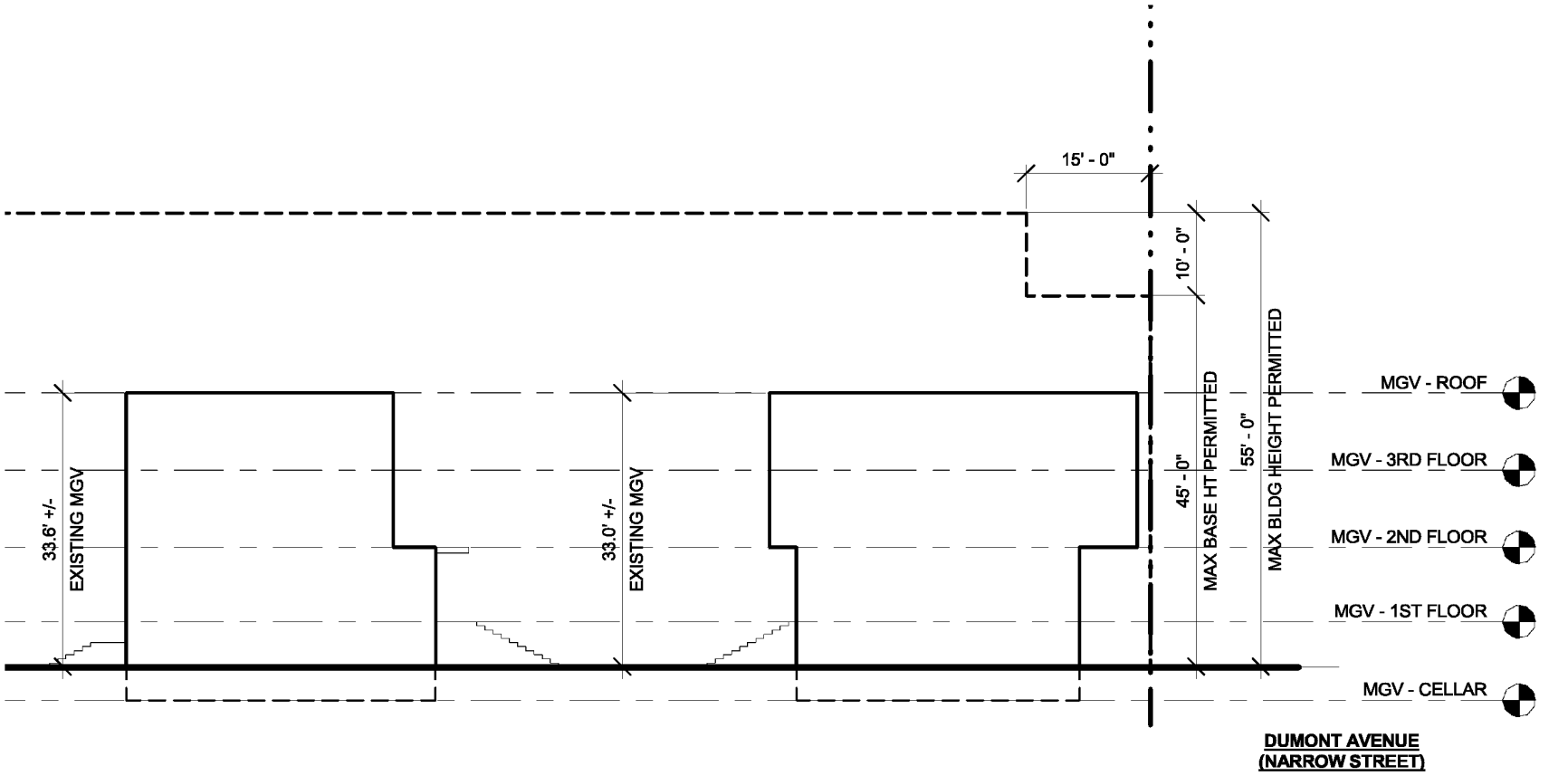
EXISTING MGV BUILDING HEI
FROM ADJACENT GRADE.



ITHIN THE ZONING
I FOR ILLUSTRATIVE
) IS SUBJECT TO CHANGE.
'LICABLE TO ALL NON-
:NTS

ED ON BASEPLANE

G HEIGHTS IS MEASURED
)E.


15' - 0"
10' - 0"
MAX BLDG HEIGHT PERMITTED
55' - 0"
MAX BASE HT PERMITTED
45' - 0"
MGV - ROOF
MGV - 3RD FLOOR
MGV - 2ND FLOOR
MGV - 1ST FLOOR
MGV - CELLAR
33.6' +/-
EXISTING MGV
33.0' +/-
EXISTING MGV
DUMONT AVENUE
(NARROW STREET)
0'
8'
16'
32'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE B - WAIVER SECTIONS II

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

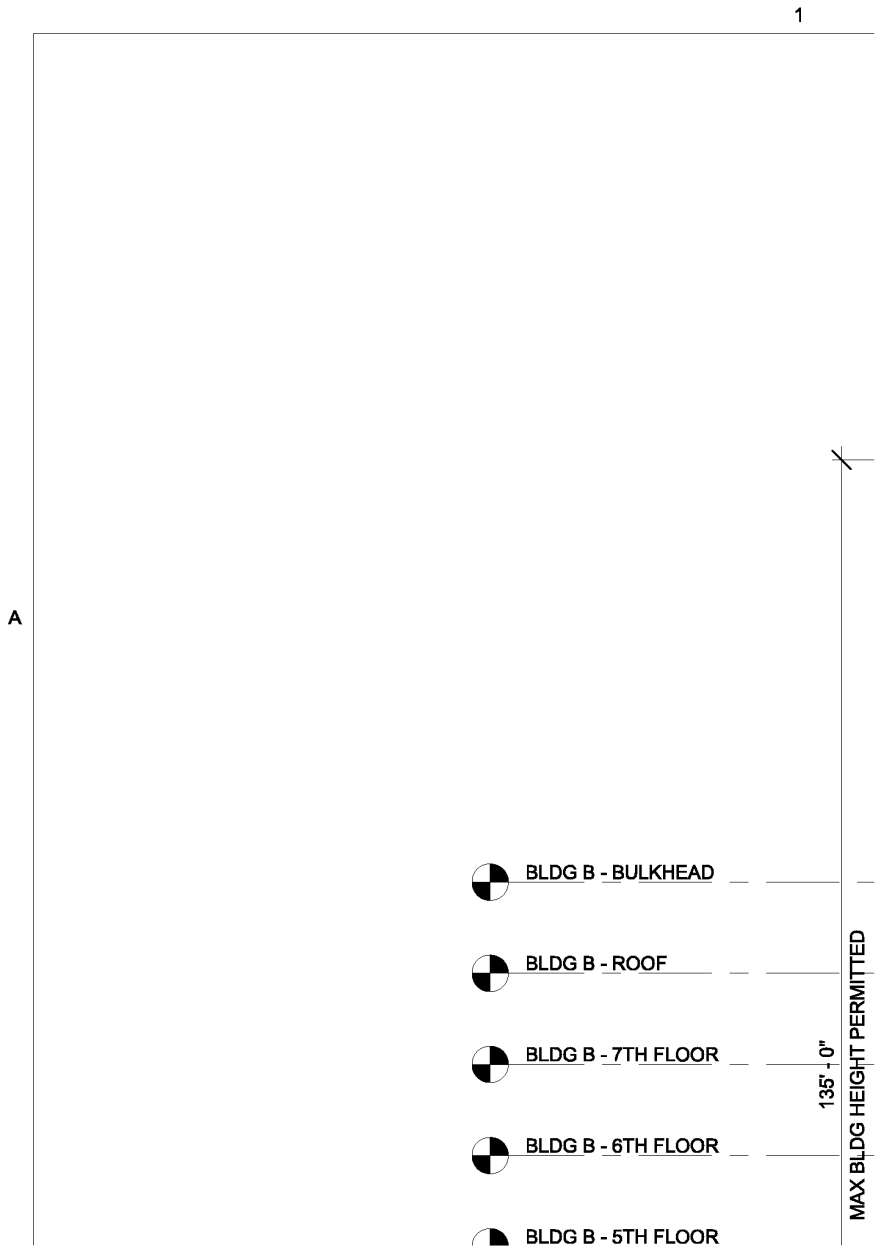
Checked By: Checker

Sheet No.:

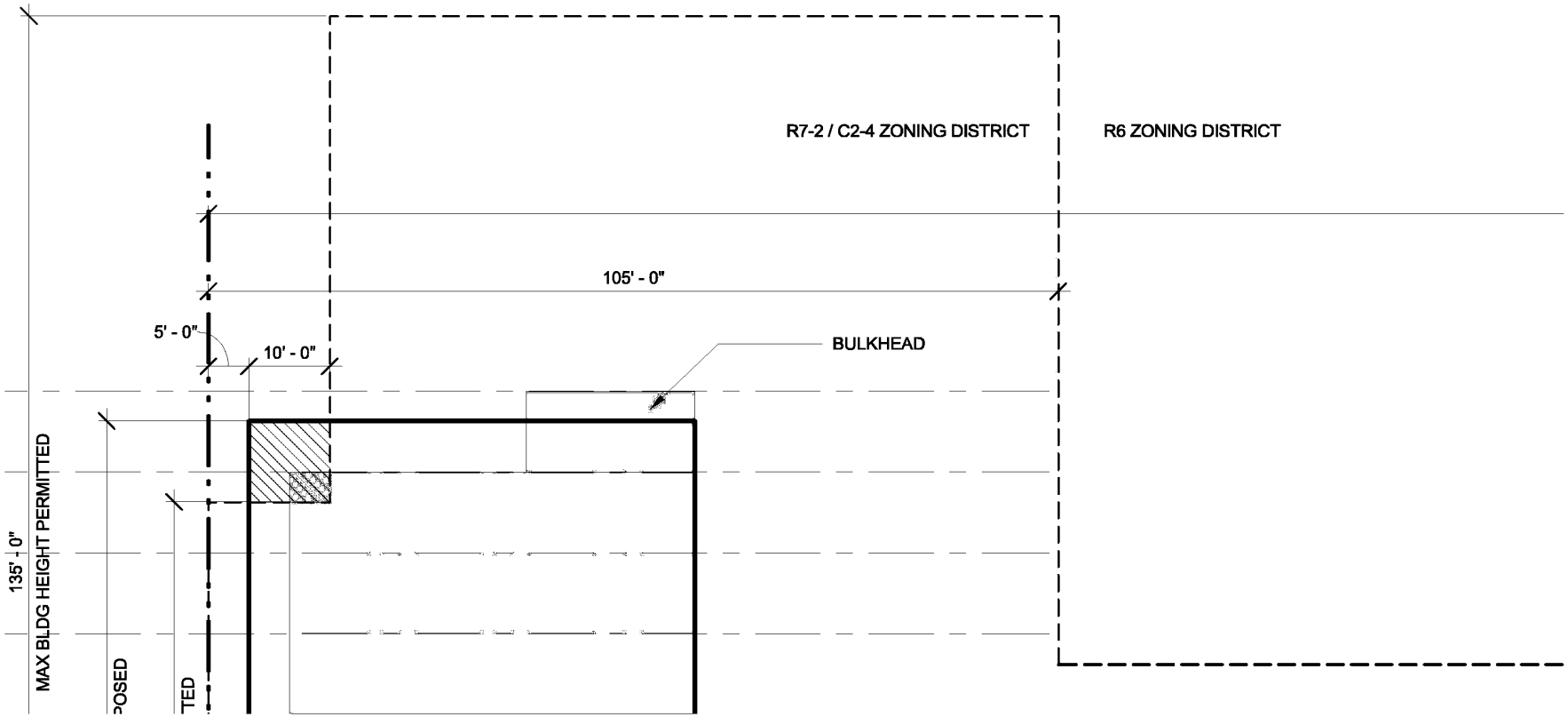
___ of Z-024B.00

32'

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE B - SECTIO 20 OF 20 Z-024C.


1
A
BLDG B - BULKHEAD
BLDG B - ROOF
BLDG B - 7TH FLOOR
BLDG B - 6TH FLOOR
BLDG B - 5TH FLOOR
135' - 0"
MAX BLDG HEIGHT PERMITTED

2


R7-2 / C2-4 ZONING DISTRICT
R6 ZONING DISTRICT
105' - 0"
5' - 0"
10' - 0"
BULKHEAD
135' - 0"
MAX BLDG HEIGHT PERMITTED

3

500' - 5 1/2"

4



MARCUS GARVEY REZONING

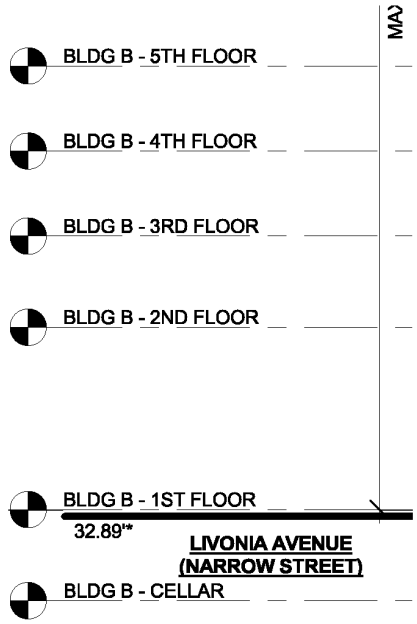
Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

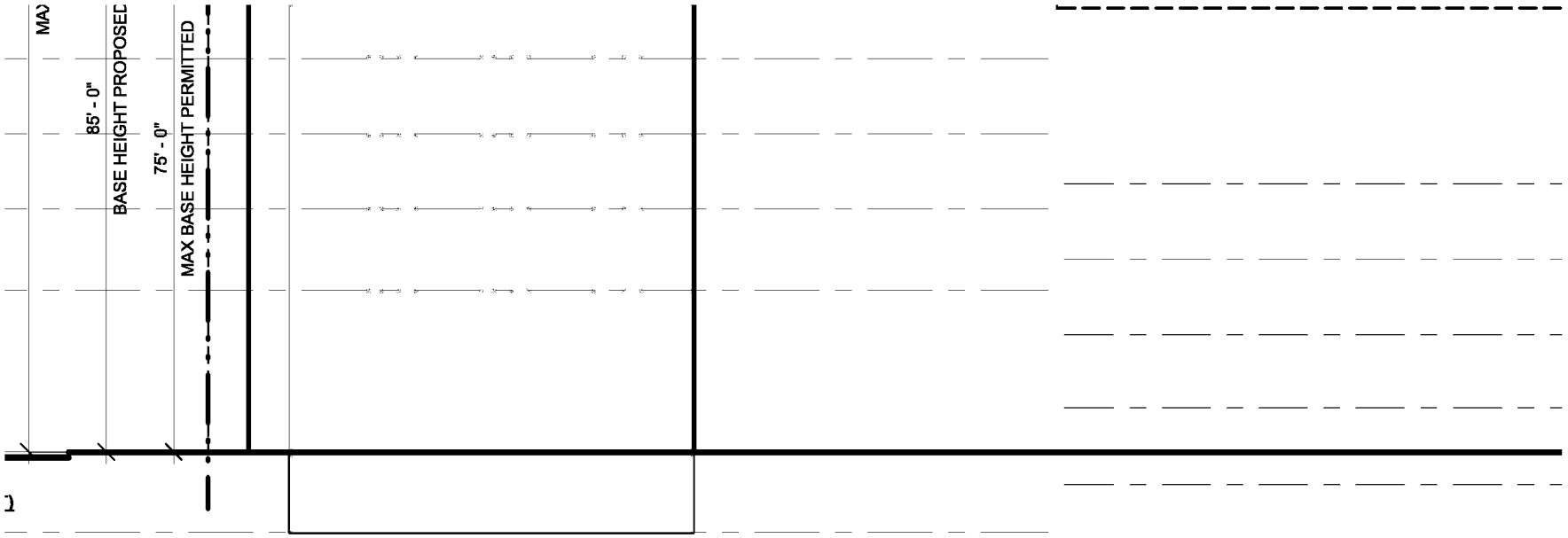
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

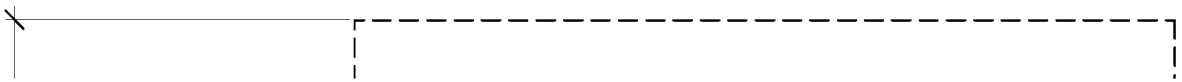
B

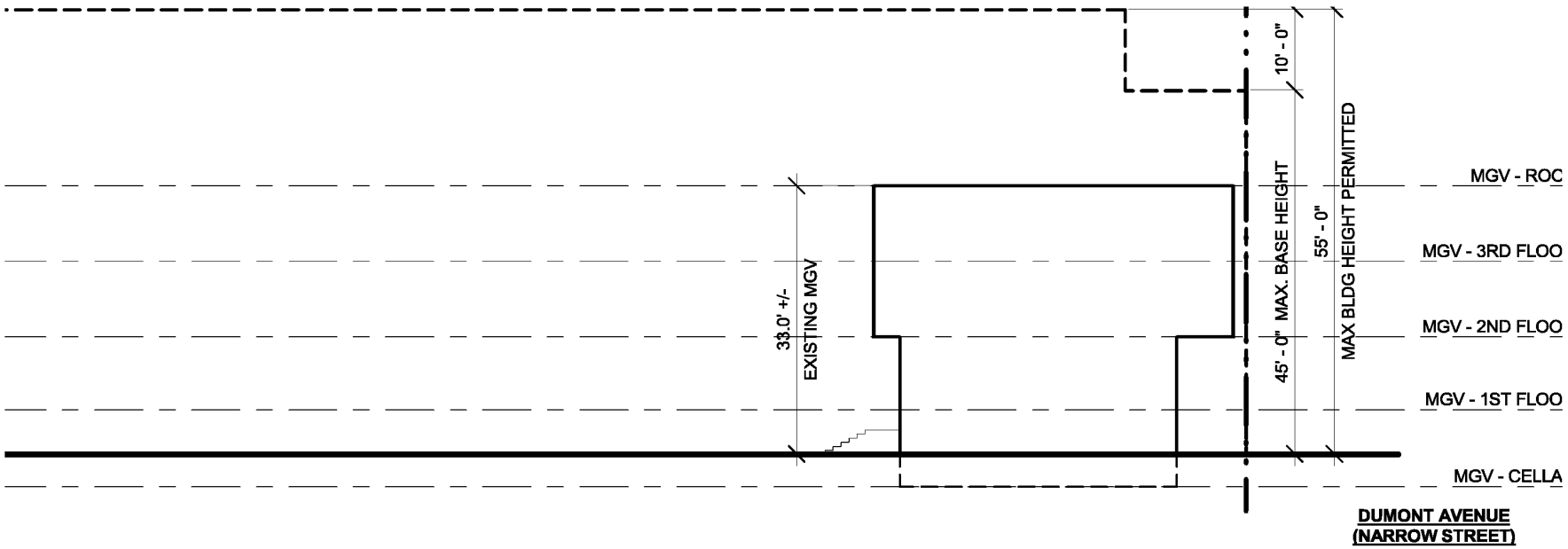


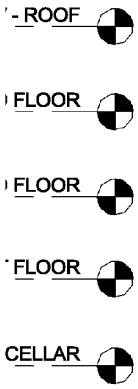
6 Z-024C BLDG B ZONING SECTION
1/16" = 1'-0"



ΓION - EAST II




10' - 0"
MAX BLDG HEIGHT PERMITTED
55' - 0"
45' - 0" MAX. BASE HEIGHT
33.0' +/-
EXISTING MGV
MGV - ROC
MGV - 3RD FLOO
MGV - 2ND FLOO
MGV - 1ST FLOO
MGV - CELLA
DUMONT AVENUE
(NARROW STREET)



B

C

BLDG B - BULKHEAD

BLDG B - ROOF

BLDG B - 7TH FLOOR

BLDG B - 6TH FLOOR

BLDG B - 5TH FLOOR

BLDG B - 4TH FLOOR

BLDG B - 3RD FLOOR

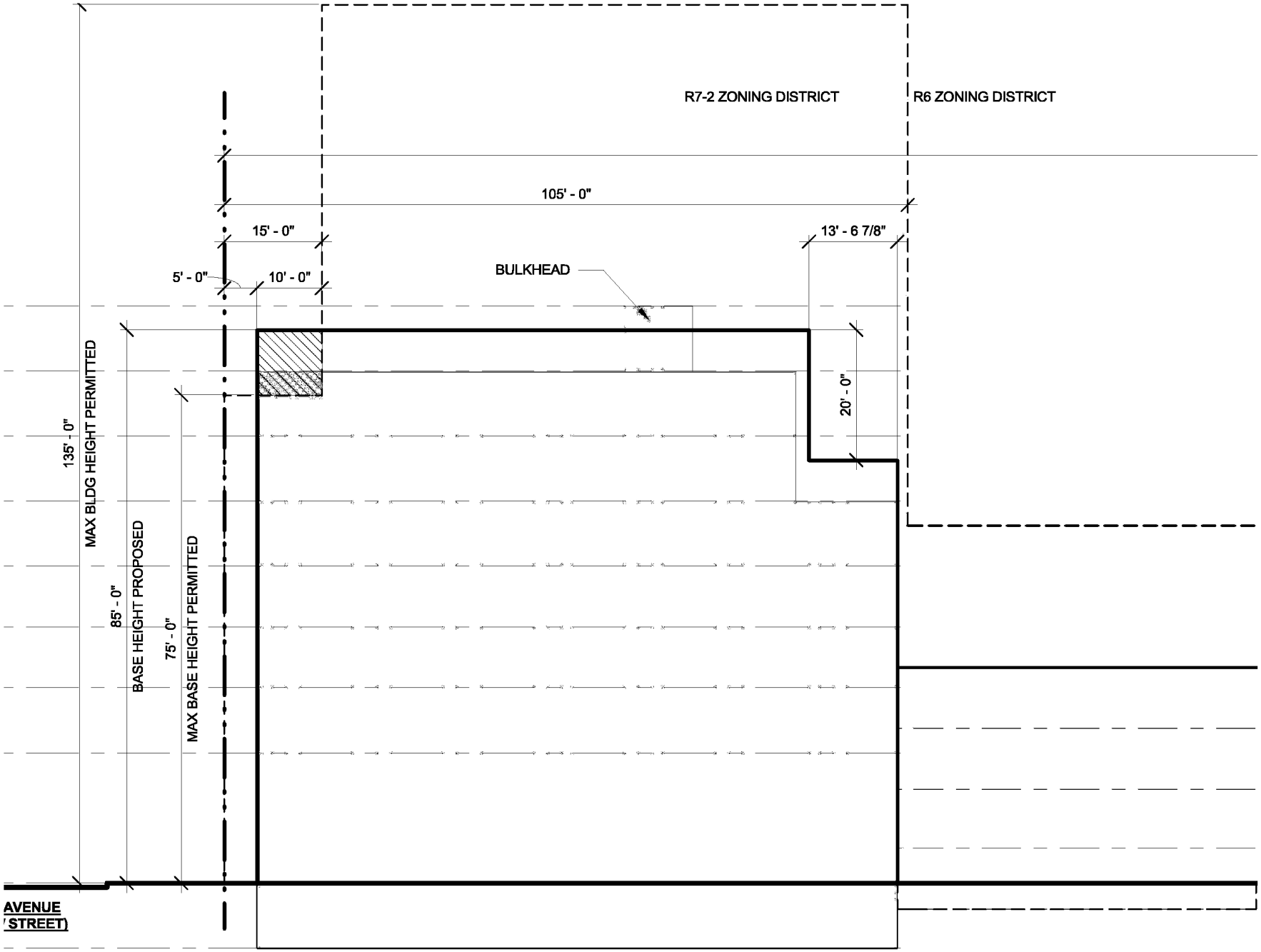
BLDG B - 2ND FLOOR

BLDG B - 1ST FLOOR

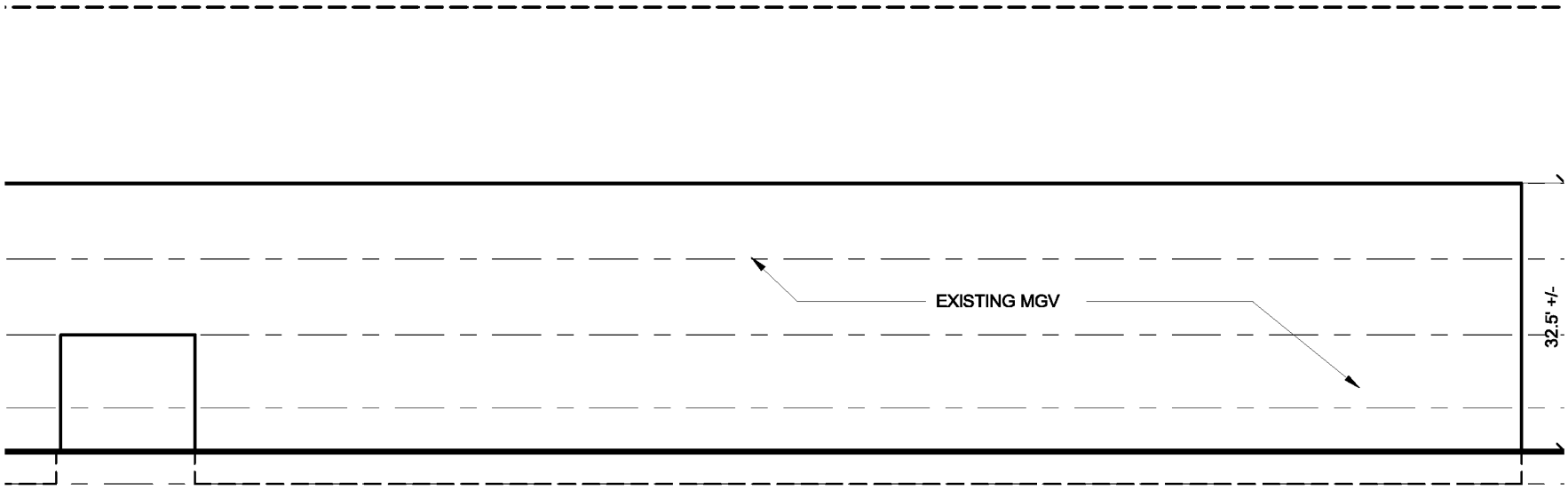
32.89'*

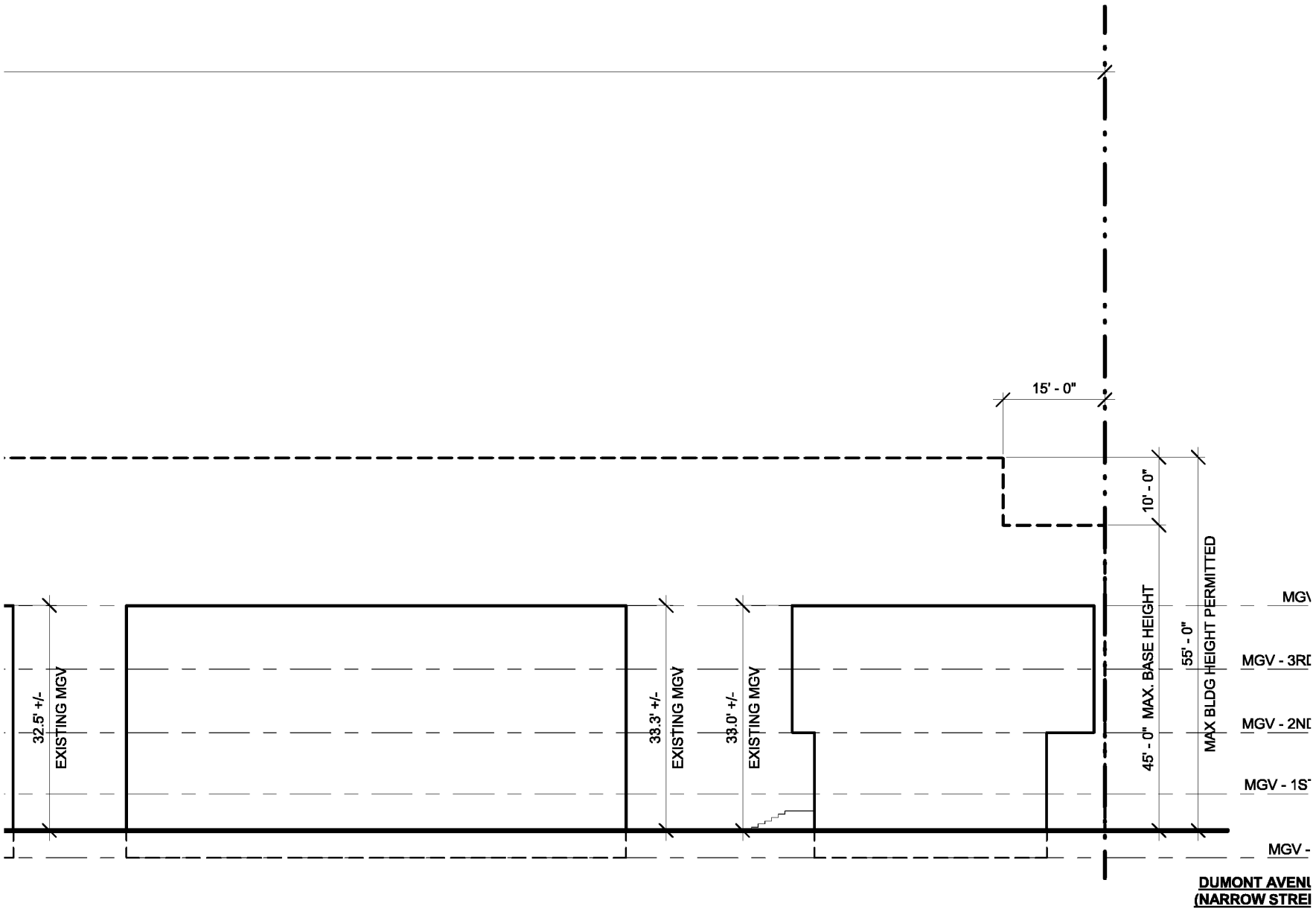
LIVONIA AVENU
(NARROW STRE

BLDG B - CELLAR

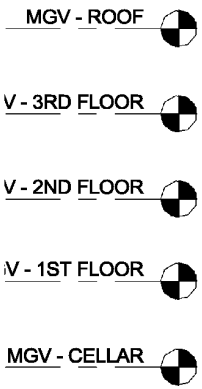

R7-2 ZONING DISTRICT
R6 ZONING DISTRICT
105' - 0"
15' - 0"
13' - 6 7/8"
5' - 0"
10' - 0"
BULKHEAD
20' - 0"
135' - 0"
MAX BLDG HEIGHT PERMITTED
85' - 0"
BASE HEIGHT PROPOSED
75' - 0"
MAX BASE HEIGHT PERMITTED
AVENUE
STREET)

500' - 5 1/2"




15' - 0"
10' - 0"
45' - 0" MAX. BASE HEIGHT
55' - 0"
MAX BLDG HEIGHT PERMITTED
32.5' +/-
EXISTING MGV
33.3' +/-
EXISTING MGV
33.0' +/-
EXISTING MGV
MGV
MGV - 3RD
MGV - 2ND
MGV - 1ST
MGV -
DUMONT AVENU
(NARROW STREE

C


MGV - ROOF
V - 3RD FLOOR
V - 2ND FLOOR
V - 1ST FLOOR
MGV - CELLAR
AVENUE
STREET)

BLDG B - CELLAR

7
Z-024C
BLDG B ZONING SEC
1/16" = 1'-0"

D

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING

PI

PI
BU

1

SECTION - EAST III

PERMITTED ZONING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE

PROPOSED BUILDING

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

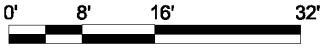
GENERAL NOTE:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION.

EXISTING MGV BUILDING HEIGHTS IS MEASURED FROM ADJACENT GRADE.

DUMONT AVENU
(NARROW STREI



AVENUE
STREET)

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE B -WAIVER SECTIONS III

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

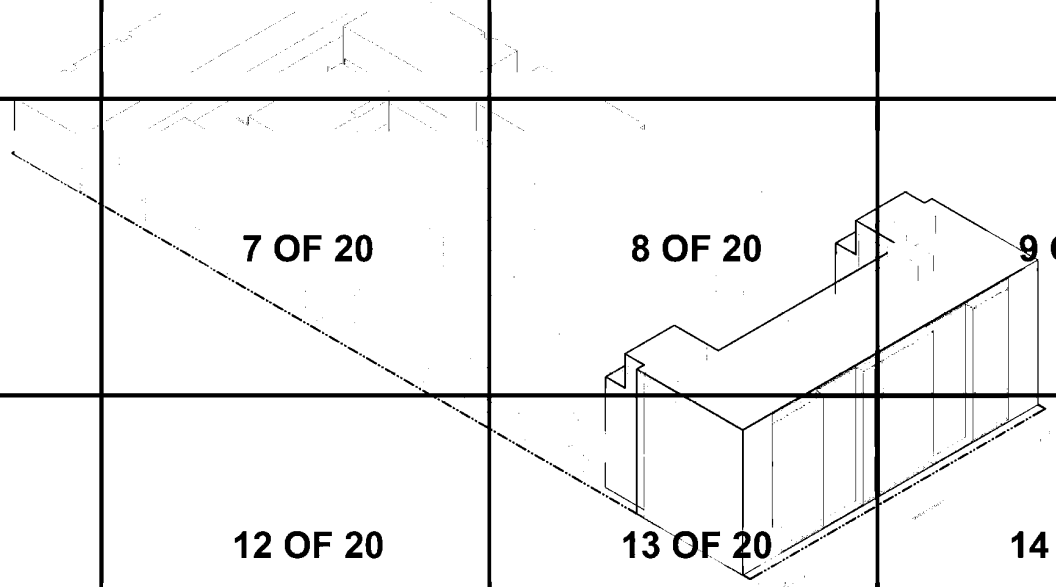
Checked By: Checker

Sheet No.:

___ of Z-024C.

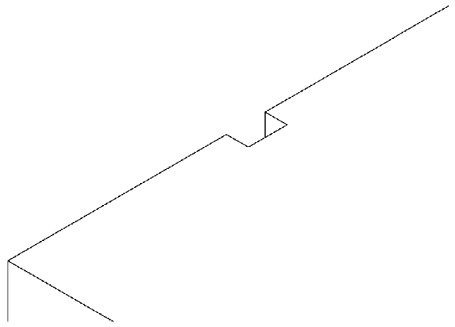
32'

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE B - CONTR 20 OF 20 Z-026.



1

A



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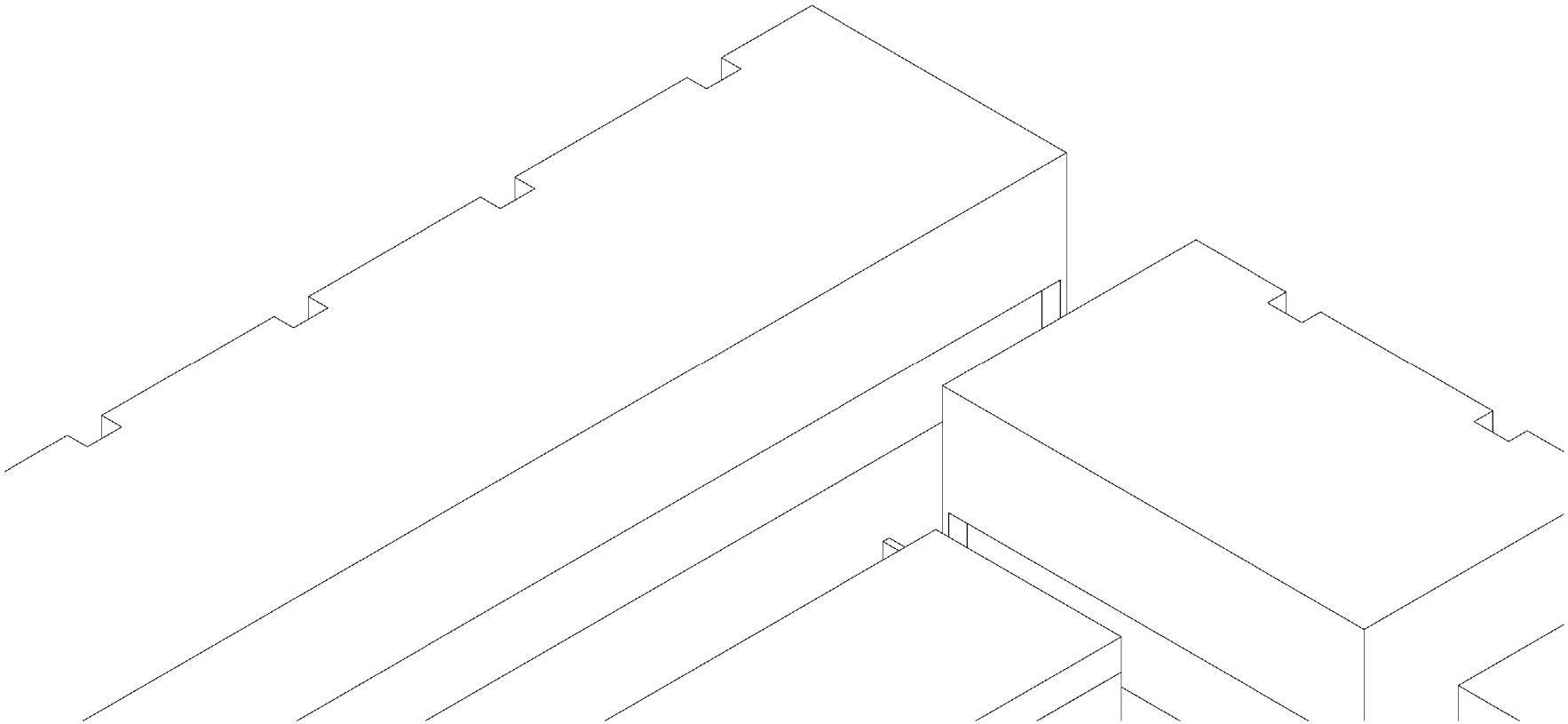
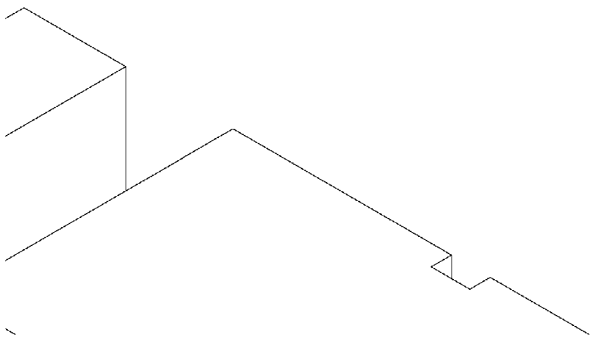




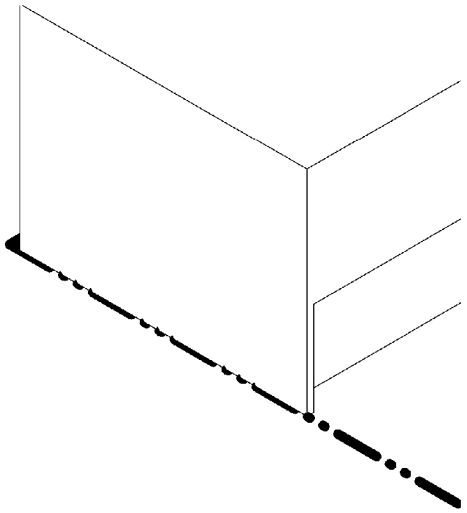
MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A



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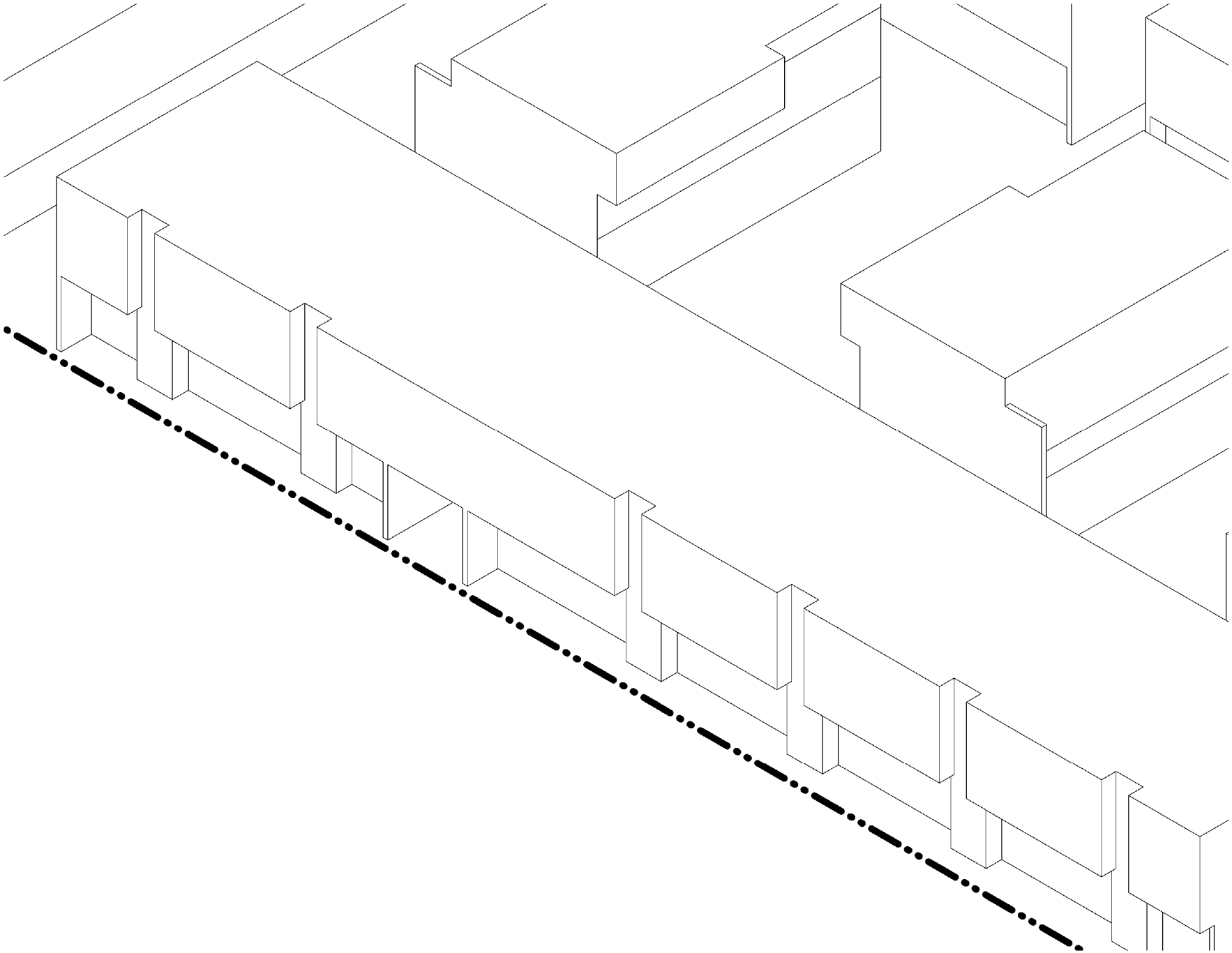
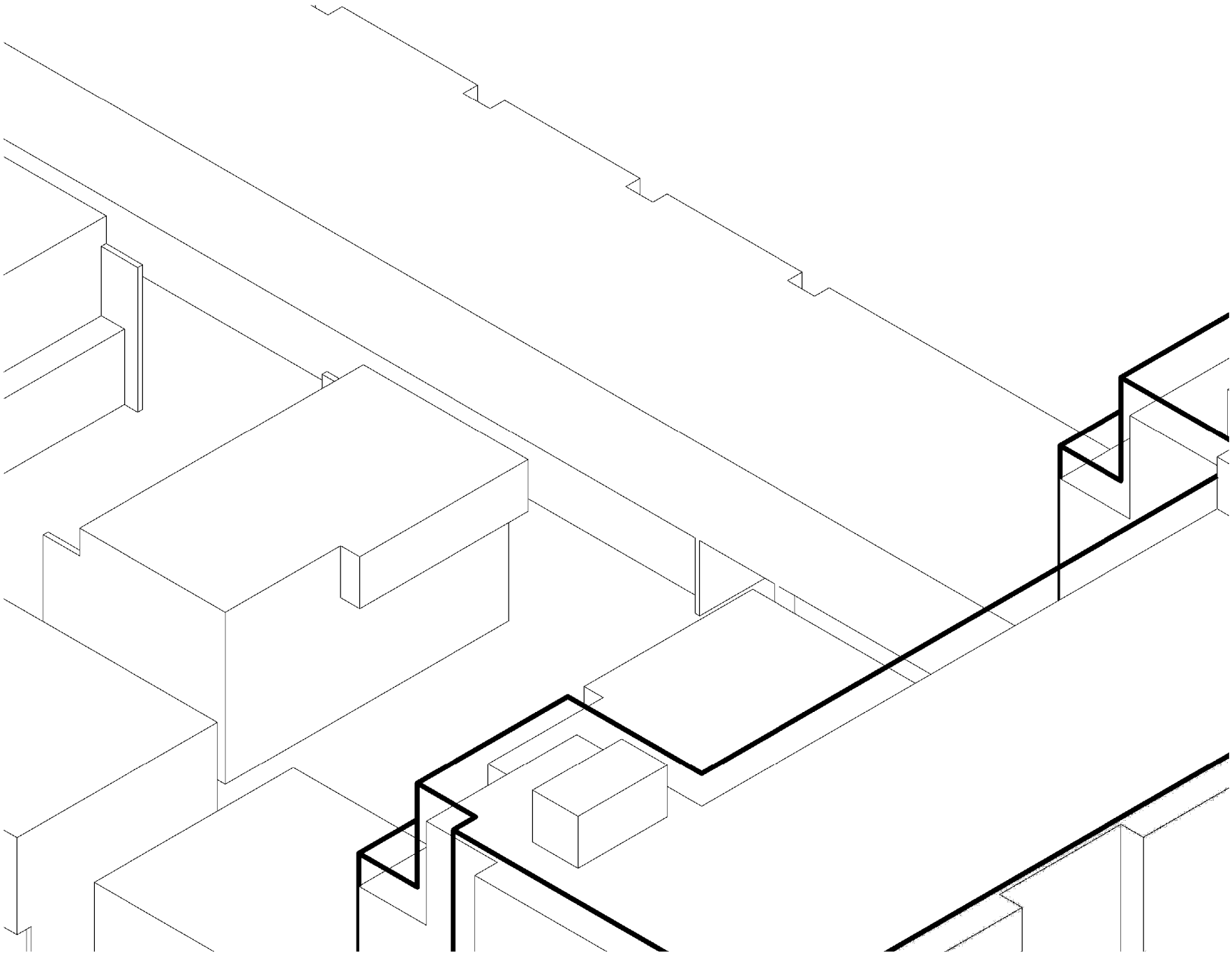
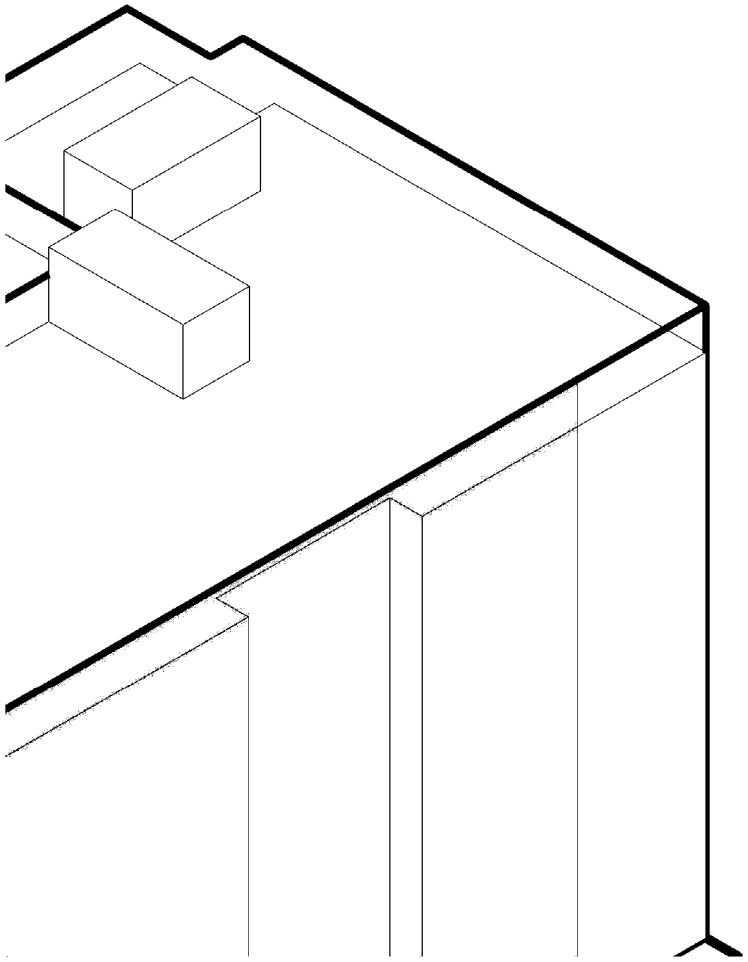




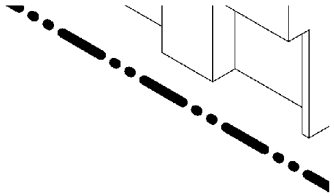


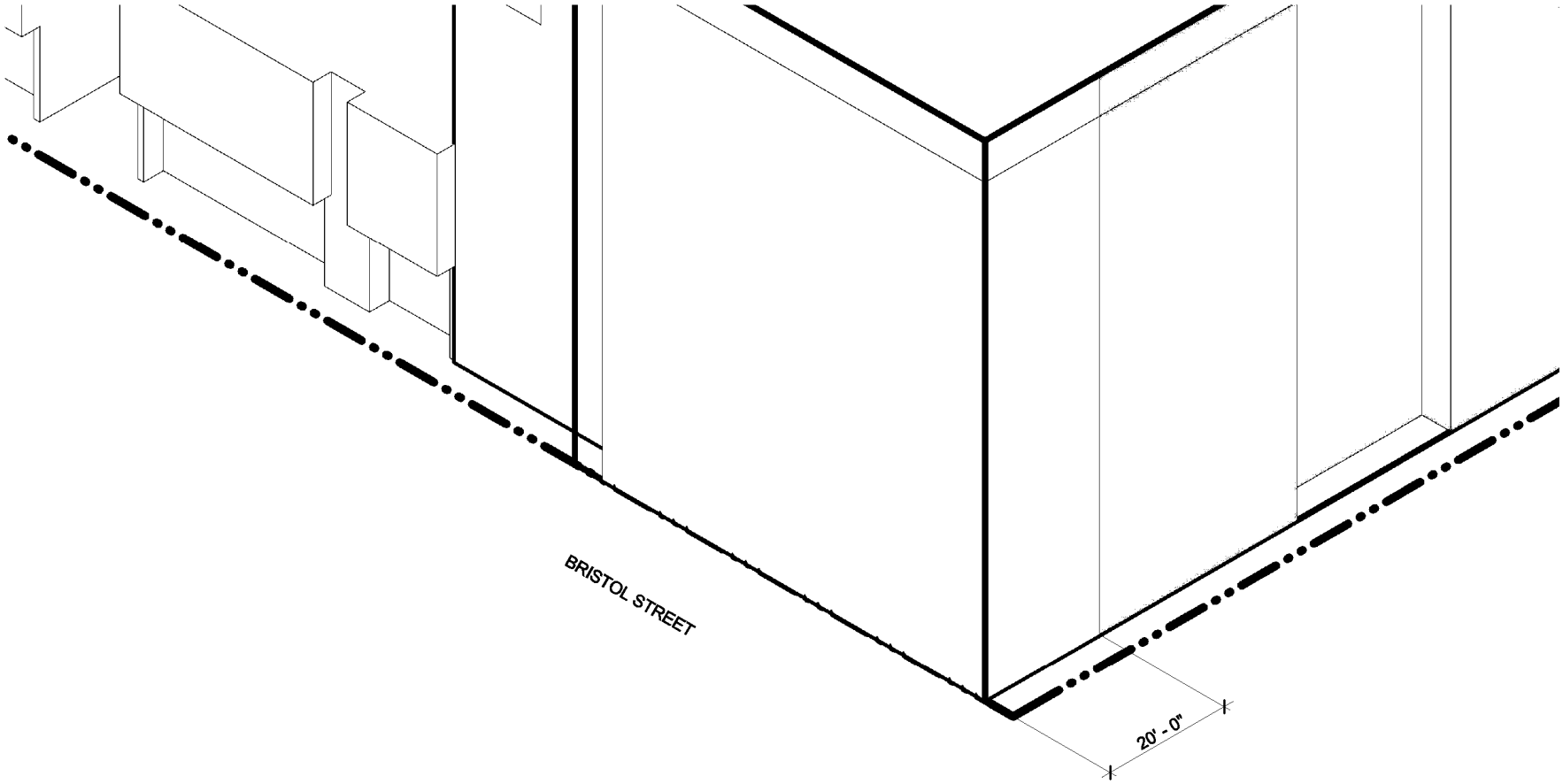
B

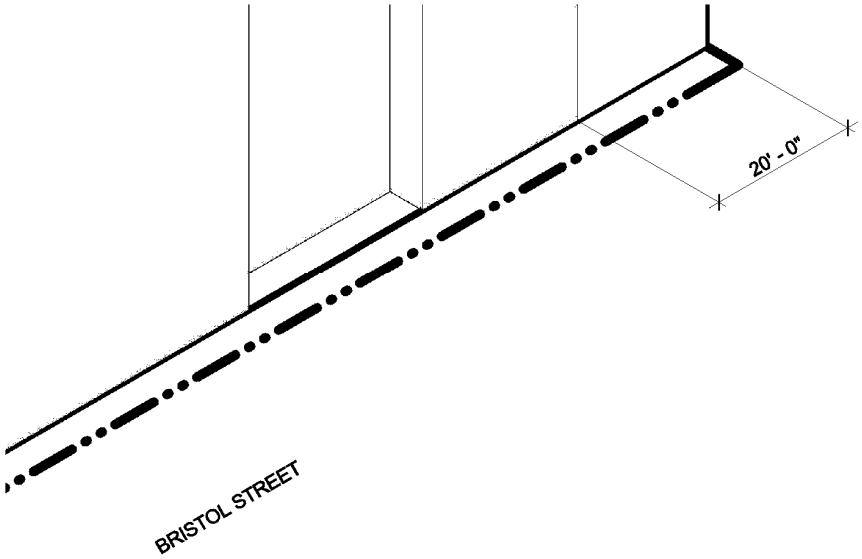
C



WAIVER AXON - BLDG B - EAST Copy




BRISTOL STREET
20' - 0"


20' - 0"
BRISTOL STREET

c

D

ZONING LOT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

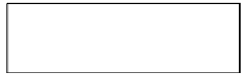
ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

1

PE

DESIGN CONTROLS:



THE STREET WALL WITHIN THE AREA INDICATED SHALL CONTAIN TWO (2) RECESS EXTENDING VERTICALLY FOR THE FULL HEIGHT OF THE STREET WALL ON THE 1ST THROUGH 7TH STORIES. EACH RECESS SHALL BE A MINIMUM OF 20' IN WIDTH AND A MINIMUM OF 5 FEET IN DEPTH. THE RECESSES MAY BE LOCATED ANYWHERE WITHIN THE AREA INDICATED, SO LONG AS THERE IS A MINIMUM 20 FOOT DISTANCE BETWEEN THE RECESSES AT THEIR CLOSEST POINTS.

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN
ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE
2. LOCATION AND SIZE OF BULKHEAD PERMITTED OBSTRUCTIC
FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO C

:HOWN FOR
HANGE.
RUCTIONS ARE SHOWN
T TO CHANGE


0'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE B - DESIGN CONTROLS

D



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Job No.: 1510

Scale: 1" = 20'-0"

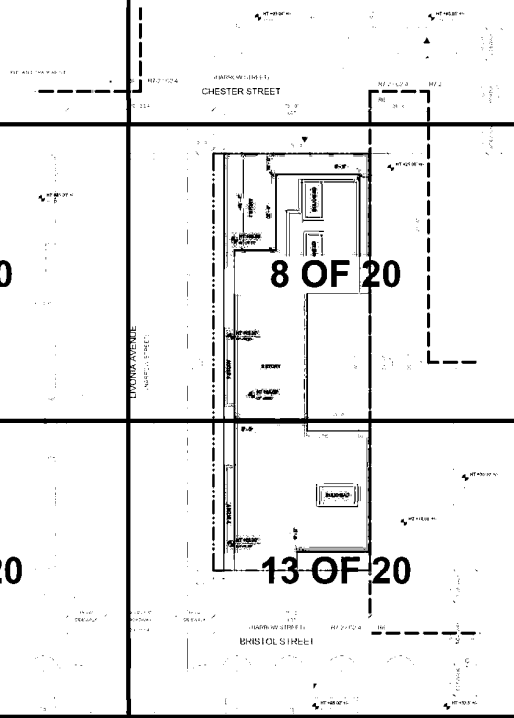
Drawn By: Author

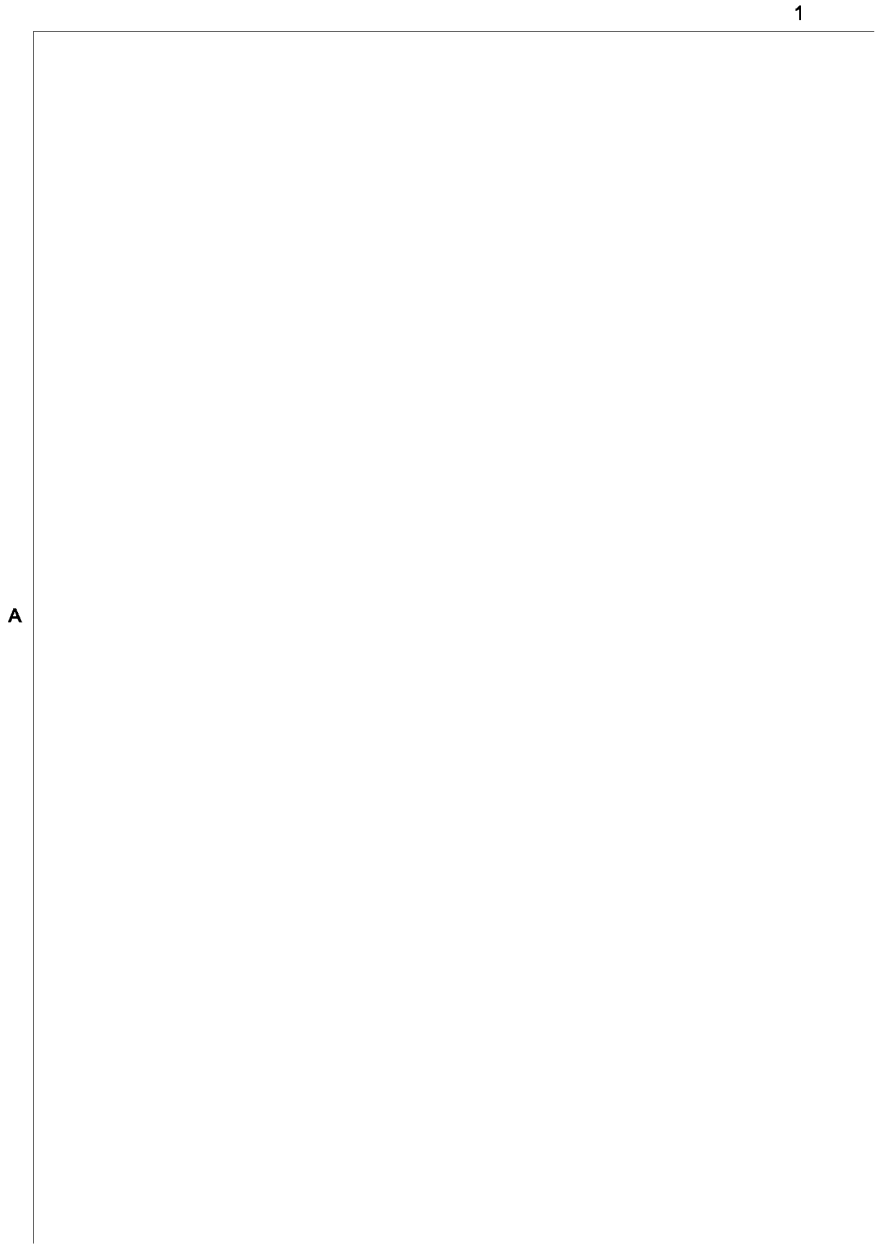
Checked By: Checker

Sheet No.:

___ of Z-026.

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE C - SITE PL 20 OF 20 Z-031A.00

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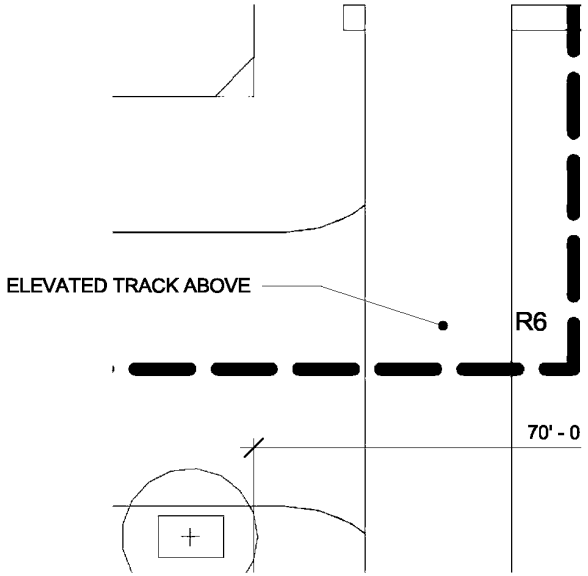
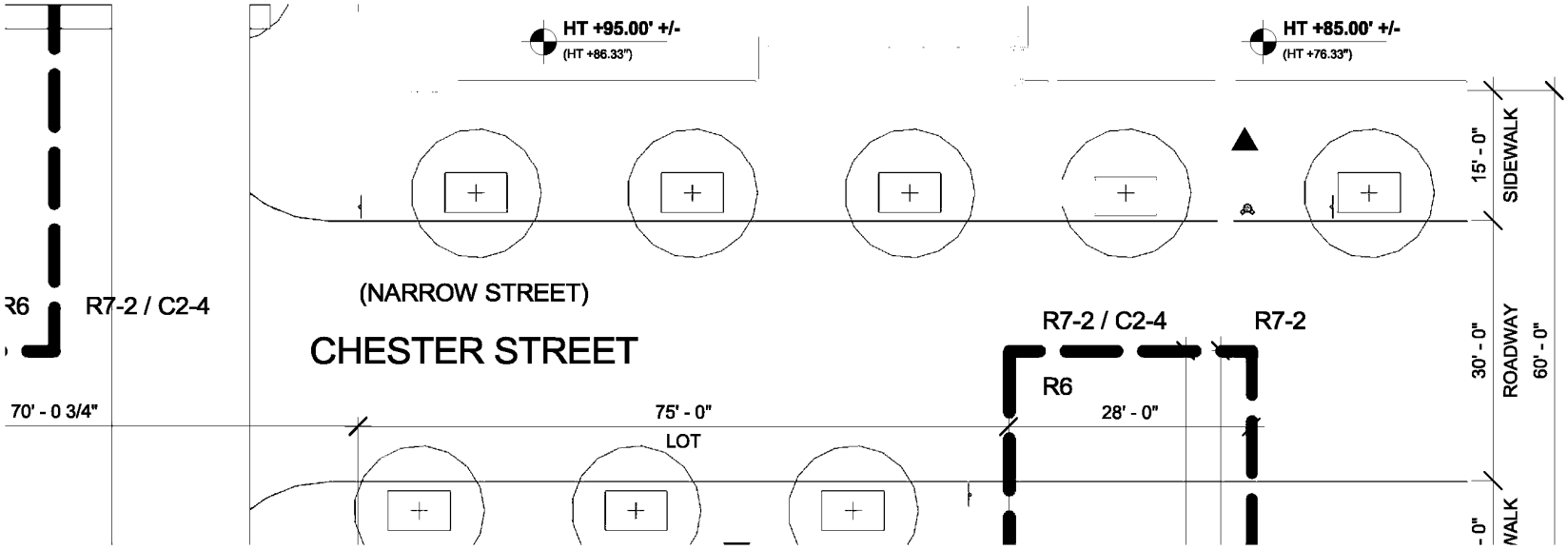

ELEVATED TRACK ABOVE
R6
70' - 0


HT +95.00' +/-
(HT +86.33")
HT +85.00' +/-
(HT +76.33")
15' - 0"
SIDEWALK
30' - 0"
ROADWAY
60' - 0"
- 0"
WALK
R6
R7-2 / C2-4
(NARROW STREET)
CHESTER STREET
R7-2 / C2-4
R7-2
R6
70' - 0 3/4"
75' - 0"
LOT
28' - 0"

MARCUS GARVEY REZONING

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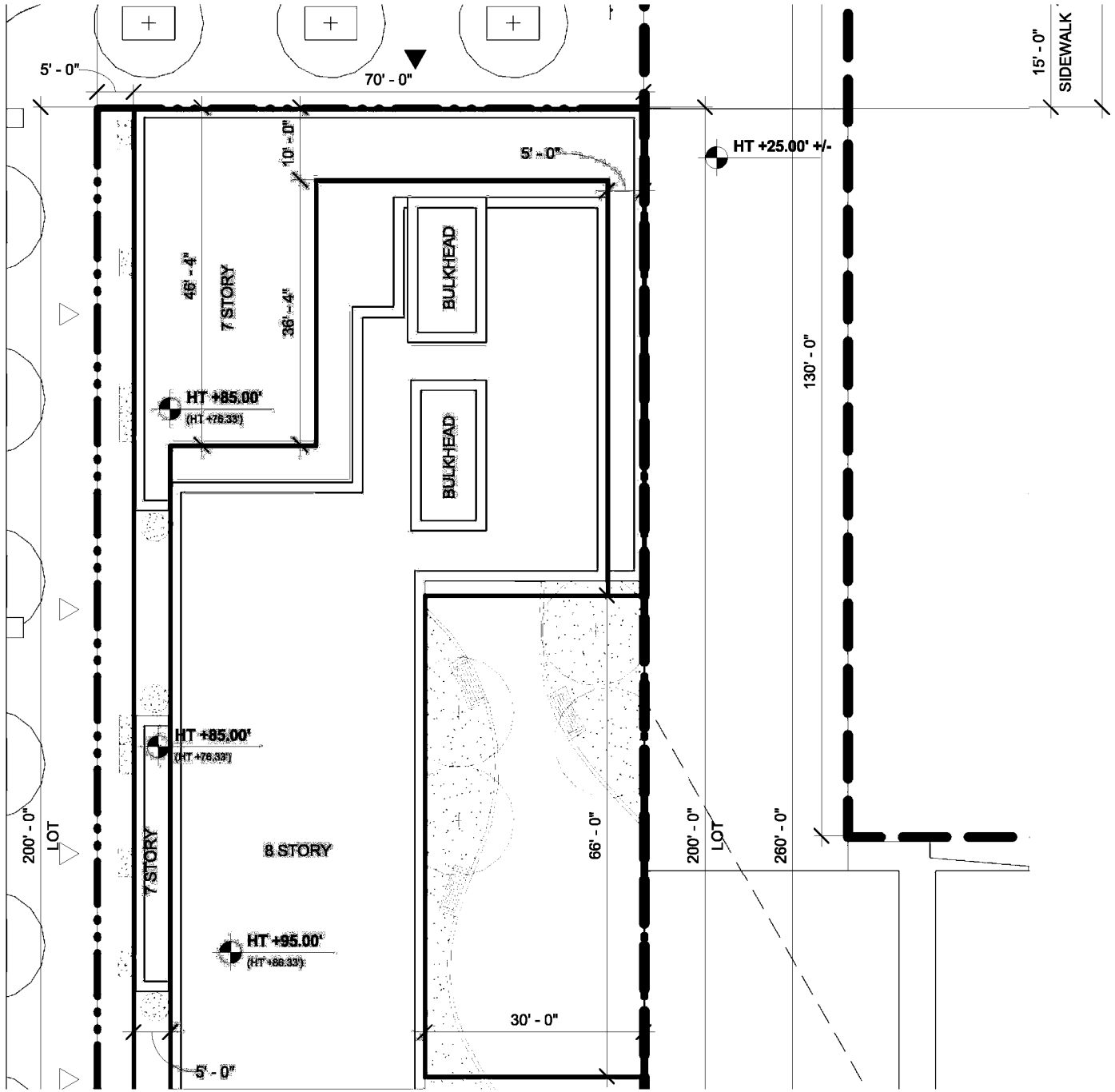
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

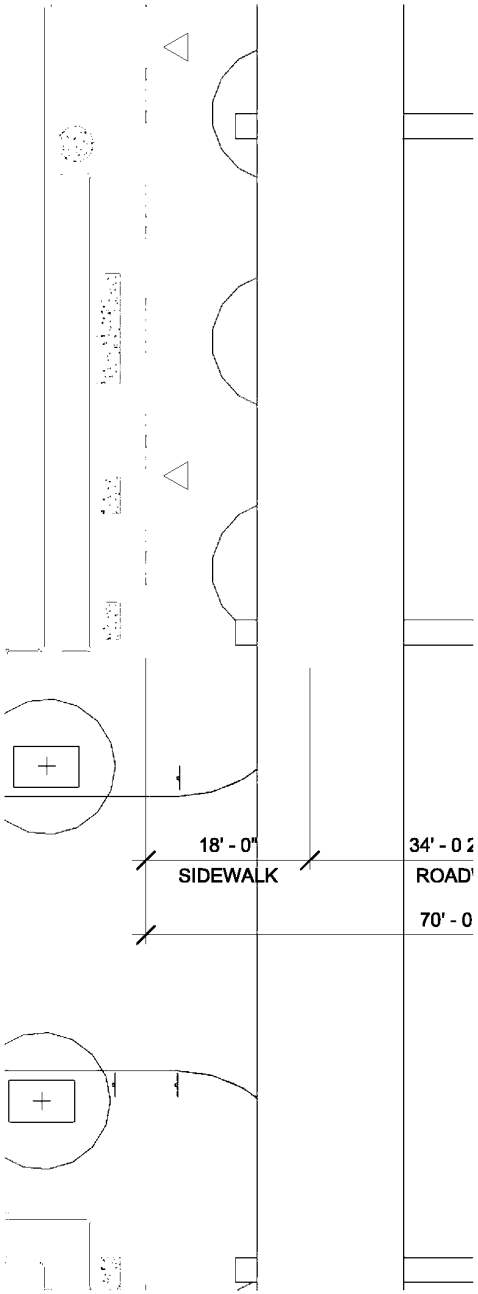
A

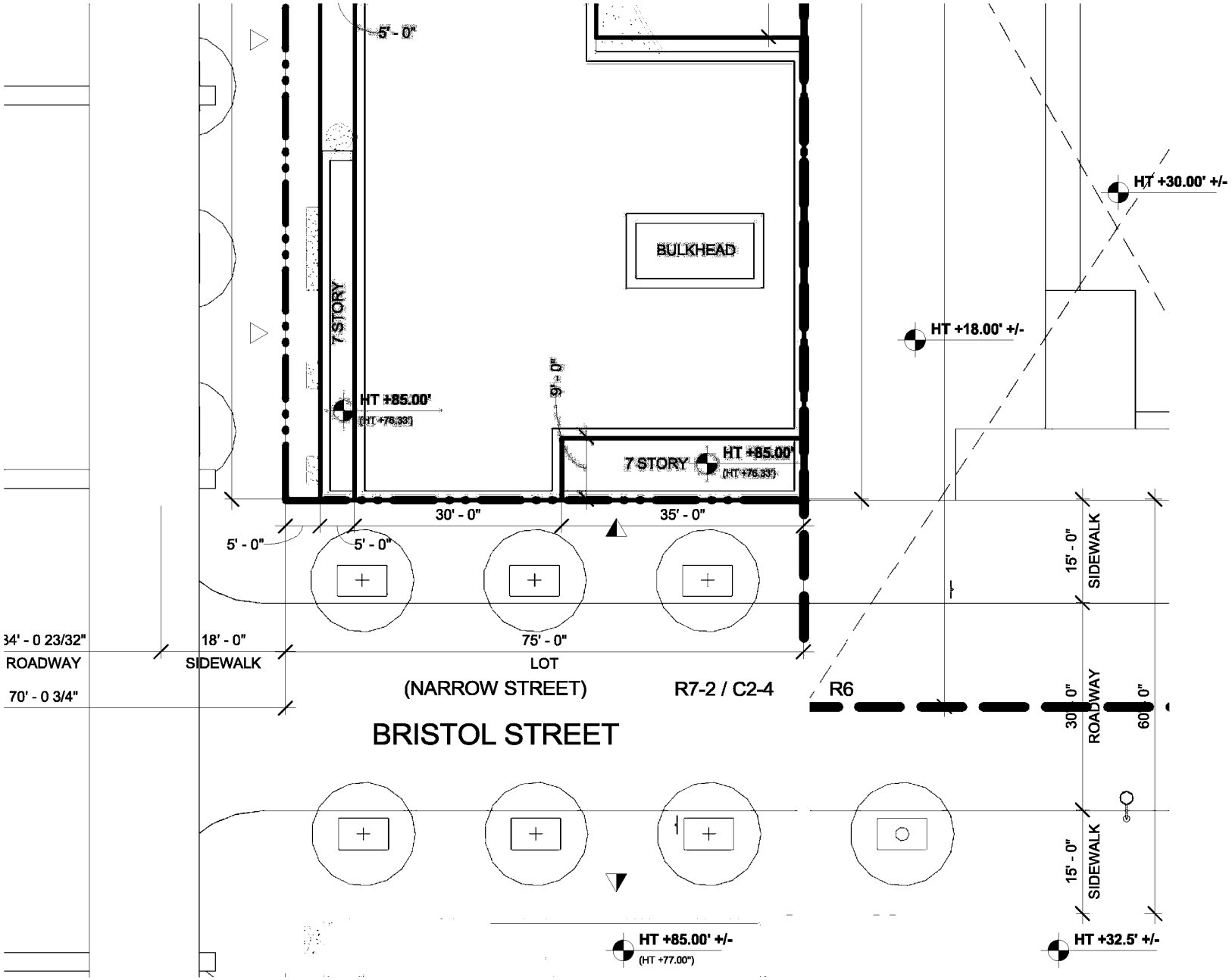
B

HT +85.00' +/-
(HT +77.00")
LIVONIA AVENUE


LIVONIA AVENUE
(NARROW STREET)
5' - 0"
70' - 0"
15' - 0"
SIDEWALK
HT +25.00' +/-
10' - 0"
5' - 0"
46' - 4"
7 STORY
36' - 4"
BULKHEAD
BULKHEAD
130' - 0"
HT +85.00'
(HT +76.33')
HT +85.00'
(HT +76.33')
200' - 0"
LOT
7 STORY
8 STORY
66' - 0"
200' - 0"
LOT
260' - 0"
HT +95.00'
(HT +86.33')
30' - 0"
5' - 0"

B


18' - 0"
SIDEWALK
34' - 0 2
ROAD'
70' - 0


5' - 0"
BULKHEAD
7 STORY
HT +85.00'
(HT +76.33')
9' - 0"
7 STORY
HT +85.00'
(HT +76.33')
HT +30.00' +/-
HT +18.00' +/-
30' - 0"
35' - 0"
5' - 0"
5' - 0"
15' - 0"
SIDEWALK
34' - 0 23/32"
ROADWAY
70' - 0 3/4"
18' - 0"
SIDEWALK
75' - 0"
LOT
(NARROW STREET)
R7-2 / C2-4
R6
30' - 0"
ROADWAY
60' - 0"
BRISTOL STREET
15' - 0"
SIDEWALK
HT +85.00' +/-
(HT +77.00")
HT +32.5' +/-

c

D

PROPOSED MAXIMUM BLDG ENVELOPE

ILLUSTRATIVE BLDG ENVELOPE

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LSGD BOUNDARY

ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE

NEW DEVELOPMENT

EXISTING BUILDINGS

1

D2 Z-031A BLDG C - SITE PLAN
1/16" = 1'-0"

ENT

IGS

PLANTER

EXISTING STREET TREE

PROPOSED STREET TREE

FIRE HYRDRANT

LIGHT POLE

TRAFFIC SIGN

6
66'
STORIES
BUILDING HEIGHT

HT +85.0'
(HT +77.67')
DEVELOPMENT ENVELOPE HEIGHT
ILLUSTRATIVE BUILDING HEIGHT

R7-2 / C2-4
ZONING DISTRICT

COMMUNI

COMMERC

RESIDENT

PARKING I

ıMMUNITY FACILITY ENTRY

ıMMERCIAL ENTRY

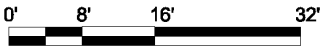
ɜIDENTIAL ENTRY

ɛKING ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANITITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS
6. ALL USES ENTRANCE LOCATION ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

06/04/2018 CERTIFICATION PRINT
02/02/2018 ULURP RESUBMISSION
10/20/2017 ULURP SUBMISSION

No.	Date	Submission

Title:

SITE C - ZONING LOT SITE PLAN

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

Checked By: Checker

Sheet No.:

___ of Z-031A.00

32'

N

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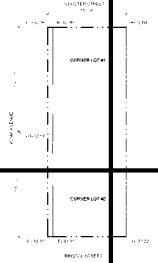
1 OF 20



2 OF 20

3 OF 20



4 OF 20

MARCUS
GARVEY
REZONING

5 OF 20

6 OF 20

7 OF 20

8 OF 20

9 OF 20

10 OF 20

11 OF 20

12 OF 20

13 OF 20

14 OF 20

15 OF 20

16 OF 20

17 OF 20

18 OF 20

19 OF 20

No Date Revision

SITE C-
ANALYS

20 OF 20

Sheet No

Z-031C.00

1

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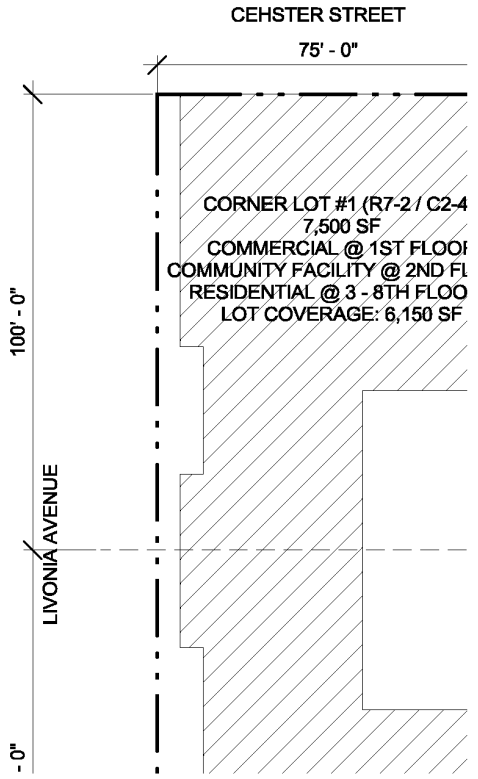
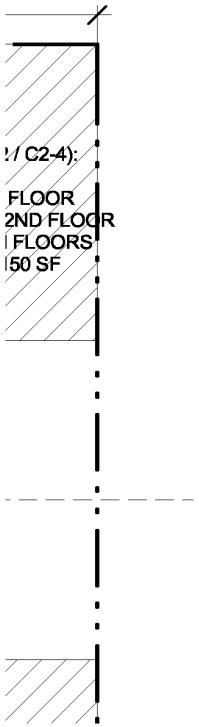
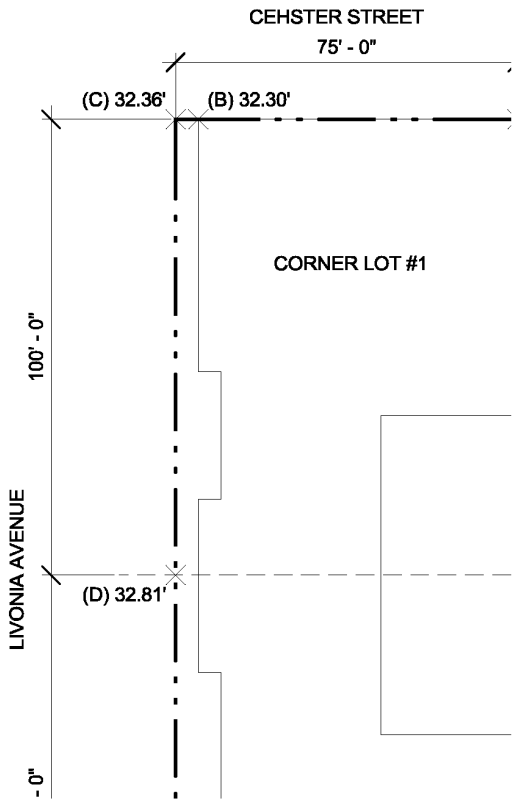
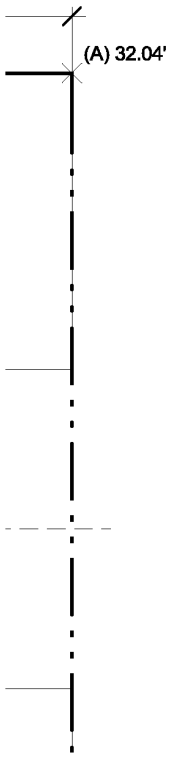

CEHSTER STREET
75' - 0"
CORNER LOT #1 (R7-2 / C2-4
7,500 SF
COMMERCIAL @ 1ST FLOOI
COMMUNITY FACILITY @ 2ND FL
RESIDENTIAL @ 3 - 8TH FLOO
LOT COVERAGE: 6,150 SF
100' - 0"
LIVONIA AVENUE
- 0"

2




CEHSTER STREET
75' - 0"
(C) 32.36'
(B) 32.30'
CORNER LOT #1
100' - 0"
LIVONIA AVENUE
(D) 32.81'
- 0"


(A) 32.04'

MARCUS GARVEY REZONING

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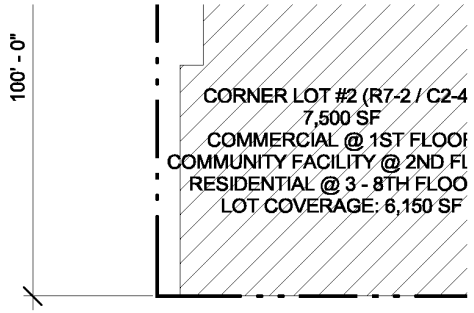
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A



B

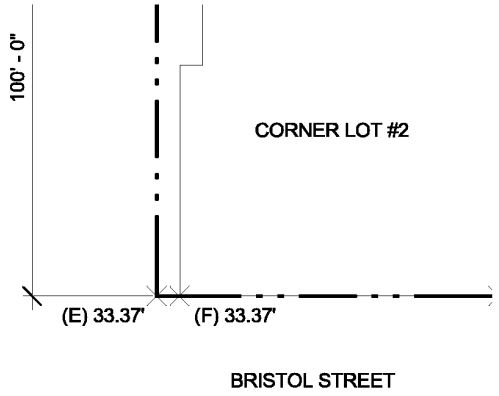
B1 / Z-031C BLDG C - LOT COVERAGE DIAGRAM - 1ST - 8TI
1" = 25'-0"

CORNER LOT #1 (R7-2 / C2-4): 7,500 SF	
	CALCULATION
RESIDENTIAL	6,150 SF / 7,500 SF = 82.00%
COMMUNITY FACILITY	6,150 SF / 7,500 SF = 82.00%



- 8TH FLOOR (COMMUNITY FACILITY & RESIDENTIAL)

2.00%	(MAX 100%, COMPLIES)
2.00%	(NO REQUIREMENT IN COMMERCIAL DISTRICT)



B3 / Z-031C BLDG C - BASE PLANE DIAGRAM
1" = 25'-0"

BASE PLANE CALCULATION	
LOT	CALCULATION
CORNER LOT #1	[32.04' (A) + 32.30' (B
	[32.36' (C) + 32.81' (D
CORNER LOT #2	[32.81' (D) + 33.37' (E



N	LOT AVERAGE	% OF TOTAL BLDG FOOTPRINT
2.30' (B)] / 2 = 32.17'	(32.17' + 32.59') / 2 = 32.38'	50%
2.81' (D)] / 2 = 32.59'		
3.37' (E)] / 2 = 33.09'	(33.09' + 33.30') / 2 = 33.20'	50%

B

CORNER LOT #2 (R7-2 / C2-4): 7,500 SF	
	CALCULATION
RESIDENTIAL	6,150 SF / 7,500 SF = 82.00%
COMMUNITY FACILITY	6,150 SF / 7,500 SF = 82.00%

2.00%	(MAX 100%, COMPLIES)
2.00%	(NO REQUIREMENT IN COMMERCIAL DISTRICT)

CORNER LOT #2	[33.37' (F) + 33.22' (G
WEIGHTED TOTAL	**(33.38' + 33.20') / 2 =**

.22' (G)] / 2 = 33.30'	(33.09' + 33.30') / 2 = 33.20'	50%
') / 2 = 33.29'	**33.29'**	

c

D

(E

R7-2 / C2-4 ZONING DISTRICT

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LOT COVERAGE AT CORNER LOT

LOT COVERAGE AT THROUGH LOT

NOTE:

ELEVA
SURVE

1

(B) 32.50'

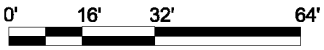


ELEVATION

NOTE:

ELEVATIONS AND ESTABLISHED GRADES SHOWN ARE BASED ON INCLUDED SURVEYS AND HEREON REFER TO NAVD 1988.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

06/04/2018 CERTIFICATION PRINT
02/02/2018 ULURP RESUBMISSION
10/20/2017 ULURP SUBMISSION

No.	Date	Submission

Title:

SITE C - ZONING ANALYSIS

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

Checked By: Checker

Sheet No.:

___ of Z-031C.00

64'

N

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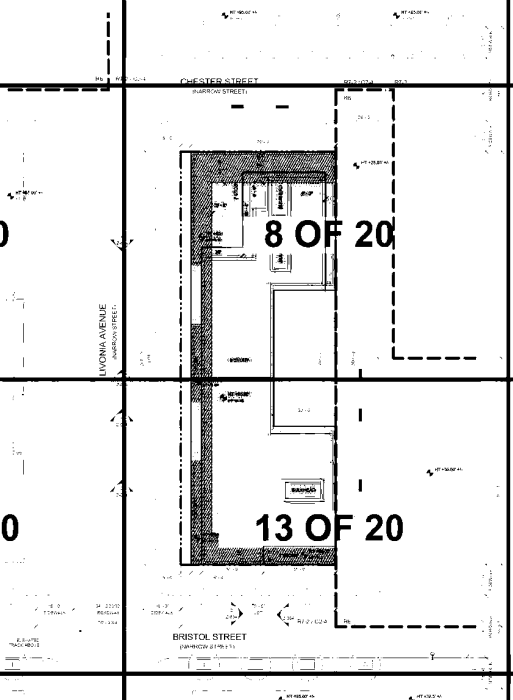
1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE C - PLANS 20 OF 20



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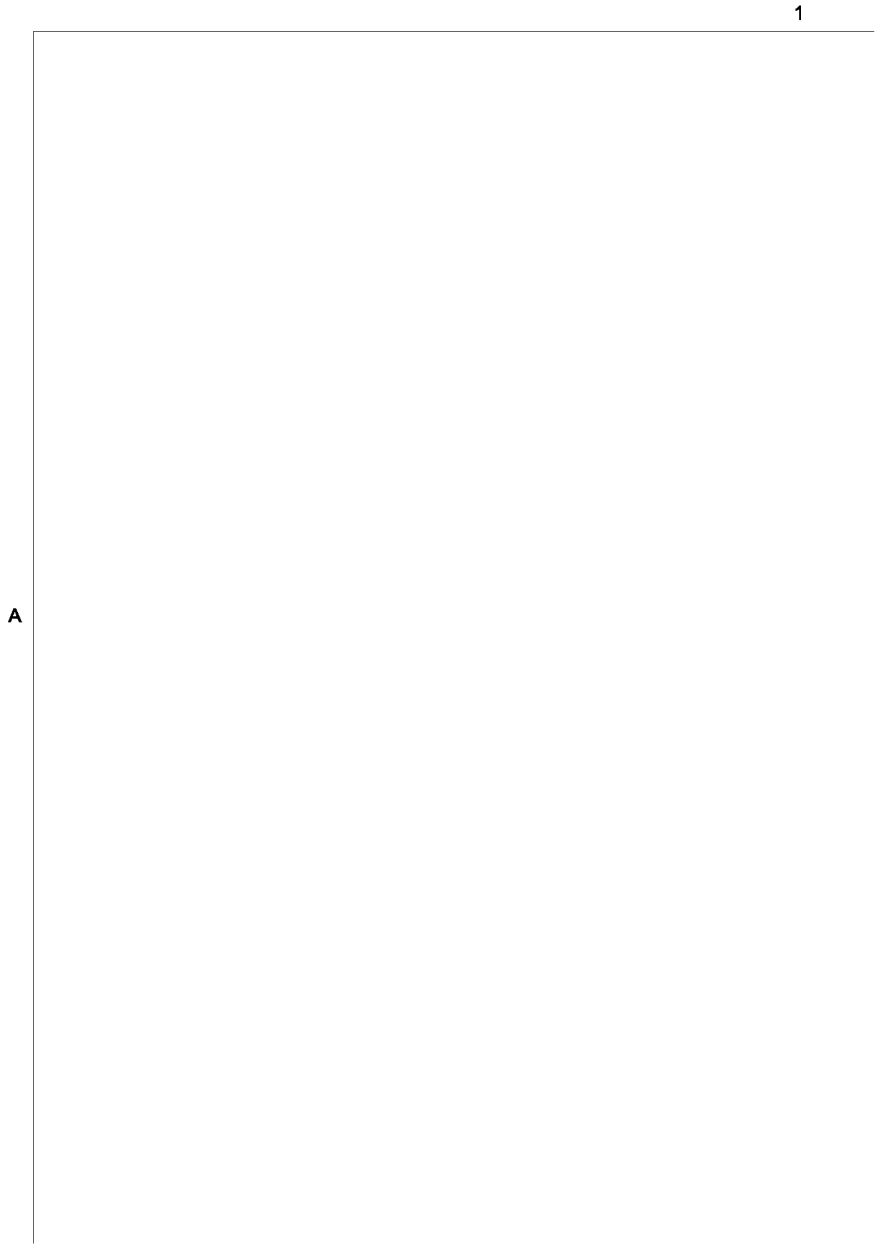
1
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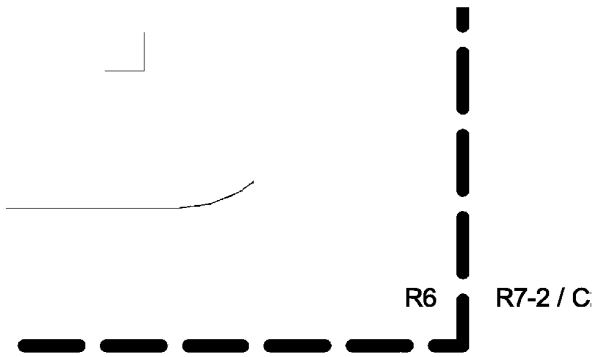
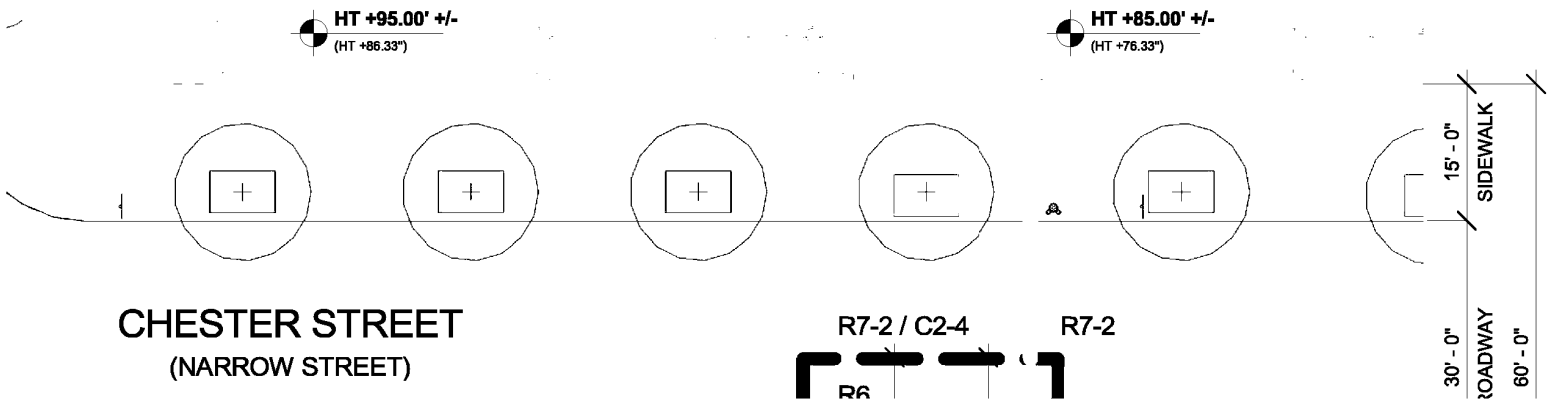
2




HT +95.00' +/-
(HT +86.33")
HT +85.00' +/-
(HT +76.33")
15' - 0"
SIDEWALK
30' - 0"
ROADWAY
60' - 0"
-2 / C2-4
CHESTER STREET
(NARROW STREET)
R7-2 / C2-4
R7-2
R6

MARCUS GARVEY REZONING

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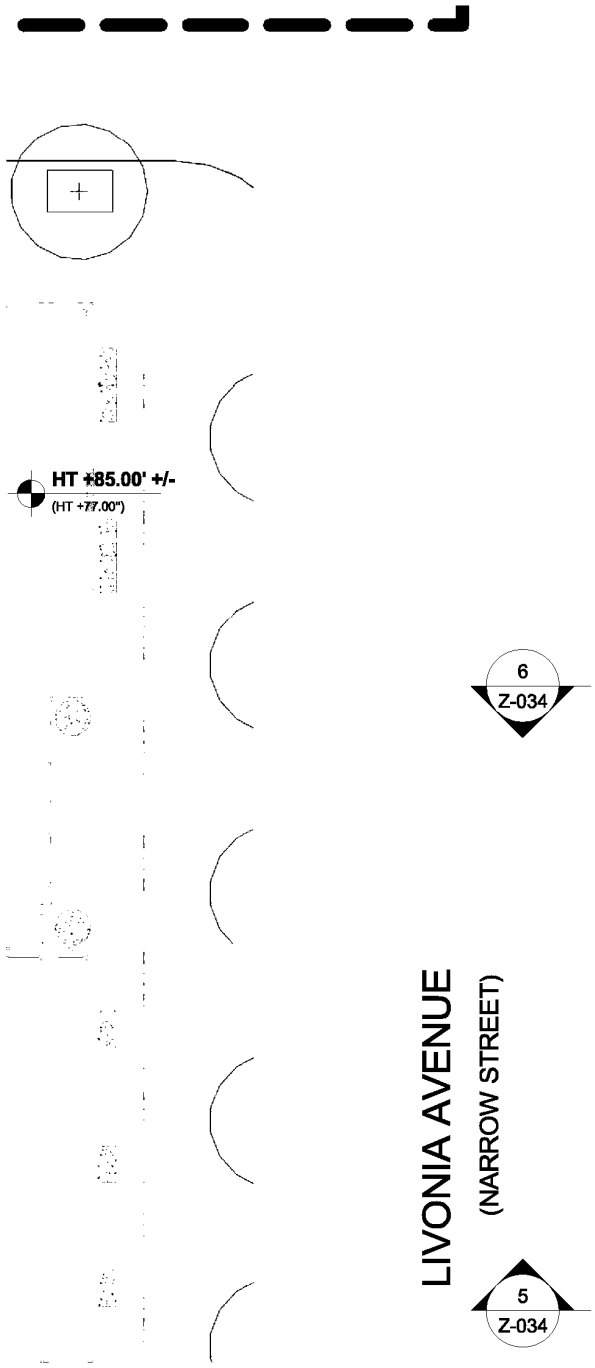
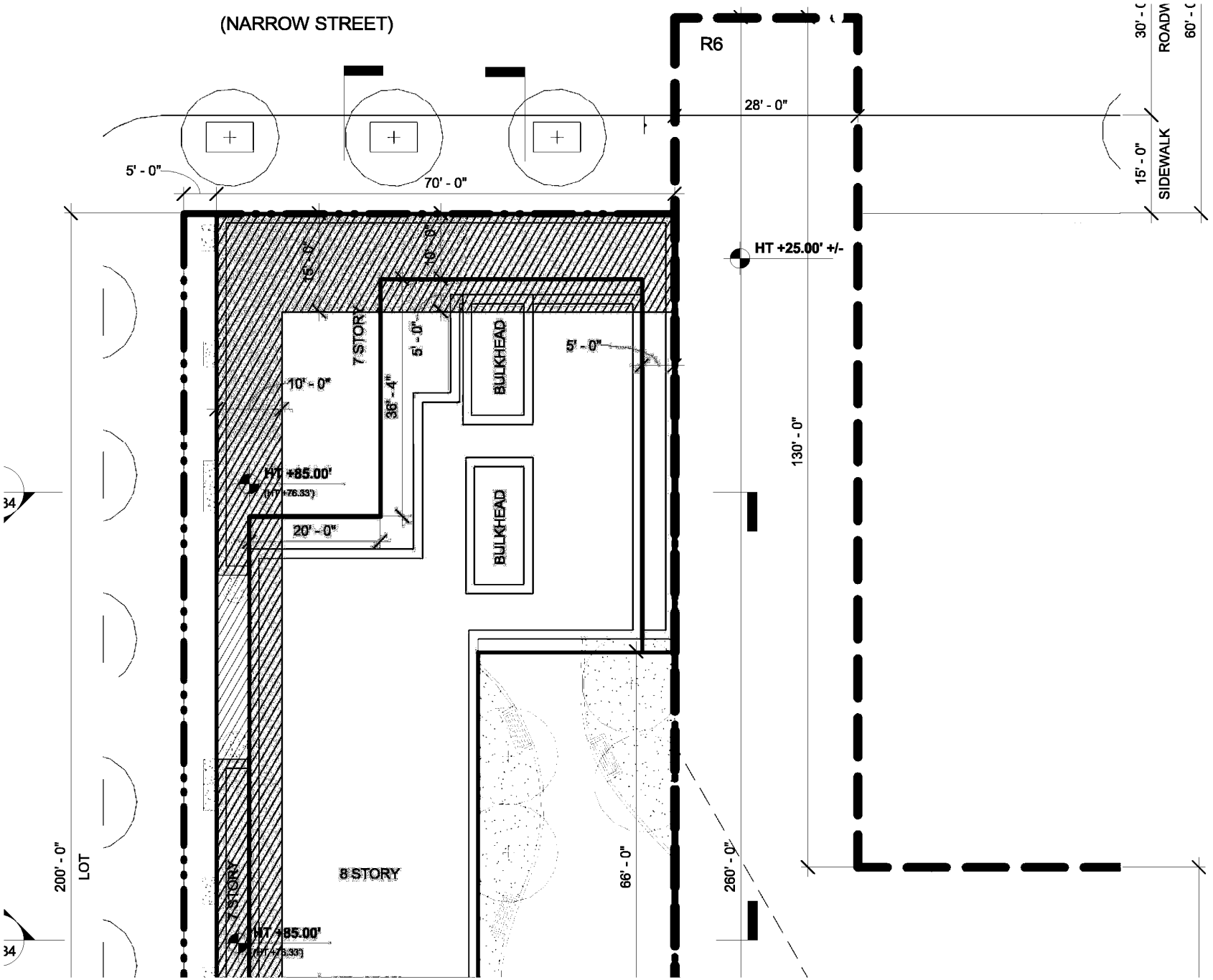
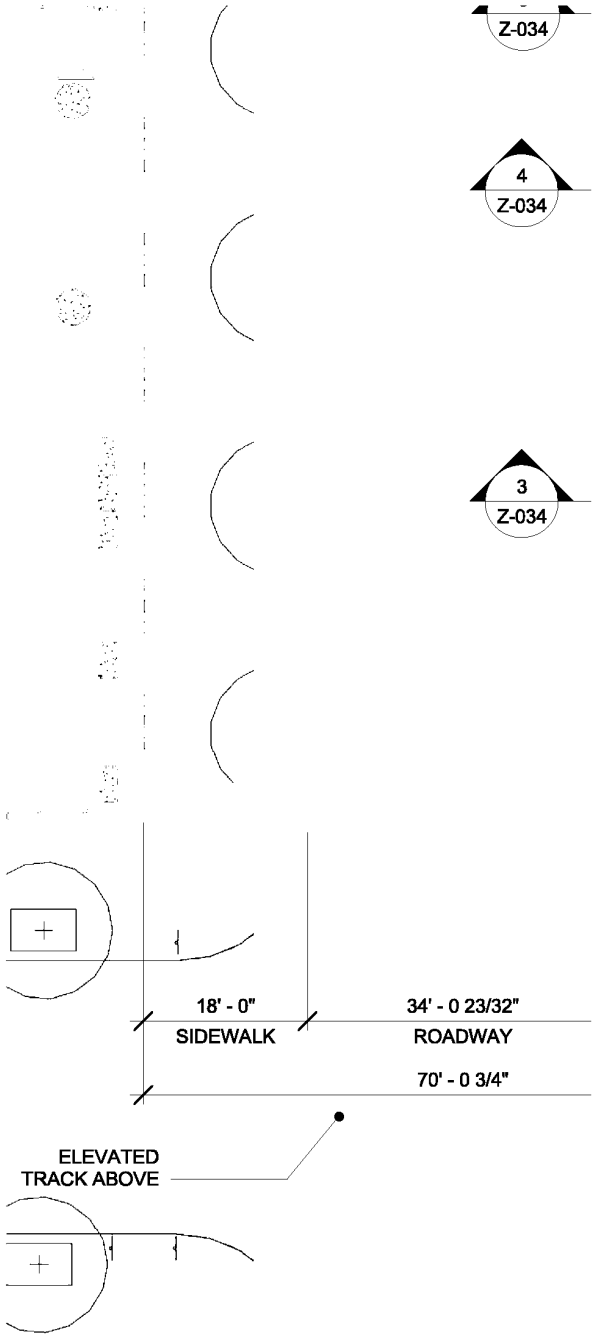
A

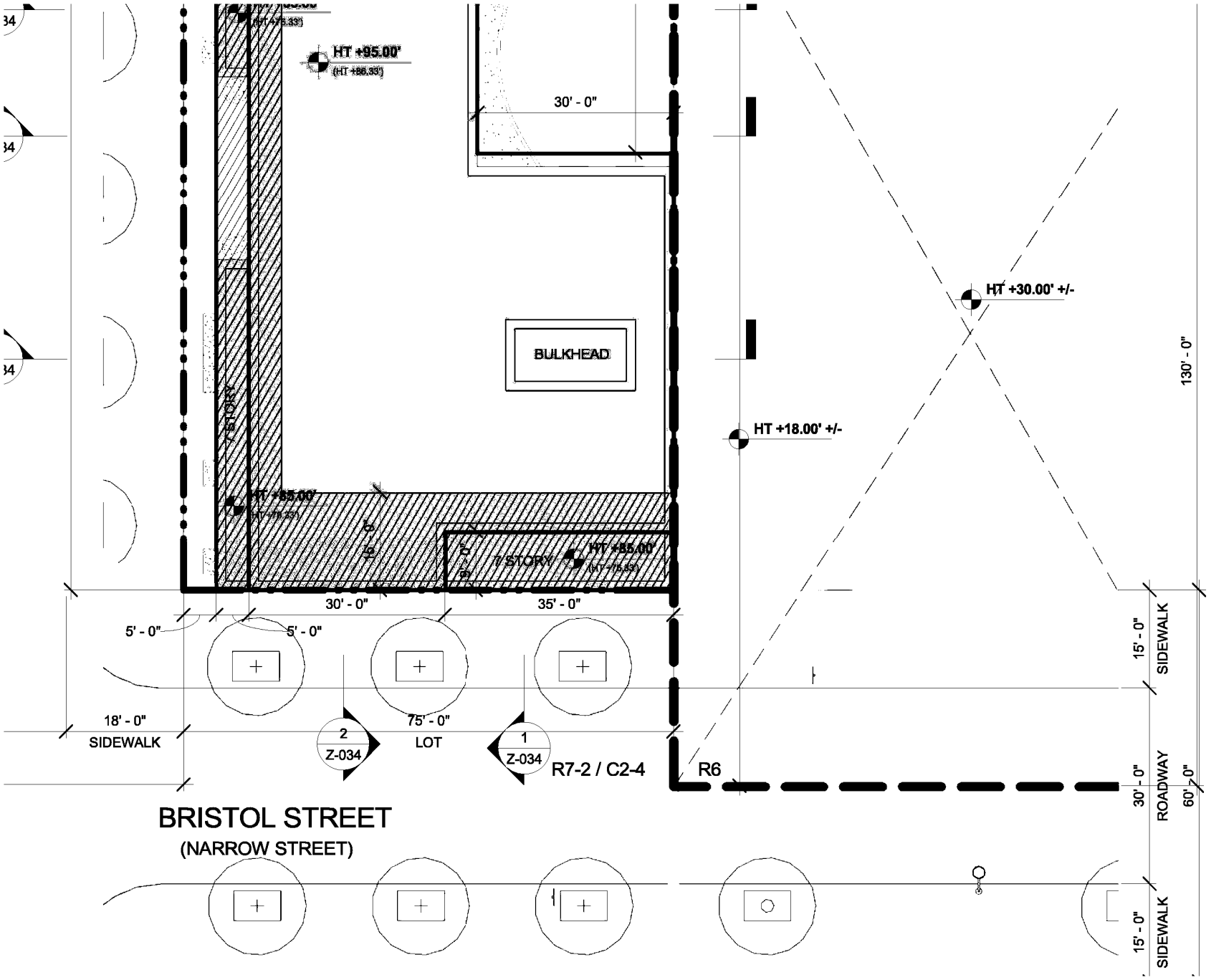

HT +85.00' +/-
(HT +77.00")
6
Z-034
LIVONIA AVENUE
(NARROW STREET)
5
Z-034


(NARROW STREET)
R6
28' - 0"
5' - 0"
70' - 0"
30' - (
ROADW
60' - (
15' - 0"
SIDEWALK
HT +25.00' +/-
15' - 0"
10' - 0"
7 STORY
5' - 0"
BULKHEAD
5' - 0"
10' - 0"
36' - 4"
HT +85.00'
(HT +76.33')
BULKHEAD
20' - 0"
130' - 0"
8 STORY
7 STORY
HT +85.00'
(HT +76.33')
200' - 0"
LOT
66' - 0"
260' - 0"

B

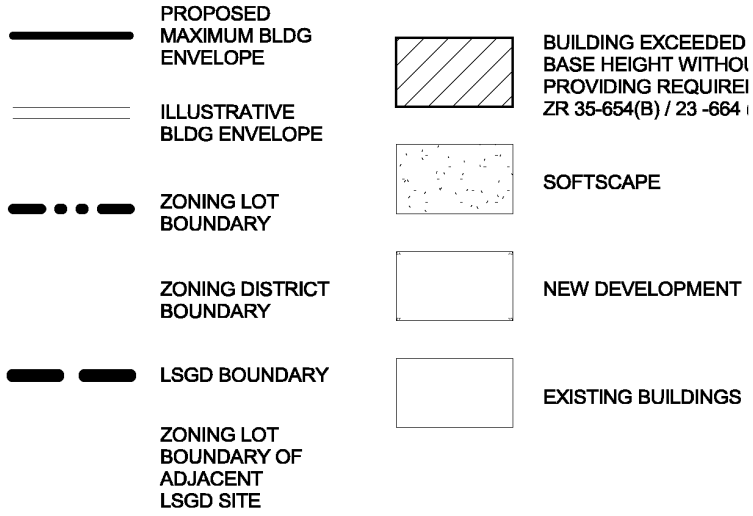
c


Z-034
4
Z-034
3
Z-034
18' - 0"
SIDEWALK
34' - 0 23/32"
ROADWAY
70' - 0 3/4"
ELEVATED
TRACK ABOVE


HT +95.00'
(HT +86.33')
30' - 0"
HT +30.00' +/-
BULKHEAD
HT +18.00' +/-
130' - 0"
HT +85.00'
7 STORY
HT +85.00'
30' - 0"
35' - 0"
5' - 0"
5' - 0"
15' - 0"
SIDEWALK
18' - 0"
SIDEWALK
2
Z-034
75' - 0"
LOT
1
Z-034
R7-2 / C2-4
R6
30' - 0"
ROADWAY
60' - 0"
BRISTOL STREET
(NARROW STREET)
15' - 0"
SIDEWALK

c

D

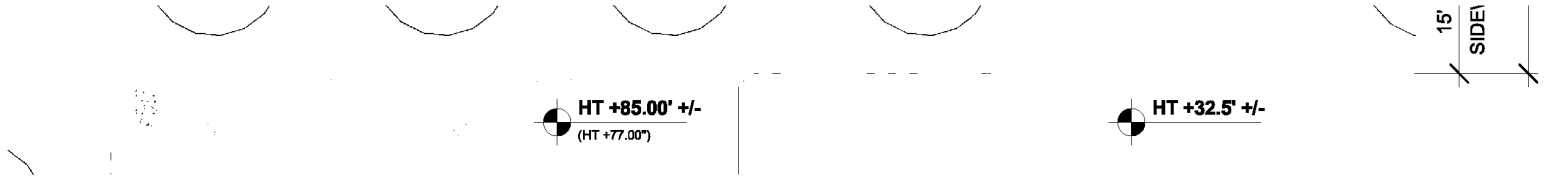

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE
BUILDING EXCEEDED
BASE HEIGHT WITHOU
PROVIDING REQUIREI
ZR 35-654(B) / 23 -664
SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS



D2 / Z-033 BLDG C - WAIVER ROOF PLAN
1/16" = 1'-0"

EDED MAXIMUM
VITHOUT
QUIRED SETBACK
3 -664 (C)

	PLANTER	LIGHT POLE	6 / 66'	# STORIES / BUILDING HEIGHT	COMML
MENT	EXISTING STREET TREE		HT +85.0' (HT +77.67')	DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT	COMME / RESIDE
DINGS	PROPOSED STREET TREE	TRAFFIC SIGN	R7-2 / C2-4	ZONING DISTRICT	PARKIN



:OMMUNITY FACILITY ENTRY

:OMMERCIAL ENTRY

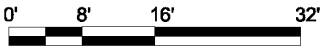
:ESIDENTIAL ENTRY

ARKING ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANITITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.
6. ALL USES ENTRANCE LOCATION ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

06/04/2018 CERTIFICATION PRINT
02/02/2018 ULURP RESUBMISSION
10/20/2017 ULURP SUBMISSION

No.	Date	Submission

Title:

SITE C - WAIVER PLANS

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

Checked By: Checker

Sheet No.:

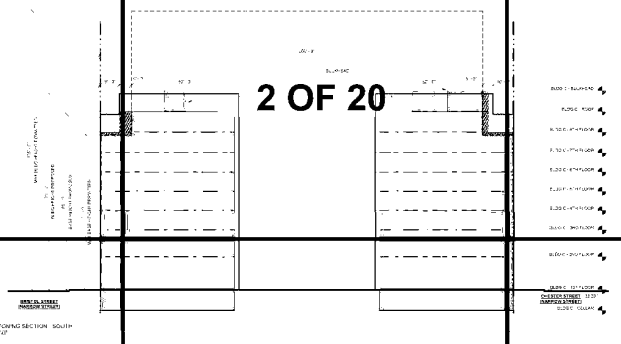
___ of Z-033.00

32'

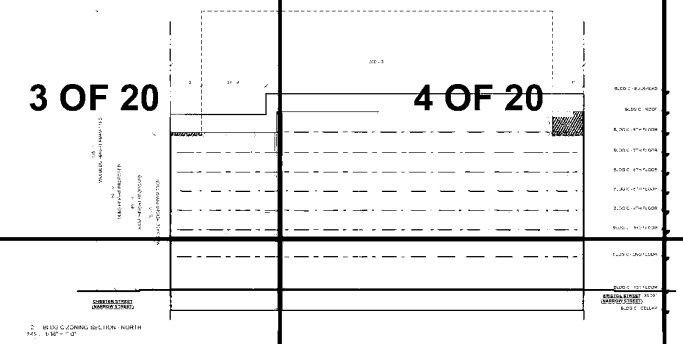
N

C:\Users\rbeaumont\Documents\1510_MGV Zoning_Additional_MASTERPLAN_Central_rbeaumont.rvt

1 OF 20



2 OF 20



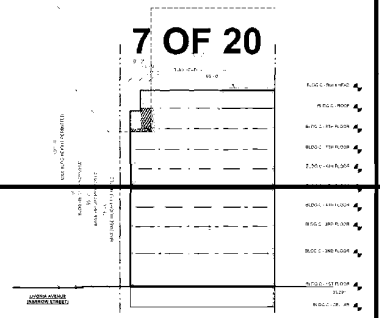
3 OF 20

4 OF 20

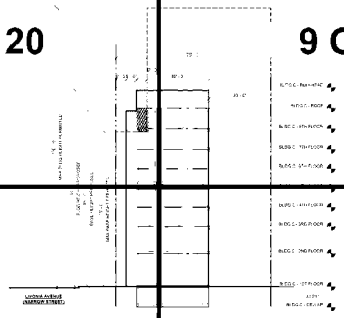
MARCUS
GARVEY
REZONING

5 OF 20

6 OF 20



7 OF 20

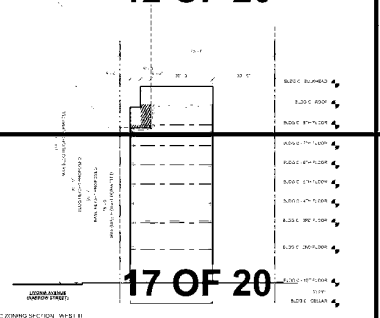


8 OF 20

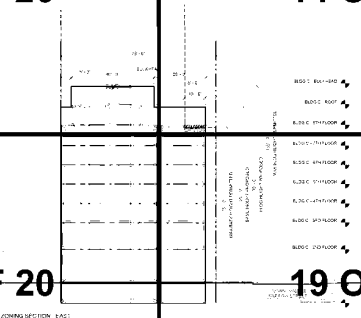
9 OF 20

10 OF 20

11 OF 20



12 OF 20

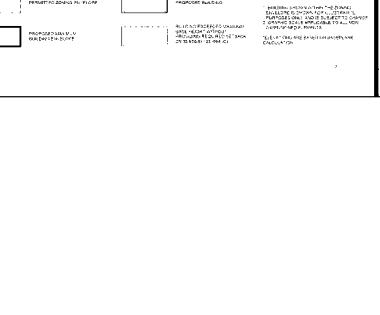


13 OF 20

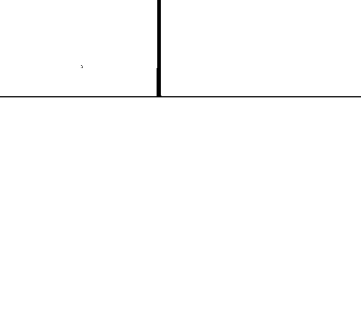
14 OF 20

15 OF 20

16 OF 20



17 OF 20



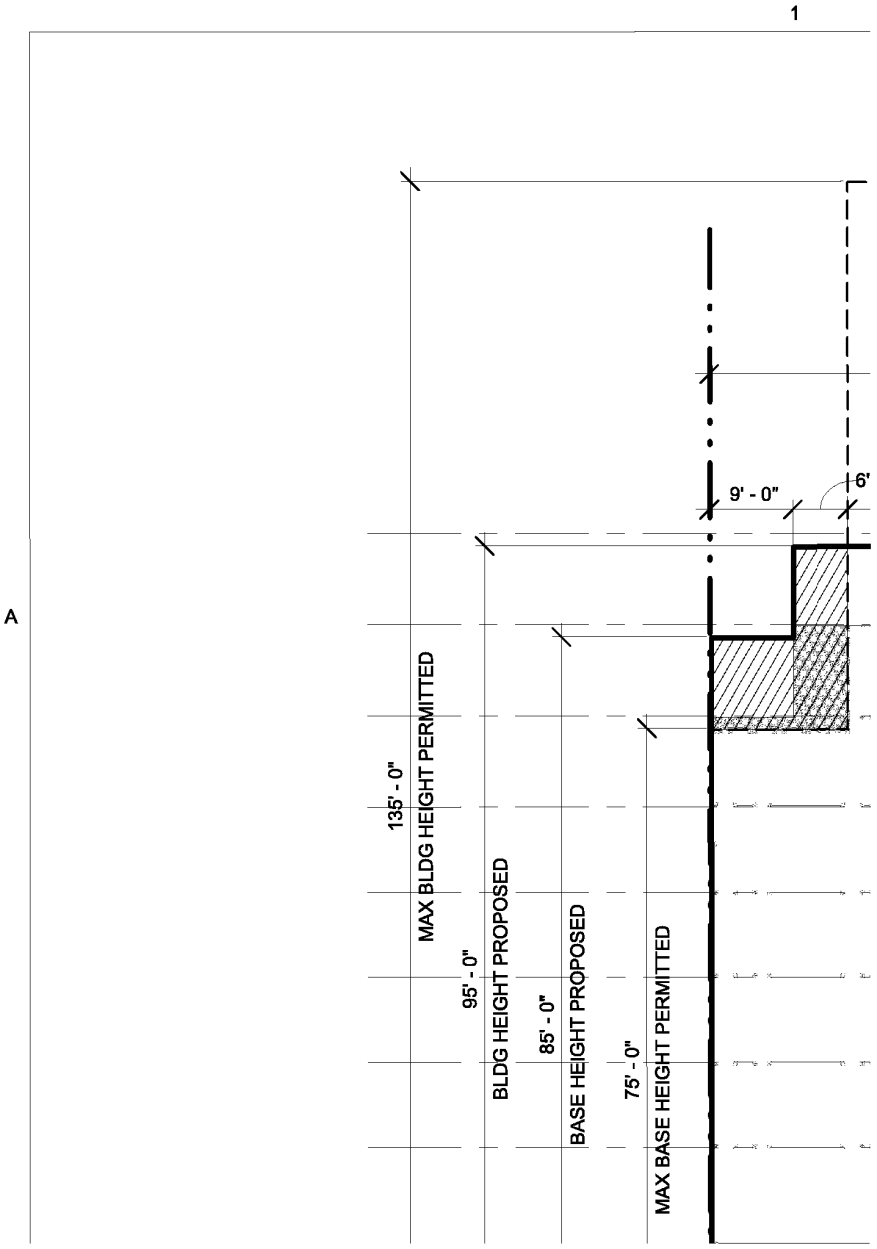
18 OF 20

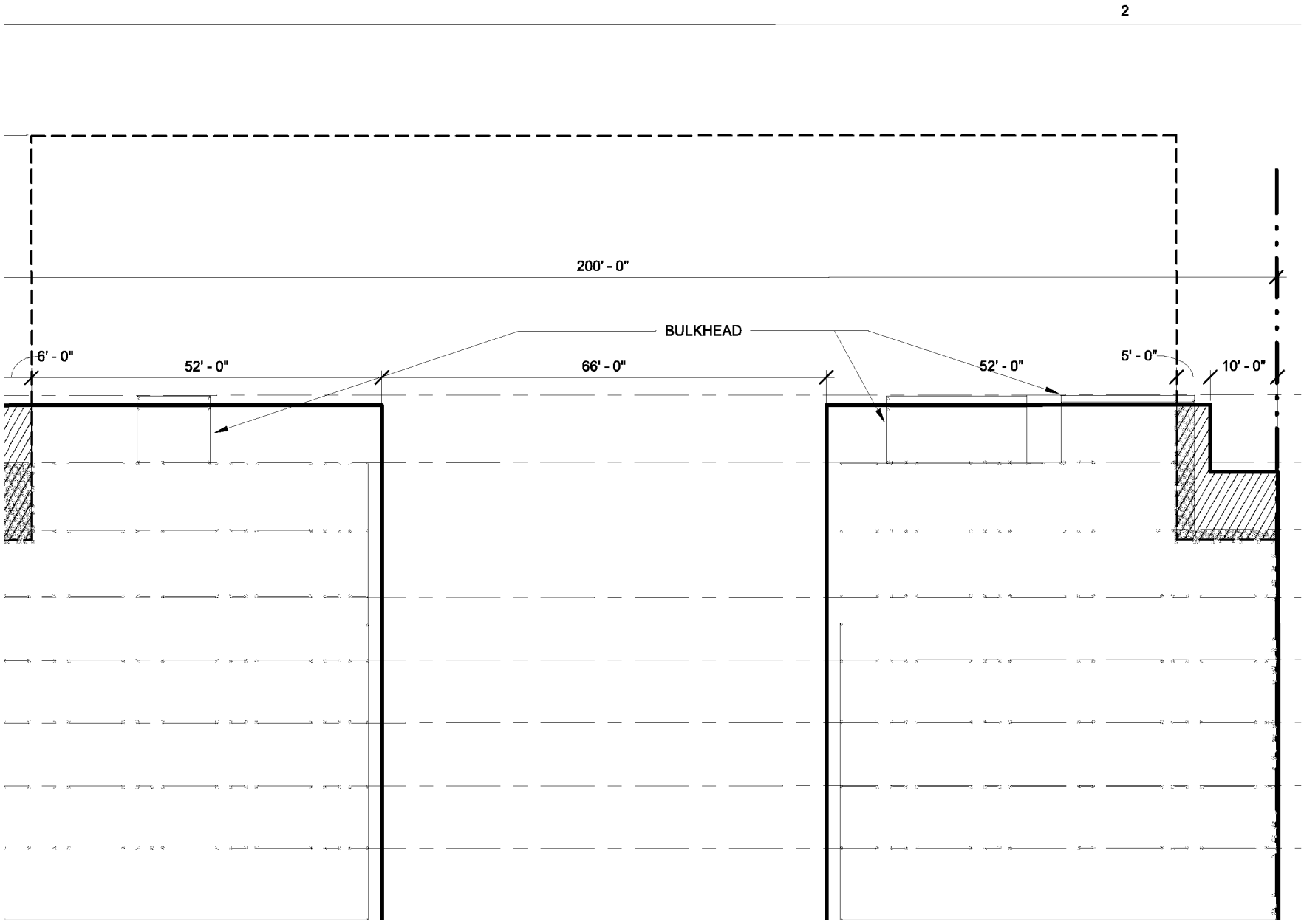
19 OF 20

20 OF 20

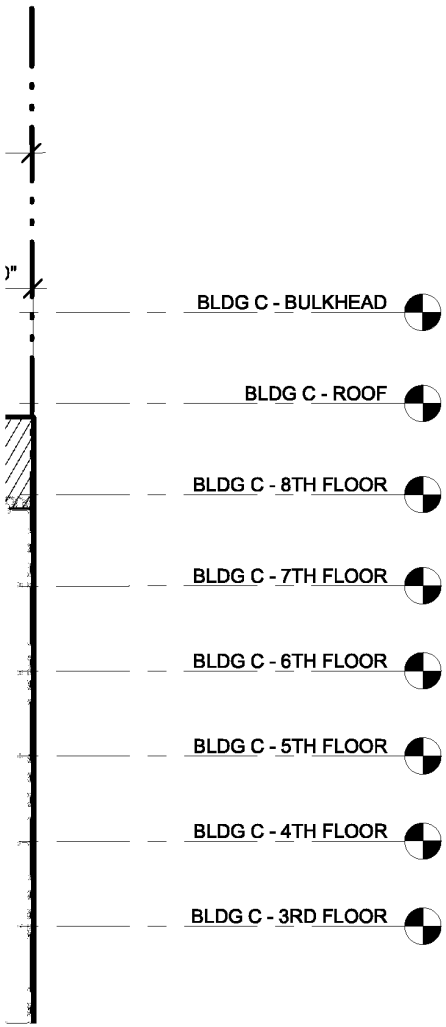
SITE C - WAIVER
SECTIONS

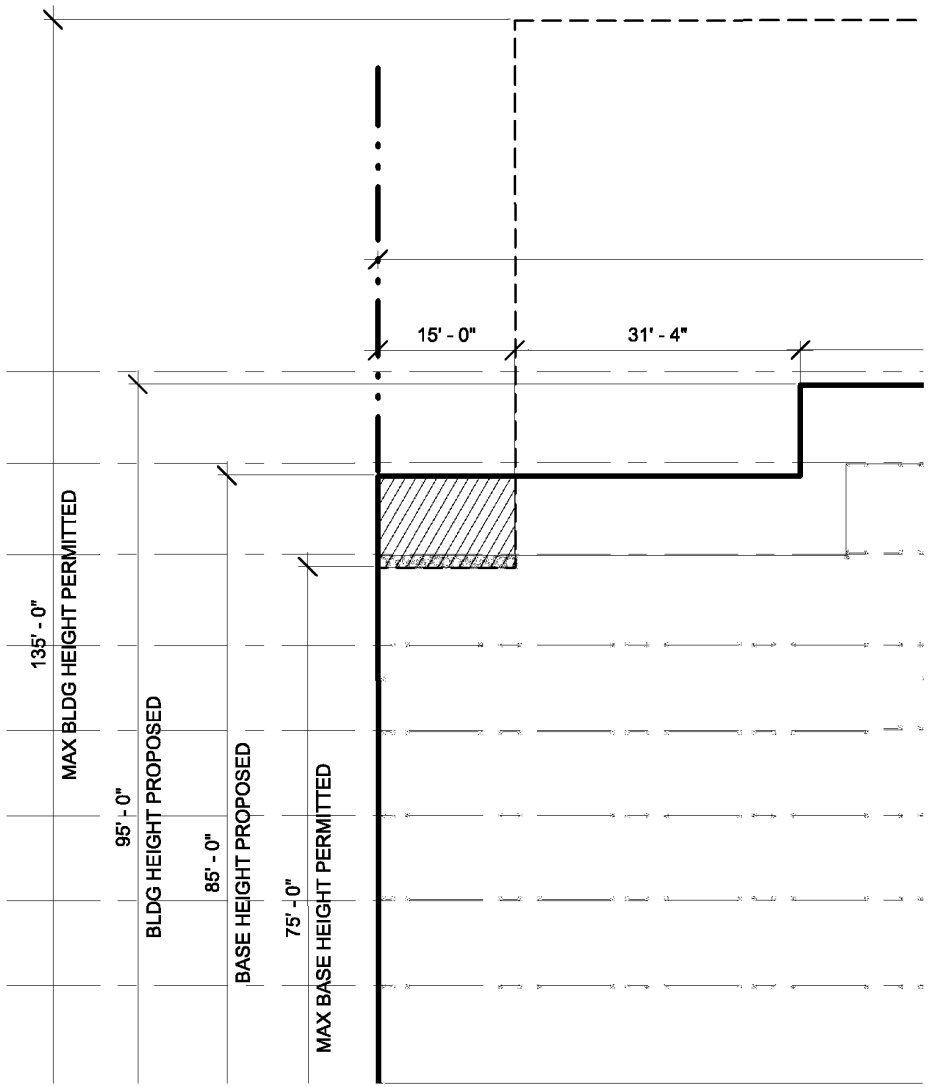
Z-034.00

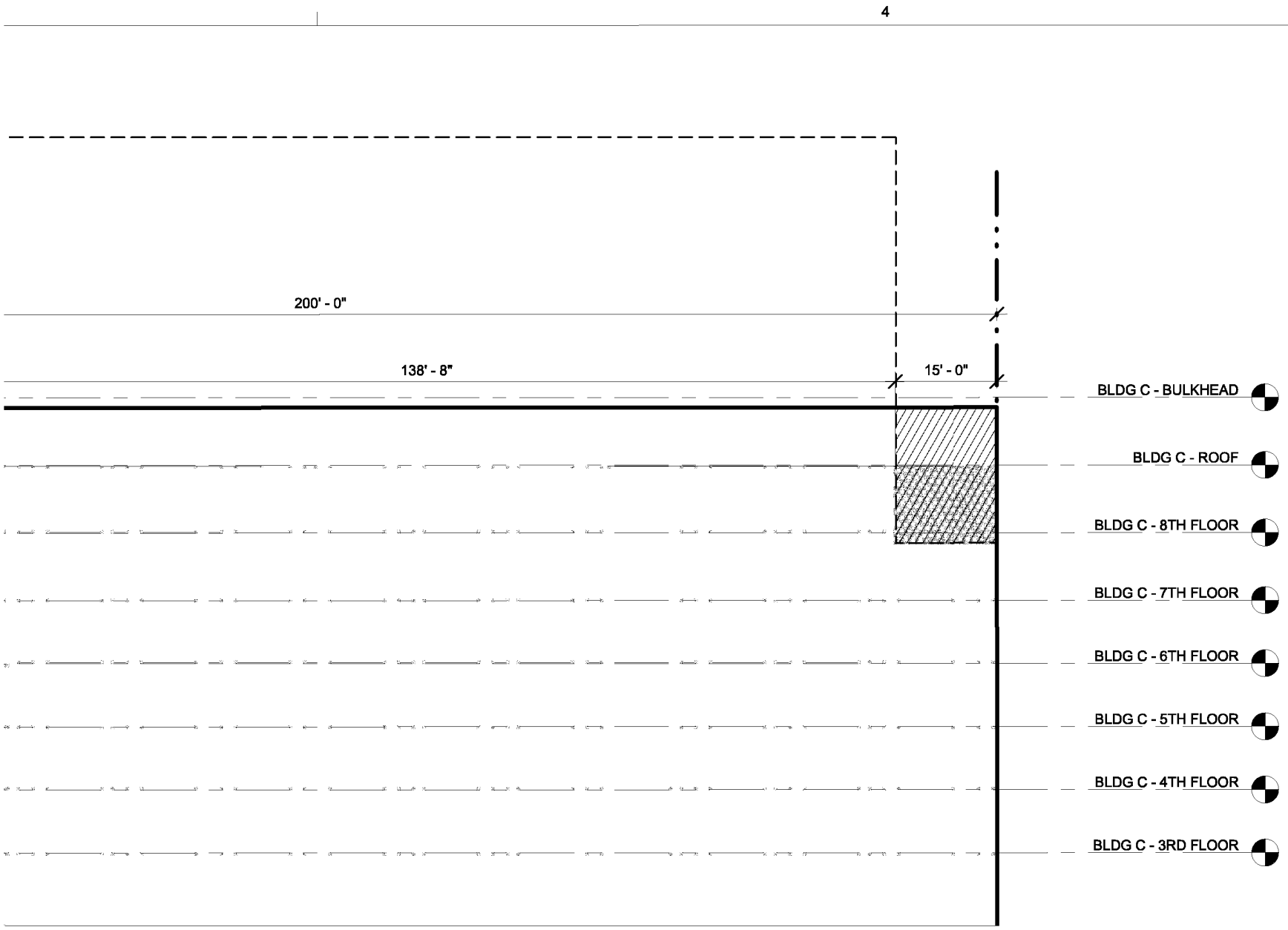

1
A
9' - 0"
6'
135' - 0"
MAX BLDG HEIGHT PERMITTED
95' - 0"
BLDG HEIGHT PROPOSED
85' - 0"
BASE HEIGHT PROPOSED
75' - 0"
MAX BASE HEIGHT PERMITTED


2
200' - 0"
BULKHEAD
6' - 0"
52' - 0"
66' - 0"
52' - 0"
5' - 0"
10' - 0"

3


BLDG C - BULKHEAD
BLDG C - ROOF
BLDG C - 8TH FLOOR
BLDG C - 7TH FLOOR
BLDG C - 6TH FLOOR
BLDG C - 5TH FLOOR
BLDG C - 4TH FLOOR
BLDG C - 3RD FLOOR


15' - 0"
31' - 4"
135' - 0"
MAX BLDG HEIGHT PERMITTED
95' - 0"
BLDG HEIGHT PROPOSED
85' - 0"
BASE HEIGHT PROPOSED
75' - 0"
MAX BASE HEIGHT PERMITTED


4
200' - 0"
138' - 8"
15' - 0"
BLDG C - BULKHEAD
BLDG C - ROOF
BLDG C - 8TH FLOOR
BLDG C - 7TH FLOOR
BLDG C - 6TH FLOOR
BLDG C - 5TH FLOOR
BLDG C - 4TH FLOOR
BLDG C - 3RD FLOOR

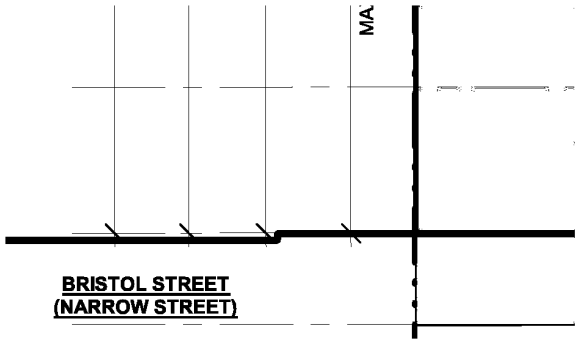
MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

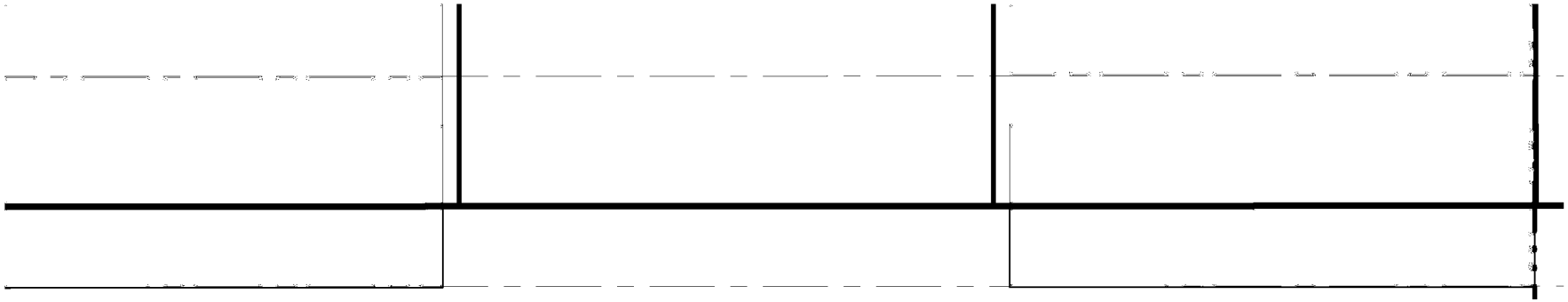
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

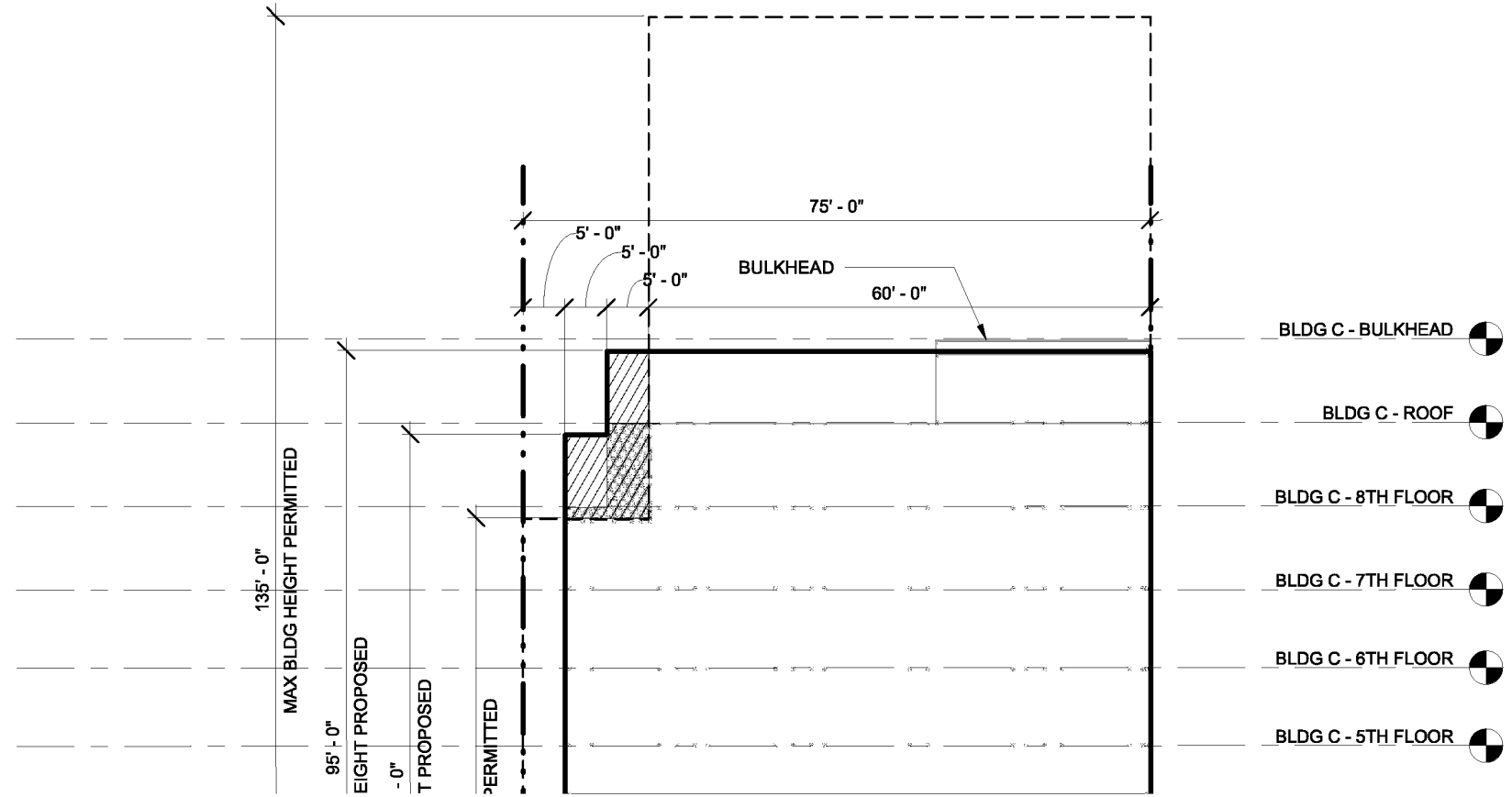
A

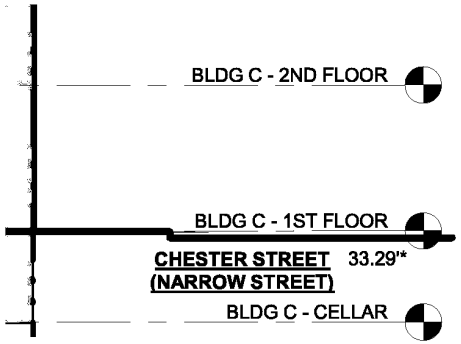


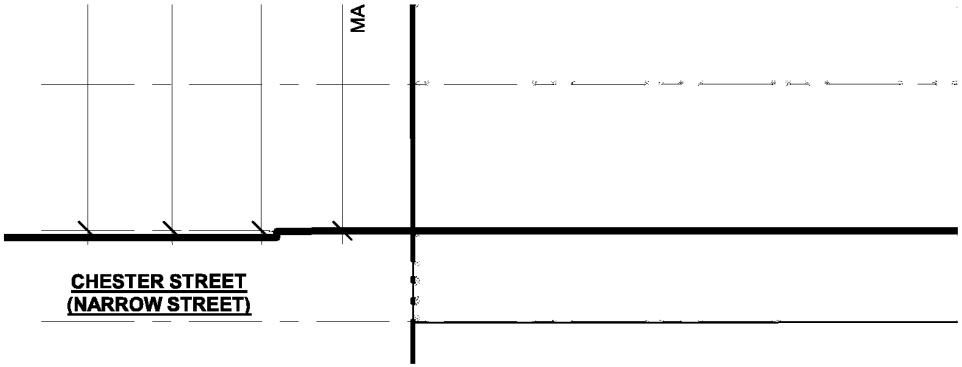
1 / Z-034 BLDG C ZONING SECTION - SOUTH
1/16" = 1'-0"

B

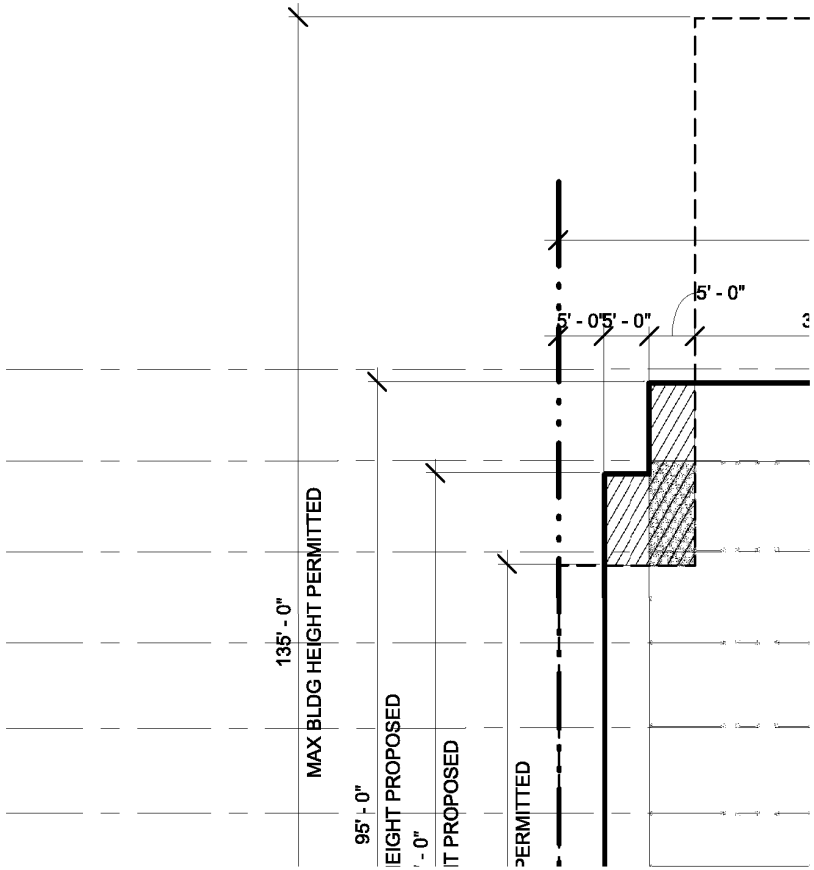


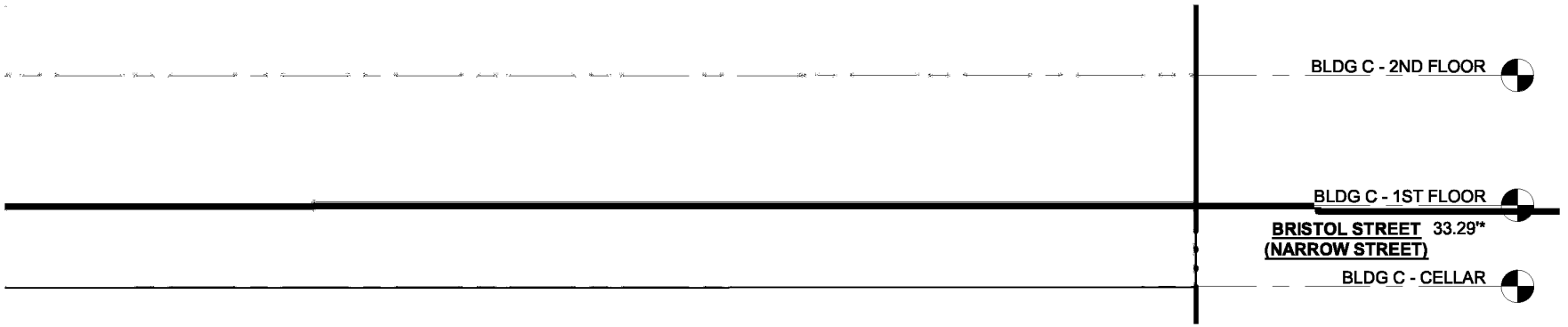

75' - 0"
5' - 0"
5' - 0"
5' - 0"
BULKHEAD
60' - 0"
BLDG C - BULKHEAD
BLDG C - ROOF
BLDG C - 8TH FLOOR
BLDG C - 7TH FLOOR
BLDG C - 6TH FLOOR
BLDG C - 5TH FLOOR
135' - 0"
MAX BLDG HEIGHT PERMITTED
95' - 0"
EIGHT PROPOSED
- 0"
T PROPOSED
ERMITTED

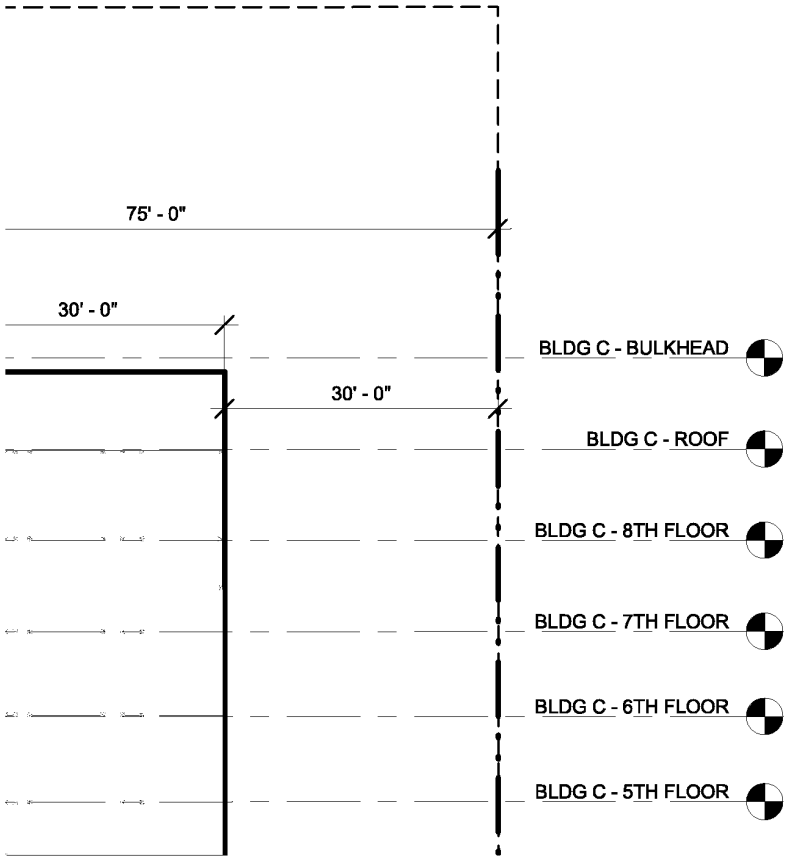




2 / Z-034 BLDG C ZONING SECTION - NORTH
1/16" = 1'-0"



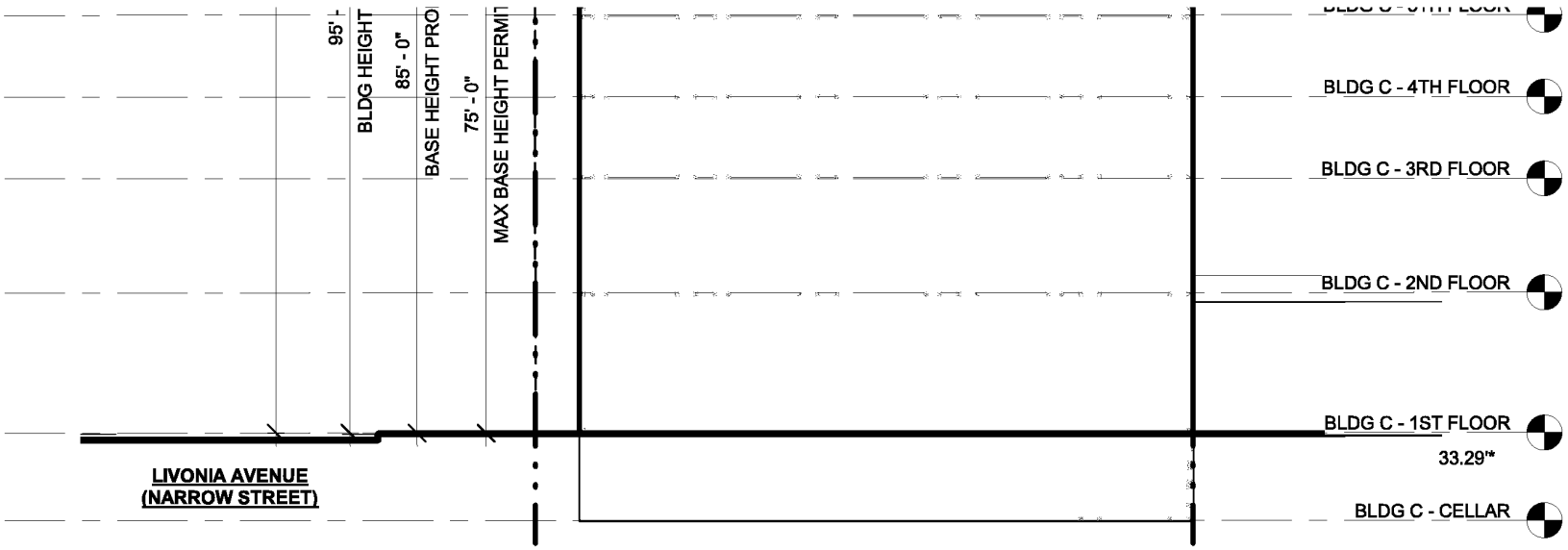

BLDG C - 2ND FLOOR
BLDG C - 1ST FLOOR
BRISTOL STREET 33.29'*
(NARROW STREET)
BLDG C - CELLAR


75' - 0"
30' - 0"
30' - 0"
BLDG C - BULKHEAD
BLDG C - ROOF
BLDG C - 8TH FLOOR
BLDG C - 7TH FLOOR
BLDG C - 6TH FLOOR
BLDG C - 5TH FLOOR

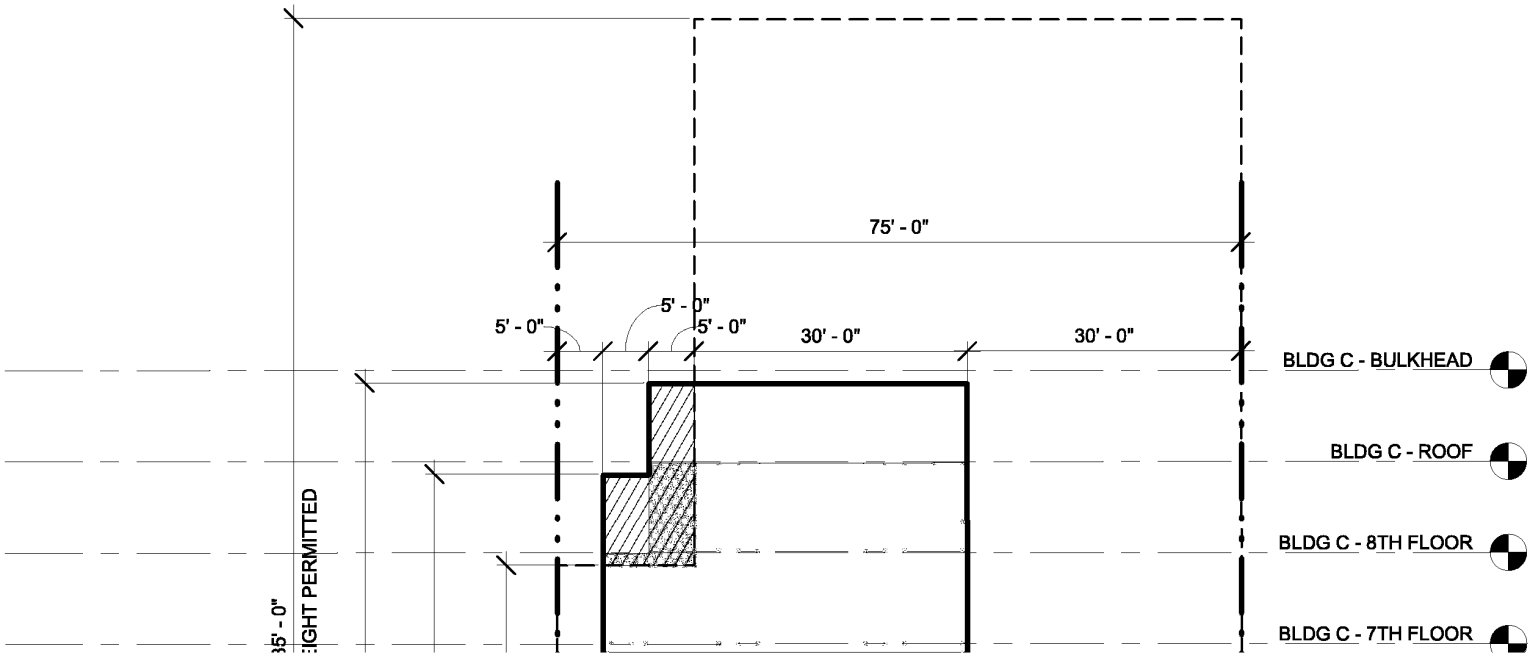
B

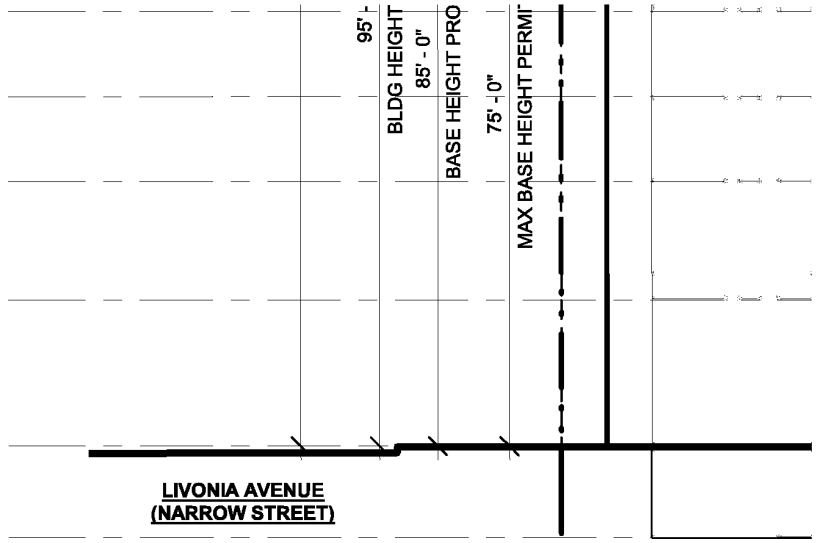
C

3
Z-034
BLDG C
1/16" = 1

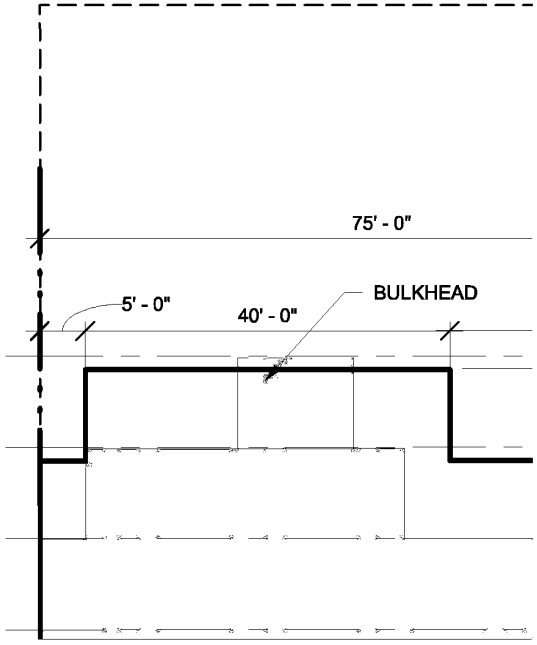


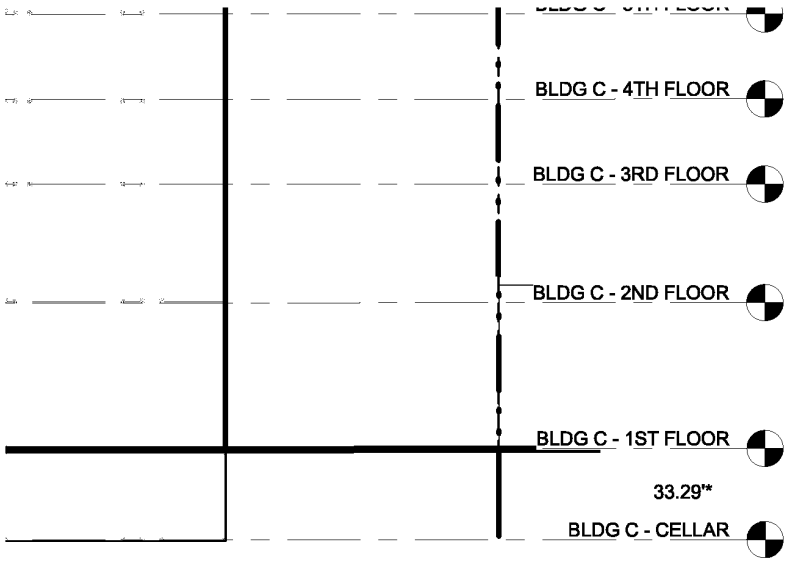
)G C ZONING SECTION - WEST
6" = 1'-0"

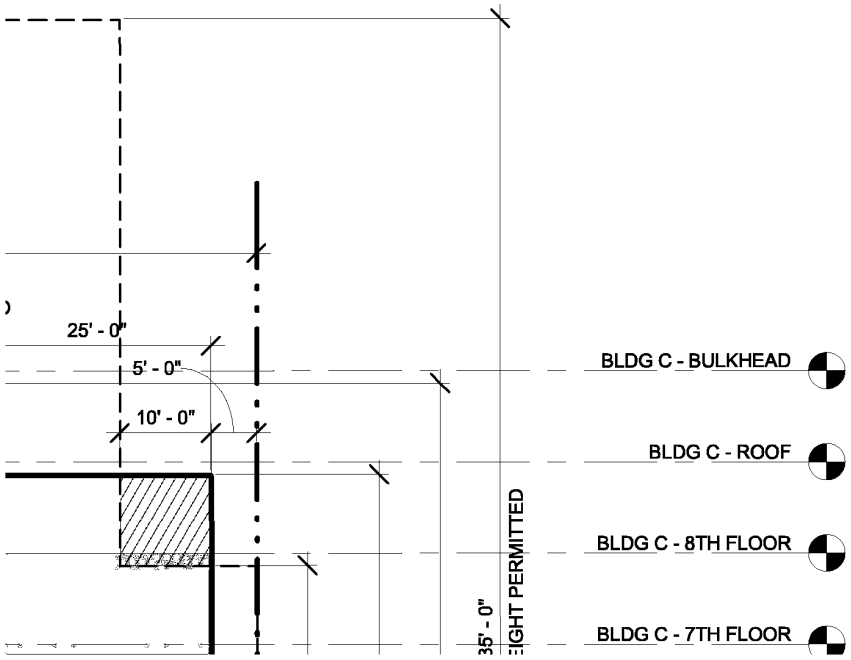




4 / Z-034 BLDG C ZONING SECTION - WEST II
1/16" = 1'-0"




BLDG C - 4TH FLOOR
BLDG C - 3RD FLOOR
BLDG C - 2ND FLOOR
BLDG C - 1ST FLOOR
33.29"*
BLDG C - CELLAR


25' - 0"
5' - 0"
10' - 0"
BLDG C - BULKHEAD
BLDG C - ROOF
BLDG C - 8TH FLOOR
BLDG C - 7TH FLOOR
35' - 0"
EIGHT PERMITTED

c

D

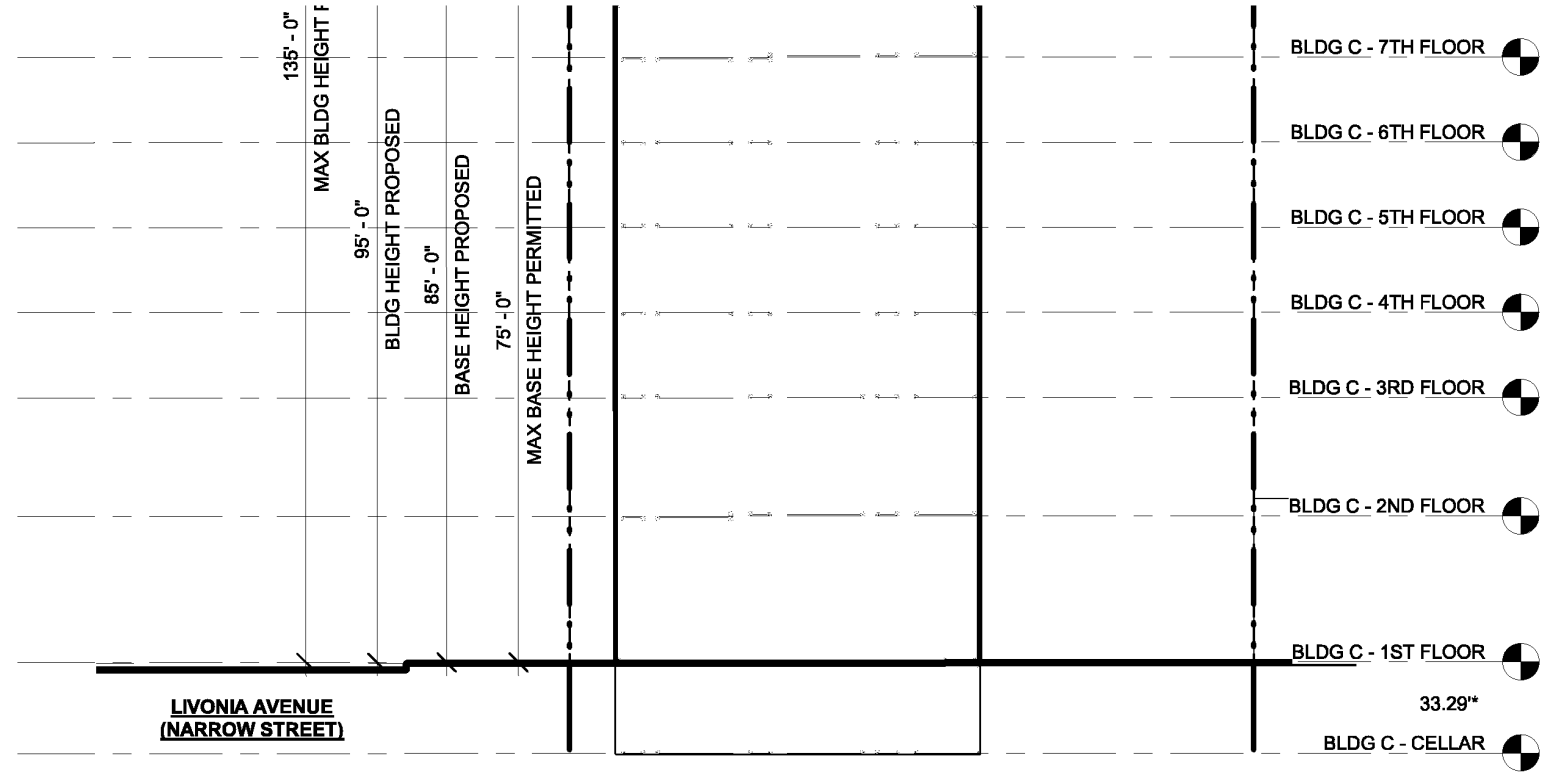
5
Z-034
BLDG C
1/16" = 1

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING

1



)G C ZONING SECTION - WEST III
6" = 1'-0"

PERMITTED ZONING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE

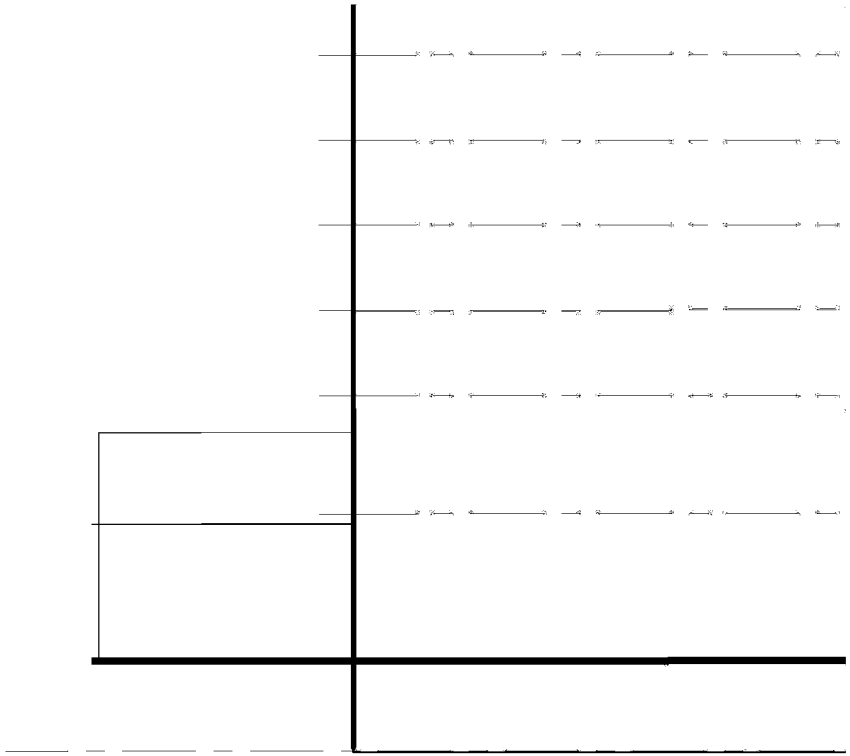
PROPOSED BUILDING

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

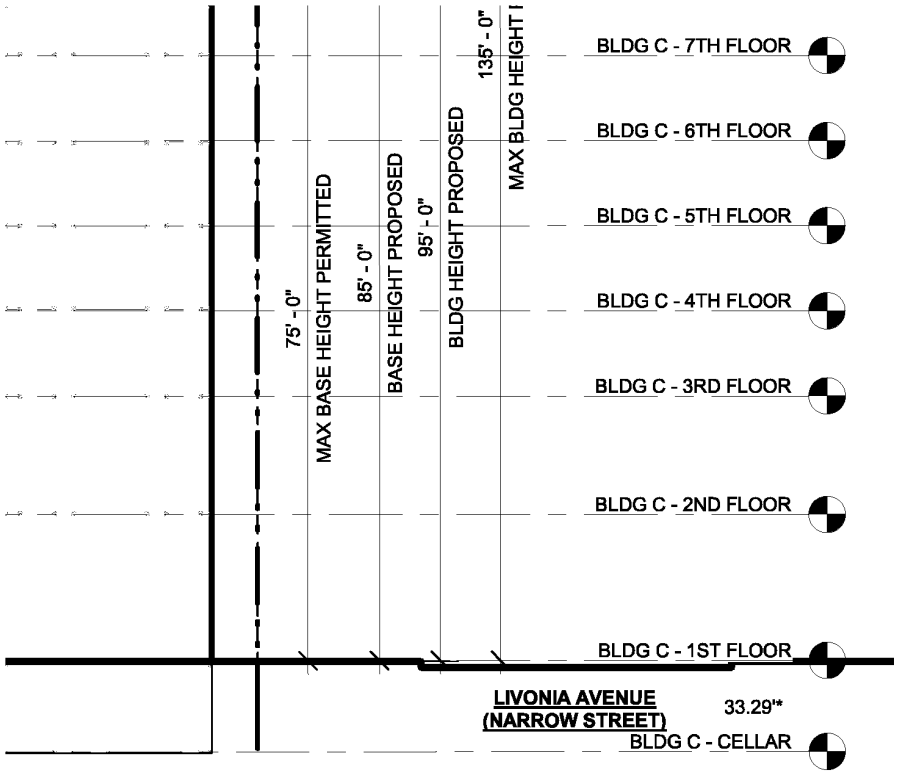
GENERAL NOTES:

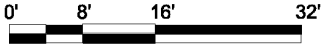
1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION



6
Z-034
BLDG C ZONING SECTION - EAST
1/16" = 1'-0"


BLDG C - 7TH FLOOR
BLDG C - 6TH FLOOR
BLDG C - 5TH FLOOR
BLDG C - 4TH FLOOR
BLDG C - 3RD FLOOR
BLDG C - 2ND FLOOR
BLDG C - 1ST FLOOR
BLDG C - CELLAR
75' - 0"
MAX BASE HEIGHT PERMITTED
85' - 0"
BASE HEIGHT PROPOSED
95' - 0"
BLDG HEIGHT PROPOSED
135' - 0"
MAX BLDG HEIGHT
LIVONIA AVENUE
(NARROW STREET)
33.29'*


0'
8'
16'
32'

No.	Date	Revision

06/04/2018 CERTIFICATION PRINT
02/02/2018 ULURP RESUBMISSION
10/20/2017 ULURP SUBMISSION

No.	Date	Submission

Title:

SITE C - WAIVER SECTIONS

D



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Job No.: 1510

Scale: 1/16" = 1'-0"

Drawn By: Author

Checked By: Checker

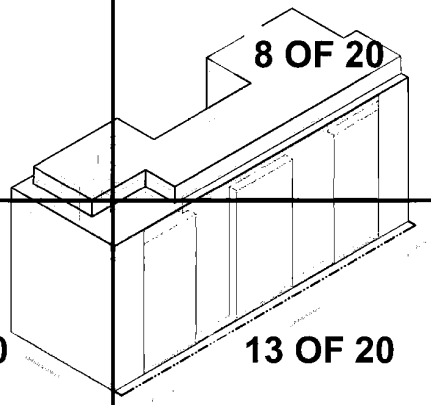
Sheet No.:

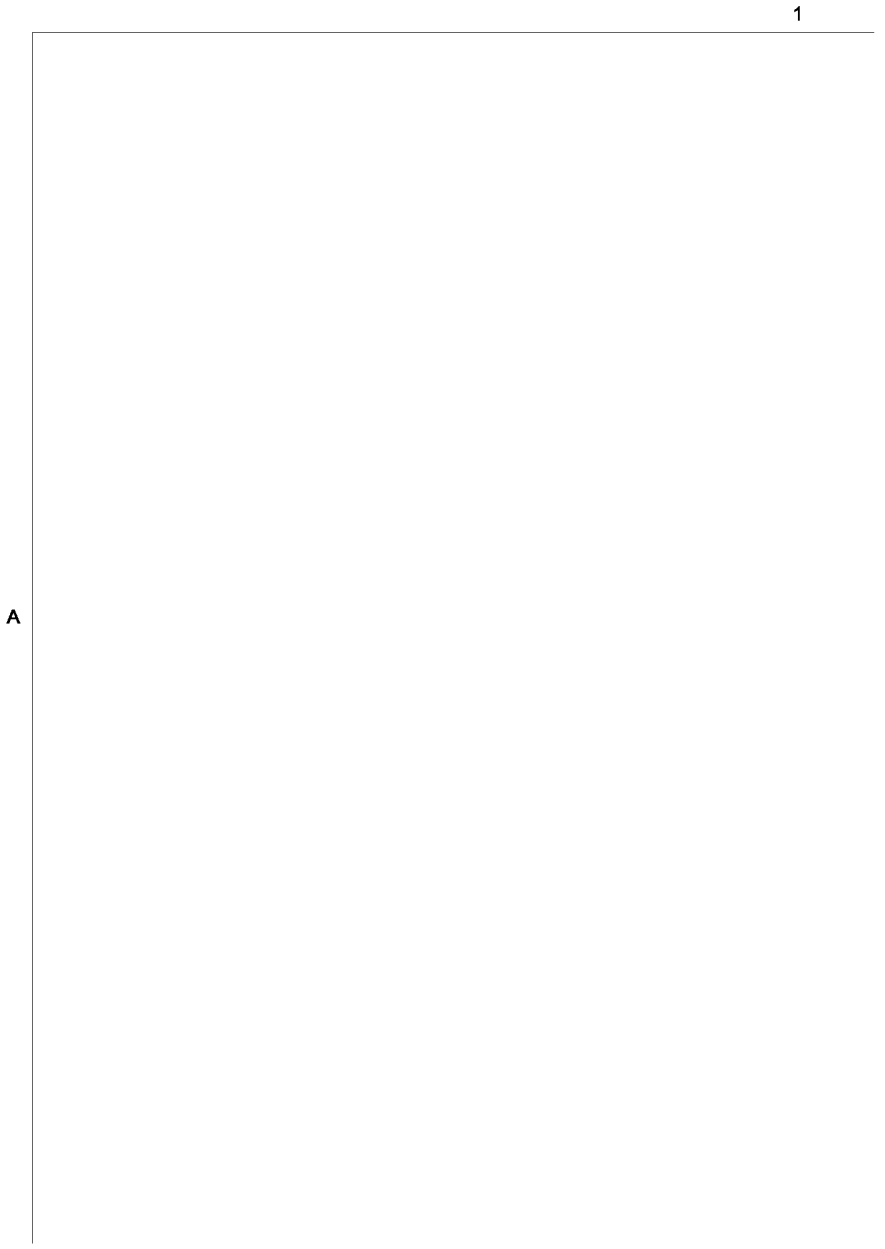
___ of Z-034.00

32'

C:\Users\vtsao\Documents\1510_MGV Zoning_Additional_MASTERPLAN_Central_vtsao.rvt

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE C CONTR 20 OF 20 Z-036.




1
A

MARCUS GARVEY REZONING

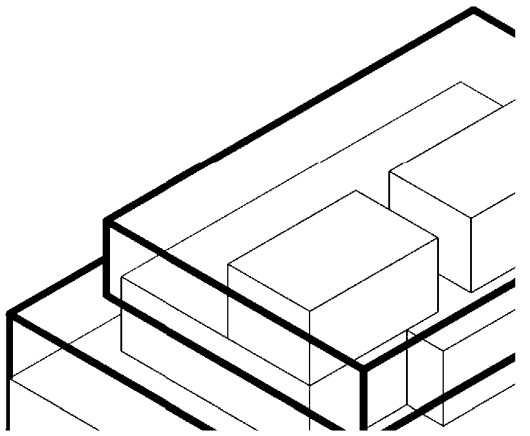
Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

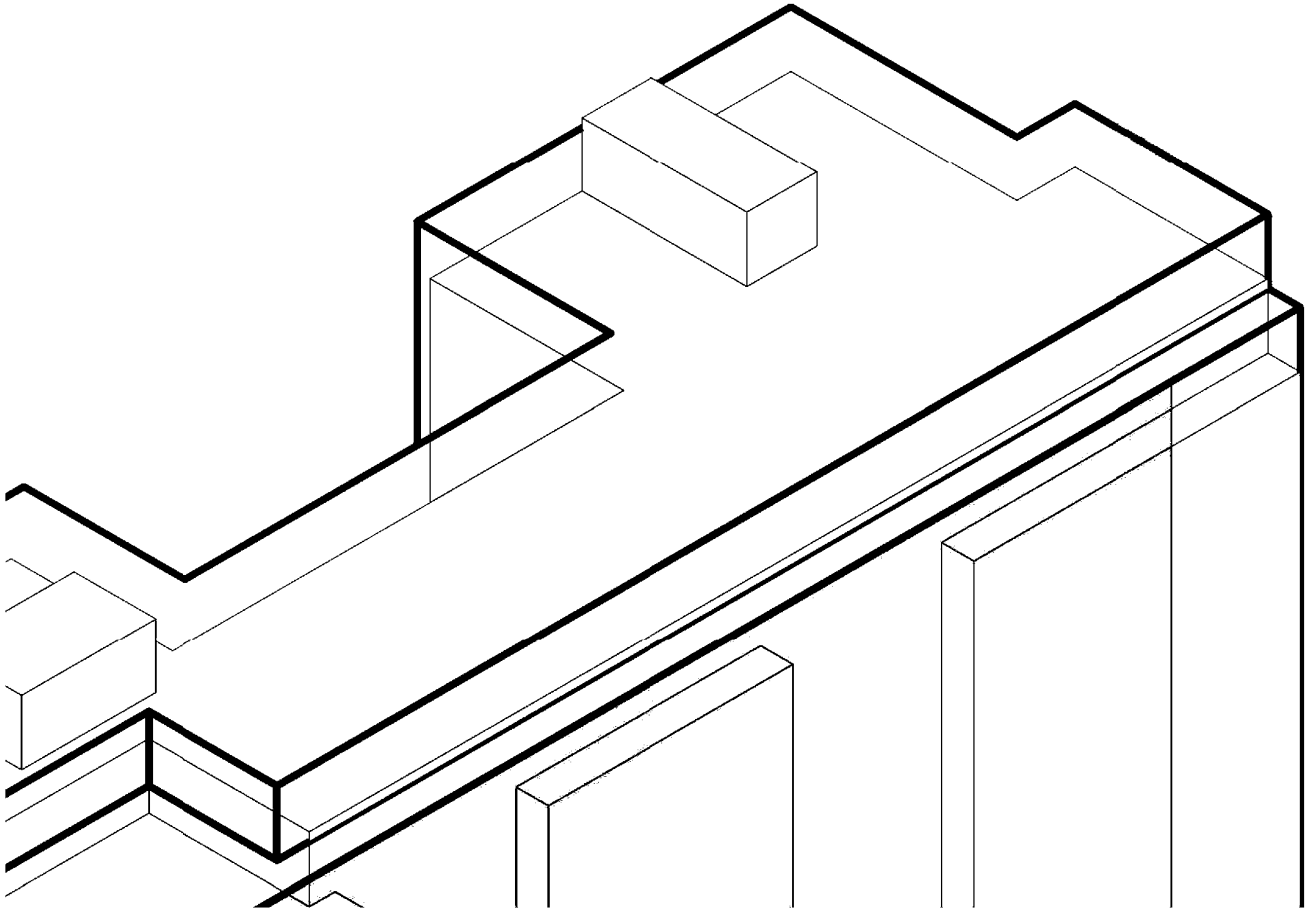
Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

B





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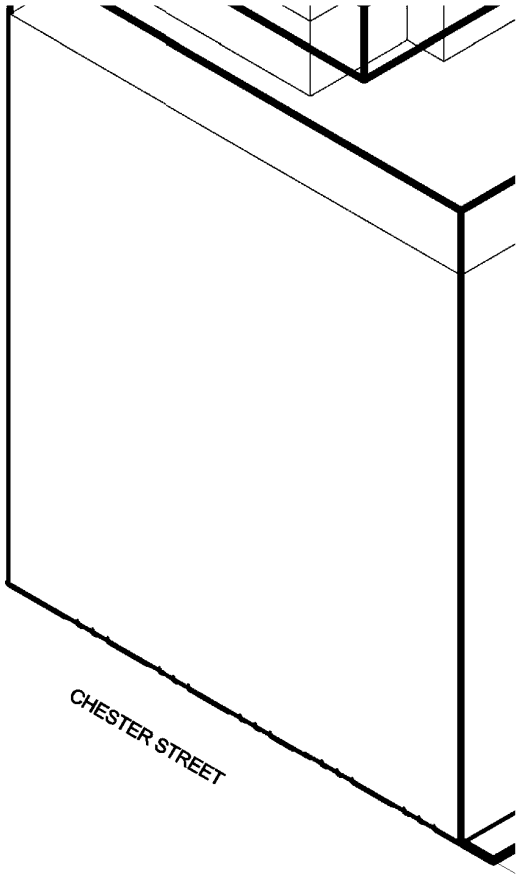
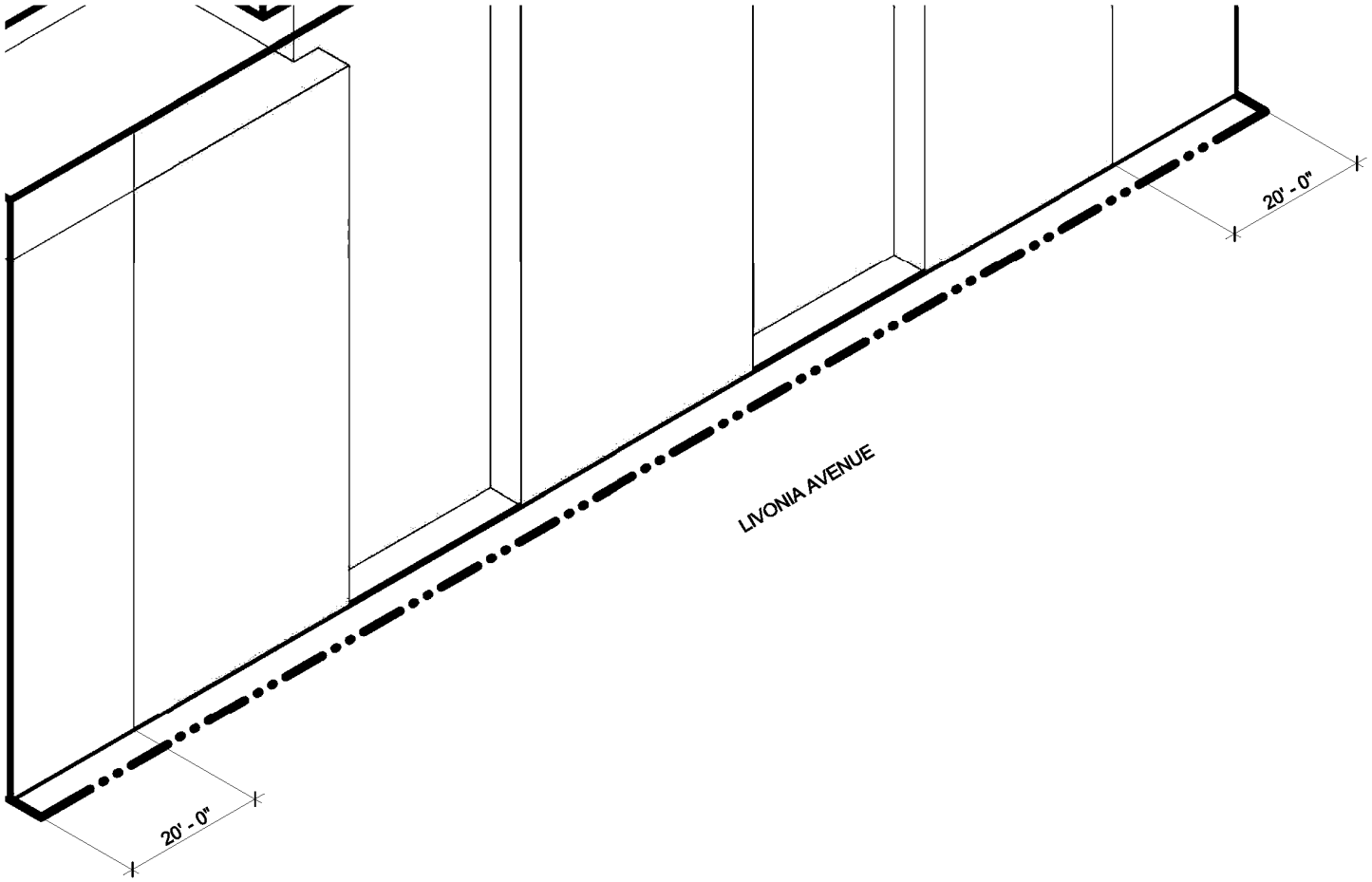


1
Z-036
WAIVER AXON - BLDG C - WEST Copy 1


20' - 0"
LIVONIA AVENUE
20' - 0"

c

D

ZONING LOT BOUNDARY

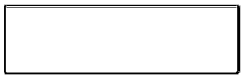
PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

1

DESIGN CONTROLS:



THE STREET WALL WITHIN THE AREA INDICATED SHALL CONTAIN TWO (2) RECESS EXTENDING VERTICALLY FOR THE FULL HEIGHT OF THE STREET WALL ON THE 1ST THROUGH 7TH STORIES. EACH RECESS SHALL BE A MINIMUM OF 20' IN WIDTH AND A MINIMUM OF 5 FEET IN DEPTH. THE RECESSES MAY BE LOCATED ANYWHERE WITHIN THE AREA INDICATED, SO LONG AS THERE IS A MINIMUM 20 FOOT DISTANCE BETWEEN THE RECESSES AT THEIR CLOSEST POINTS.

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FC
   ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LOCATION AND SIZE OF BULKHEAD PERMITTED OBSTRUCTIONS
   FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHA

)WN FOR
NGE.
:TIONS ARE SHOWN
O CHANGE


0'

No.	Date	Revision

06/04/2018 CERTIFICATION PRINT
02/02/2018 ULURP RESUBMISSION
10/20/2017 ULURP SUBMISSION

No.	Date	Submission

Title:

SITE C - DESIGN CONTROLS

D



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Job No.: 1510

Scale: 1" = 20'-0"

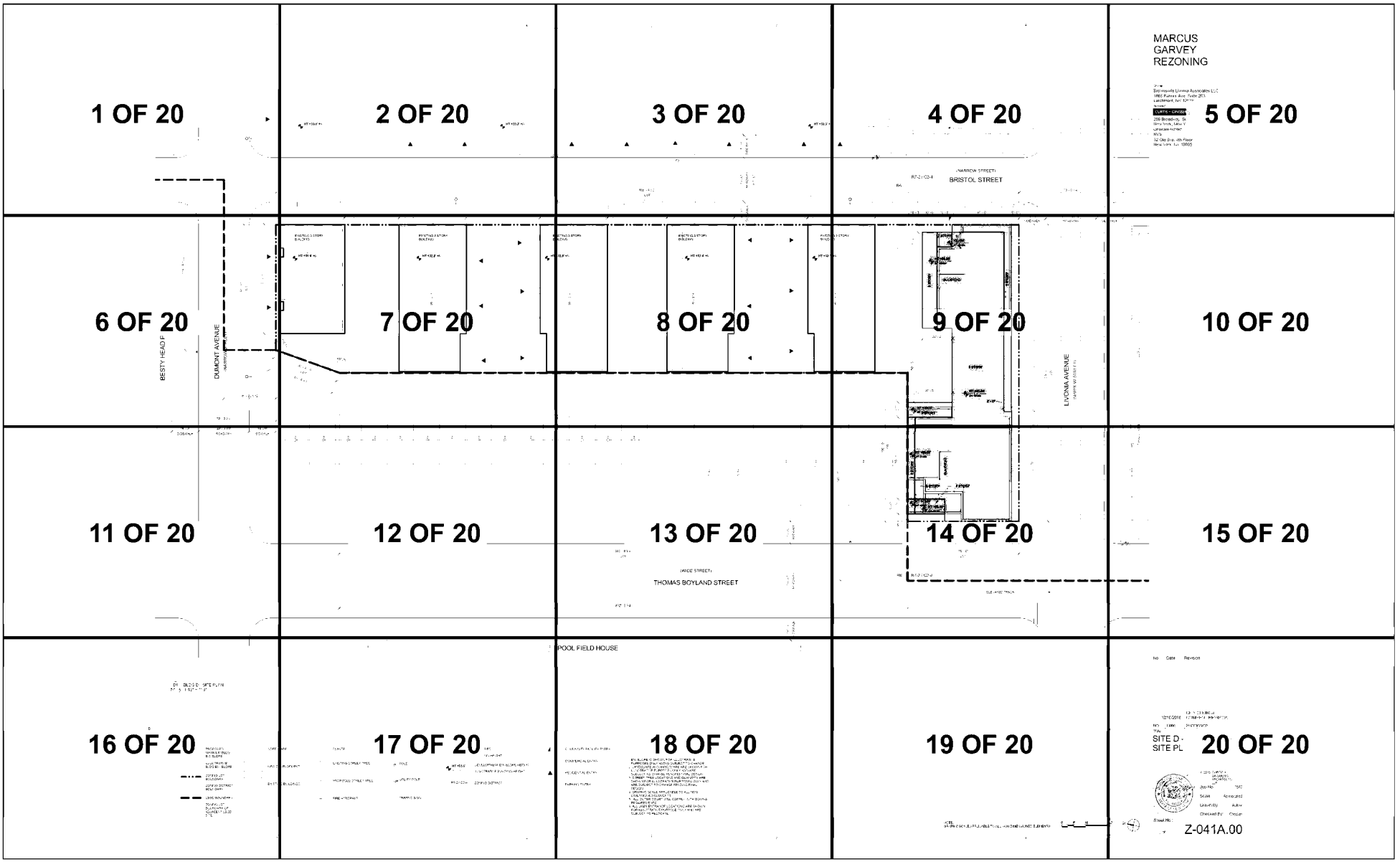
Drawn By: Author

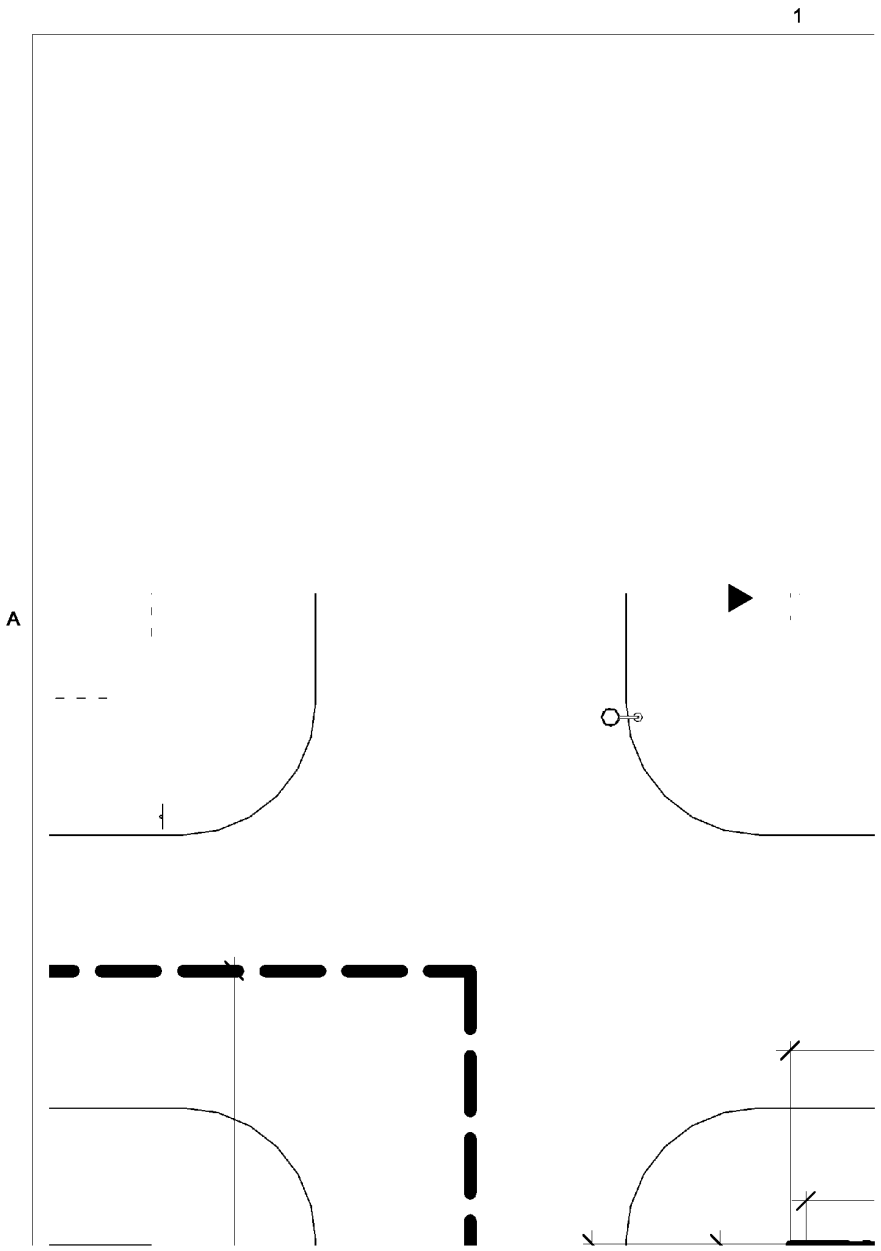
Checked By: Checker

Sheet No.:

___ of Z-036.

C:\Users\rbeaumont\Documents\1510_MGV Zoning_Additional_MASTERPLAN_Central_rbeaumont.rvt


1 OF 20
2 OF 20
3 OF 20
4 OF 20
5 OF 20
6 OF 20
7 OF 20
8 OF 20
9 OF 20
10 OF 20
11 OF 20
12 OF 20
13 OF 20
14 OF 20
15 OF 20
16 OF 20
17 OF 20
18 OF 20
19 OF 20
20 OF 20
MARCUS
GARVEY
REZONING
BRISTOL STREET
THOMAS BOYLAND STREET
DUMONT AVENUE
LIVONIA AVENUE
POOL FIELD HOUSE
SITE D -
SITE PL
Z-041A.00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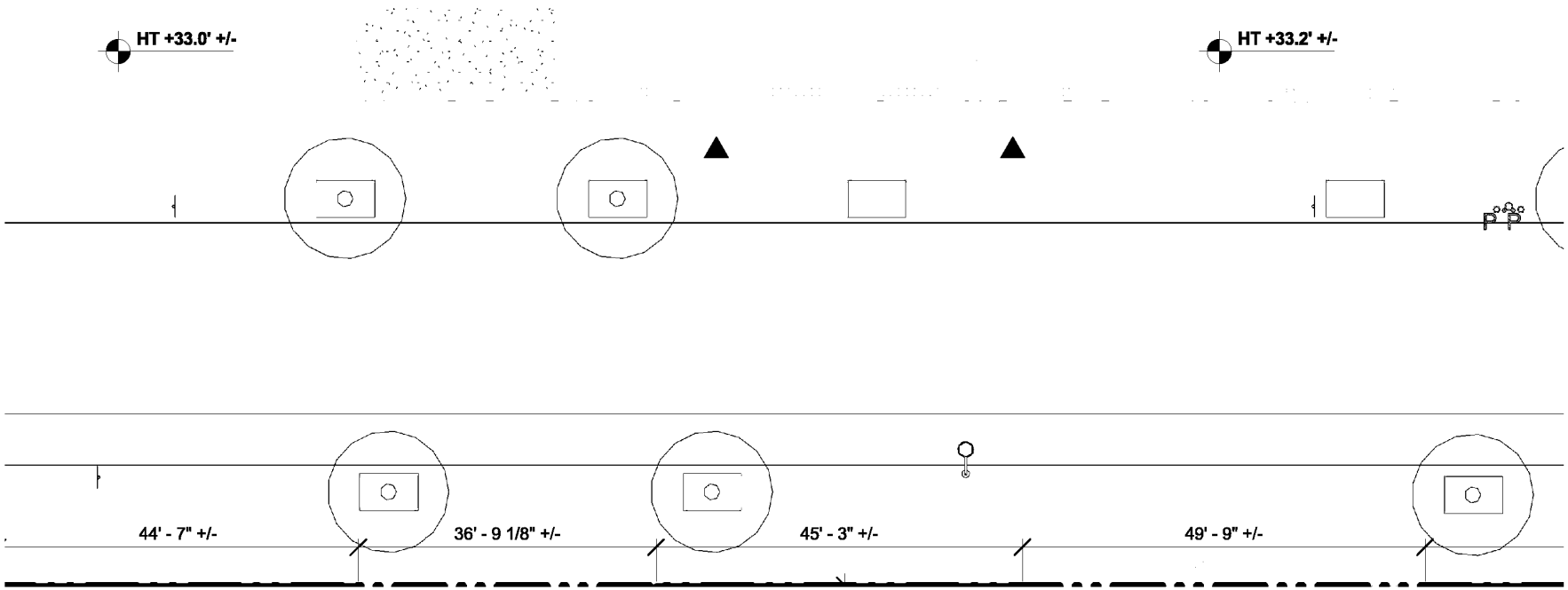
A

2



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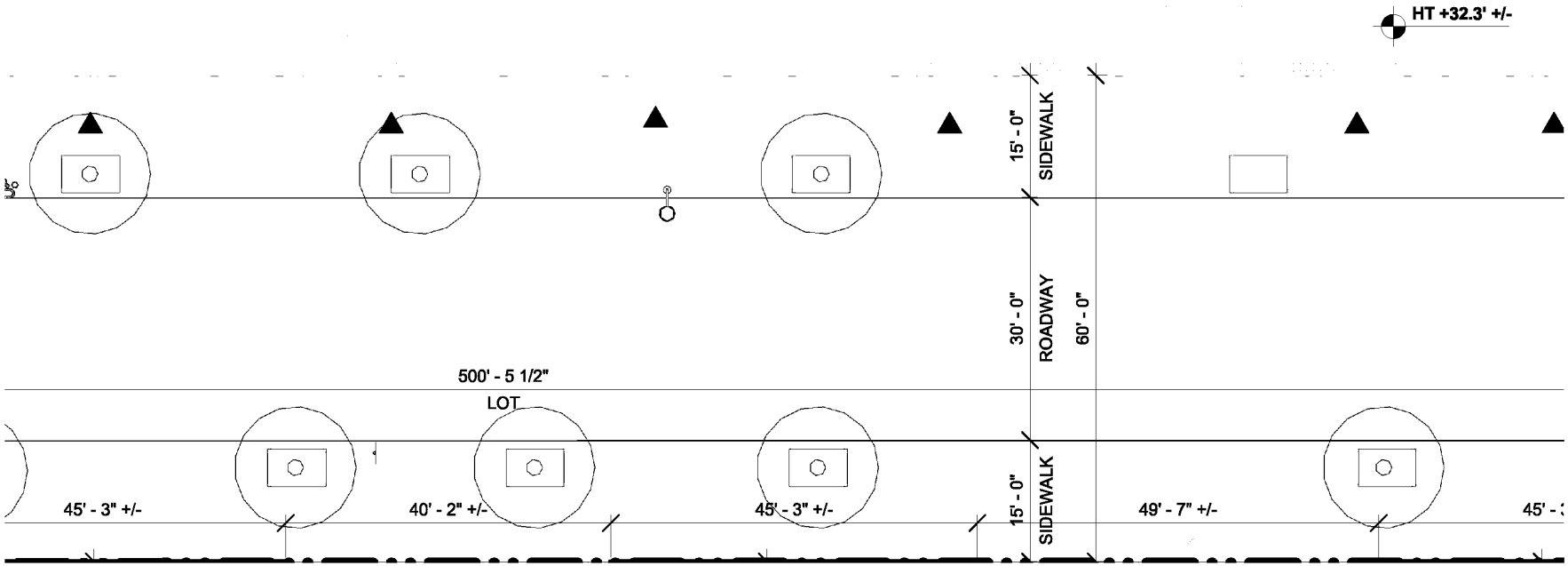
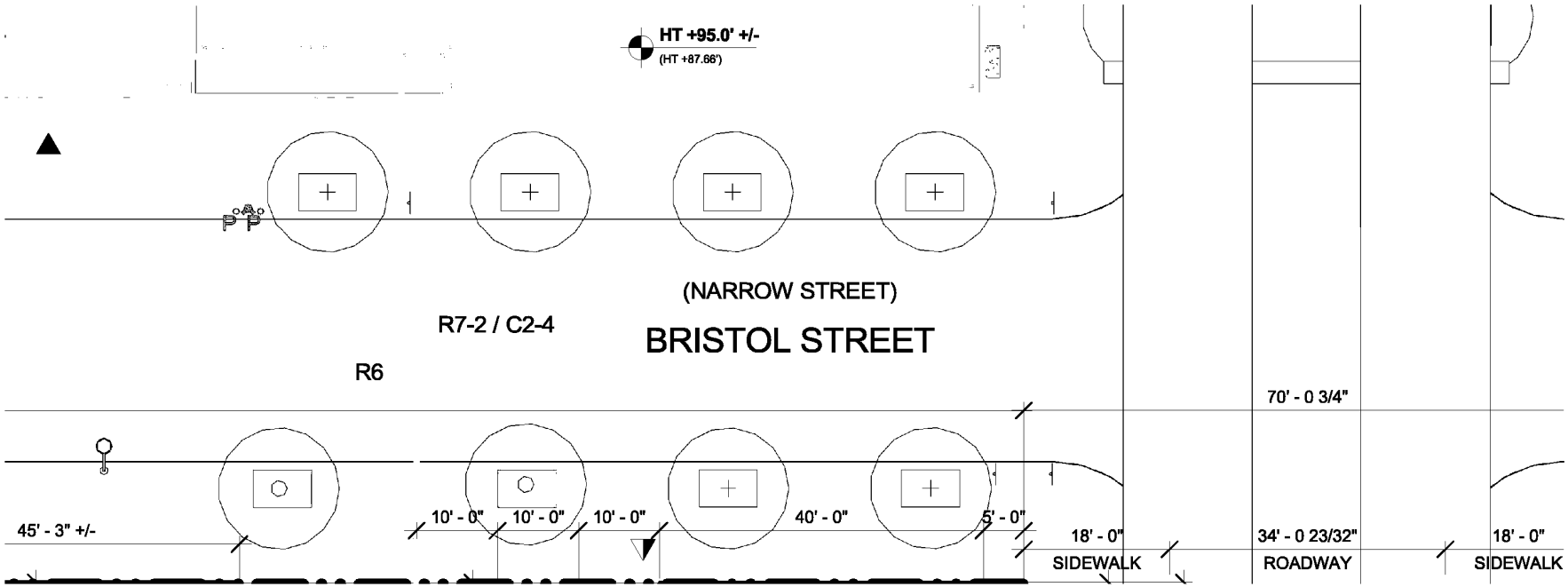
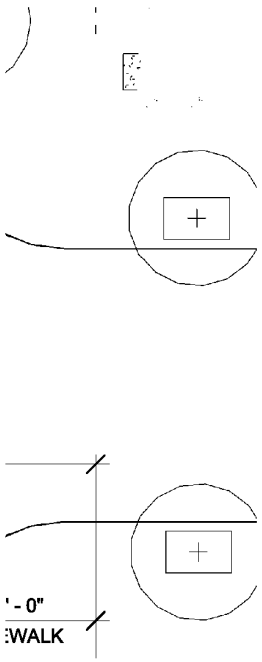

HT +32.3' +/-
15' - 0"
SIDEWALK
30' - 0"
ROADWAY
60' - 0"
500' - 5 1/2"
LOT
15' - 0"
SIDEWALK
45' - 3" +/-
40' - 2" +/-
45' - 3" +/-
49' - 7" +/-

4


HT +95.0' +/-
(HT +87.66')
(NARROW STREET)
R7-2 / C2-4
BRISTOL STREET
R6
70' - 0 3/4"
45' - 3" +/-
10' - 0"
10' - 0"
10' - 0"
40' - 0"
5' - 0"
18' - 0"
SIDEWALK
34' - 0 23/32"
ROADWAY
18' - 0"
SIDEWALK



MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
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Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
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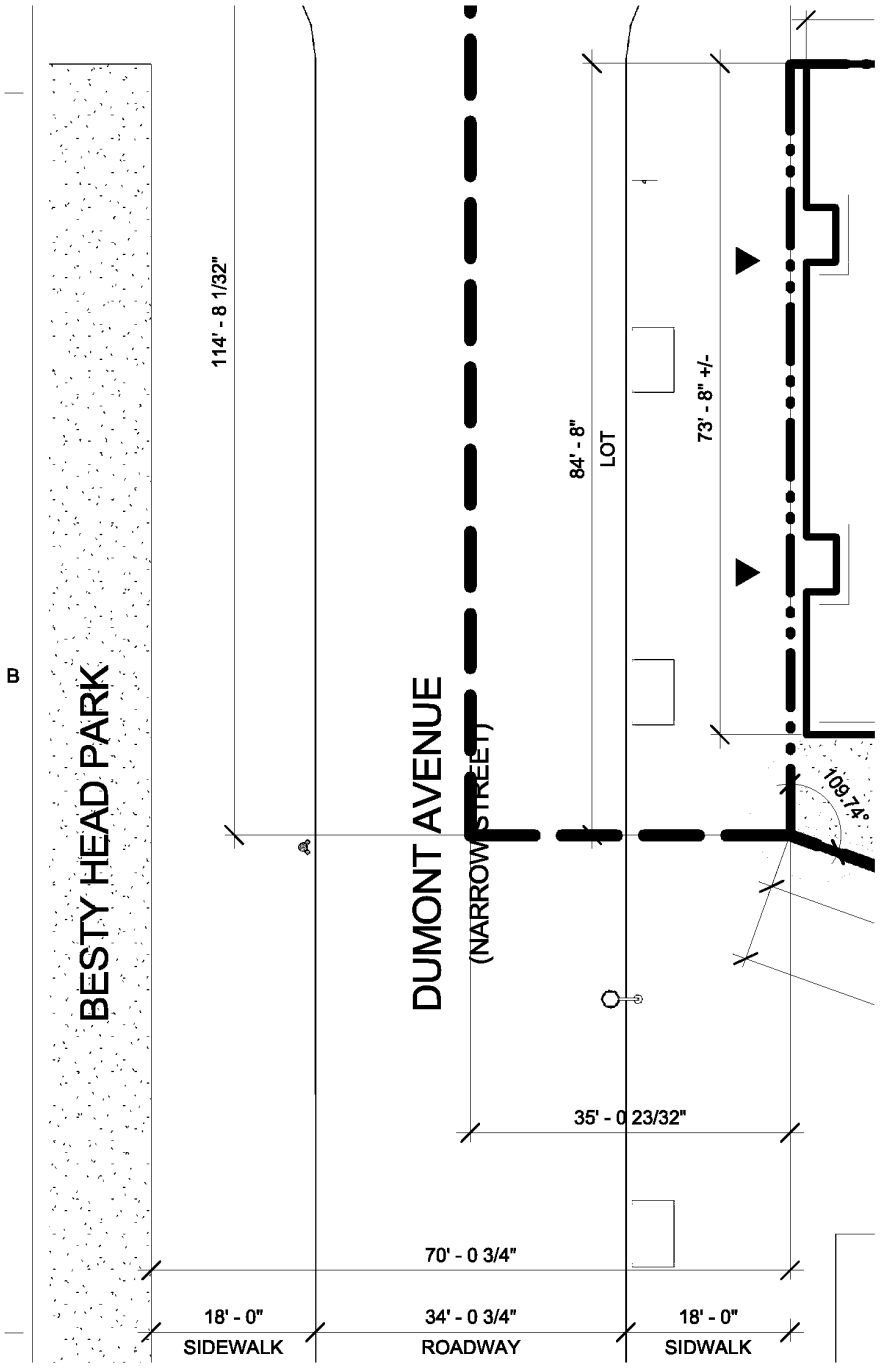
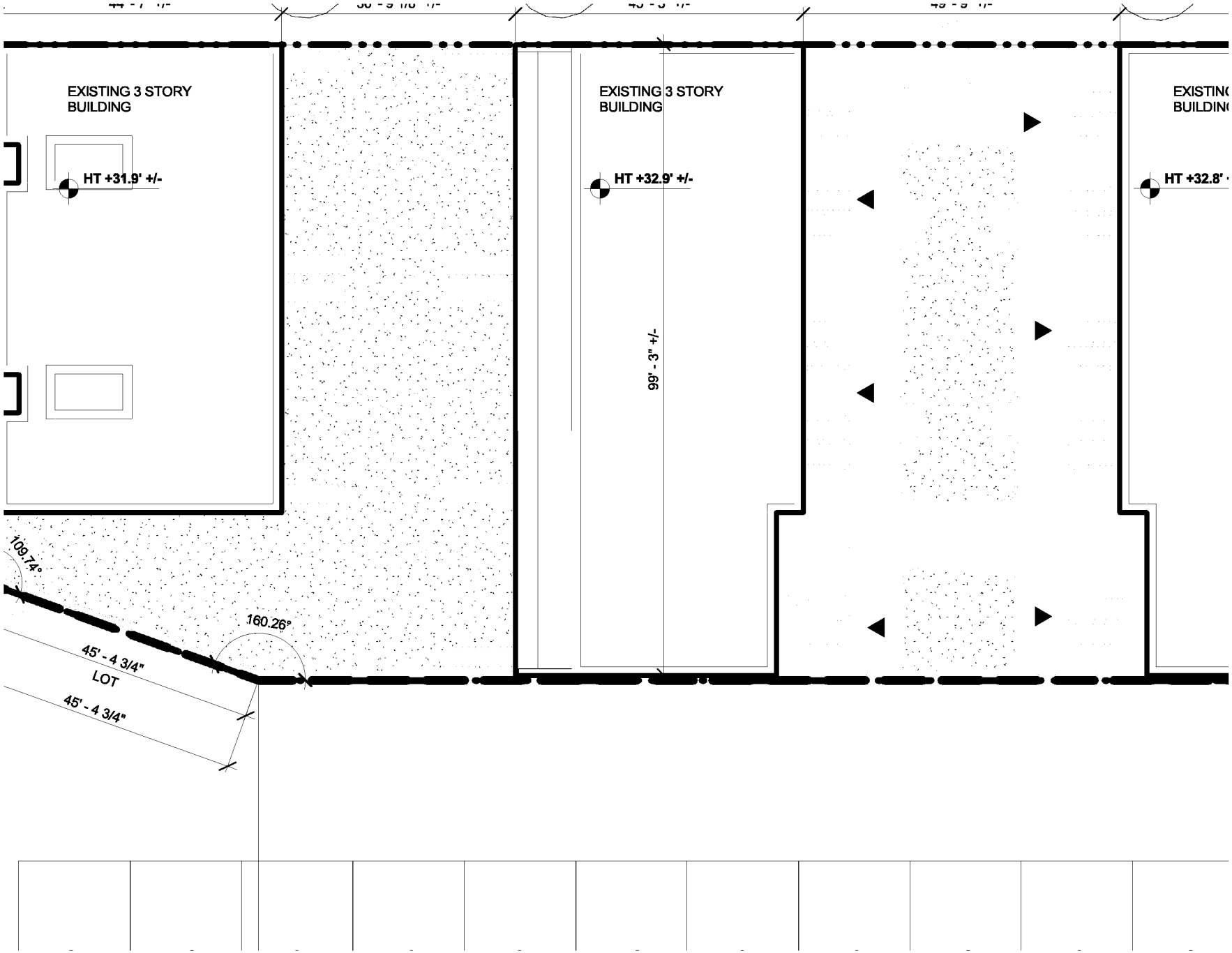
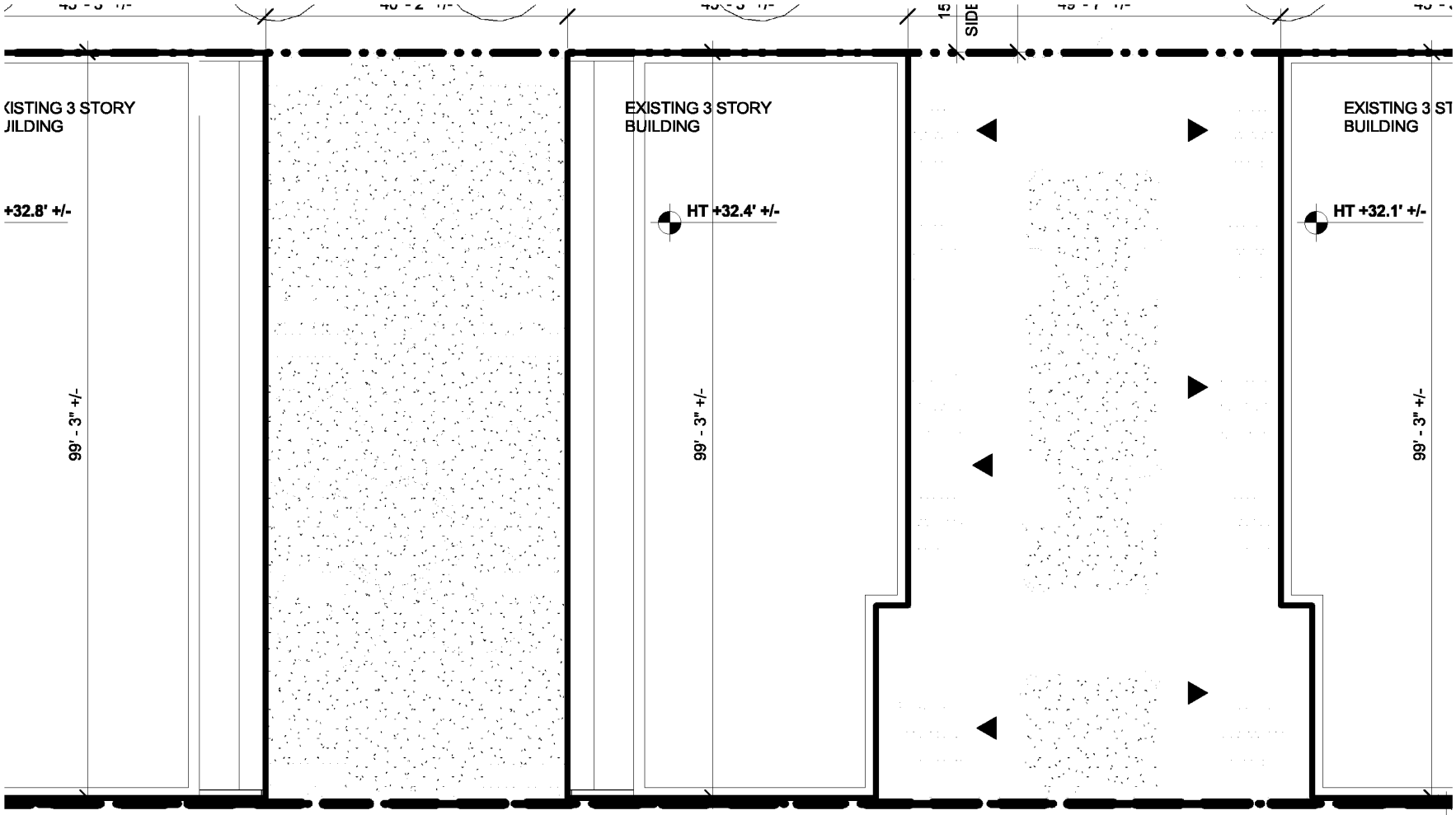
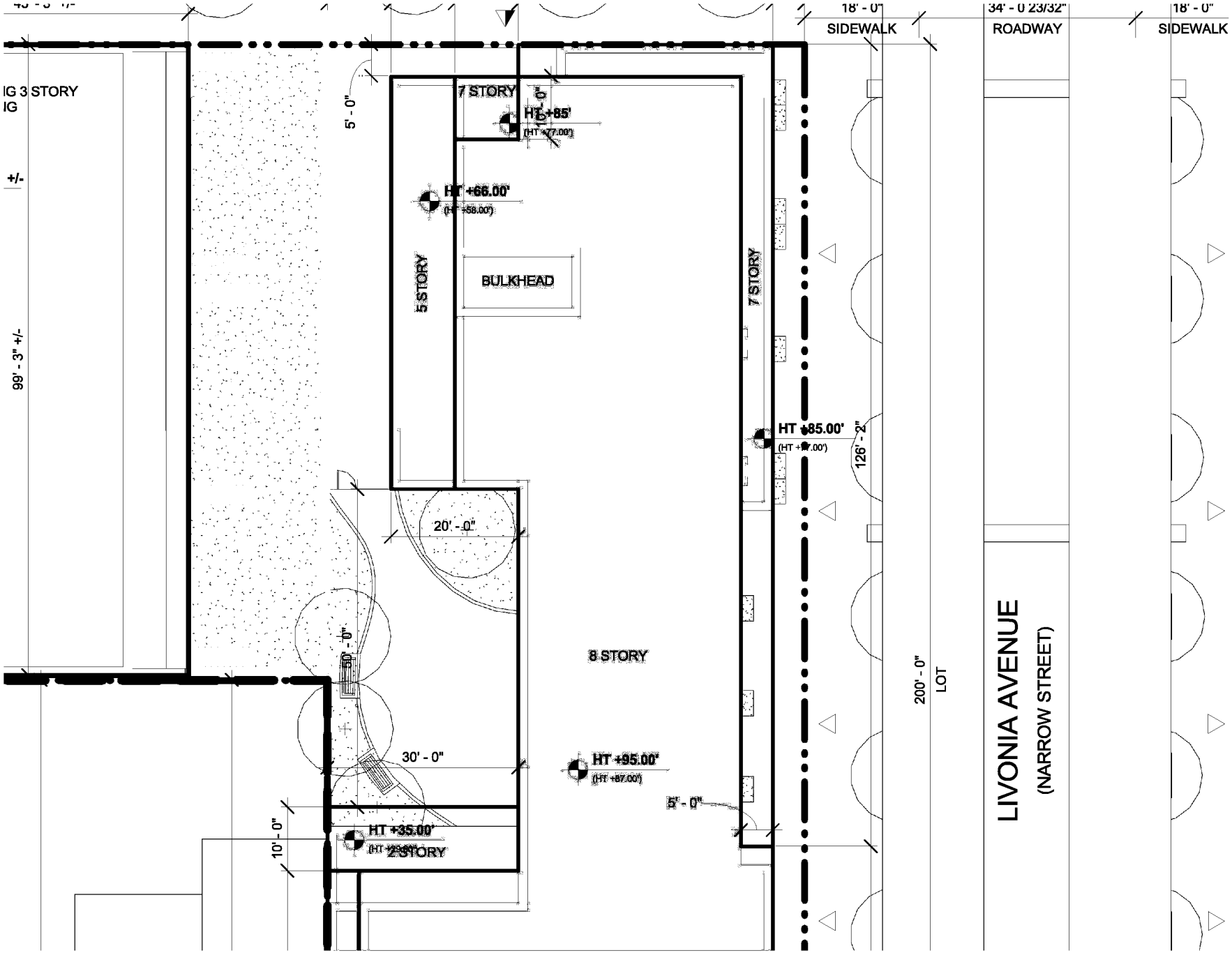
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

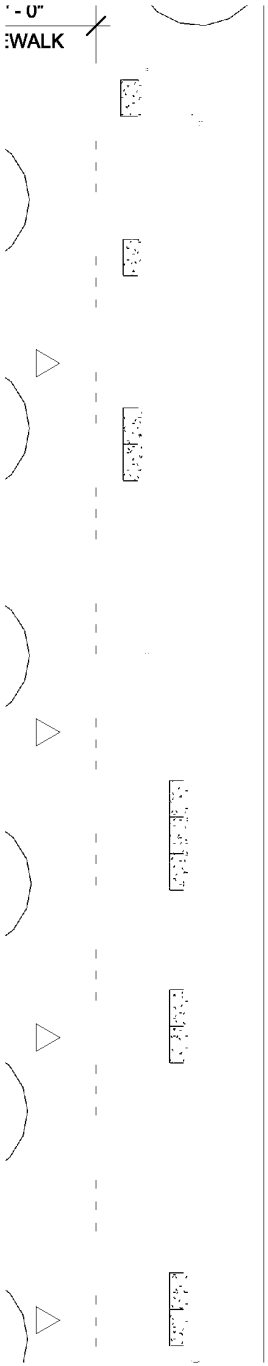
A


B
BESTY HEAD PARK
DUMONT AVENUE
(NARROW STREET)
114' - 8 1/32"
84' - 8"
LOT
73' - 8" +/-
109.74°
35' - 0 23/32"
70' - 0 3/4"
18' - 0"
SIDEWALK
34' - 0 3/4"
ROADWAY
18' - 0"
SIDWALK


EXISTING 3 STORY
BUILDING
HT +31.9' +/-
EXISTING 3 STORY
BUILDING
HT +32.9' +/-
99' - 3" +/-
109.74°
160.26°
45' - 4 3/4"
LOT
45' - 4 3/4"


15' SIDE
(ISTING 3 STORY
JILDING
+32.8' +/-
99' - 3" +/-
EXISTING 3 STORY
BUILDING
HT +32.4' +/-
99' - 3" +/-
EXISTING 3 ST
BUILDING
HT +32.1' +/-
99' - 3" +/-


18' - 0"
SIDEWALK
34' - 0 23/32"
ROADWAY
18' - 0"
SIDEWALK
IG 3 STORY
IG
+/-
99' - 3" +/-
5' - 0"
7 STORY
HT +85'
(HT +77.00')
HT +66.00'
(HT +58.00')
5 STORY
BULKHEAD
7 STORY
HT +85.00'
(HT +77.00')
126' - 2"
20' - 0"
50' - 0"
8 STORY
30' - 0"
HT +95.00'
(HT +87.00')
5' - 0"
10' - 0"
HT +35.00'
(HT +27.00')
2 STORY
200' - 0"
LOT
LIVONIA AVENUE
(NARROW STREET)



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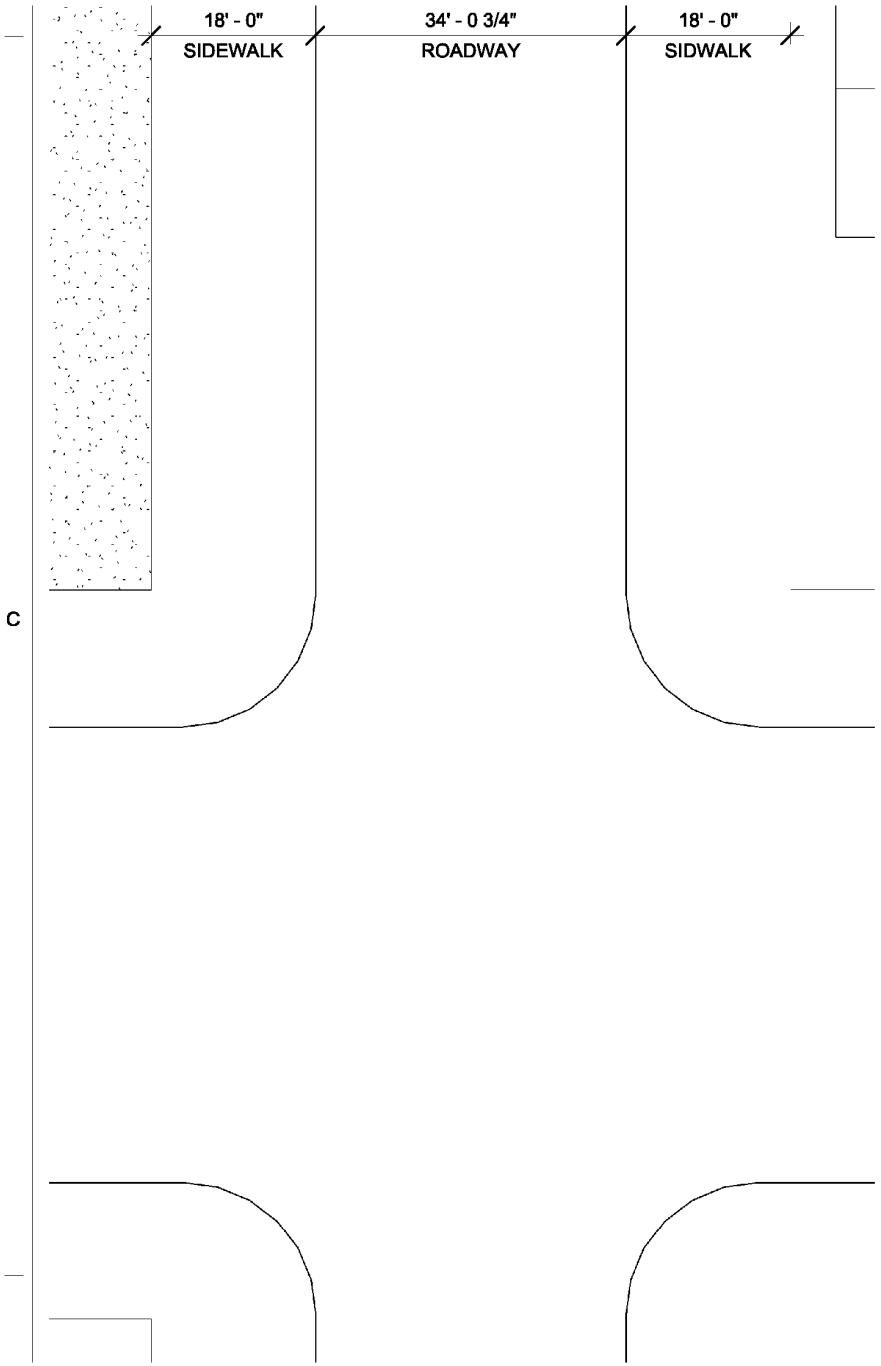
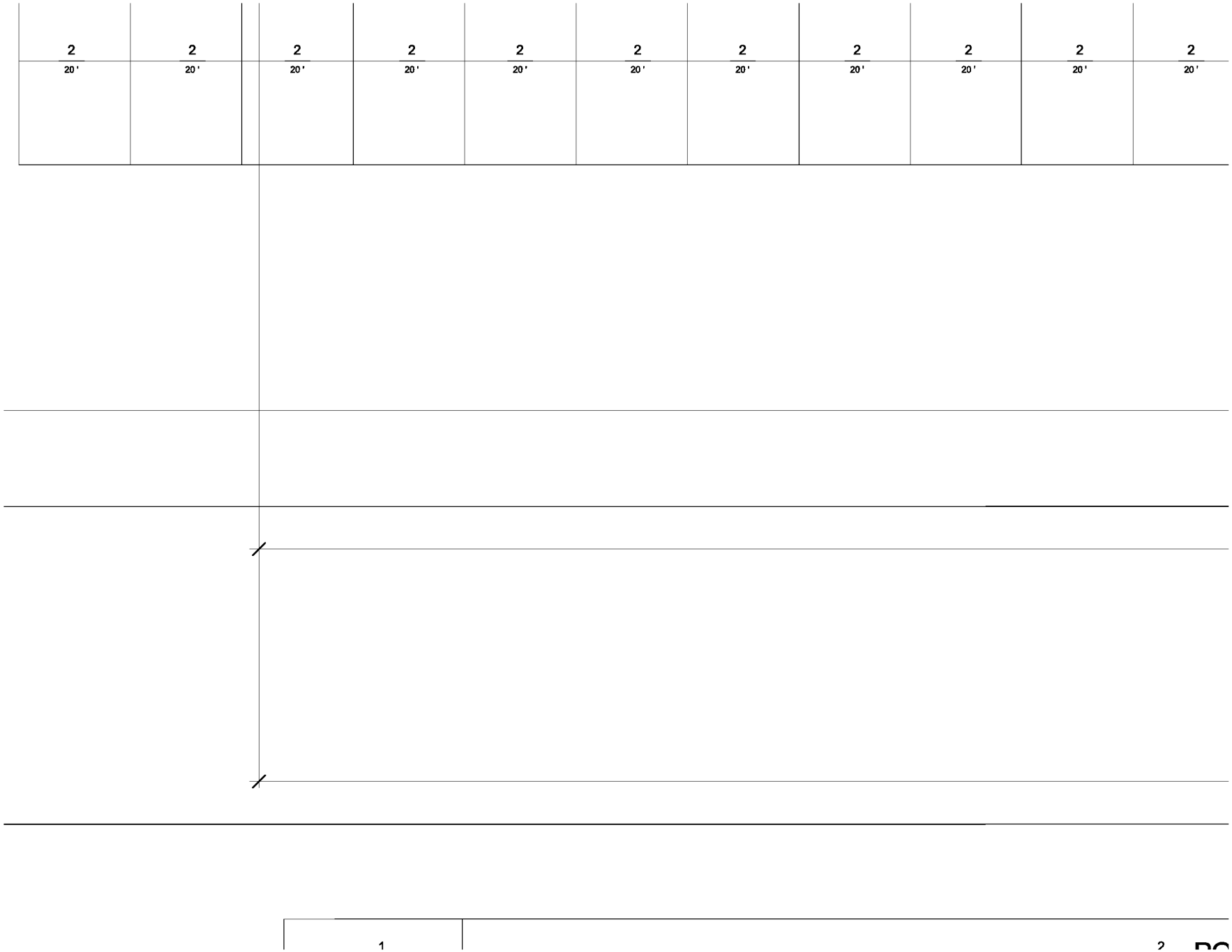

18' - 0"
SIDEWALK
34' - 0 3/4"
ROADWAY
18' - 0"
SIDWALK
C


2
20'
2
20'
2
20'
2
20'
2
20'
2
20'
2
20'
2
20'
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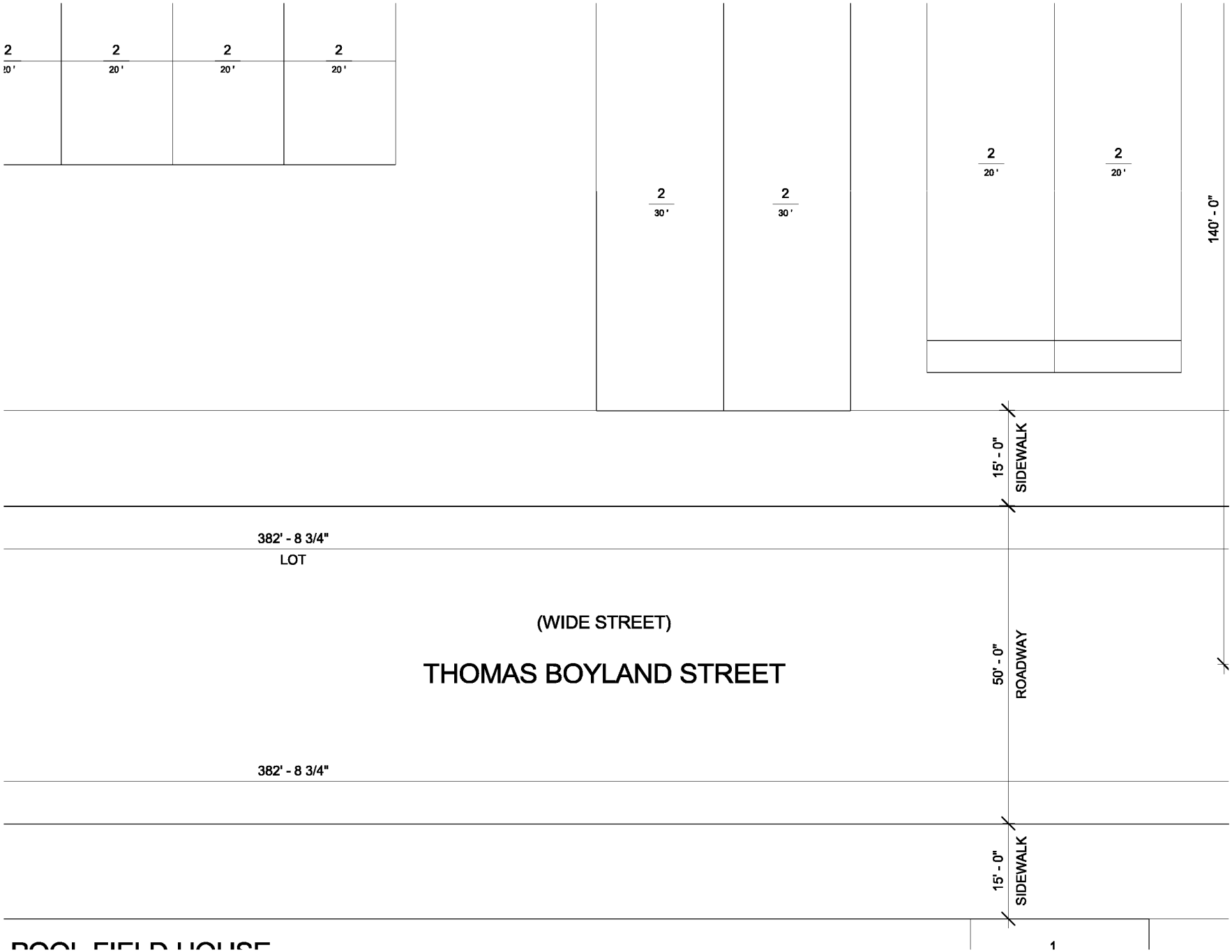
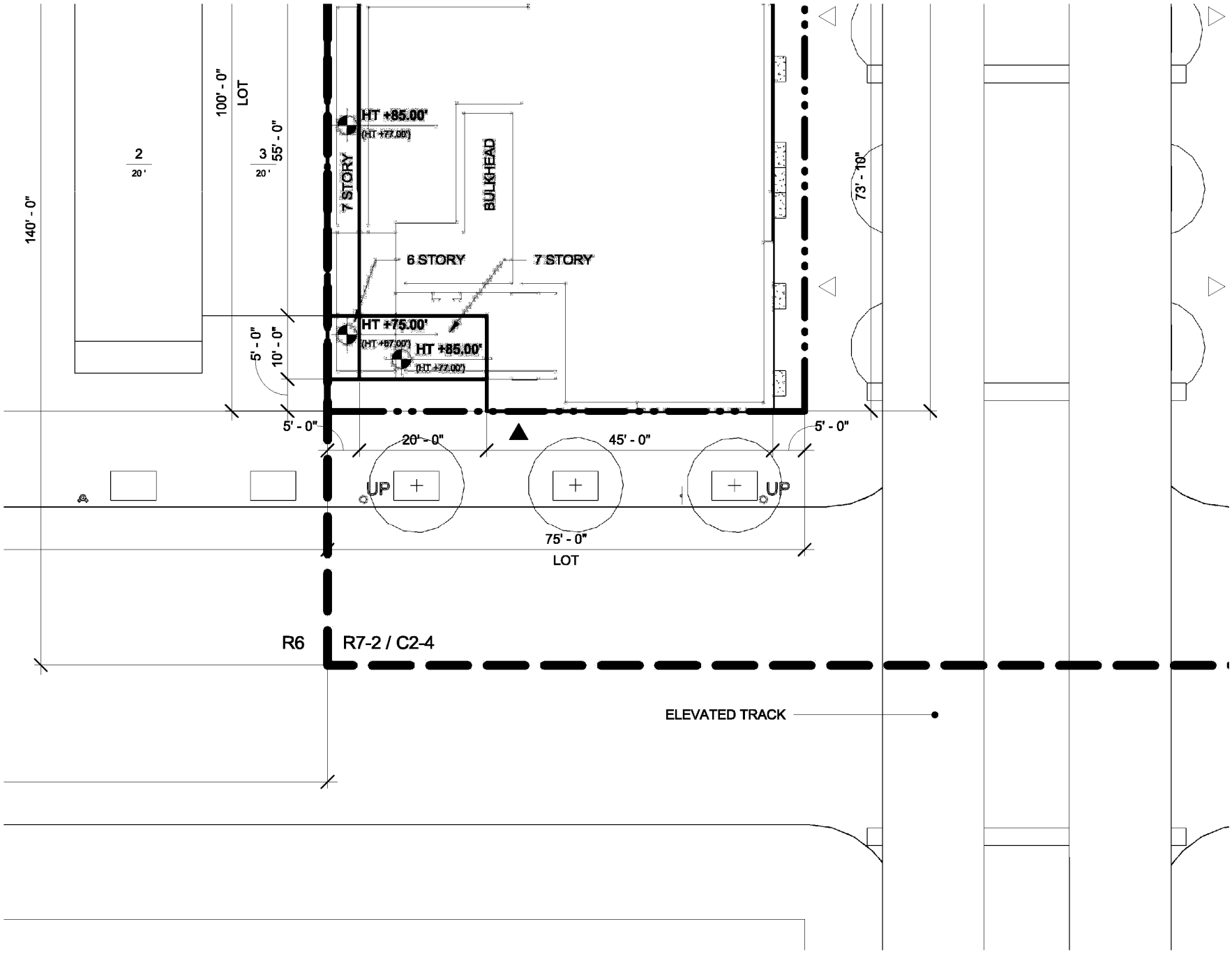
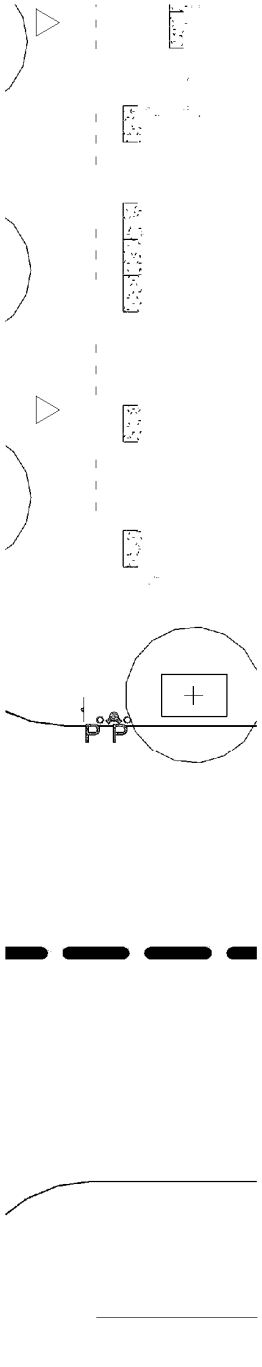
20'
2
20'
2
20'


2
20'
2
20'
2
20'
2
20'
2
30'
2
30'
2
20'
2
20'
140' - 0"
15' - 0"
SIDEWALK
382' - 8 3/4"
LOT
(WIDE STREET)
THOMAS BOYLAND STREET
50' - 0"
ROADWAY
382' - 8 3/4"
15' - 0"
SIDEWALK
1


140' - 0"
100' - 0"
LOT
2
20'
3
20'
55' - 0"
HT +85.00'
(HT +77.00')
7 STORY
BULKHEAD
6 STORY
7 STORY
73' - 10"
HT +75.00'
(HT +87.00')
HT +85.00'
(HT +77.00')
5' - 0"
10' - 0"
5' - 0"
20' - 0"
45' - 0"
5' - 0"
UP
UP
75' - 0"
LOT
R6
R7-2 / C2-4
ELEVATED TRACK



C

D1
Z-041A

BLDG D - SITE PLAN

1/16" = 1'-0"

D

PROPOSED MAXIMUM BLDG ENVELOPE

ILLUSTRATIVE BLDG ENVELOPE

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LSGD BOUNDARY

ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE

NEW DEVELOI

EXISTING BUIL

1

1
10'

2
20'

PC

CAPE

EVELOPMENT

G BUILDINGS

PLANTER

EXISTING STREET TREE

PROPOSED STREET TREE

FIRE HYRDRANT

LIGHT POLE

P POLE

UP UTILITY POLE

TRAFFIC SIGN

6
66'

STORIES

BUILDING HEIGHT

HT +85.0'
(HT +77.67')

DEVELOPMENT ENVELOPE HEIGHT

ILLUSTRATIVE BUILDING HEIGHT

R7-2 / C2-4

ZONING DISTRICT

POOL FIELD HOUSE

1
10'

COMMUNITY FACILITY ENTRY

COMMERCIAL ENTRY

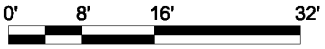
RESIDENTIAL ENTRY

PARKING ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANITITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE D - ZONING LOT SITE PLAN

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

Checked By: Checker

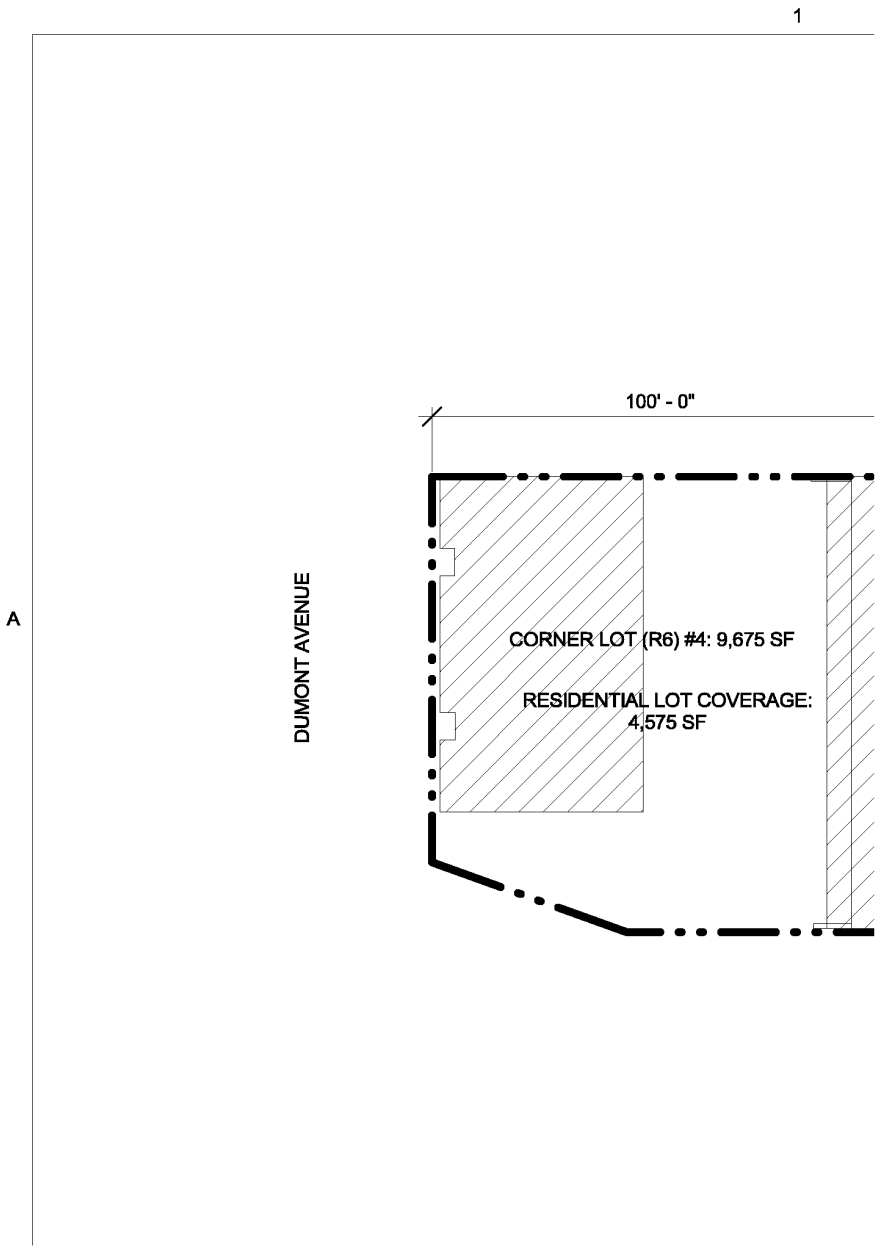
Sheet No.:

___ of Z-041A.00

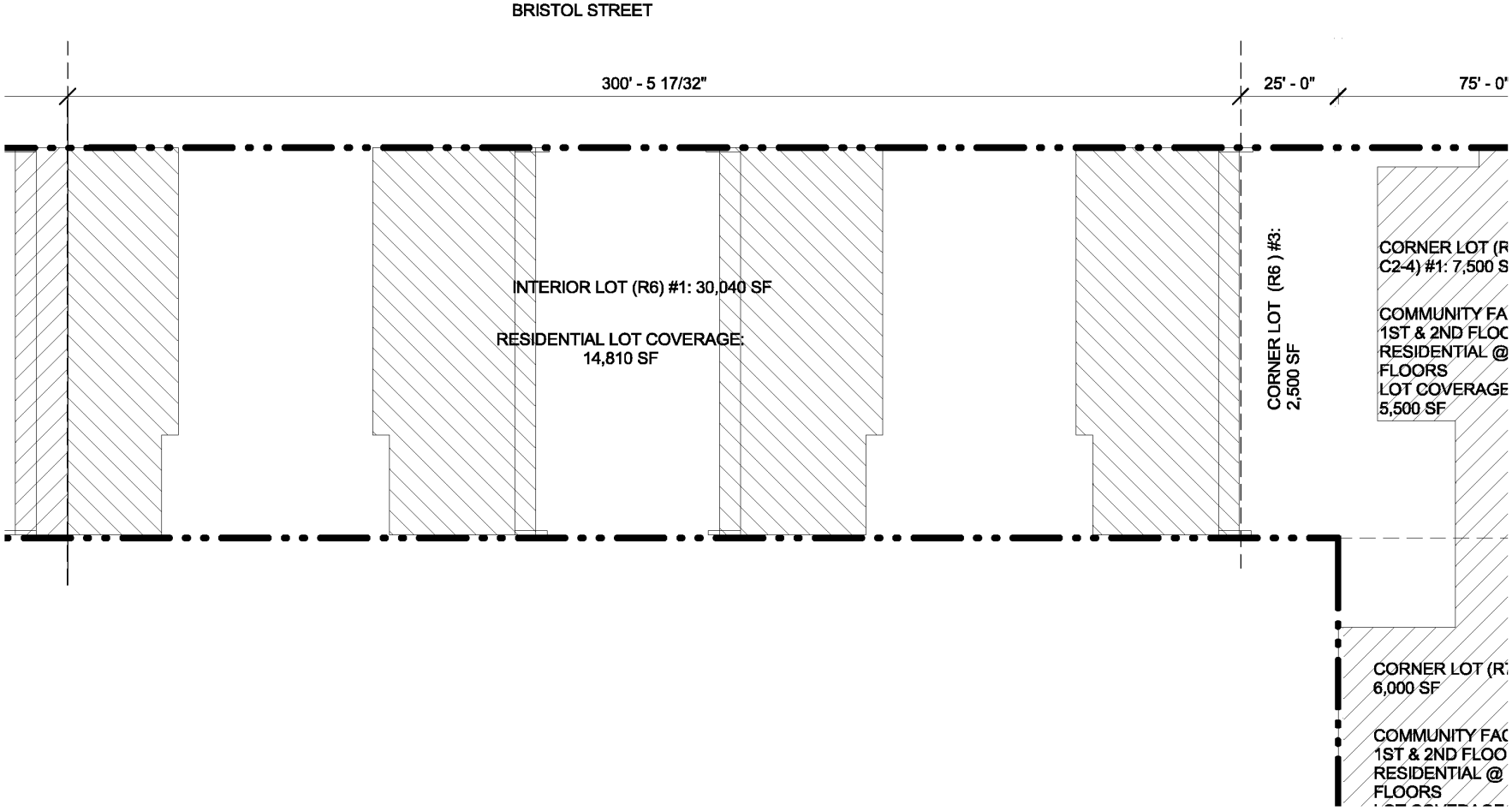
32'

N

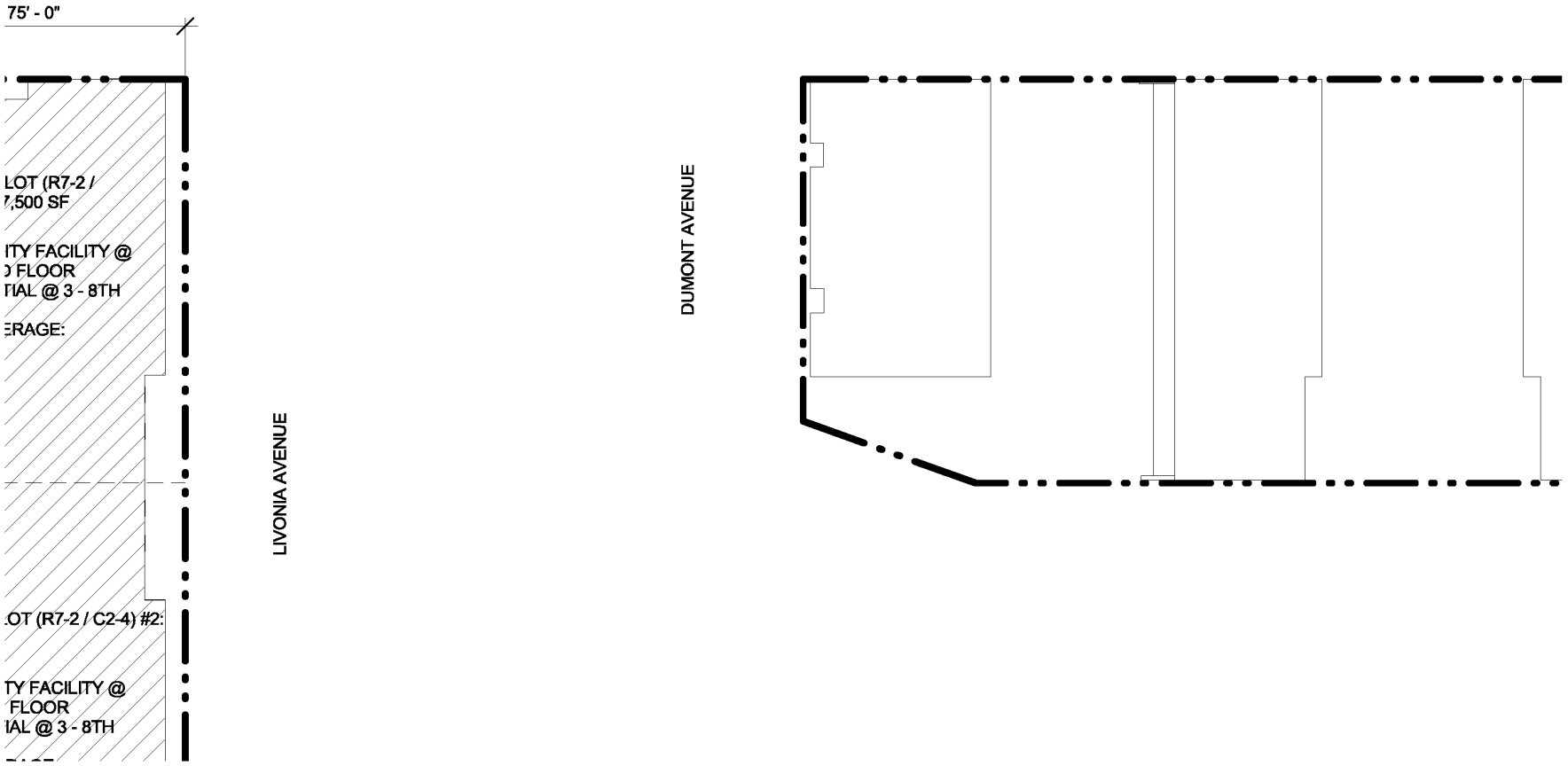
1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE D - ANALYS 20 OF 20 Z-041C.00


1
A
DUMONT AVENUE
100' - 0"
CORNER LOT (R6) #4: 9,675 SF
RESIDENTIAL LOT COVERAGE:
4,575 SF

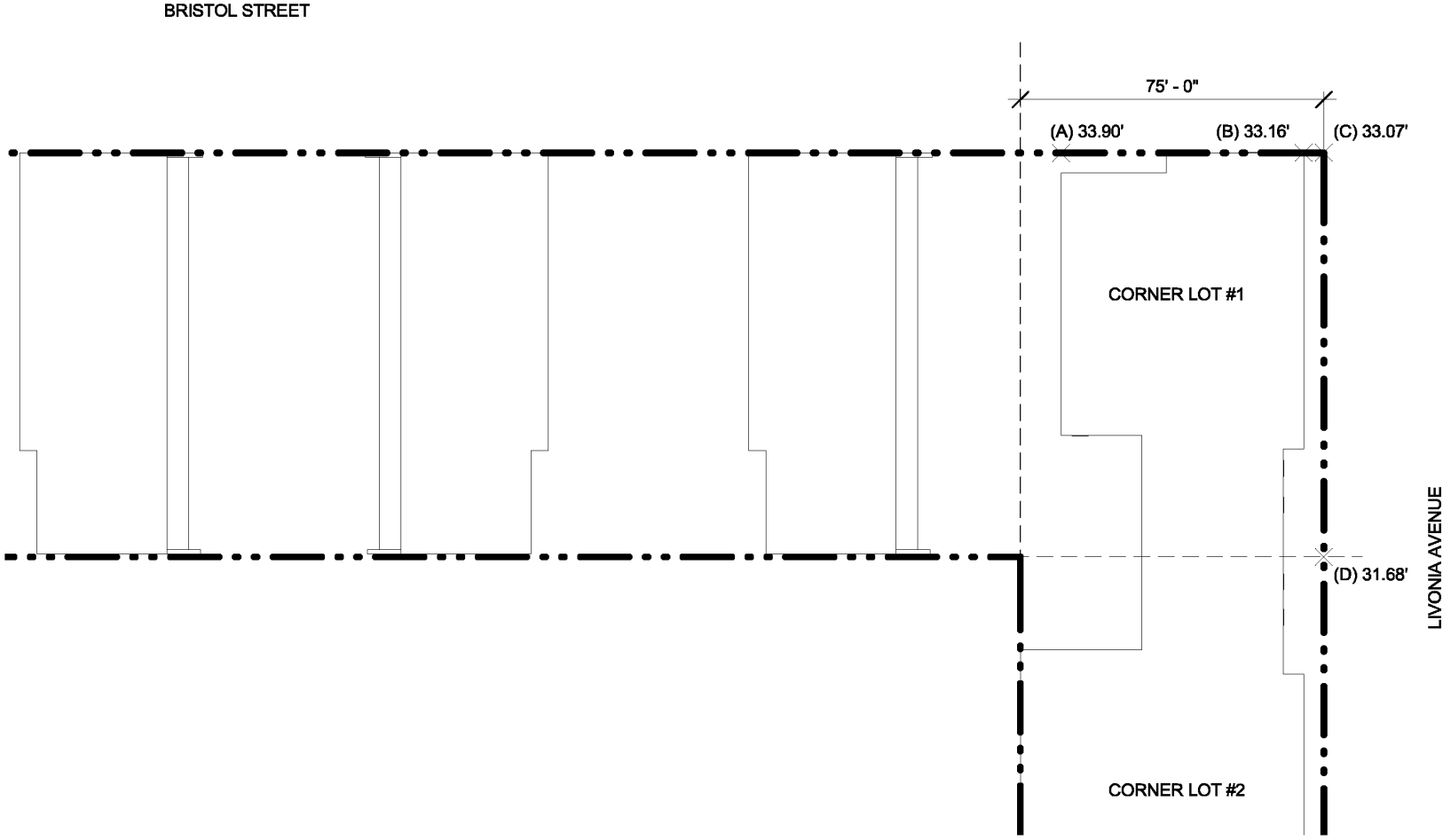
2


BRISTOL STREET
300' - 5 17/32"
25' - 0"
75' - 0"
INTERIOR LOT (R6) #1: 30,040 SF
RESIDENTIAL LOT COVERAGE:
14,810 SF
CORNER LOT (R6) #3:
2,500 SF
CORNER LOT (R
C2-4) #1: 7,500 S
COMMUNITY FA
1ST & 2ND FLOC
RESIDENTIAL @
FLOORS
LOT COVERAGE
5,500 SF
CORNER LOT (R
6,000 SF
COMMUNITY FAC
1ST & 2ND FLOO
RESIDENTIAL @
FLOORS

3


75' - 0"
LOT (R7-2 /
7,500 SF
ITY FACILITY @
D FLOOR
TIAL @ 3 - 8TH
ERAGE:
LOT (R7-2 / C2-4) #2:
TY FACILITY @
FLOOR
IAL @ 3 - 8TH
LIVONIA AVENUE
DUMONT AVENUE

4


BRISTOL STREET
75' - 0"
(A) 33.90'
(B) 33.16'
(C) 33.07'
CORNER LOT #1
(D) 31.68'
LIVONIA AVENUE
CORNER LOT #2

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
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299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

B

C1
Z-041C
BLDG D - LOT COVERAGE DIAGRAM - 1
1" = 25'-0"

INTERIOR LOT (R6) #1: 30,040 SF		
	CALCULATION	
RESIDENTIAL	14,810 SF / 30,040 SF = 49.30%	(MA



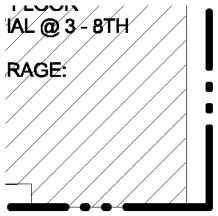
THOMAS BOYLANI

M - 1ST - 8TH FLOOR (COMMUNITY FACILITY & RESIDENTIAL)

(MAX 60%, COMPLIES)	

CORNER LOT (R7-2 / C2-4) #1: 7,500 SF		
	CALCULATION	
RESIDENTIAL	5,500 SF / 7,500 SF = 73.33%	(MAX 100%, COMPLIES)
COMMUNITY FACILITY	5,500 SF / 7,500 SF = 73.33%	(NO REQUIREMENT IN COMMERC DISTRICT)

CORNER LOT (R7-2 / C2-4) #2: 7,500 SF		
	CALCULATION	
RESIDENTIAL	6,750 SF / 7,500 SF = 90.00%	(MAX 100%, COMPLIES)

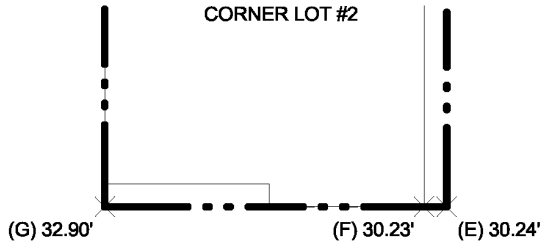


YLAND STREET

1 Z-041C BLDG D - BASE PLANE DIAGRAM
1" = 25'-0"

IMERCIAL

BASE PLANE CALCULATION	
LOT	(
CORNER LOT #1	[
	[
CORNER LOT #2	[
	[
WEIGHTED TOTAL	(



ɔN

	CALCULATION	LOT AVERAGE	% OF TOTAL BLDG FOOTPRINT
	[33.90' (A) + 33.16' (B)] / 2 = 33.53'	(33.53' + 32.38') / 2 = 32.96'	47.71%
	[33.07' (C) + 31.68' (D)] / 2 = 32.38'		
	[31.68' (D) + 30.24' (E)] / 2 = 33.96'	(33.96' + 31.57') / 2 = 32.77'	52.29%
	[30.23' (F) + 32.90' (G)] / 2 = 31.57'		
	(32.96' * 47.71%) + (32.77' * 52.29%) = 32.86'	**32.86'**	

B

RESIDENTIAL	6,750 SF / 7,500 SF = 90.00%	(MAX 100%, COMPLIES)
COMMUNITY FACILITY	6,750 SF / 7,500 SF = 90.00%	(NO REQUIREMENT IN COMMERCI DISTRICT)

CORNER LOT (R6) #3: 2,500 SF		
	CALCULATION	
RESIDENTIAL	0 SF / 2,500 SF = 0%	0% (MAX 100%)

CORNER LOT (R6) #4: 9,675 SF		
	CALCULATION	
RESIDENTIAL	4,575 SF / 9,675 SF = 47.29%	(MAX 100%, COMPLIES)

MERCIAL

c

D

(B

R7-2 / C2-4	ZONING DISTRICT
	ZONING LOT BOUNDARY
	ZONING DISTRICT BOUNDARY
	LOT COVERAGE AT CORNER LOT
	LOT COVERAGE AT THROUGH LOT

NOTE:

ELEVAT
SURVE

1

(B) 32.50'

ELEVATION

NOTE:

ELEVATIONS AND ESTABLISHED GRADES SHOWN ARE BASED ON INCLUDED SURVEYS AND HEREON REFER TO NAVD 1988.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE D - ZONING ANALYSIS

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

Checked By: Checker

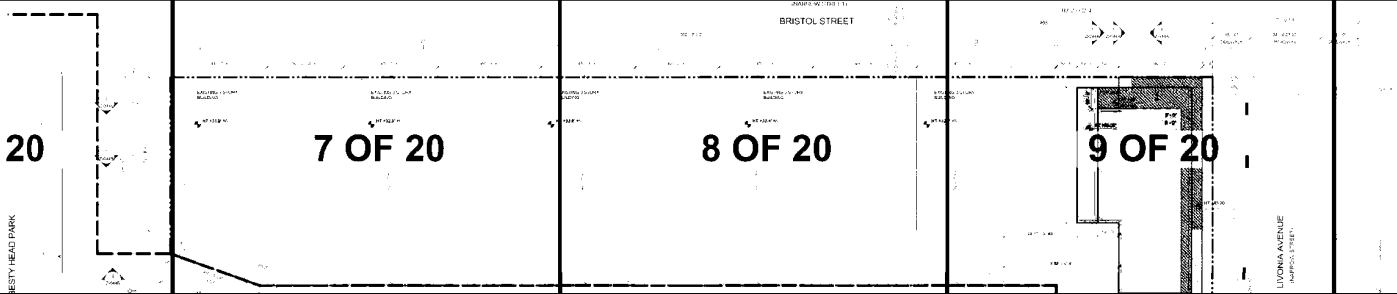
Sheet No.:

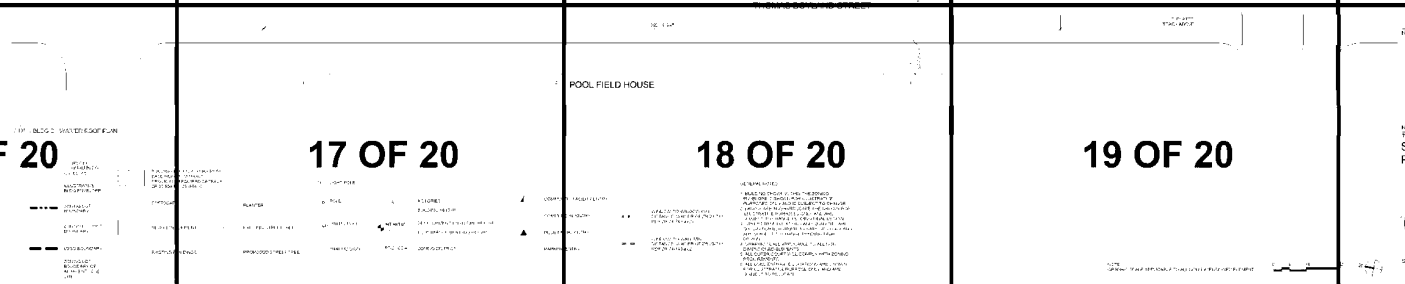
___ of Z-041C.00

64'

N

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE D · PLANS 20 OF 20 Z-043.00





1

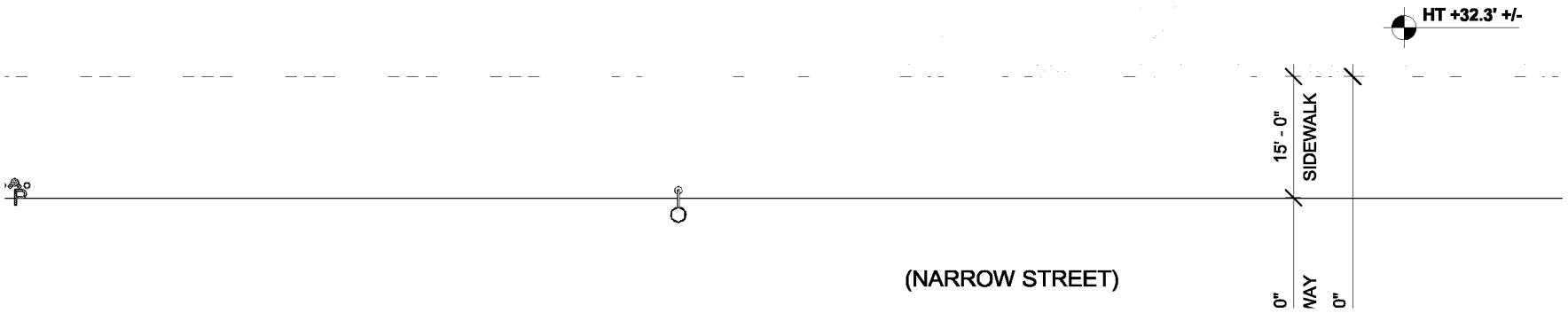
A

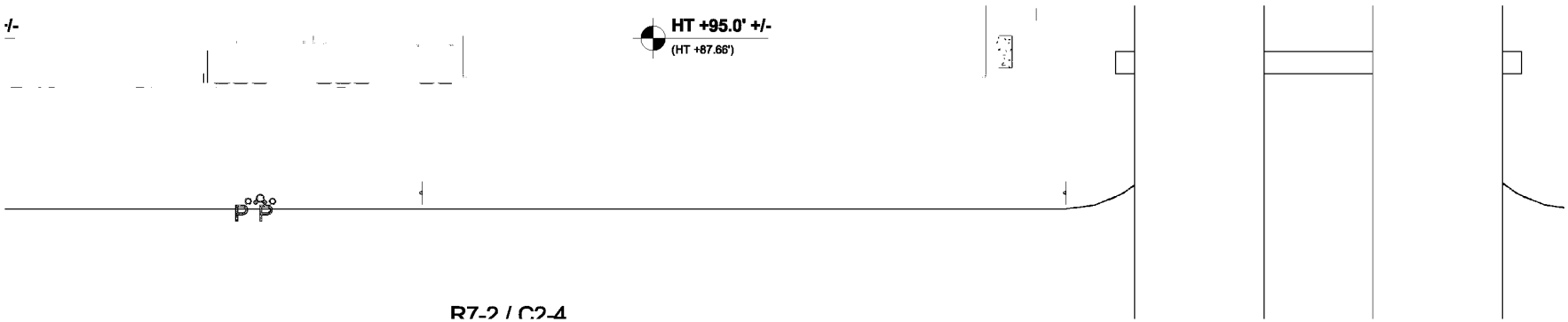


2



3




-/-
HT +95.0' +/-
(HT +87.66')
R7-2 / C2-4

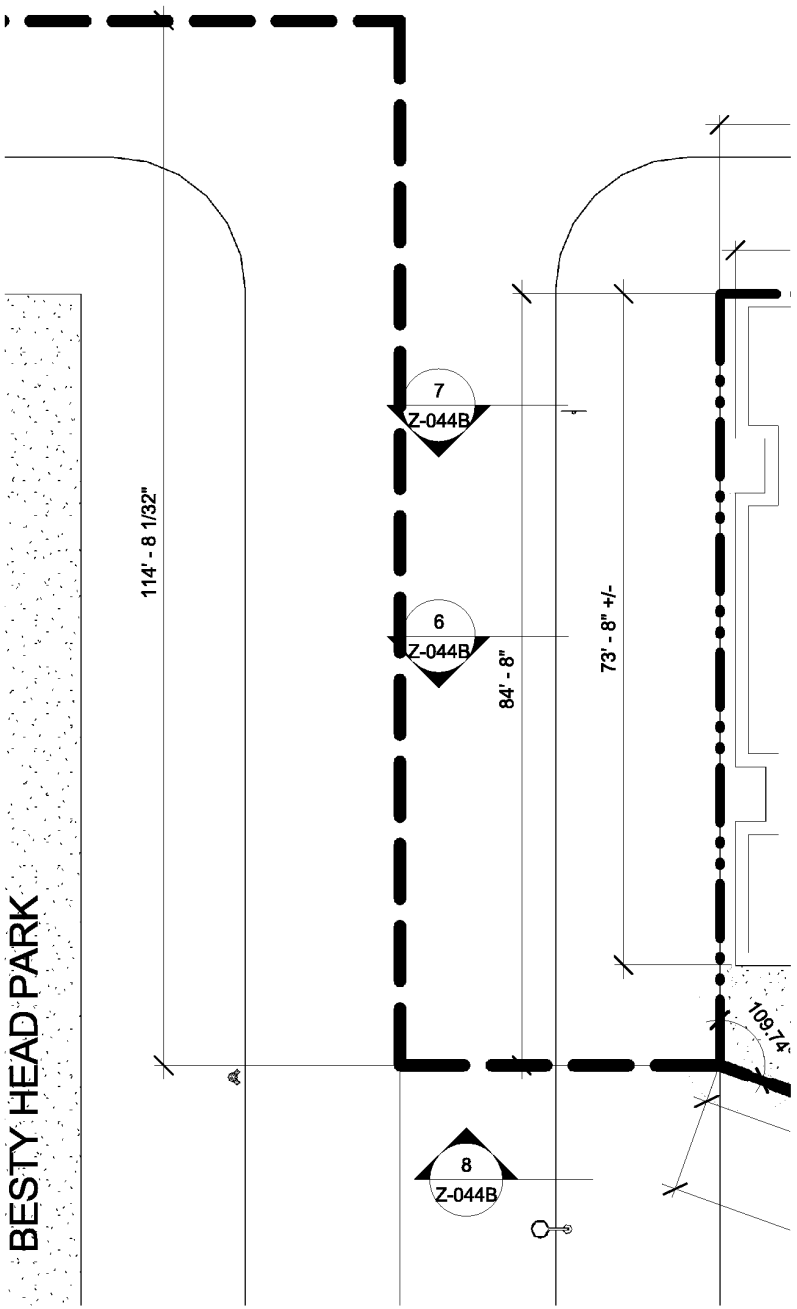
MARCUS GARVEY REZONING

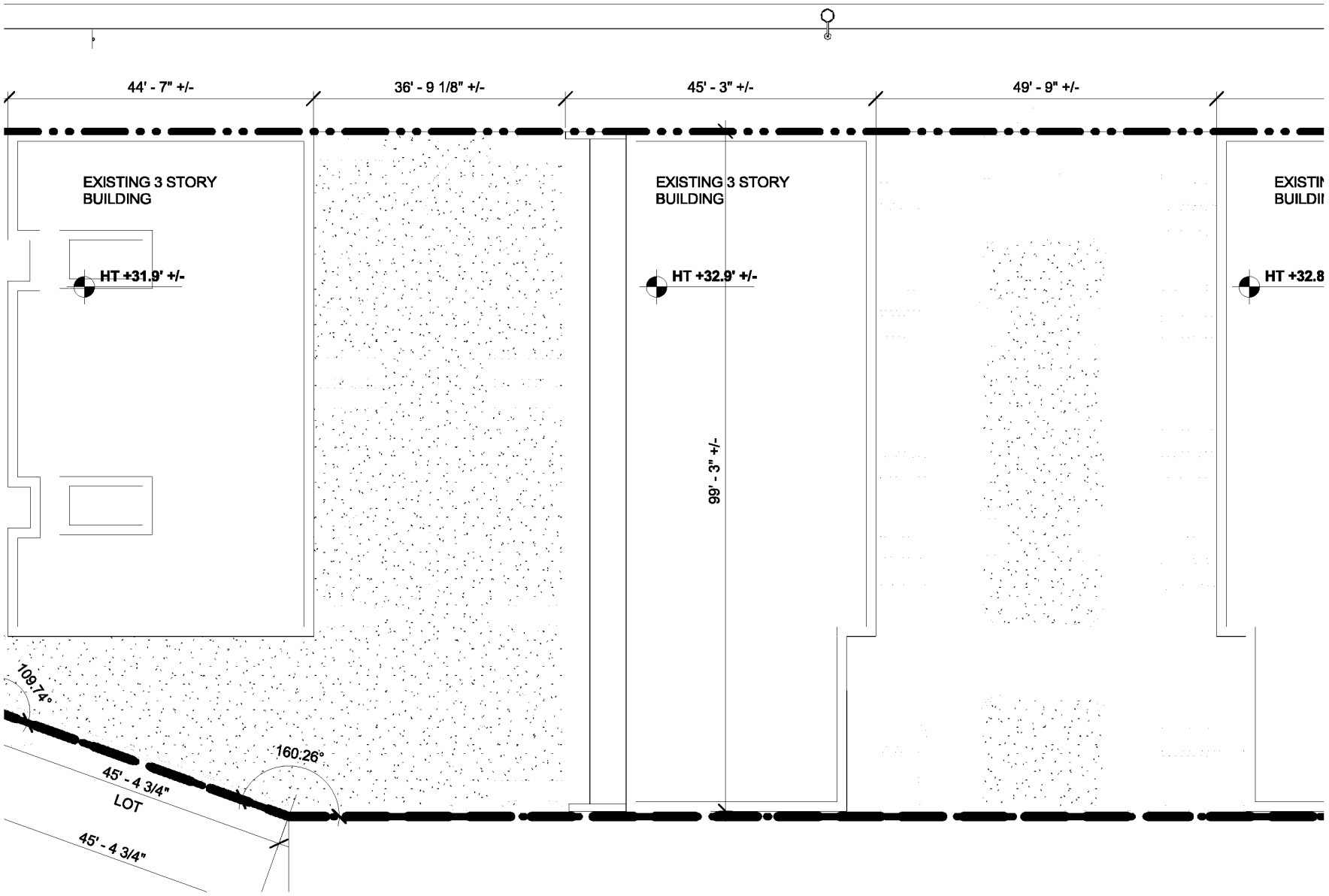
Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

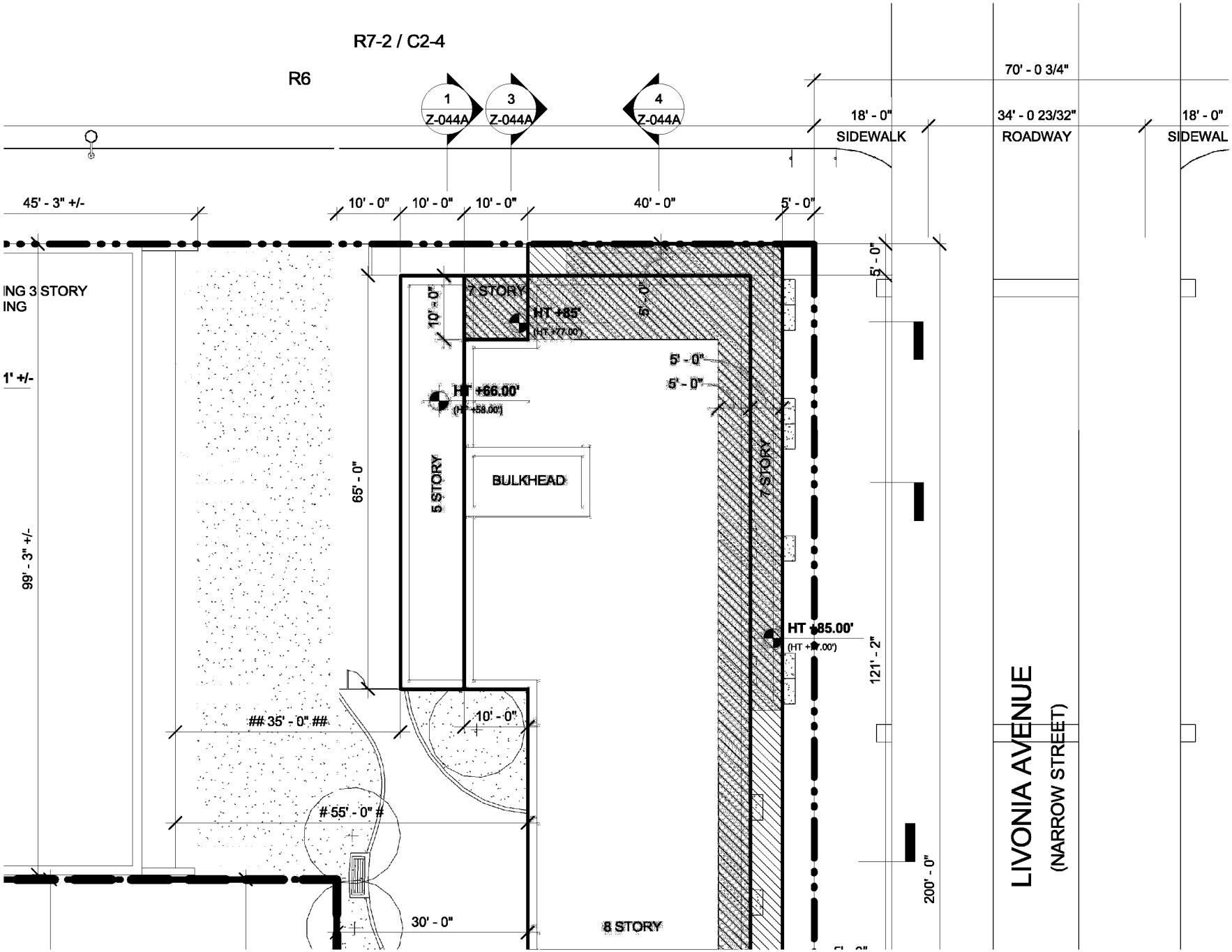
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

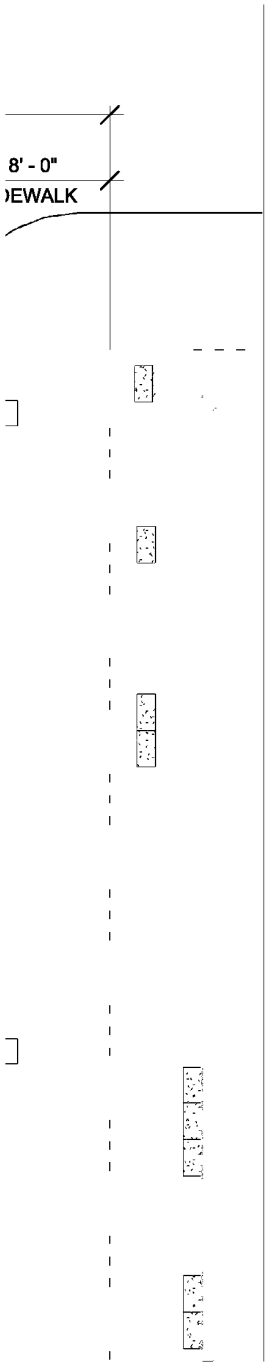
A


BESTY HEAD PARK
114' - 8 1/32"
7
Z-044B
6
Z-044B
84' - 8"
73' - 8" +/-
8
Z-044B
109.74°
B


44' - 7" +/-
36' - 9 1/8" +/-
45' - 3" +/-
49' - 9" +/-
EXISTING 3 STORY BUILDING
HT +31.9' +/-
EXISTING 3 STORY BUILDING
HT +32.9' +/-
99' - 3" +/-
HT +32.8
109.74°
160.26°
45' - 4 3/4"
LOT
45' - 4 3/4"


(NARROW STREET)
BRISTOL STREET
30' - 0"
ROADWAY
60' - 0"
500' - 5 1/2"
15' - 0"
SIDEWALK
45' - 3" +/-
40' - 2" +/-
45' - 3" +/-
49' - 7" +/-
45'
EXISTING 3 STORY BUILDING
EXISTING 3 STORY BUILDING
EXISTING 3 S
BUILDING
HT +32.4' +/-
HT +32.1' +/-
99' - 3" +/-
99' - 3" +/-
99' - 3" +/-


R7-2 / C2-4
R6
1
Z-044A
3
Z-044A
4
Z-044A
70' - 0 3/4"
18' - 0"
SIDEWALK
34' - 0 23/32"
ROADWAY
18' - 0"
SIDEWAL
45' - 3" +/-
10' - 0"
10' - 0"
10' - 0"
40' - 0"
5' - 0"
5' - 0"
ING 3 STORY
ING
1' +/-
99' - 3" +/-
7 STORY
HT +85'
(HT +77.00')
10' - 0"
5' - 0"
5' - 0"
5' - 0"
HT +66.00'
(HT +58.00')
65' - 0"
5 STORY
BULKHEAD
7 STORY
HT +85.00'
(HT +77.00')
121' - 2"
35' - 0"
10' - 0"
55' - 0"
30' - 0"
8 STORY
200' - 0"
LIVONIA AVENUE
(NARROW STREET)



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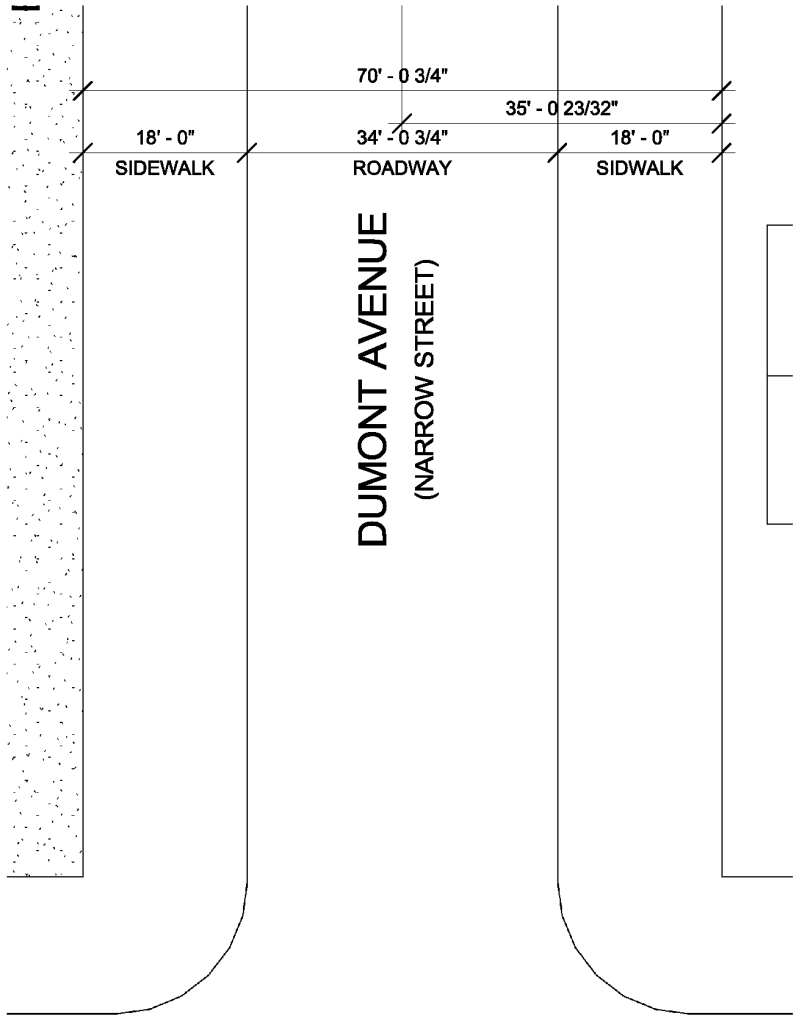
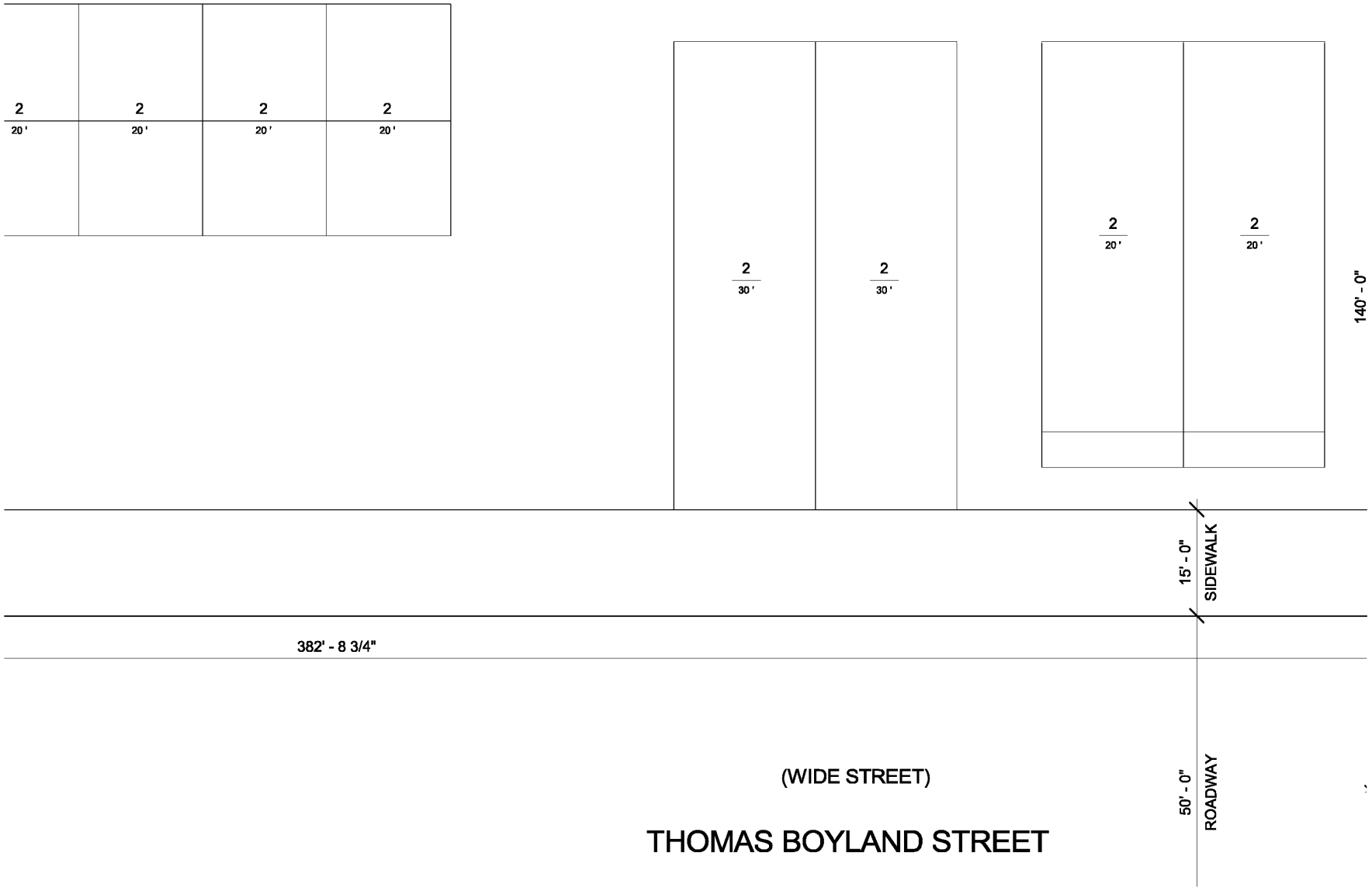
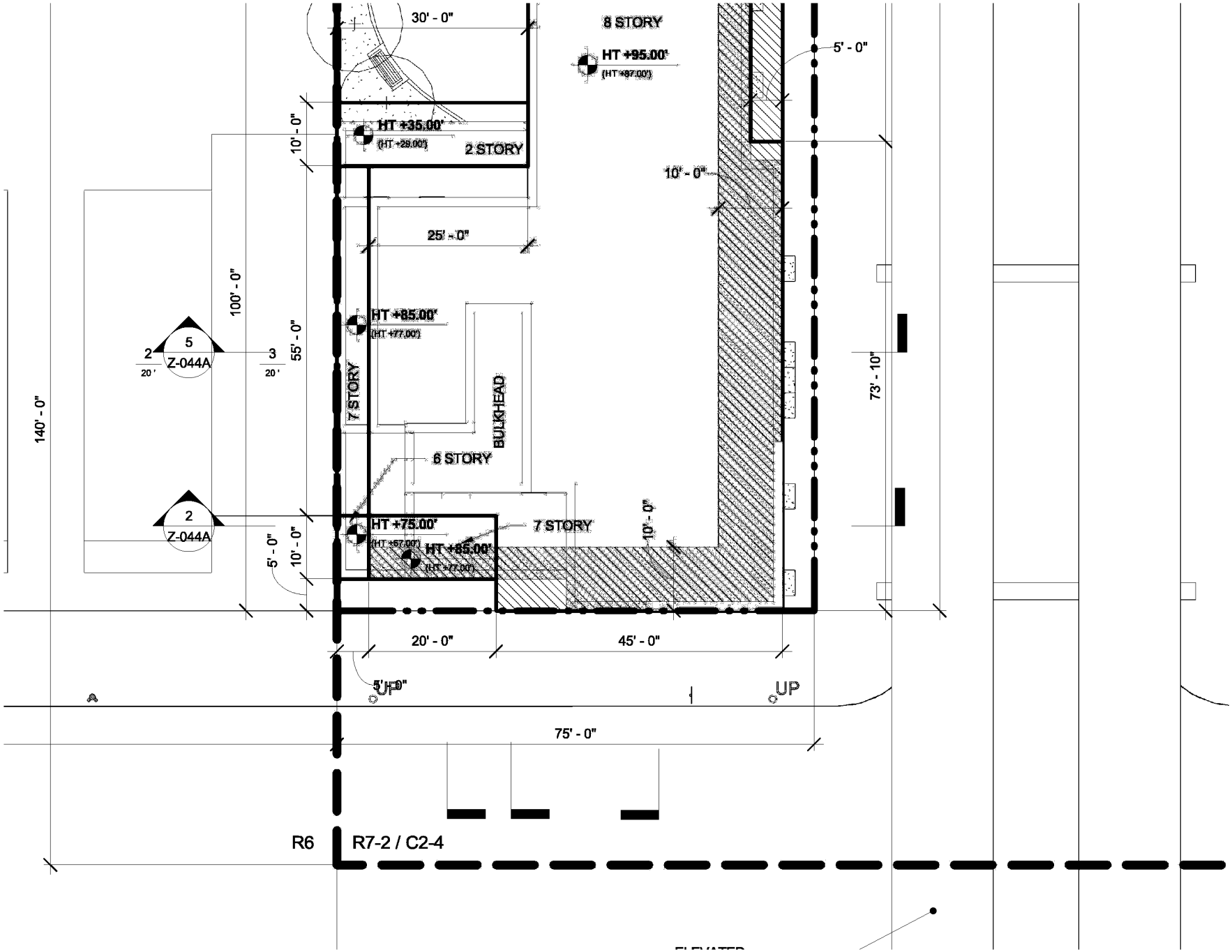
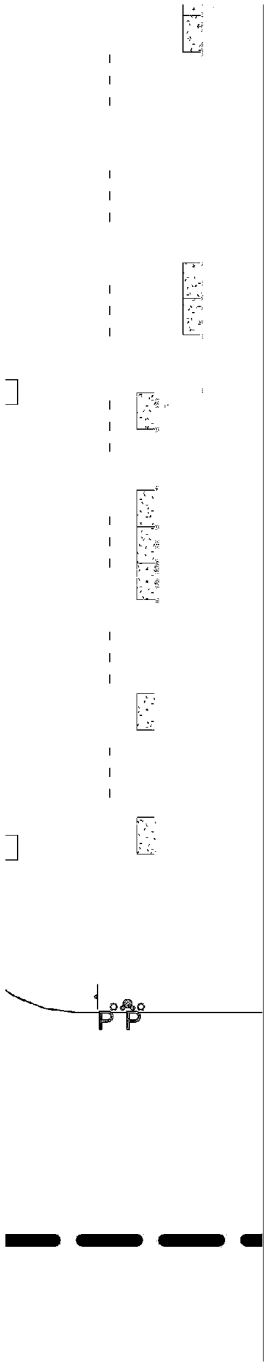

70' - 0 3/4"
35' - 0 23/32"
18' - 0"
SIDEWALK
34' - 0 3/4"
ROADWAY
18' - 0"
SIDWALK
DUMONT AVENUE
(NARROW STREET)



2	2	2	2	2	2	2	2	2	2	2
20 '	20 '	20 '	20 '	20 '	20 '	20 '	20 '	20 '	20 '	20 '


2
20 '
2
20 '
2
20 '
2
20 '
2
30 '
2
30 '
2
20 '
2
20 '
140' - 0"
15' - 0"
SIDEWALK
382' - 8 3/4"
50' - 0"
ROADWAY
(WIDE STREET)
THOMAS BOYLAND STREET


30' - 0"
8 STORY
HT +95.00'
(HT +87.00')
5' - 0"
HT +35.00'
(HT +29.00')
2 STORY
10' - 0"
10' - 0"
25' - 0"
100' - 0"
HT +85.00'
(HT +77.00')
55' - 0"
2
20'
5
Z-044A
3
20'
7 STORY
BULKHEAD
6 STORY
140' - 0"
73' - 10"
2
Z-044A
HT +75.00'
(HT +67.00')
7 STORY
10' - 0"
5' - 0"
10' - 0"
HT +85.00'
(HT +77.00')
20' - 0"
45' - 0"
5' - 0"
UP
UP
A
75' - 0"
R6
R7-2 / C2-4



C



D

D1
Z-043

BLDG D - WAIVER ROOF PLAN

1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE

ILLUSTRATIVE BLDG ENVELOPE

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LSGD BOUNDARY

ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

BUILDING EXCEED BASE HEIGHT WIT PROVIDING REQUI ZR 35-654(B) / 23 -6

SOFTSCAPE

NEW DEVELOPME

EXISTING BUILDIN

1

1
10 '

2
20 '

P(

XCEEDED MAXIMUM
HT WITHOUT
REQUIRED SETBACK
) / 23 -664 (C)

E

PLANTER

.OPMENT

EXISTING STREET TREE

JILDINGS

PROPOSED STREET TREE

LIGHT POLE

P POLE

UP UTILITY POLE

TRAFFIC SIGN

6
66 '

STORIES

BUILDING HEIGHT

HT +85.0'
(HT +77.67')

DEVELOPMENT ENVELOPE HEIGHT

ILLUSTRATIVE BUILDING HEIGHT

R7-2 / C2-4

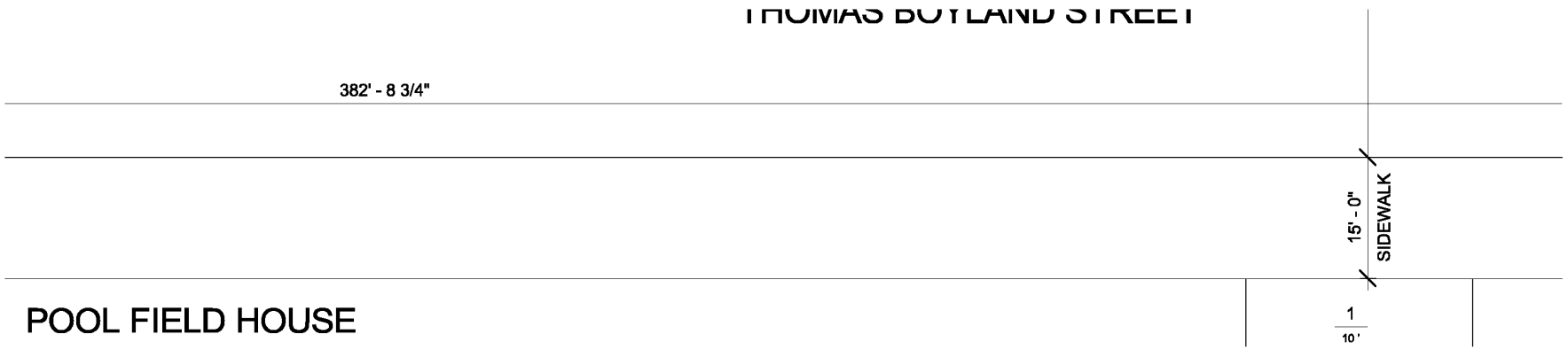
ZONING DISTRICT

COMMUNITY FA

COMMERCIAL E

RESIDENTIAL E

PARKING ENTR



IITY FACILITY ENTRY

:CIAL ENTRY

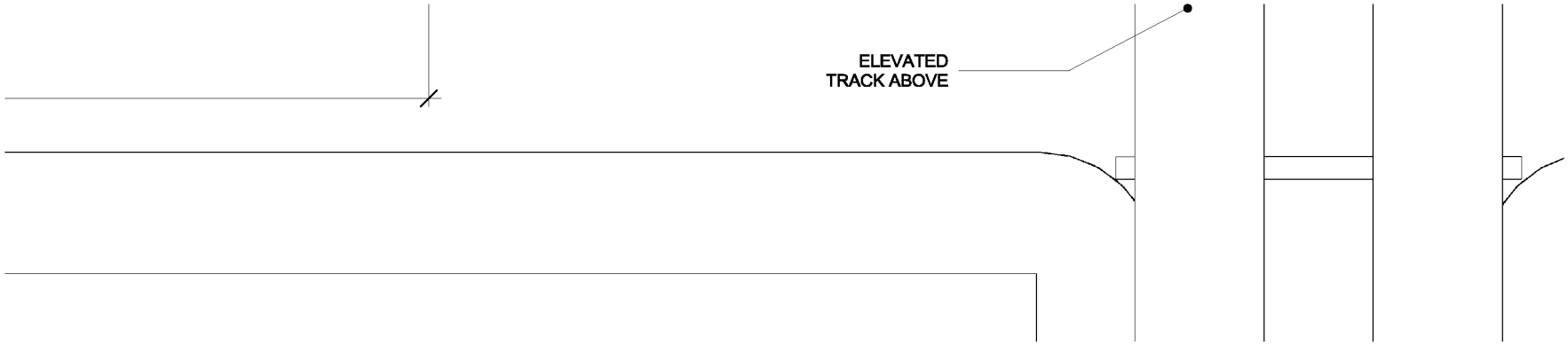
TIAL ENTRY

ENTRY

# #	WINDOW-TO-WINDOW MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)
## ##	WINDOW-TO-WALL MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANITITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.



NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE D - WAIVER PLANS

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

Checked By: Checker

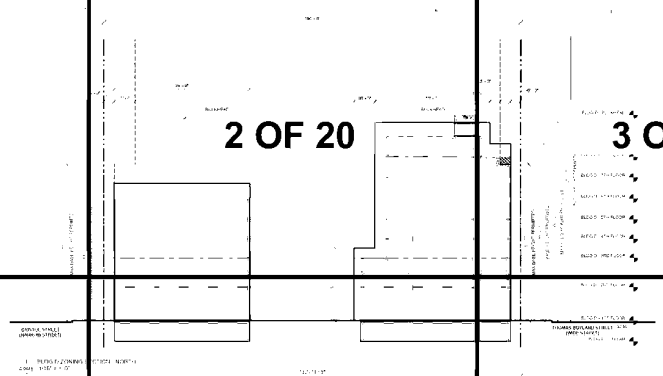
Sheet No.:

___ of Z-043.00

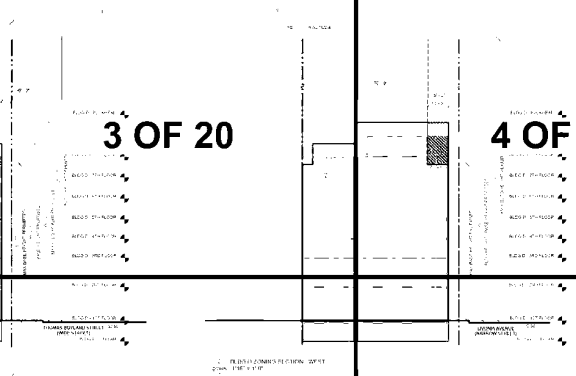
32'

N

1 OF 20



2 OF 20



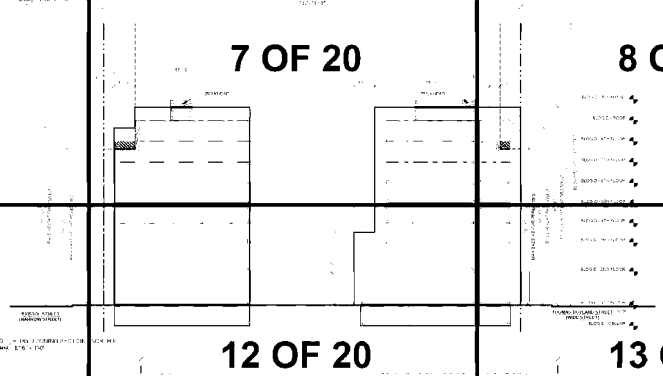
3 OF 20

4 OF 20

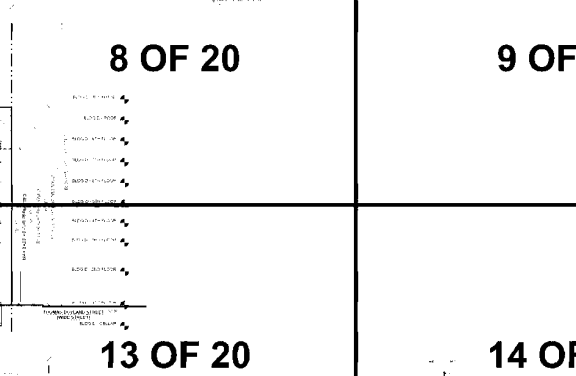
MARCUS
GARVEY
REZONING

5 OF 20

6 OF 20



7 OF 20

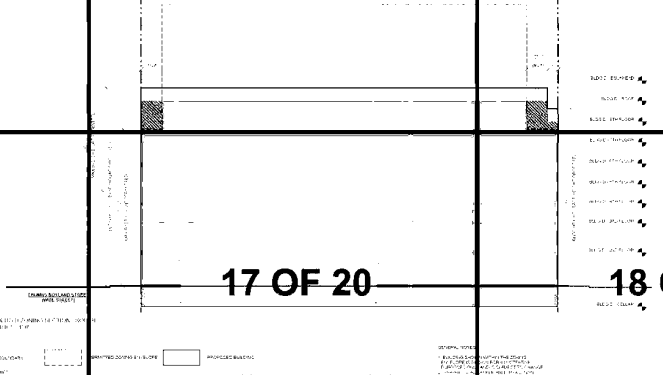


8 OF 20

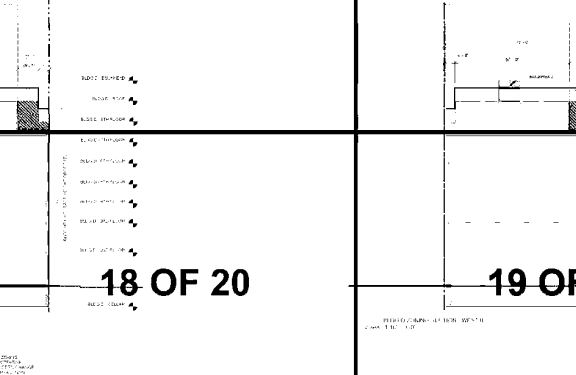
9 OF 20

10 OF 20

11 OF 20



12 OF 20



13 OF 20

14 OF 20

15 OF 20

16 OF 20



17 OF 20



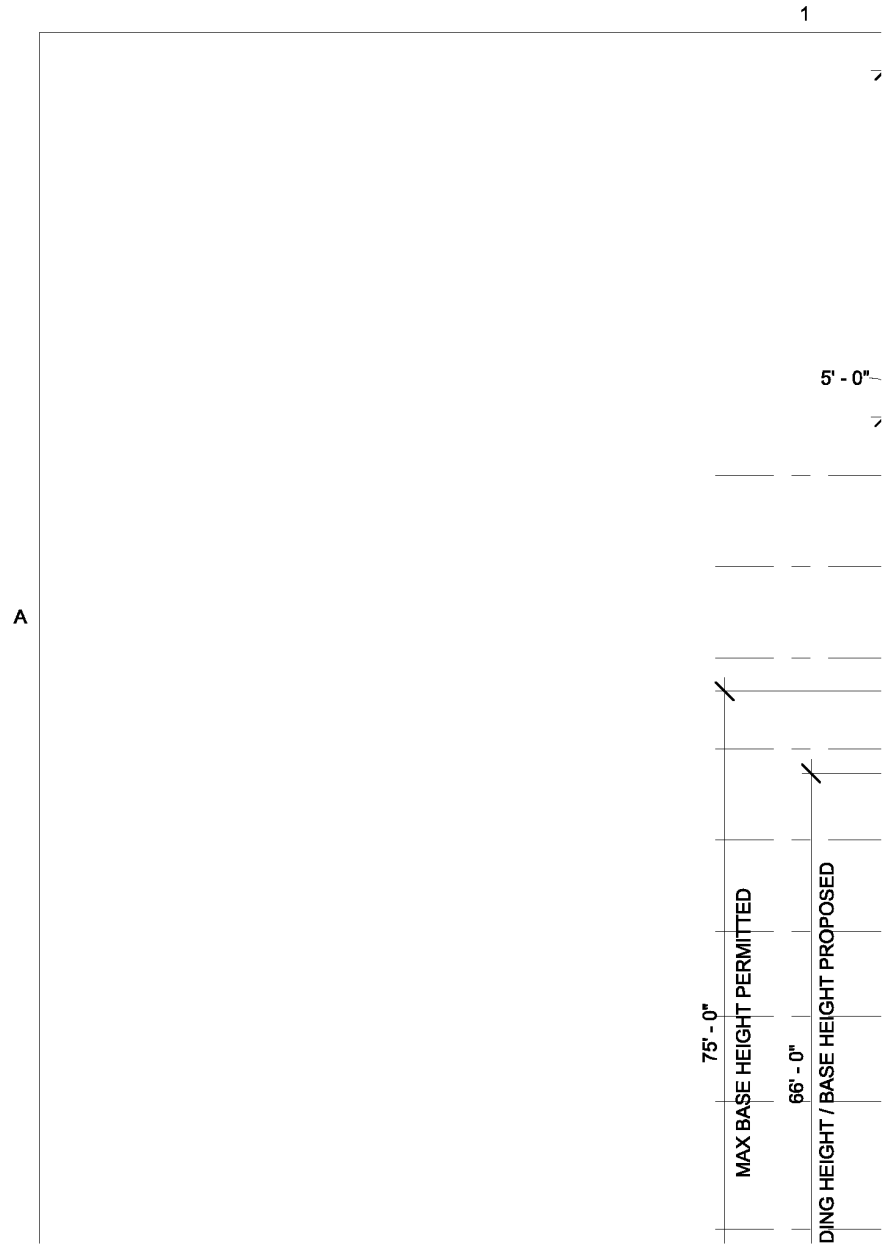
18 OF 20

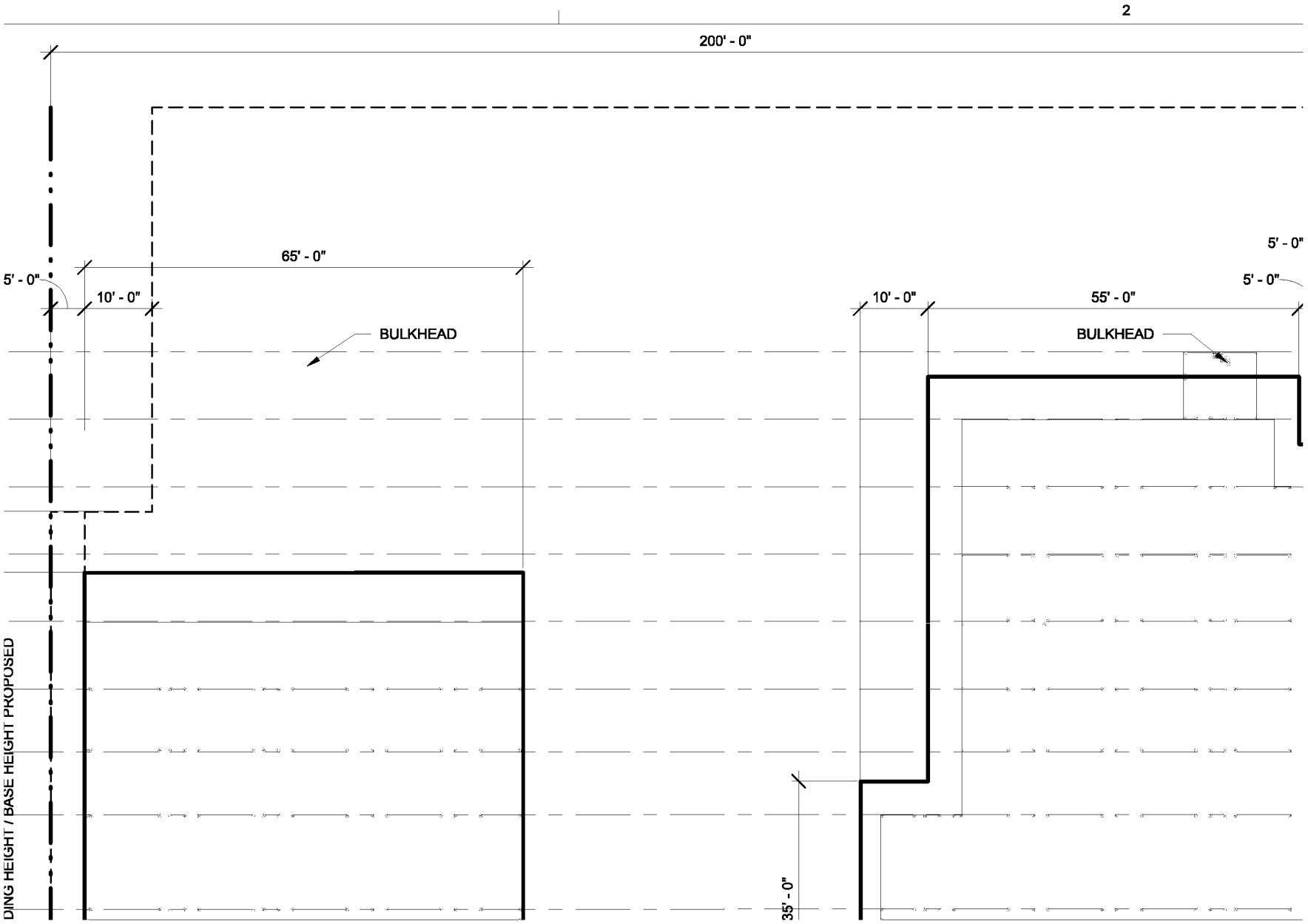
19 OF 20

SITE D-
SECTIO

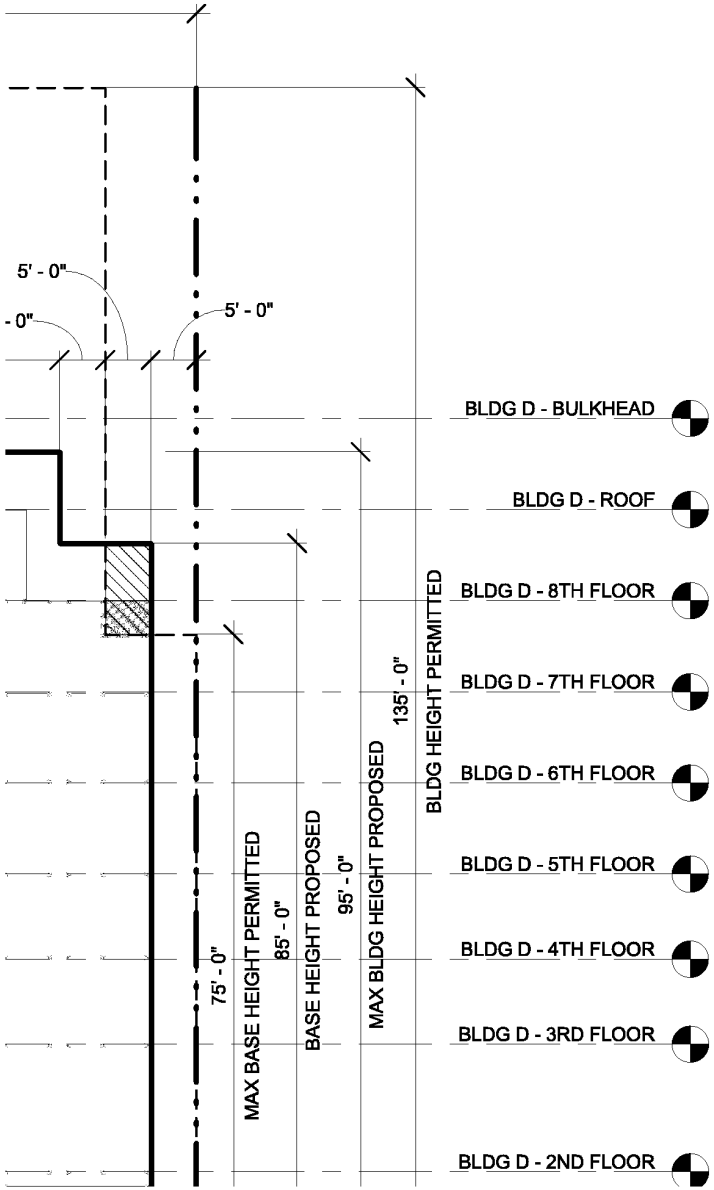
20 OF 20

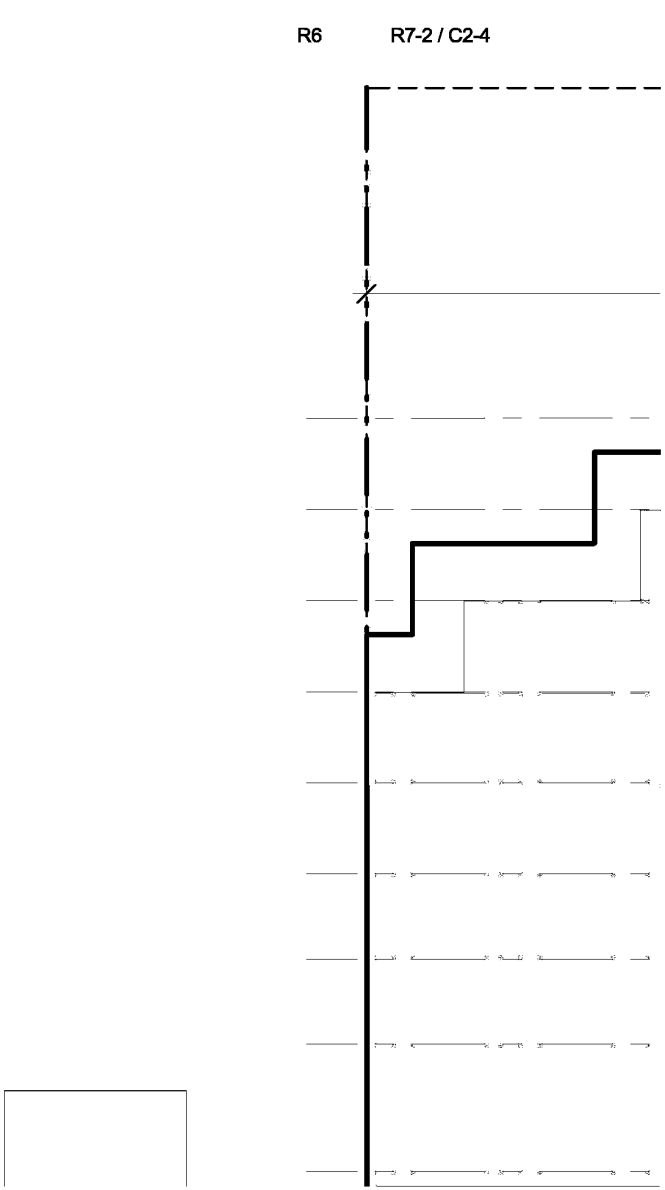
Z-044A.00


1
A
5' - 0"
75' - 0"
MAX BASE HEIGHT PERMITTED
66' - 0"
DING HEIGHT / BASE HEIGHT PROPOSED

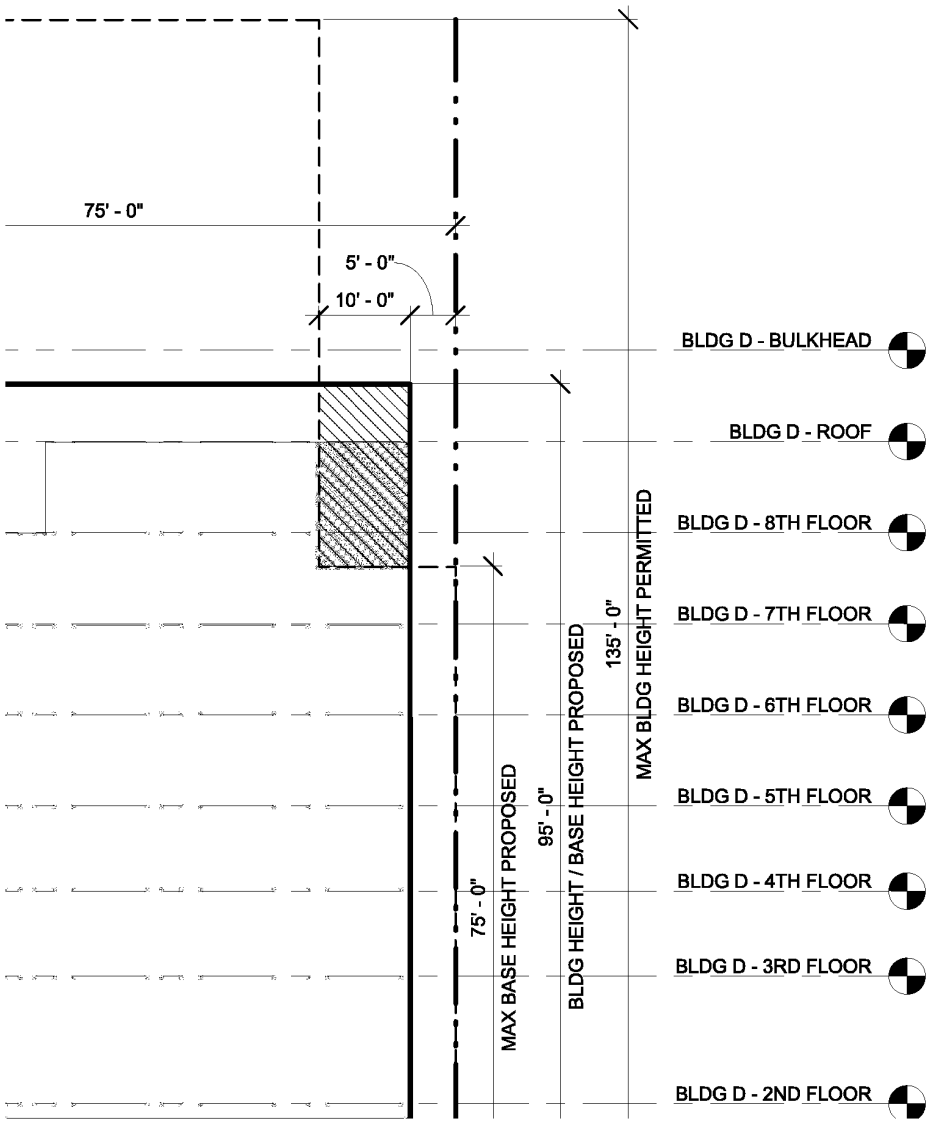

2
200' - 0"
5' - 0"
65' - 0"
10' - 0"
BULKHEAD
5' - 0"
5' - 0"
10' - 0"
55' - 0"
BULKHEAD
35' - 0"
DING HEIGHT / BASE HEIGHT PROPOSED

3


5' - 0"
- 0"
5' - 0"
BLDG D - BULKHEAD
BLDG D - ROOF
BLDG D - 8TH FLOOR
BLDG D - 7TH FLOOR
BLDG D - 6TH FLOOR
BLDG D - 5TH FLOOR
BLDG D - 4TH FLOOR
BLDG D - 3RD FLOOR
BLDG D - 2ND FLOOR
BLDG HEIGHT PERMITTED
135' - 0"
MAX BLDG HEIGHT PROPOSED
95' - 0"
BASE HEIGHT PROPOSED
85' - 0"
MAX BASE HEIGHT PERMITTED
75' - 0"


R6
R7-2 / C2-4

4


75' - 0"
5' - 0"
10' - 0"
BLDG D - BULKHEAD
BLDG D - ROOF
BLDG D - 8TH FLOOR
BLDG D - 7TH FLOOR
BLDG D - 6TH FLOOR
BLDG D - 5TH FLOOR
BLDG D - 4TH FLOOR
BLDG D - 3RD FLOOR
BLDG D - 2ND FLOOR
MAX BLDG HEIGHT PERMITTED
135' - 0"
BLDG HEIGHT / BASE HEIGHT PROPOSED
95' - 0"
MAX BASE HEIGHT PROPOSED
75' - 0"

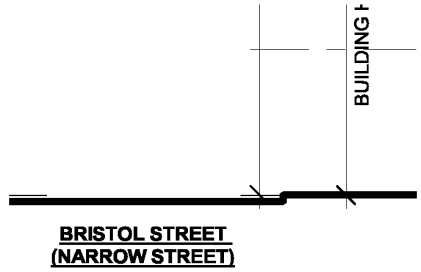
MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

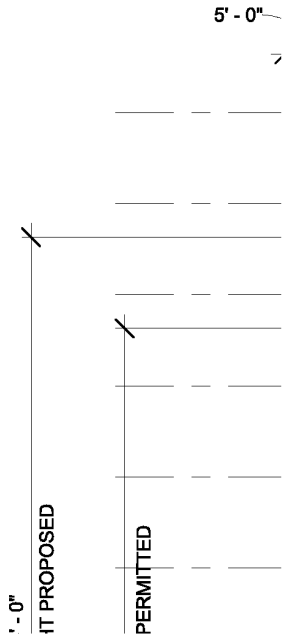
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

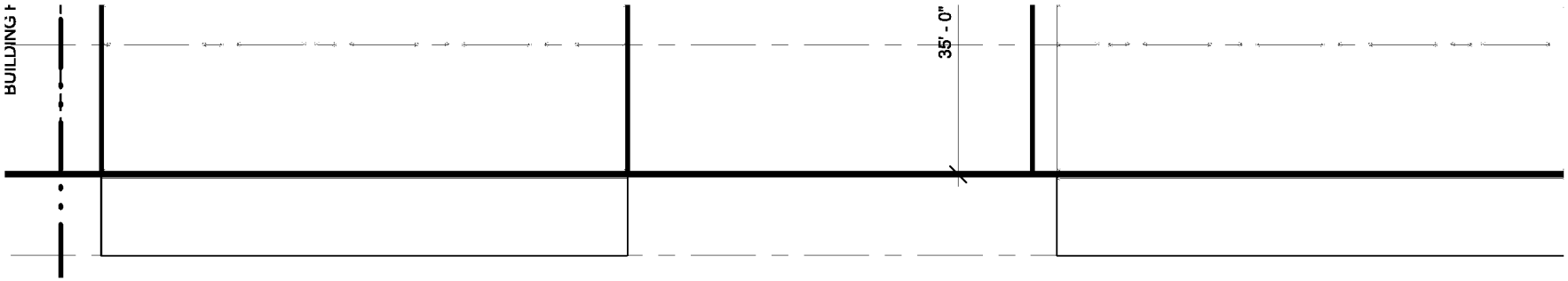
A



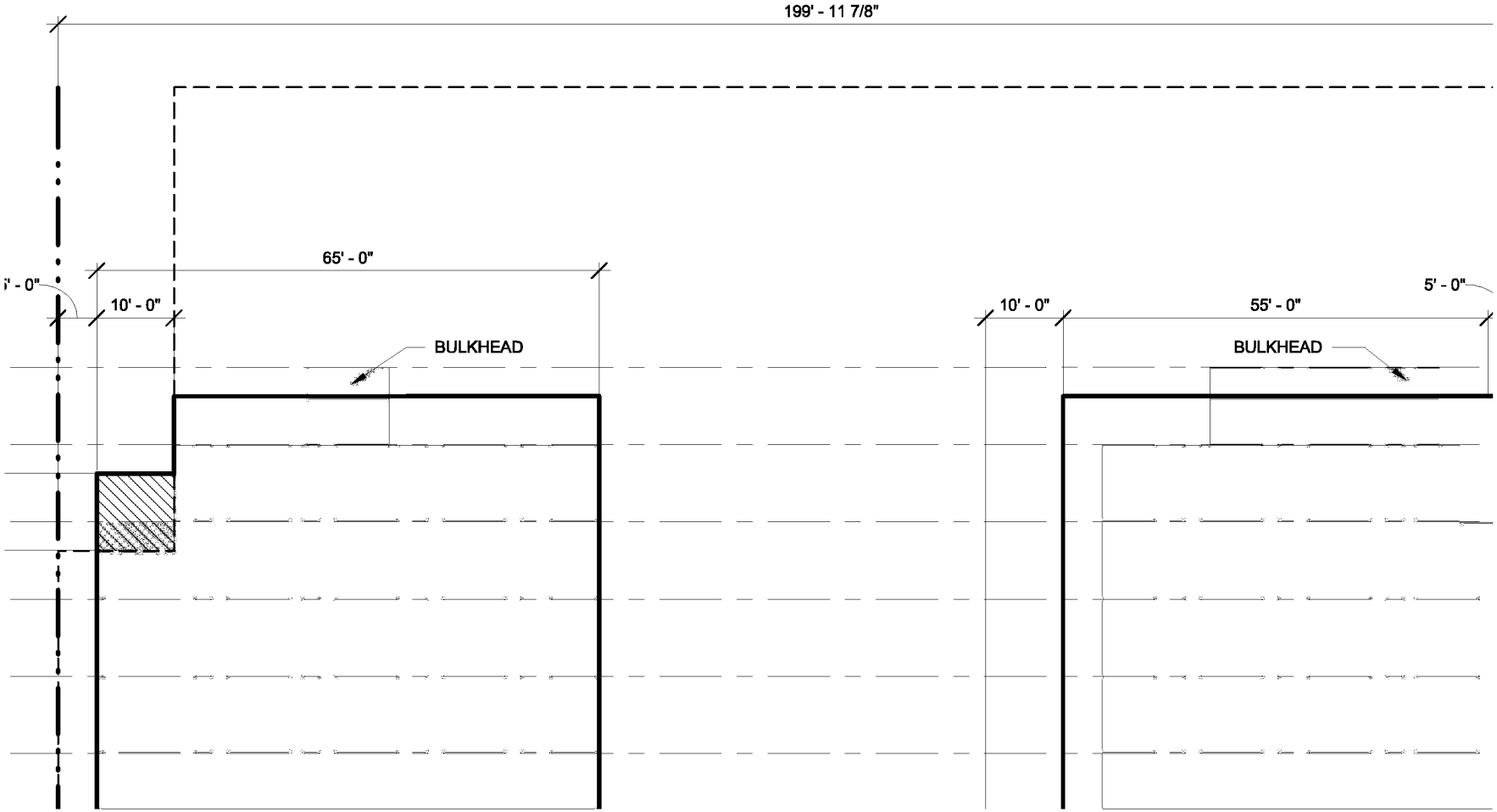
1 Z-044A BLDG D ZONING SECTI(
1/16" = 1'-0"

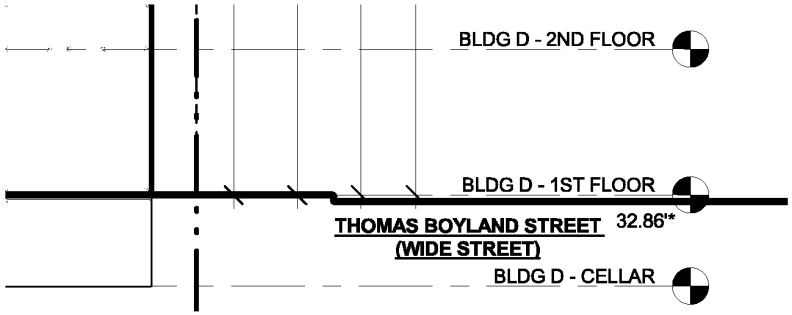
B

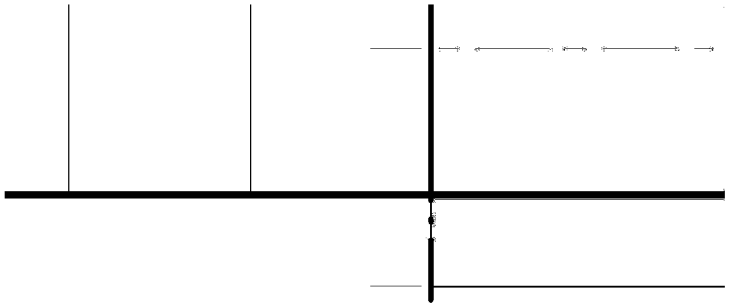




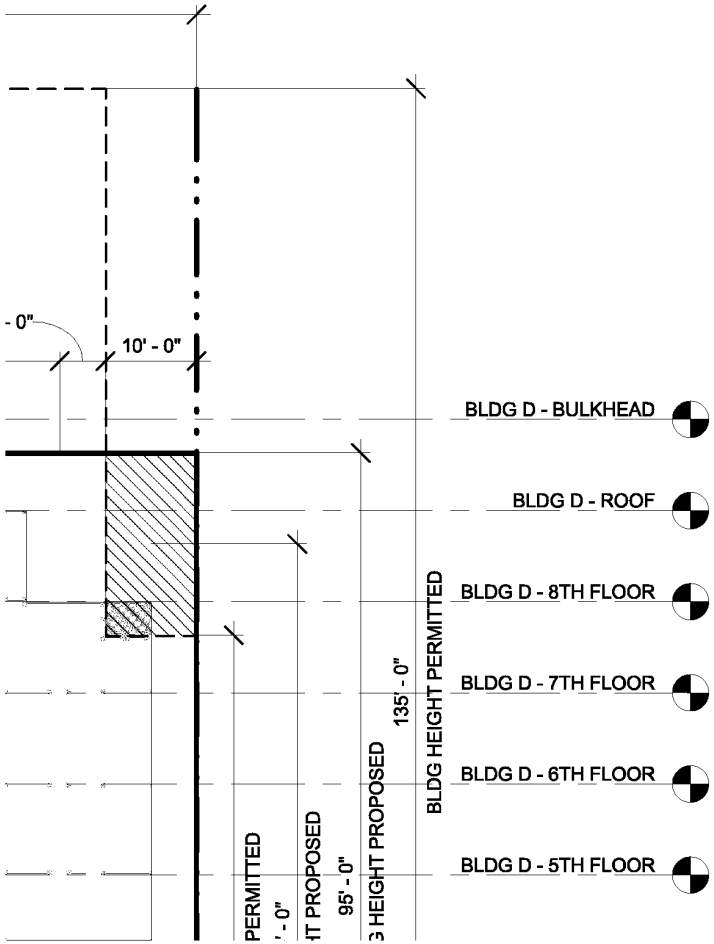
ECTION - NORTH

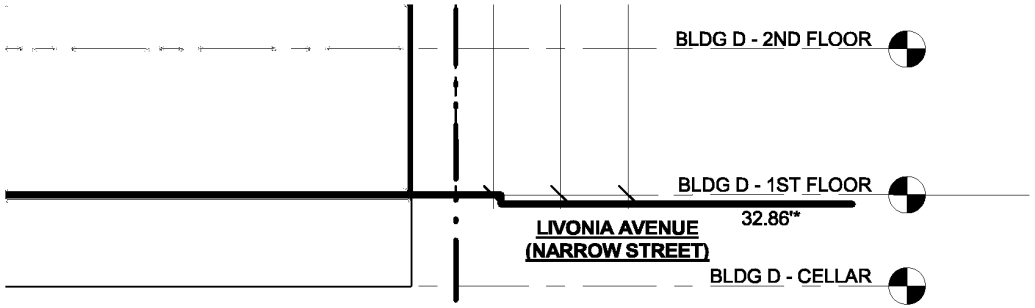




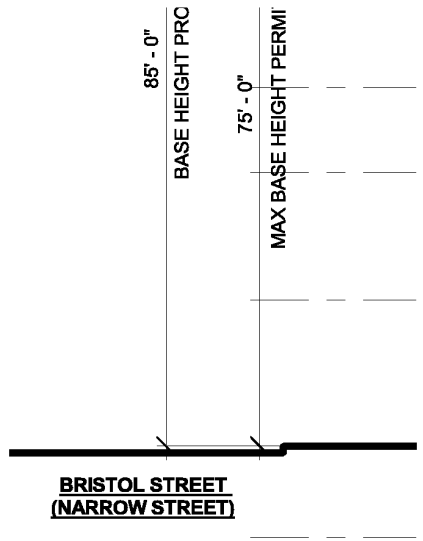


2 Z-044A BLDG D ZONING SECTION - WEST
1/16" = 1'-0"

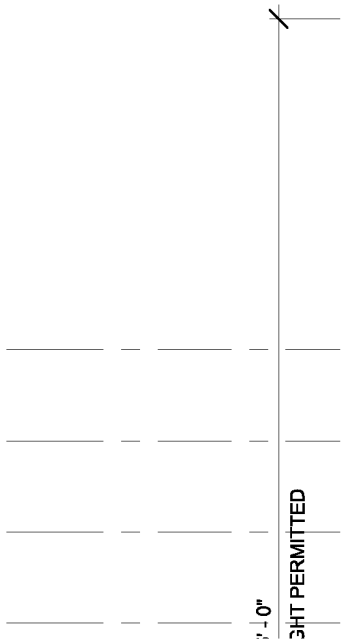


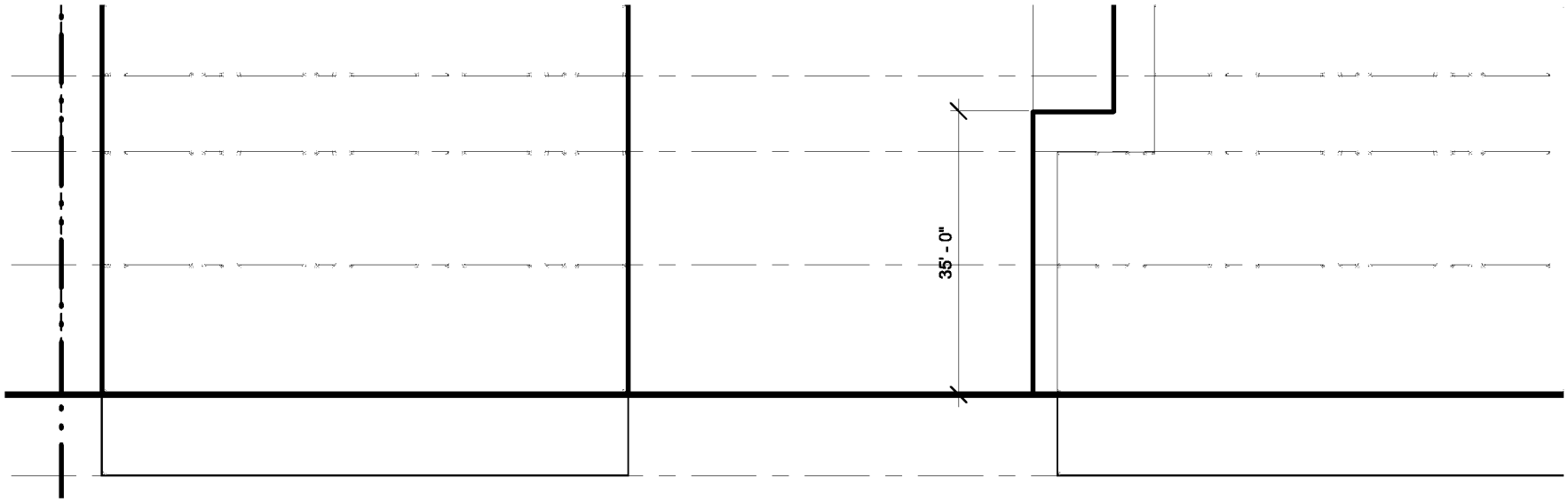

BLDG D - 2ND FLOOR
BLDG D - 1ST FLOOR
32.86'*
LIVONIA AVENUE
(NARROW STREET)
BLDG D - CELLAR

B

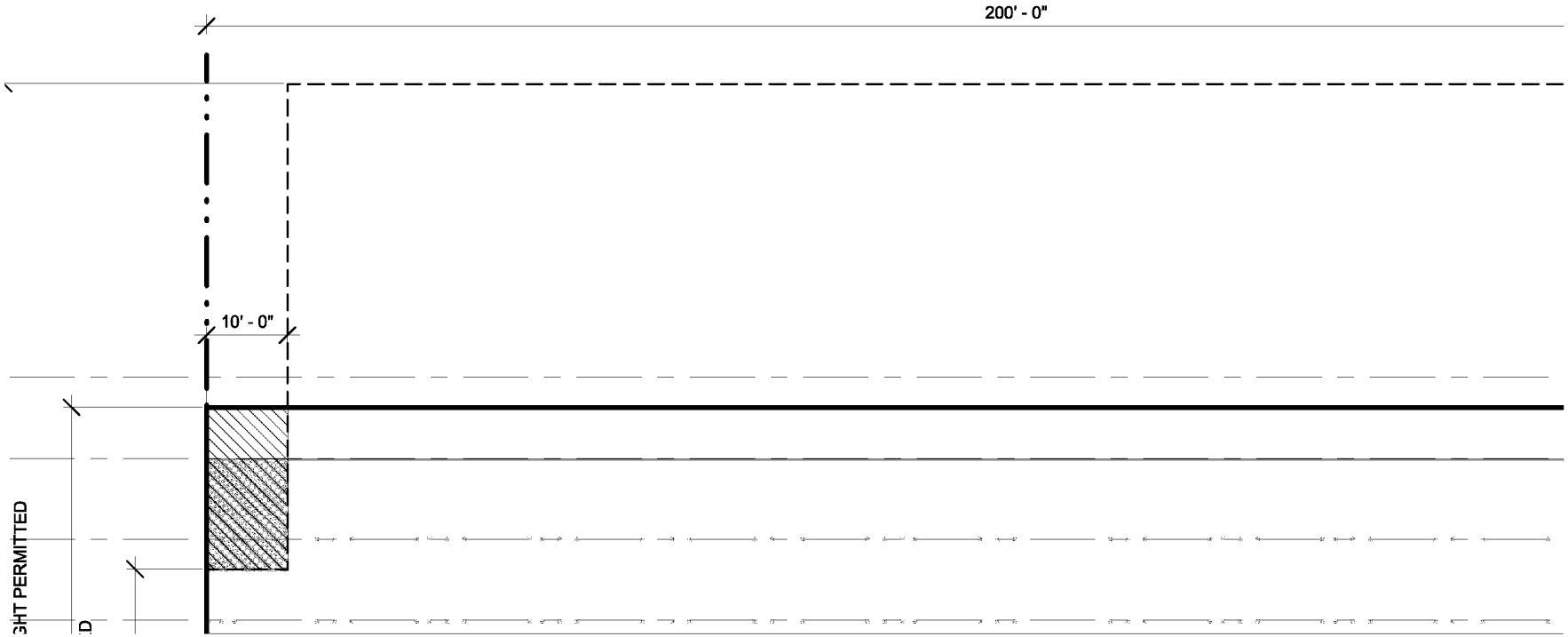


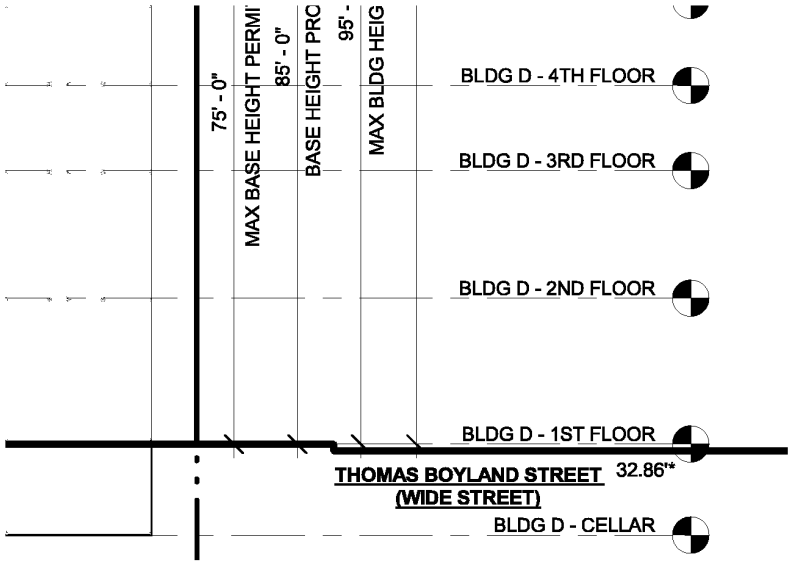
3 Z-044A BLDG D ZONING SECTION - NOR
1/16" = 1'-0"

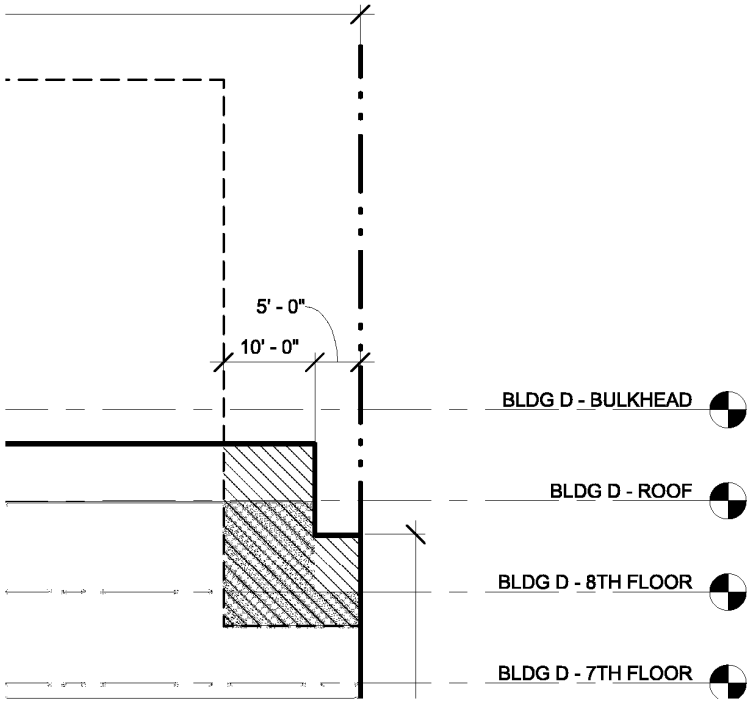


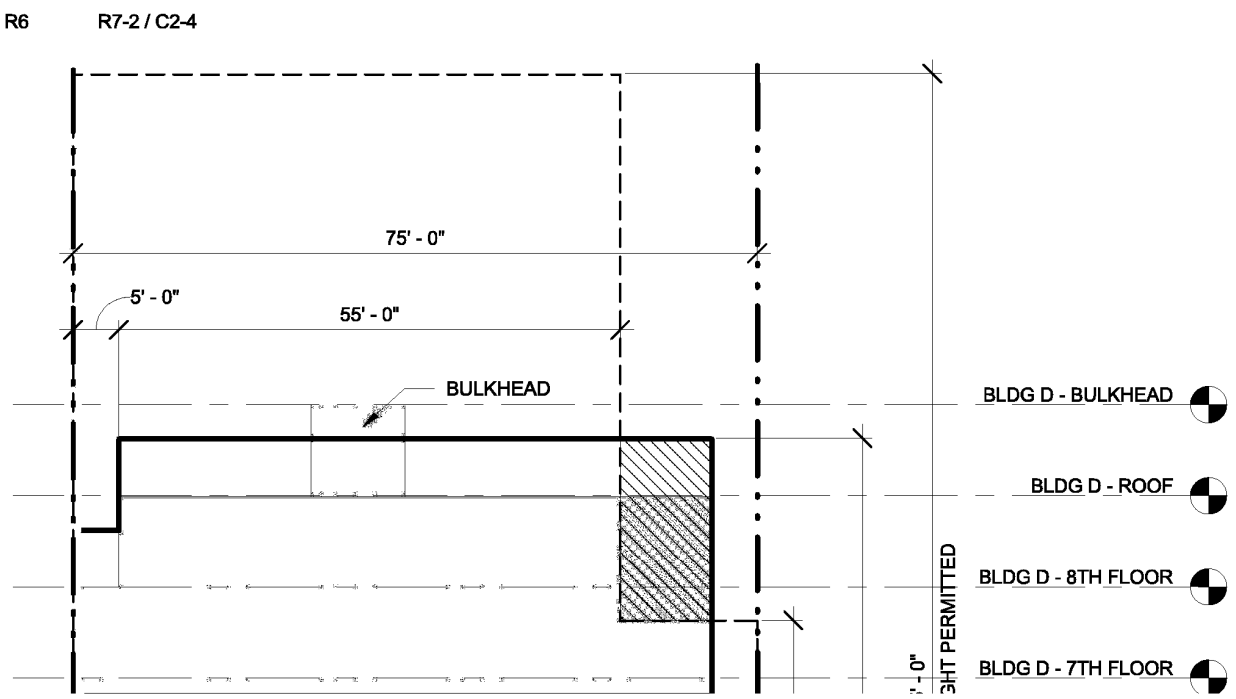


NORTH II

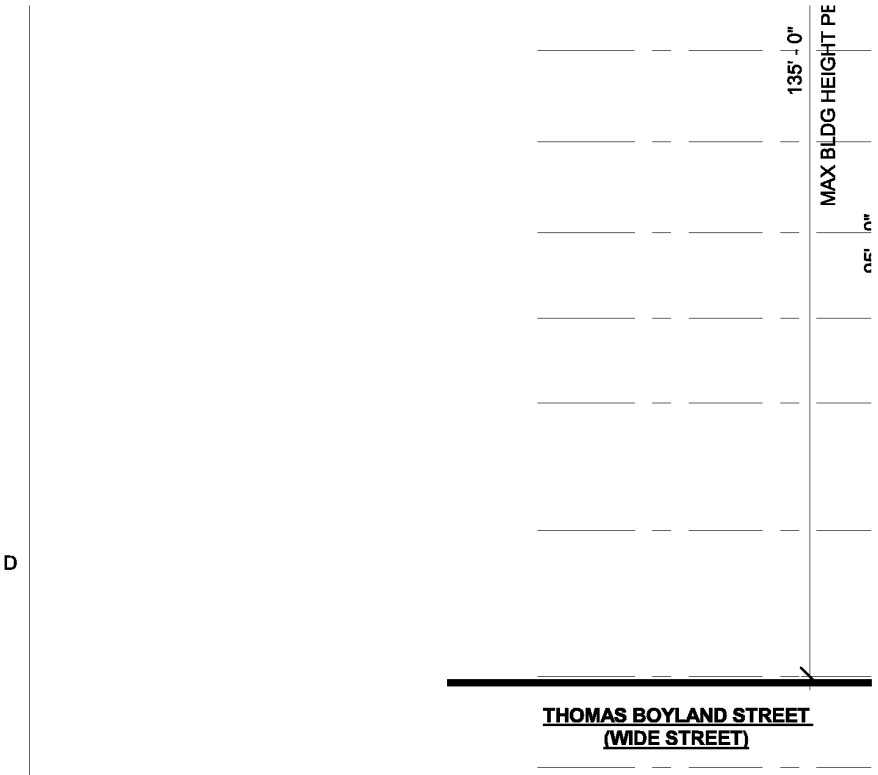



75' - 0"
MAX BASE HEIGHT PERMI
85' - 0"
BASE HEIGHT PRO
95' -
MAX BLDG HEIG
BLDG D - 4TH FLOOR
BLDG D - 3RD FLOOR
BLDG D - 2ND FLOOR
BLDG D - 1ST FLOOR
THOMAS BOYLAND STREET
(WIDE STREET)
32.86"*
BLDG D - CELLAR


5' - 0"
10' - 0"
BLDG D - BULKHEAD
BLDG D - ROOF
BLDG D - 8TH FLOOR
BLDG D - 7TH FLOOR


R6
R7-2 / C2-4
75' - 0"
5' - 0"
55' - 0"
BULKHEAD
BLDG D - BULKHEAD
BLDG D - ROOF
BLDG D - 8TH FLOOR
BLDG D - 7TH FLOOR
HT PERMITTED

c



4 / Z-044A BLDG D ZONING SECTION - SOUTH
1/16" = 1'-0"

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

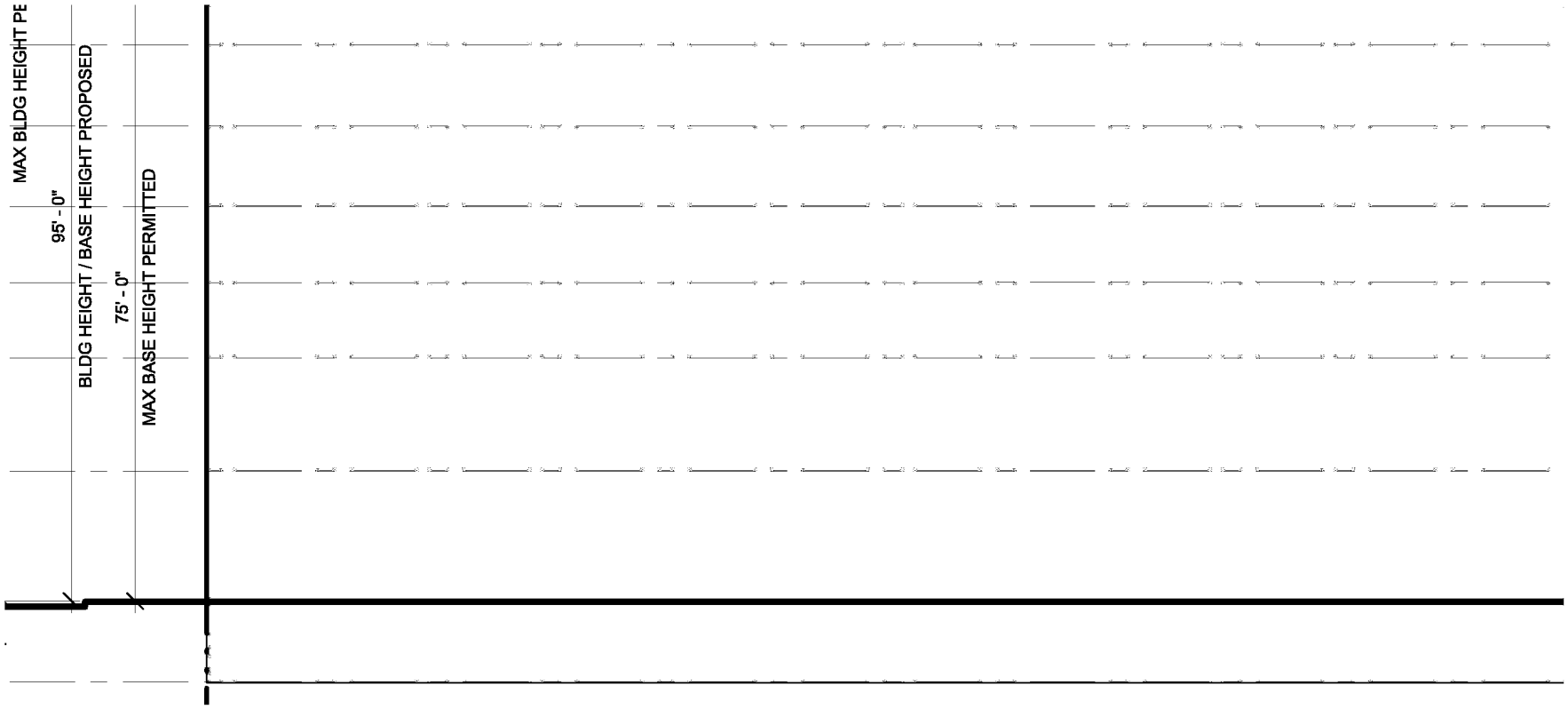
ILLUSTRATIVE BUILDING

PERMI

PROPC BUILDI

D

1



TH

PERMITTED ZONING ENVELOPE

PROPOSED BUILDING

PROPOSED MAXIMUM BUILDING ENVELOPE

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

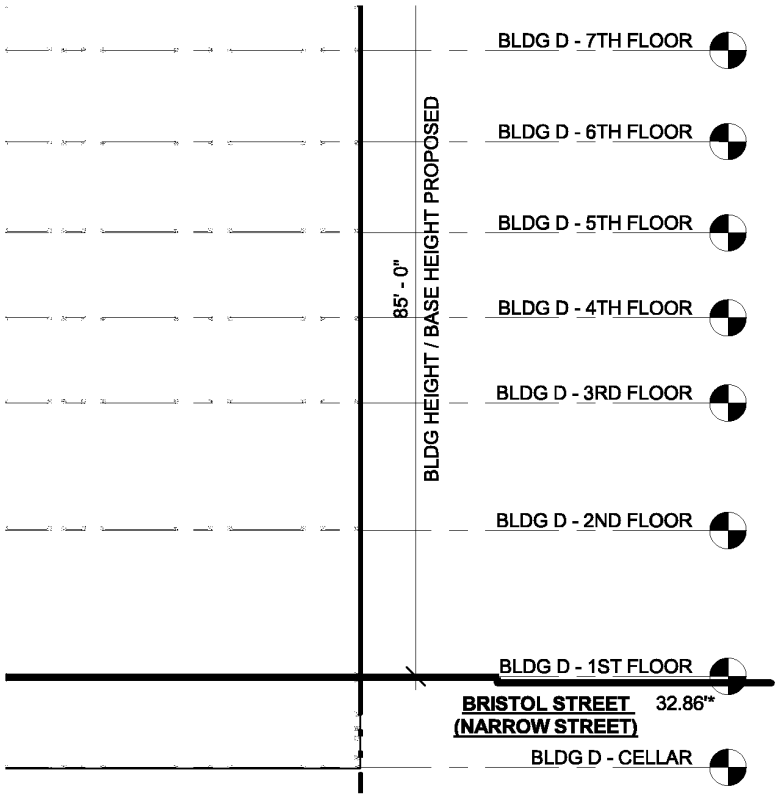
# #

WINDOW-TO-WINDOW MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

GENERAL NOTES:

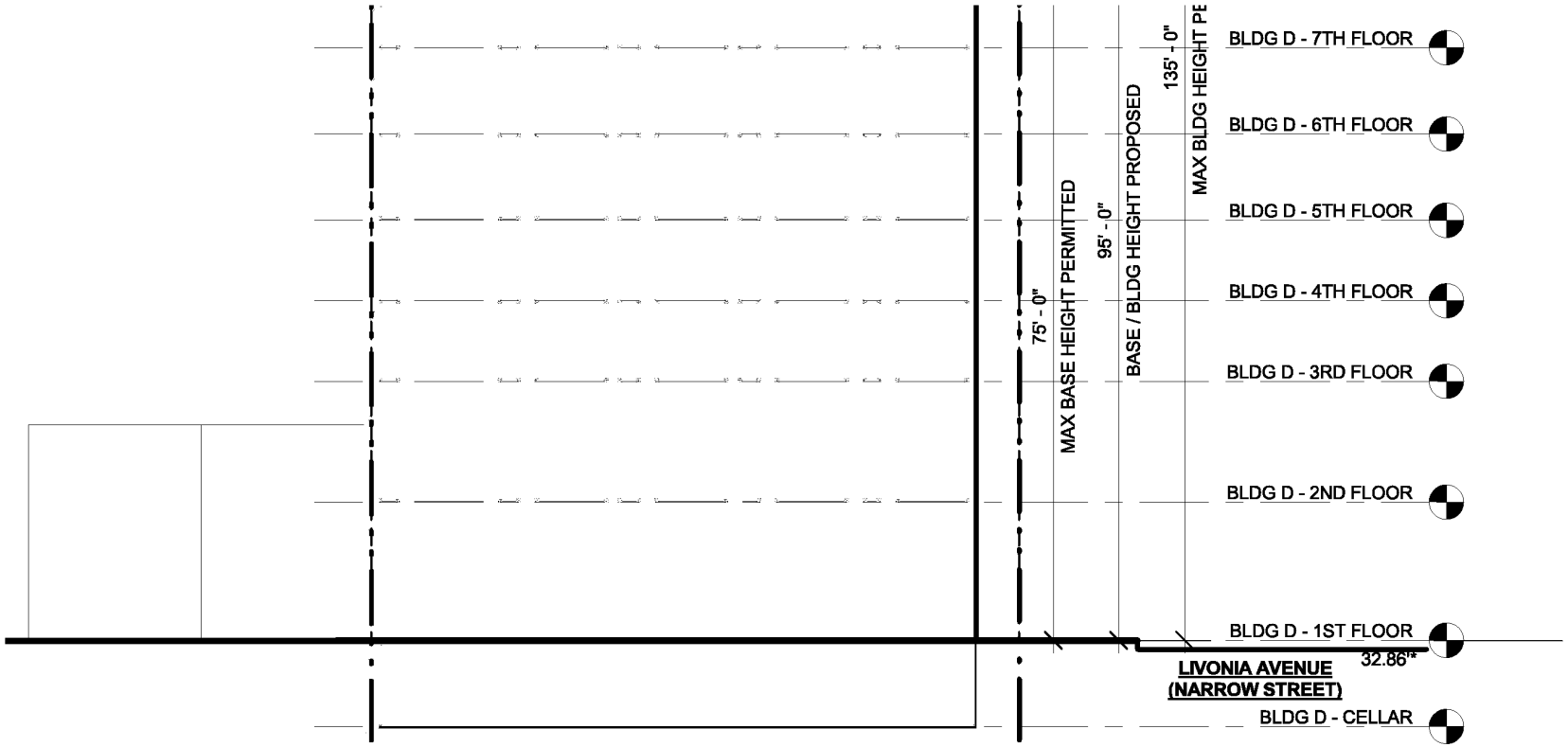
1. BUILDING SHOWN WIT
ENVELOPE IS SHOWN F
PURPOSES ONLY AND
2. GRAPHIC SCALE APPL
DIMENSIONED ELEMEN

*ELEVATIONS ARE BASE
CALCULATION



/N WITHIN THE ZONING
OWN FOR ILLUSTRATIVE
/ AND IS SUBJECT TO CHANGE.
E APPLICABLE TO ALL NON-
_EMENTS

: BASED ON BASEPLANE



5 / Z-044A BLDG D ZONING SECTION - WEST II
1/16" = 1'-0"

0' 8' 16' 32'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE D - WAIVER SECTIONS I

D



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Job No.: 1510

Scale: As indicated

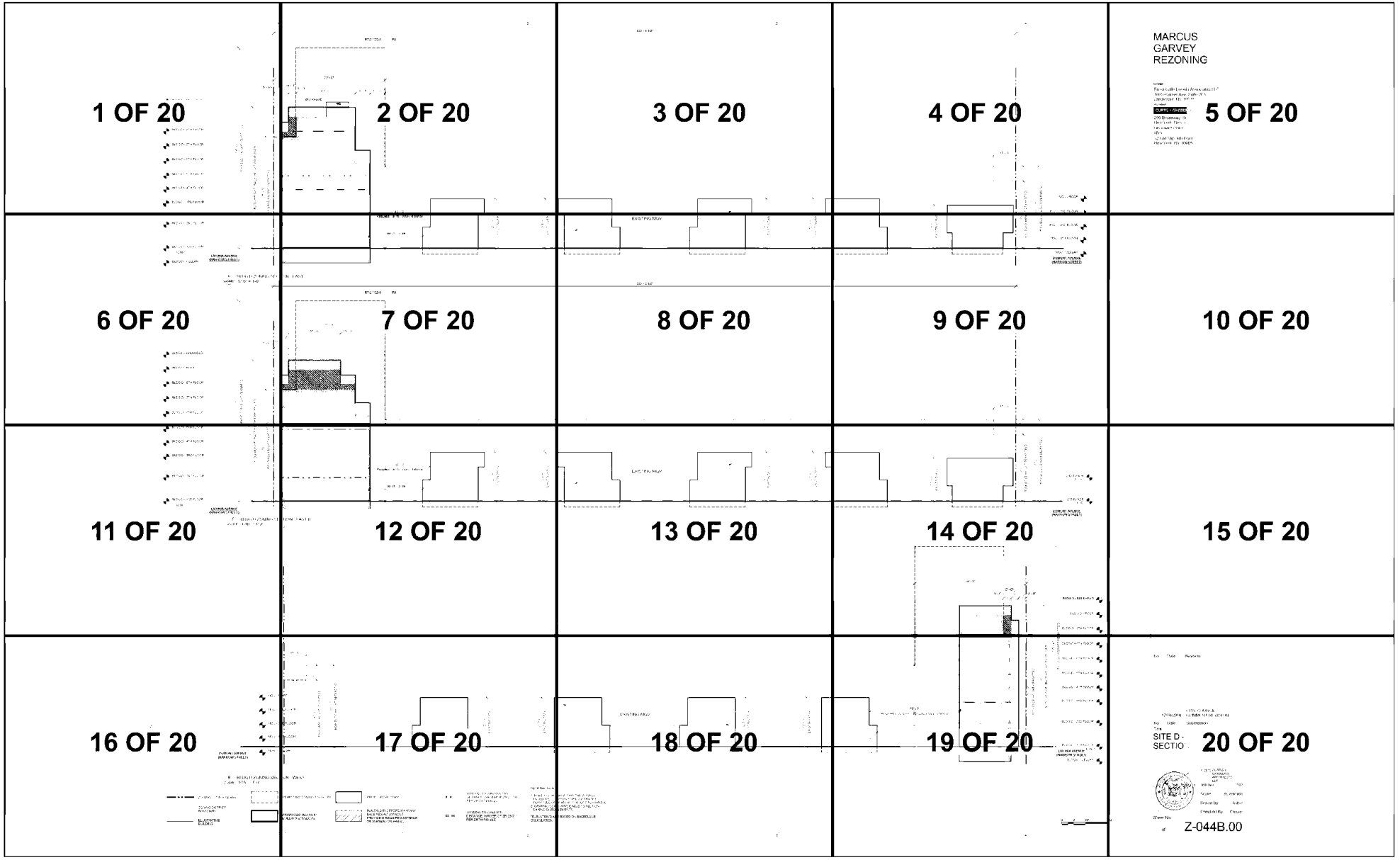
Drawn By: Author

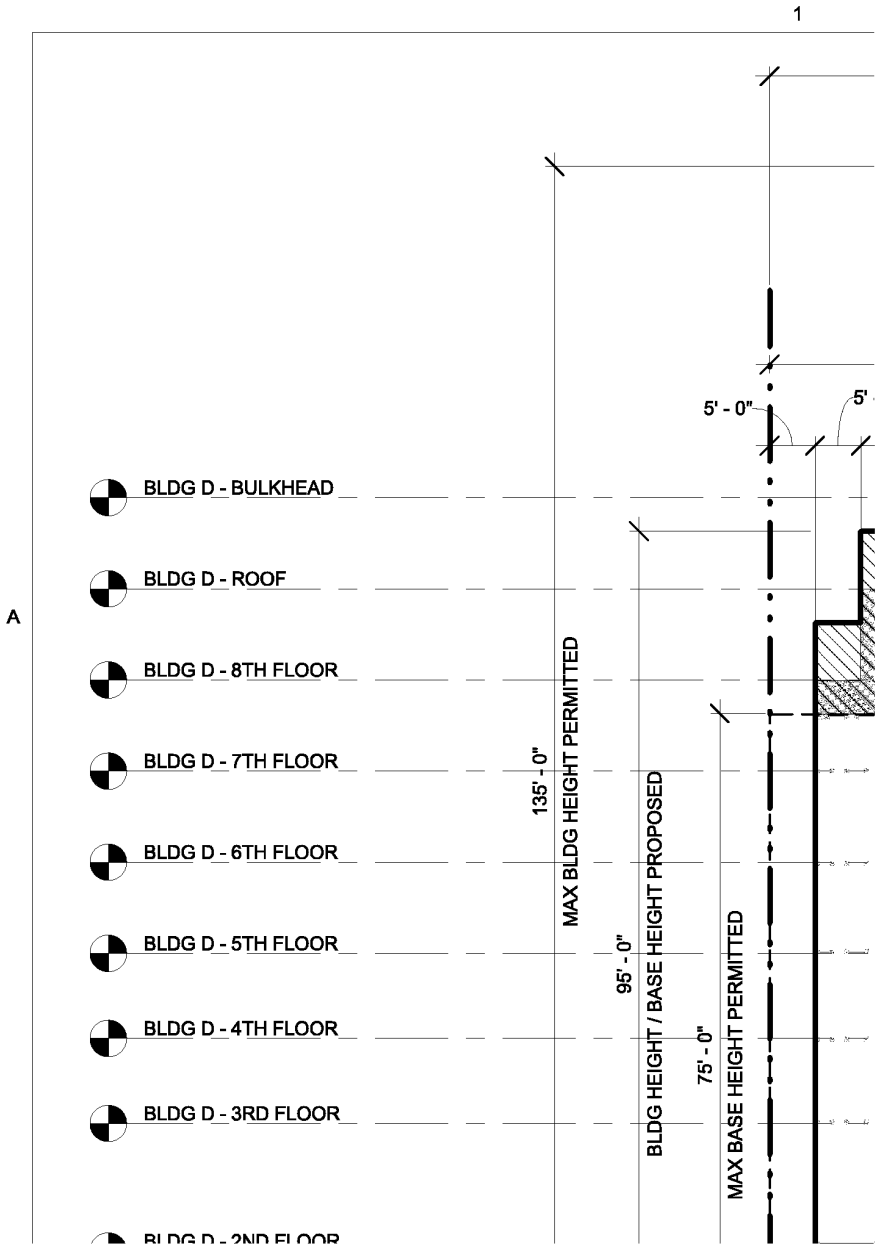
Checked By: Checker

Sheet No.:

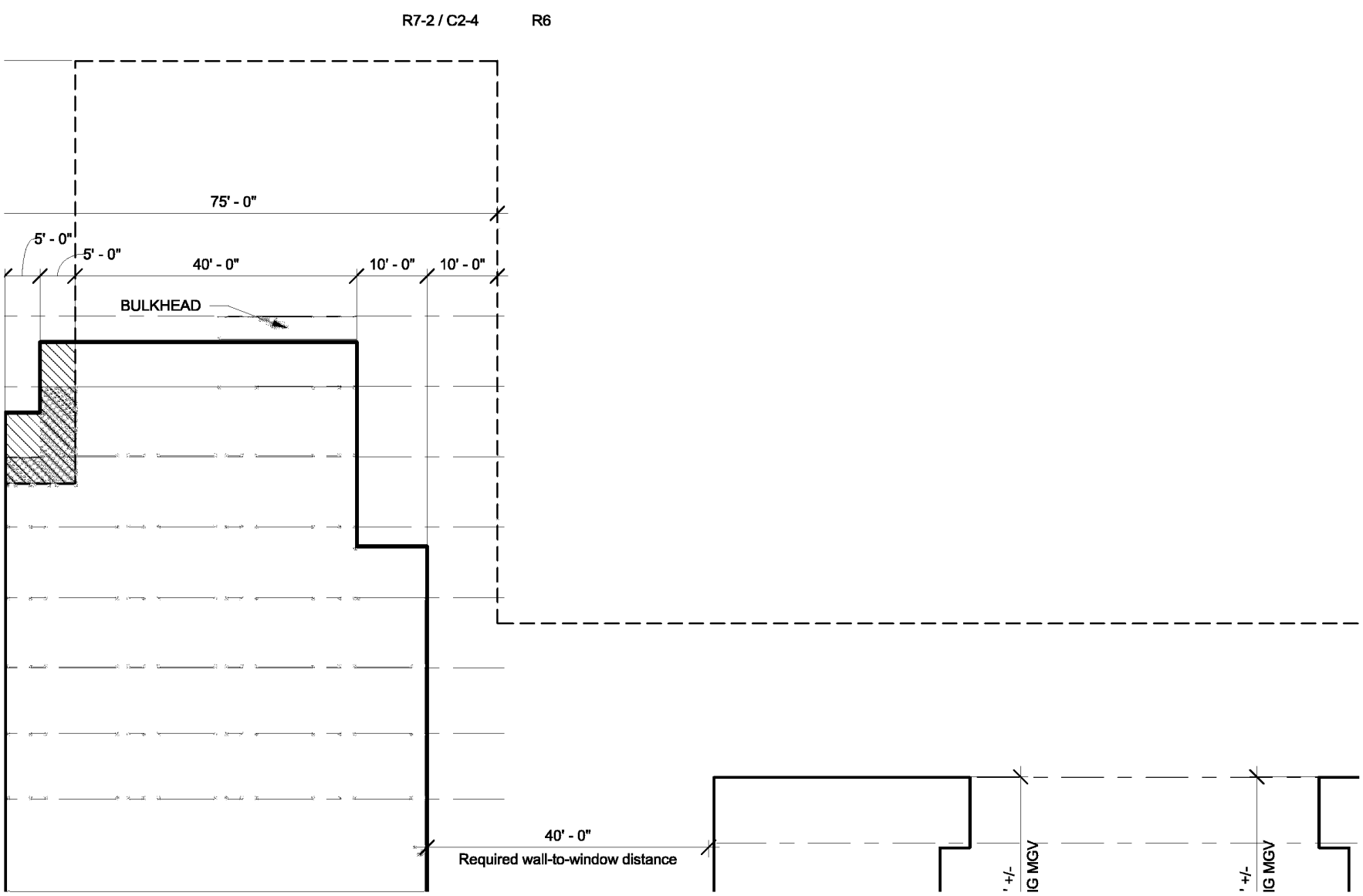
___ of Z-044A.00

32'


1 OF 20
2 OF 20
3 OF 20
4 OF 20
MARCUS
GARVEY
REZONING
5 OF 20
6 OF 20
7 OF 20
8 OF 20
9 OF 20
10 OF 20
11 OF 20
12 OF 20
13 OF 20
14 OF 20
15 OF 20
16 OF 20
17 OF 20
18 OF 20
19 OF 20
SITE D -
SECTIO
20 OF 20
Z-044B.00

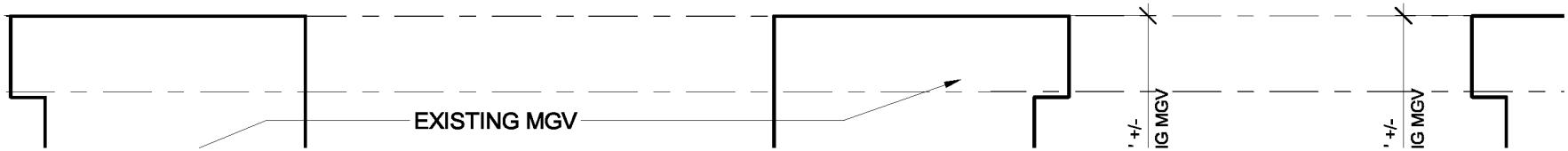

1
A
5' - 0"
5'
BLDG D - BULKHEAD
BLDG D - ROOF
BLDG D - 8TH FLOOR
BLDG D - 7TH FLOOR
BLDG D - 6TH FLOOR
BLDG D - 5TH FLOOR
BLDG D - 4TH FLOOR
BLDG D - 3RD FLOOR
BLDG D - 2ND FLOOR
135' - 0"
MAX BLDG HEIGHT PERMITTED
95' - 0"
BLDG HEIGHT / BASE HEIGHT PROPOSED
75' - 0"
MAX BASE HEIGHT PERMITTED

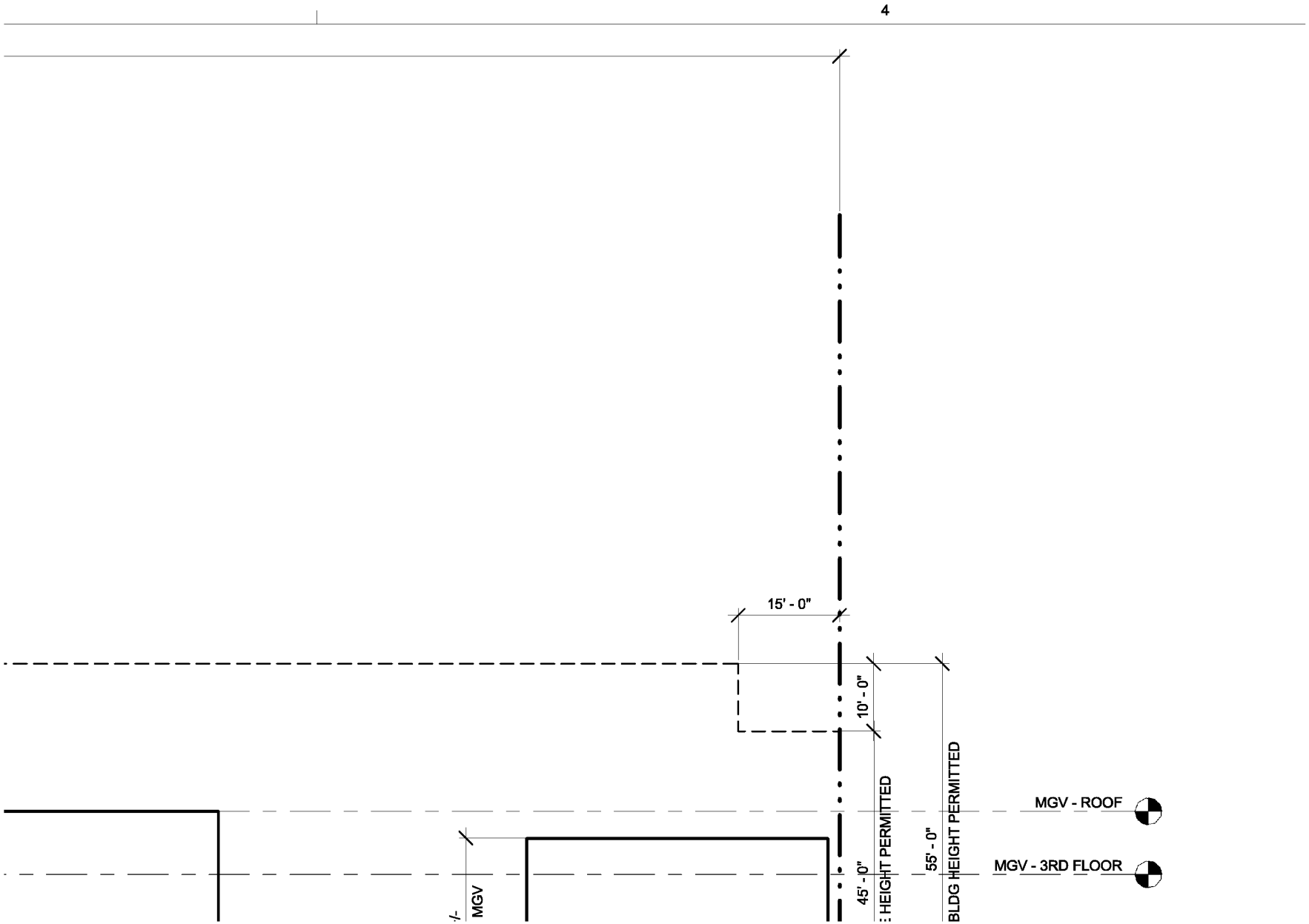
2


R7-2 / C2-4
R6
75' - 0"
5' - 0"
5' - 0"
40' - 0"
10' - 0"
10' - 0"
BULKHEAD
40' - 0"
Required wall-to-window distance
' +/-
IG MGV
' +/-
IG MGV

3

500' - 5 1/2"




4
15' - 0"
10' - 0"
45' - 0"
HEIGHT PERMITTED
55' - 0"
BLDG HEIGHT PERMITTED
MGV - ROOF
MGV - 3RD FLOOR
+/-
MGV

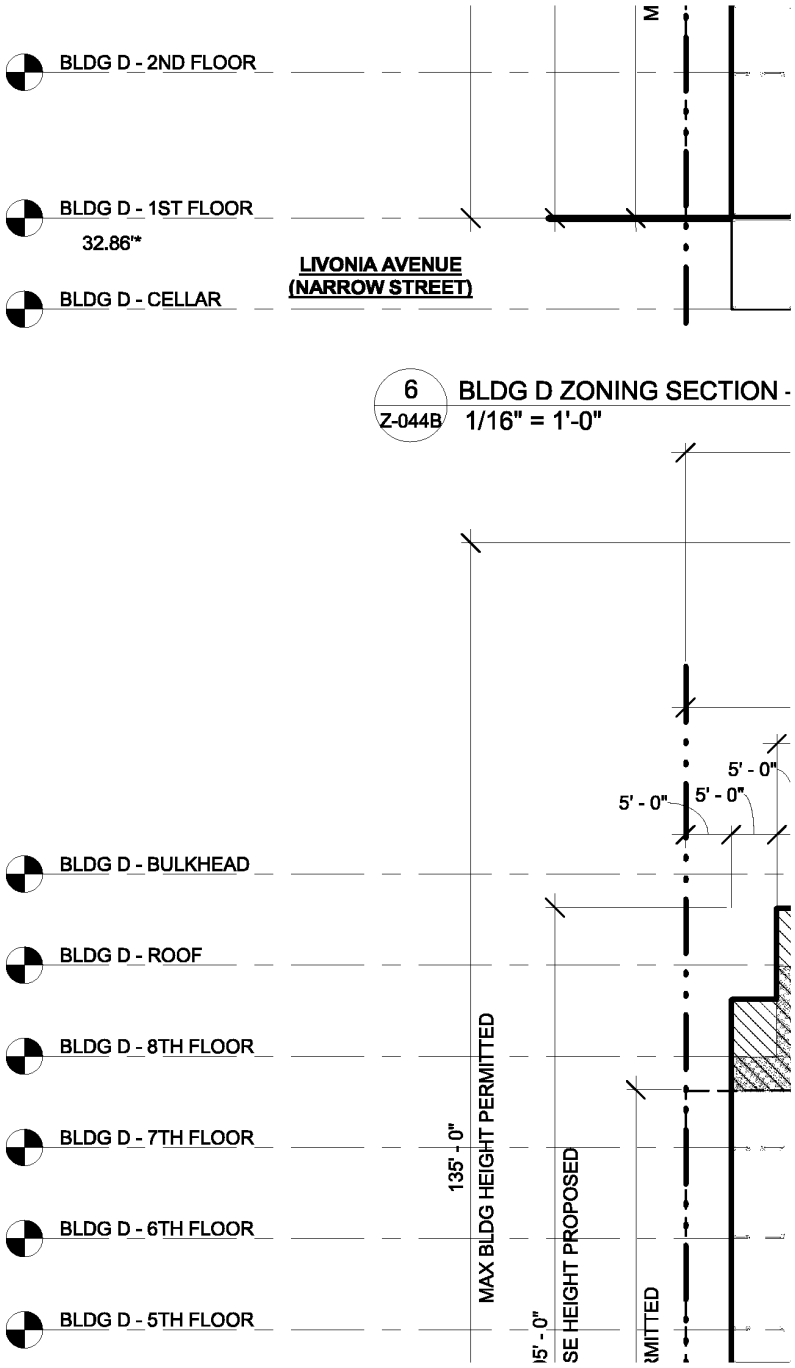
MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

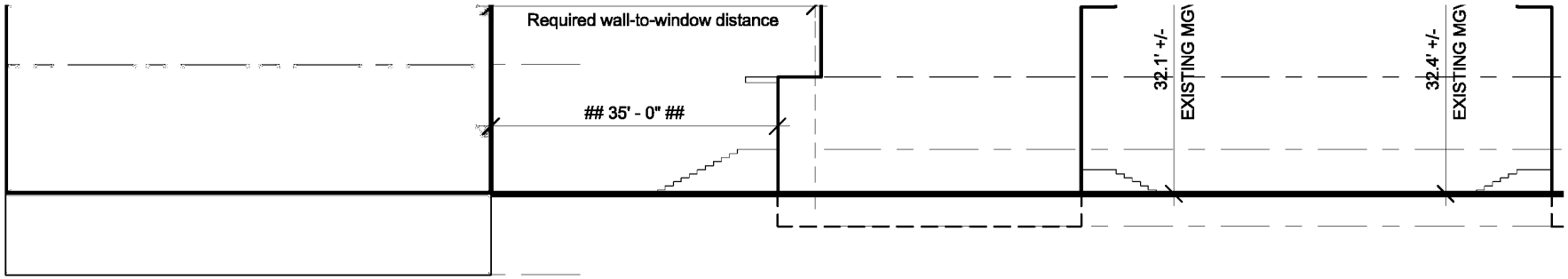
Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

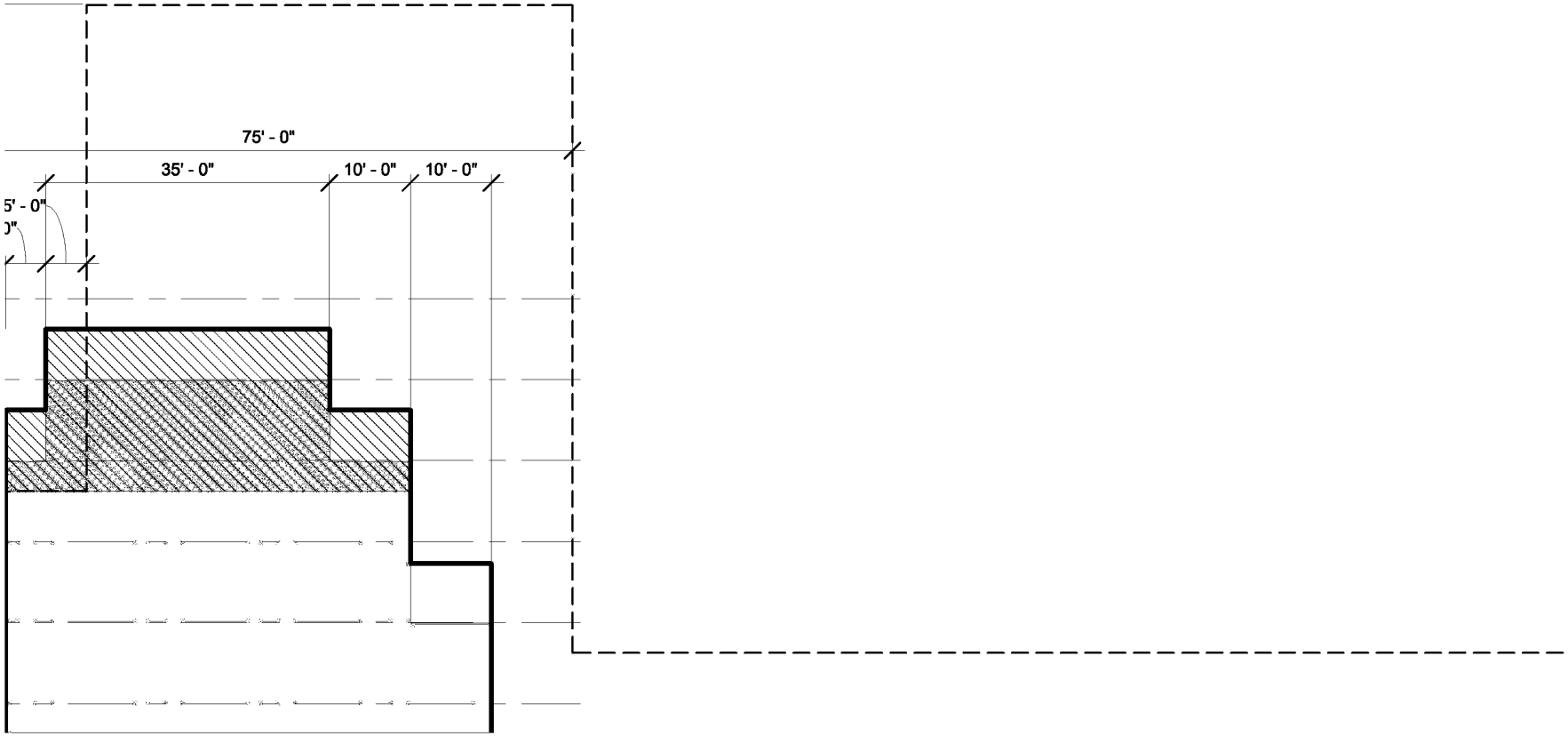


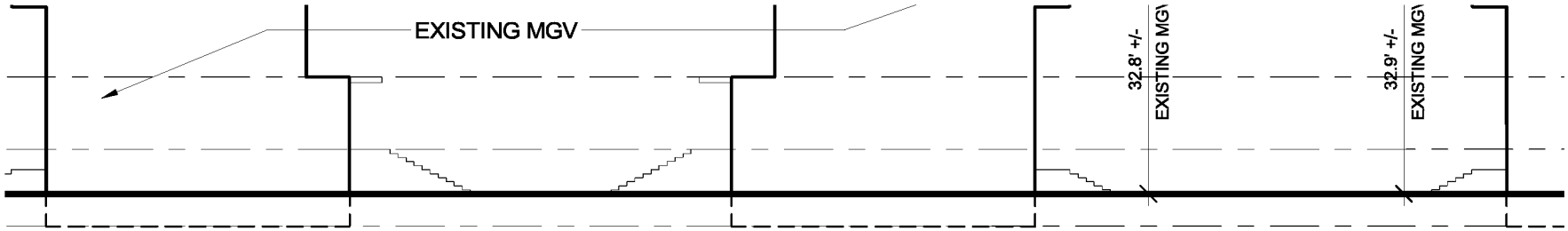
6 Z-044B BLDG D ZONING SECTION - 1/16" = 1'-0"



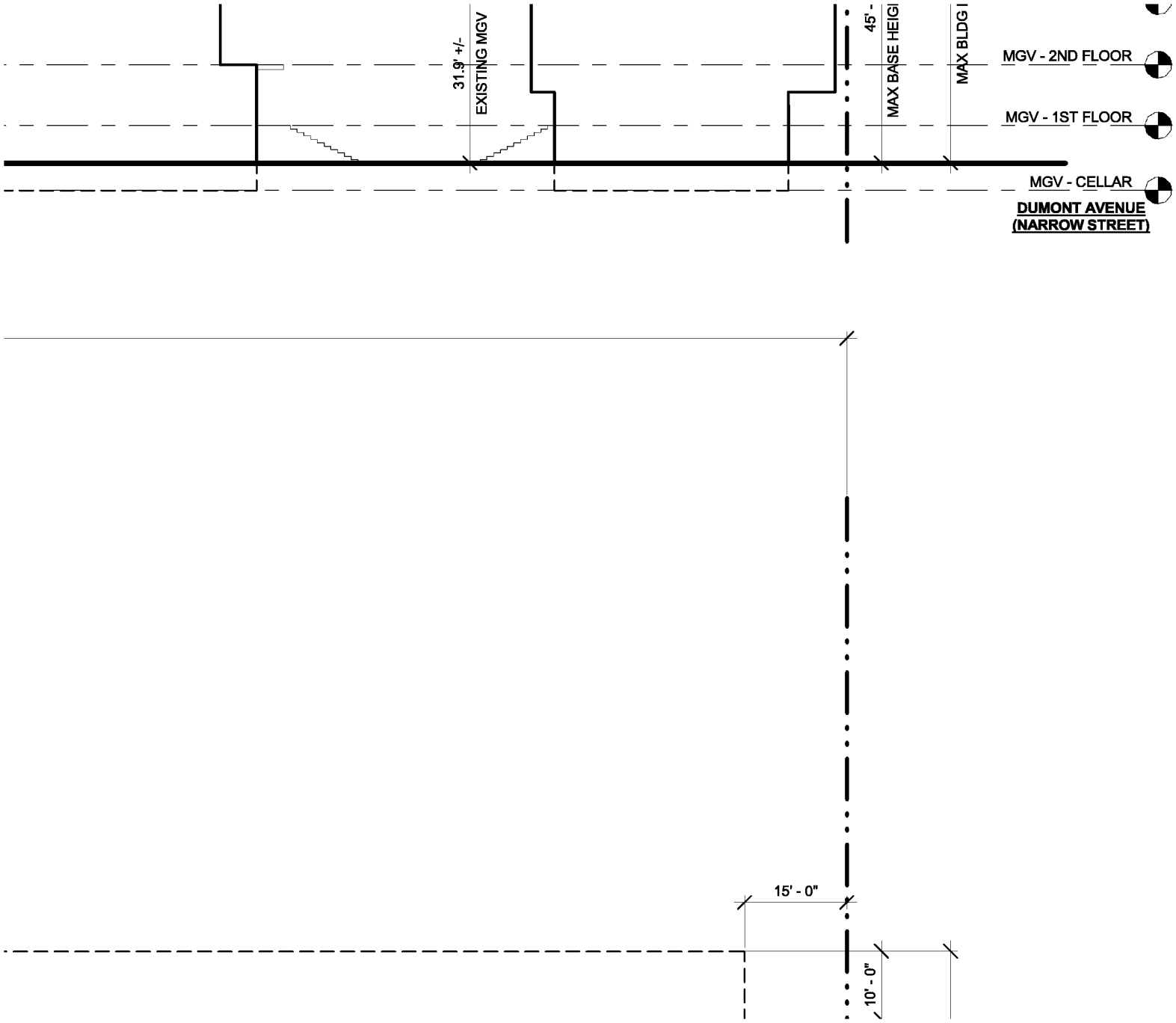
'ION - EAST

R7-2 / C2-4 R6

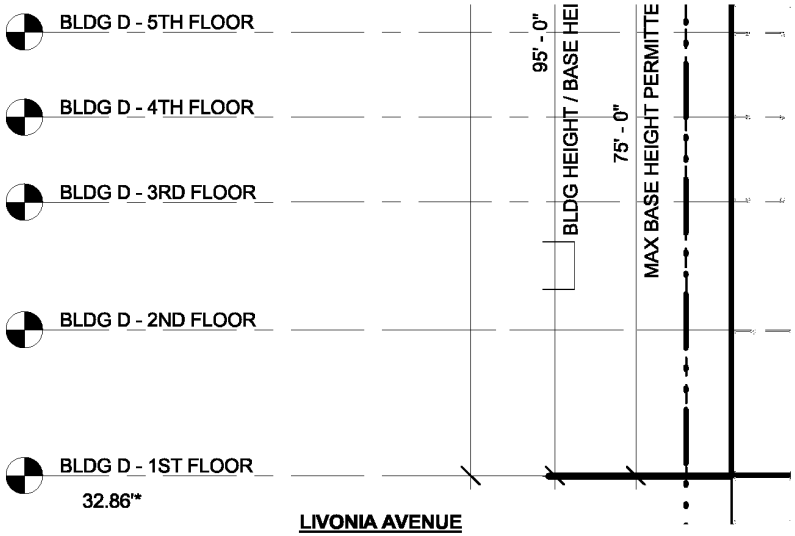




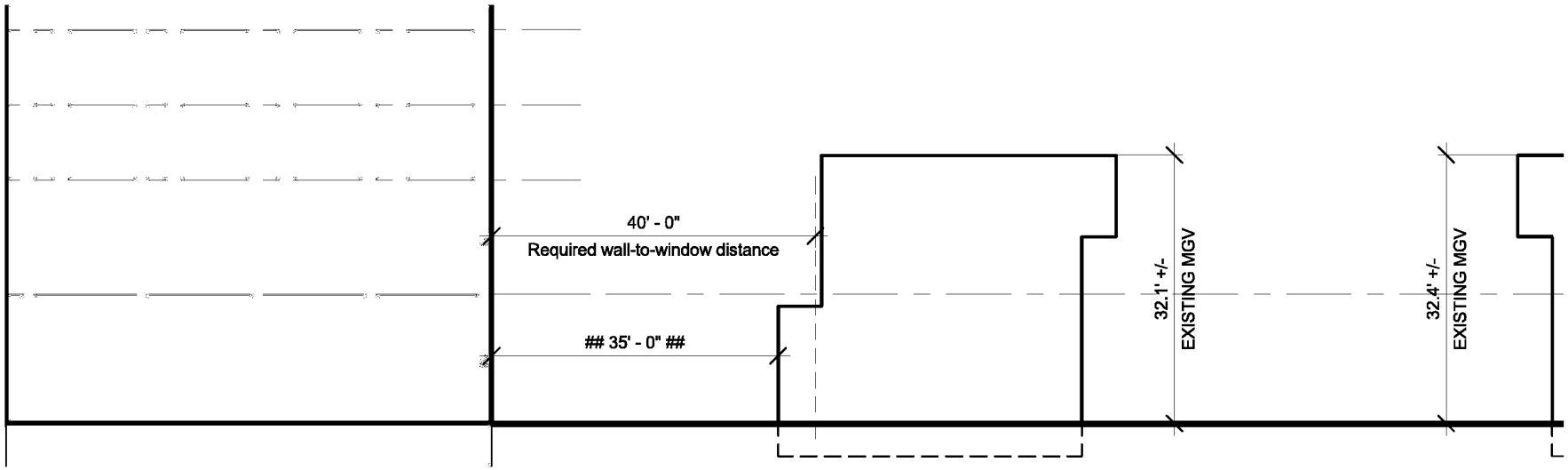
500' - 5 1/2"


31.9' +/-
EXISTING MGV
45' -
MAX BASE HEIGI
MAX BLDG I
MGV - 2ND FLOOR
MGV - 1ST FLOOR
MGV - CELLAR
DUMONT AVENUE
(NARROW STREET)
15' - 0"
10' - 0"

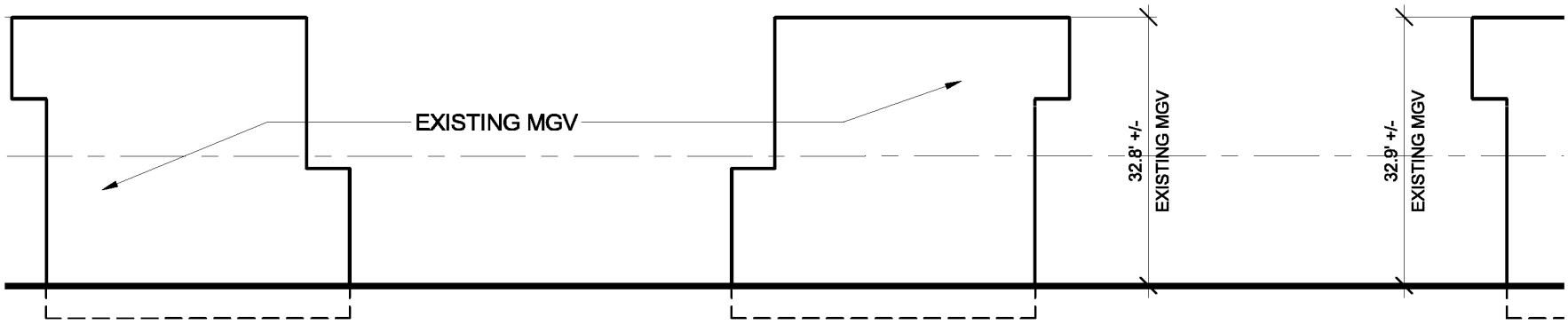
B



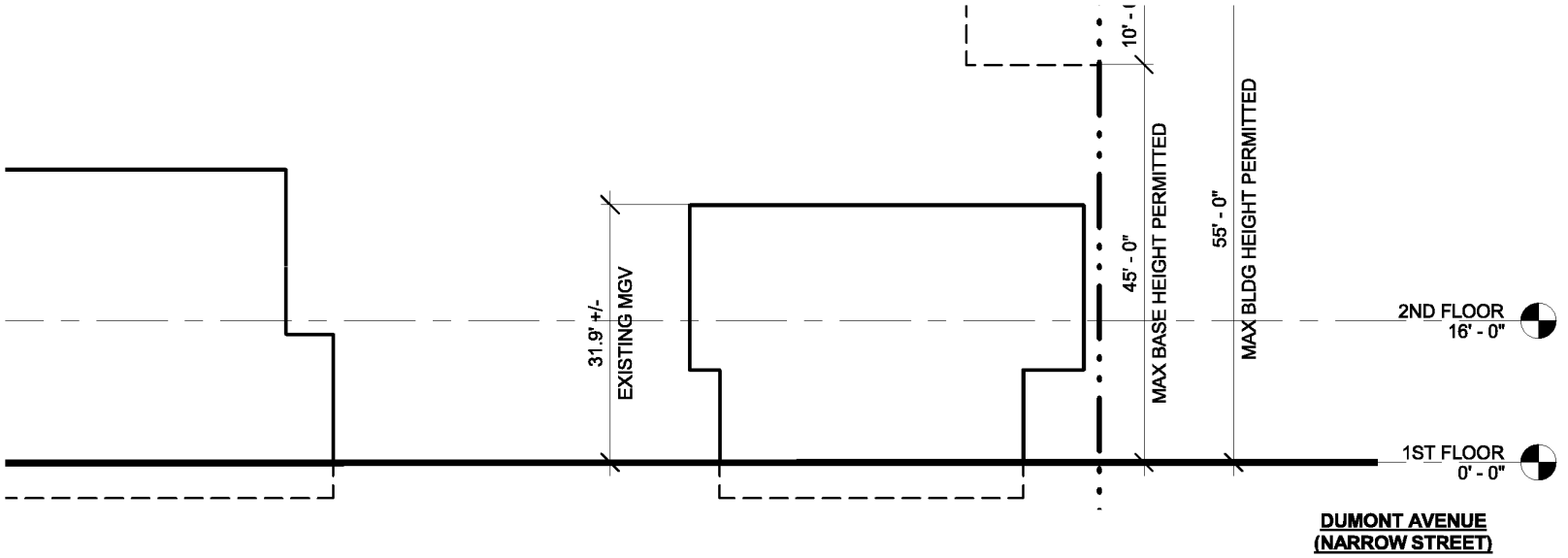
7
Z-044B
BLDG D ZONING SECTION
1/16" = 1'-0"

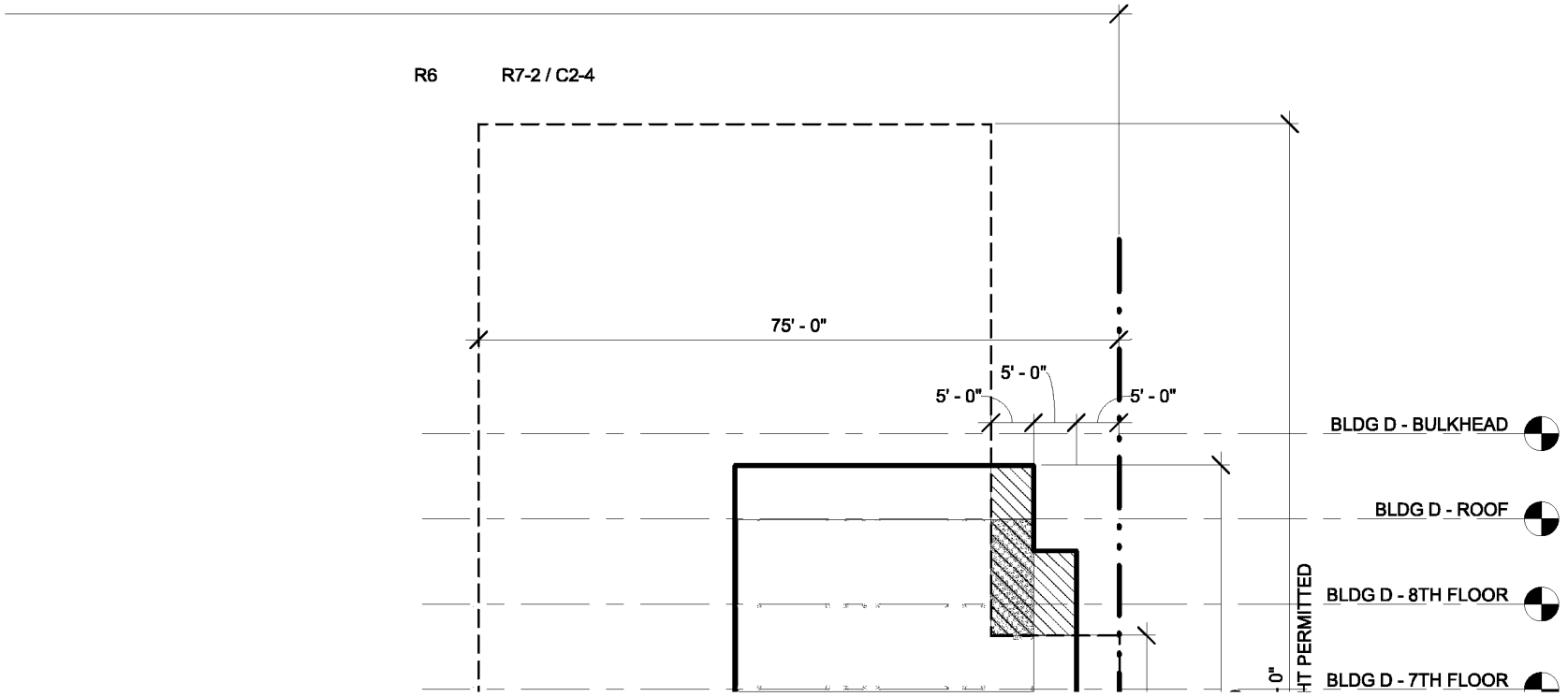


CTION - EAST II

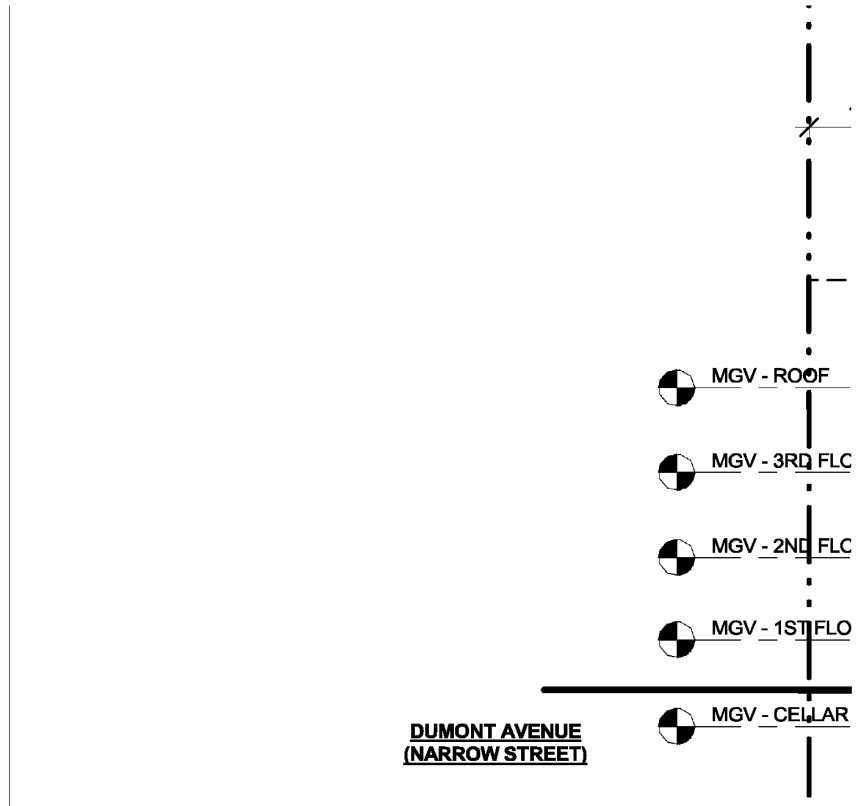


500' - 5 17/32"


10' - 1
55' - 0"
MAX BLDG HEIGHT PERMITTED
45' - 0"
MAX BASE HEIGHT PERMITTED
31.9' +/-
EXISTING MGV
2ND FLOOR
16' - 0"
1ST FLOOR
0' - 0"
DUMONT AVENUE
(NARROW STREET)


R6
R7-2 / C2-4
75' - 0"
5' - 0"
5' - 0"
5' - 0"
BLDG D - BULKHEAD
BLDG D - ROOF
BLDG D - 8TH FLOOR
BLDG D - 7TH FLOOR
HT PERMITTED
-0"

c



8 Z-044B BLDG D ZONING SECTION -
1/16" = 1'-0"

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

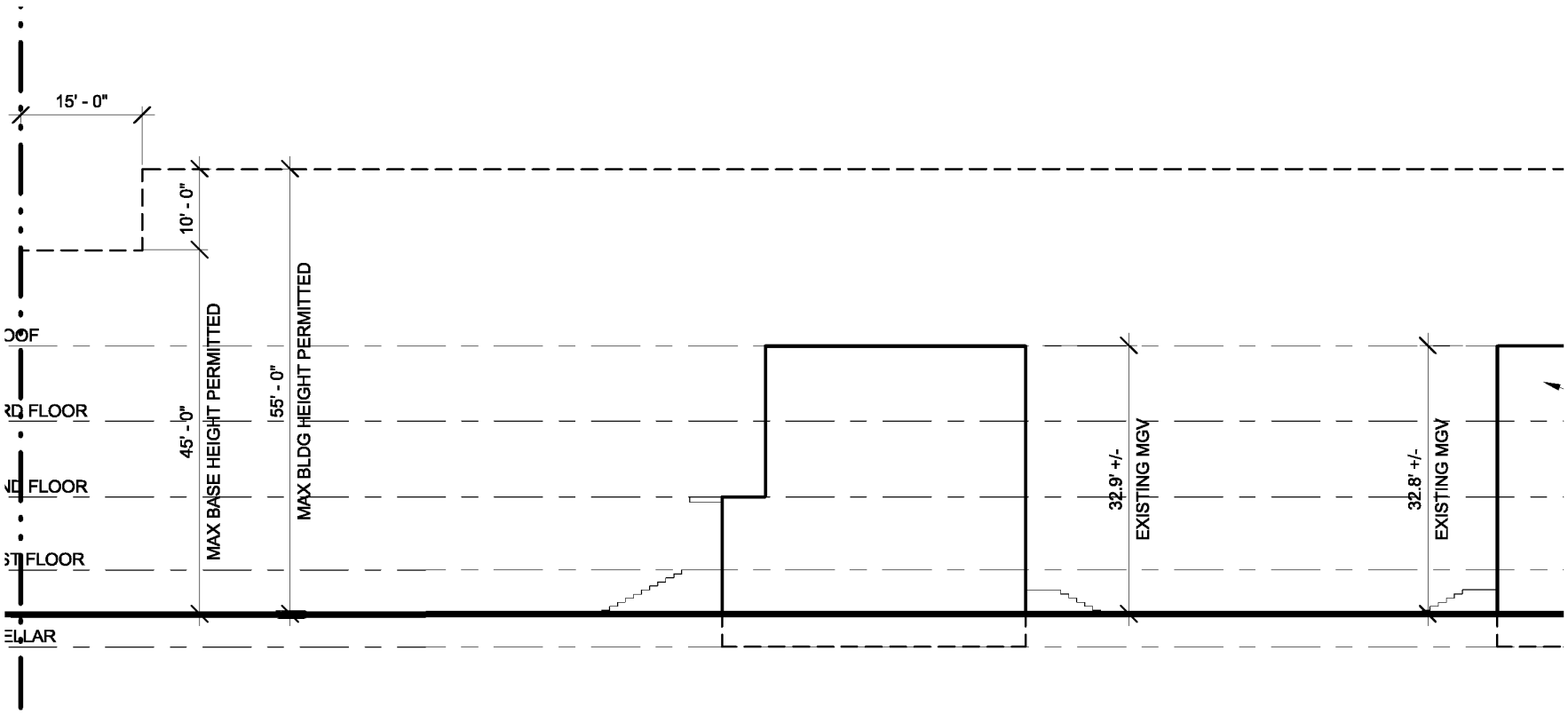
ILLUSTRATIVE BUILDING

PERM

PROF BUILI

D

1



ION - WEST

PERMITTED ZONING ENVELOPE

PROPOSED BUILDING

PROPOSED MAXIMUM BUILDING ENVELOPE

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

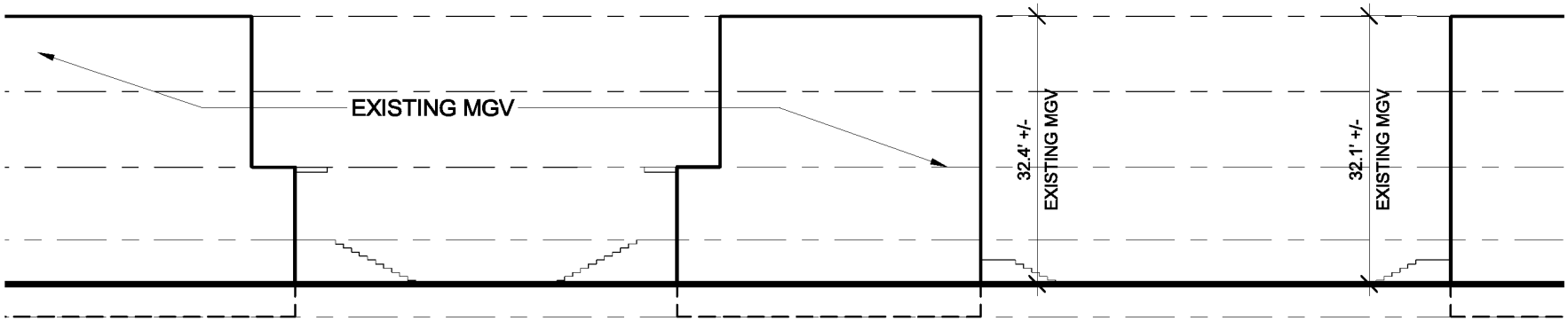
WINDOW-TO-WINDOW MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

WINDOW-TO-WALL MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

GENERAL NOTE:

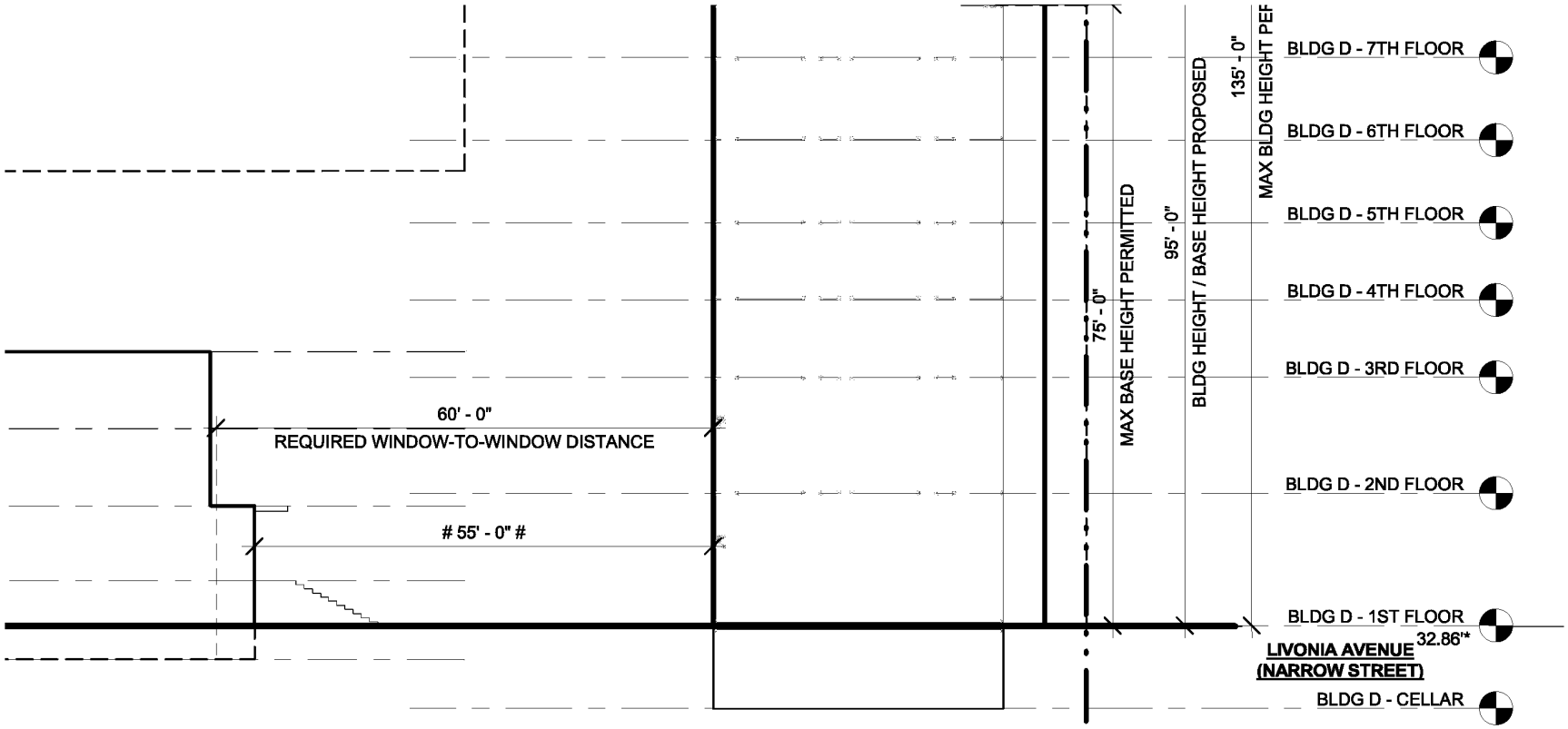
1. BUILDING SHOWN WI ENVELOPE IS SHOWN PURPOSES ONLY ANI
2. GRAPHIC SCALE APP DIMENSIONED ELEME

*ELEVATIONS ARE BAS CALCULATION



WN WITHIN THE ZONING
HOWN FOR ILLUSTRATIVE
_Y AND IS SUBJECT TO CHANGE.
_E APPLICABLE TO ALL NON-
ELEMENTS

E BASED ON BASEPLANE


BLDG D - 7TH FLOOR
BLDG D - 6TH FLOOR
BLDG D - 5TH FLOOR
BLDG D - 4TH FLOOR
BLDG D - 3RD FLOOR
BLDG D - 2ND FLOOR
BLDG D - 1ST FLOOR
BLDG D - CELLAR
135' - 0"
MAX BLDG HEIGHT PER
95' - 0"
BLDG HEIGHT / BASE HEIGHT PROPOSED
75' - 0"
MAX BASE HEIGHT PERMITTED
60' - 0"
REQUIRED WINDOW-TO-WINDOW DISTANCE
55' - 0"
32.86'*
LIVONIA AVENUE
(NARROW STREET)

0' 8' 16' 32'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE D - WAIVER SECTIONS II



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Job No.: 1510

Scale: As indicated

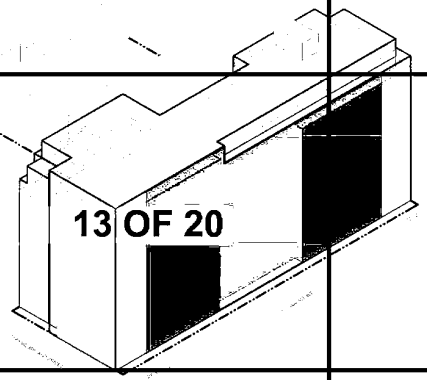
Drawn By: Author

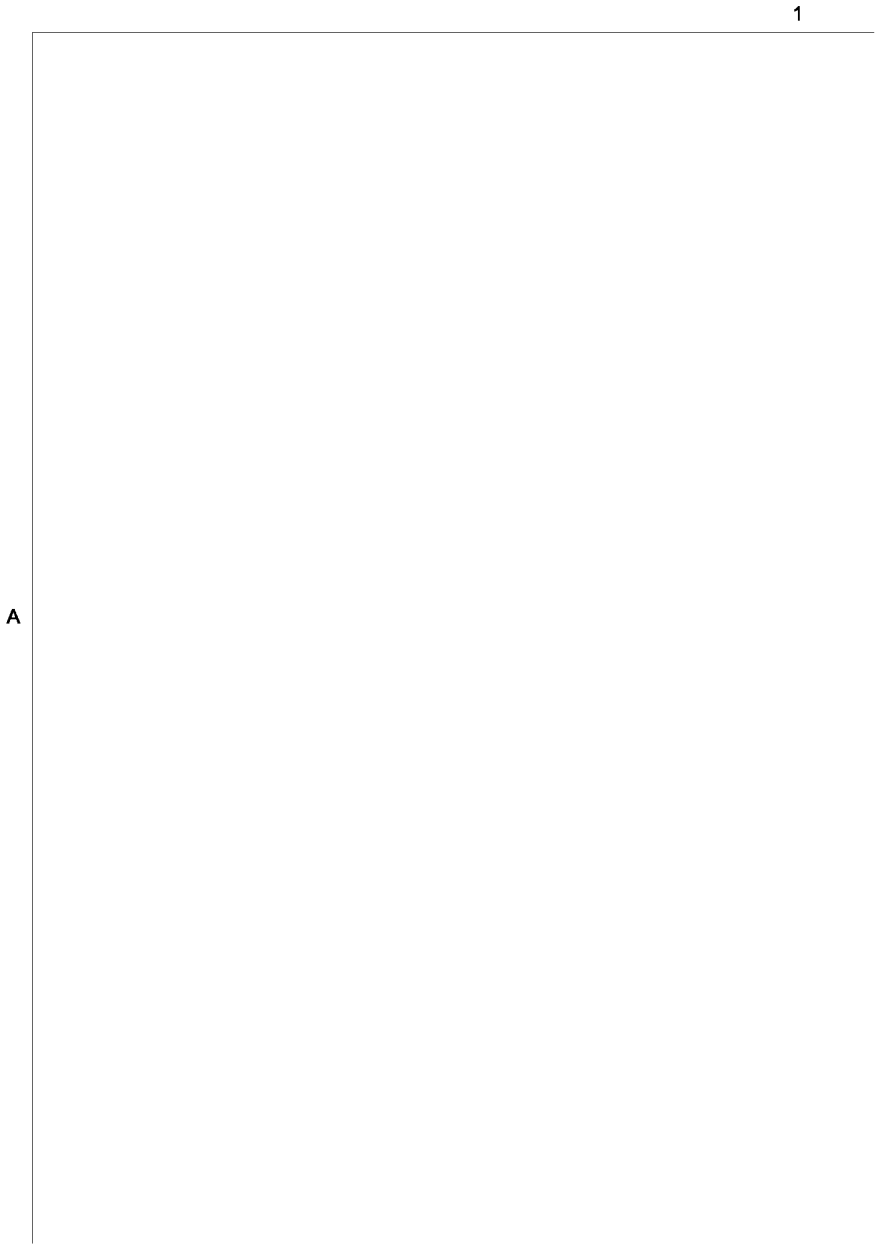
Checked By: Checker

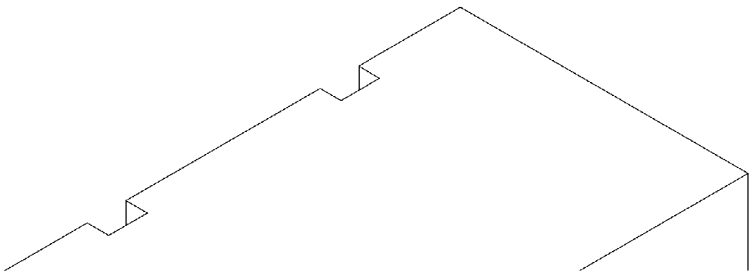
Sheet No.:

___ of Z-044B.00

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE D CONTR 20 OF 20 Z-046.




1
A



MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

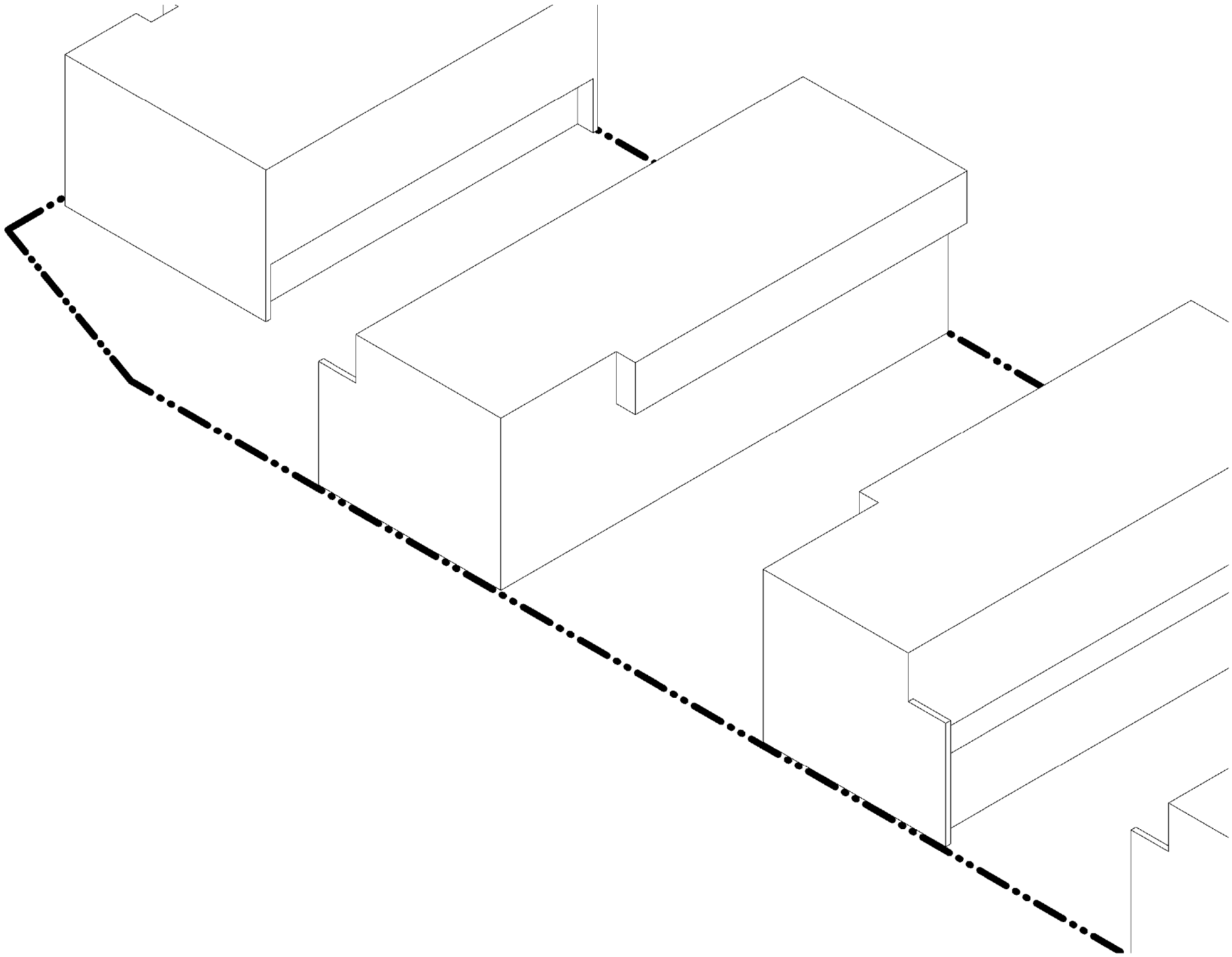
Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

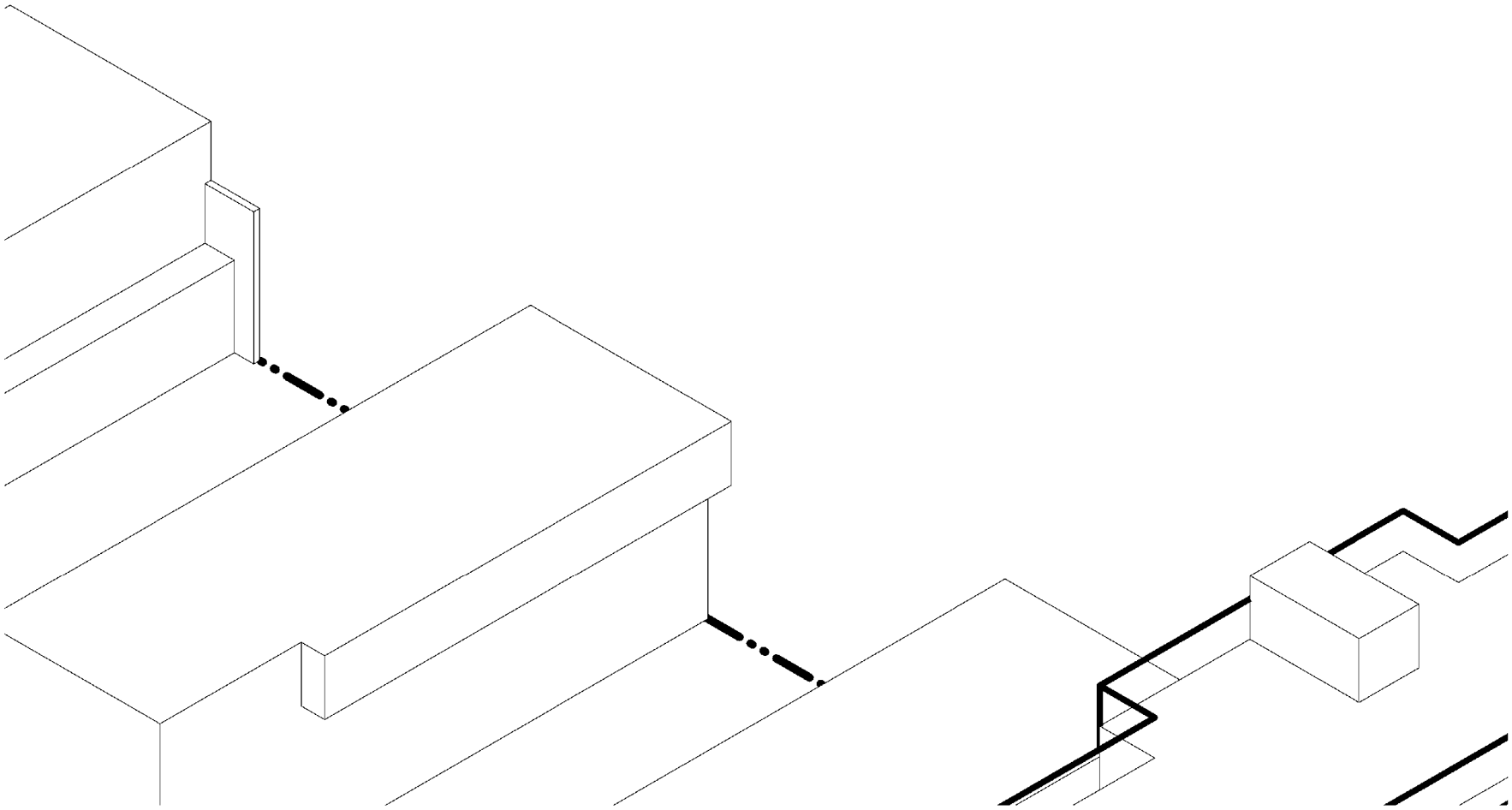
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

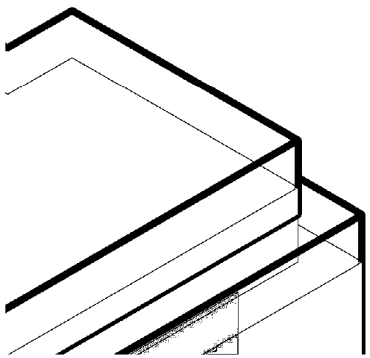
A

B









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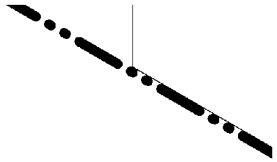
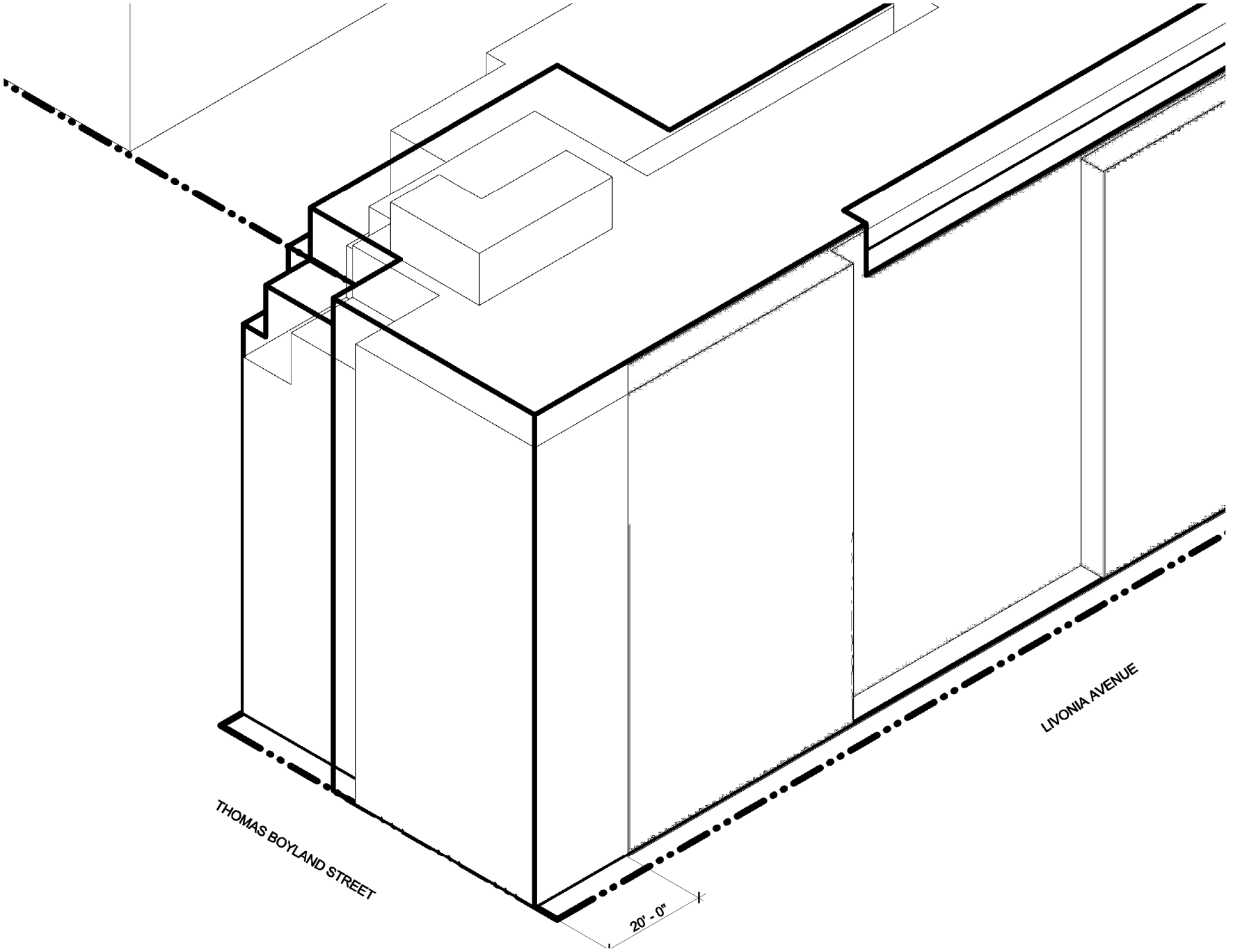
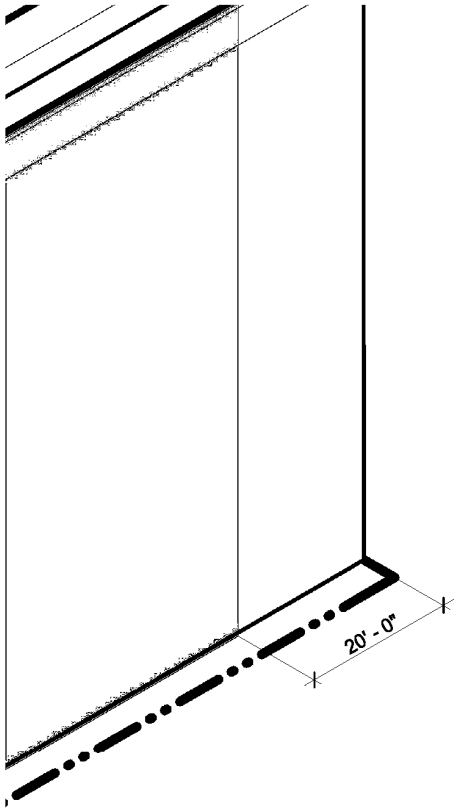



THOMAS BOYLAND STREET
LIVONIA AVENUE
20' - 0"


20' - 0"

c

1 Z-046 WAIV

D

ZONING LOT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

1

NAIVER AXON - BLDG D - EAST Copy 1

'E

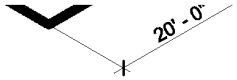
DESIGN CONTROLS:



THE STREET WALL WITHIN THE AREA INDICATED SHALL CONTAIN ONE (1) RECESS EXTENDING VERTICALLY FOR THE FULL HEIGHT OF THE STREET WALL ON THE 1ST THROUGH 8TH STORIES. THE RECESS SHALL BE A MINIMUM OF 40' IN WIDTH AND A MINIMUM OF 5 FEET IN DEPTH. THE RECESS MAY BE LOCATED ANYWHERE WITHIN THE AREA INDICATED.

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LOCATION AND SIZE OF BULKHEAD PERMITTED OBSTRUCTIO FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CI



HOWN FOR
ANGE.
UCTIONS ARE SHOWN
TO CHANGE


0'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE D - DESIGN CONTROLS

D



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Job No.: 1510

Scale: 1" = 20'-0"

Drawn By: Author

Checked By: Checker

Sheet No.:

___ of Z-046.

1 OF 20

2 OF 20

3 OF 20

4 OF 20

MARCUS
GARVEY
REZONING

5 OF 20

6 OF 20

7 OF 20

8 OF 20

9 OF 20

10 OF 20

11 OF 20

12 OF 20

13 OF 20

14 OF 20

15 OF 20

16 OF 20

17 OF 20

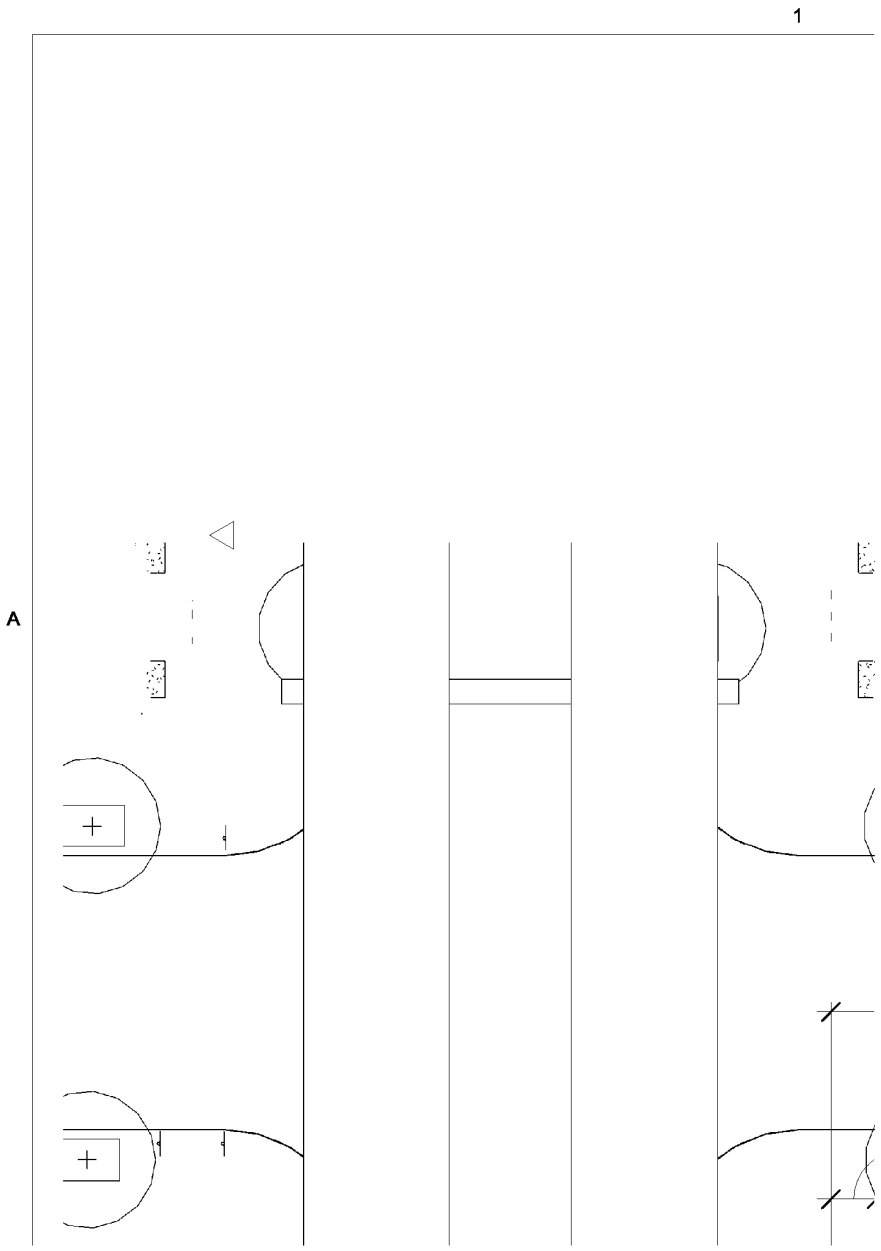
18 OF 20

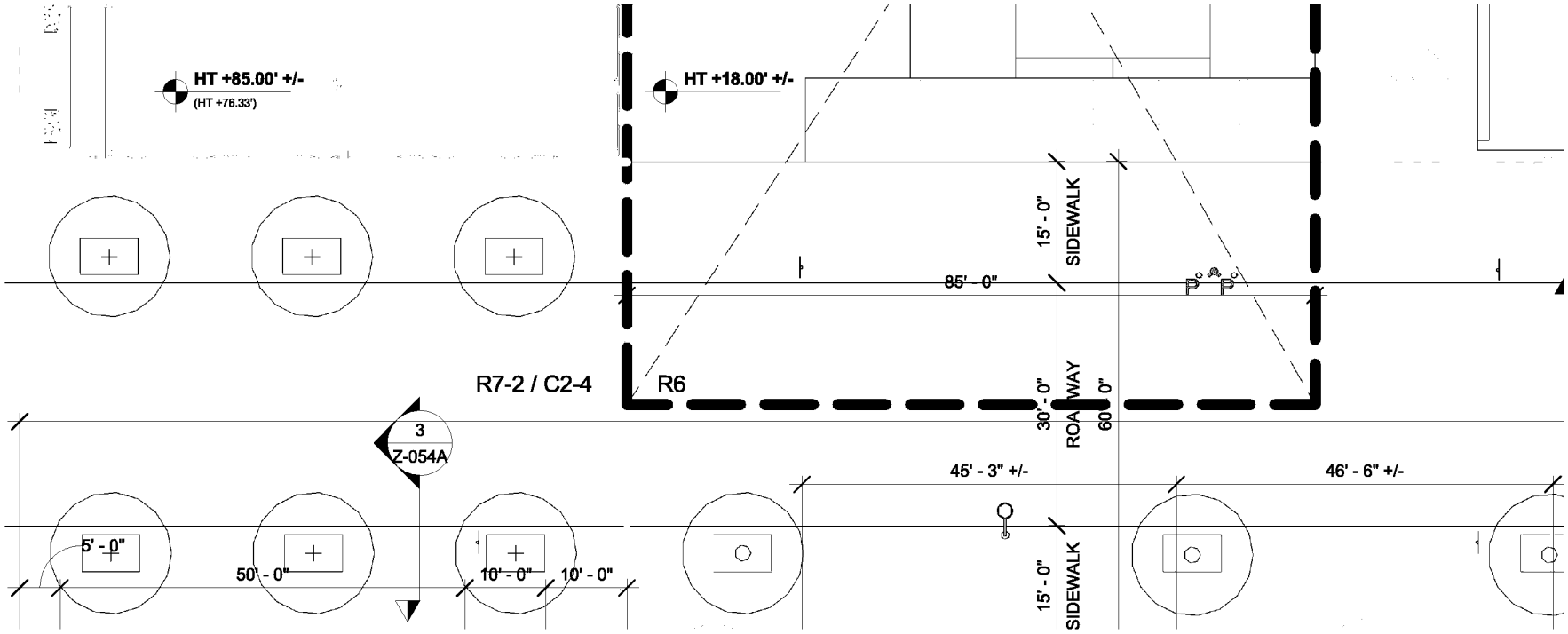
19 OF 20

SITE E -
SITE PL

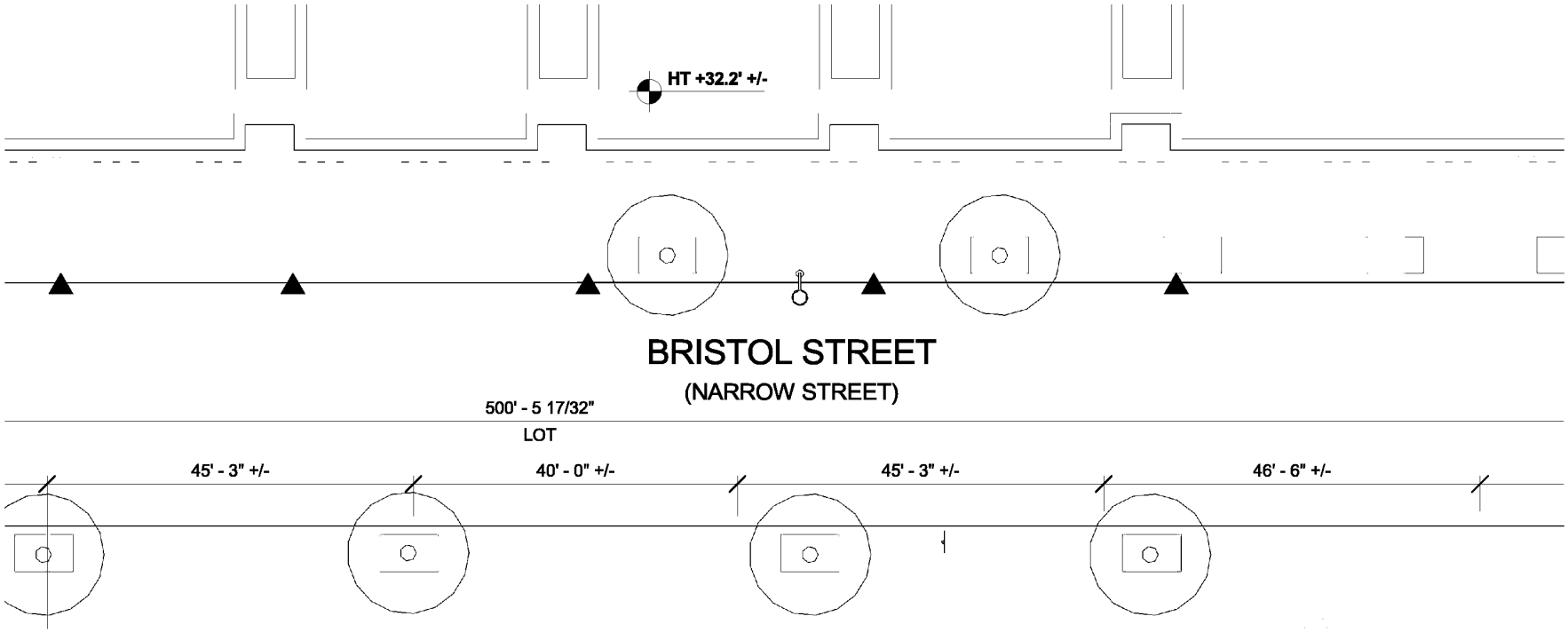
20 OF 20

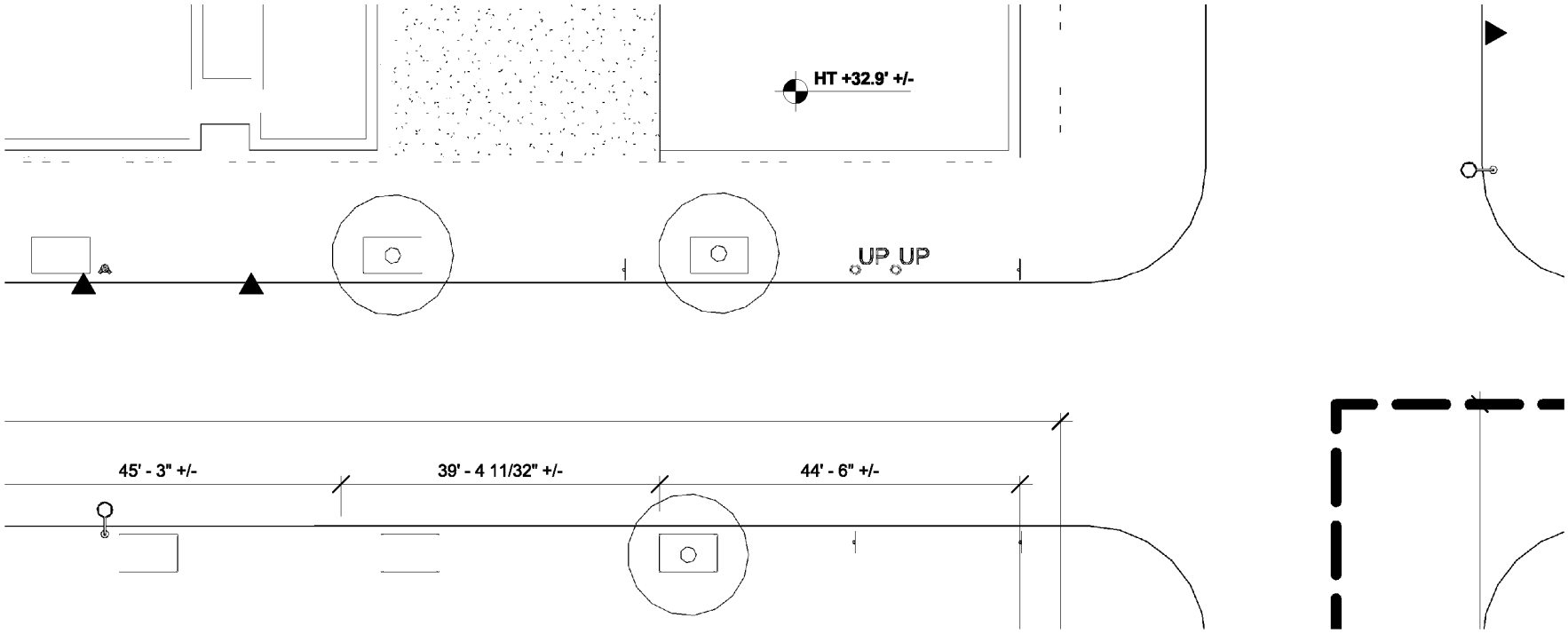
Z-051A.00


1
A


HT +85.00' +/-
(HT +76.33')
HT +18.00' +/-
15' - 0"
SIDEWALK
85' - 0"
R7-2 / C2-4
R6
30' - 0"
ROADWAY
60' - 0"
3
Z-054A
45' - 3" +/-
46' - 6" +/-
5' - 0"
50' - 0"
10' - 0"
10' - 0"
15' - 0"
SIDEWALK

3


HT +32.2' +/-
BRISTOL STREET
(NARROW STREET)
500' - 5 17/32"
LOT
45' - 3" +/-
40' - 0" +/-
45' - 3" +/-
46' - 6" +/-

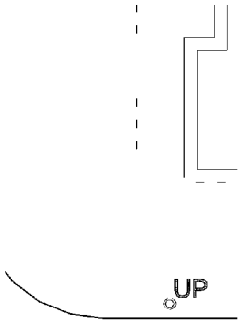

HT +32.9' +/-
UP
UP
45' - 3" +/-
39' - 4 11/32" +/-
44' - 6" +/-

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005



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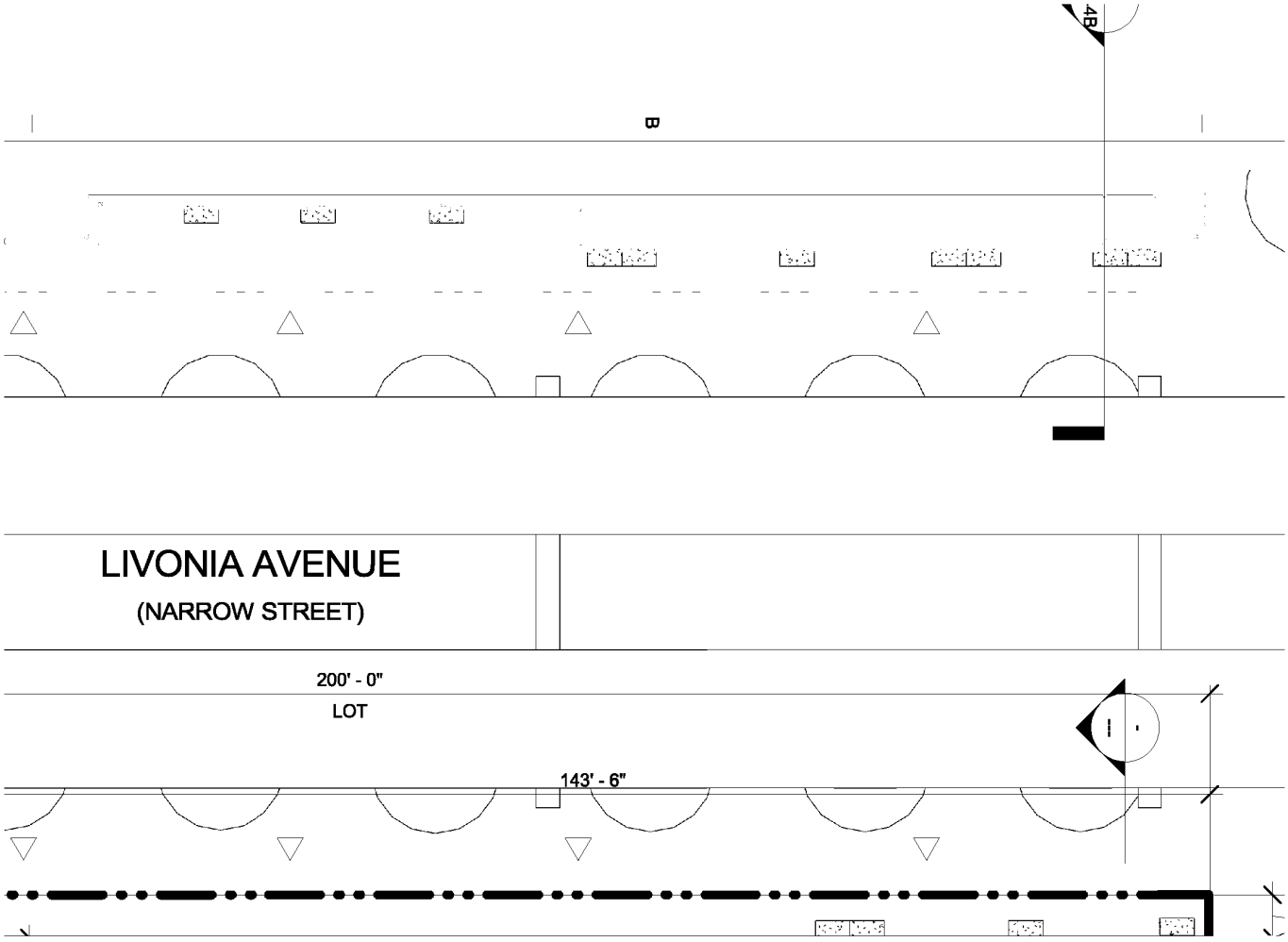
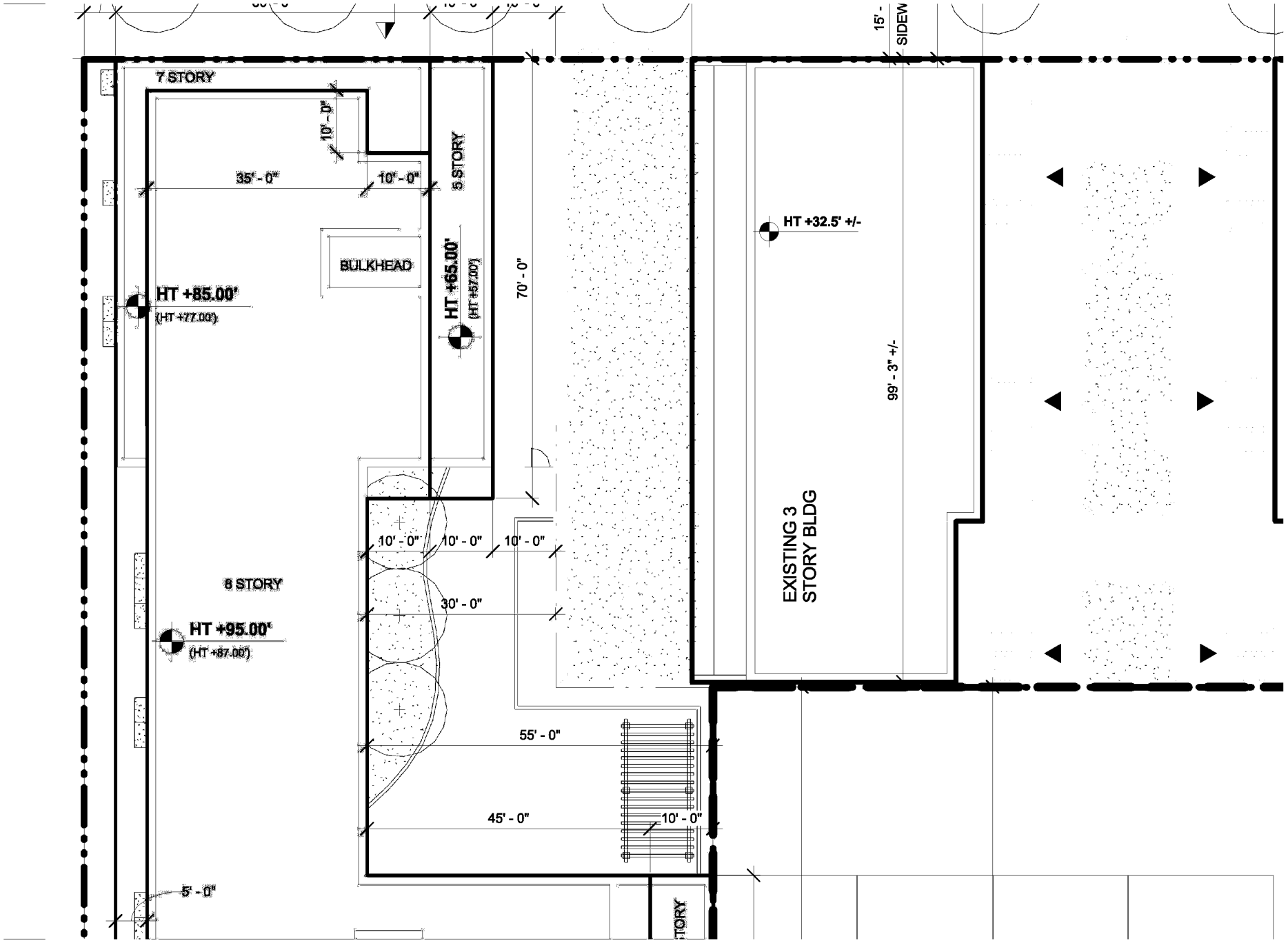
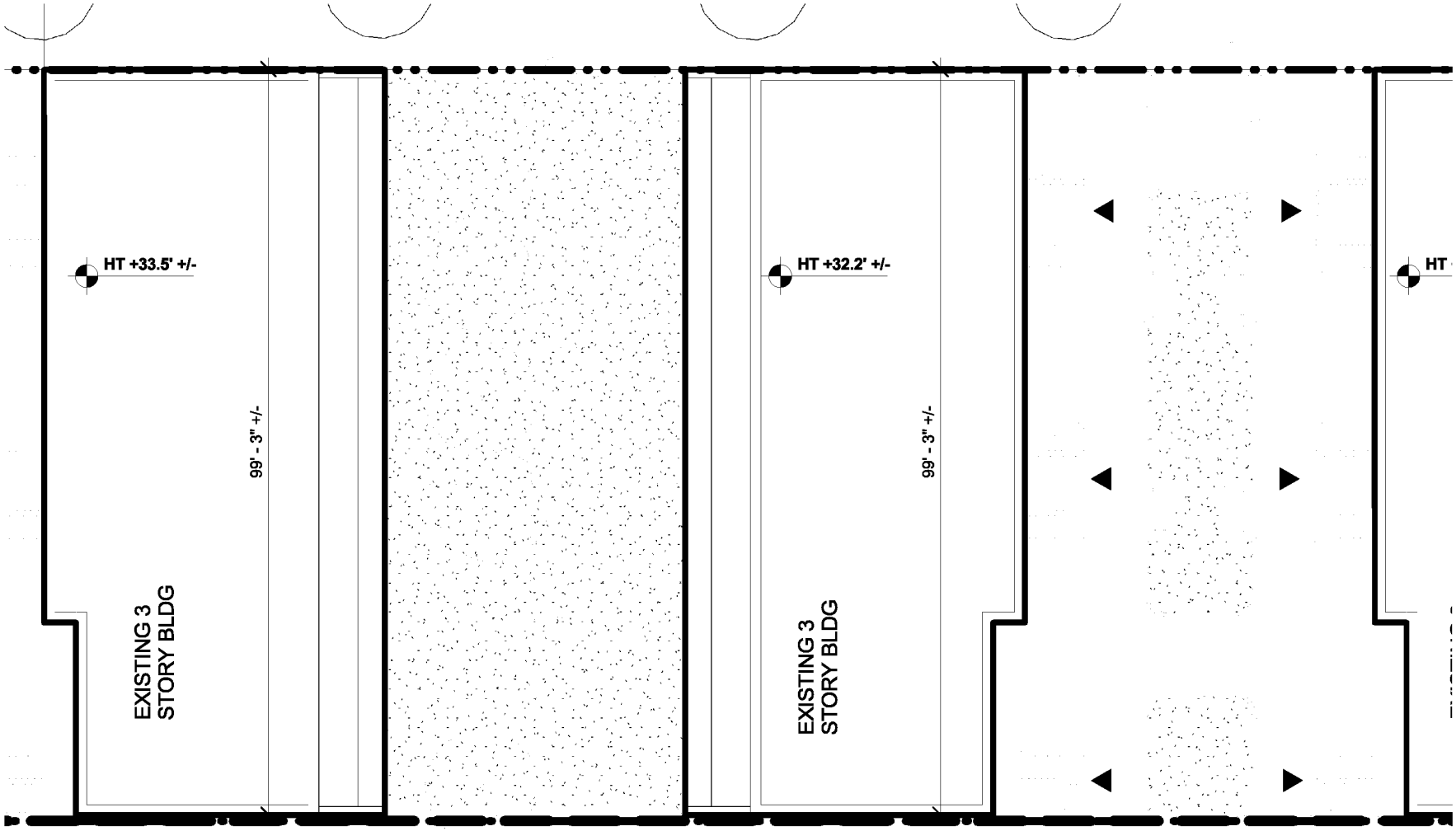
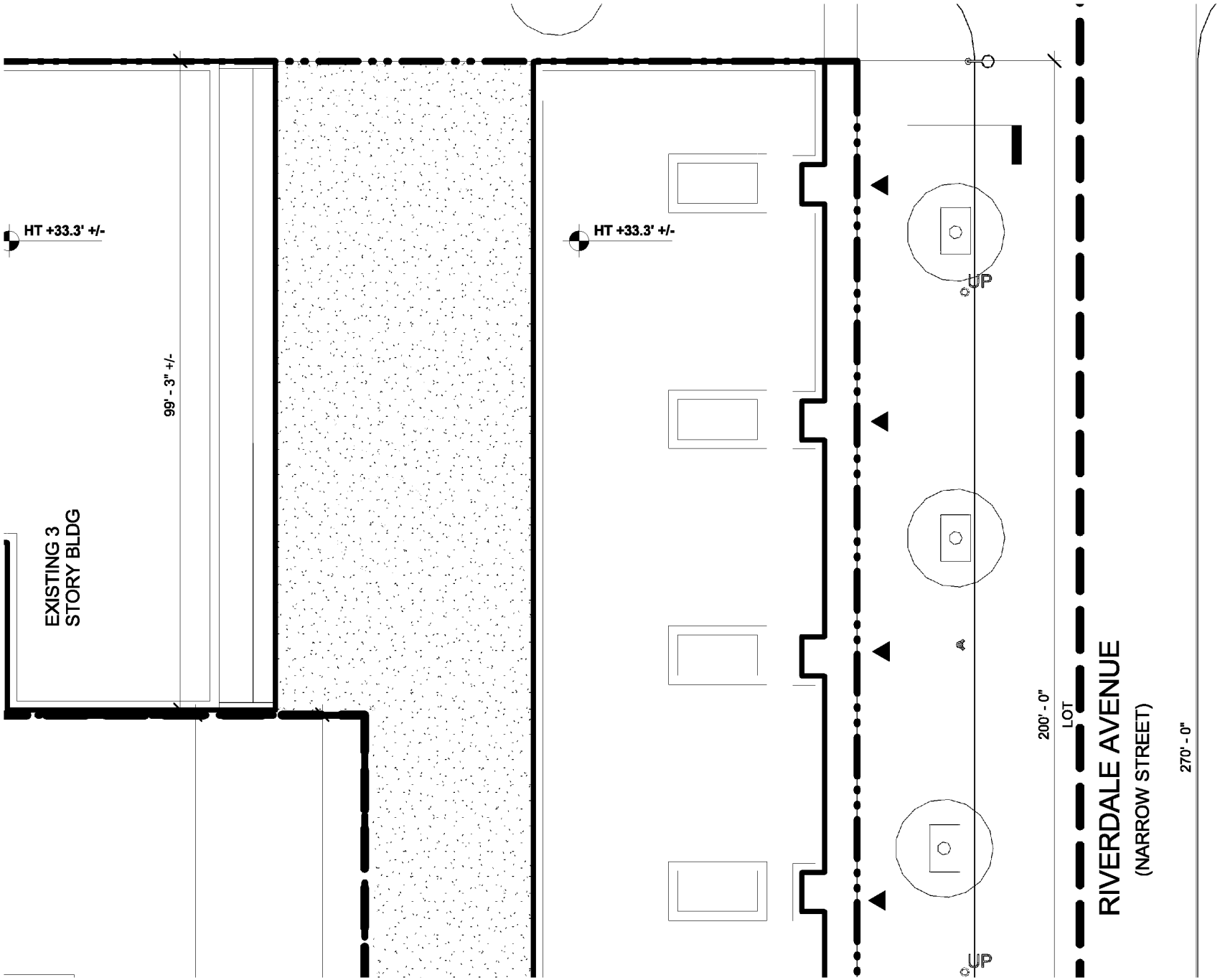
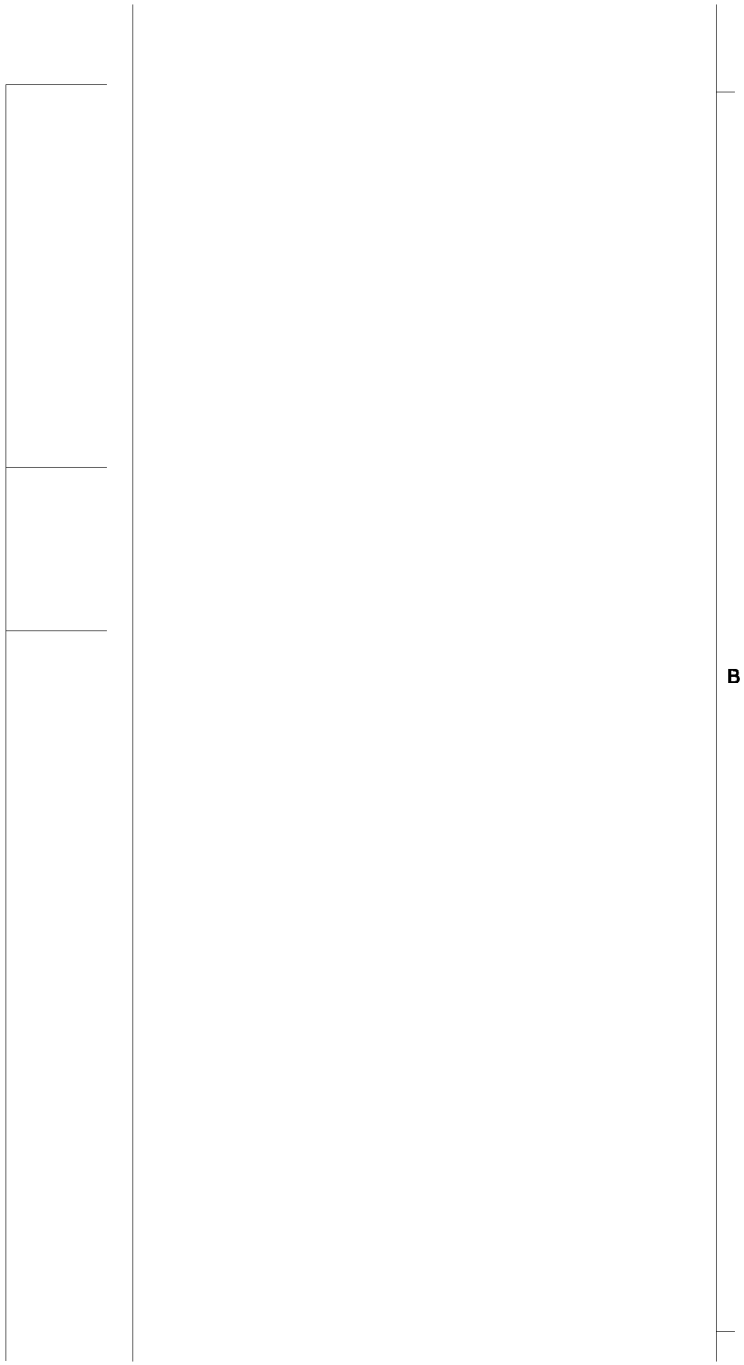

4B
B
LIVONIA AVENUE
(NARROW STREET)
200' - 0"
LOT
143' - 6"


7 STORY
10' - 0"
35' - 0"
10' - 0"
5 STORY
BULKHEAD
HT +85.00'
(HT +77.00')
HT +65.00'
(HT +57.00')
70' - 0"
HT +32.5' +/-
15' -
SIDEW
99' - 3" +/-
EXISTING 3
STORY BLDG
10' - 0"
10' - 0"
10' - 0"
8 STORY
30' - 0"
HT +95.00'
(HT +87.00')
55' - 0"
45' - 0"
10' - 0"
5' - 0"
TORY


HT +33.5' +/-
99' - 3" +/-
EXISTING 3
STORY BLDG
HT +32.2' +/-
99' - 3" +/-
EXISTING 3
STORY BLDG
HT


HT +33.3' +/-
HT +33.3' +/-
99' - 3" +/-
EXISTING 3
STORY BLDG
UP
UP
200' - 0"
LOT
RIVERDALE AVENUE
(NARROW STREET)
270' - 0"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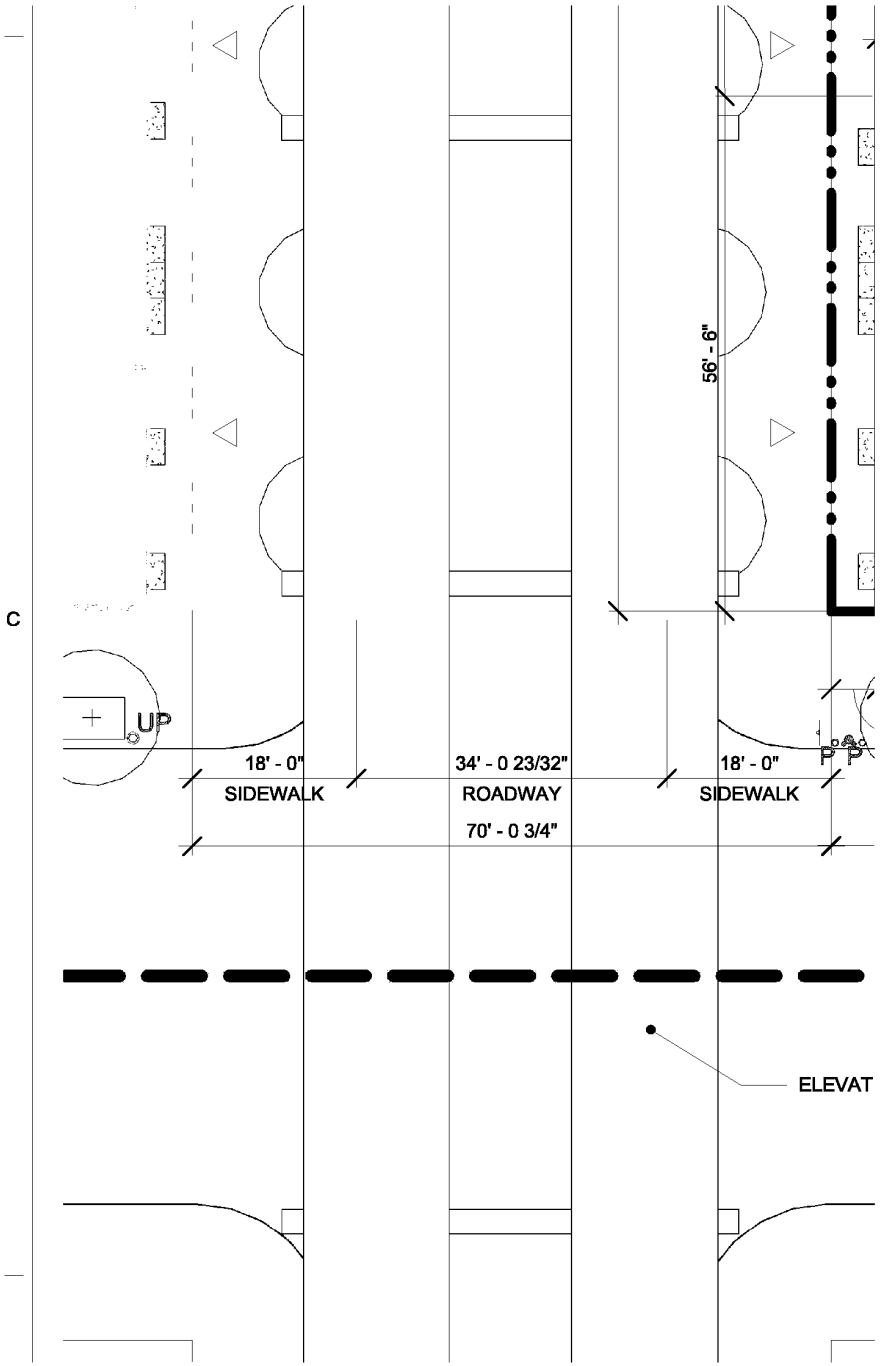
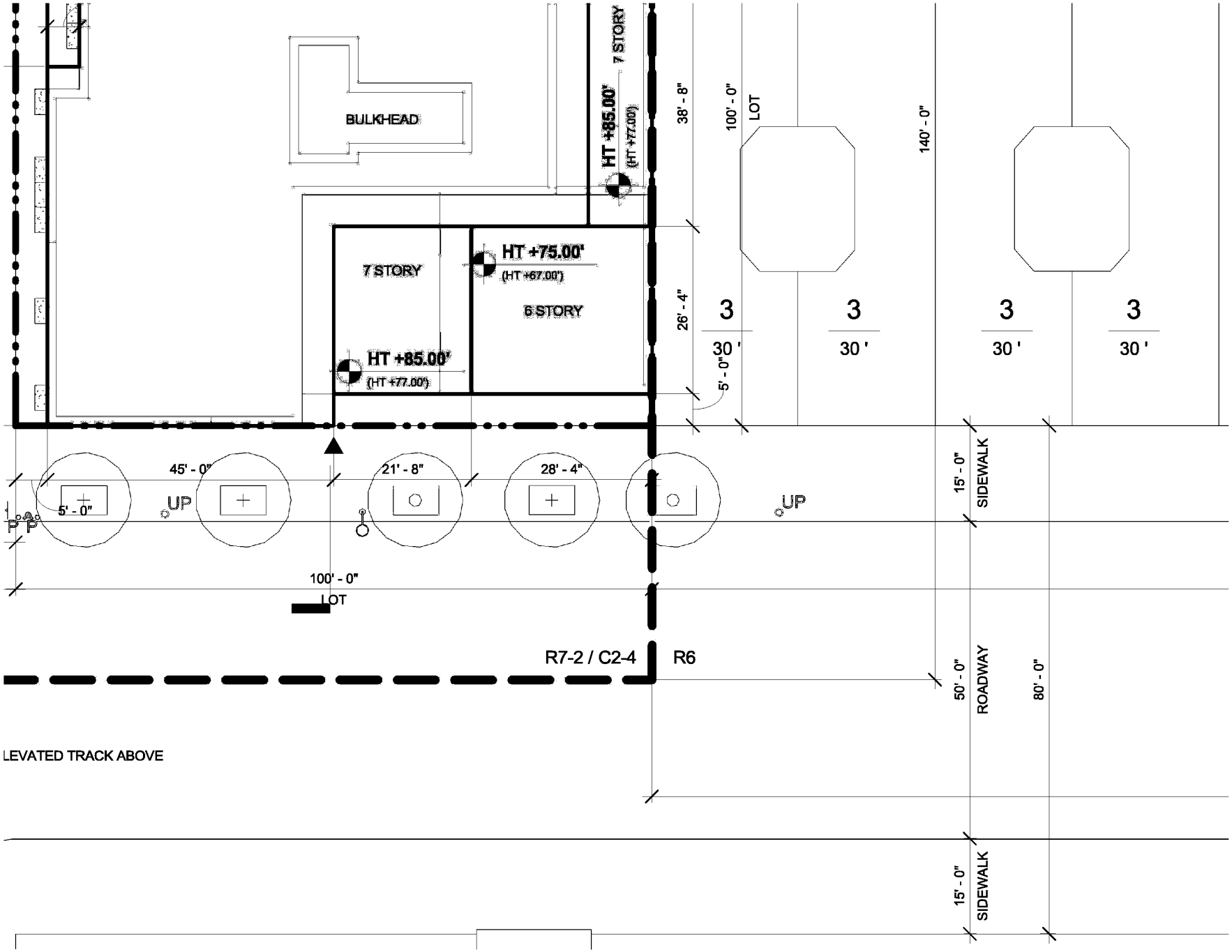
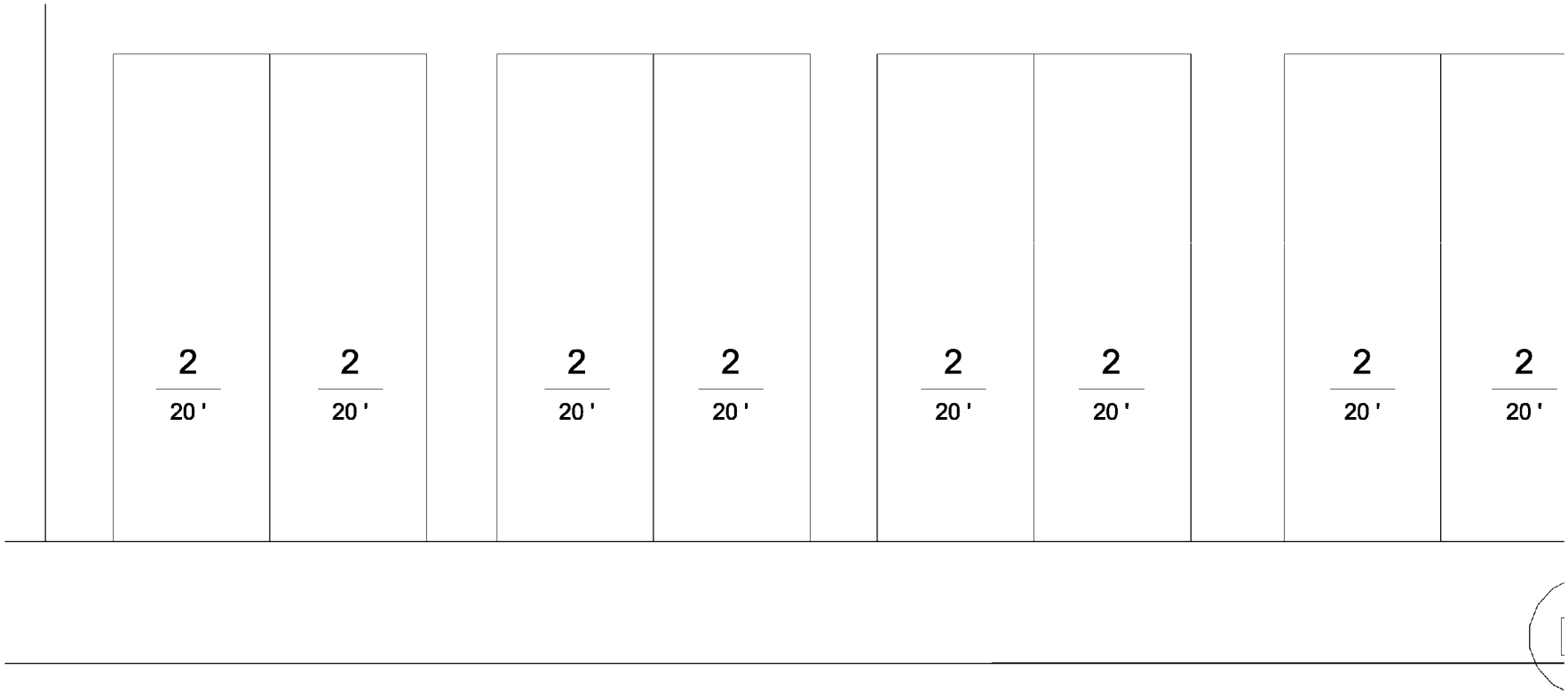
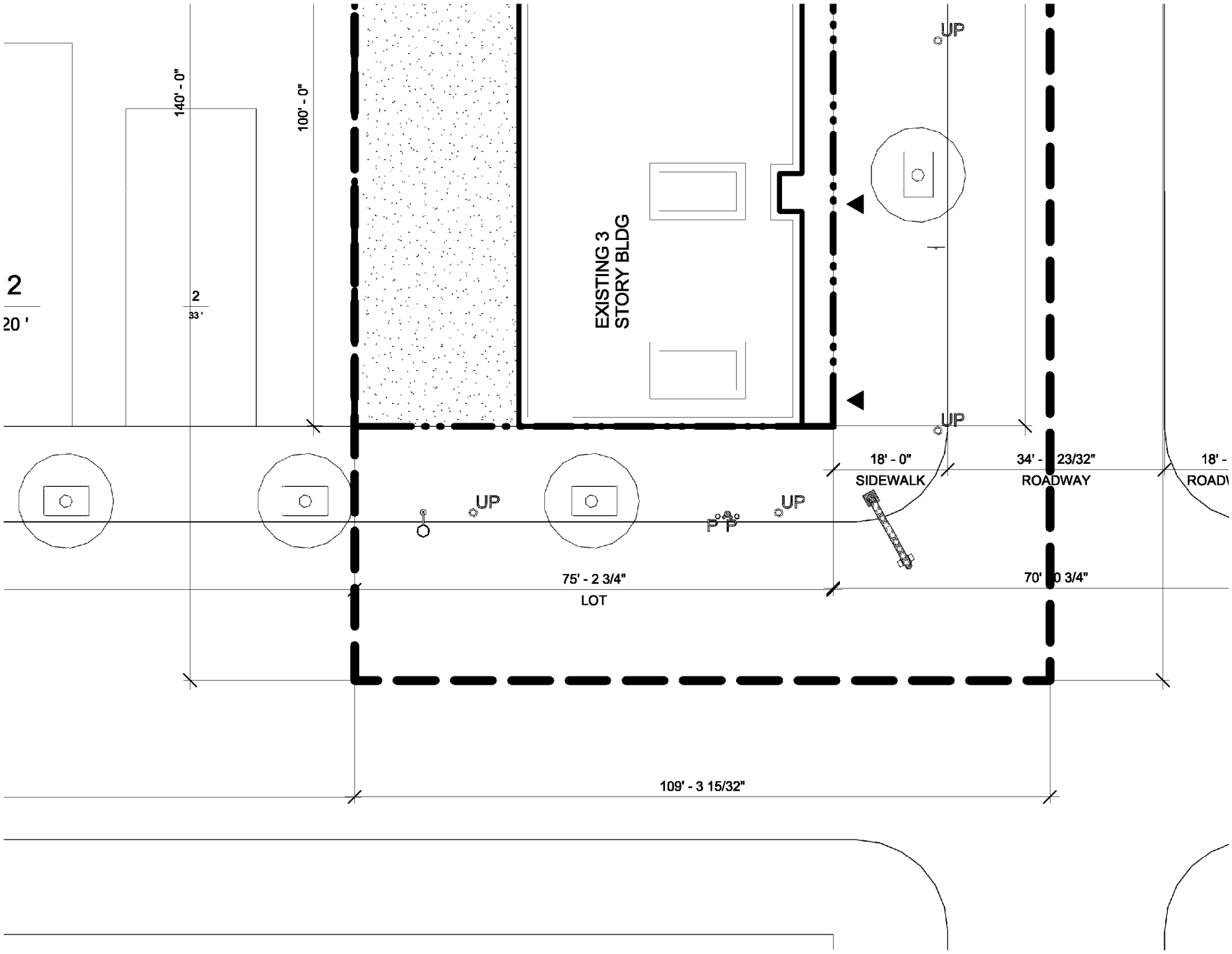
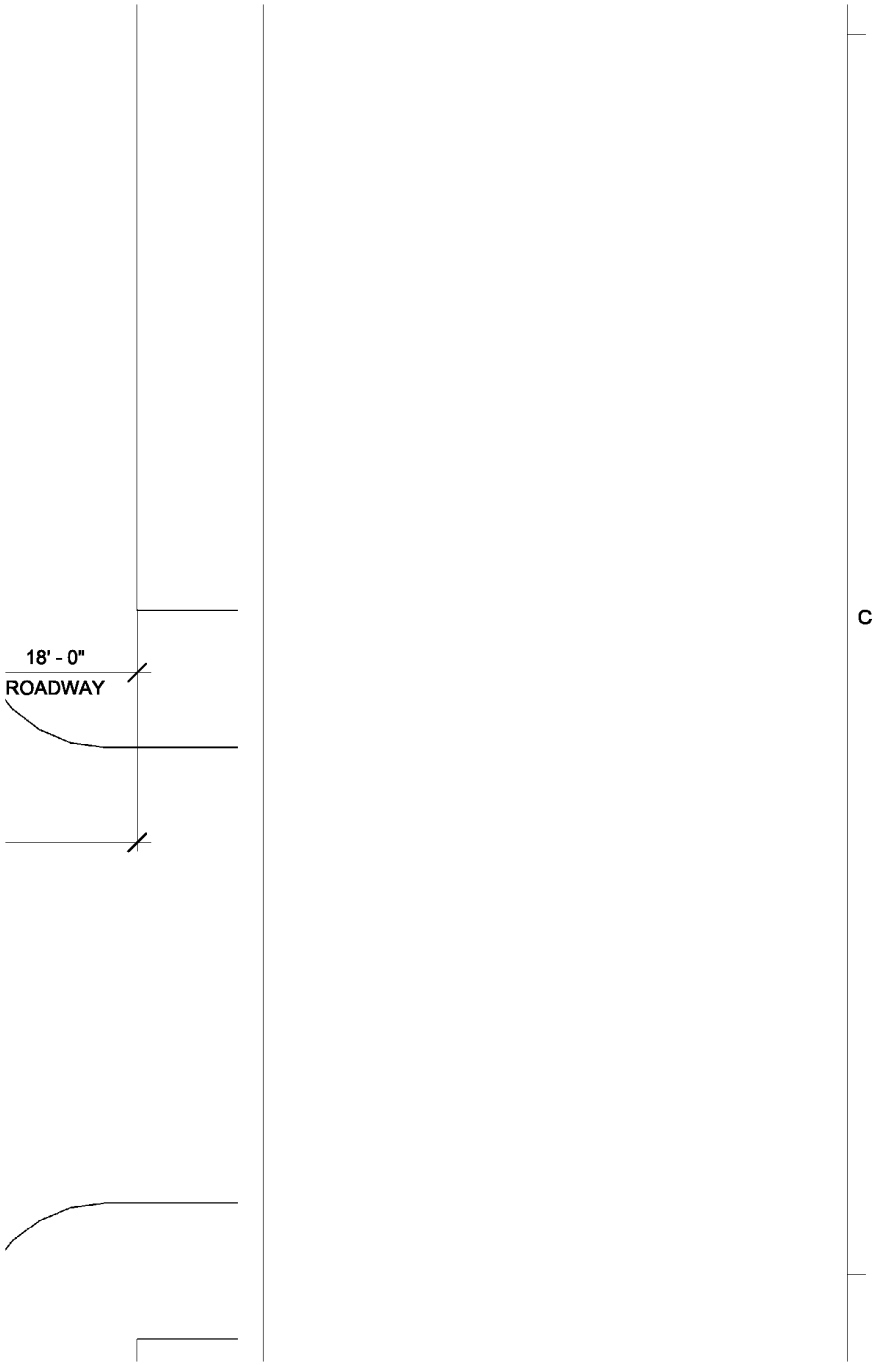

C
UP
18' - 0"
SIDEWALK
34' - 0 23/32"
ROADWAY
18' - 0"
SIDEWALK
70' - 0 3/4"
56' - 6"
ELEVAT


BULKHEAD
7 STORY
HT +85.00'
(HT +77.00')
38' - 8"
100' - 0"
LOT
140' - 0"
HT +75.00'
(HT +67.00')
7 STORY
6 STORY
HT +85.00'
(HT +77.00')
26' - 4"
5' - 0"
3
30 '
3
30 '
3
30 '
3
30 '
45' - 0"
21' - 8"
28' - 4"
5' - 0"
UP
UP
15' - 0"
SIDEWALK
100' - 0"
LOT
R7-2 / C2-4
R6
50' - 0"
ROADWAY
80' - 0"
LEVATED TRACK ABOVE
15' - 0"
SIDEWALK


2
20 '
2
20 '
2
20 '
2
20 '
2
20 '
2
20 '
2
20 '
2
20 '
325' - 2 3/4"
LOT
THOMAS BOYLAND STREET
(WIDE STREET)
325' - 2 3/4"


140' - 0"
100' - 0"
EXISTING 3
STORY BLDG
UP
UP
UP
UP
18' - 0"
SIDEWALK
34' - 23/32"
ROADWAY
18' -
ROADI
75' - 2 3/4"
LOT
70' - 0 3/4"
109' - 3 15/32"



C

D1
Z-051A

BLDG E - SITE PLAN

1/16" = 1'-0"

D

PROPOSED MAXIMUM BLDG ENVELOPE

ILLUSTRATIVE BLDG ENVELOPE

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LSGD BOUNDARY

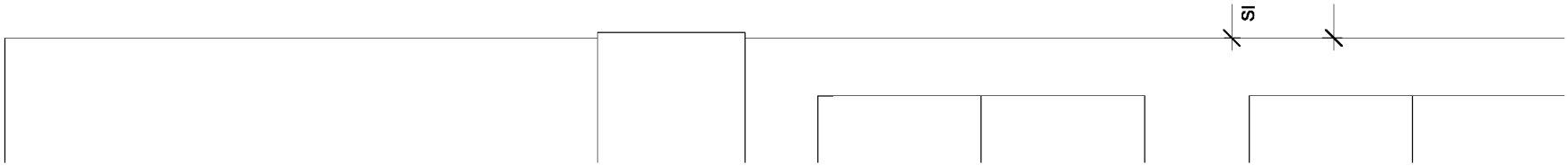
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE

NEW DEVELOPM

EXISTING BUILDI

1



PE

ELOPMENT

BUILDINGS

PLANTER

EXISTING STREET TREE

PROPOSED STREET TREE

FIRE HYRDRANT

LIGHT POLE

P POLE

UP UTLITY POLE

TRAFFIC SIGN

TRAFFIC LIGHT

6
66'
STORIES
BUILDING HEIGHT

HT +85.0'
(HT +77.67')
DEVELOPMENT ENVELOPE HEIGHT
ILLUSTRATIVE BUILDING HEIGHT

R7-2 / C2-4
ZONING DISTRICT

CO

CO

RE

PAI

COMMUNITY FACILITY ENTRY

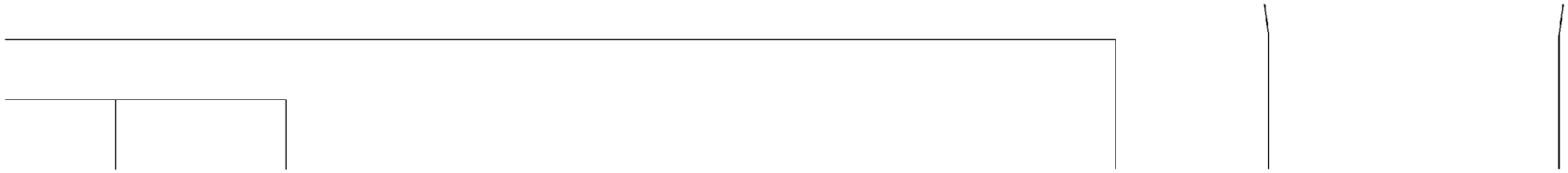
COMMERCIAL ENTRY

RESIDENTIAL ENTRY

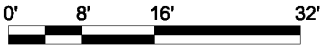
PARKING ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANITITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.



NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE E - ZONING LOT SITE PLAN

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

Checked By: Checker

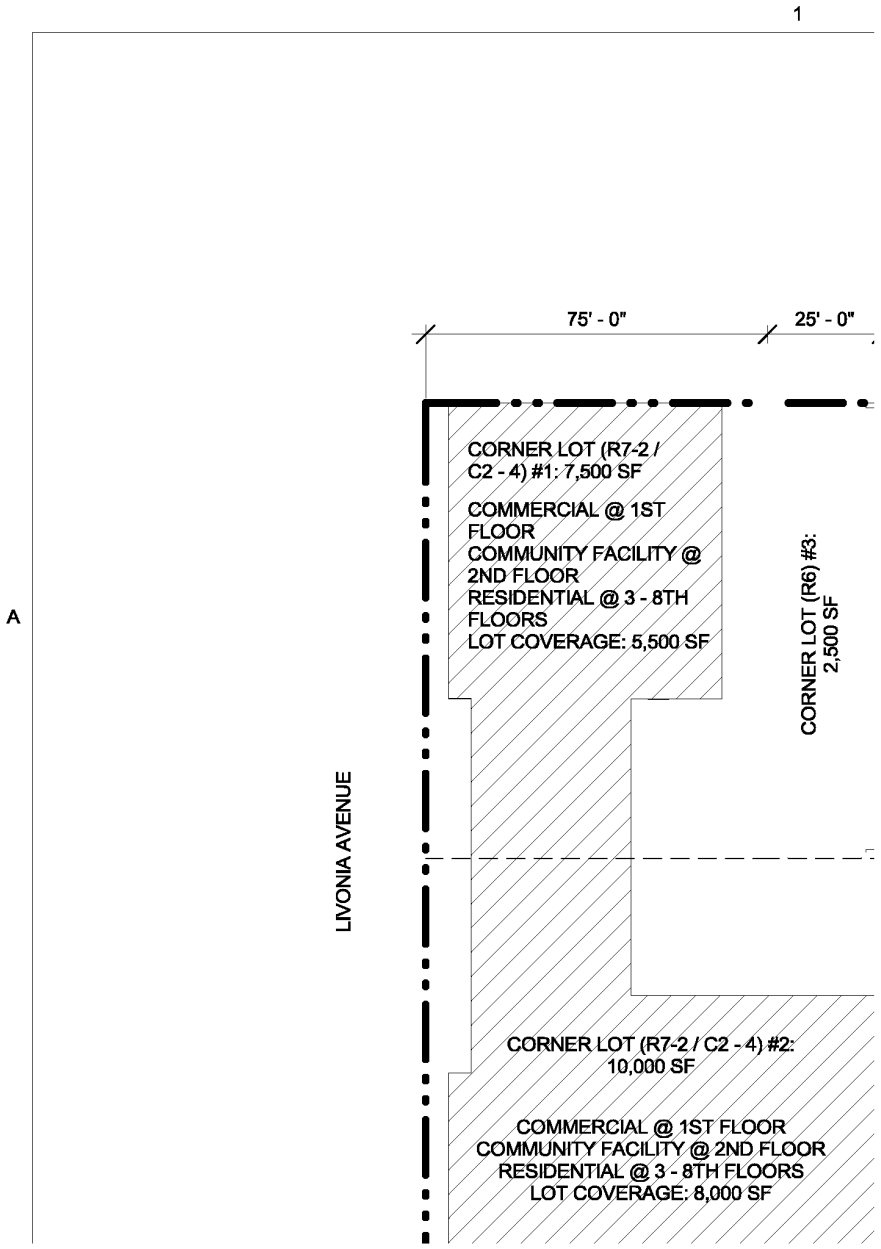
32'

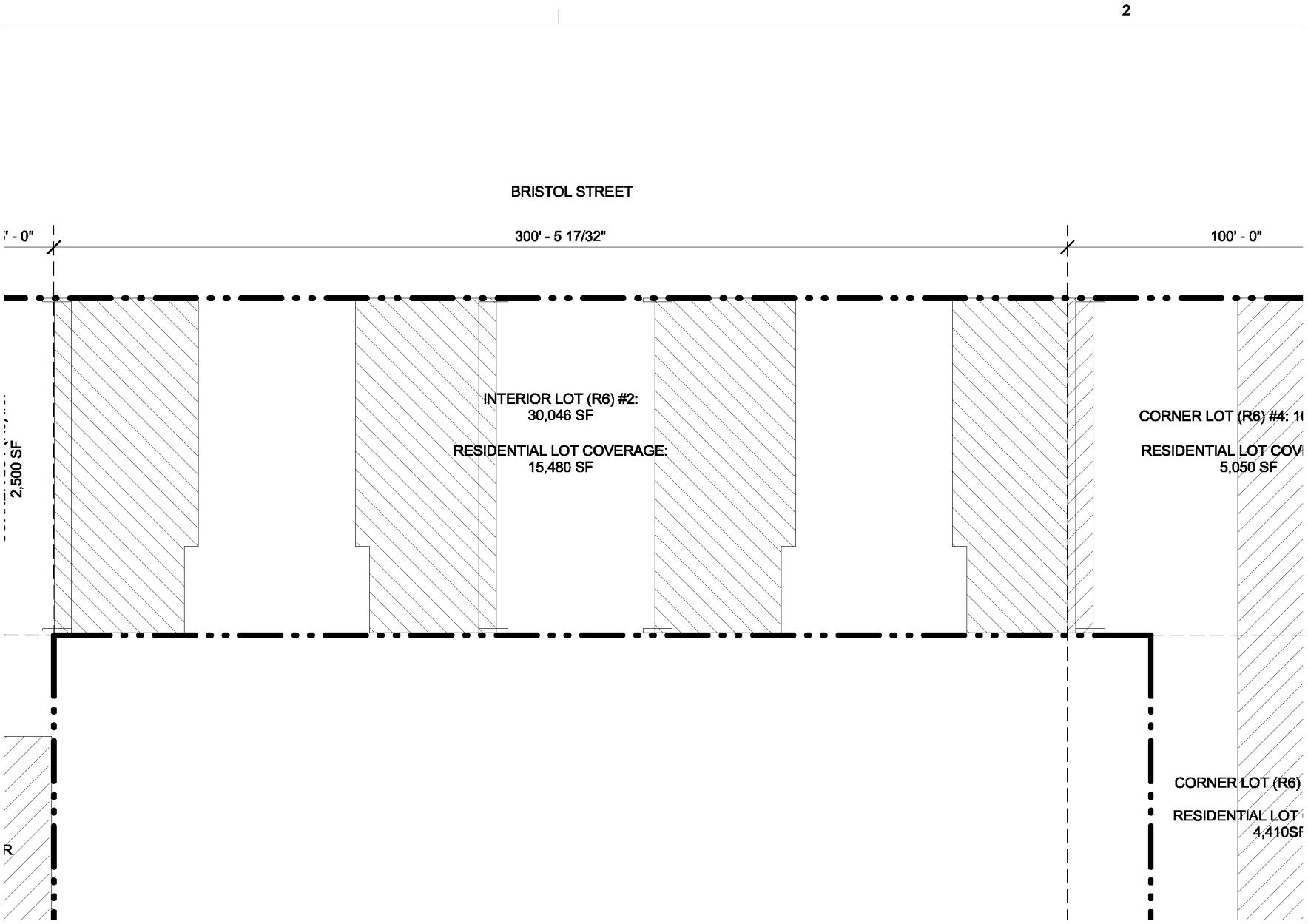
N

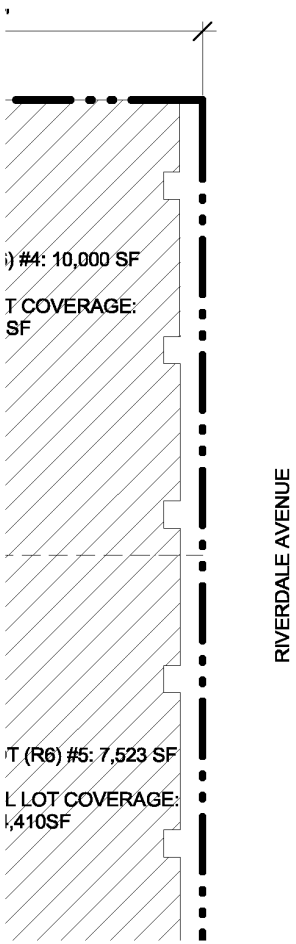
Sheet No.:

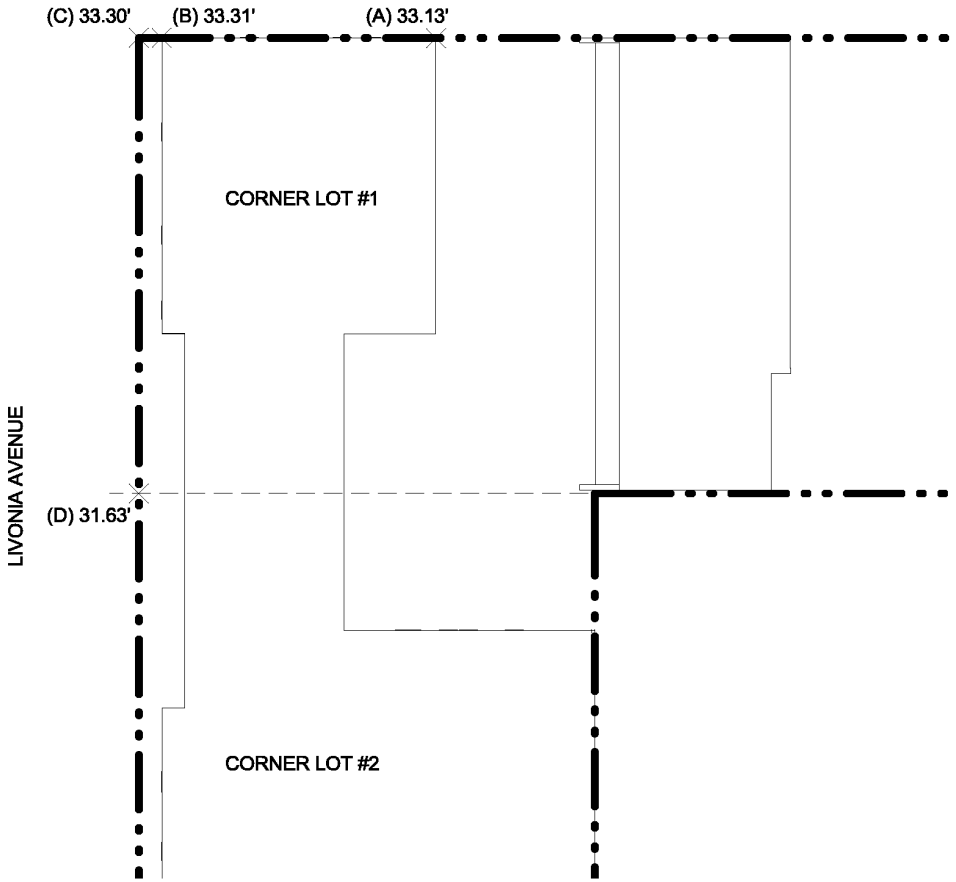
___ of Z-051A.00

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE E - ANALYS 20 OF 20 Z-051C.00

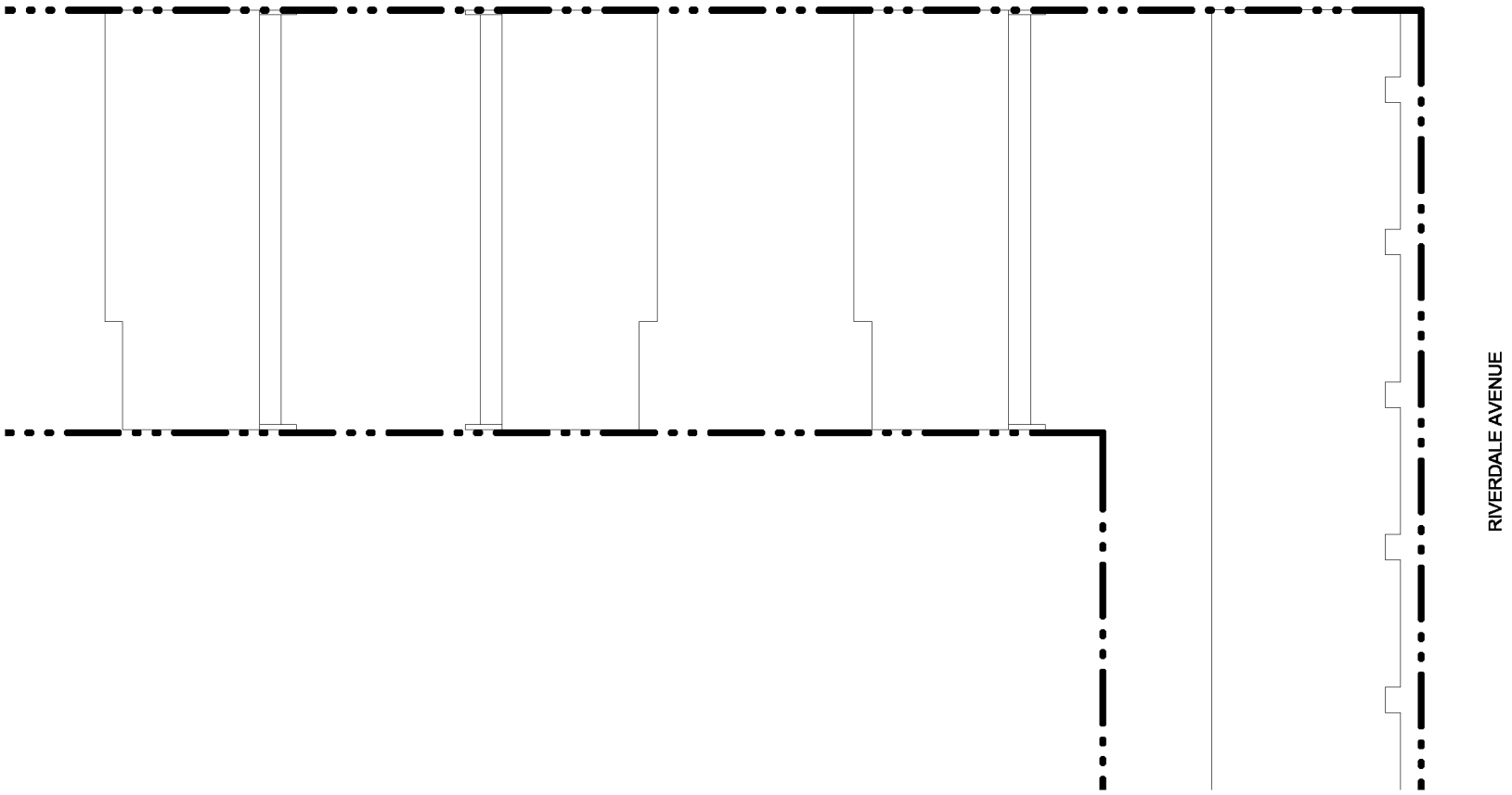

1
A
75' - 0"
25' - 0"
CORNER LOT (R7-2 / C2 - 4) #1: 7,500 SF
COMMERCIAL @ 1ST FLOOR
COMMUNITY FACILITY @ 2ND FLOOR
RESIDENTIAL @ 3 - 8TH FLOORS
LOT COVERAGE: 5,500 SF
CORNER LOT (R6) #3: 2,500 SF
LIVONIA AVENUE
CORNER LOT (R7-2 / C2 - 4) #2: 10,000 SF
COMMERCIAL @ 1ST FLOOR
COMMUNITY FACILITY @ 2ND FLOOR
RESIDENTIAL @ 3 - 8TH FLOORS
LOT COVERAGE: 8,000 SF


2
BRISTOL STREET
' - 0"
300' - 5 17/32"
100' - 0"
INTERIOR LOT (R6) #2:
30,046 SF
RESIDENTIAL LOT COVERAGE:
15,480 SF
2,500 SF
CORNER LOT (R6) #4: 1
RESIDENTIAL LOT COV
5,050 SF
CORNER LOT (R6)
RESIDENTIAL LOT
4,410SF
R


) #4: 10,000 SF
T COVERAGE:
SF
T (R6) #5: 7,523 SF
L LOT COVERAGE:
,410SF
RIVERDALE AVENUE


(C) 33.30'
(B) 33.31'
(A) 33.13'
CORNER LOT #1
LIVONIA AVENUE
(D) 31.63'
CORNER LOT #2

4



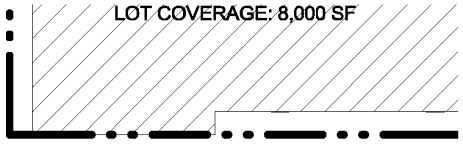
MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A



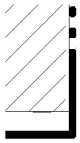
THOMAS BOYLAND STREET

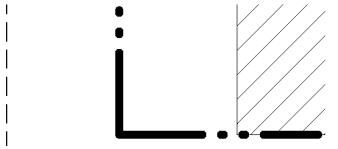
C1 / Z-051C BLDG E - LOT COVERAGE DIAGRAM - 1ST - 8TH
1" = 25'-0"

B

CORNER LOT (R7-2 / C2-4) #1: 10,000 SF	
	CALCULATION
RESIDENTIAL	5,500 SF / 7,500 SF = 7
COMMUNITY FACILITY	5,500 SF / 7,500 SF = 7

CORNER LOT (R7-2 / C2-4) #2: 10,000 SF	
	CALCULATION
RESIDENTIAL	8,000 SF / 10,000 SF = 8
COMMUNITY FACILITY	8,000 SF / 10,000 SF = 8





THOMAS BOYLA

- 8TH FLOORS (COMMUNITY FACILITY & RESIDENTIAL)

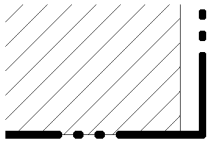
SF = 73.33%	(MAX 100%, COMPLIES)	
SF = 73.33%	(NO REQUIREMENT IN COMMERCIAL DISTRICT)	

) SF = 80.00%	(MAX 100%, COMPLIES)	
) SF = 80.00%	(NO REQUIREMENT IN COMMERCIAL DISTRICT)	

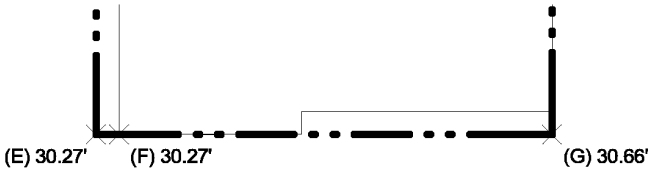
INTERIOR LOT (R6) #2: 30,046 SF		
	CALCULATION	
RESIDENTIAL	15,480 SF / 30,046 SF = 51.52%	(MAX 60%, COMPLI

CORNER LOT (R6) #4:10,000 SF		
	CALCULATION	
RESIDENTIAL	5,050 SF / 10,000 SF = 50.50%	(MAX 100%, COMPL

CORNER LOT (R6) #5:7,532 SF		
	CALCULATION	



BOYLAND STREET



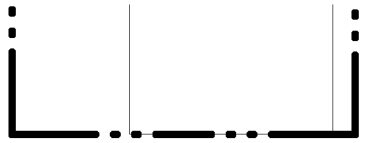
THOMAS BOYLAND STREET

1 Z-051C BLDG E - BASE PLANE CALCULATION
1" = 25'-0"

OMPLIES)

COMPLIES)

BASE PLANE CALCULATION	
LOT	CALCULATION
CORNER LOT #1	[33.13' (A) + 33.31' (B)] / 2 = 33.22'
	[33.30' (C) + 31.63' (D)] / 2 = 32.47'
CORNER LOT #2	[32.81' (D) + 33.37' (E)] / 2 = 33.09'
	[33.37' (F) + 33.22' (G)] / 2 = 33.30'
WEIGHTED TOTAL	**(32.85' * 42.76%) + (33.20' *57.24%) = 33.05'**



THOMAS BOYLAND STREET

	LOT AVERAGE	% OF TOTAL BLDG FOOTPRINT
	(33.22' + 32.47') / 2 = 32.85'	42.76%
	(33.09' + 33.30') / 2 = 33.20'	57.24%
	33.05'	

B

CORNER LOT (R6) #3: 2,500 SF	
	CALCULATION
RESIDENTIAL	0 SF / 2,500 SF = 0%

= 0%	0% (MAX 100%)	

	CALCULATION	
RESIDENTIAL	4,410 SF / 7,523 SF = 58.62%	(MAX 100%, COMPL

COMPLIES)

c

D

R7-2 / C2-4 ZONING DISTRICT

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LOT COVERAGE AT CORNER LOT

LOT COVERAGE AT THROUGH LOT

NOTE

ELEV/
SURV

1

(B) 32.50'



ELEVATION

NOTE:

ELEVATIONS AND ESTABLISHED GRADES SHOWN ARE BASED ON INCLUDED SURVEYS AND HEREON REFER TO NAVD 1988.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE E - ZONING ANALYSIS

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

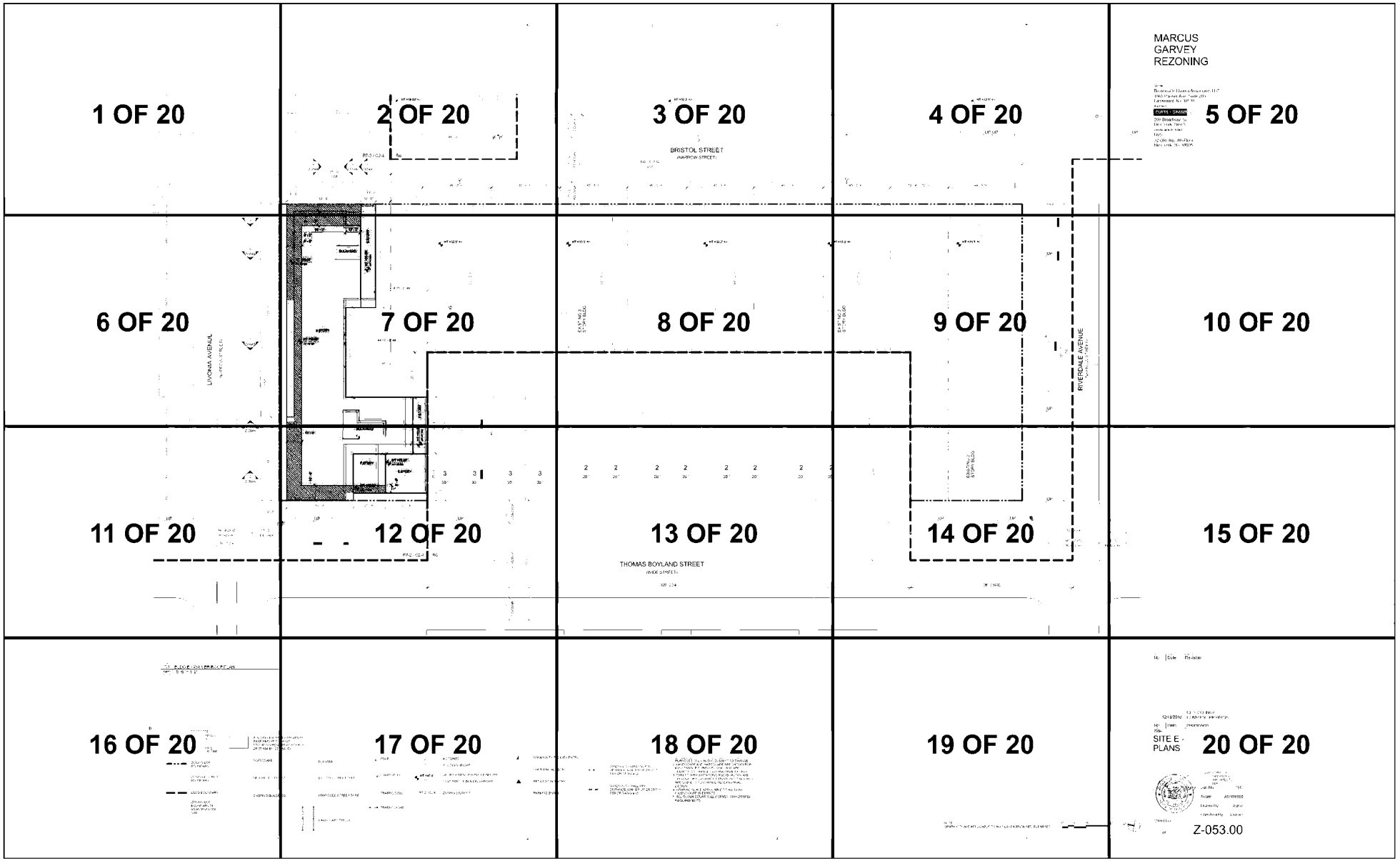
Checked By: Checker

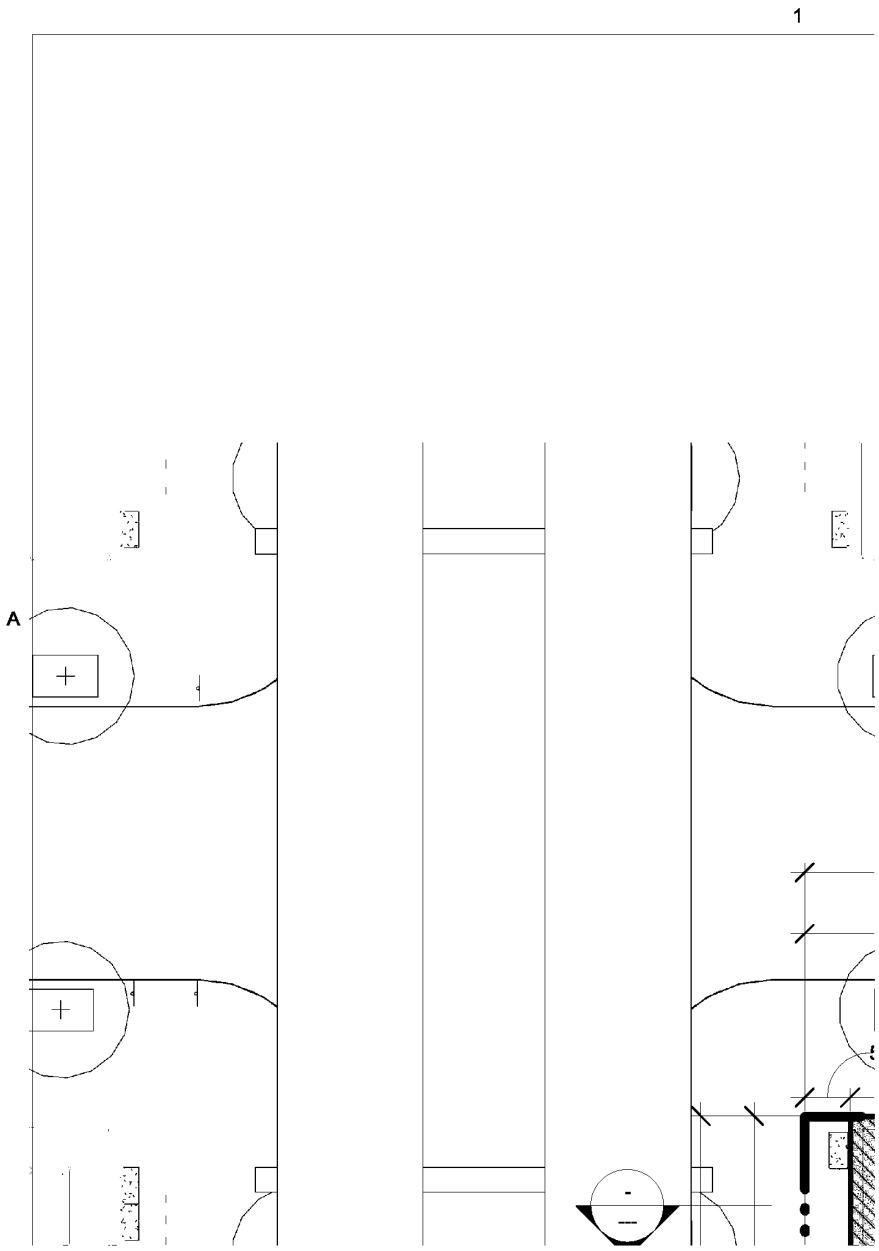
Sheet No.:

___ of Z-051C.00

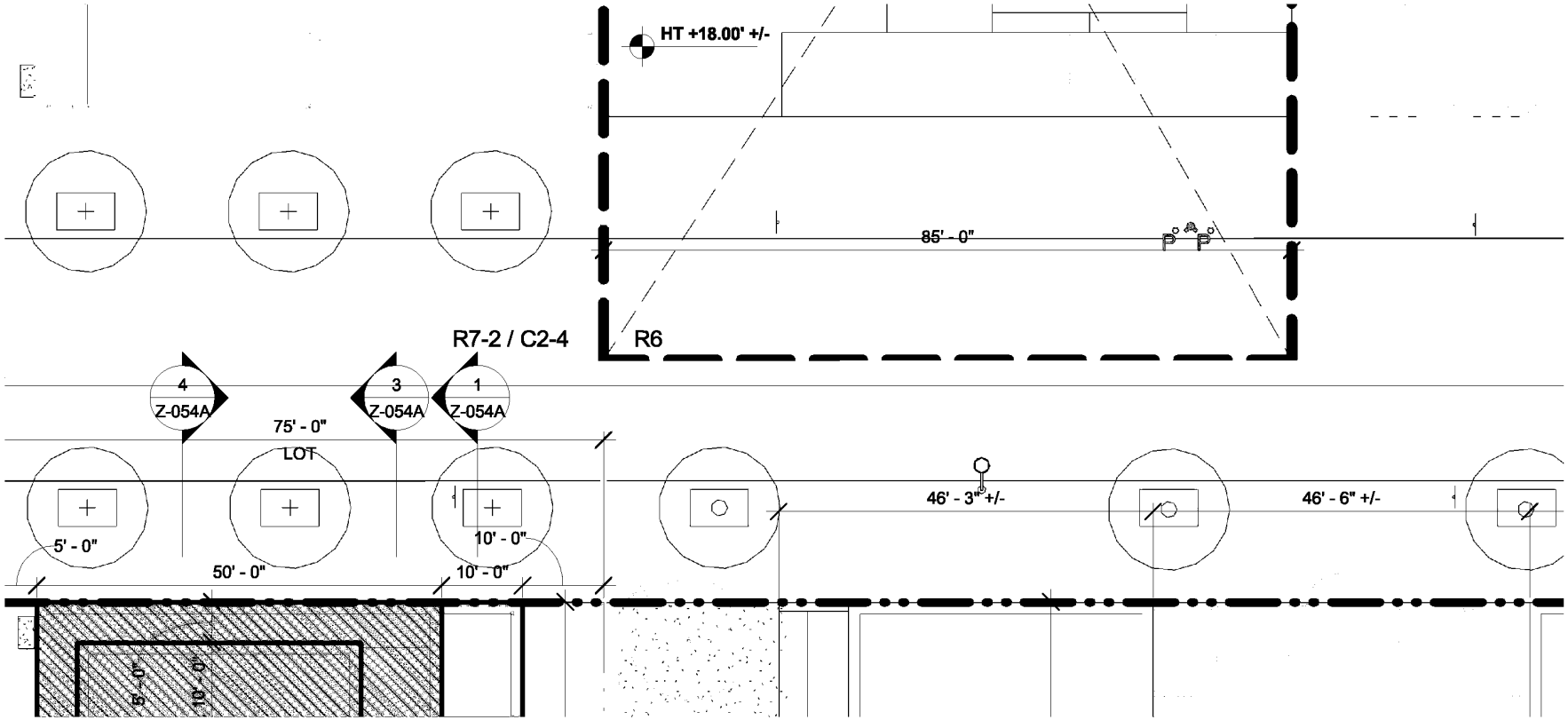
64'

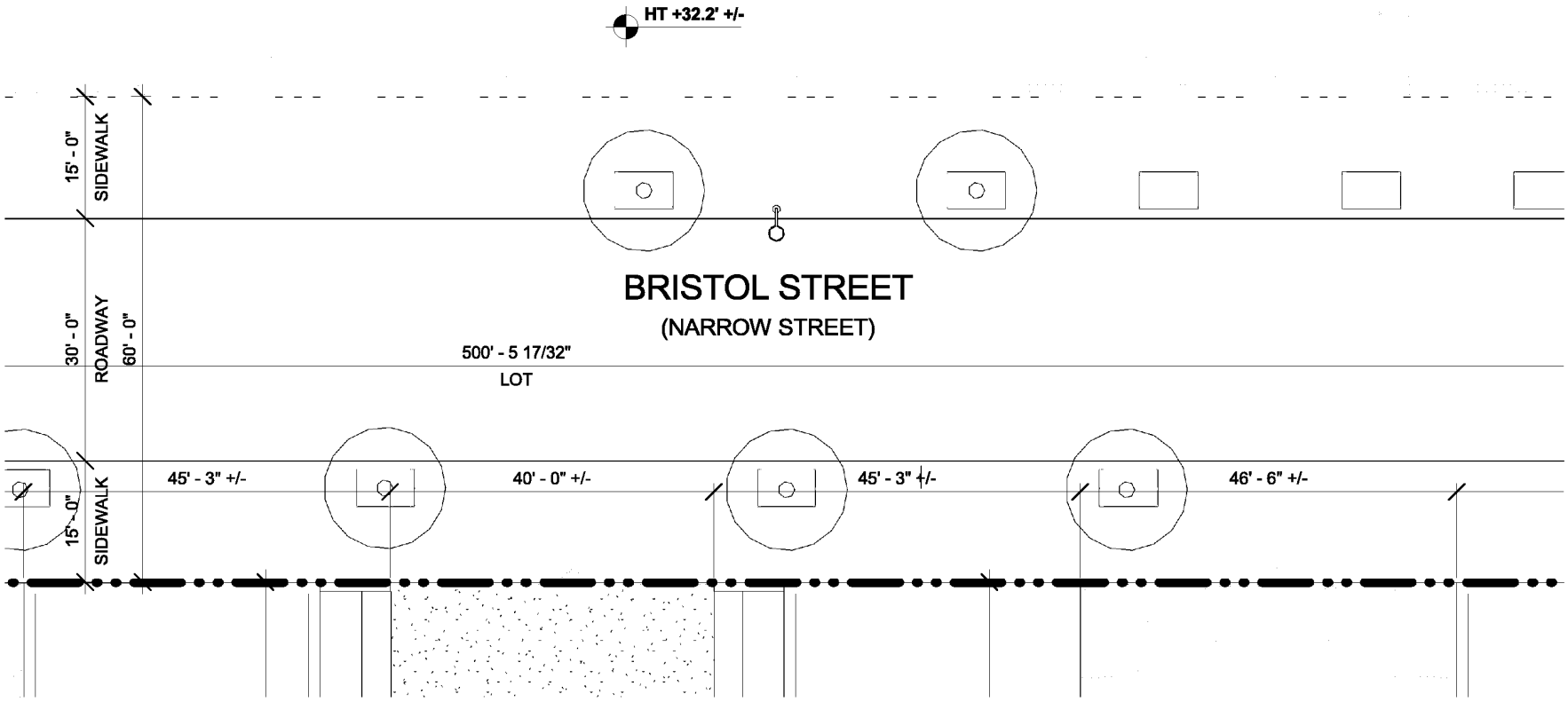
N

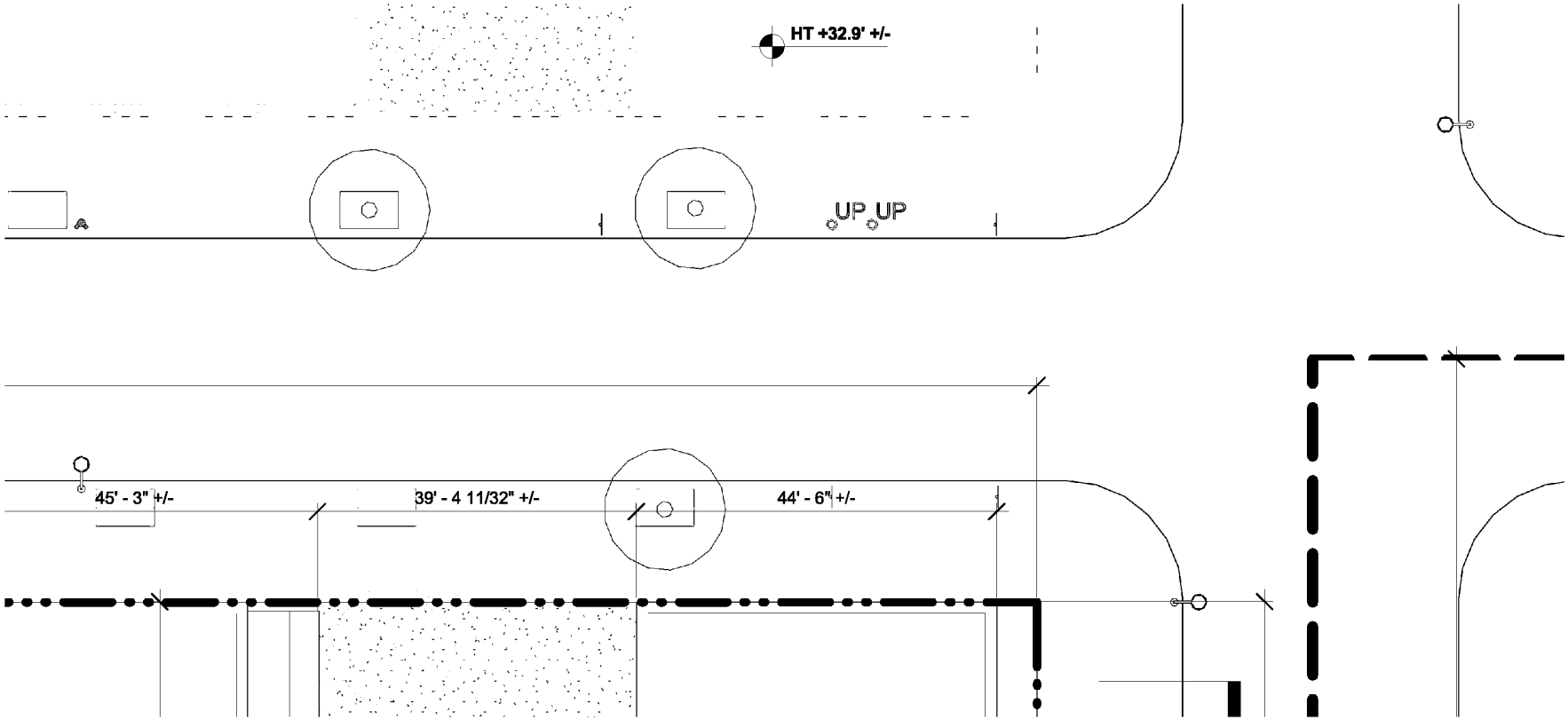

1 OF 20
2 OF 20
3 OF 20
4 OF 20
MARCUS
GARVEY
REZONING
5 OF 20
6 OF 20
7 OF 20
8 OF 20
9 OF 20
10 OF 20
11 OF 20
12 OF 20
13 OF 20
14 OF 20
15 OF 20
16 OF 20
17 OF 20
18 OF 20
19 OF 20
SITE E -
PLANS
20 OF 20
Z-053.00
BRISTOL STREET
LIVONIA AVENUE
RIVERDALE AVENUE
THOMAS BOYLAND STREET


1
A

2


HT +18.00' +/-
85' - 0"
R7-2 / C2-4
R6
4
Z-054A
3
Z-054A
1
Z-054A
75' - 0"
LOT
46' - 3" +/-
46' - 6" +/-
5' - 0"
50' - 0"
10' - 0"
10' - 0"
5' - 0"
10' - 0"


HT +32.2' +/-
15' - 0"
SIDEWALK
30' - 0"
ROADWAY
60' - 0"
BRISTOL STREET
(NARROW STREET)
500' - 5 17/32"
LOT
45' - 3" +/-
40' - 0" +/-
45' - 3" +/-
46' - 6" +/-
15' - 0"
SIDEWALK

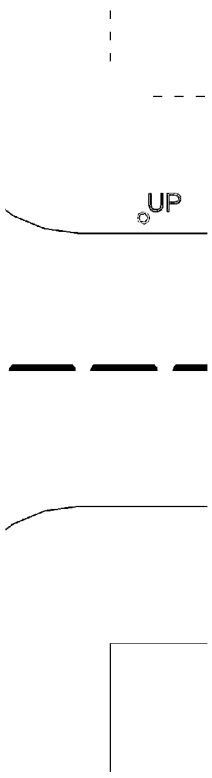

HT +32.9' +/-
UP
UP
45' - 3" +/-
39' - 4 11/32" +/-
44' - 6" +/-

MARCUS GARVEY REZONING

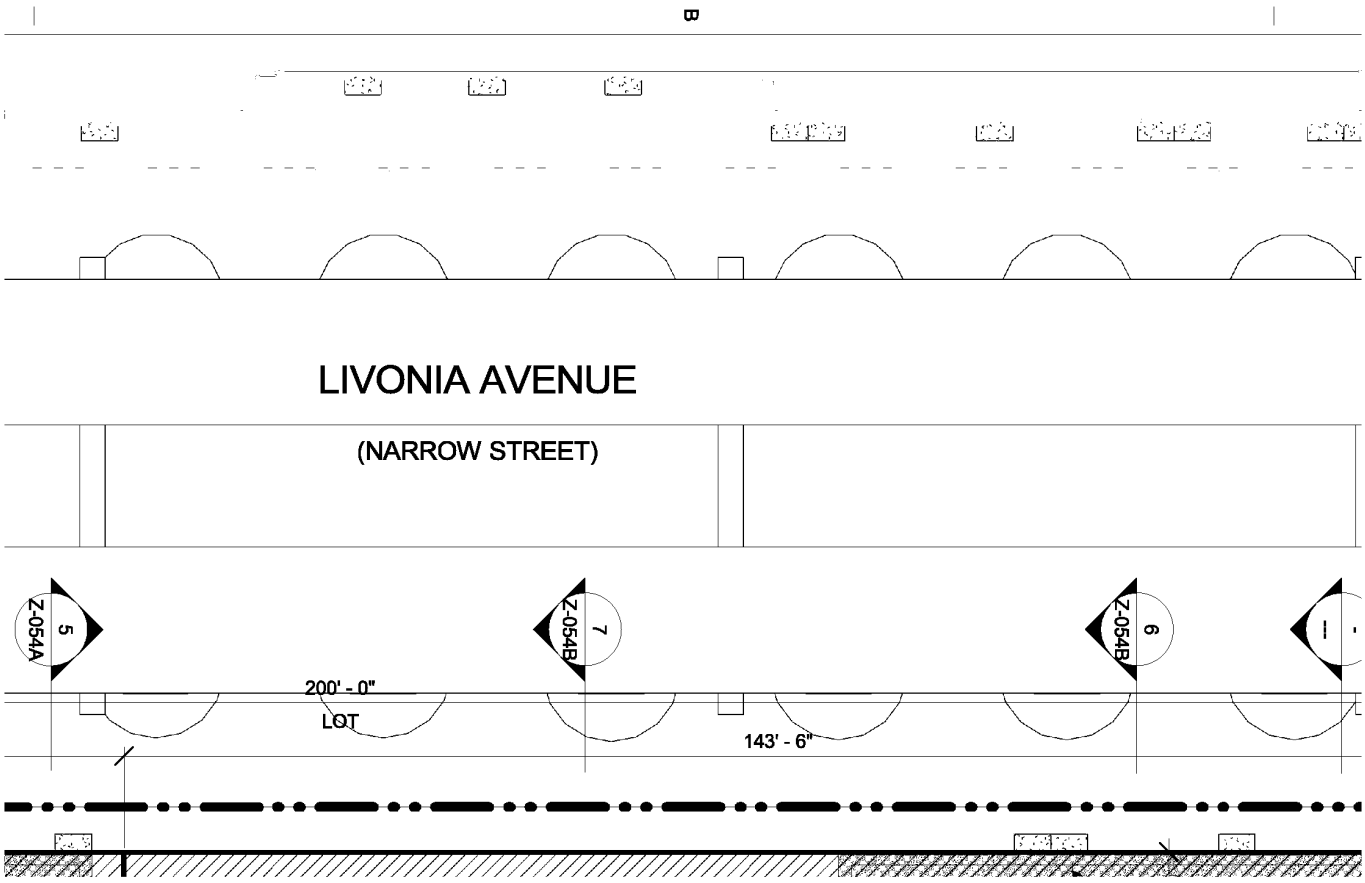
Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

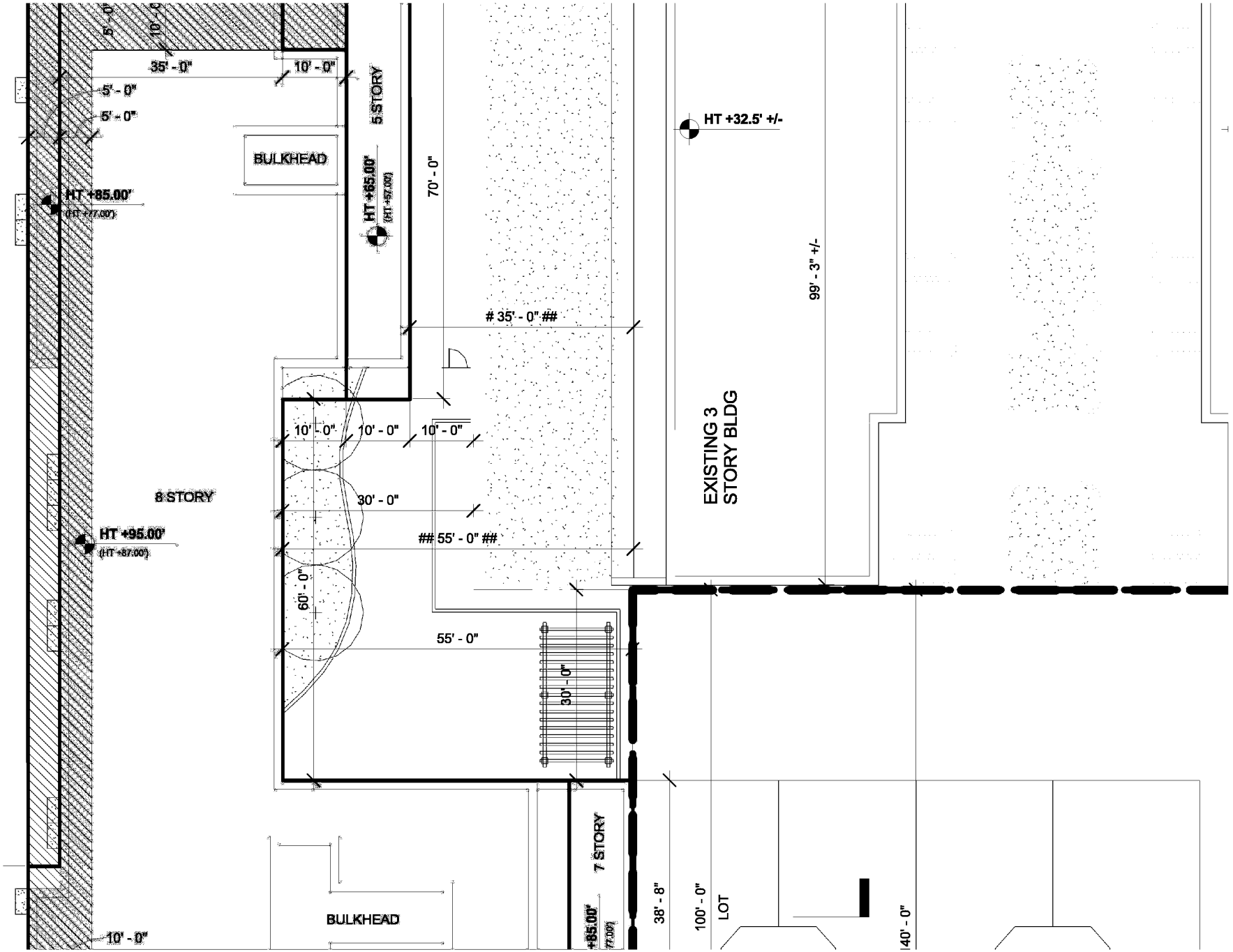
Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

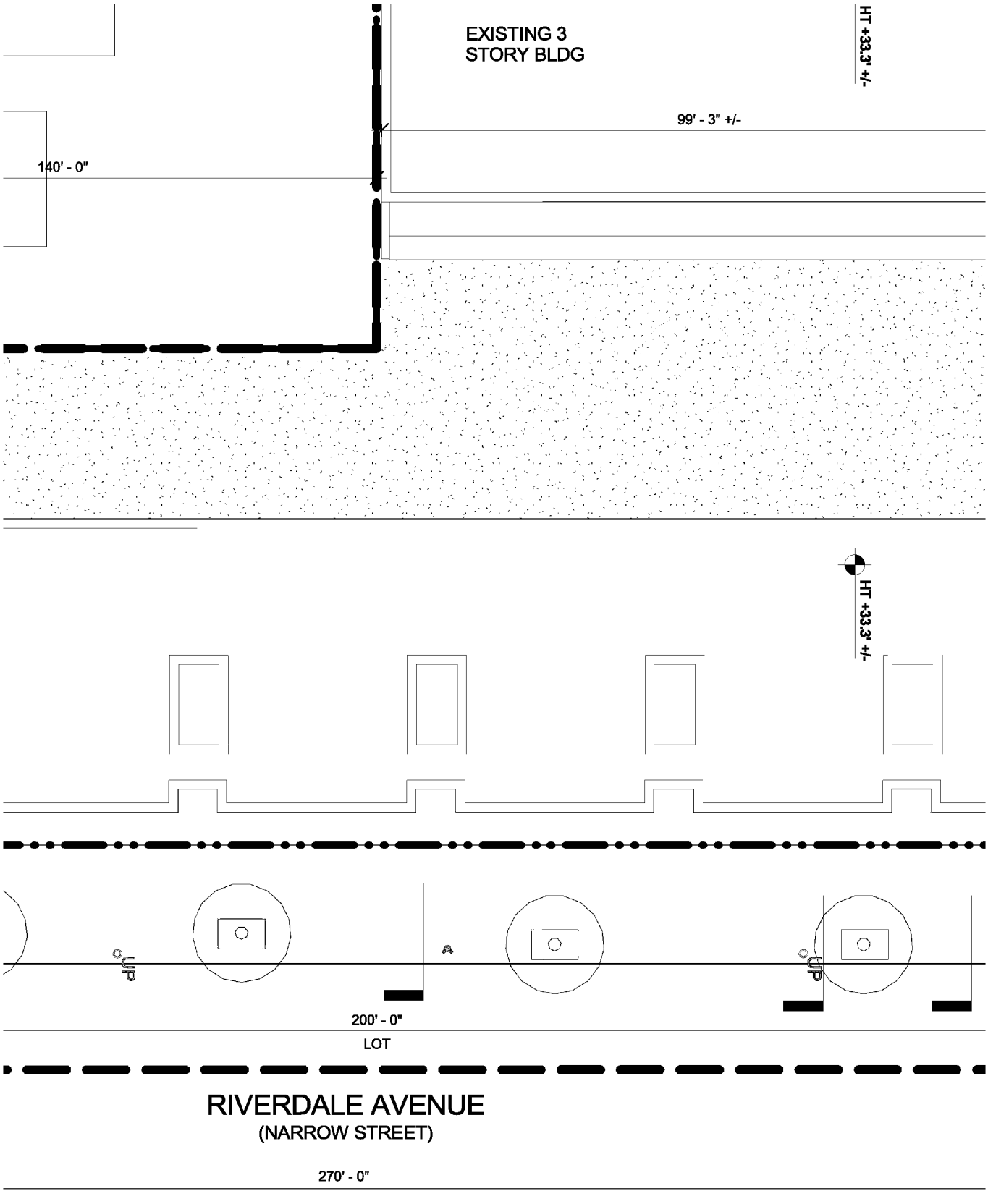


A

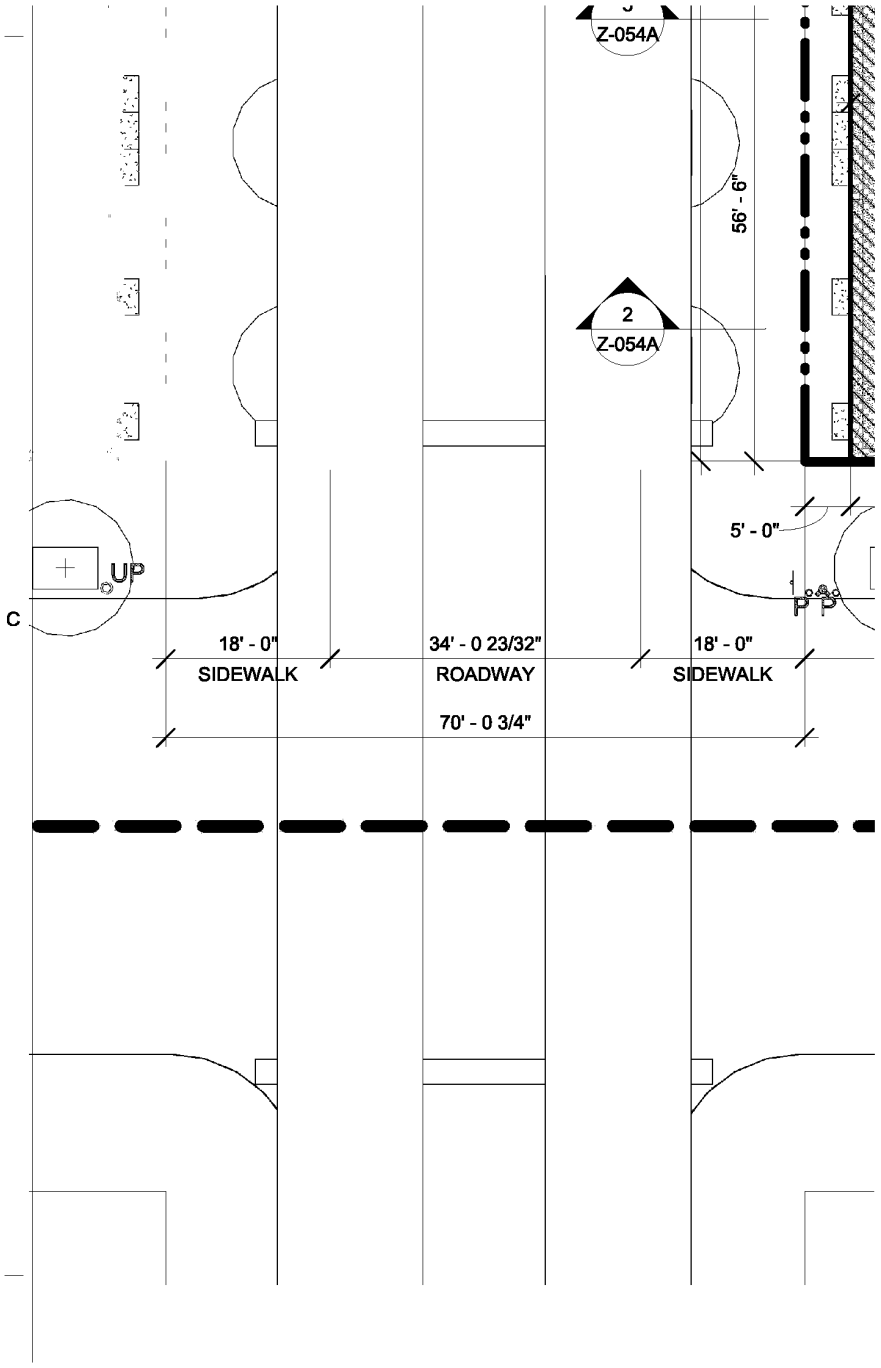

B
LIVONIA AVENUE
(NARROW STREET)
5
Z-054A
7
Z-054B
6
Z-054B
200' - 0"
LOT
143' - 6"

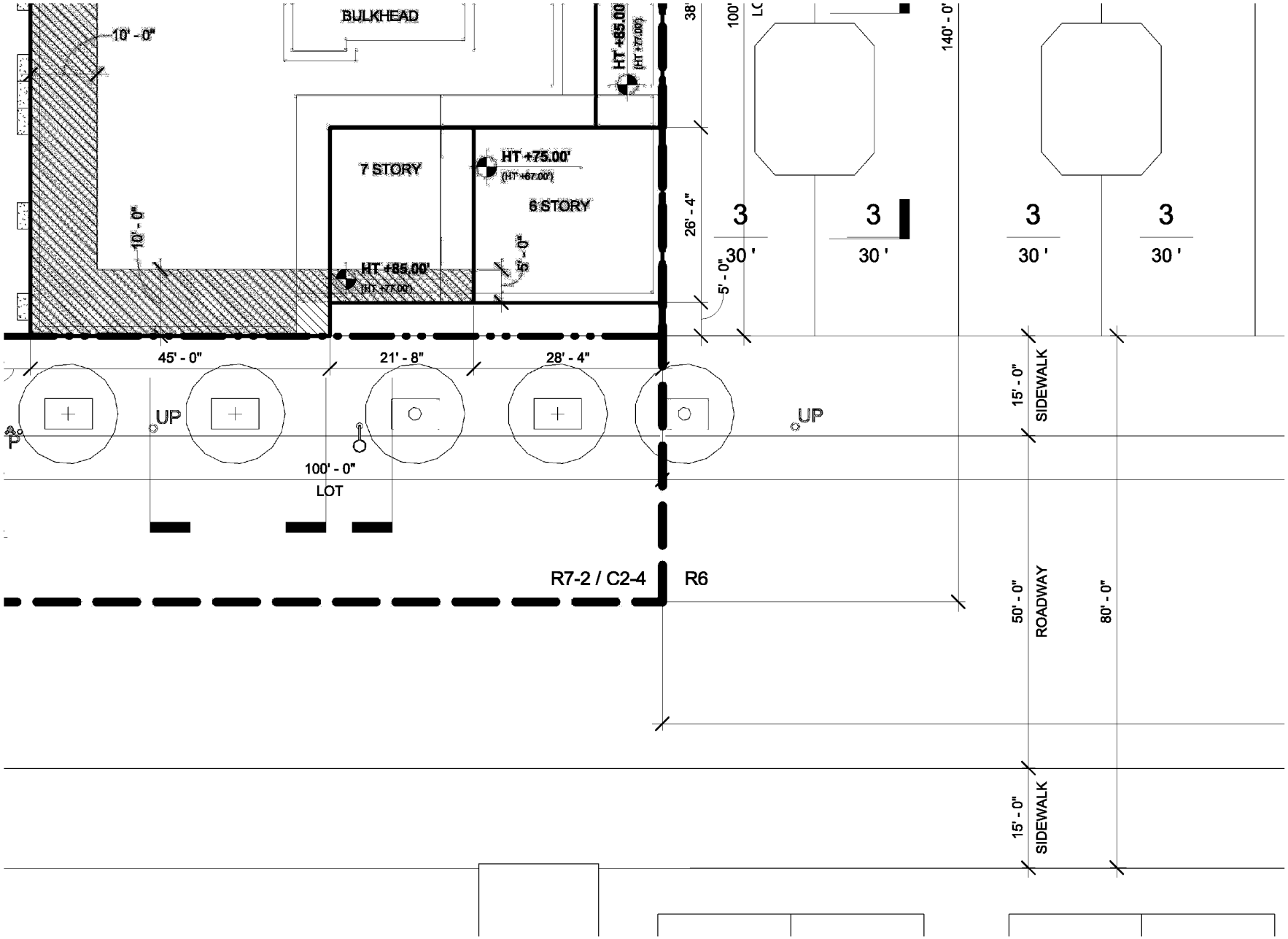

5' - 0"
10' - 0"
35' - 0"
10' - 0"
5' - 0"
5' - 0"
BULKHEAD
5 STORY
HT +65.00'
(HT +57.00')
70' - 0"
HT +85.00'
(HT +77.00')
HT +32.5' +/-
99' - 3" +/-
35' - 0"
10' - 0"
10' - 0"
10' - 0"
EXISTING 3
STORY BLDG
8 STORY
30' - 0"
HT +95.00'
(HT +87.00')
55' - 0"
60' - 0"
55' - 0"
30' - 0"
7 STORY
+85.00'
(77.00')
38' - 8"
100' - 0"
LOT
40' - 0"
BULKHEAD
10' - 0"

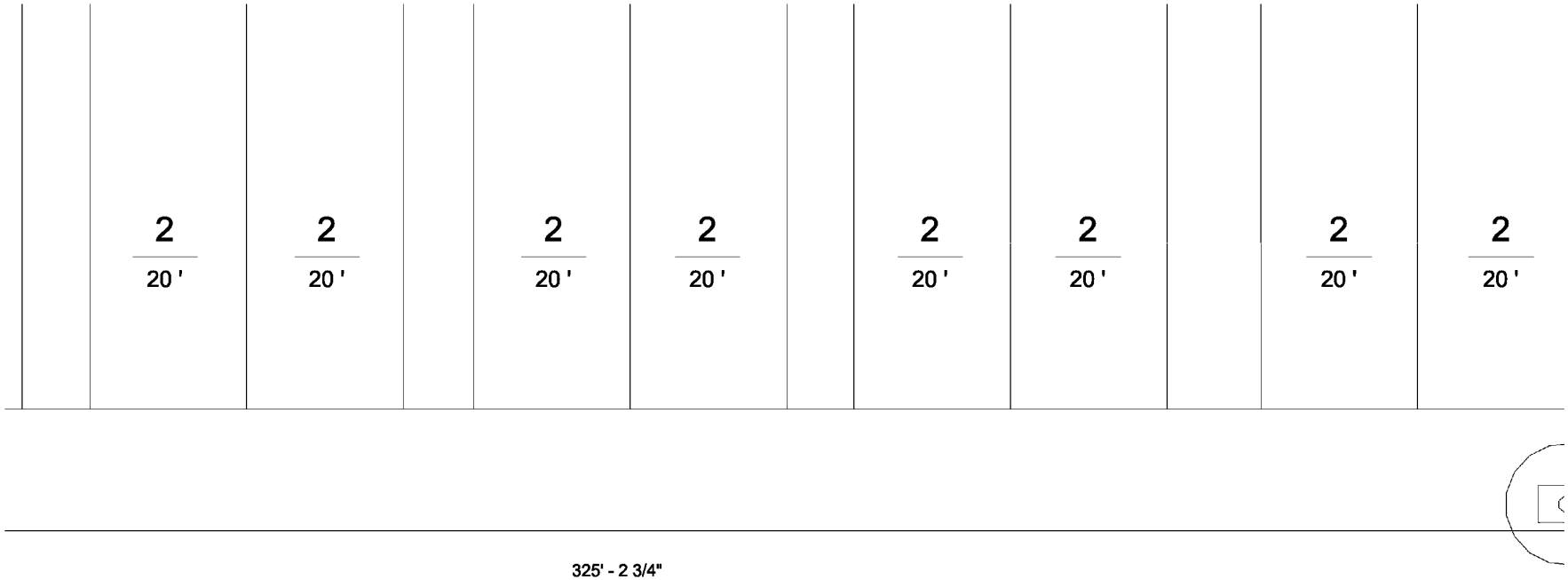

HT +33.5' +/-
99' - 3" +/-
EXISTING 3 STORY BLDG
HT +32.2' +/-
99' - 3" +/-
EXISTING 3 STORY BLDG
HT +3
EXISTING 3


EXISTING 3
STORY BLDG
HT +33.3' +/-
99' - 3" +/-
140' - 0"
HT +33.3' +/-
UP
UP
200' - 0"
LOT
RIVERDALE AVENUE
(NARROW STREET)
270' - 0"

B

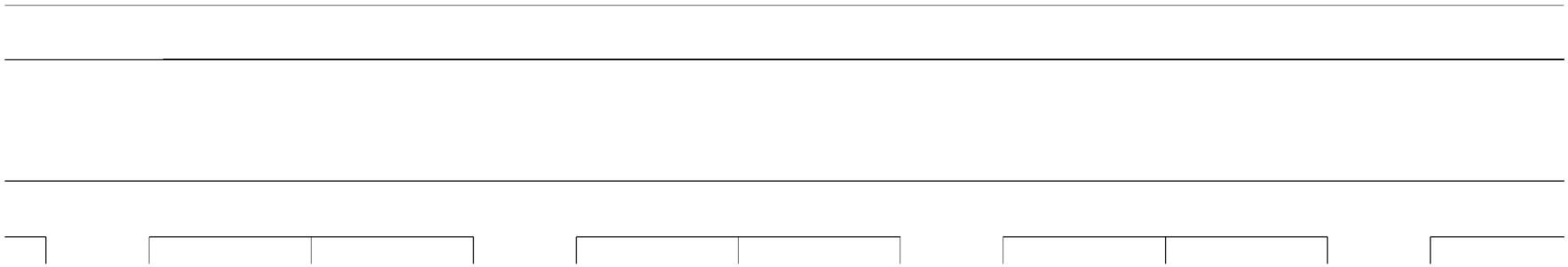

Z-054A
56' - 6"
2
Z-054A
5' - 0"
UP
C
18' - 0"
SIDEWALK
34' - 0 23/32"
ROADWAY
18' - 0"
SIDEWALK
70' - 0 3/4"

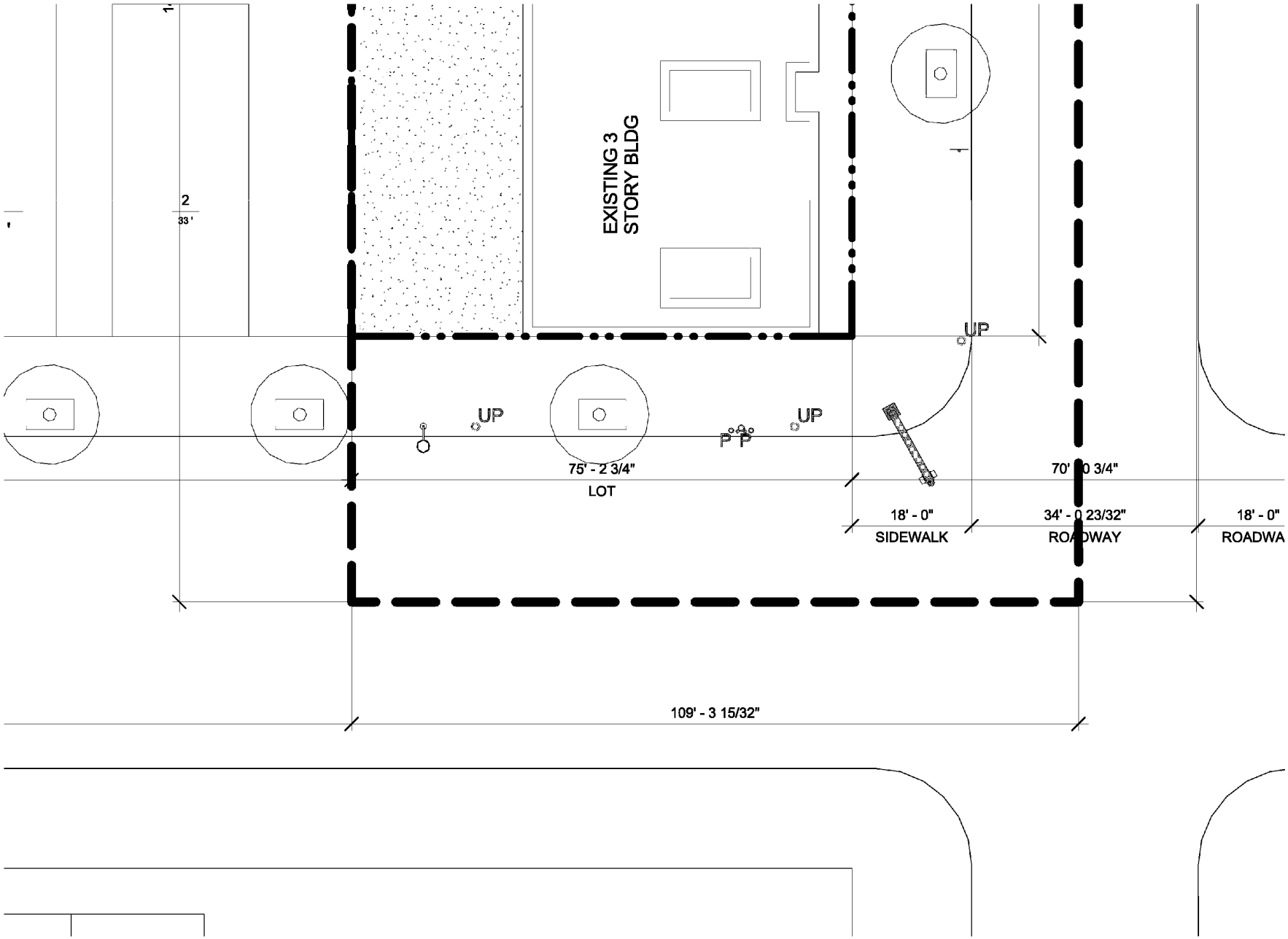

BULKHEAD
10' - 0"
HT +85.00'
(HT +77.00')
38'
100'
140' - 0'
7 STORY
HT +75.00'
(HT +67.00')
6 STORY
26' - 4"
10' - 0"
HT +85.00'
(HT +77.00')
5' - 0"
5' - 0"
3
30 '
3
30 '
3
30 '
3
30 '
45' - 0"
21' - 8"
28' - 4"
UP
UP
100' - 0"
LOT
15' - 0"
SIDEWALK
R7-2 / C2-4
R6
50' - 0"
ROADWAY
80' - 0"
15' - 0"
SIDEWALK

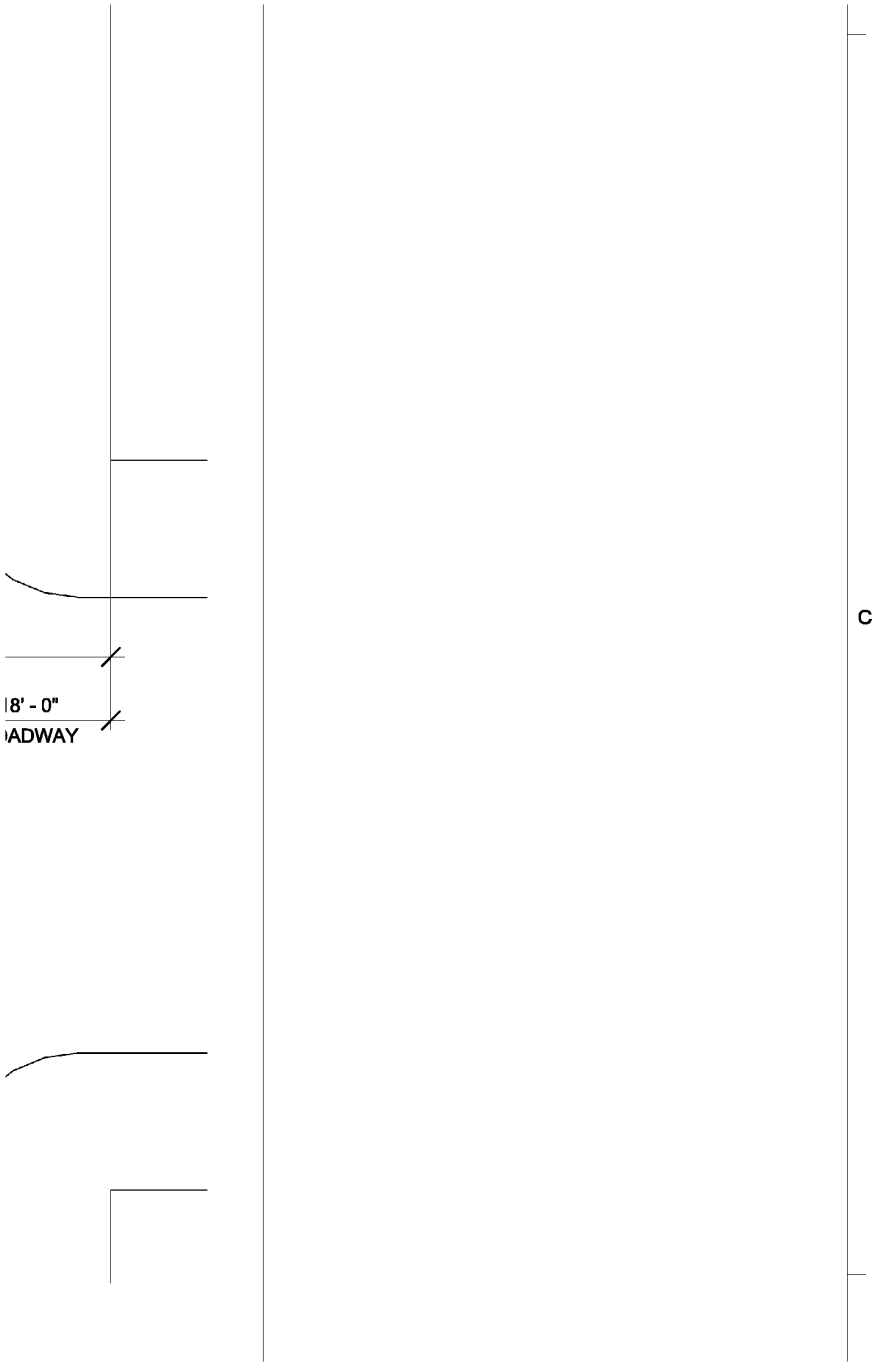


THOMAS BOYLAND STREET

(WIDE STREET)




EXISTING 3
STORY BLDG
2
33 '
UP
UP
UP
75' - 2 3/4"
LOT
18' - 0"
SIDEWALK
34' - 0 23/32"
ROADWAY
18' - 0"
109' - 3 15/32"



C

D1
Z-053
BLDG E - WAIVER ROOF PLAN
1/16" = 1'-0"

D

PROPOSED MAXIMUM BLDG ENVELOPE

ILLUSTRATIVE BLDG ENVELOPE

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LSGD BOUNDARY

ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

BUILDING EXCEEDED M/
BASE HEIGHT WITHOUT
PROVIDING REQUIRED S
ZR 35-654(B) / 23 -664 (C)

SOFTSCAPE

NEW DEVELOPMENT

EXISTING BUILDINGS

1

)ED MAXIMUM
'HOUT
IIRED SETBACK
564 (C)

:NT

IGS

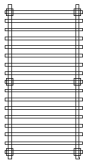
PLANTER



EXISTING STREET TREE



PROPOSED STREET TREE



LANDSCAPE TRELLIS



LIGHT POLE

P POLE

UP UTILITY POLE

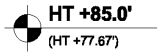


TRAFFIC LIGHT

6
66'

STORIES

BUILDING HEIGHT



DEVELOPMENT ENVELOPE HEIGHT

ILLUSTRATIVE BUILDING HEIGHT

R7-2 / C2-4

ZONING DISTRICT

COMMUNITY FACILITY

COMMERCIAL ENTRY

RESIDENTIAL ENTRY

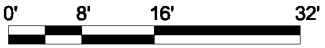
PARKING ENTRY

ACILITY ENTRY		
ENTRY	# #	WINDOW-TO-WINDOW MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)
NTRY		
Y	## ##	WINDOW-TO-WALL MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANITITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE E - WAIVER PLANS

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

Checked By: Checker

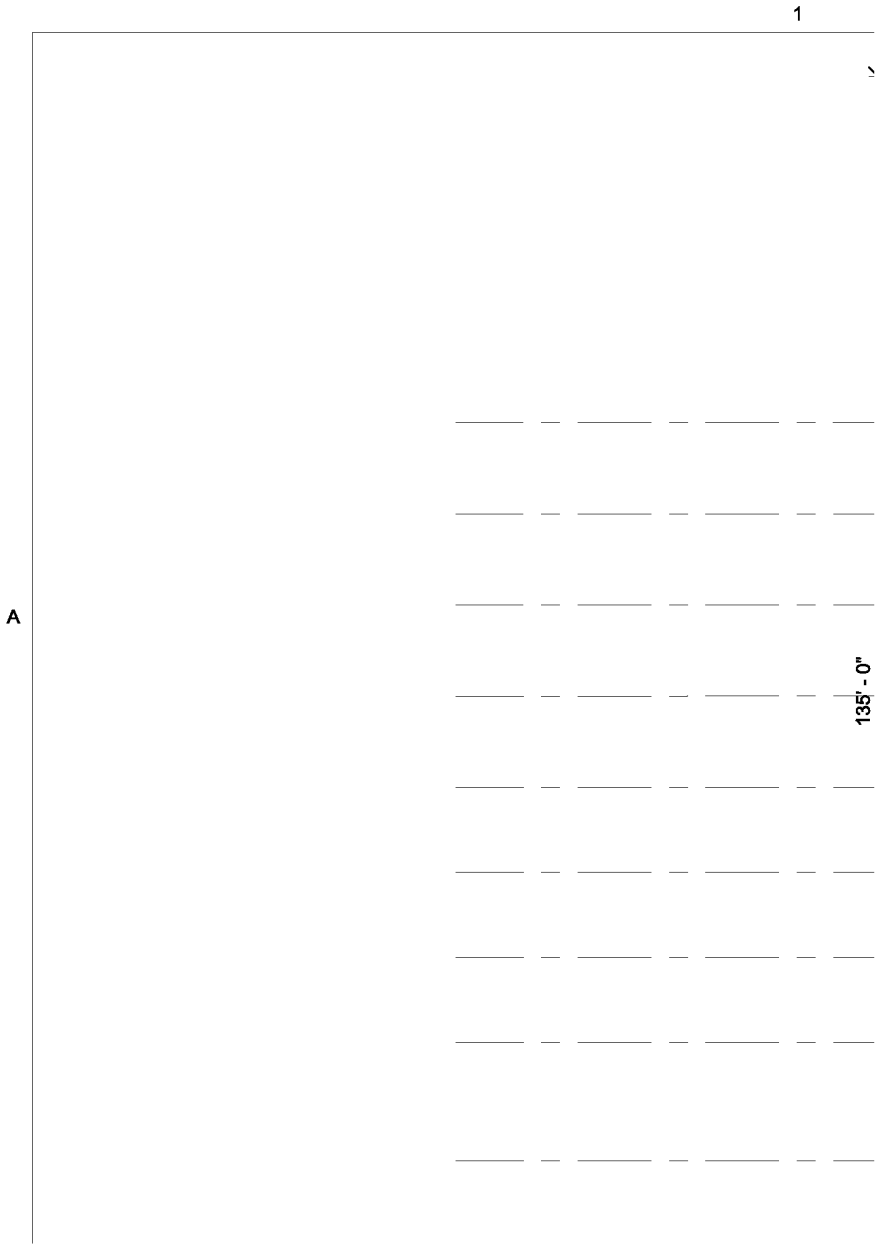
Sheet No.:

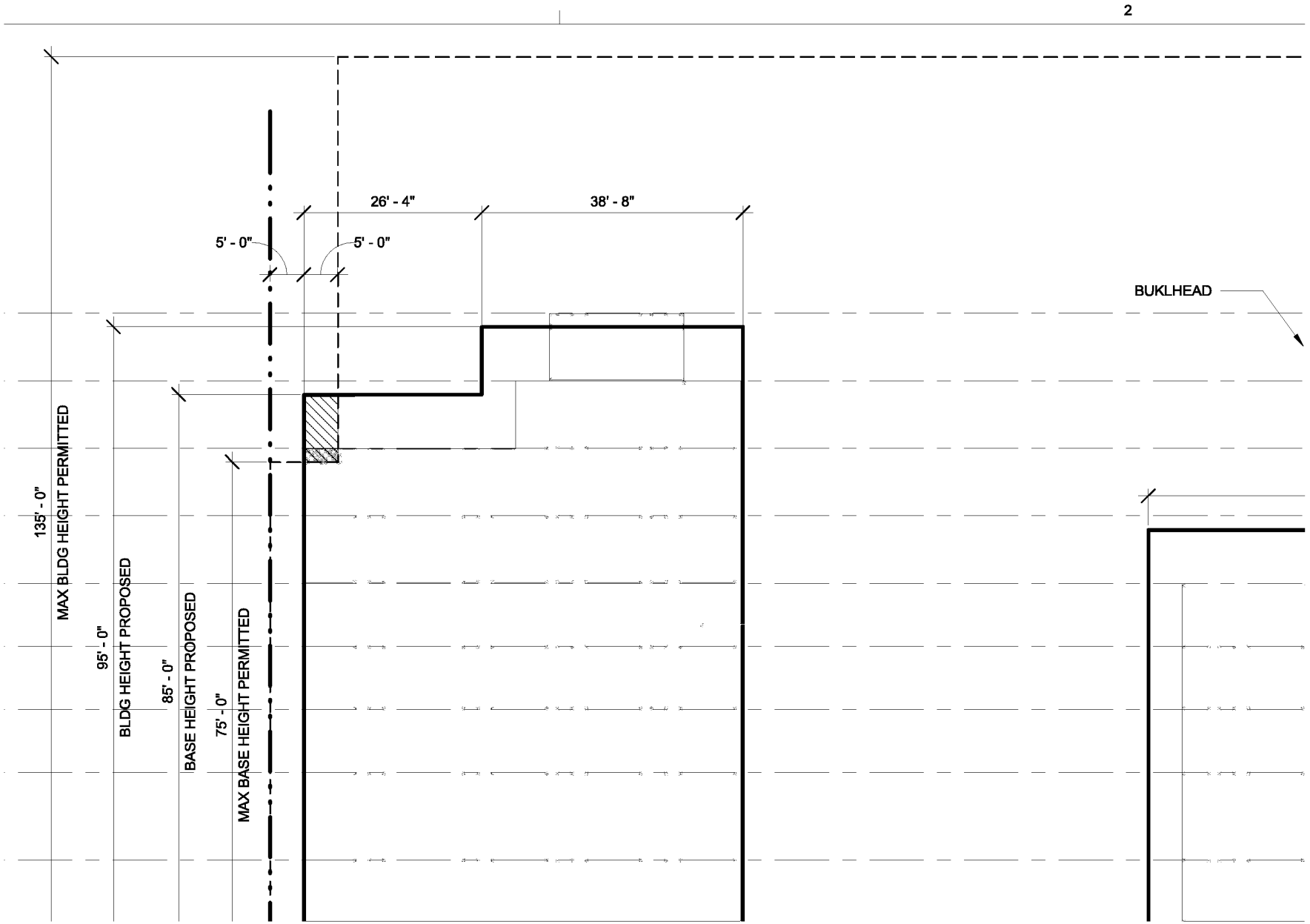
___ of Z-053.00

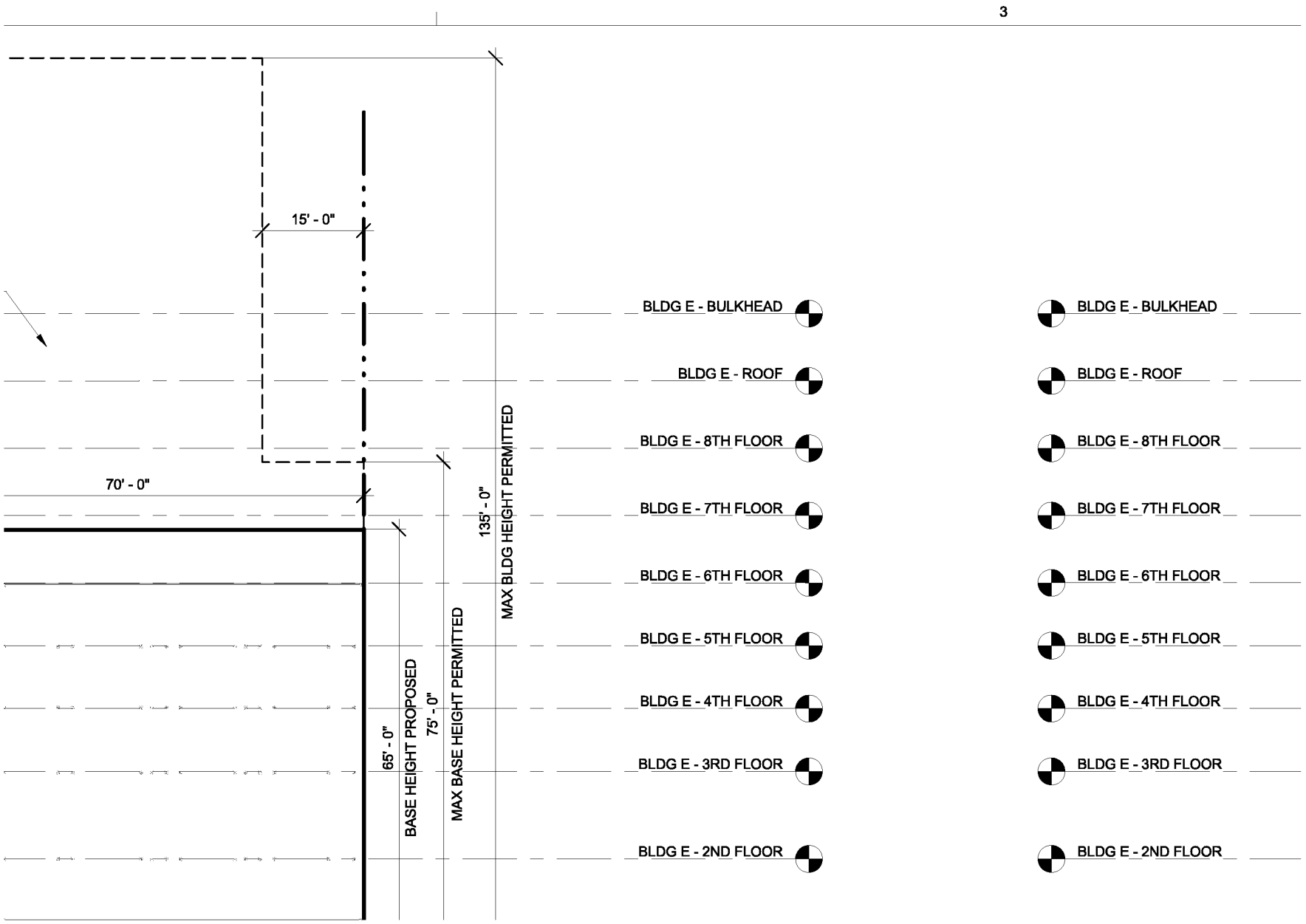
32'

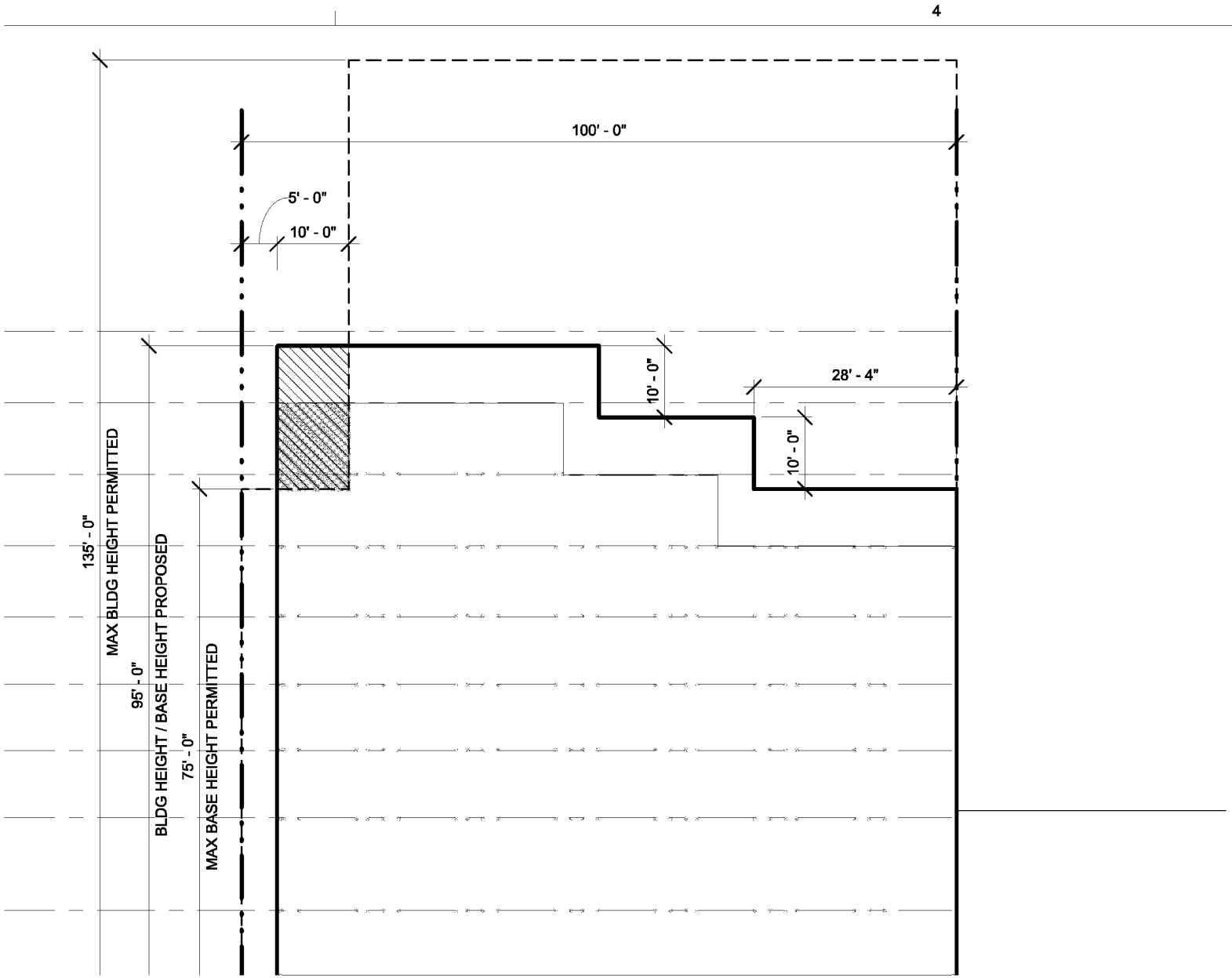
N

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE E - SECTIO 20 OF 20 Z-054A.00


1
A
135' - 0"


2
26' - 4"
38' - 8"
5' - 0"
5' - 0"
BUKLHEAD
135' - 0"
MAX BLDG HEIGHT PERMITTED
95' - 0"
BLDG HEIGHT PROPOSED
85' - 0"
BASE HEIGHT PROPOSED
75' - 0"
MAX BASE HEIGHT PERMITTED


3
15' - 0"
70' - 0"
65' - 0"
BASE HEIGHT PROPOSED
75' - 0"
MAX BASE HEIGHT PERMITTED
135' - 0"
MAX BLDG HEIGHT PERMITTED
BLDG E - BULKHEAD
BLDG E - ROOF
BLDG E - 8TH FLOOR
BLDG E - 7TH FLOOR
BLDG E - 6TH FLOOR
BLDG E - 5TH FLOOR
BLDG E - 4TH FLOOR
BLDG E - 3RD FLOOR
BLDG E - 2ND FLOOR
BLDG E - BULKHEAD
BLDG E - ROOF
BLDG E - 8TH FLOOR
BLDG E - 7TH FLOOR
BLDG E - 6TH FLOOR
BLDG E - 5TH FLOOR
BLDG E - 4TH FLOOR
BLDG E - 3RD FLOOR
BLDG E - 2ND FLOOR


4
100' - 0"
5' - 0"
10' - 0"
10' - 0"
28' - 4"
10' - 0"
135' - 0"
MAX BLDG HEIGHT PERMITTED
95' - 0"
BLDG HEIGHT / BASE HEIGHT PROPOSED
75' - 0"
MAX BASE HEIGHT PERMITTED

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

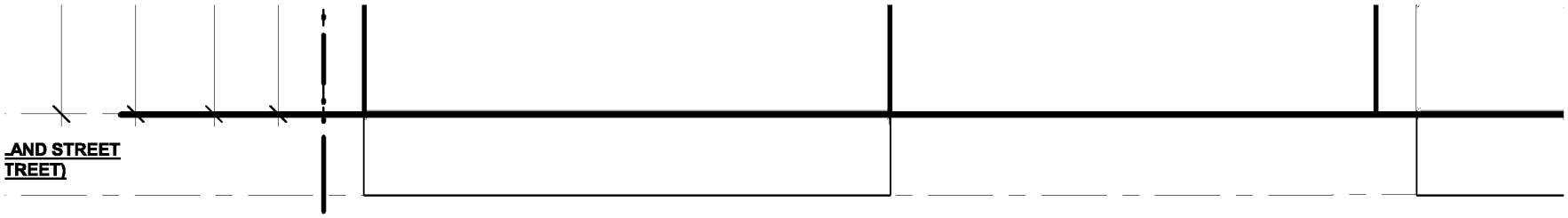
B

THOMAS BOYLAND S
(WIDE STREET

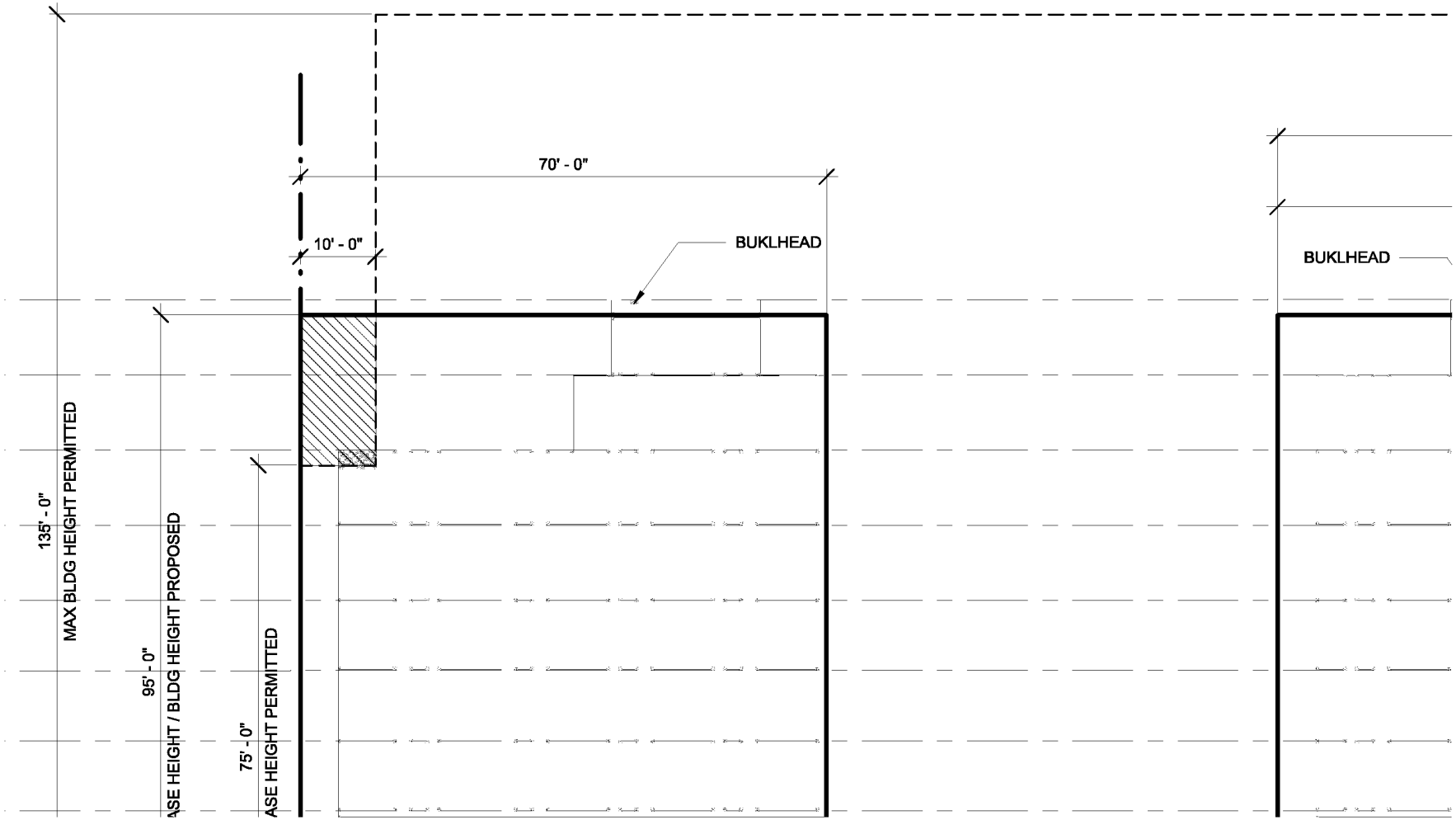
1
Z-054A

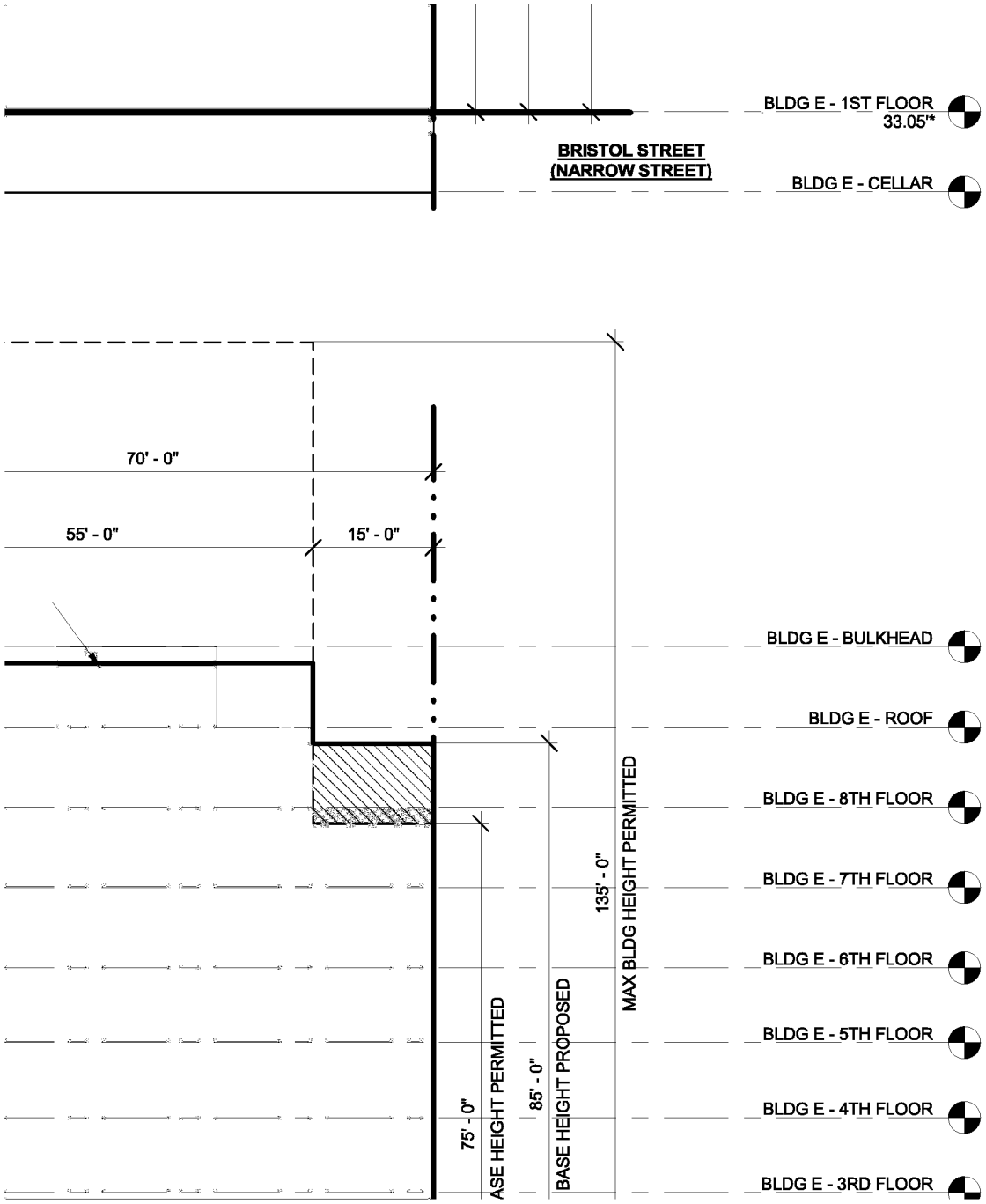
BLD
1/1

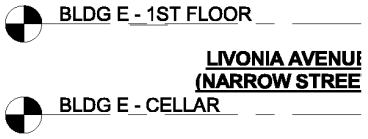
135' - 0"



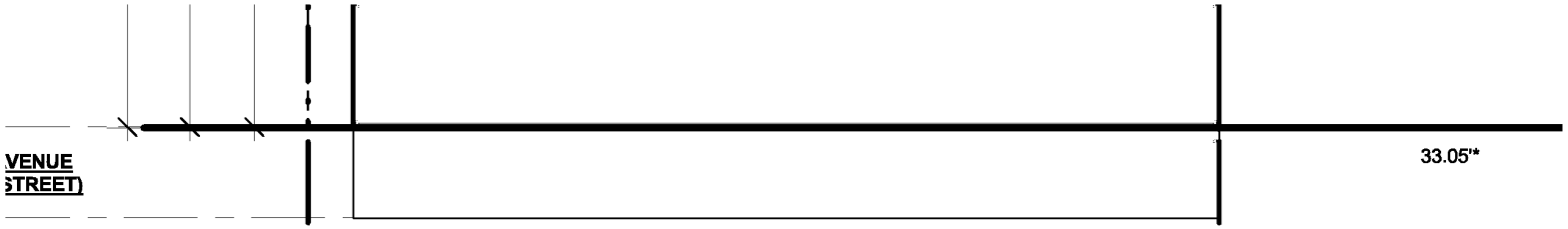
BLDG E ZONING SECTION - SOUTH
1/16" = 1'-0"







2 Z-054A BLDG E ZONING SECT
1/16" = 1'-0"



SECTION - WEST

B

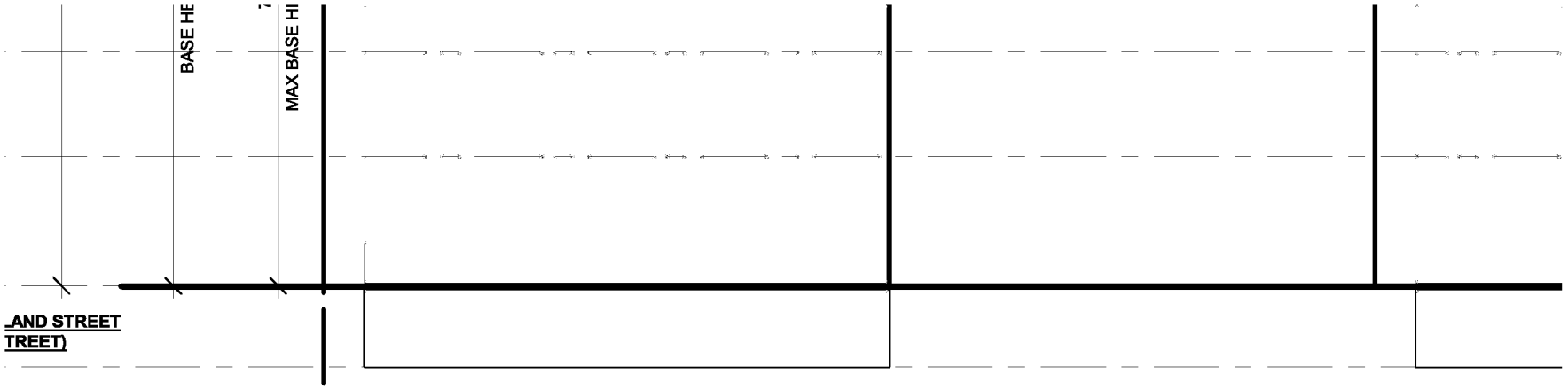
C

THOMAS BOYLAND S
(WIDE STREET

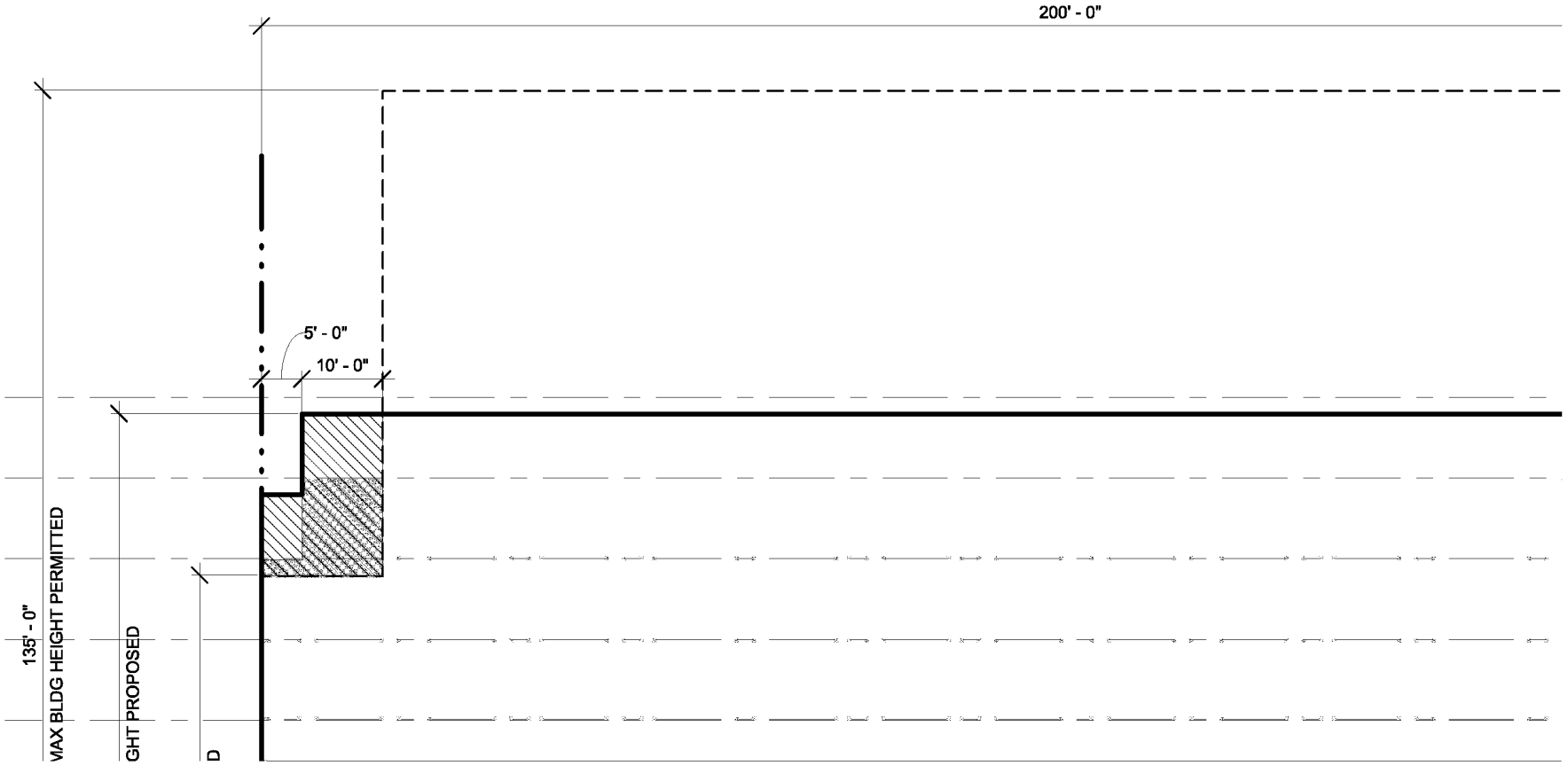
3
Z-054A

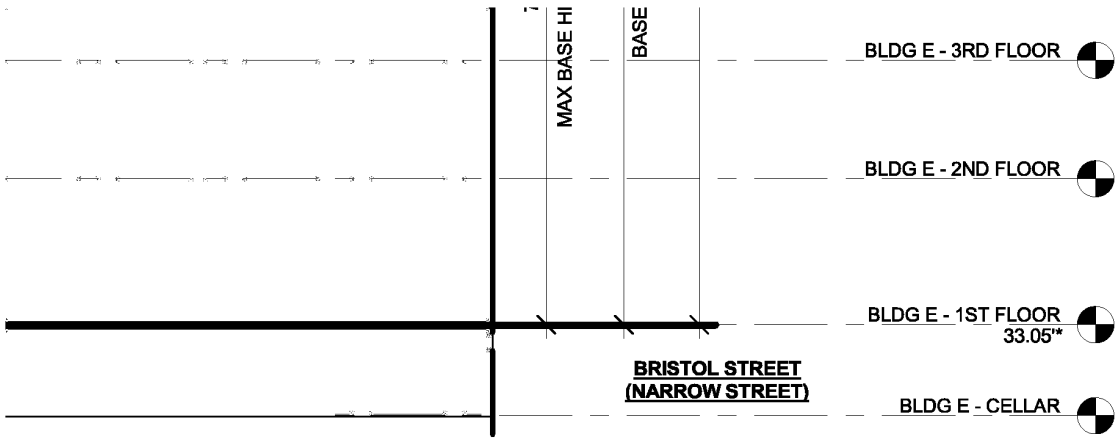
BLD
1/1

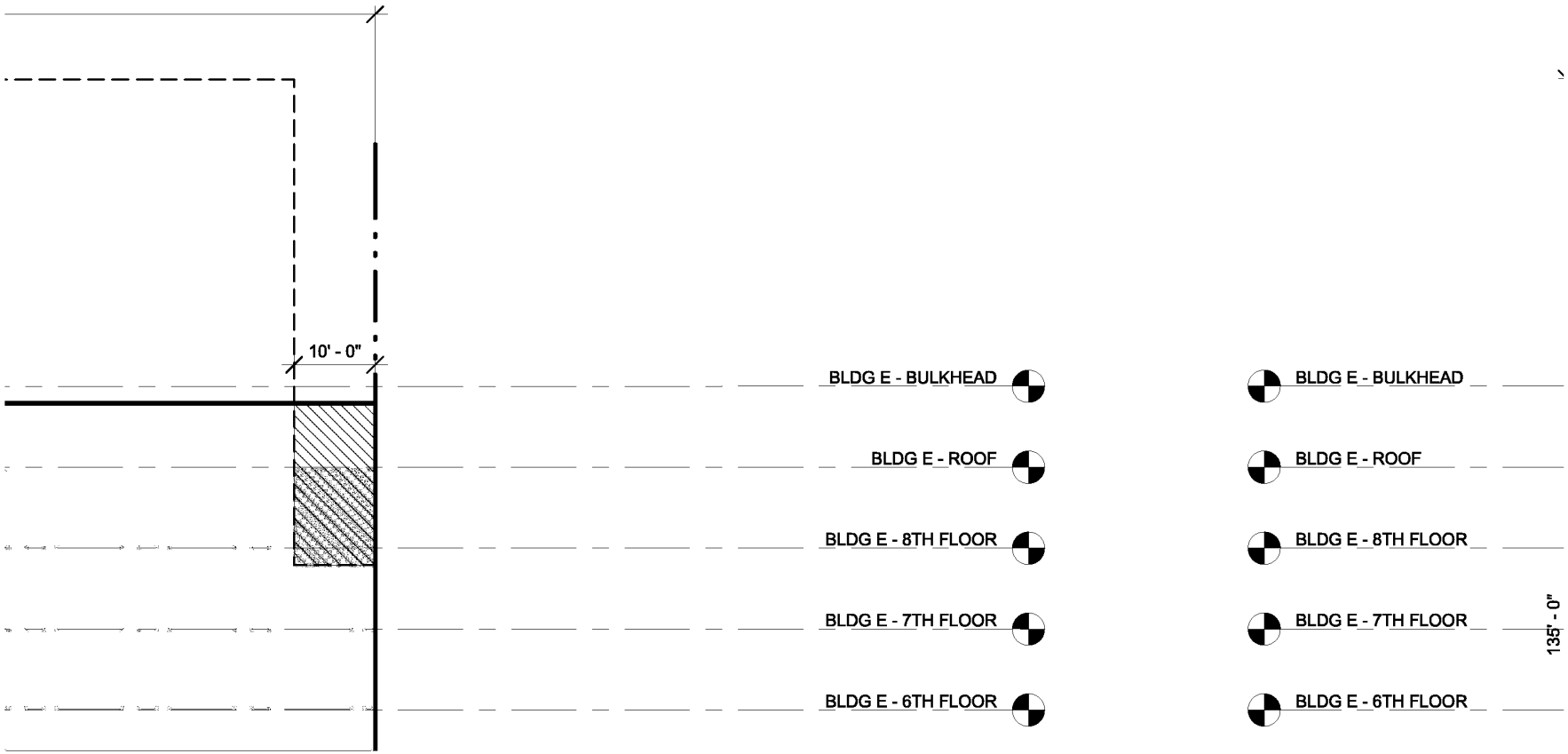
135' - 0"
MAX BLDG HEIGHT PERMITTED

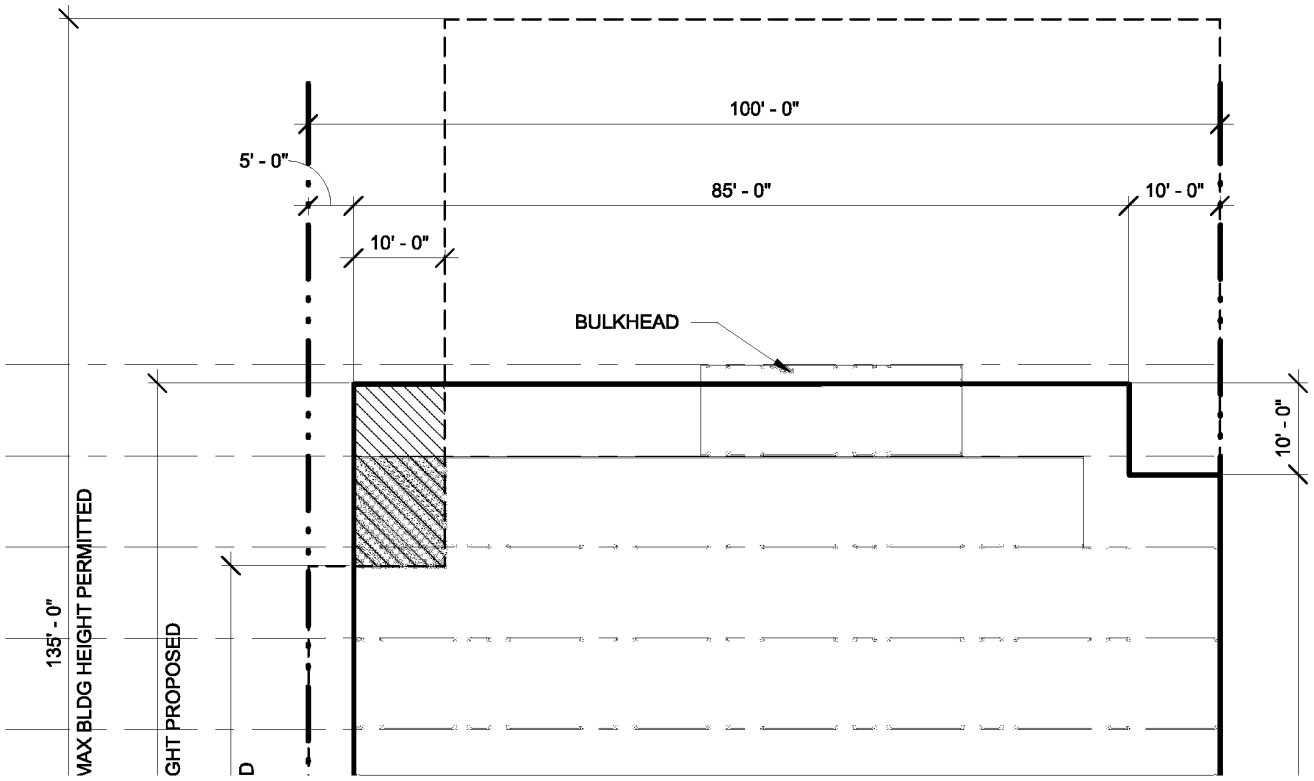


BLDG E ZONING SECTION - SOUTH II
1/16" = 1'-0"

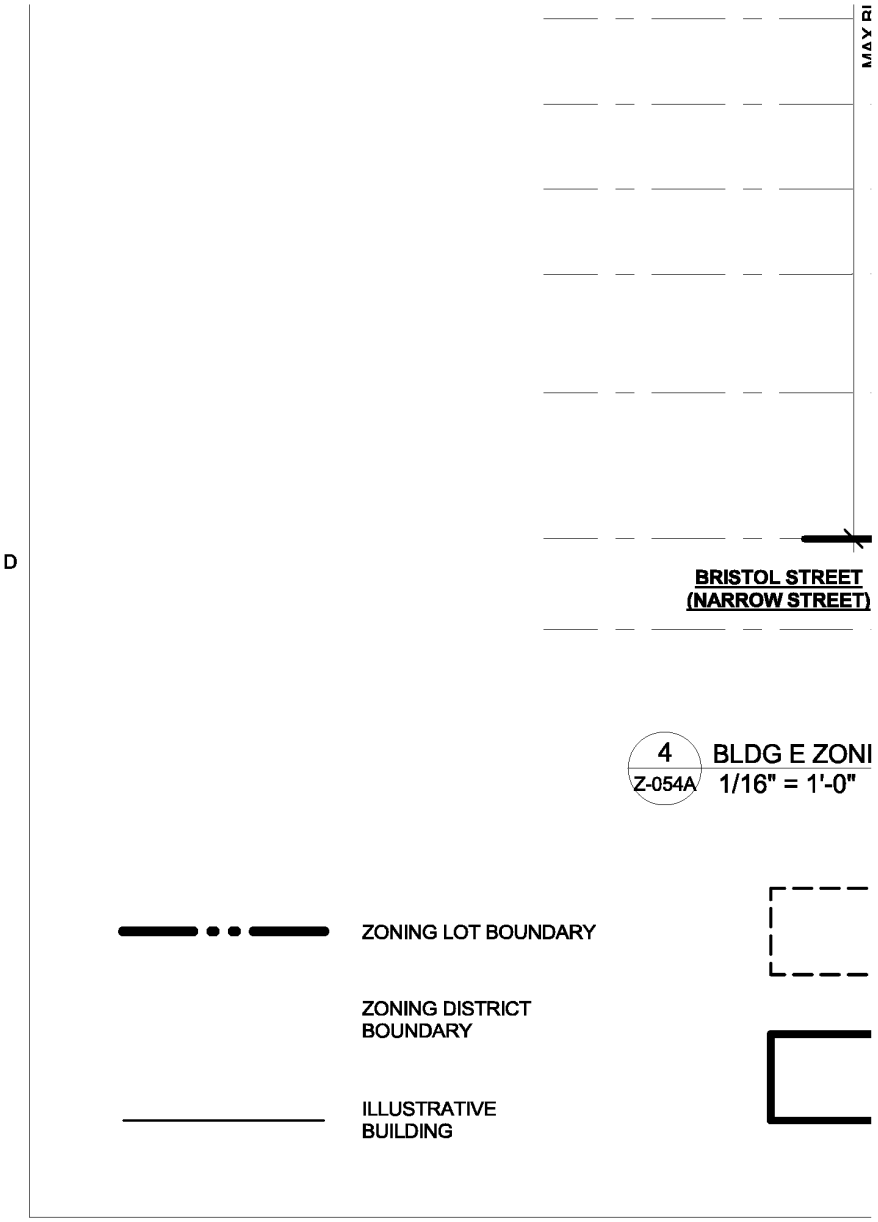


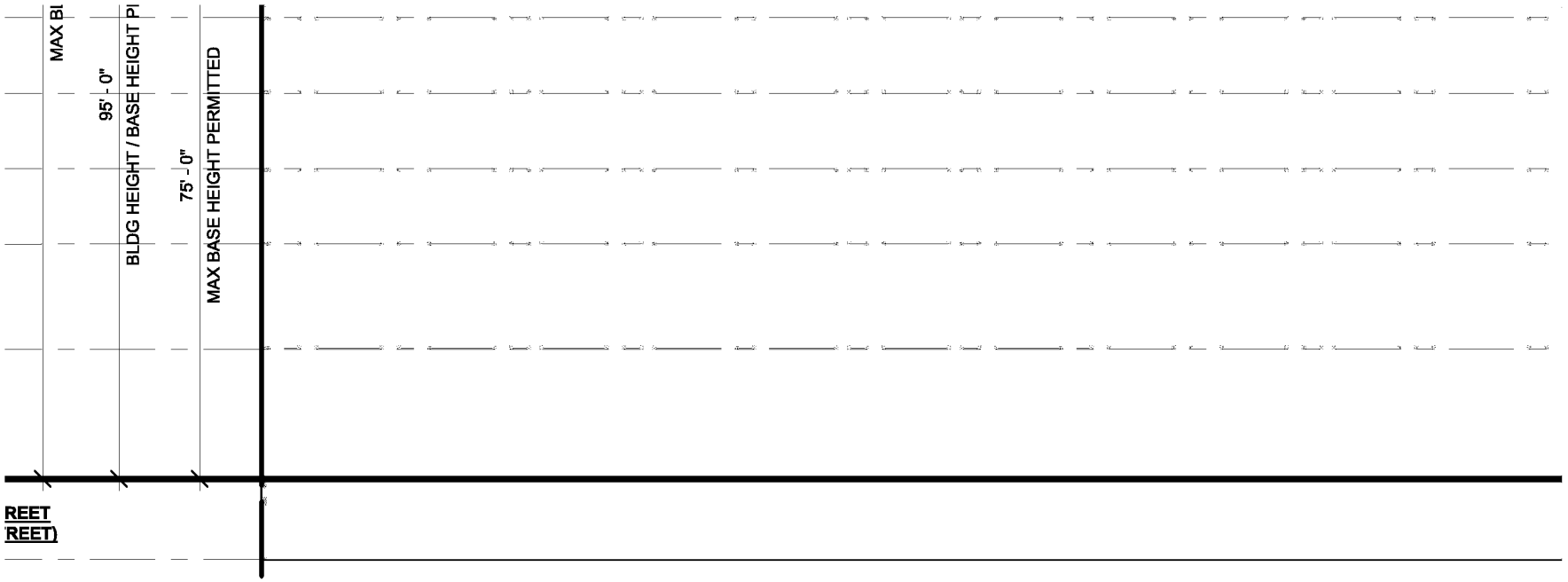

MAX BASE HI
BASE
BLDG E - 3RD FLOOR
BLDG E - 2ND FLOOR
BLDG E - 1ST FLOOR
33.05'*
BRISTOL STREET
(NARROW STREET)
BLDG E - CELLAR


10' - 0"
BLDG E - BULKHEAD
BLDG E - ROOF
BLDG E - 8TH FLOOR
BLDG E - 7TH FLOOR
BLDG E - 6TH FLOOR
BLDG E - BULKHEAD
BLDG E - ROOF
BLDG E - 8TH FLOOR
BLDG E - 7TH FLOOR
BLDG E - 6TH FLOOR
135' - 0"


100' - 0"
5' - 0"
85' - 0"
10' - 0"
10' - 0"
BULKHEAD
10' - 0"
135' - 0"
MAX BLDG HEIGHT PERMITTED
GHT PROPOSED
D

c


MAY RI
BRISTOL STREET
(NARROW STREET)
D
4
Z-054A
BLDG E ZONI
1/16" = 1'-0"
ZONING LOT BOUNDARY
ZONING DISTRICT
BOUNDARY
ILLUSTRATIVE
BUILDING
1



ZONING SECTION - NORTH
1'-0"

PERMITTED ZONING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE

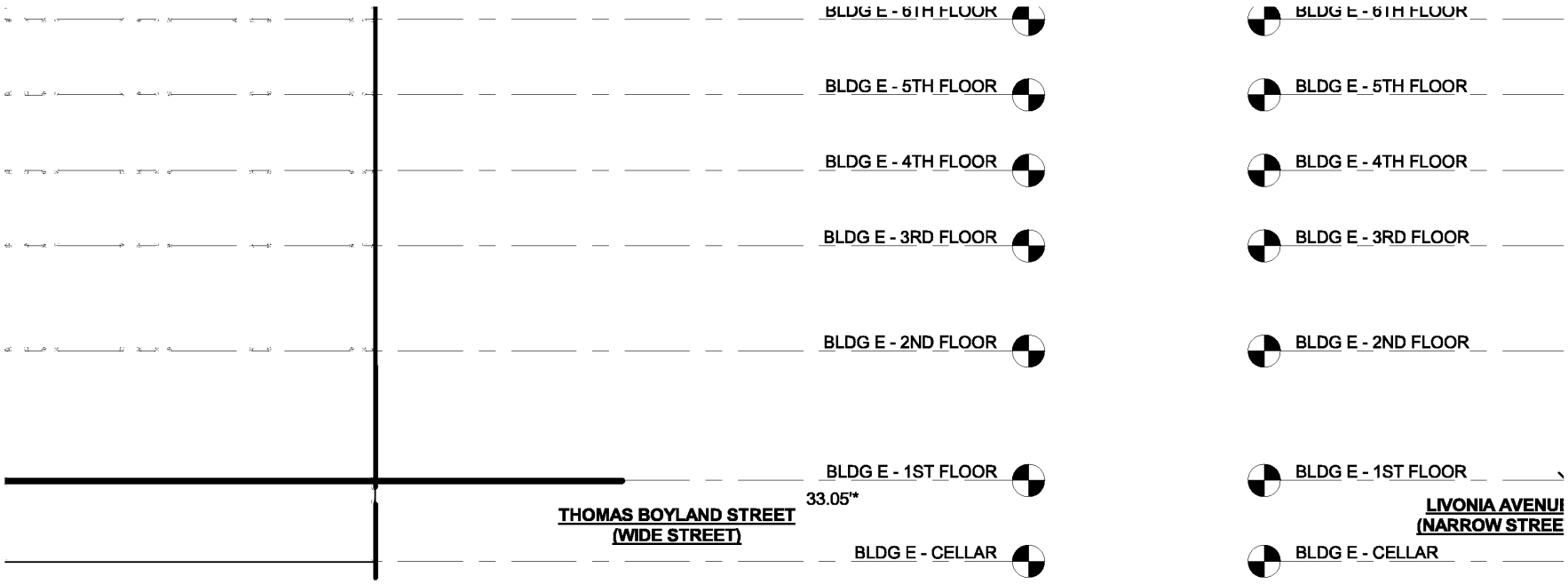
PROPOSED BUILDING

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

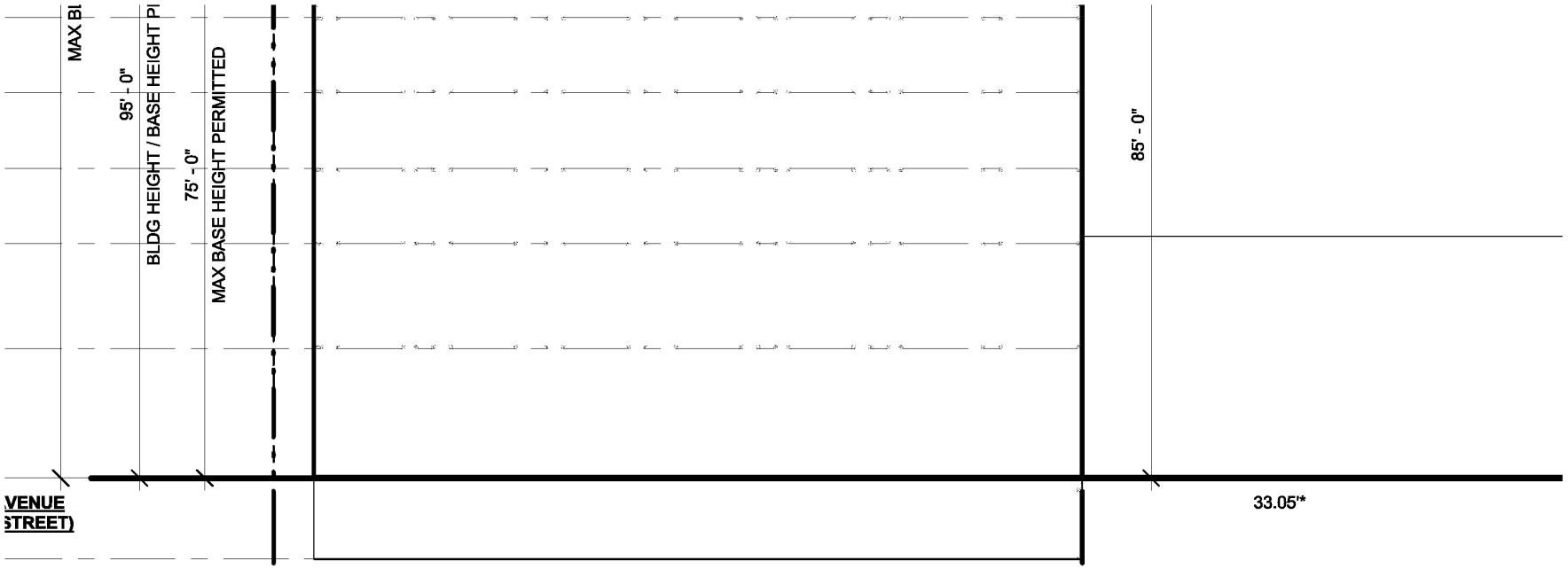
GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION



5 Z-054A BLDG E ZONING SECT
1/16" = 1'-0"



SECTION - WEST II

0' 8' 16' 32'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE E - WAIVER SECTIONS I



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Job No.: 1510

Scale: 1/16" = 1'-0"

Drawn By: Author

Checked By: Checker

Sheet No.:

___ of Z-054A.00

D

32'

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE E - SECTIO 20 OF 20 Z-054B.00

1

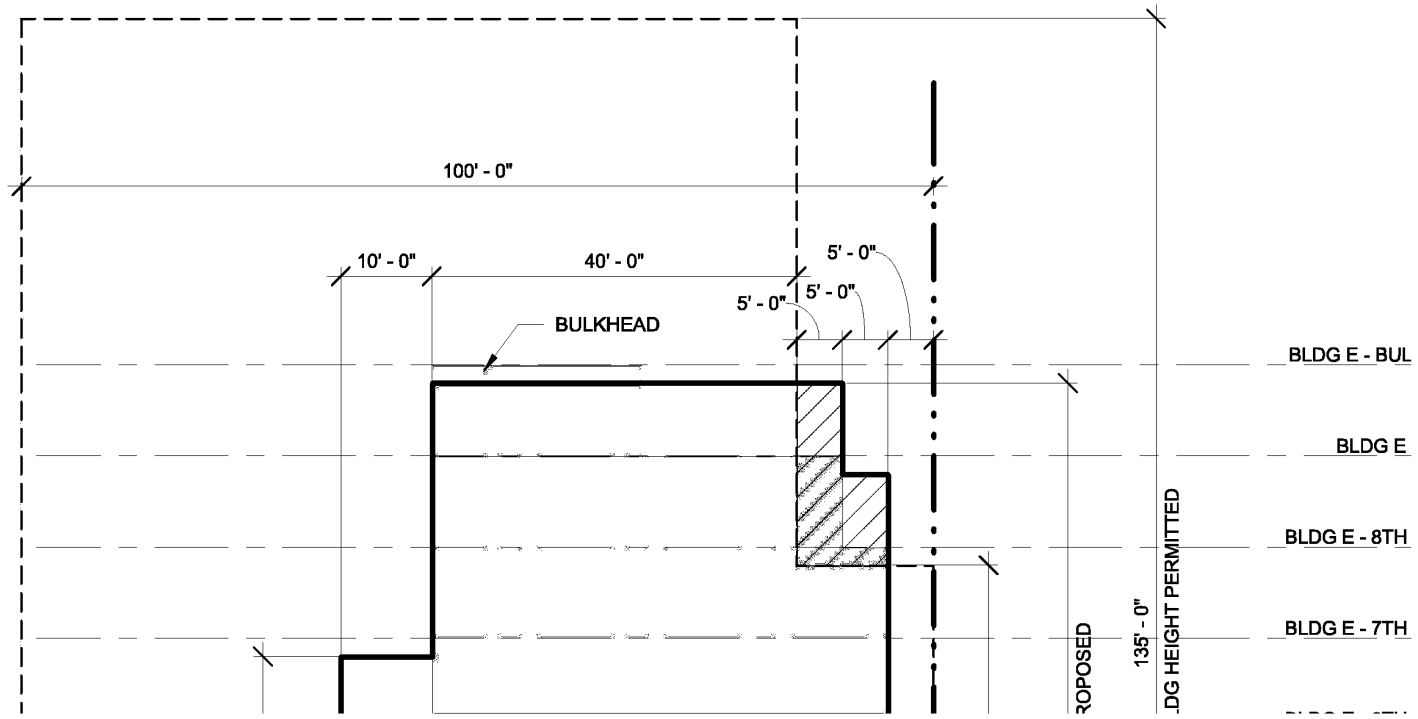
A

2



4

R6 R7-2 / C2-4


100' - 0"
10' - 0"
40' - 0"
5' - 0"
5' - 0"
5' - 0"
BULKHEAD
BLDG E - BUL
BLDG E
BLDG E - 8TH
BLDG E - 7TH
ROPOSED
135' - 0"
DG HEIGHT PERMITTED

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

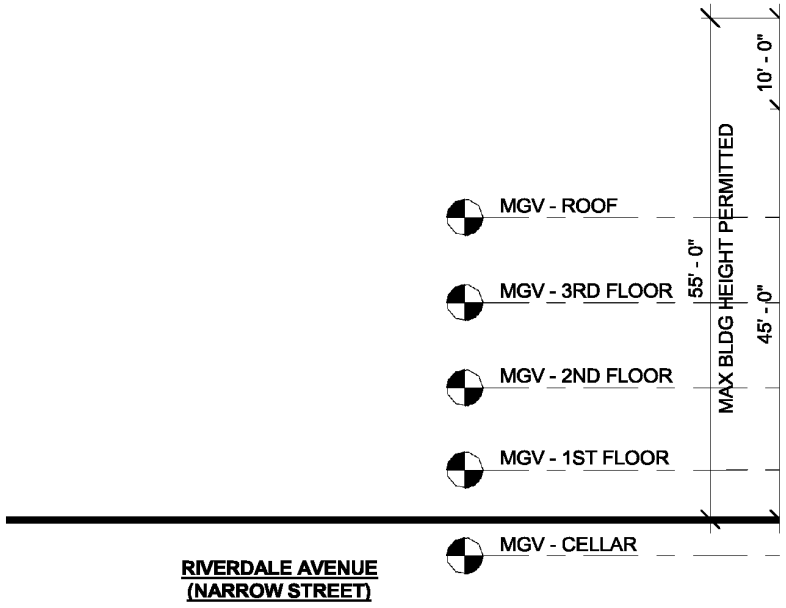
E - BULKHEAD

LDG E - ROOF

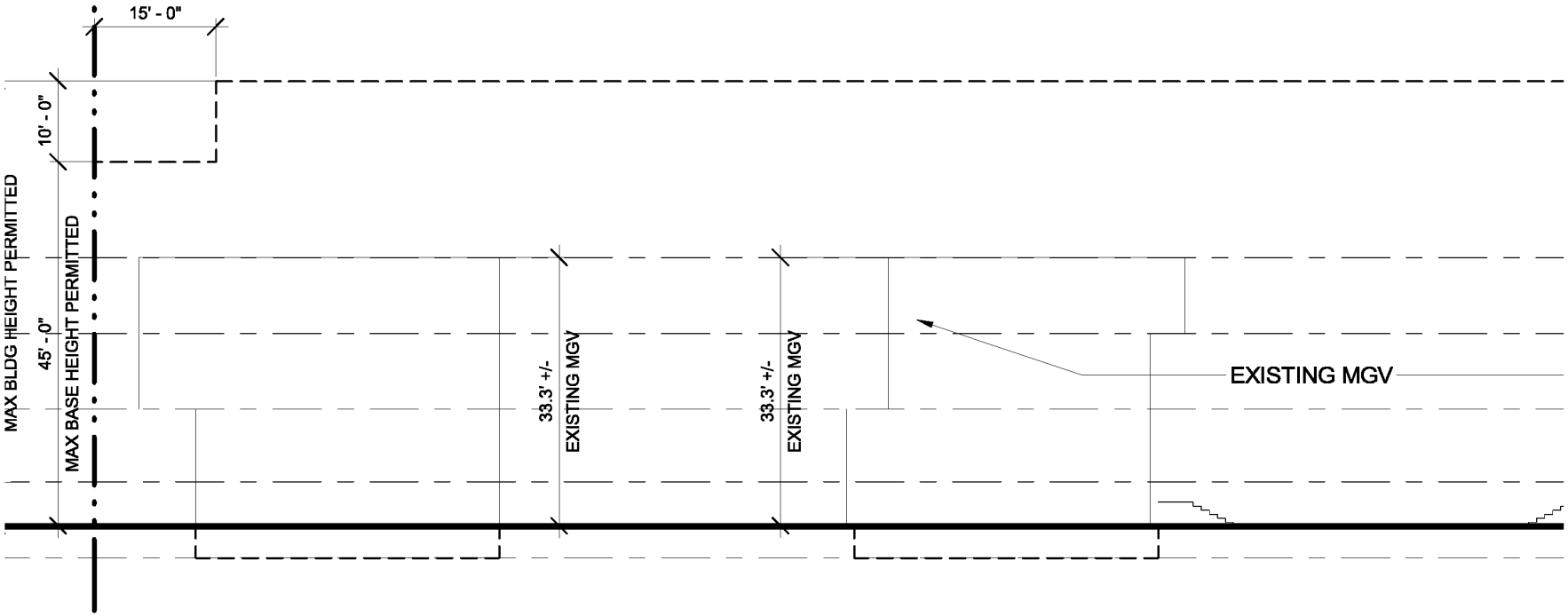
E - 8TH FLOOR

E - 7TH FLOOR

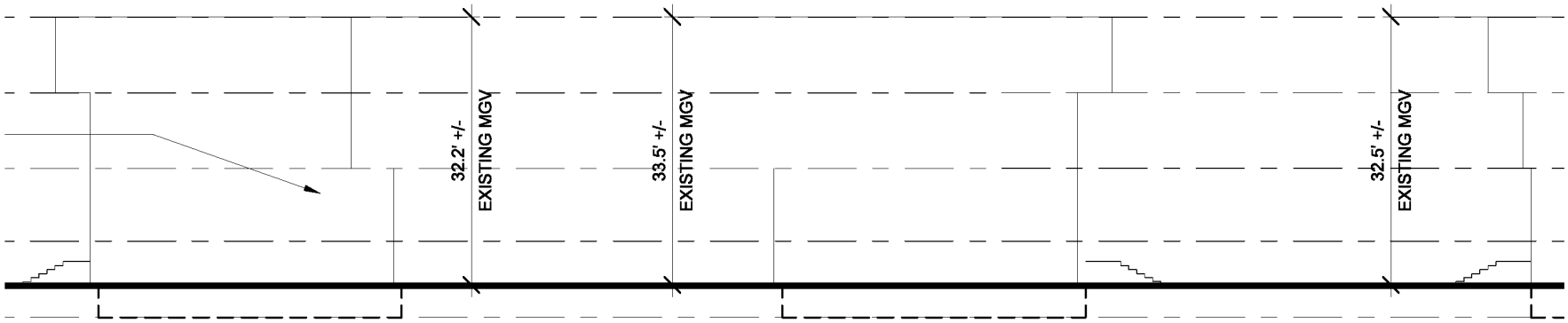
B

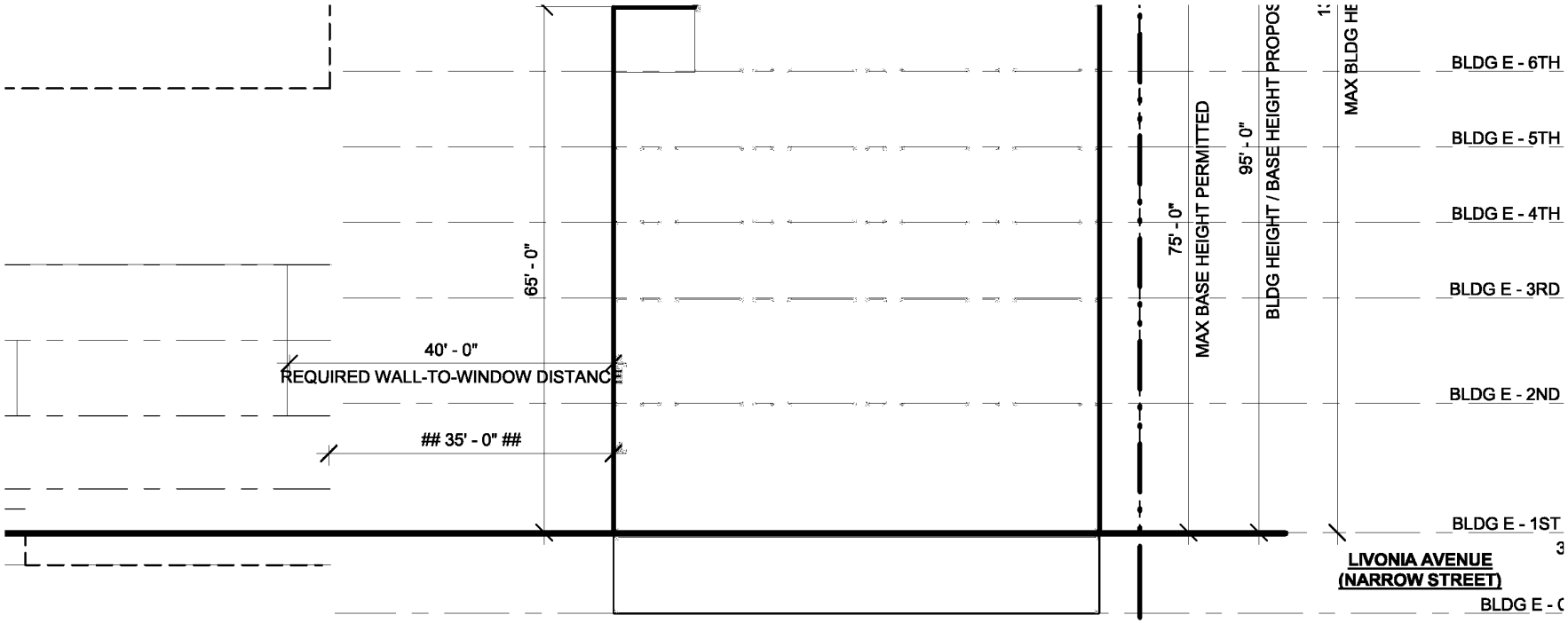

MGV - ROOF
MGV - 3RD FLOOR
MGV - 2ND FLOOR
MGV - 1ST FLOOR
MGV - CELLAR
55' - 0"
MAX BLDG HEIGHT PERMITTED
10' - 0"
45' - 0"
RIVERDALE AVENUE
(NARROW STREET)

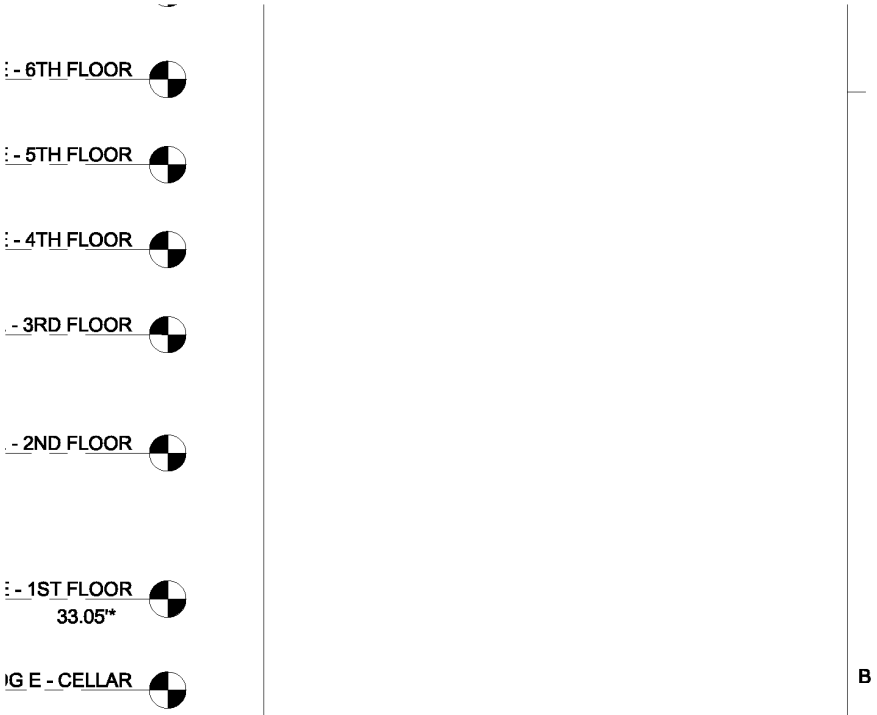
6
Z-054I



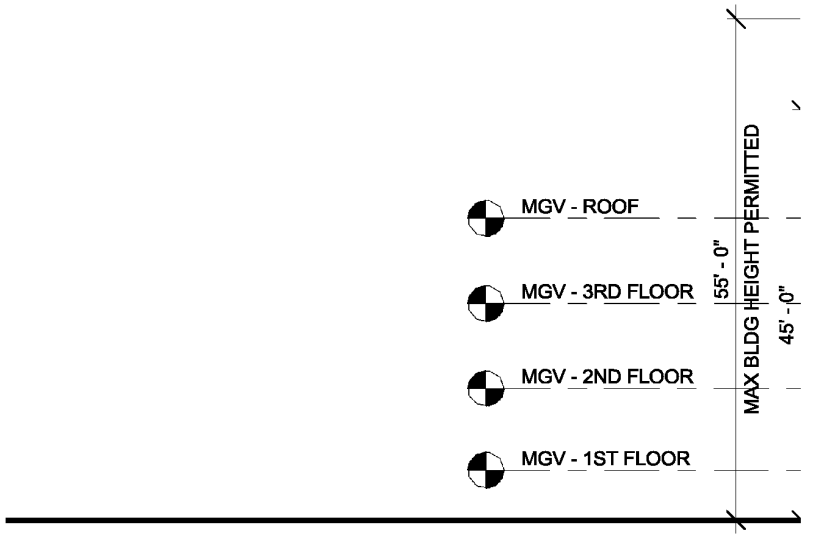
6
Z-054B
BLDG E ZONING SECTION - EAST
1/16" = 1'-0"

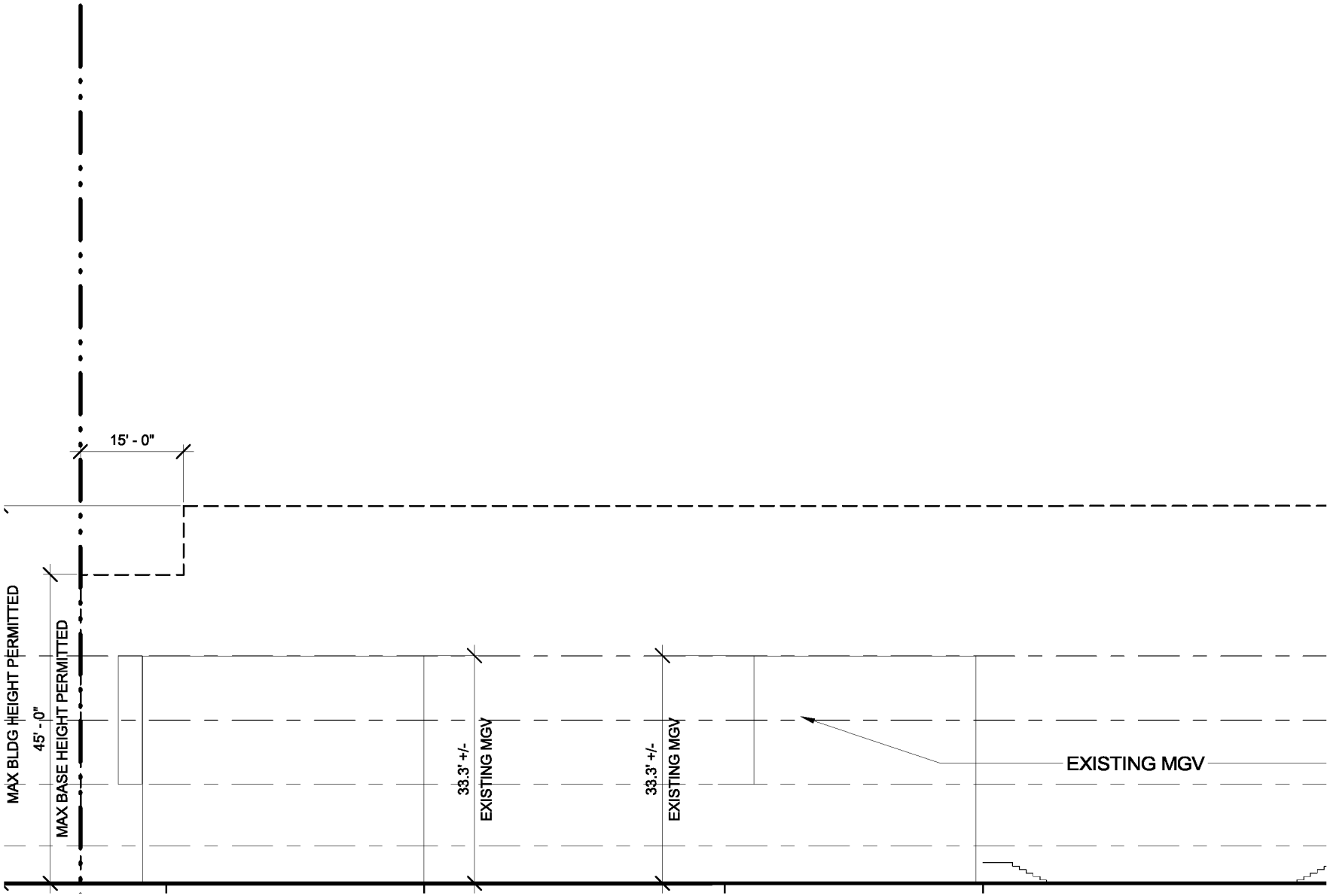

32.2' +/-
EXISTING MGV
33.5' +/-
EXISTING MGV
32.5' +/-
EXISTING MGV

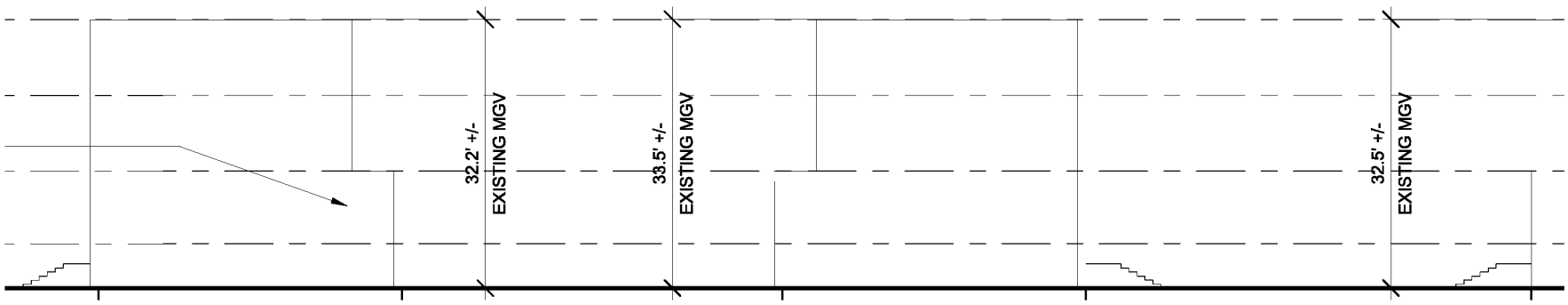

BLDG E - 6TH
BLDG E - 5TH
BLDG E - 4TH
BLDG E - 3RD
BLDG E - 2ND
BLDG E - 1ST
65' - 0"
40' - 0"
REQUIRED WALL-TO-WINDOW DISTANC
35' - 0"
75' - 0"
MAX BASE HEIGHT PERMITTED
95' - 0"
BLDG HEIGHT / BASE HEIGHT PROPOS
MAX BLDG HE
LIVONIA AVENUE
(NARROW STREET)

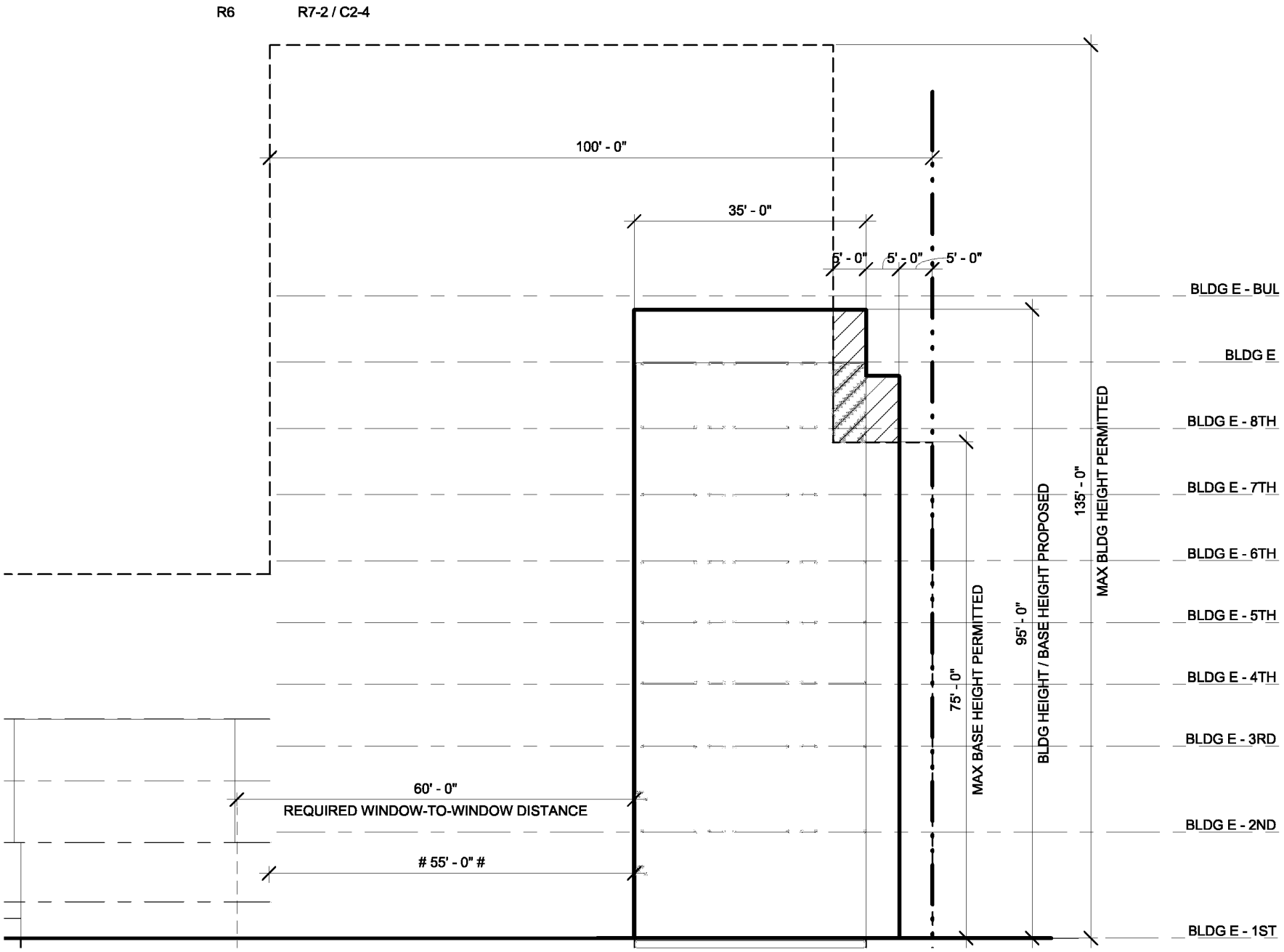

- 6TH FLOOR
- 5TH FLOOR
- 4TH FLOOR
- 3RD FLOOR
- 2ND FLOOR
- 1ST FLOOR
33.05'*
G E - CELLAR
B

C


MGV - ROOF
MGV - 3RD FLOOR
MGV - 2ND FLOOR
MGV - 1ST FLOOR
55' - 0"
45' - 0"
MAX BLDG HEIGHT PERMITTED


15' - 0"
MAX BLDG HEIGHT PERMITTED
45' - 0"
MAX BASE HEIGHT PERMITTED
33.3' +/-
EXISTING MGV
33.3' +/-
EXISTING MGV
EXISTING MGV


32.2' +/-
EXISTING MGV
33.5' +/-
EXISTING MGV
32.5' +/-
EXISTING MGV


R6
R7-2 / C2-4
100' - 0"
35' - 0"
5' - 0"
5' - 0"
5' - 0"
BLDG E - BUL
BLDG E
BLDG E - 8TH
BLDG E - 7TH
BLDG E - 6TH
BLDG E - 5TH
BLDG E - 4TH
BLDG E - 3RD
BLDG E - 2ND
BLDG E - 1ST
135' - 0"
MAX BLDG HEIGHT PERMITTED
95' - 0"
BLDG HEIGHT / BASE HEIGHT PROPOSED
75' - 0"
MAX BASE HEIGHT PERMITTED
60' - 0"
REQUIRED WINDOW-TO-WINDOW DISTANCE
55' - 0"

E - BULKHEAD

LDG E - ROOF

E - 8TH FLOOR

E - 7TH FLOOR

E - 6TH FLOOR

E - 5TH FLOOR

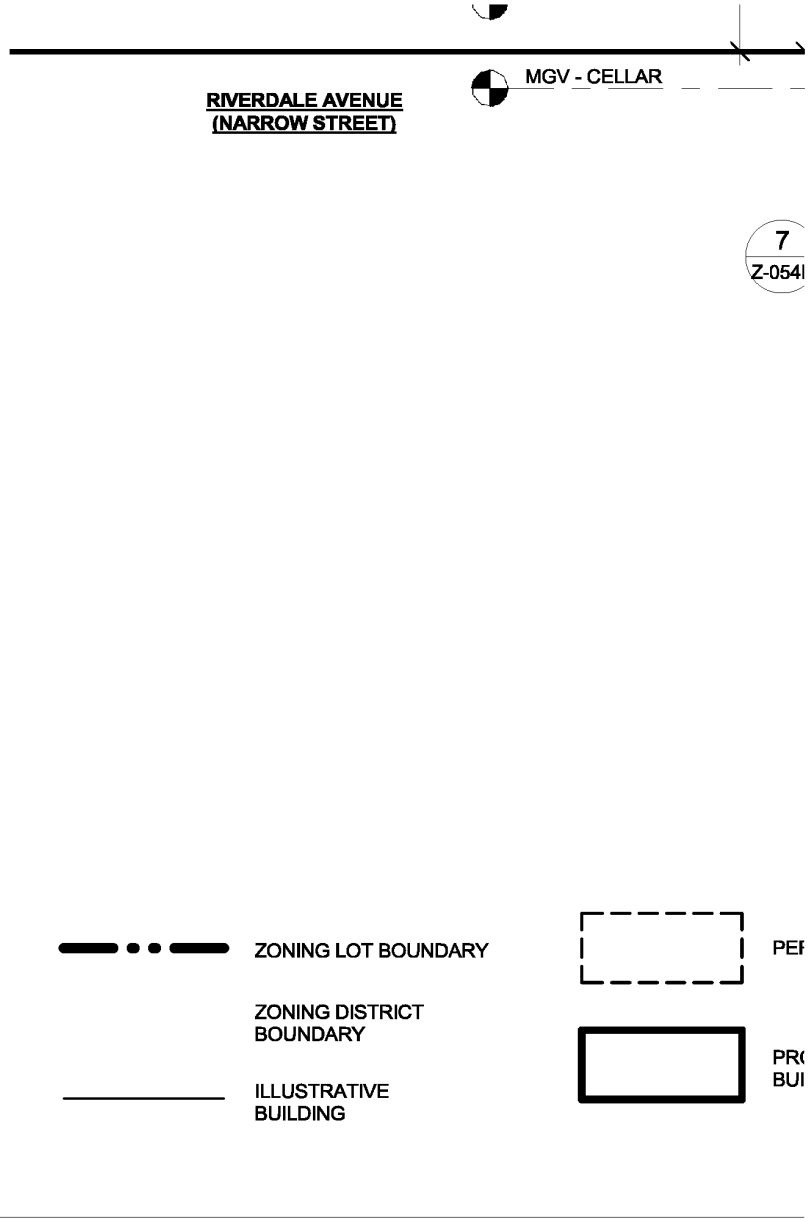
E - 4TH FLOOR

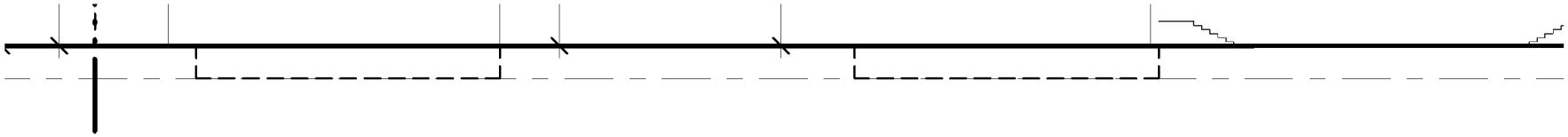
- 3RD FLOOR

- 2ND FLOOR

E - 1ST FLOOR

C


MGV - CELLAR
RIVERDALE AVENUE
(NARROW STREET)
7
Z-054
D
ZONING LOT BOUNDARY
ZONING DISTRICT
BOUNDARY
ILLUSTRATIVE
BUILDING
PEF
PR(
BUI
1



7 Z-054B BLDG E ZONING SECTION - EAST III
1/16" = 1'-0"

PERMITTED ZONING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE

PROPOSED BUILDING

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

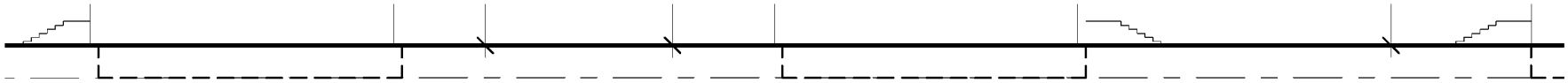
WINDOW-TO-WINDOW MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

WINDOW-TO-WALL MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

GENERAL NOTE:

1. BUILDING SHOWN
ENVELOPE IS SHOW
PURPOSES ONLY AI
2. GRAPHIC SCALE AI
DIMENSIONED ELEM

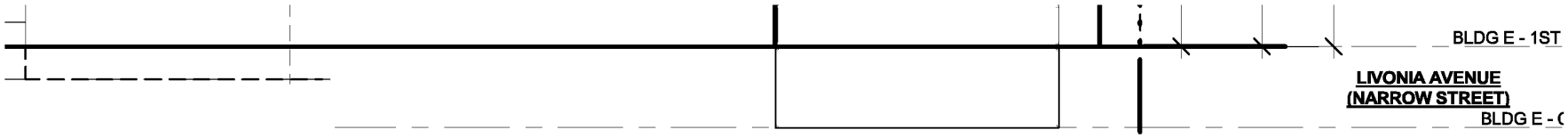
*ELEVATIONS ARE BA
CALCULATION

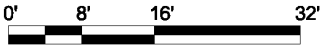


E:

IOWN WITHIN THE ZONING
SHOWN FOR ILLUSTRATIVE
NLY AND IS SUBJECT TO CHANGE.
ALE APPLICABLE TO ALL NON-
D ELEMENTS

ARE BASED ON BASEPLANE


BLDG E - 1ST
LIVONIA AVENUE
(NARROW STREET)
BLDG E - (


0'
8'
16'
32'

E - 1ST FLOOR
33.05'*

G E - CELLAR

32'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE E - WAIVER SECTIONS II

D



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Job No.: 1510

Scale: As indicated

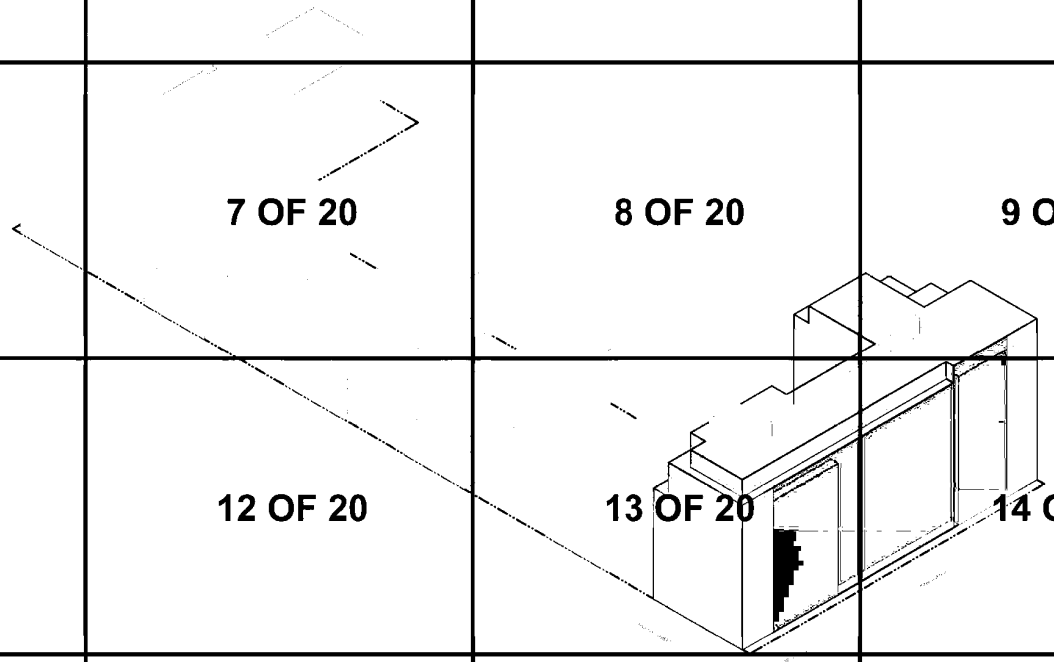
Drawn By: Author

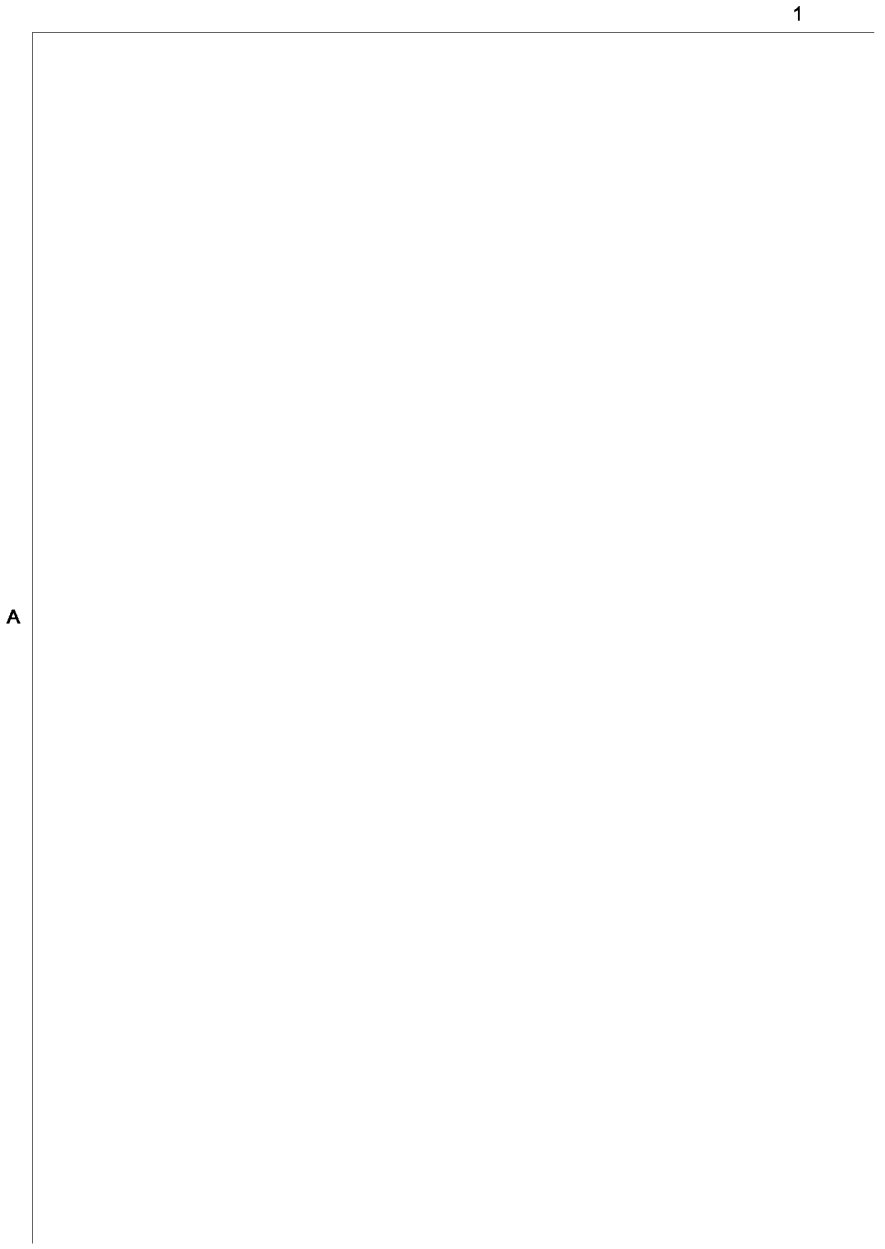
Checked By: Checker

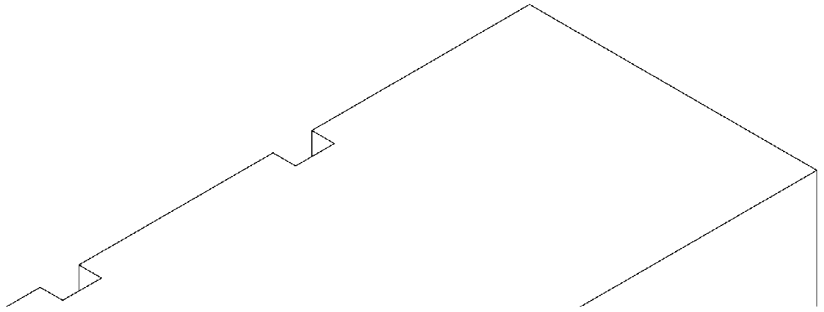
Sheet No.:

___ of Z-054B.00

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE E - CONTR 20 OF 20 Z-056.




1
A



MARCUS GARVEY REZONING

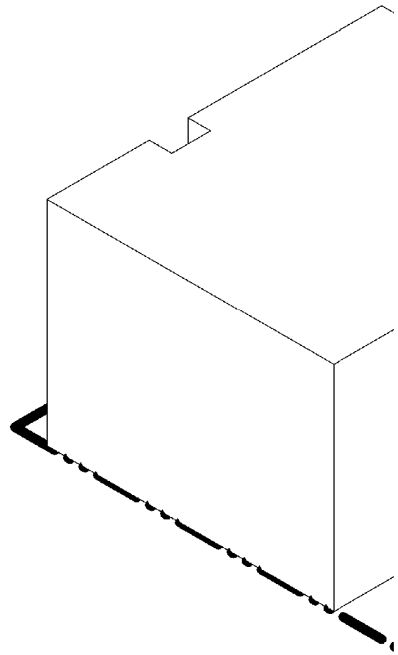
Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

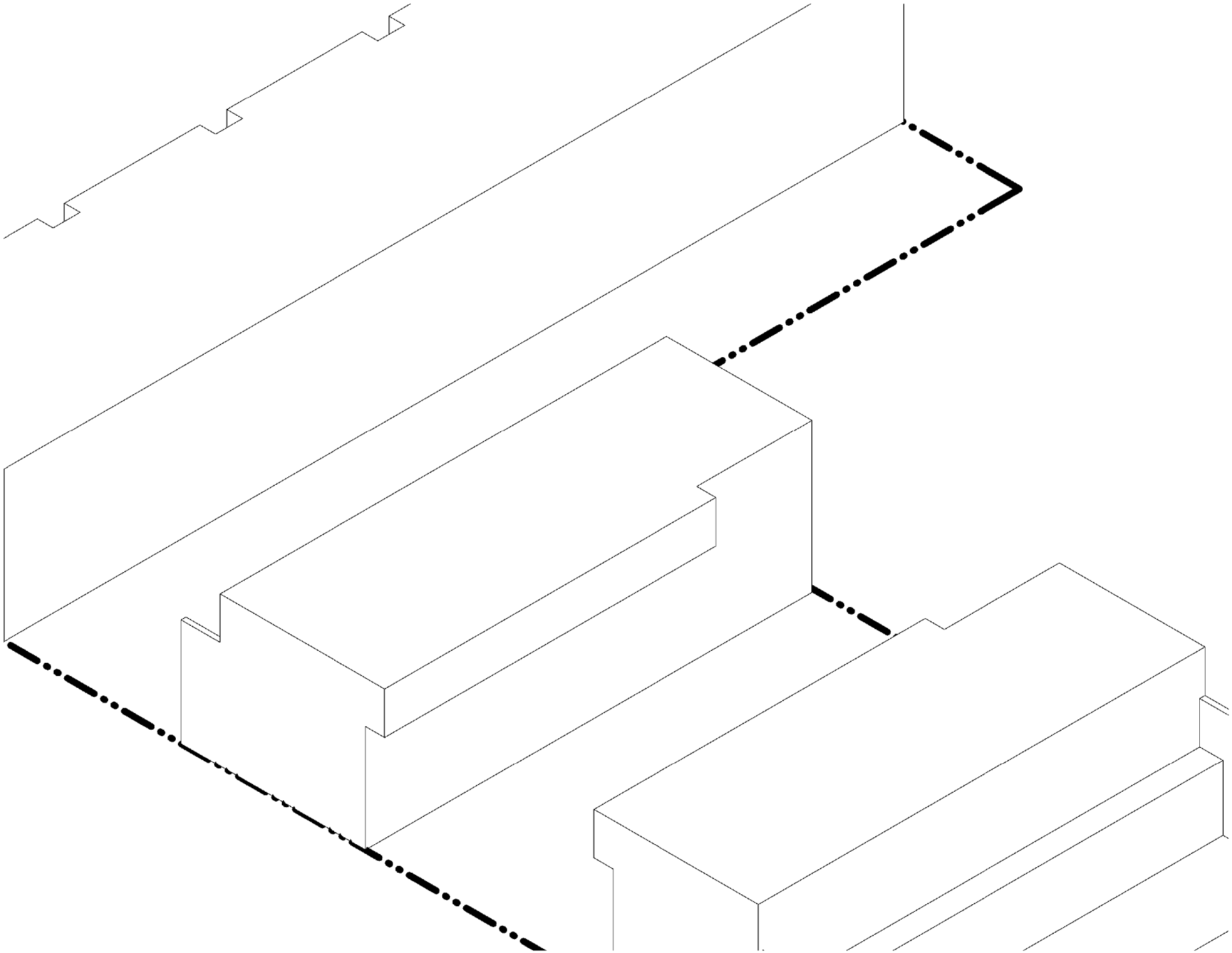
Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

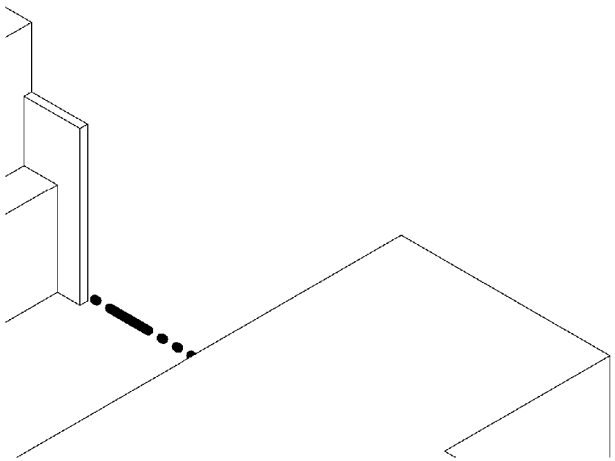
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

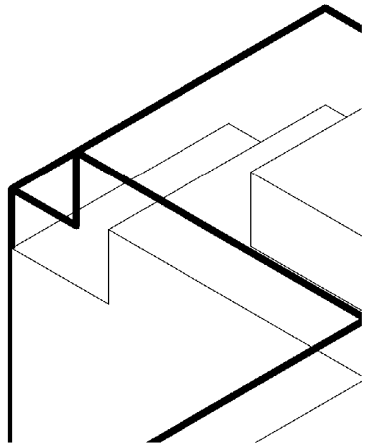
A

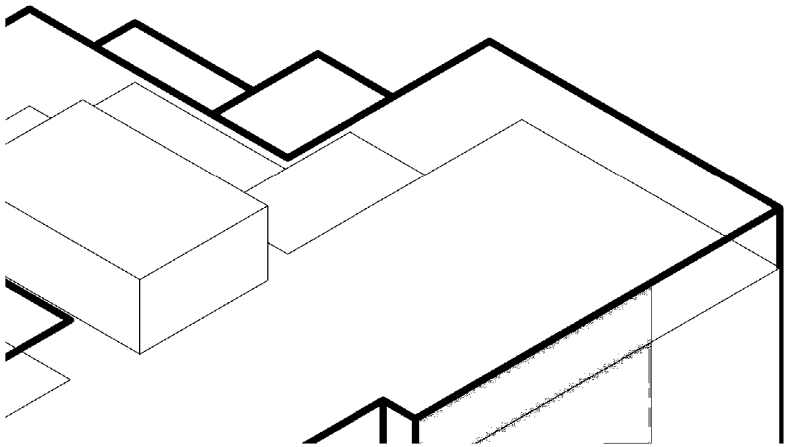
B











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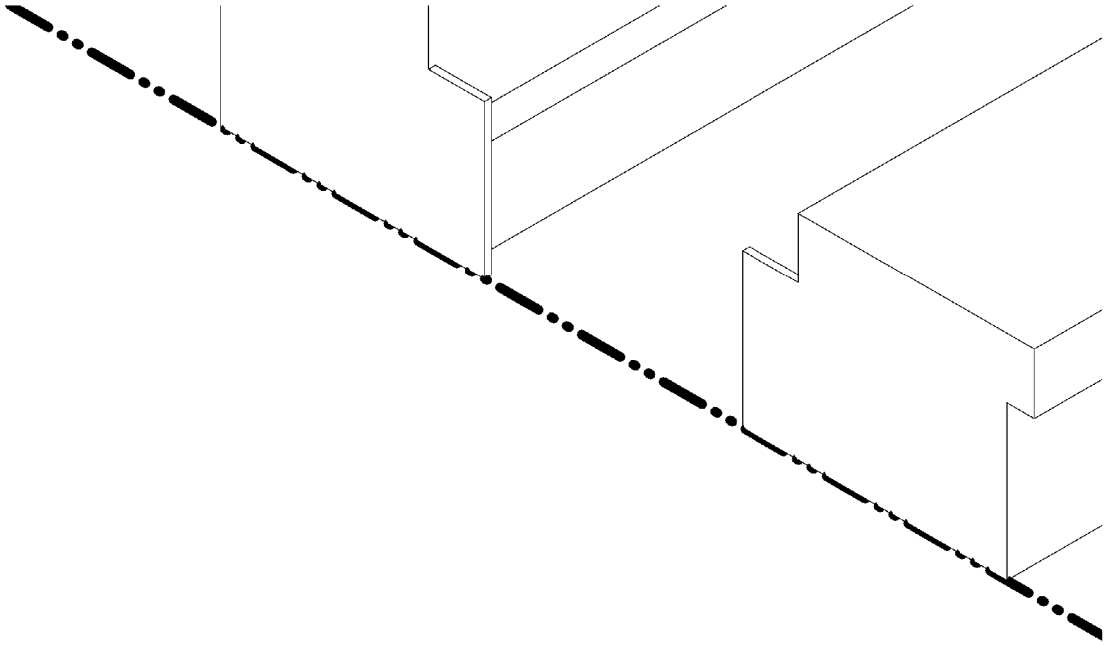
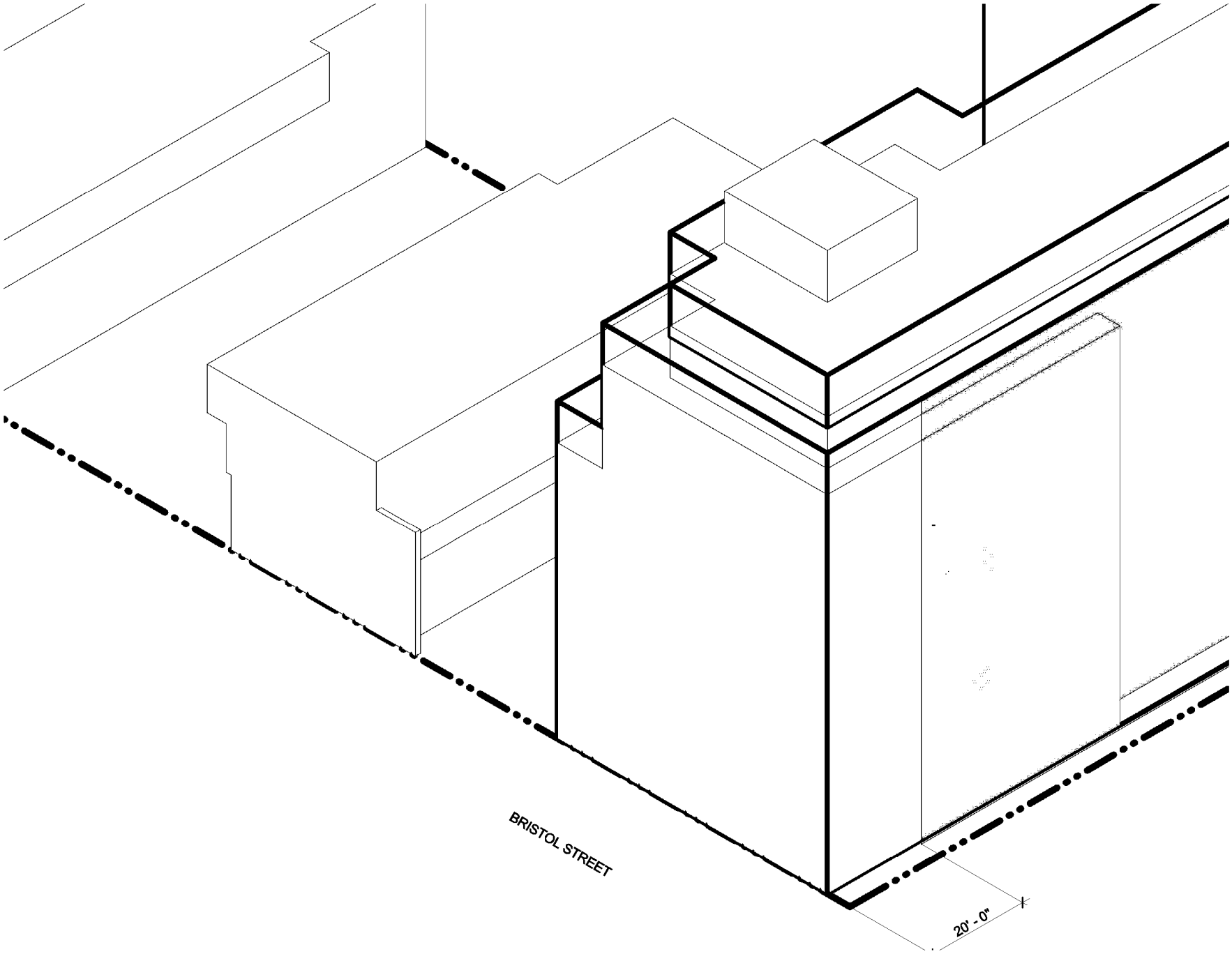
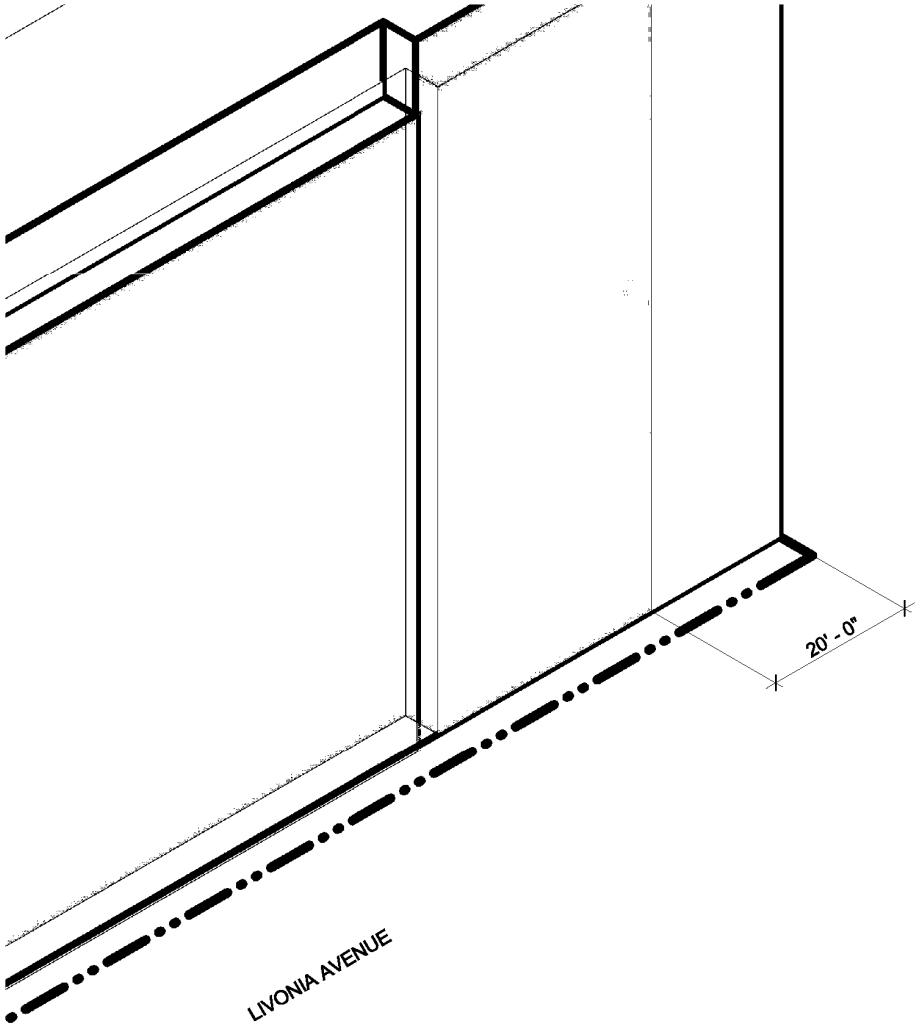



BRISTOL STREET
20' - 0"


20' - 0"
LIVONIA AVENUE

c

D

1 Z-056 WAIVER AXON - BLDG E - WEST

ZONING LOT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

1

/EST Copy 1

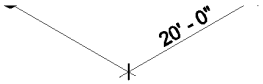
DESIGN CONTROLS:



THE STREET WALL WITHIN THE AREA INDICATED SHALL CONTAIN ONE (1) RECESS EXTENDING VERTICALLY FOR THE FULL HEIGHT OF THE STREET WALL ON THE 1ST THROUGH 8TH STORIES. THE RECESS SHALL BE A MINIMUM OF 40' IN WIDTH AND A MINIMUM OF 5 FEET IN DEPTH. THE RECESS MAY BE LOCATED ANYWHERE WITHIN THE AREA INDICATED.

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FC ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LOCATION AND SIZE OF BULKHEAD PERMITTED OBSTRUCTIONS FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHA



WN FOR
IGE.
TIONS ARE SHOWN
O CHANGE


0'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE E - DESIGN CONTROLS

D



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Job No.: 1510

Scale: 1" = 20'-0"

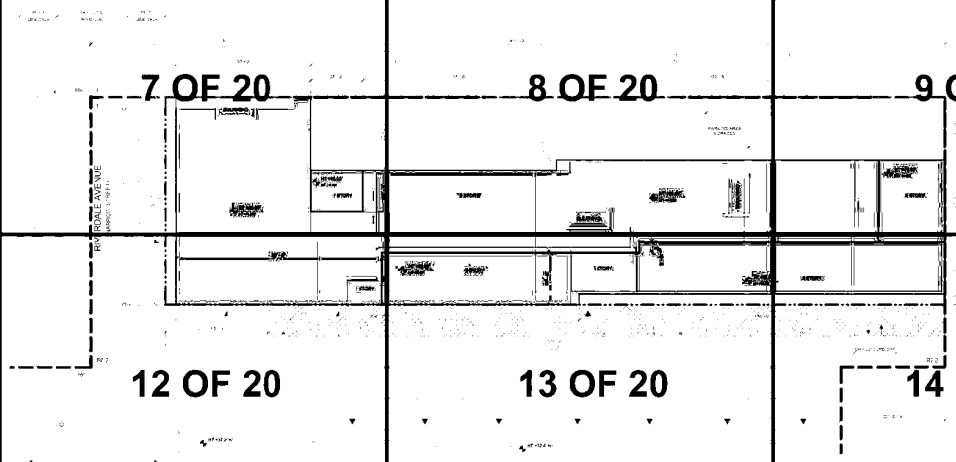
Drawn By: Author

Checked By: Checker

Sheet No.:

___ of Z-056.

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE F - SITE PL 20 OF 20 Z-061A.00




1
A

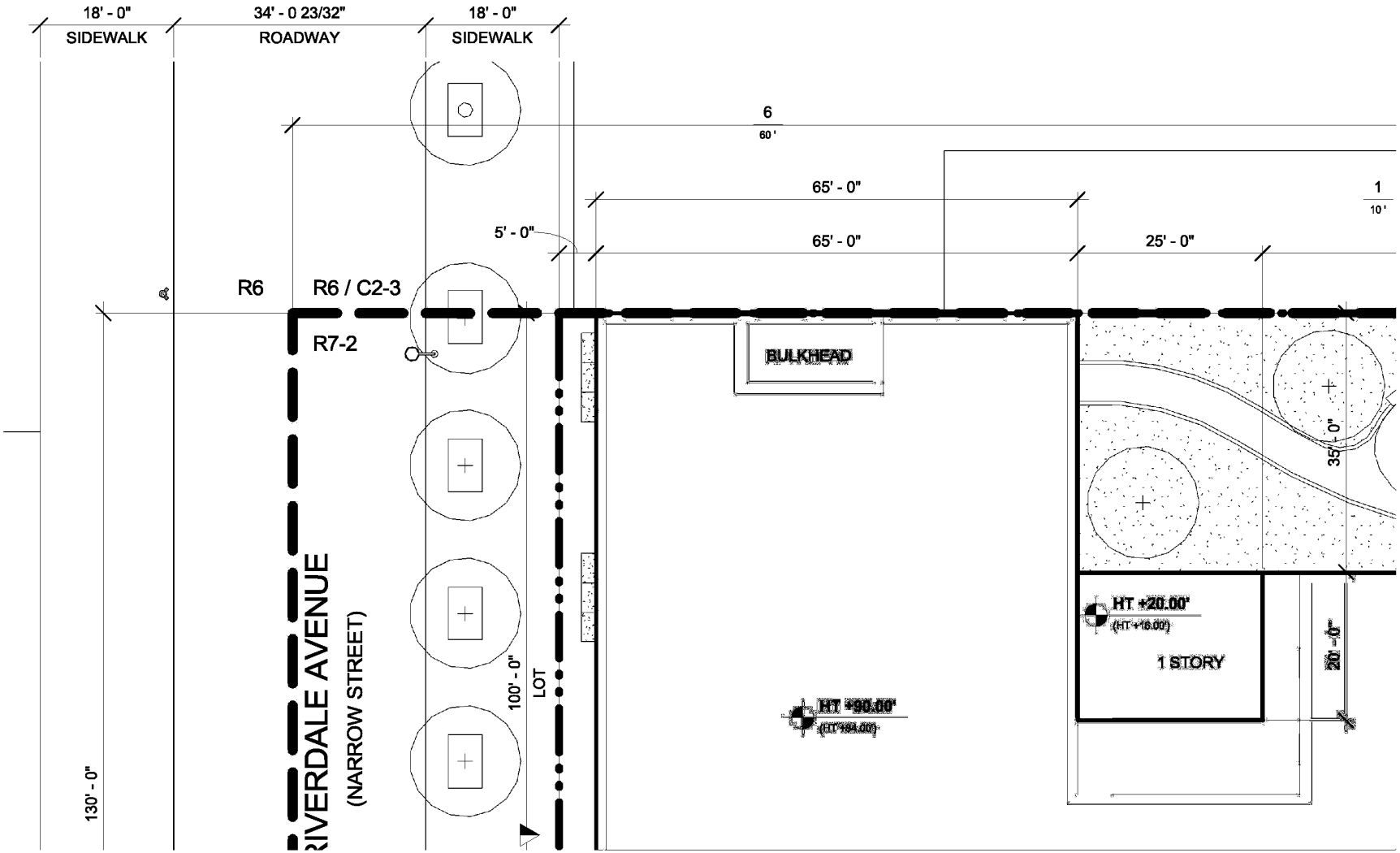
MARCUS GARVEY REZONING

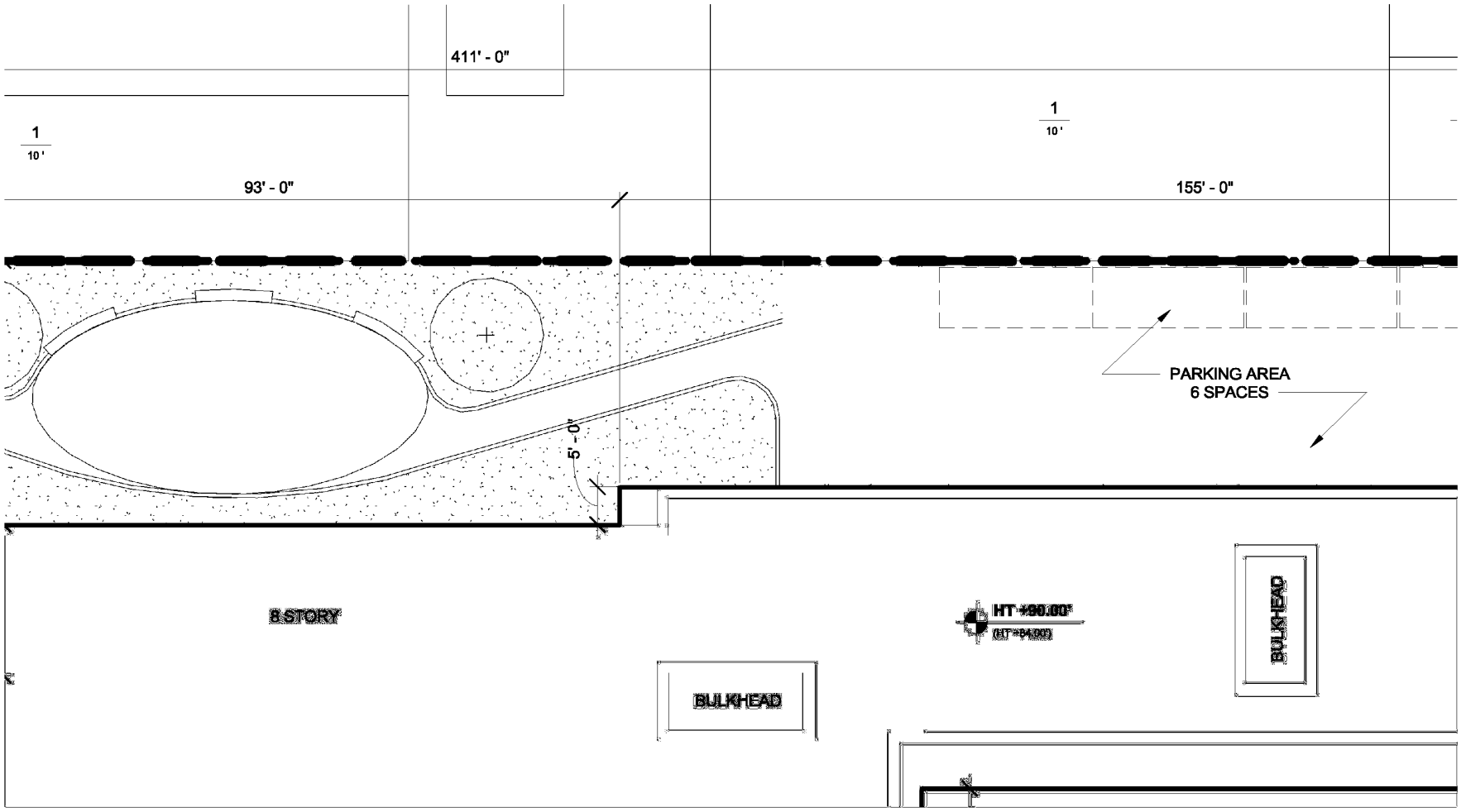
Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

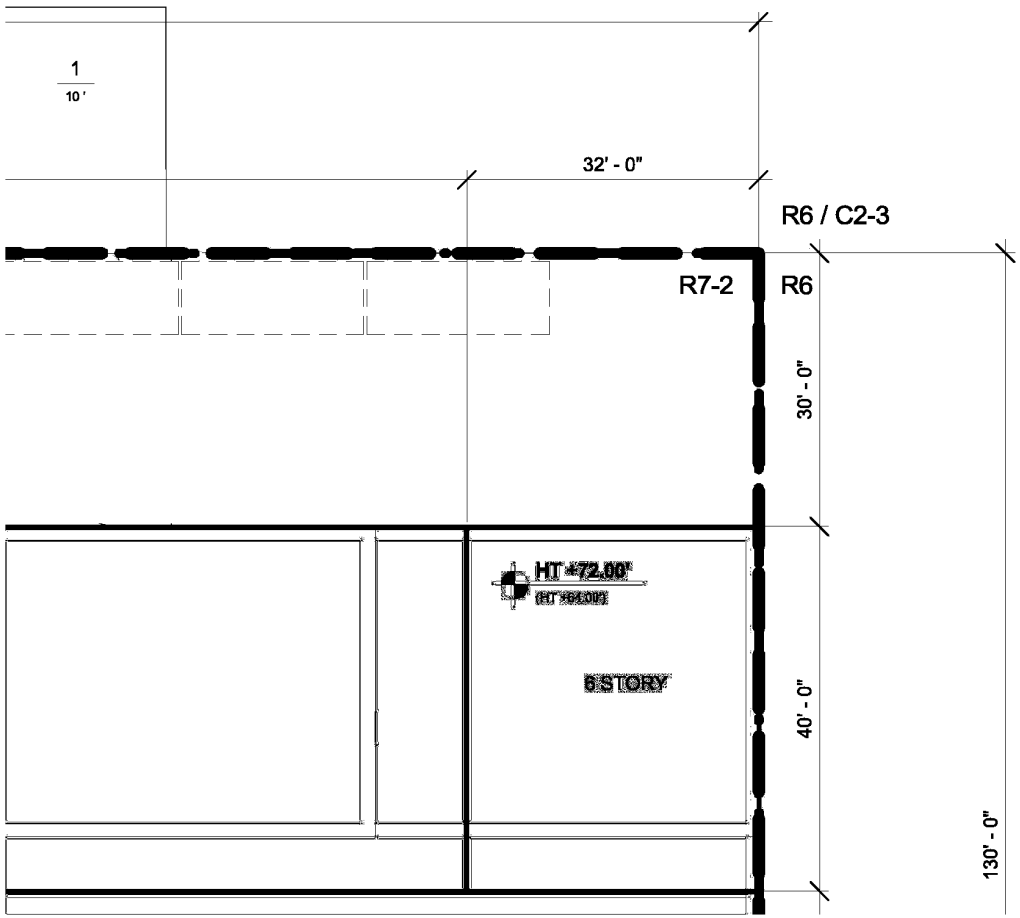
Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A


18' - 0"
SIDEWALK
34' - 0 23/32"
ROADWAY
18' - 0"
SIDEWALK
6
60'
65' - 0"
65' - 0"
25' - 0"
1
10'
5' - 0"
R6
R6 / C2-3
R7-2
BULKHEAD
35' - 0"
HT +20.00'
(HT +16.00')
1 STORY
20' - 0"
HT +90.00'
(HT +84.00')
100' - 0"
LOT
RIVERDALE AVENUE
(NARROW STREET)
130' - 0"

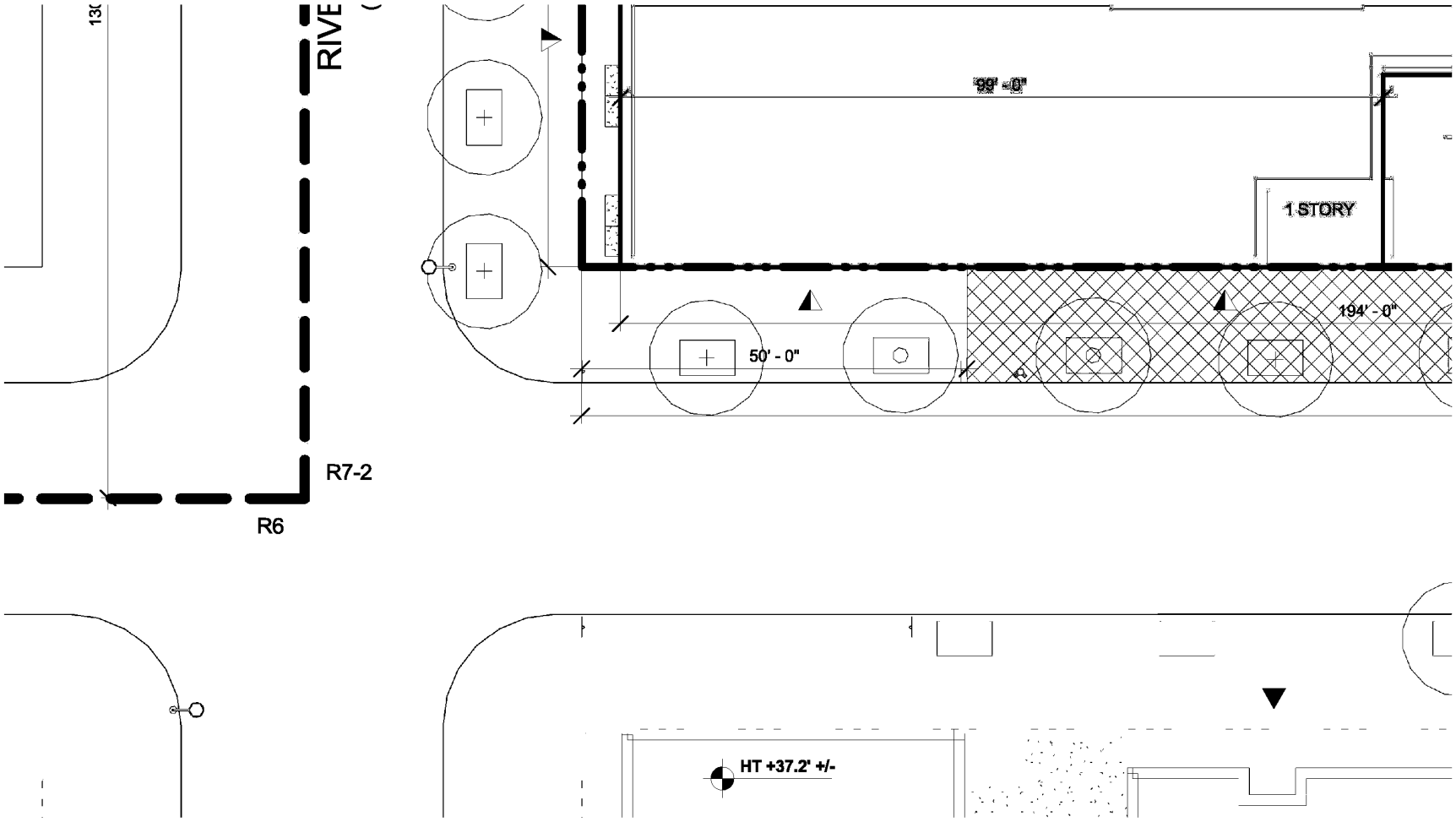

411' - 0"
1
10'
93' - 0"
1
10'
155' - 0"
PARKING AREA
6 SPACES
5' - 0"
8 STORY
HT +90.00'
BULKHEAD
BULKHEAD


1
10'
32' - 0"
R6 / C2-3
R7-2
R6
30' - 0"
HT *72.00'
6 STORY
40' - 0"
130' - 0"

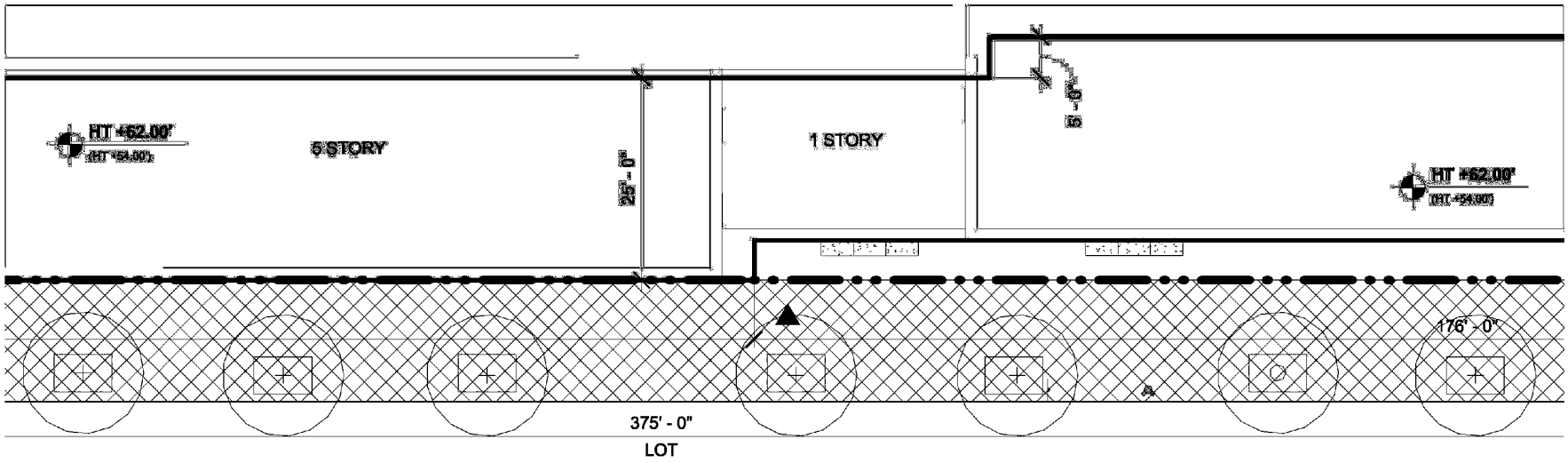
B

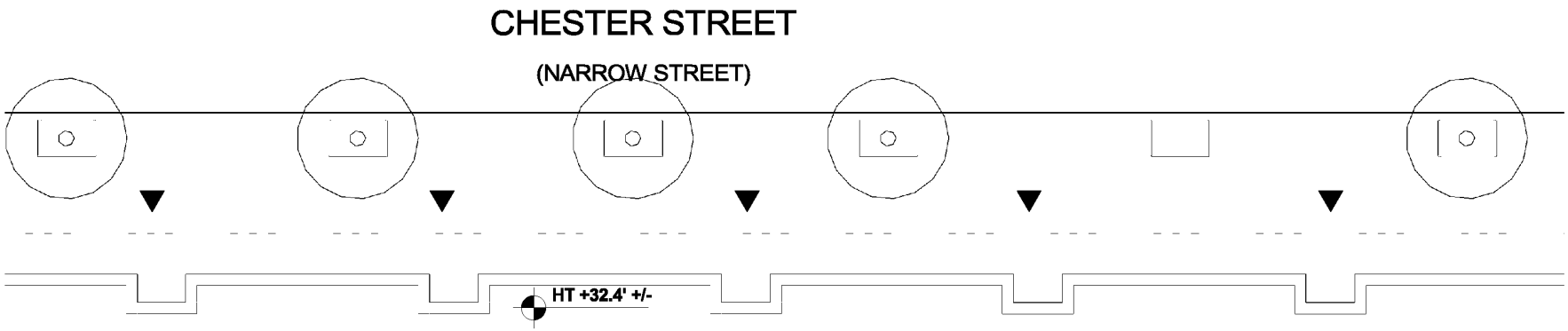
C

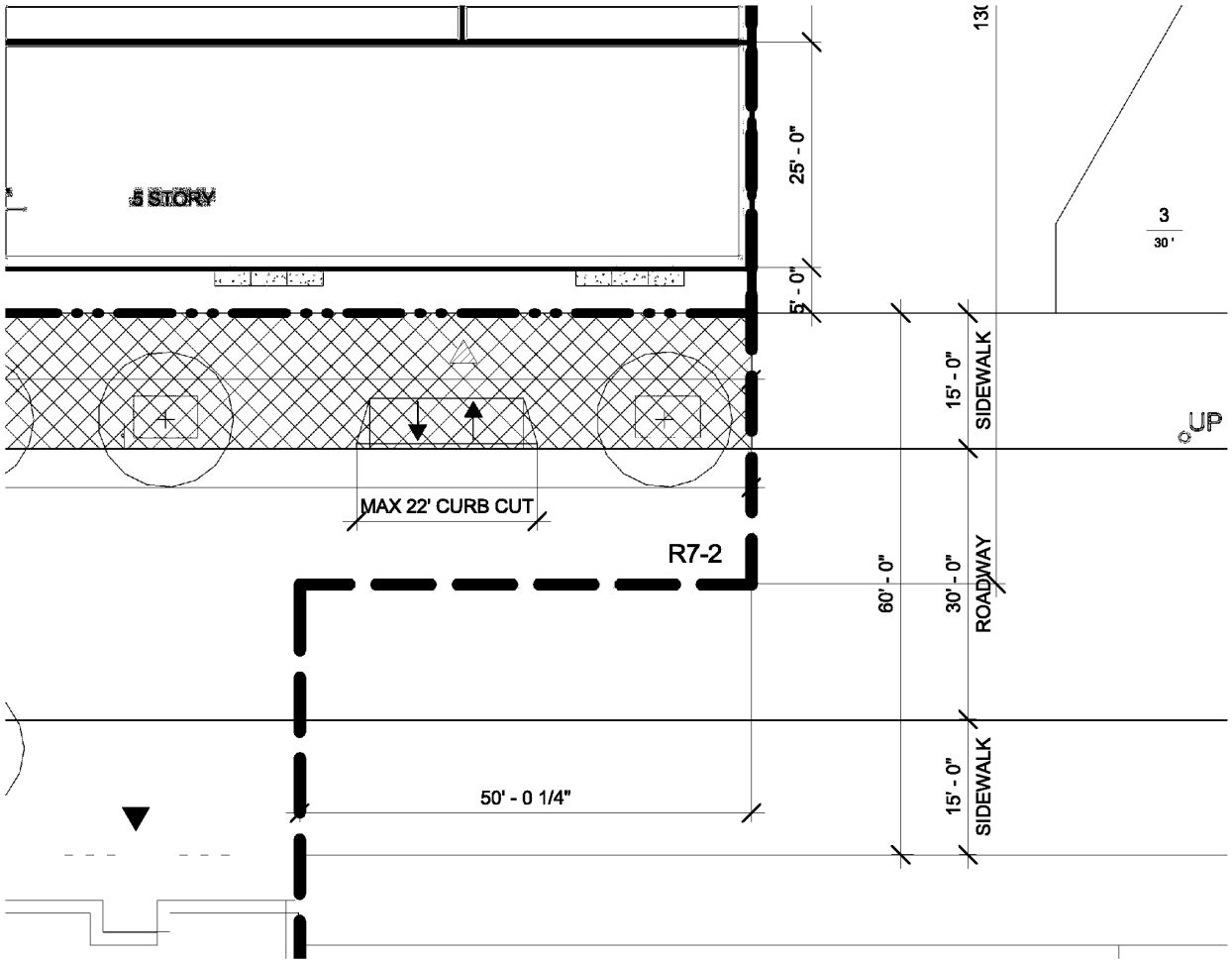
C1
Z-061A



C1 BLDG F - SITE PLAN
061A 1/16" = 1'-0"


HT +62.00'
5 STORY
25' - 0"
1 STORY
5' - 0"
HT +62.00'
176' - 0"
375' - 0"
LOT


CHESTER STREET
(NARROW STREET)
HT +32.4' +/-


5 STORY
25' - 0"
5' - 0"
3
30'
15' - 0"
SIDEWALK
UP
MAX 22' CURB CUT
R7-2
60' - 0"
30' - 0"
ROADWAY
50' - 0 1/4"
15' - 0"
SIDEWALK

c

D

PROPOSED MAXIMUM BLDG ENVELOPE

ILLUSTRATIVE BLDG ENVELOPE

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LSGD BOUNDARY

ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE

NEW DEVELOPMENT

EXISTING BUILDINGS

1

PLANTER

EXISTING STREET TREE

PROPOSED STREET TREE

FIRE HYRDRANT

LIGHT POLE

TRAFFIC SIGN

UP UTILITY POLE

PROPOSED CURB CUT ZONE

PROPOSED CURB CUT

6
66 '
STORIES
BUILDING HEIGHT

HT +85.0'
(HT +77.67')
DEVELOPMENT ENVELOPE HEIGHT
ILLUSTRATIVE BUILDING HEIGHT

R7-2 / C2-4 ZONING DISTRICT

COMMUNITY FACILITY ENTR

COMMERCIAL ENTRY

RESIDENTIAL ENTRY

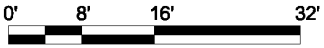
PARKING ENTRY

ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANITITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE F - ZONING LOT SITE PLAN

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

Checked By: Checker

32'

N

Sheet No.:

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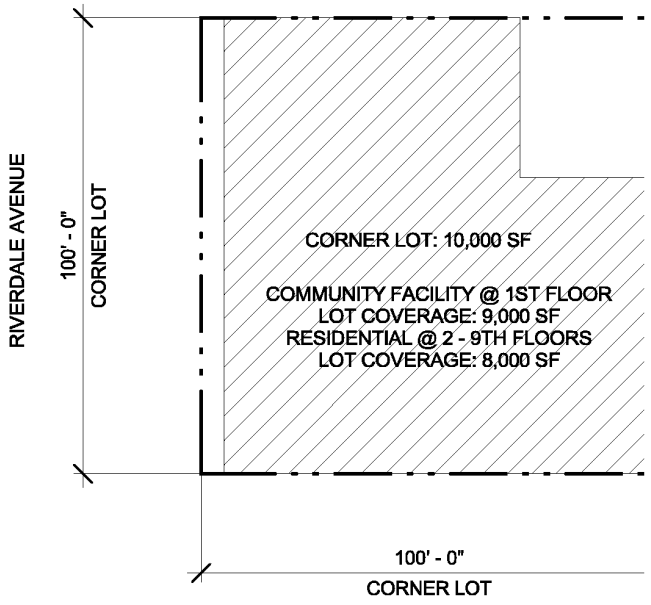
1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE F- ANALYS 20 OF 20 Z-061C.00

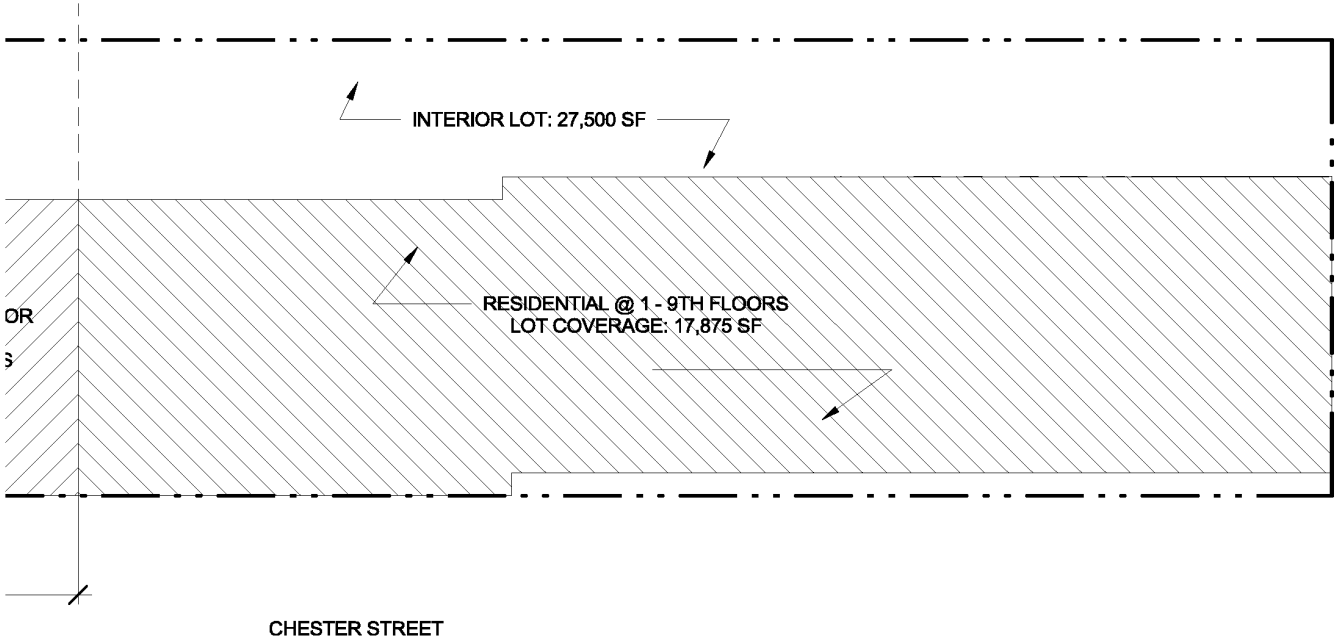
1

A

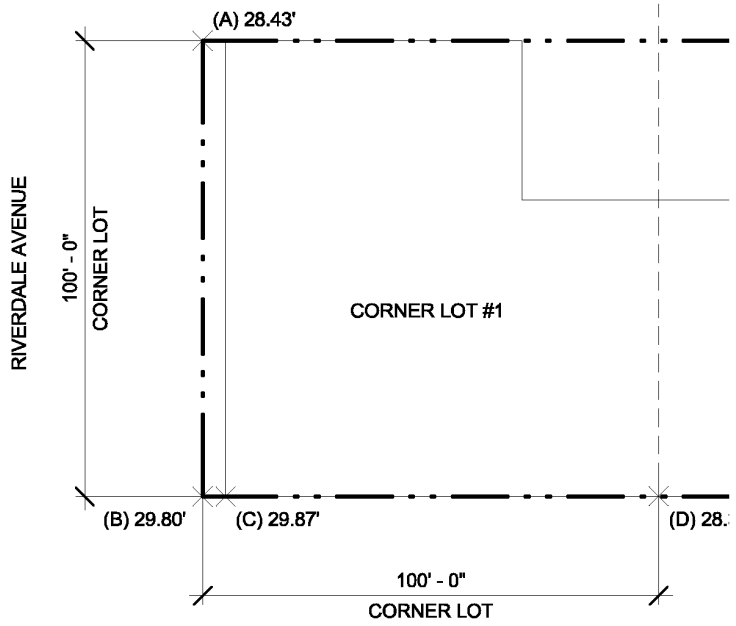


B1 BLDG F - LOT COVERAGE DIAGRAM - 1

2

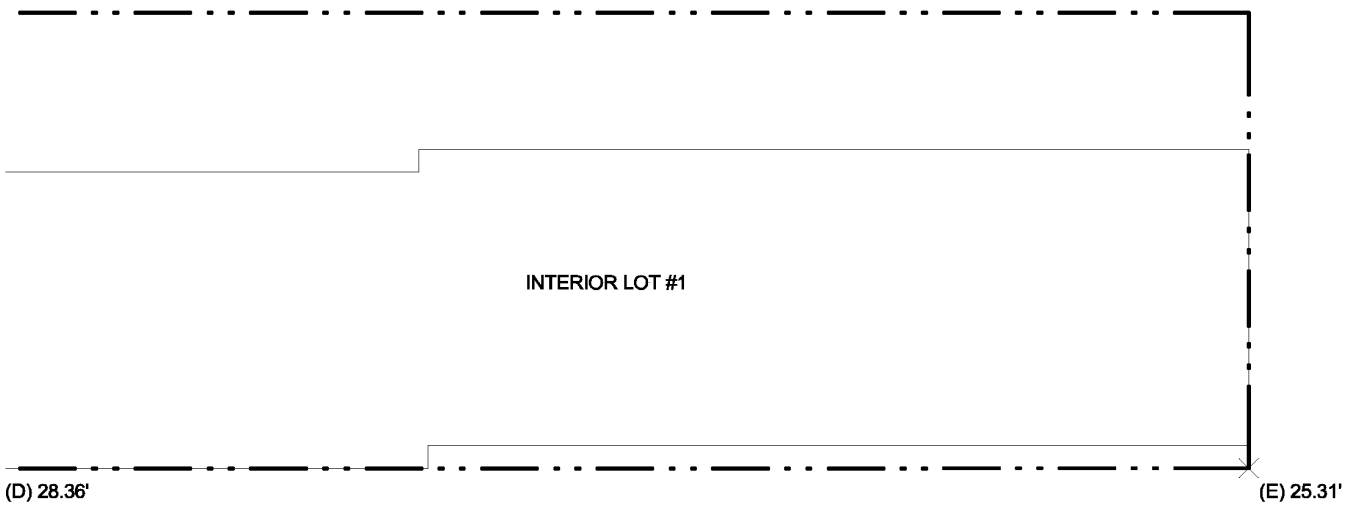


AM - 1ST FLOOR (COMMUNITY FACILITY & RESIDENTIAL)



1 BLDG F - BASE PLANE CALCULATION

4



MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

B1 / Z-061C BLDG F - LOT COVERAGE DIAGRAM - 1
1/32" = 1'-0"

CORNER LOT (R7-2): 10,000 SF	
	CALCULATION
RESIDENTIAL	8,000 SF / 10,000 SF = 80.00%
COMMUNITY FACILITY (1ST FLOOR ONLY)	9,000 SF / 10,000 SF = 90.00%

B

ıM - 1ST FLOOR (COMMUNITY FACILITY & RESIDENTIAL)

(MAX 100%, COMPLIES)
(DOES NOT COUNT AGAINST LOT COVERAGE IF NOT ABOVE 23' FROM B.P.)

INTERIOR LOT (R7-2): 27,500 SF		
	CALCULATION	
RESIDENTIAL	17,875 SF / 27,500 SF = 65.00%	(MAX 65%, COMPLIES)

1 Z-061C BLDG F - BASE PLANE CALCULATION
1/32" = 1'-0"

BASE PLANE CALCULATION	
LOT	CALCULATION
CORNER LOT #1	[28.43' (A) + 29.80' (B)] / 2 = 29.
	[29.87' (C) + 28.36' (D)] / 2 = 29.
INTERIOR LOT #1	[28.36' (D) + 25.31' (E)] / 2 = 26.
WEIGHTED TOTAL	**(29.12' * 33.09%) + (26.83' * 67.**

	LOT AVERAGE	% OF TOTAL BLDG FOOTPRINT
2 = 29.12'	(29.12' + 29.12') / 2 = 29.12'	33.09%
2 = 29.12'		
2 = 26.83'	26.83'	67.91%
3' * 67.91%) = 27.86'	**27.86'**	

B

c

D

R7-2 / C2-4 ZONING DISTRICT

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LOT COVERAGE AT CORNER LOT

LOT COVERAGE AT THROUGH LOT

NOTI

ELE\
SUR'

1

(B) 32.50'

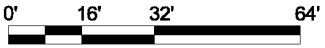


ELEVATION

NOTE:

ELEVATIONS AND ESTABLISHED GRADES SHOWN ARE BASED ON INCLUDED SURVEYS AND HEREON REFER TO NAVD 1988.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE F - ZONING ANALYSIS

D



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64'

N

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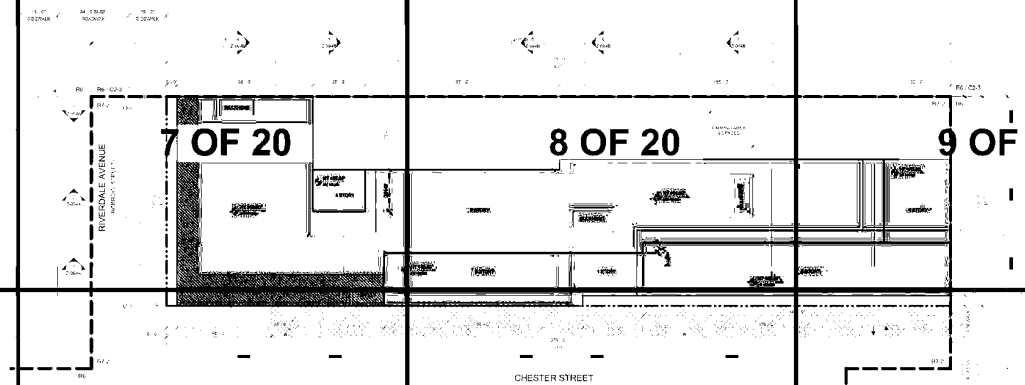
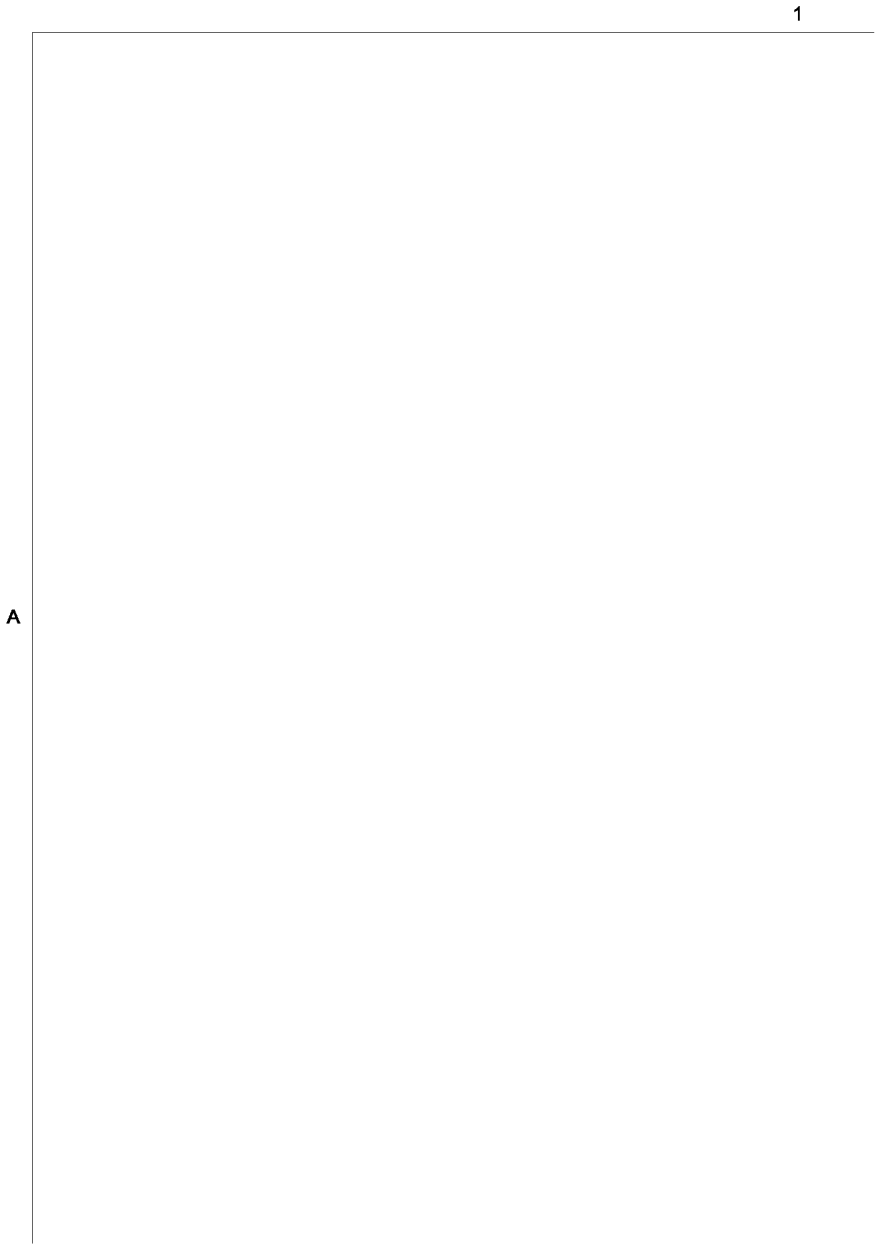
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE F - PLANS 20 OF 20 Z-063.00




1
A

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

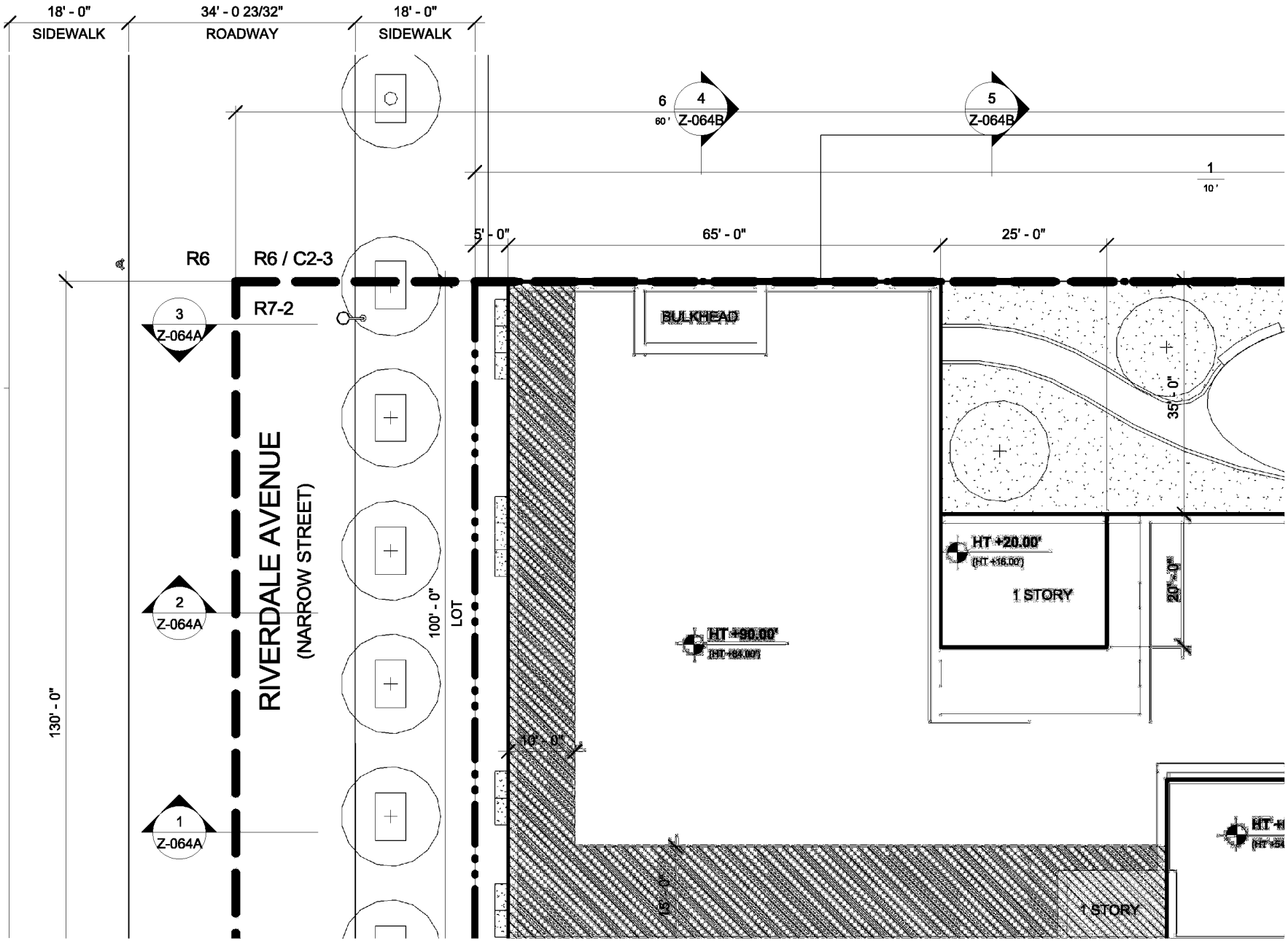
Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

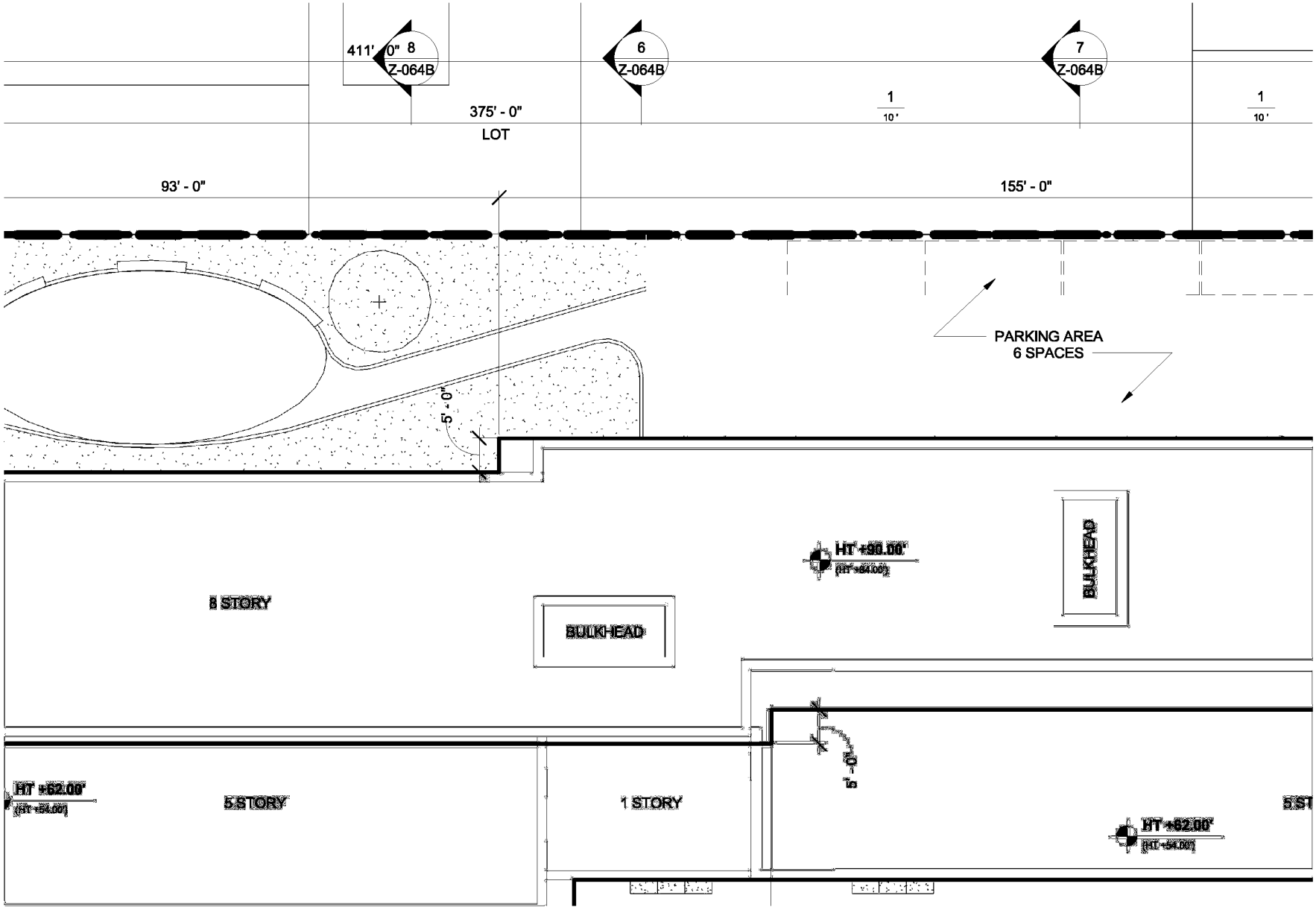
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

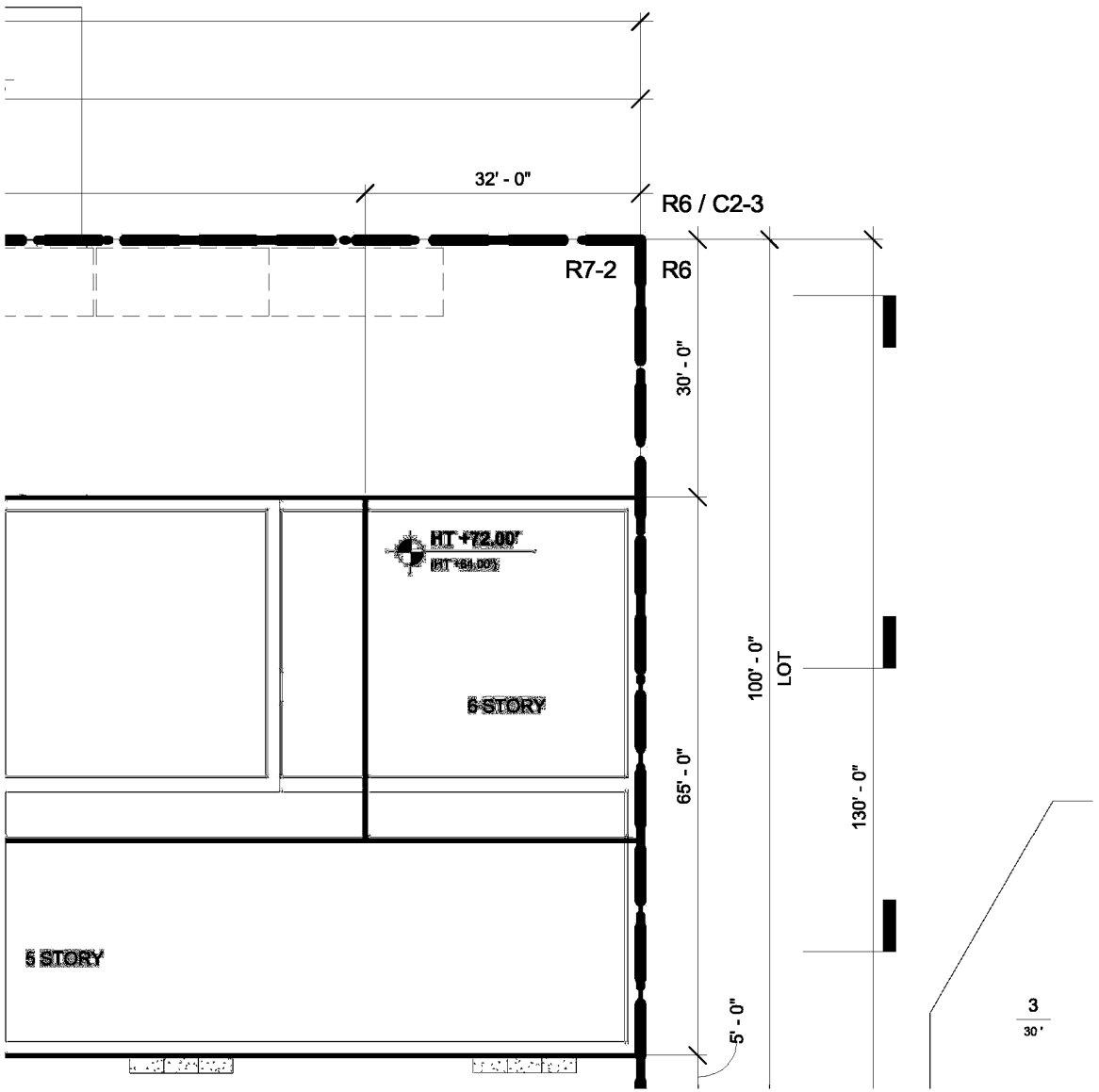
A

B

SII


18' - 0"
SIDEWALK
34' - 0 23/32"
ROADWAY
18' - 0"
SIDEWALK
6
60'
4
Z-064B
5
Z-064B
1
10'
5' - 0"
65' - 0"
25' - 0"
R6
R6 / C2-3
R7-2
3
Z-064A
2
Z-064A
1
Z-064A
RIVERDALE AVENUE
(NARROW STREET)
130' - 0"
100' - 0"
LOT
BULKHEAD
35' - 0"
HT +20.00'
(HT +16.00')
1 STORY
20' - 0"
HT +90.00'
(HT +84.00')
10' - 0"
1 STORY

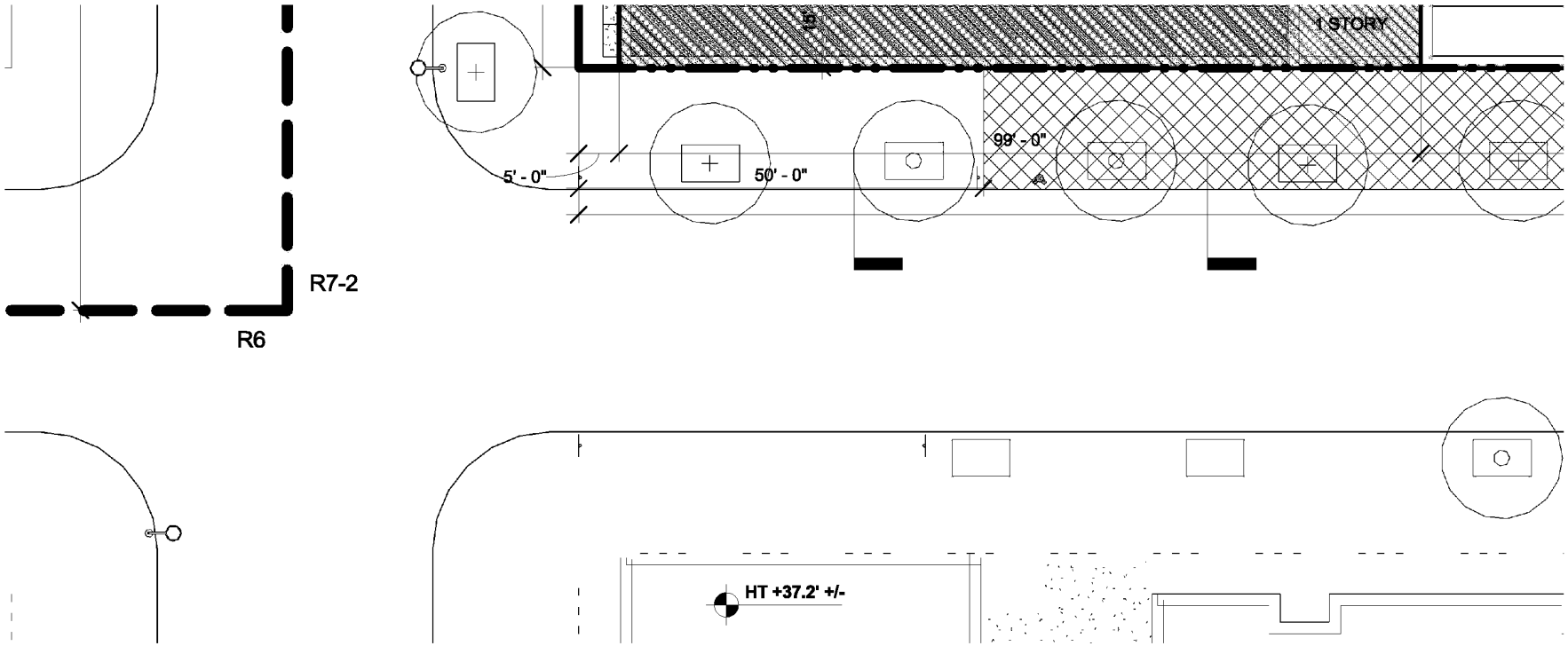

411' 0" 8
Z-064B
6
Z-064B
7
Z-064B
1
10 '
1
10 '
375' - 0"
LOT
93' - 0"
155' - 0"
PARKING AREA
6 SPACES
5' - 0"
HT +90.00'
BULKHEAD
8 STORY
BULKHEAD
5' - 0"
HT +62.00'
5 STORY
1 STORY
HT +62.00'


32' - 0"
R6 / C2-3
R7-2
R6
30' - 0"
HT +72.00'
6 STORY
65' - 0"
100' - 0"
LOT
130' - 0"
5 STORY
5' - 0"
3
30'

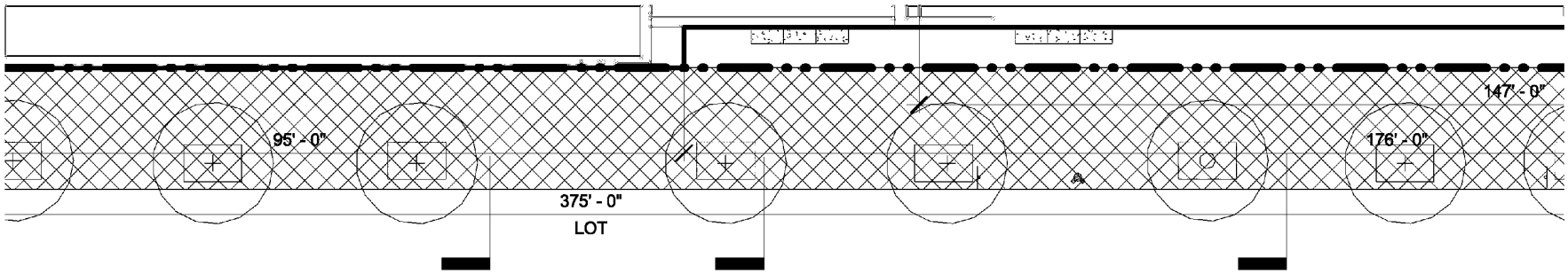
B

C

C1
Z-063
BLDG F
1/16" =

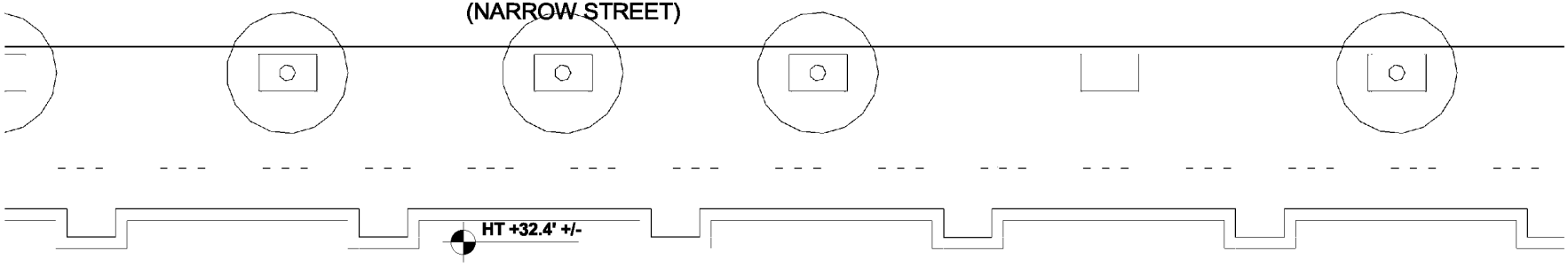


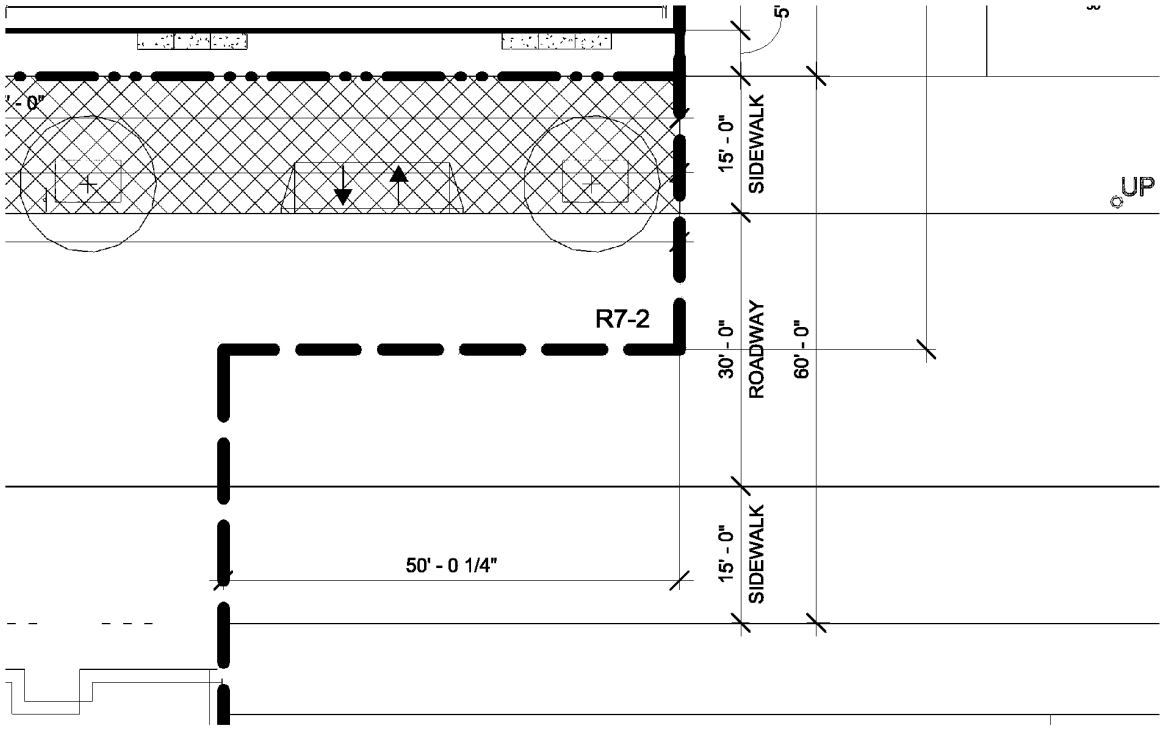
.DG F - WAIVER ROOF PLAN
16" = 1'-0"



CHESTER STREET

(NARROW STREET)




5'
15' - 0"
SIDEWALK
UP
R7-2
30' - 0"
ROADWAY
60' - 0"
50' - 0 1/4"
15' - 0"
SIDEWALK

c

D

PROPOSED MAXIMUM BLDG ENVELOPE

ILLUSTRATIVE BLDG ENVELOPE

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LSGD BOUNDARY

ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE

NEW DEVELOPMENT

EXISTING BUILDINGS

BUILDING EXCEEDED BASE HEIGHT WITHO PROVIDING REQUIRE ZR 35-654(B) / 23 -664

1

PROPOSED CURB CUT ZONE

PROPOSED CURB CUT

PLANTER

EXISTING STREET TREE

PROPOSED STREET TREE

LIGHT POLE

TRAFFIC SIGN

UP UTILITY POLE

6
66 '

STORIES

BUILDING HEIGHT

HT +85.0'
(HT +77.67')

DEVELOPMENT ENVELOPE HEIGHT

ILLUSTRATIVE BUILDING HEIGHT

R7-2 / C2-4

ZONING DISTRICT

'MENT

DINGS

EEDED MAXIMUM
WITHOUT
QUIRED SETBACK
23 -664 (C)

COMMUNITY FACILITY ENTRY

COMMERCIAL ENTRY

RESIDENTIAL ENTRY

PARKING ENTRY

GENERAL NOTES:

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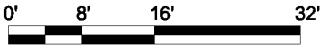
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANITITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE F - WAIVER PLANS

D



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Job No.: 1510

Scale: As indicated

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32'

N

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
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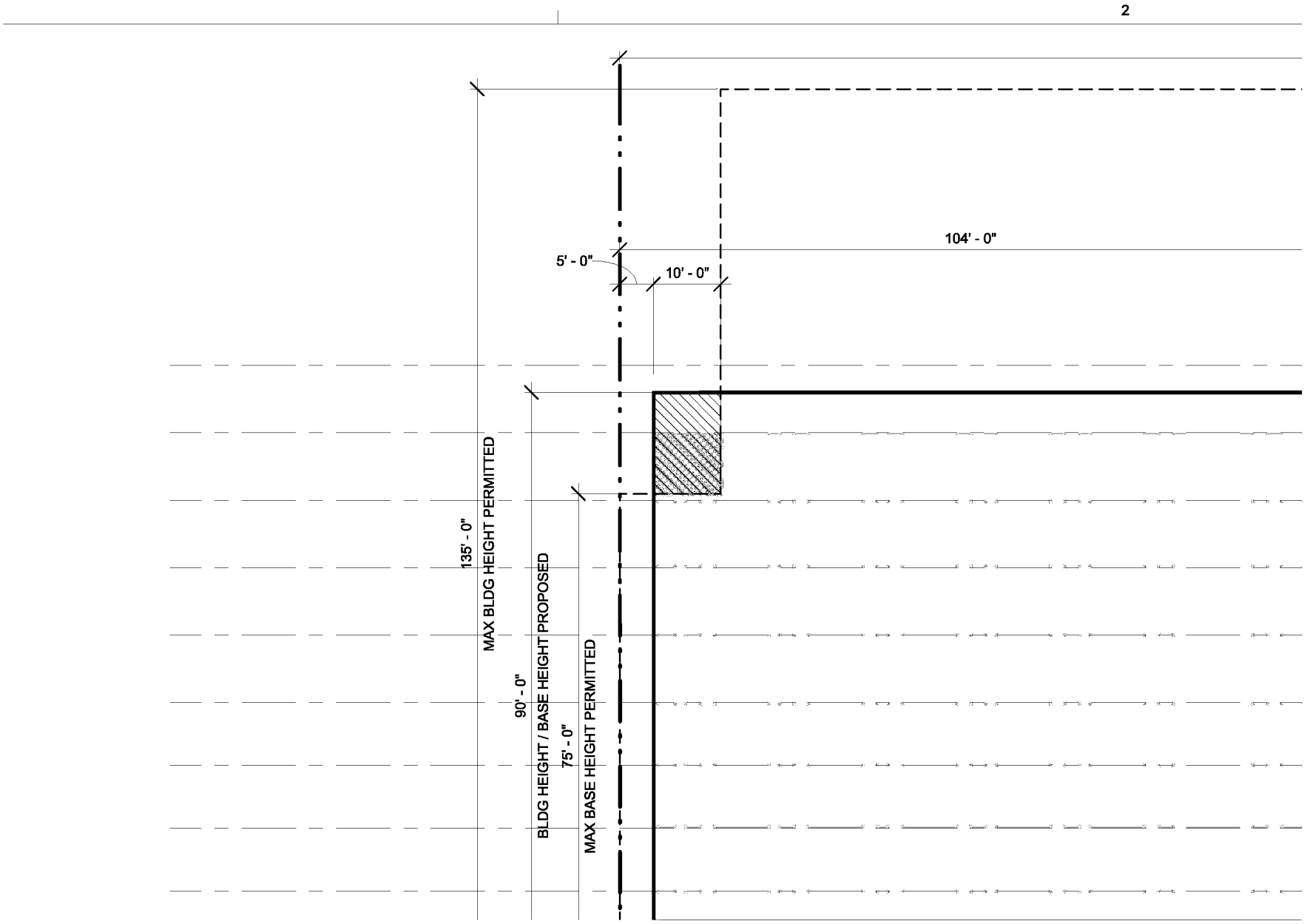
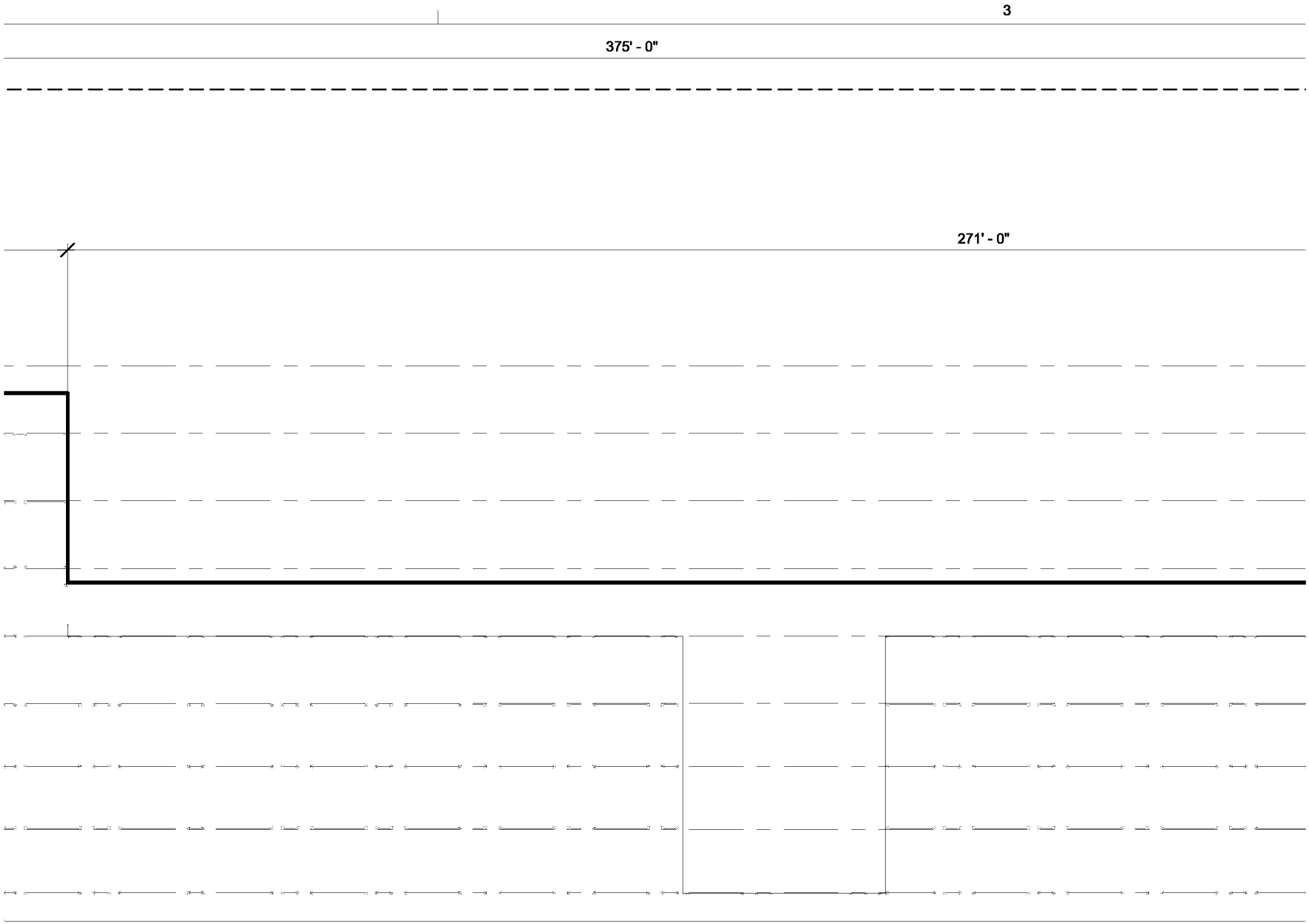
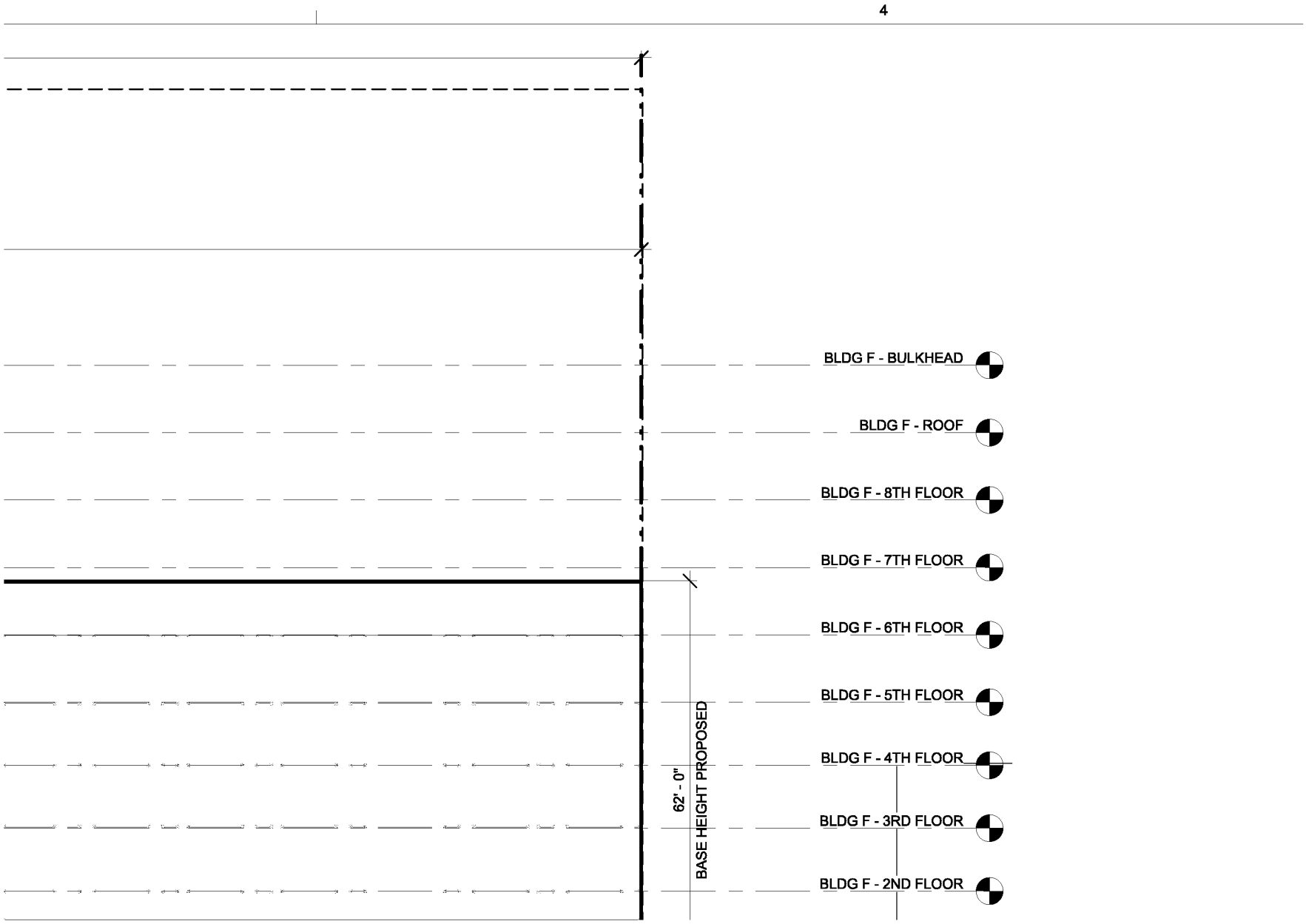
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE F - SECTIO 20 OF 20 Z-064A.00

1

A


2
104' - 0"
5' - 0"
10' - 0"
135' - 0"
MAX BLDG HEIGHT PERMITTED
90' - 0"
BLDG HEIGHT / BASE HEIGHT PROPOSED
75' - 0"
MAX BASE HEIGHT PERMITTED


3
375' - 0"
271' - 0"


4
BLDG F - BULKHEAD
BLDG F - ROOF
BLDG F - 8TH FLOOR
BLDG F - 7TH FLOOR
BLDG F - 6TH FLOOR
BLDG F - 5TH FLOOR
BLDG F - 4TH FLOOR
BLDG F - 3RD FLOOR
BLDG F - 2ND FLOOR
62' - 0"
BASE HEIGHT PROPOSED

MARCUS GARVEY REZONING

Owner

Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect

CURTIS + GINSBERG ARCHITECTS LLP

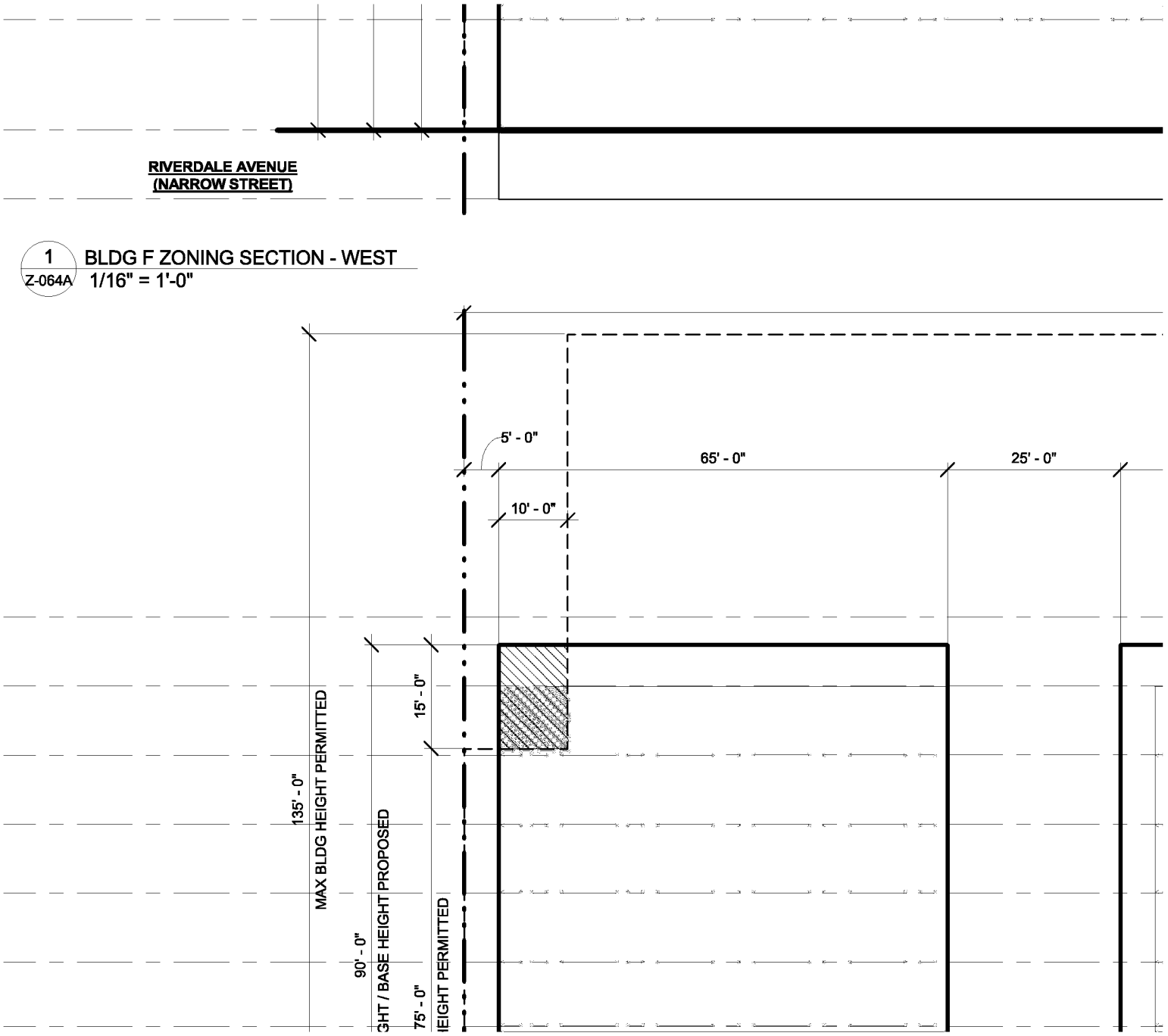
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect

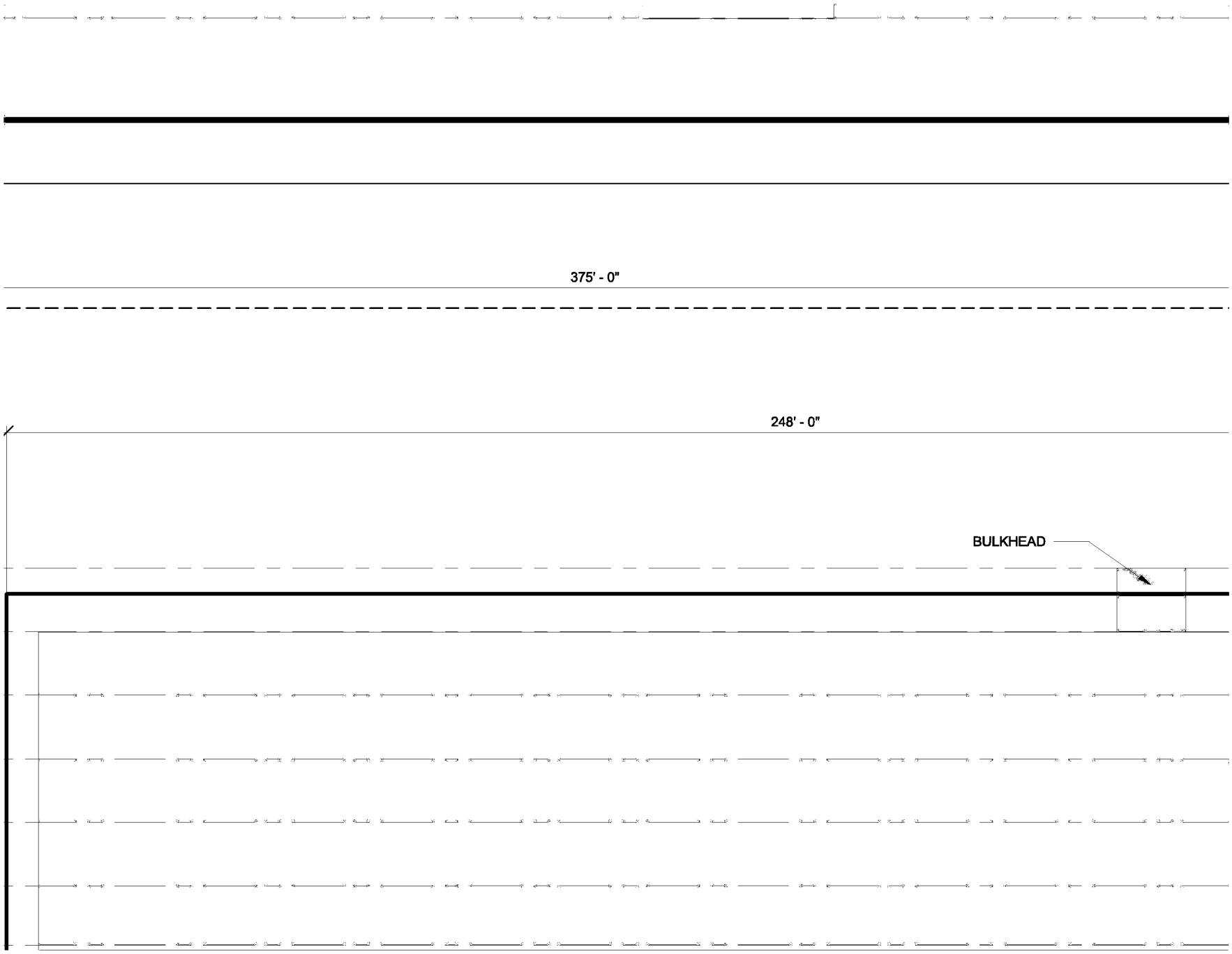
NV5
32 Old Slip, 4th Floor
New York, NY 10005

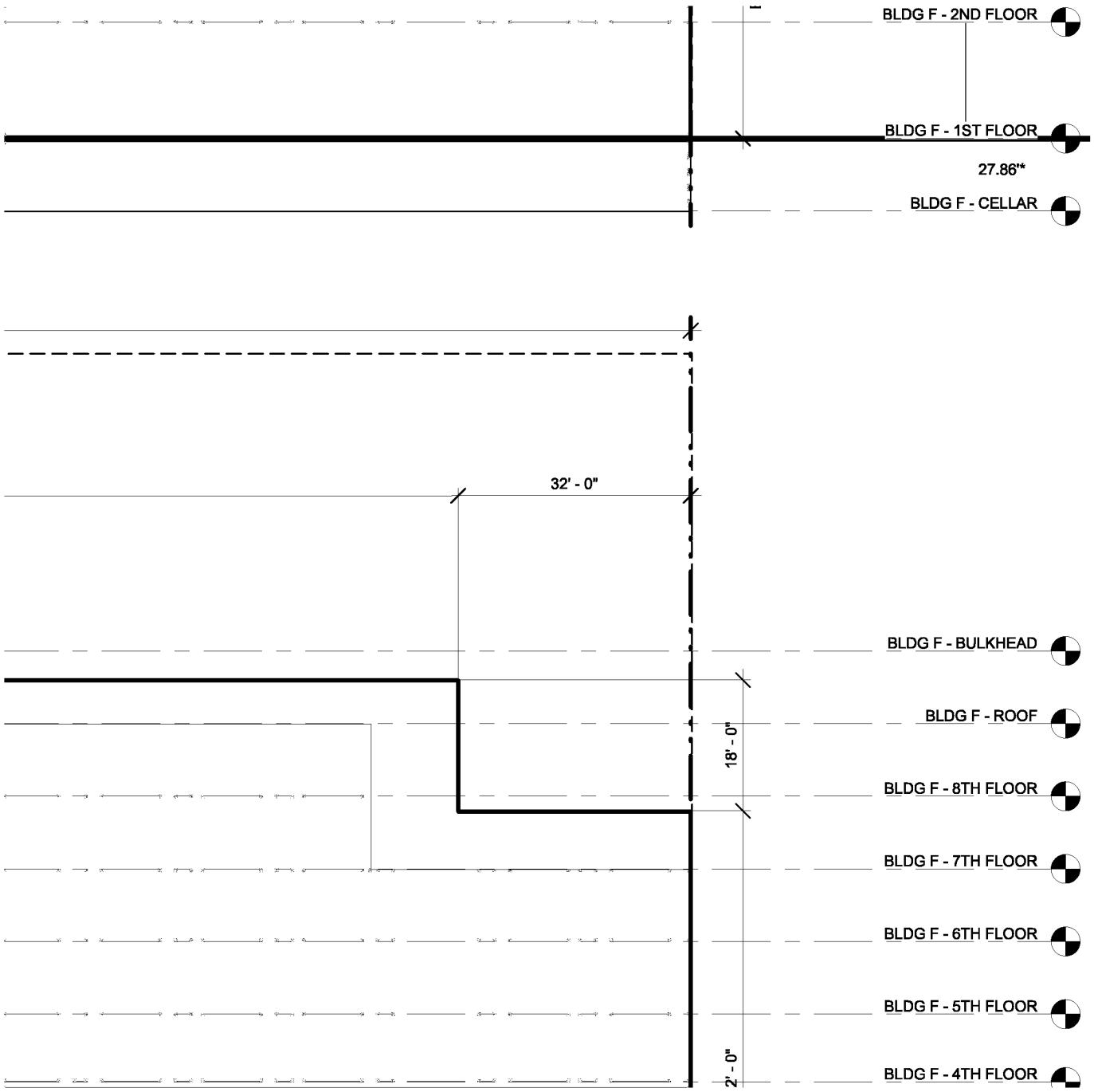
A

B

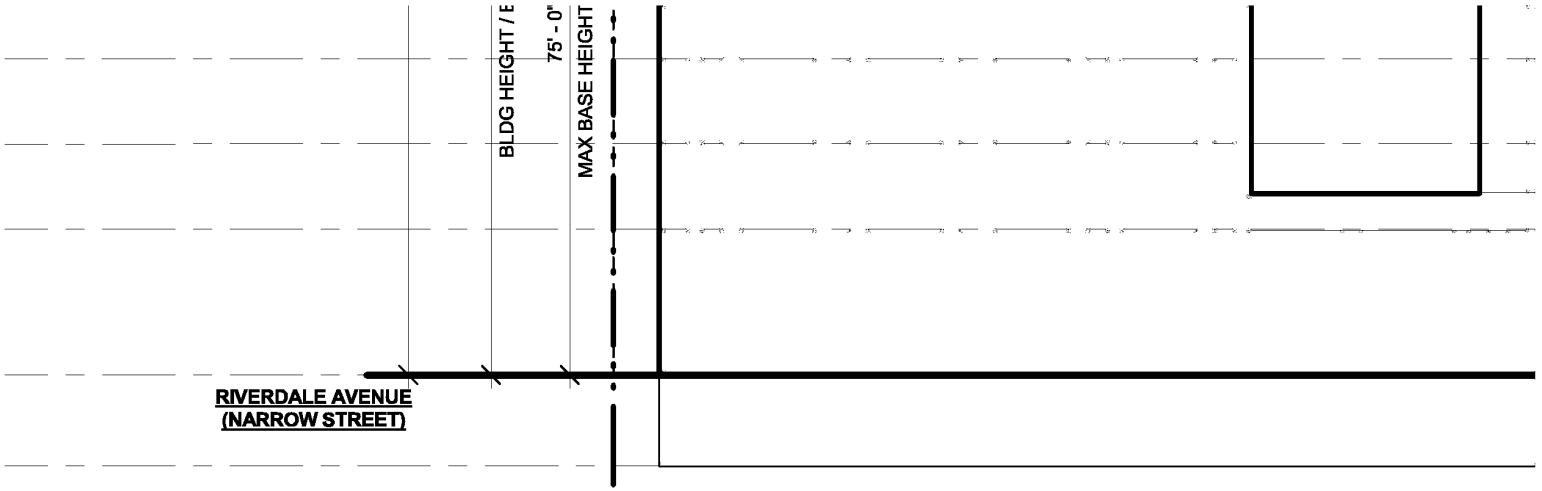


1 Z-064A BLDG F ZONING SECTION - WEST
1/16" = 1'-0"

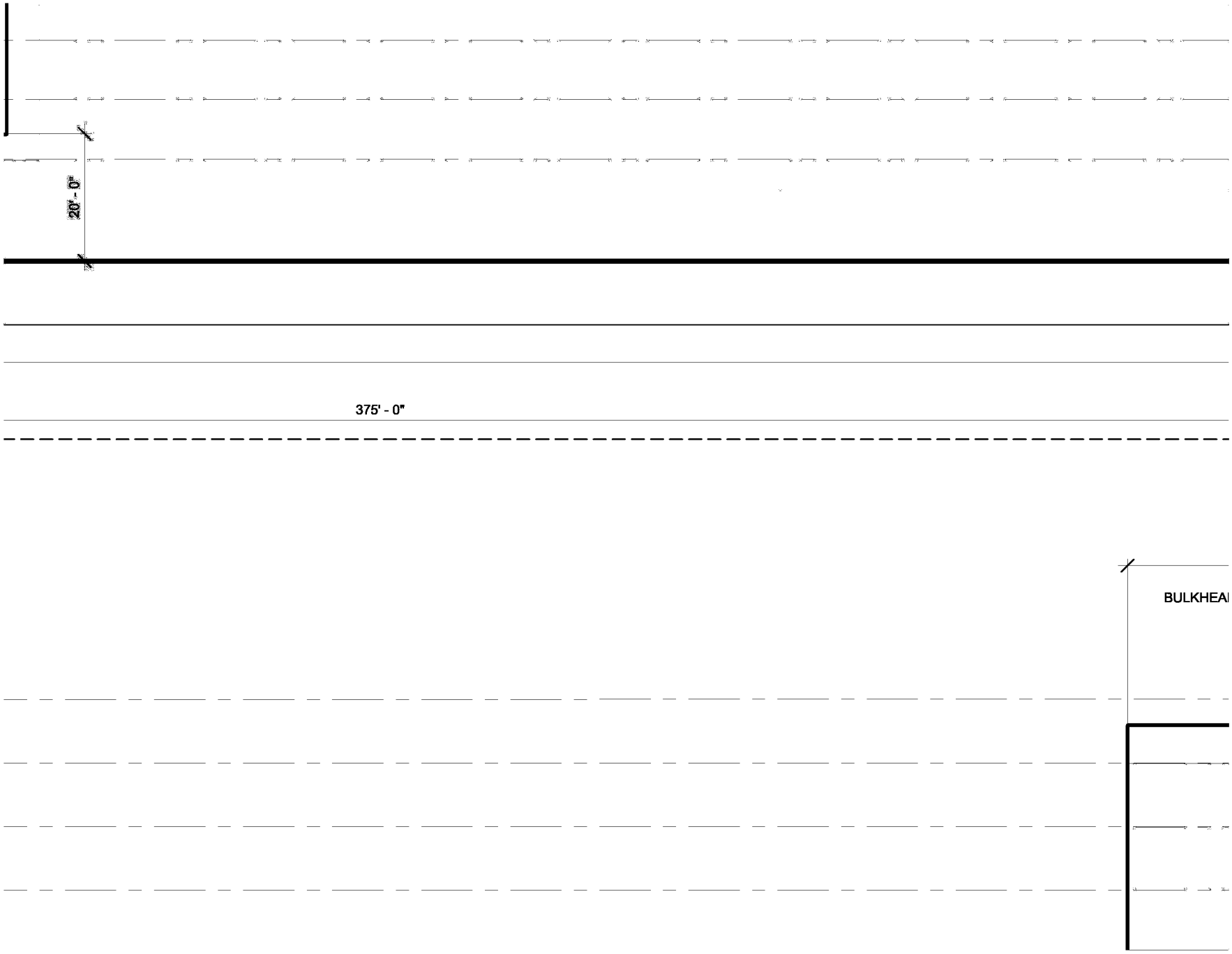

375' - 0"
248' - 0"
BULKHEAD

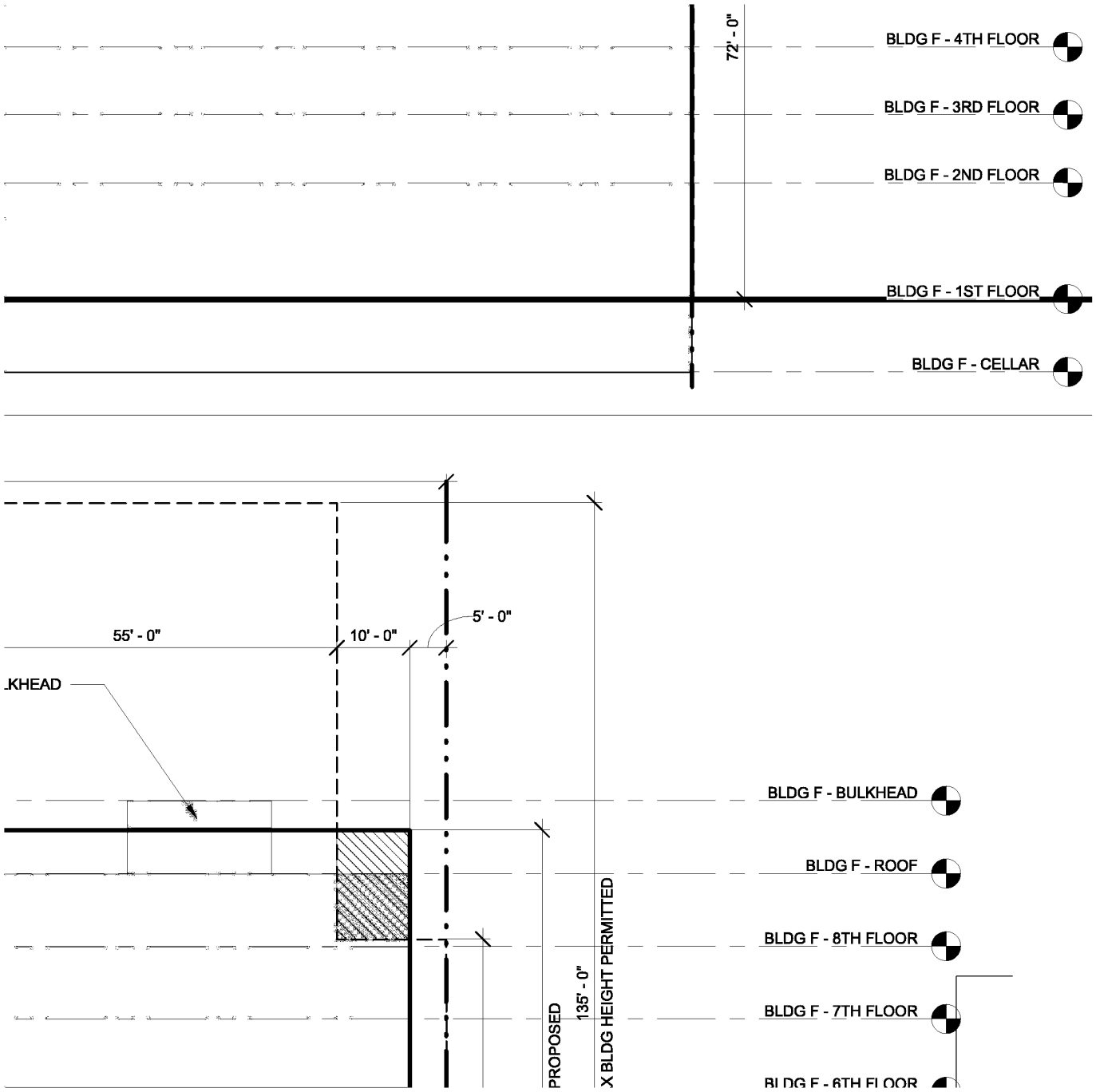

BLDG F - 2ND FLOOR
BLDG F - 1ST FLOOR
27.86"*
BLDG F - CELLAR
32' - 0"
BLDG F - BULKHEAD
BLDG F - ROOF
18' - 0"
BLDG F - 8TH FLOOR
BLDG F - 7TH FLOOR
BLDG F - 6TH FLOOR
BLDG F - 5TH FLOOR
2' - 0"
BLDG F - 4TH FLOOR

B



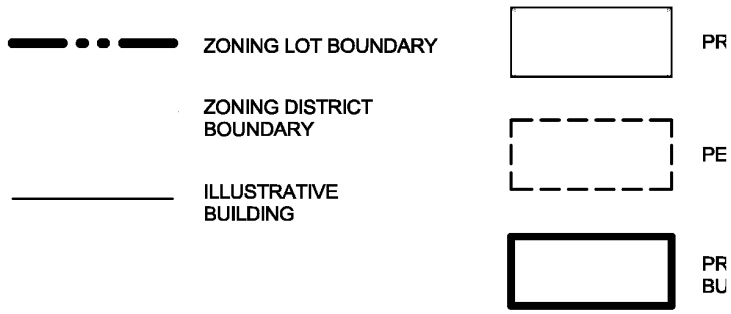
2 / Z-064A BLDG F ZONING SECTION - WEST II
1/16" = 1'-0"


20' - 0"
375' - 0"
BULKHEA

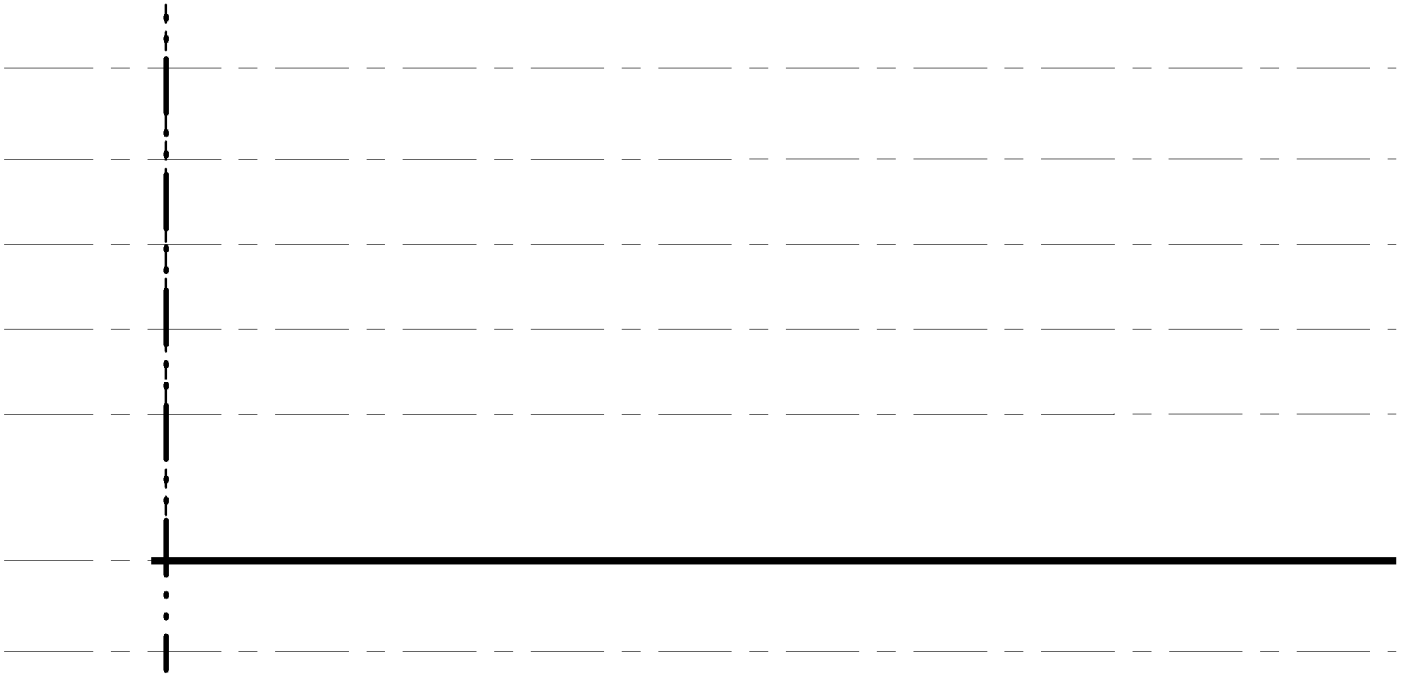

72' - 0"
BLDG F - 4TH FLOOR
BLDG F - 3RD FLOOR
BLDG F - 2ND FLOOR
BLDG F - 1ST FLOOR
BLDG F - CELLAR
55' - 0"
10' - 0"
5' - 0"
KHEAD
BLDG F - BULKHEAD
BLDG F - ROOF
BLDG F - 8TH FLOOR
BLDG F - 7TH FLOOR
BLDG F - 6TH FLOOR
PROPOSED
135' - 0"
X BLDG HEIGHT PERMITTED

c

D


ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
ILLUSTRATIVE BUILDING
PR
PE
PR
BU

1



3 Z-064A BLDG F ZONING SECTION - EAST
1/16" = 1'-0"

PROPOSED BUILDING

PERMITTED ZONING ENVELOPE

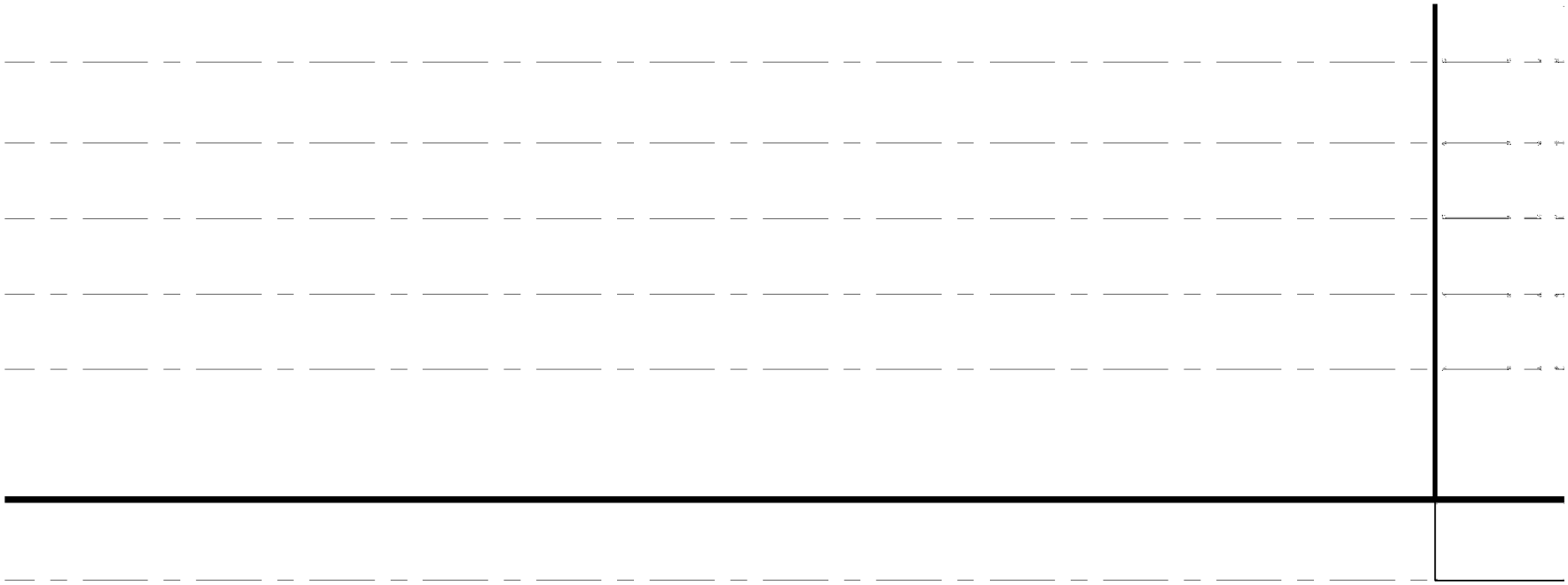
PROPOSED MAXIMUM BUILDING ENVELOPE

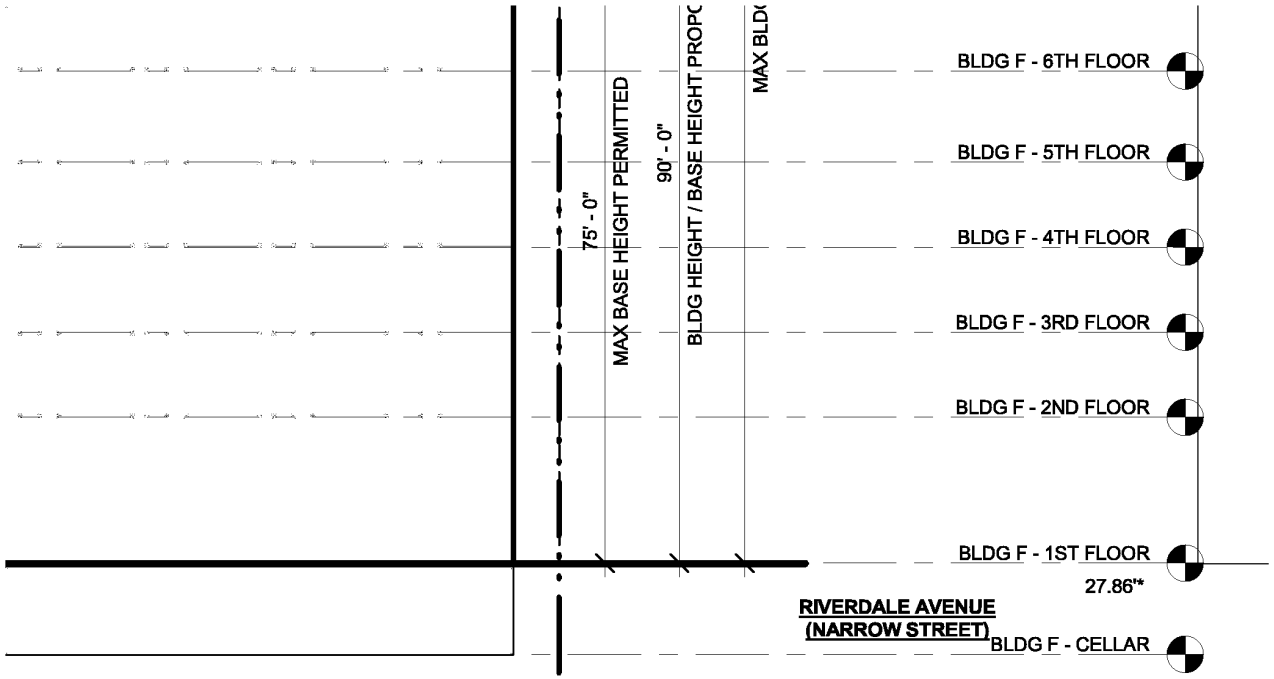
BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

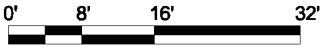
GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION




MAX BLD
BLDG HEIGHT / BASE HEIGHT PROPC
90' - 0"
MAX BASE HEIGHT PERMITTED
75' - 0"
BLDG F - 6TH FLOOR
BLDG F - 5TH FLOOR
BLDG F - 4TH FLOOR
BLDG F - 3RD FLOOR
BLDG F - 2ND FLOOR
BLDG F - 1ST FLOOR
27.86"*
RIVERDALE AVENUE
(NARROW STREET)
BLDG F - CELLAR


0'
8'
16'
32'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE F - WAIVER SECTIONS I

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

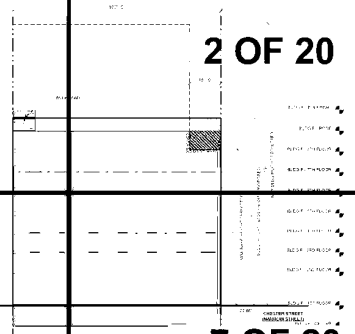
Checked By: Checker

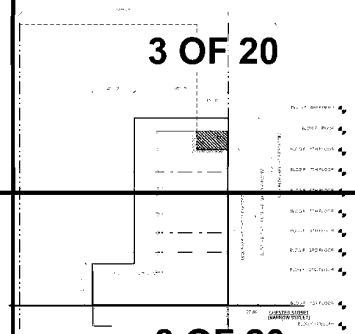
Sheet No.:

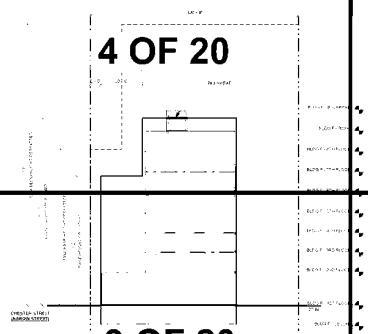
___ of Z-064A.00

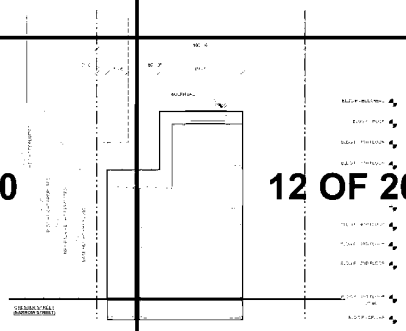
32'

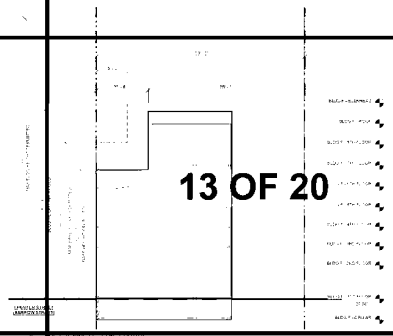
1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE F - SECTIO 20 OF 20 Z-064B.00

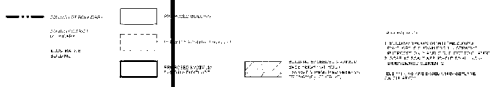












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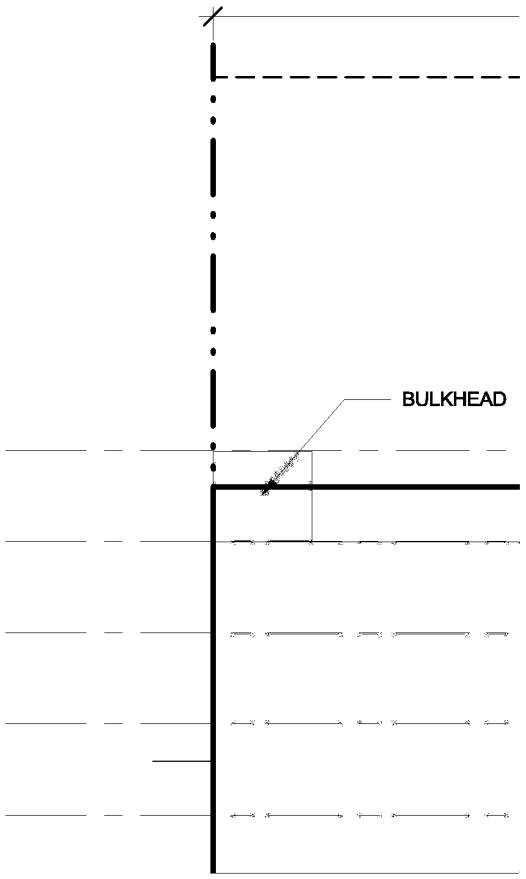
A



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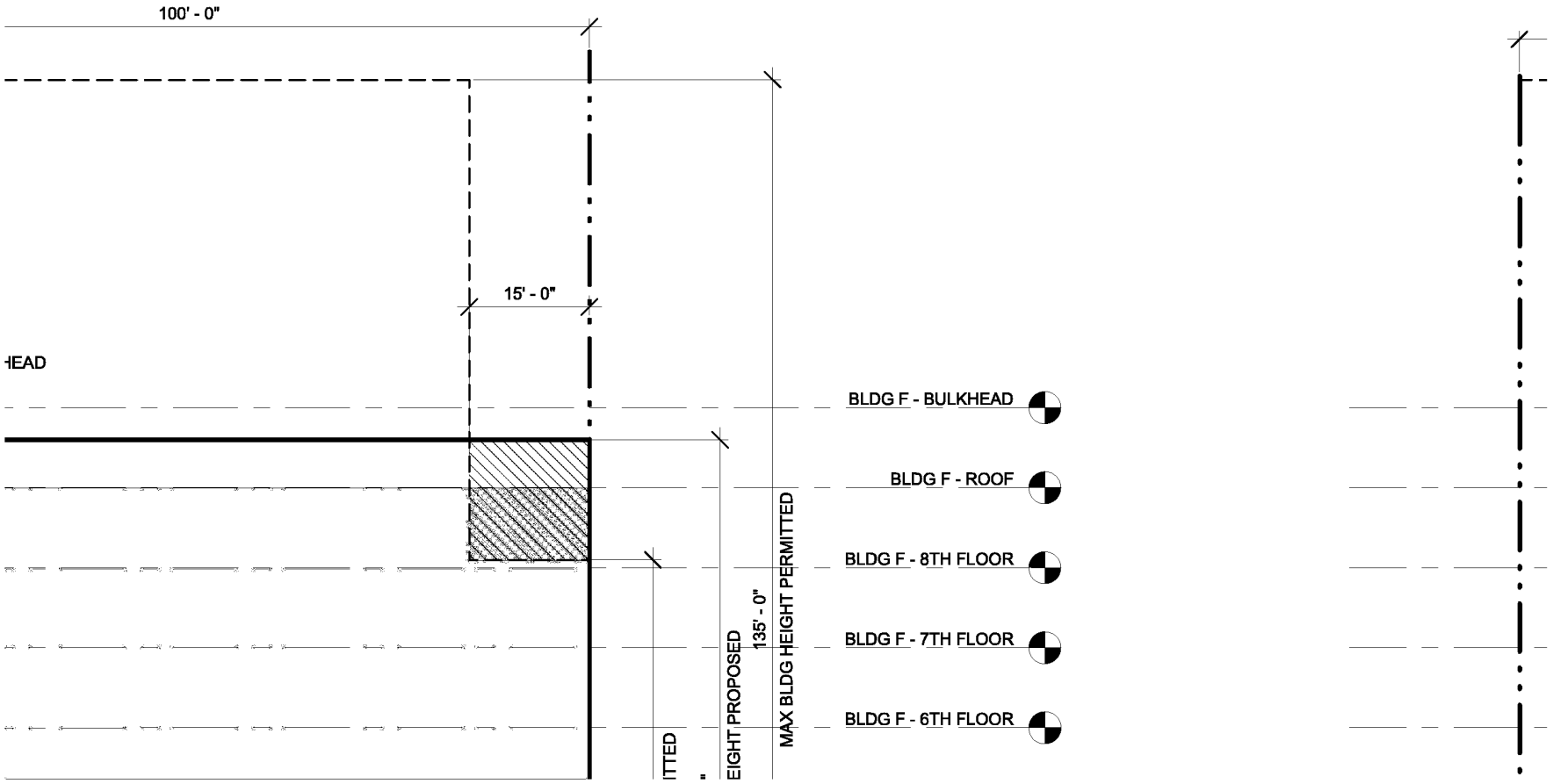
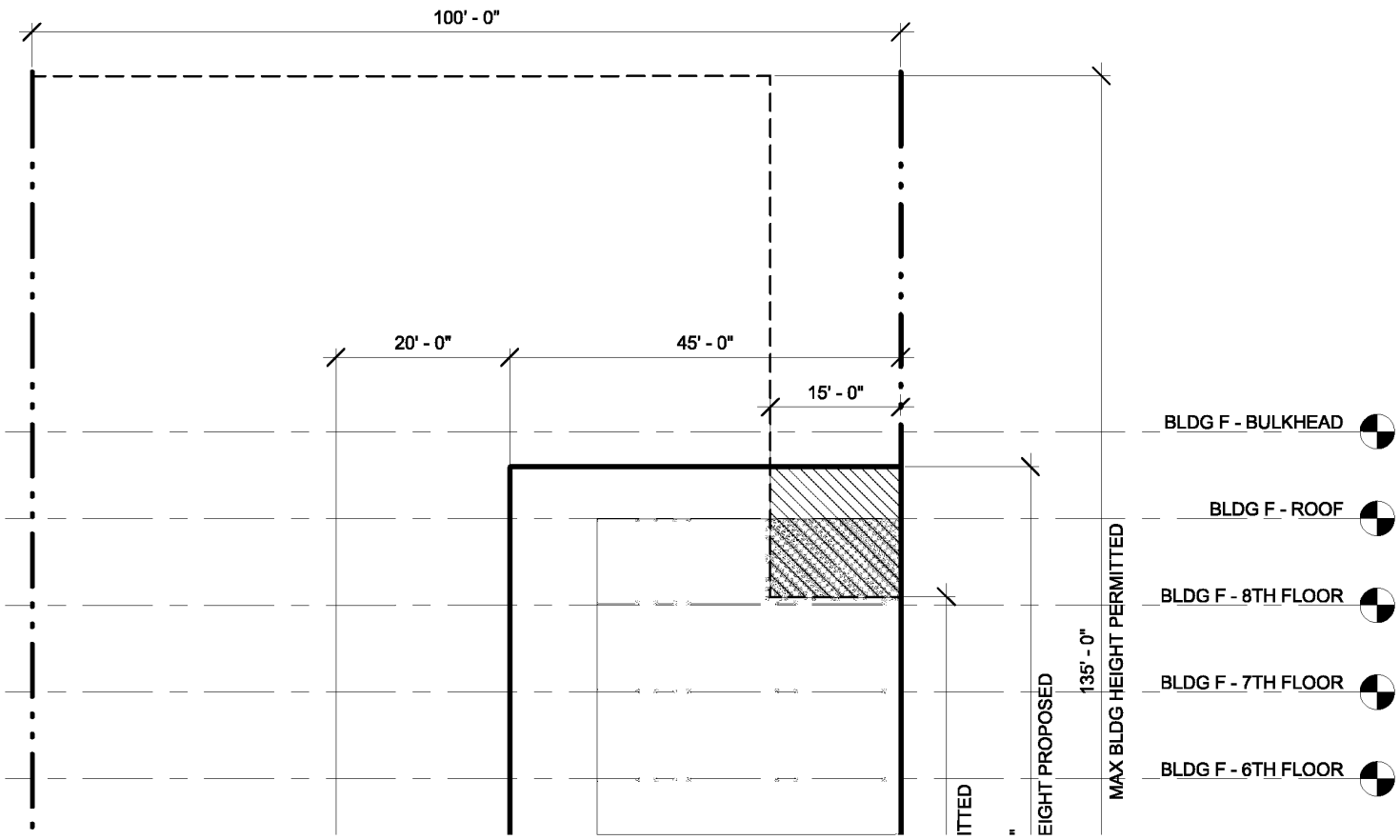
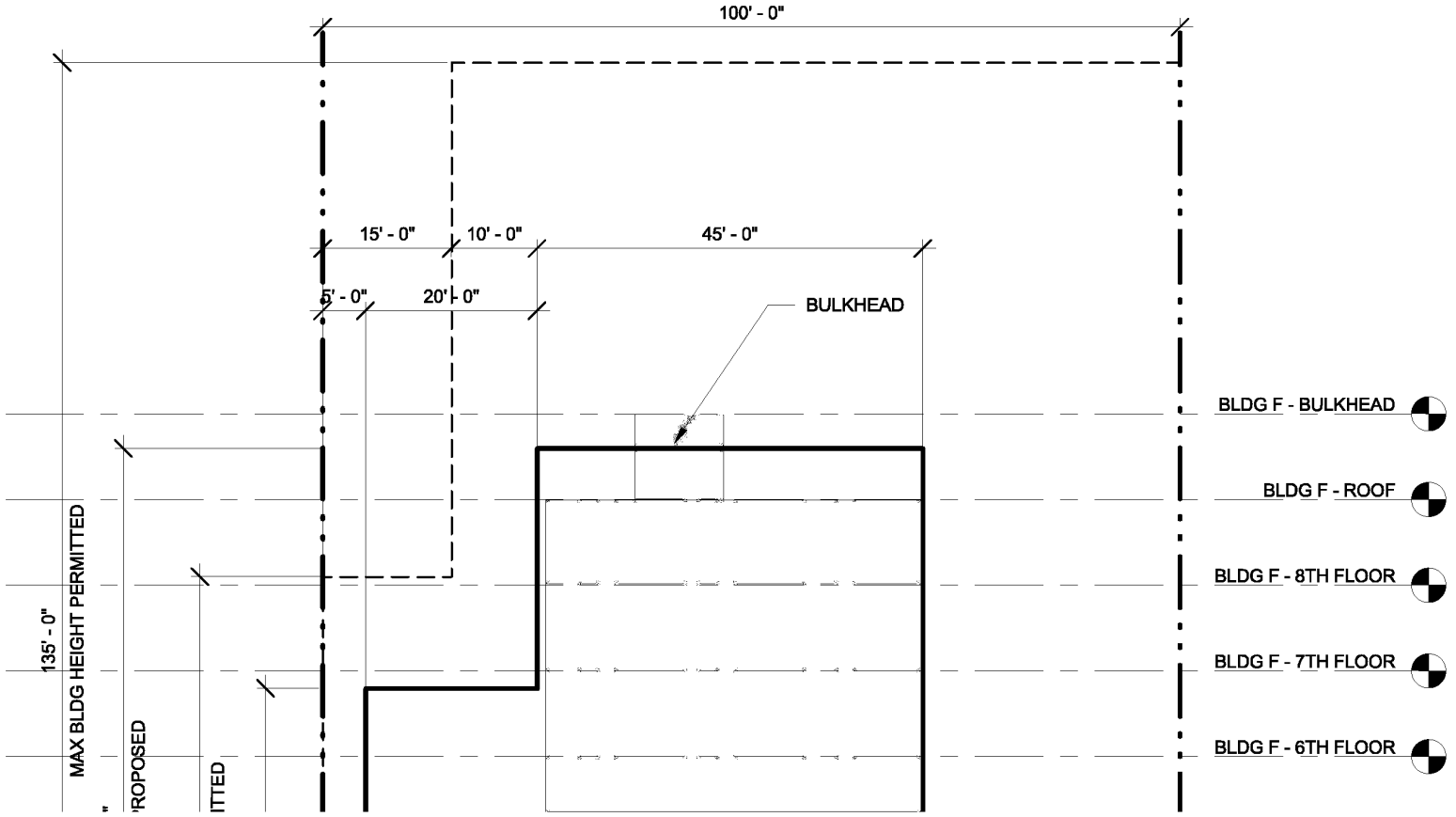

100' - 0"
15' - 0"
HEAD
BLDG F - BULKHEAD
BLDG F - ROOF
BLDG F - 8TH FLOOR
BLDG F - 7TH FLOOR
BLDG F - 6TH FLOOR
MAX BLDG HEIGHT PERMITTED
135' - 0"
EIGHT PROPOSED
ITTED


100' - 0"
20' - 0"
45' - 0"
15' - 0"
BLDG F - BULKHEAD
BLDG F - ROOF
BLDG F - 8TH FLOOR
BLDG F - 7TH FLOOR
BLDG F - 6TH FLOOR
135' - 0"
MAX BLDG HEIGHT PERMITTED
EIGHT PROPOSED
ITTED


100' - 0"
15' - 0"
10' - 0"
45' - 0"
5' - 0"
20' - 0"
BULKHEAD
BLDG F - BULKHEAD
BLDG F - ROOF
BLDG F - 8TH FLOOR
BLDG F - 7TH FLOOR
BLDG F - 6TH FLOOR
135' - 0"
MAX BLDG HEIGHT PERMITTED
"
'ROPOSED
ITTED

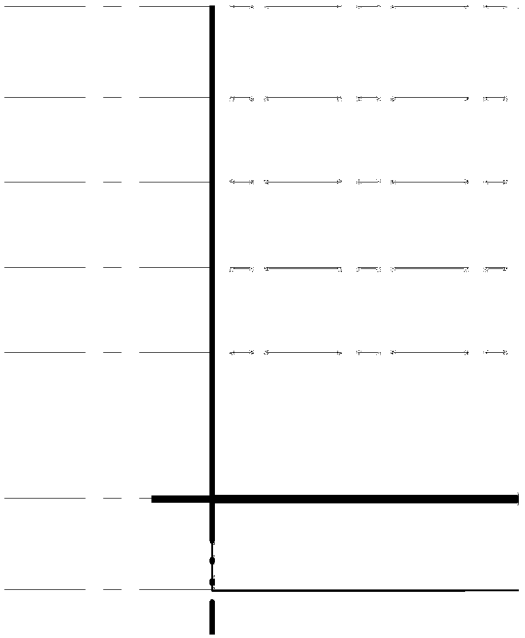
MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

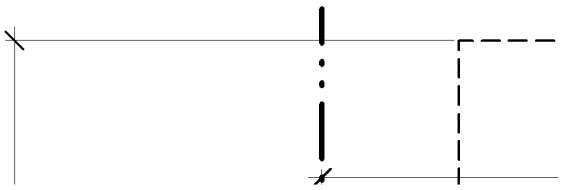
Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

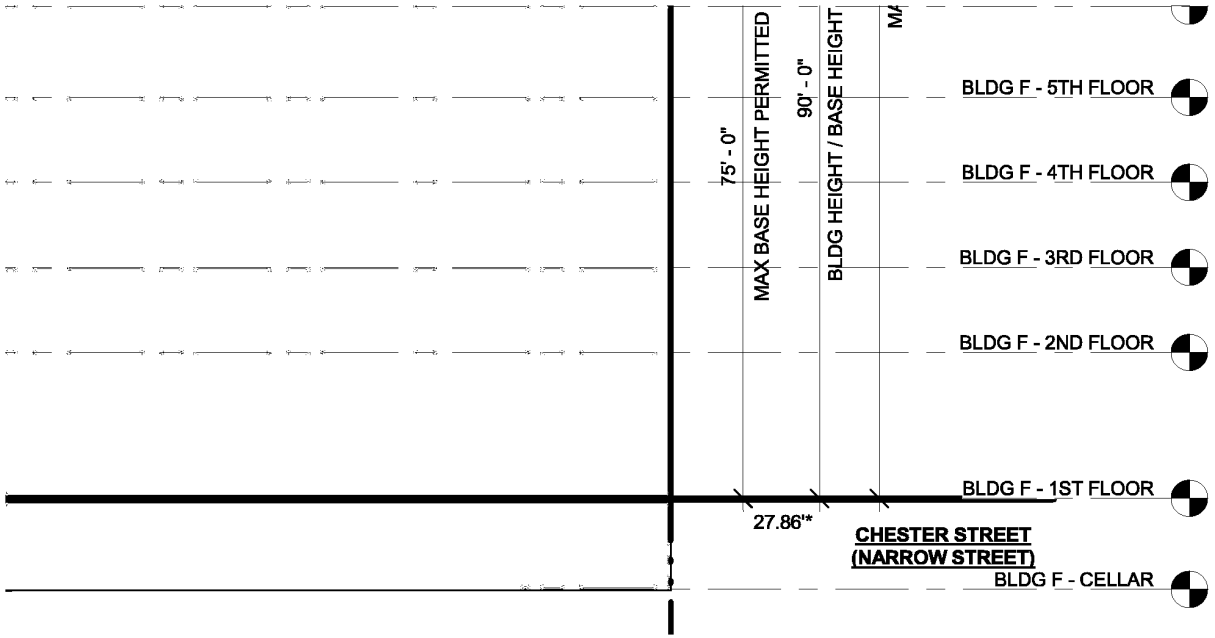
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

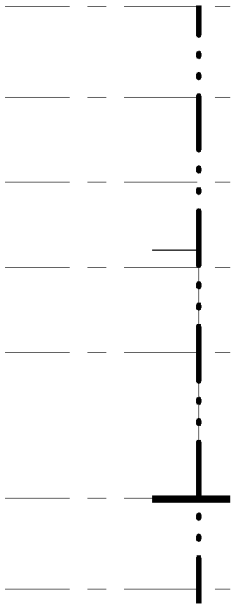
A



4 Z-064B BLDG F ZONING SECTION - NORT
1/16" = 1'-0"

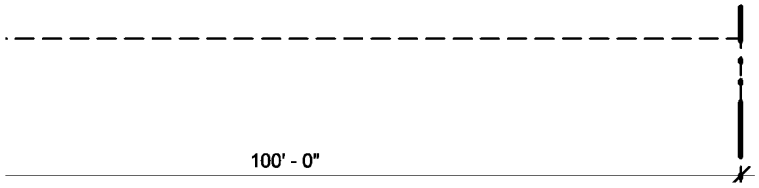


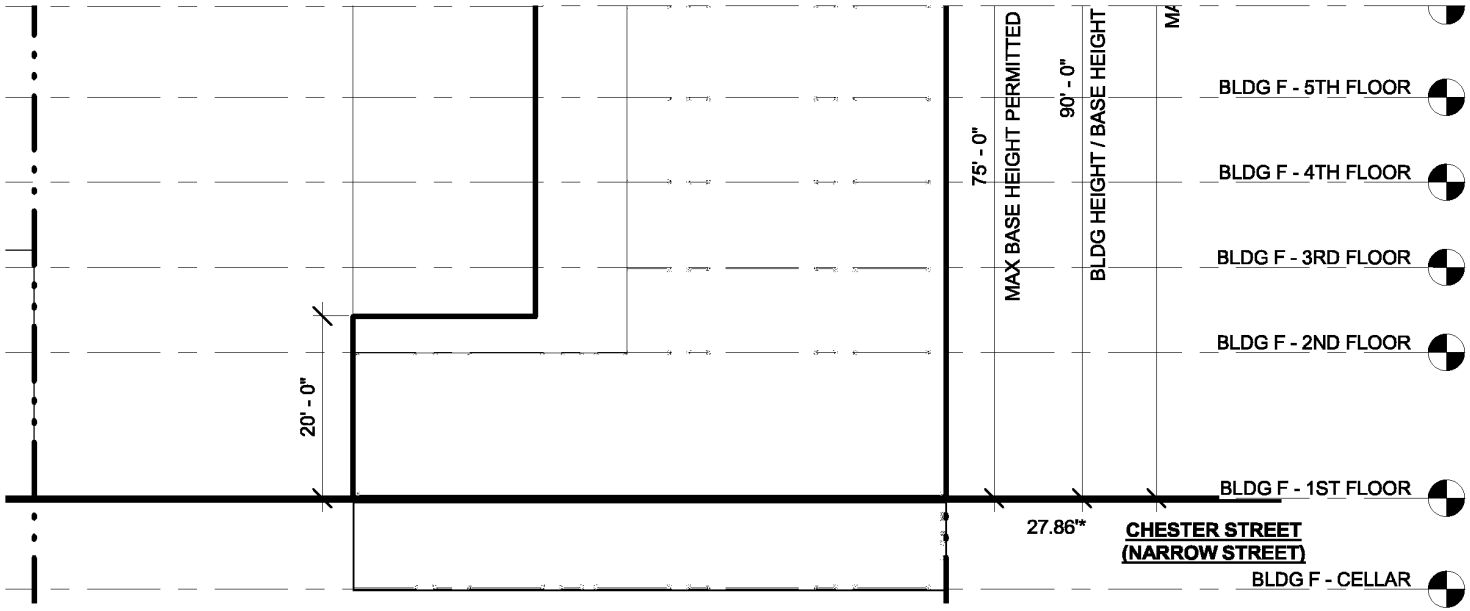




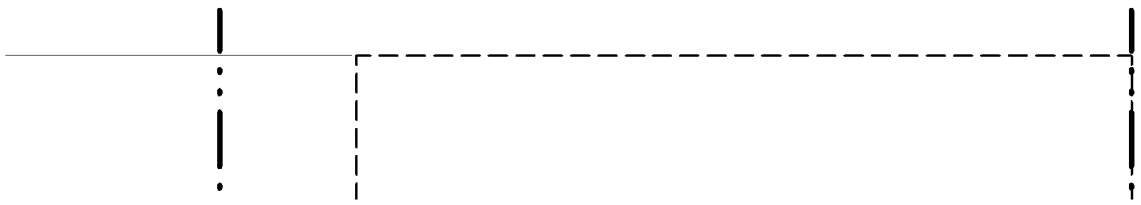
NORTH

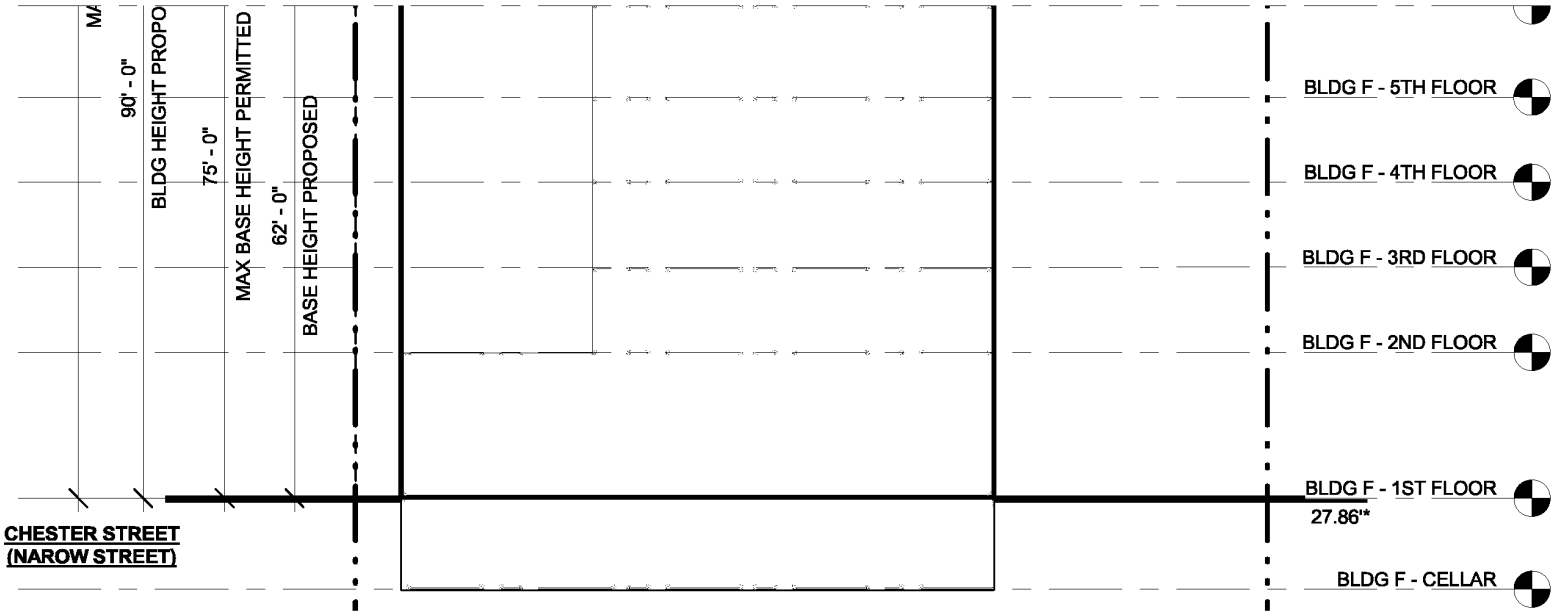
5 BLDG F ZO
Z-064B 1/16" = 1'-0





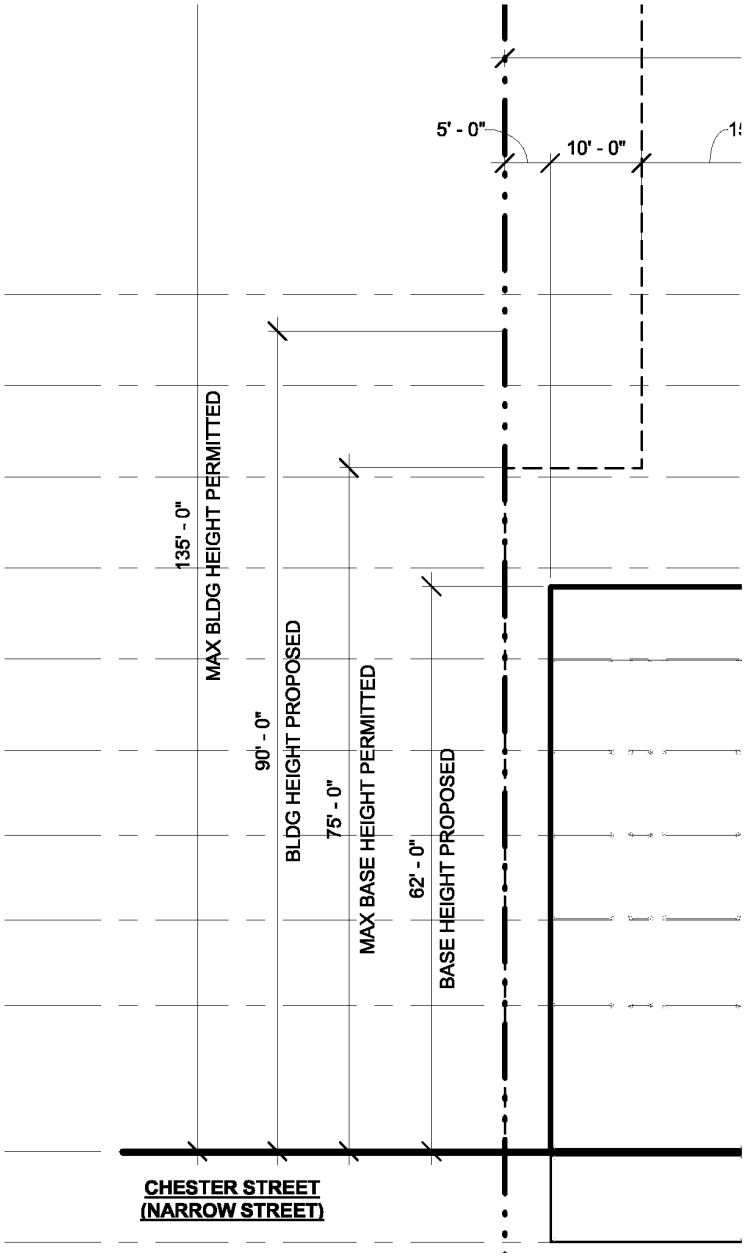
F ZONING SECTION - NORTH II
= 1'-0"



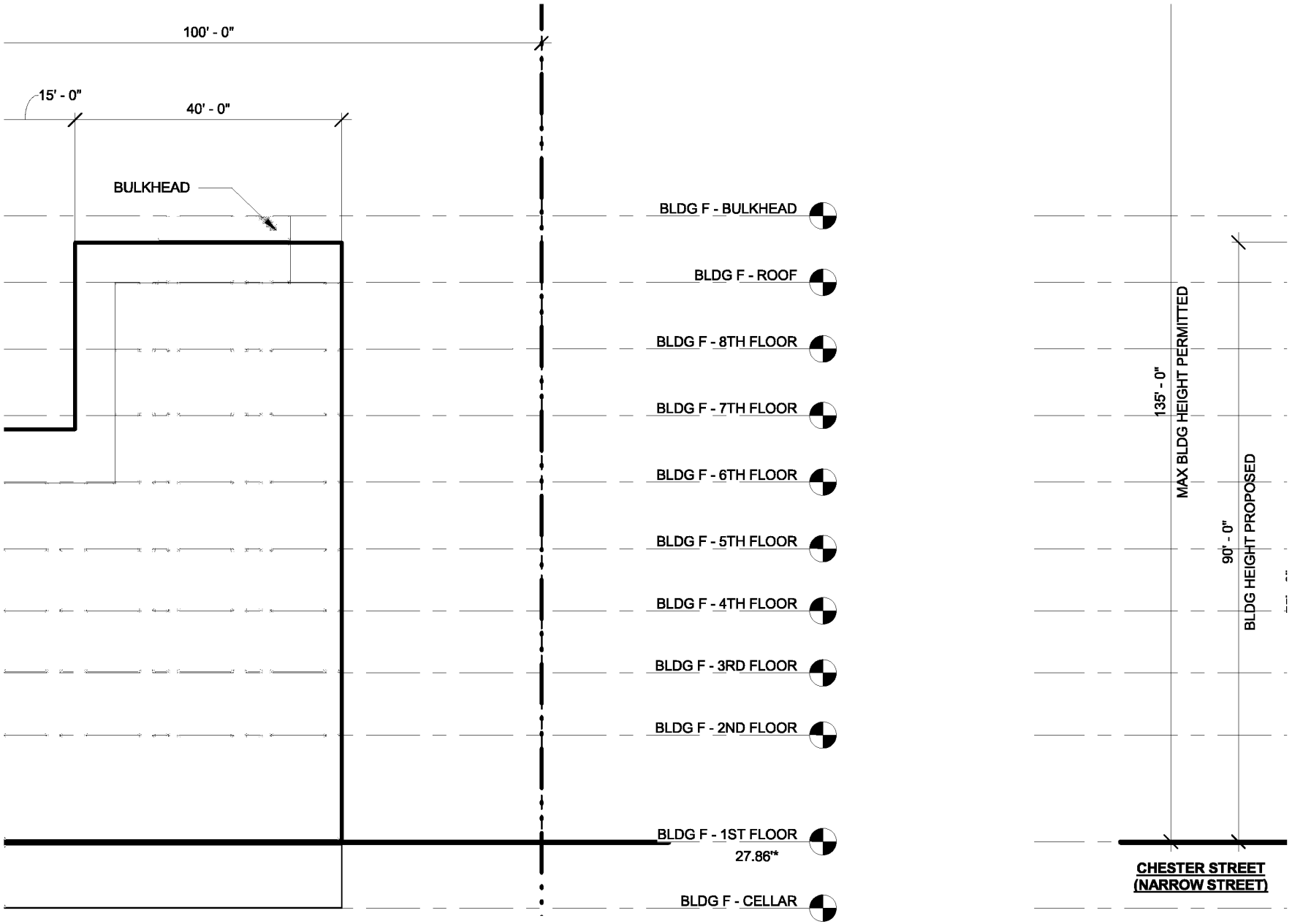


6 / Z-064B BLDG F ZONING SECTION - SOUTH
1/16" = 1'-0"

B

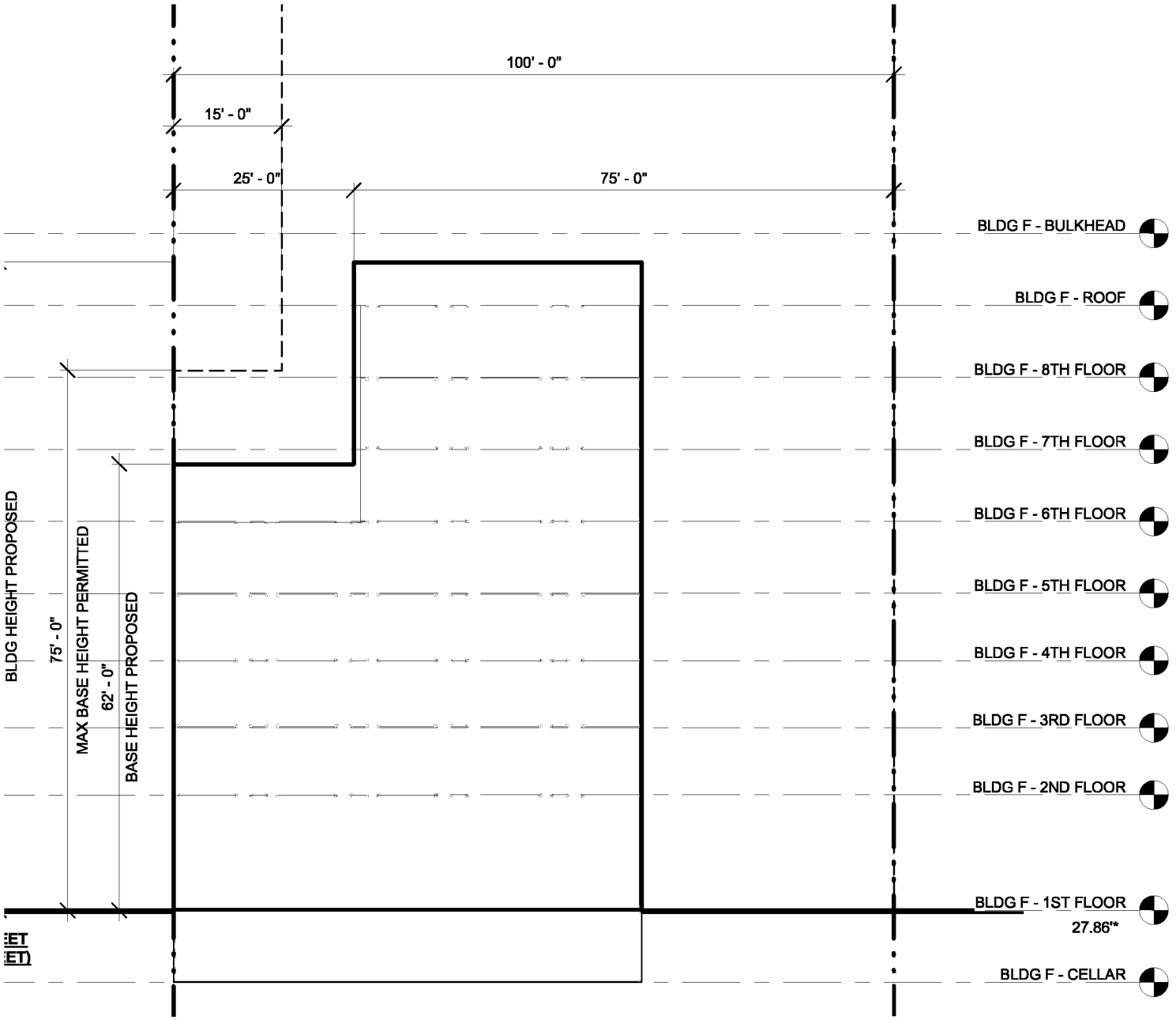


7 BLDG F ZONING SECTION - SOUT



8 Z-064B BLDG F 1/16" =

SOUTH II



_DG F ZONING SECTION - SOUTH III
'16" = 1'-0"

c

7 Z-064B BLDG F ZONING SECTION - SOUT
1/16" = 1'-0"

D

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING

PROPOSEI

PERMITTEI

PROPOSEI BUILDING I

1

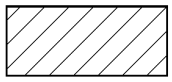
8 Z-064B BLDG I 1/16" =

SOUTH II

POSED BUILDING

MITTED ZONING ENVELOPE

POSED MAXIMUM
DING ENVELOPE



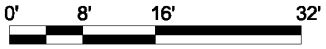
BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION

_DG F ZONING SECTION - SOUTH III
/16" = 1'-0"


0'
8'
16'
32'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE F - WAIVER SECTIONS II

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

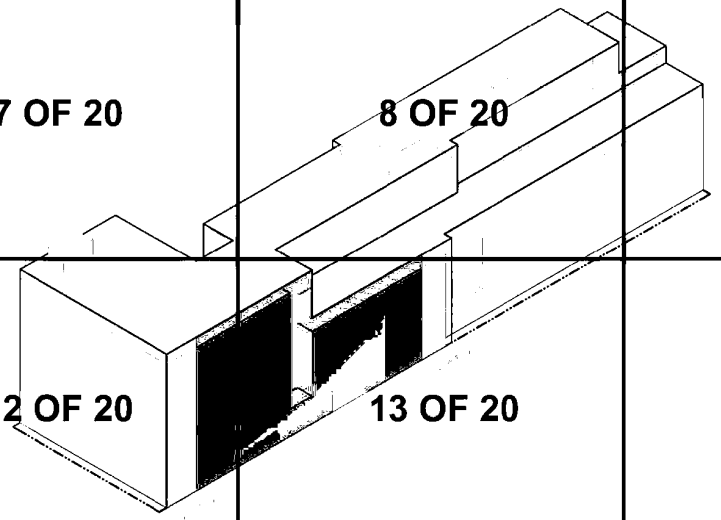
Checked By: Checker

Sheet No.:

___ of Z-064B.00

32'

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE F - CONTR 20 OF 20 Z-066.00




1
A

MARCUS GARVEY REZONING

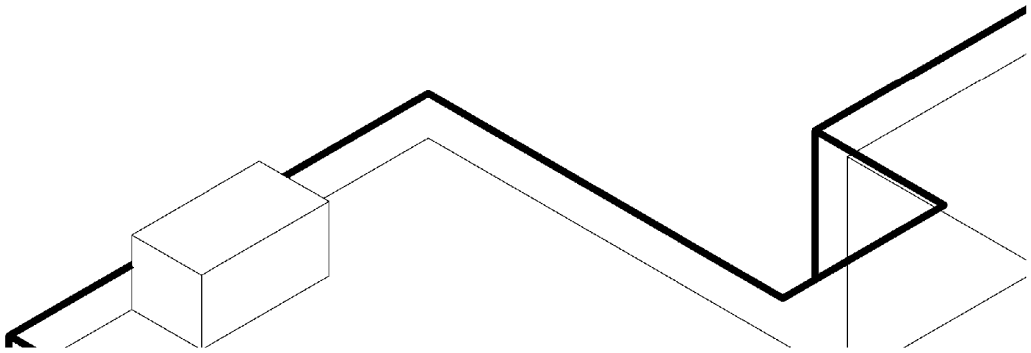
Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

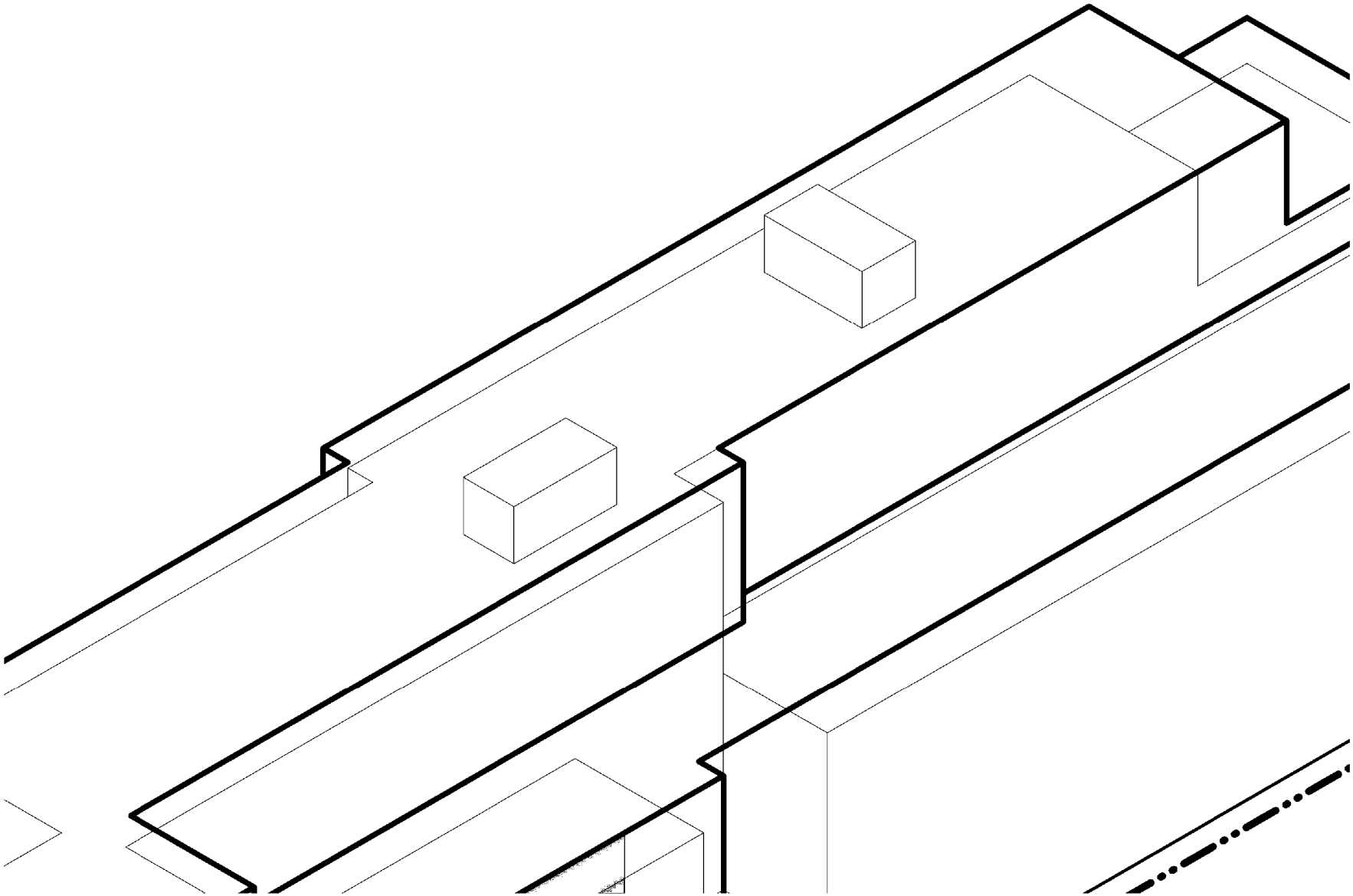
Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

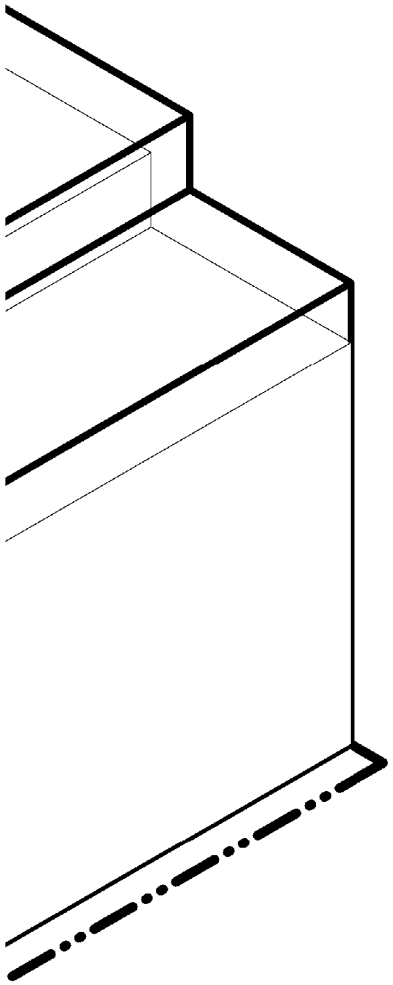
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

B







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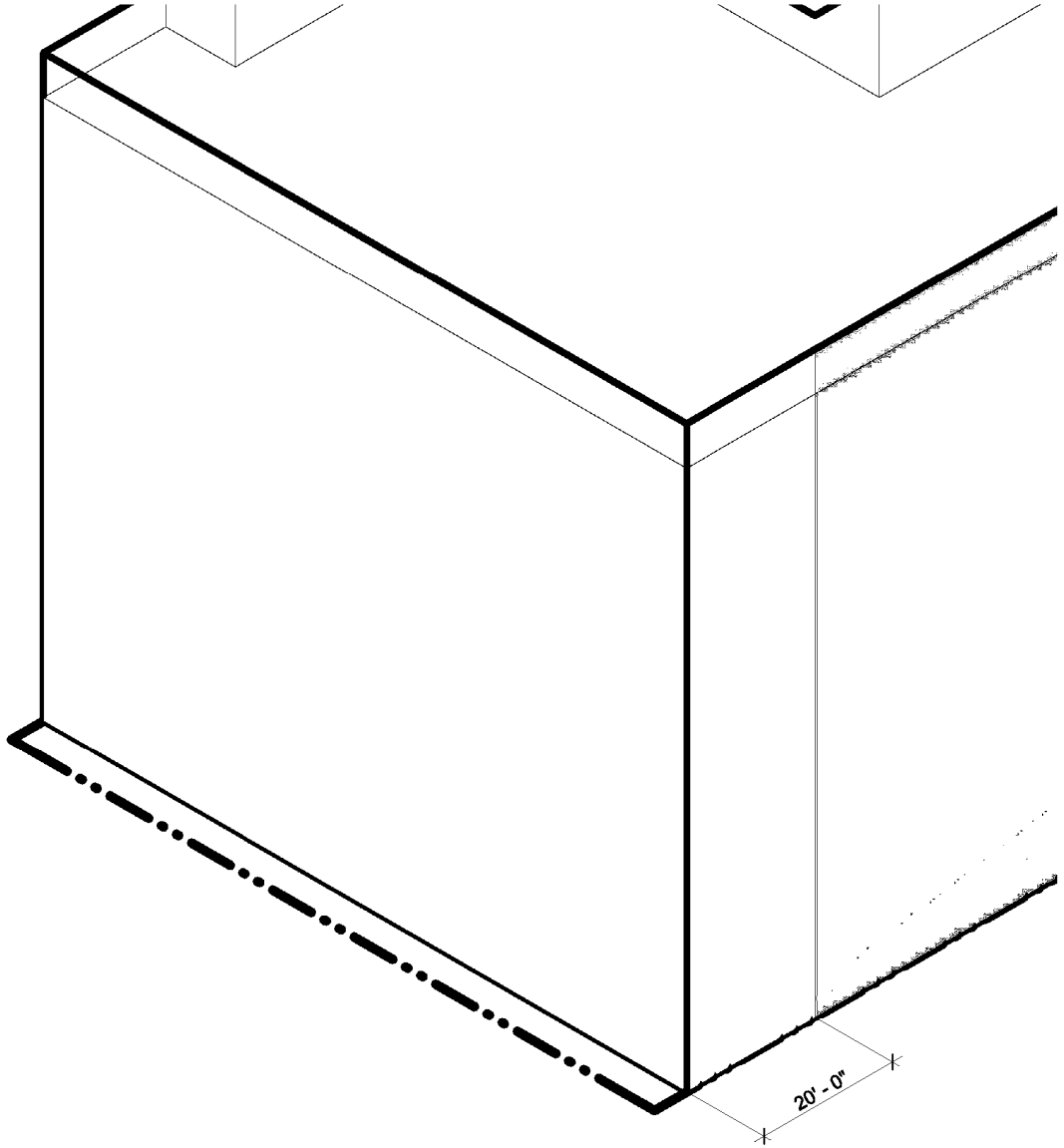
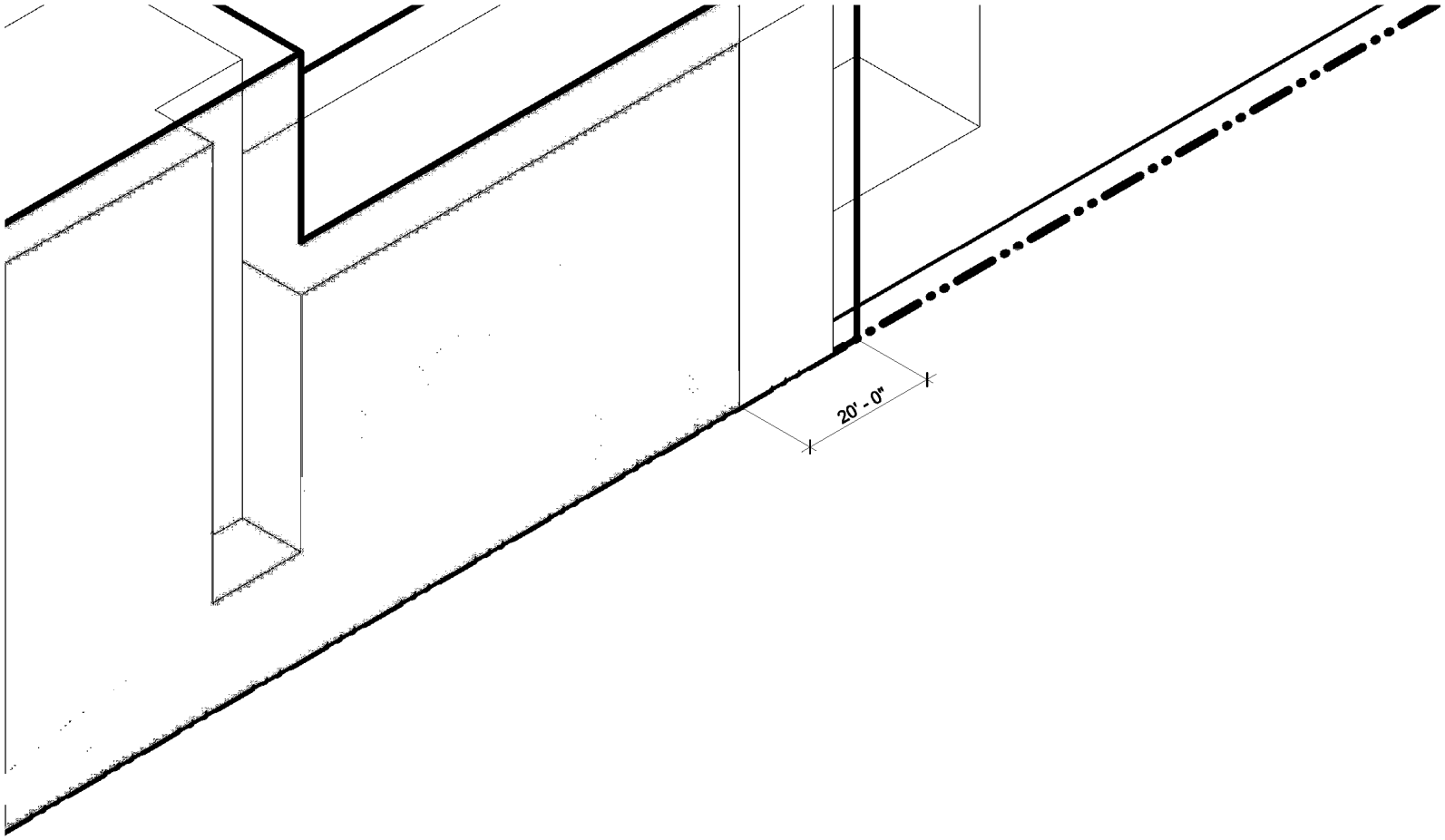
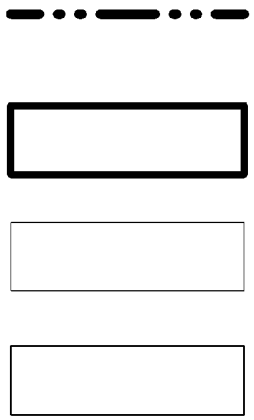

20' - 0"


20' - 0"

c

D



ZONING LOT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

1

1 / Z-066 DESIGN CONTROL - BLDG F

ɔPE

DESIGN CONTROLS:



THE STREET WALL WITHIN THE AREA INDICATED SHALL CONTAIN ONE (1) RECESS EXTENDING VERTICALLY FOR THE FULL HEIGHT OF THE STREET WALL ON THE 2ND THROUGH 8TH STORIES. THE RECESS SHALL BE A MINIMUM OF 10' IN WIDTH AND A MINIMUM OF 5' IN DEPTH. THE RECESS MAY BE LOCATED ANYWHERE WITHIN THE AREA INDICATED.

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOW
   ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANG
2. LOCATION AND SIZE OF BULKHEAD PERMITTED OBSTRUCT
   FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO

SHOWN FOR
CHANGE.
TRUCTIONS ARE SHOWN
CT TO CHANGE


0'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE F - DESIGN CONTROLS

D



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Job No.: 1510

Scale: 1" = 20'-0"

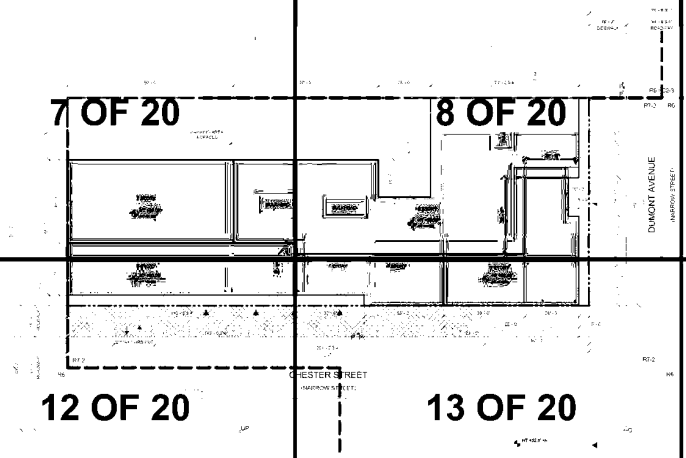
Drawn By: Author

Checked By: Checker

Sheet No.:

___ of Z-066.00

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE G SITE PL 20 OF 20



Z-071A.00


1
A

MARCUS GARVEY REZONING

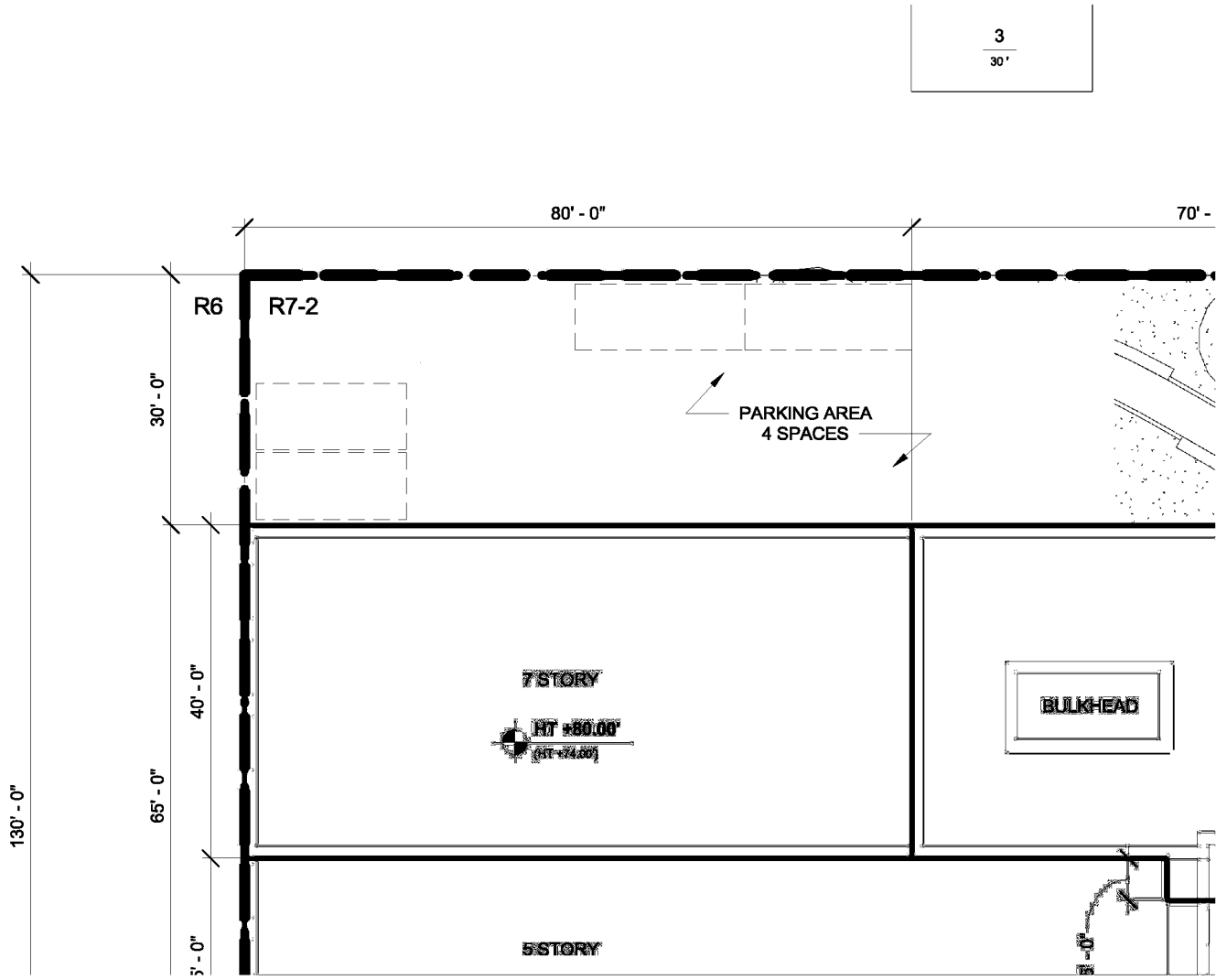
Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

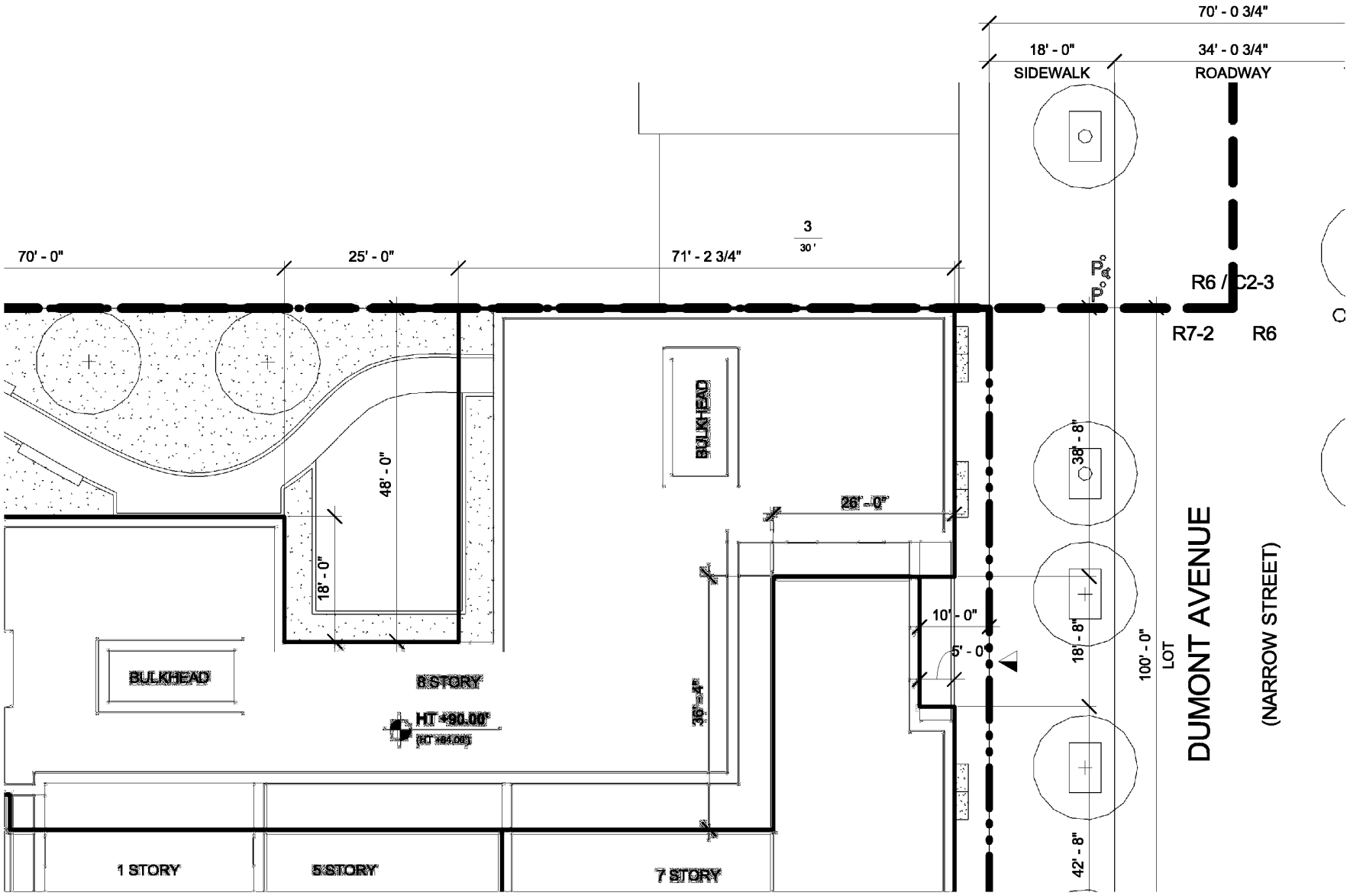
Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

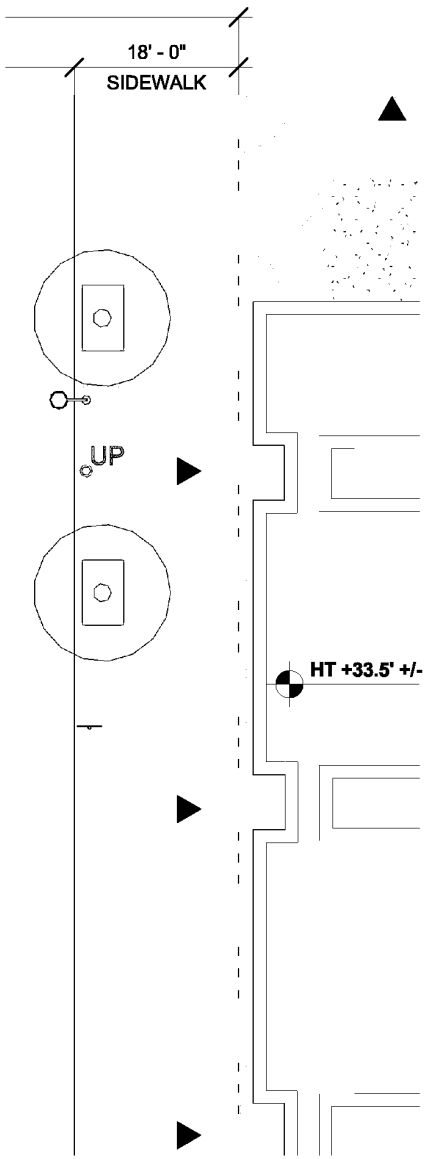
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

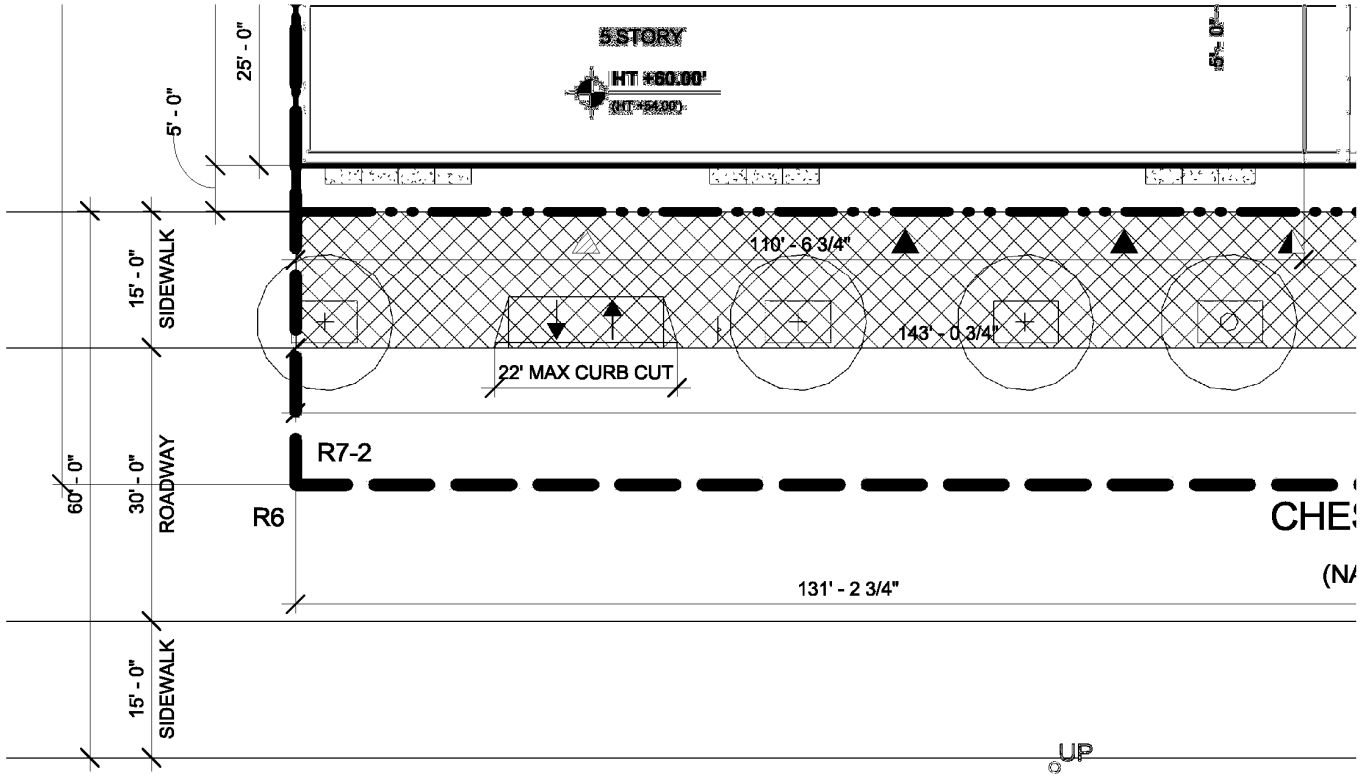
B


3
30'
80' - 0"
70' -
R6
R7-2
30' - 0"
PARKING AREA
4 SPACES
7 STORY
HT +80.00'
BULKHEAD
40' - 0"
65' - 0"
130' - 0"
5 STORY

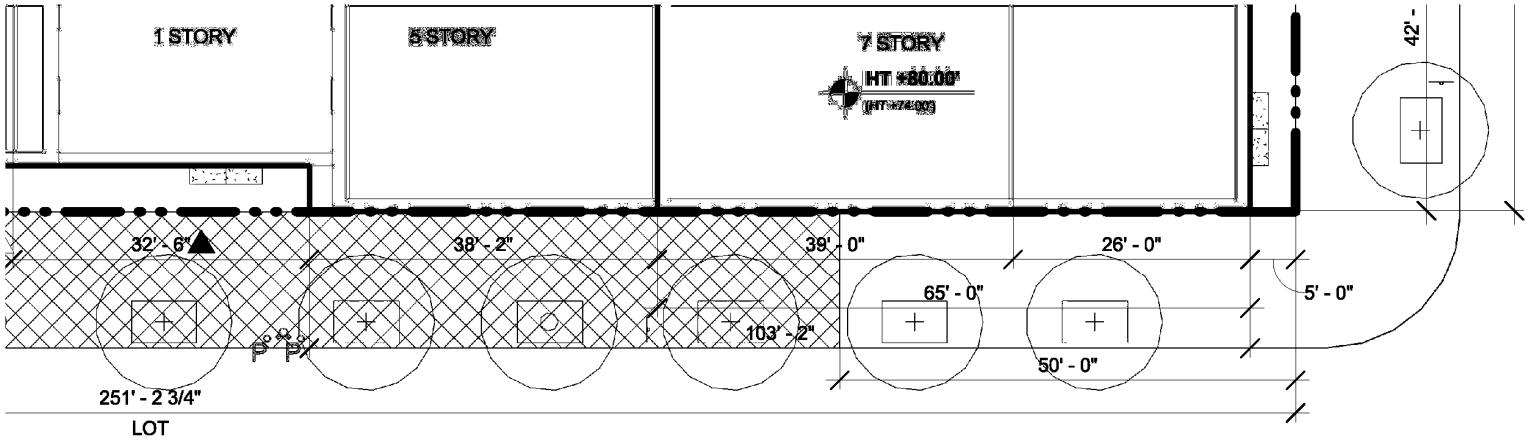

70' - 0 3/4"
18' - 0"
SIDEWALK
34' - 0 3/4"
ROADWAY
70' - 0"
25' - 0"
71' - 2 3/4"
3
30'
R6 / C2-3
R7-2
R6
BULKHEAD
48' - 0"
18' - 0"
26' - 0"
38' - 8"
10' - 0"
5' - 0"
18' - 8"
100' - 0"
LOT
DUMONT AVENUE
(NARROW STREET)
BULKHEAD
6 STORY
HT +90.00'
36' - 4"
1 STORY
5 STORY
7 STORY
42' - 8"


18' - 0"
SIDEWALK
UP
HT +33.5' +/-

B

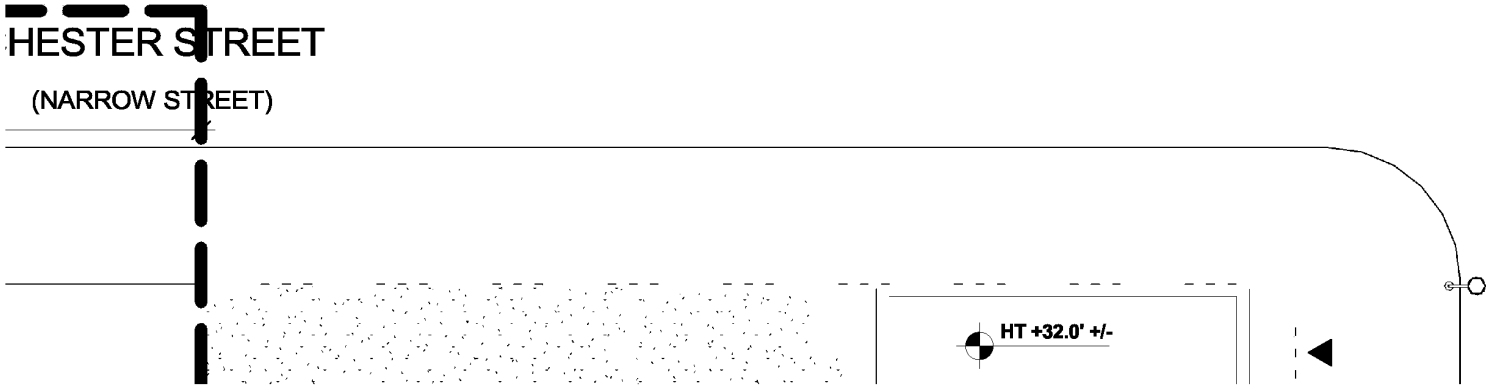


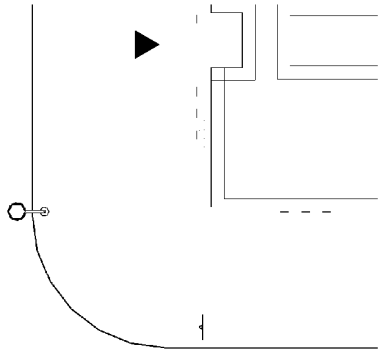
C1 / Z-071A BLDG G - SITE PLAN
1/16" = 1'-0"

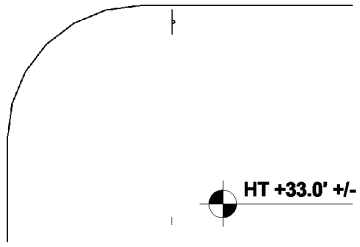

1 STORY
5 STORY
7 STORY
HT +80.00'
42' -
32' - 6"
38' - 2"
39' - 0"
26' - 0"
65' - 0"
5' - 0"
103' - 2"
50' - 0"
251' - 2 3/4"
LOT

R7-2

R6


HESTER STREET
(NARROW STREET)
HT +32.0' +/-




HT +33.0' +/-

c

D

PROPOSED MAXIMUM BLDG ENVELOPE

ILLUSTRATIVE BLDG ENVELOPE

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LSGD BOUNDARY

ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE

NEW DEVEL

EXISTING BL

1

SCAPE

DEVELOPMENT

ING BUILDINGS


PLANTER


EXISTING STREET TREE


PROPOSED STREET TREE


FIRE HYRDRANT

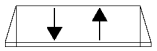

LIGHT POLE

P POLE

UP UTLITY POLE

TRAFFIC SIGN


PROPOSED CURB CUT ZONE


PROPOSED CURB CUT

6
66 '
STORIES
BUILDING HEIGHT

HT +85.0'
(HT +77.67')
DEVELOPMENT ENVELOPE HEIGHT
ILLUSTRATIVE BUILDING HEIGHT

R7-2 / C2-4
ZONING DISTRICT


COMMUNITY I


COMMERCIAL


RESIDENTIAL


PARKING ENT

JNITY FACILITY ENTRY

ERCIAL ENTRY

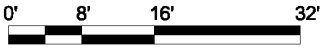
ENTIAL ENTRY

IG ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANITITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE G - ZONING LOT SITE PLAN

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

Checked By: Checker

Sheet No.:

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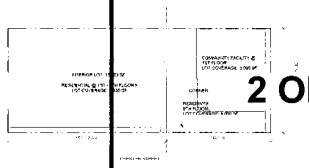
32'

N

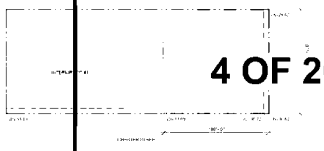
1 OF 20

2 OF 20



3 OF 20

4 OF 20



MARCUS
GARVEY
REZONING

5 OF 20

6 OF 20

7 OF 20

8 OF 20

9 OF 20

10 OF 20

11 OF 20

12 OF 20

13 OF 20

14 OF 20

15 OF 20

16 OF 20

17 OF 20

18 OF 20

19 OF 20

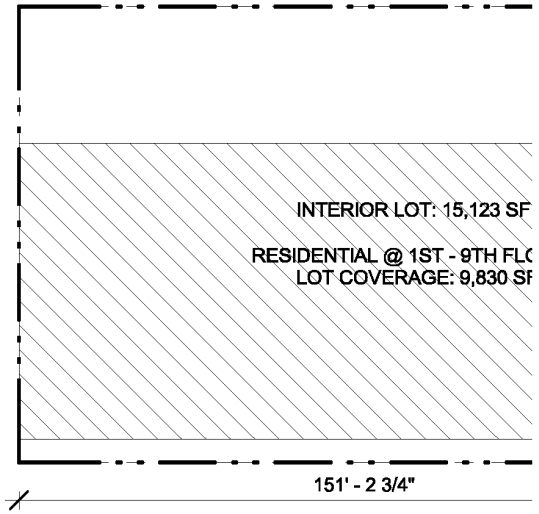
20 OF 20

SITE G - ANALYS

Z-071C.00

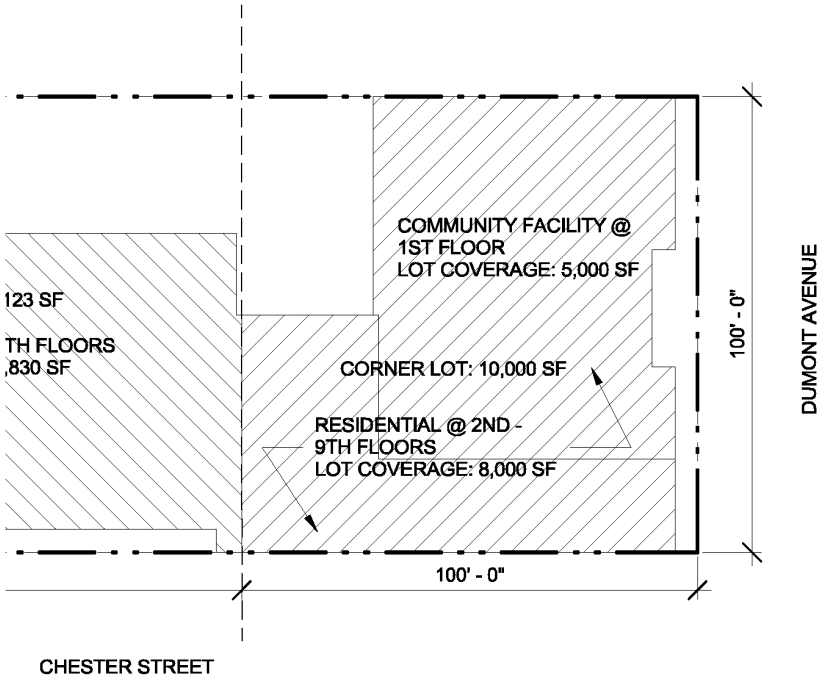
1

A

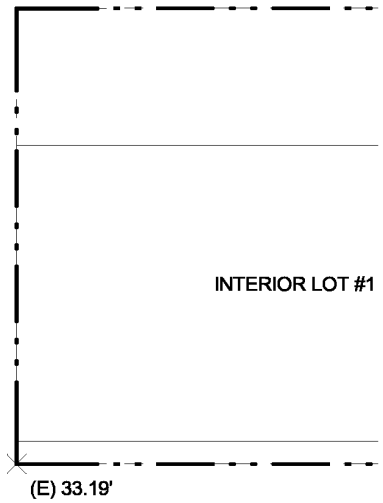


CH

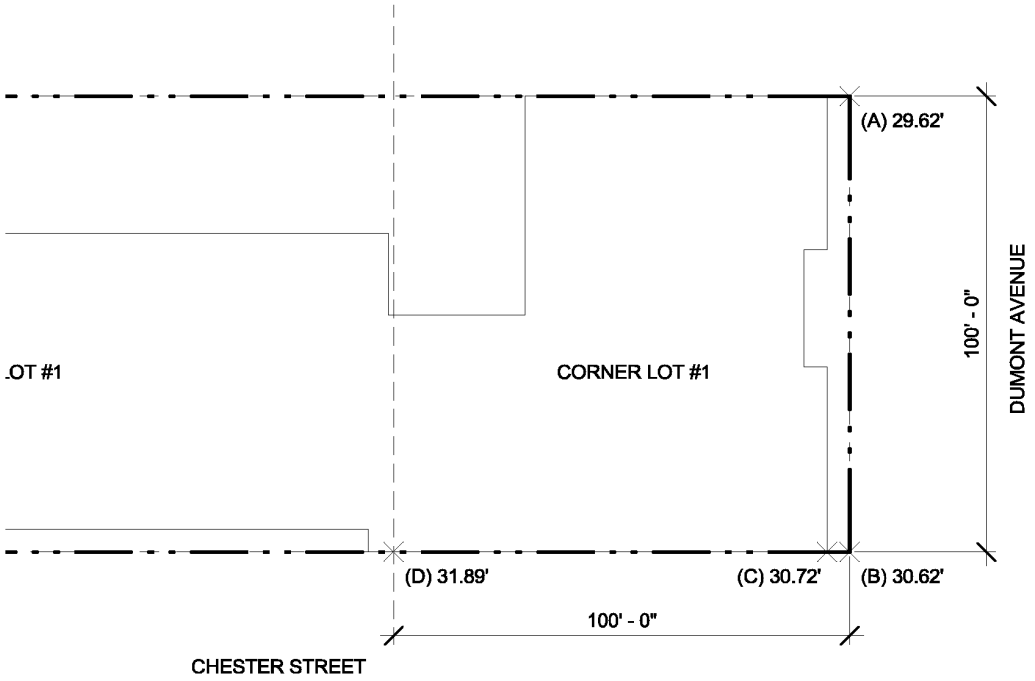
C1 / Z-071C BLDG G - LOT COVERAGE DIAGRAM - 1ST FLOOR
1/32" = 1'-0"



_OOR (COMMUNITY FACILITY & RESIDENTIAL)



1 Z-071C BLDG G - BASE PLANE DIAGRAM
1/32" = 1'-0"


(A) 29.62'
100' - 0"
DUMONT AVENUE
.OT #1
CORNER LOT #1
(D) 31.89'
(C) 30.72'
(B) 30.62'
100' - 0"
CHESTER STREET

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

B

INTERIOR LOT (R7-2): 15,123 SF	
	CALCULATION
RESIDENTIAL	9,830 SF / 15,123 SF = 65%

5%	(MAX 65%, COMPLIES)

CORNER LOT (R7-2): 10,000 SF		
	CALCULATION	COVERAGE
RESIDENTIAL	8,000 SF / 10,000 SF = 80.00%	(MAX 100%, C
COMMUNITY FACILITY (1ST FLOOR ONLY)	5,000 SF / 10,000 SF = 50.00%	(DOES NOT C COVERAGE I

RAGE
00%, COMPLIES)
NOT COUNT AGAINST LOT RAGE IF NOT ABOVE 23' FROM B.P.)

BASE PLANE CALCULATION	
LOT	CALCULATION
CORNER LOT #1	[29.62' (A) + 30.
	[30.72' (C) + 31.
INTERIOR LOT #1	[31.89' (D) + 33.
WEIGHTED TOTAL	**(30.72' * 44.82%**

ATION	LOT AVERAGE	% OF TOTAL BLDG FOOTPRINT
) + 30.62' (B)] / 2 = 30.12'	(30.12' + 31.31') / 2 = 30.72'	44.82%
) + 31.89' (D)] / 2 = 31.31'		
) + 33.19' (E)] / 2 = 32.54'	32.54'	55.18%
44.82%) + (32.54' * 65.18%) = 31.72'	**31.72'**	

B

c

D

R7-2 / C2-4 ZONING DISTRICT

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LOT COVERAGE AT CORNER LOT

LOT COVERAGE AT THROUGH LOT

NOTE

ELEV/
SURV

1

(B) 32.50'



ELEVATION

NOTE:

ELEVATIONS AND ESTABLISHED GRADES SHOWN ARE BASED ON INCLUDED SURVEYS AND HEREON REFER TO NAVD 1988.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE G - ZONING ANALYSIS

D



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Job No.: 1510

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Drawn By: Author

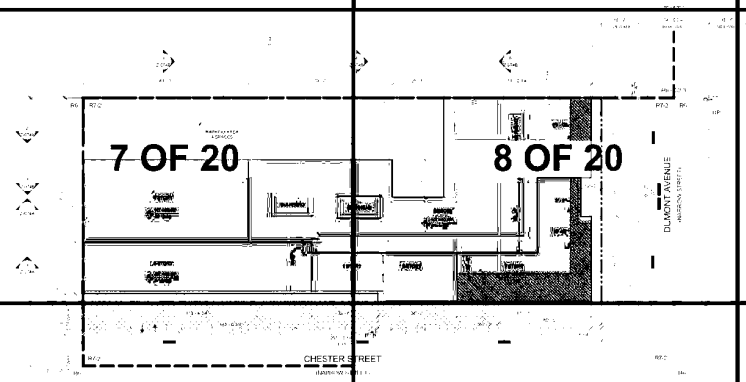
Checked By: Checker

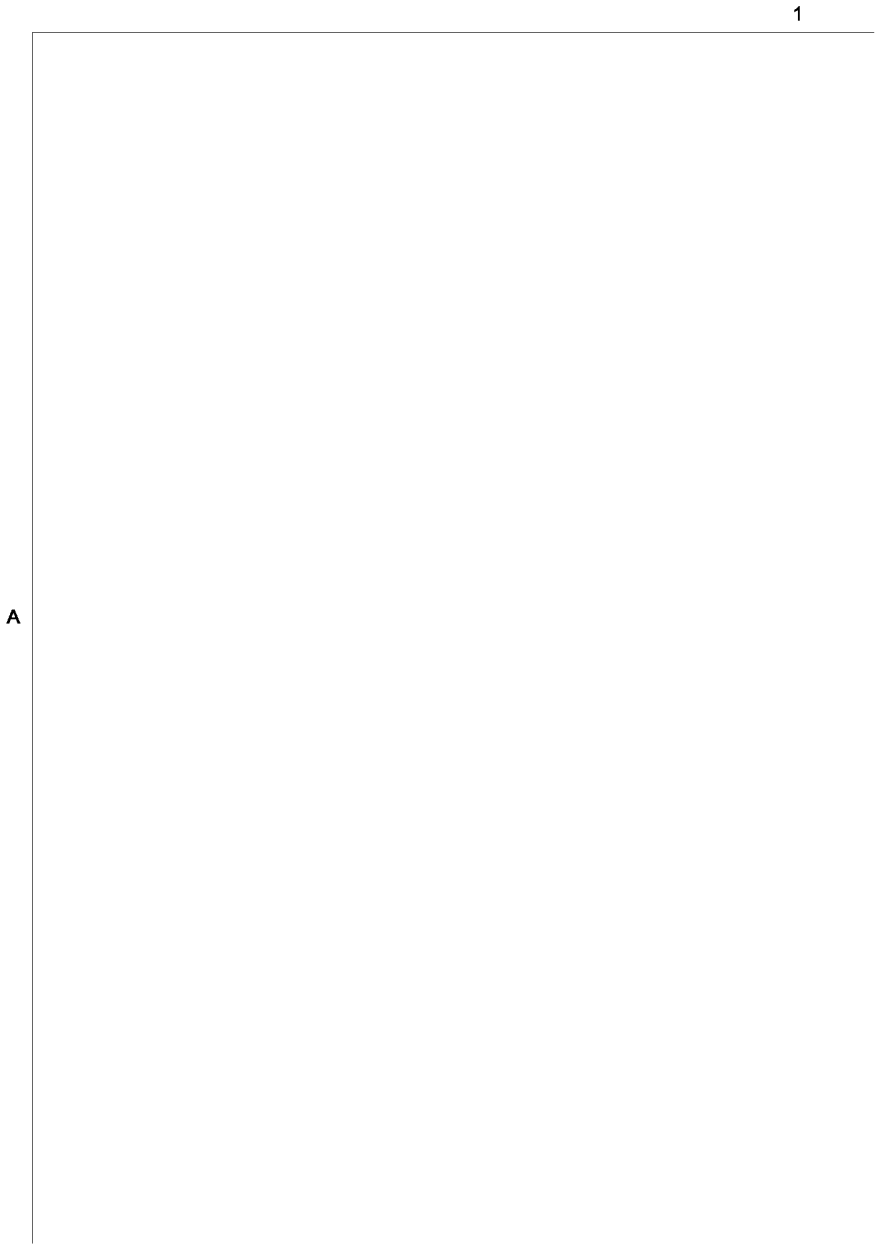
Sheet No.:

___ of Z-071C.00

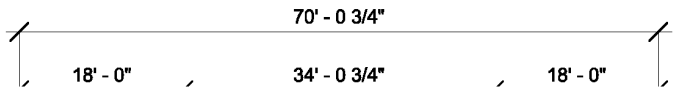
N

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE G PLANS 20 OF 20 Z-073.00




1
A

3



MARCUS GARVEY REZONING

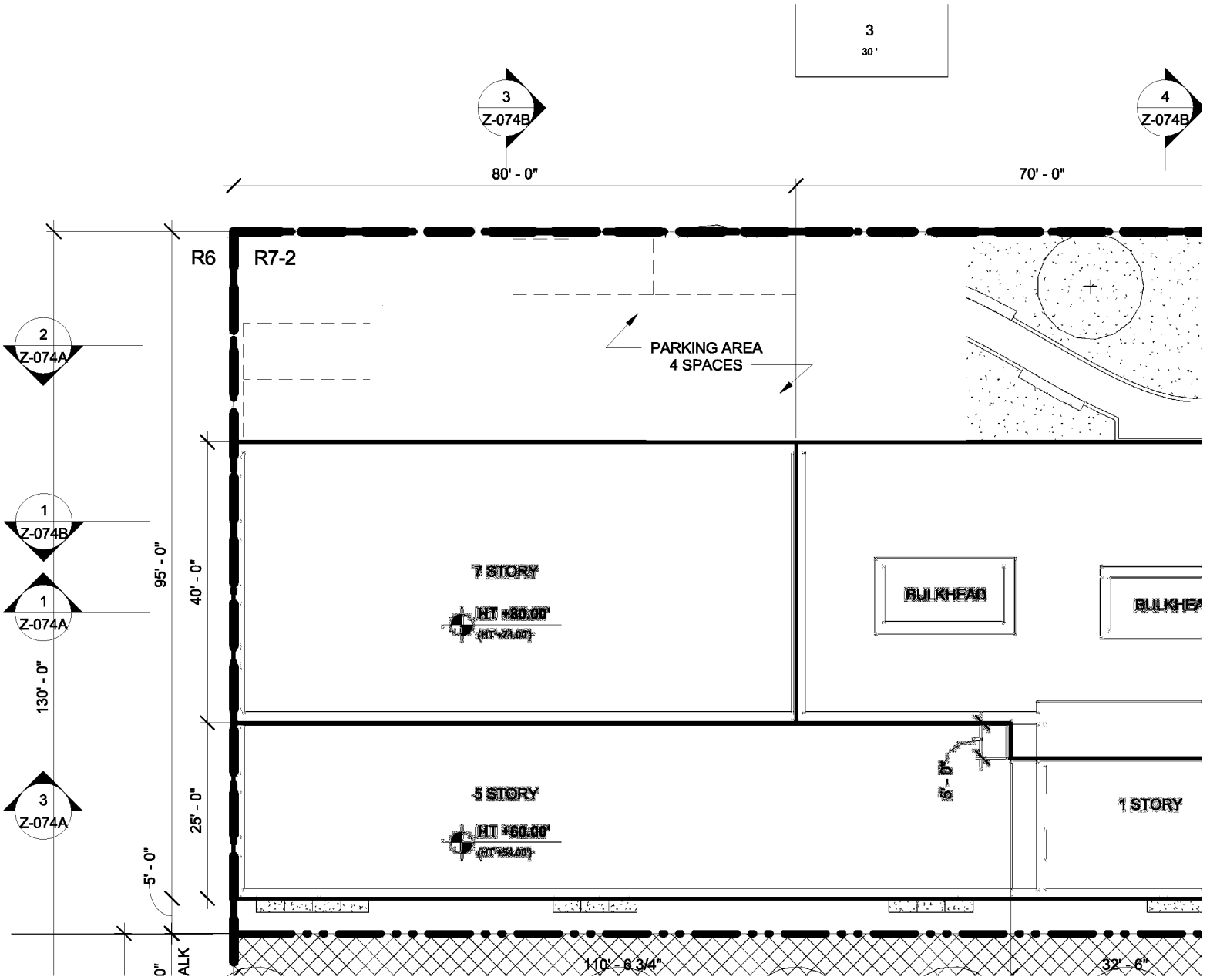
Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

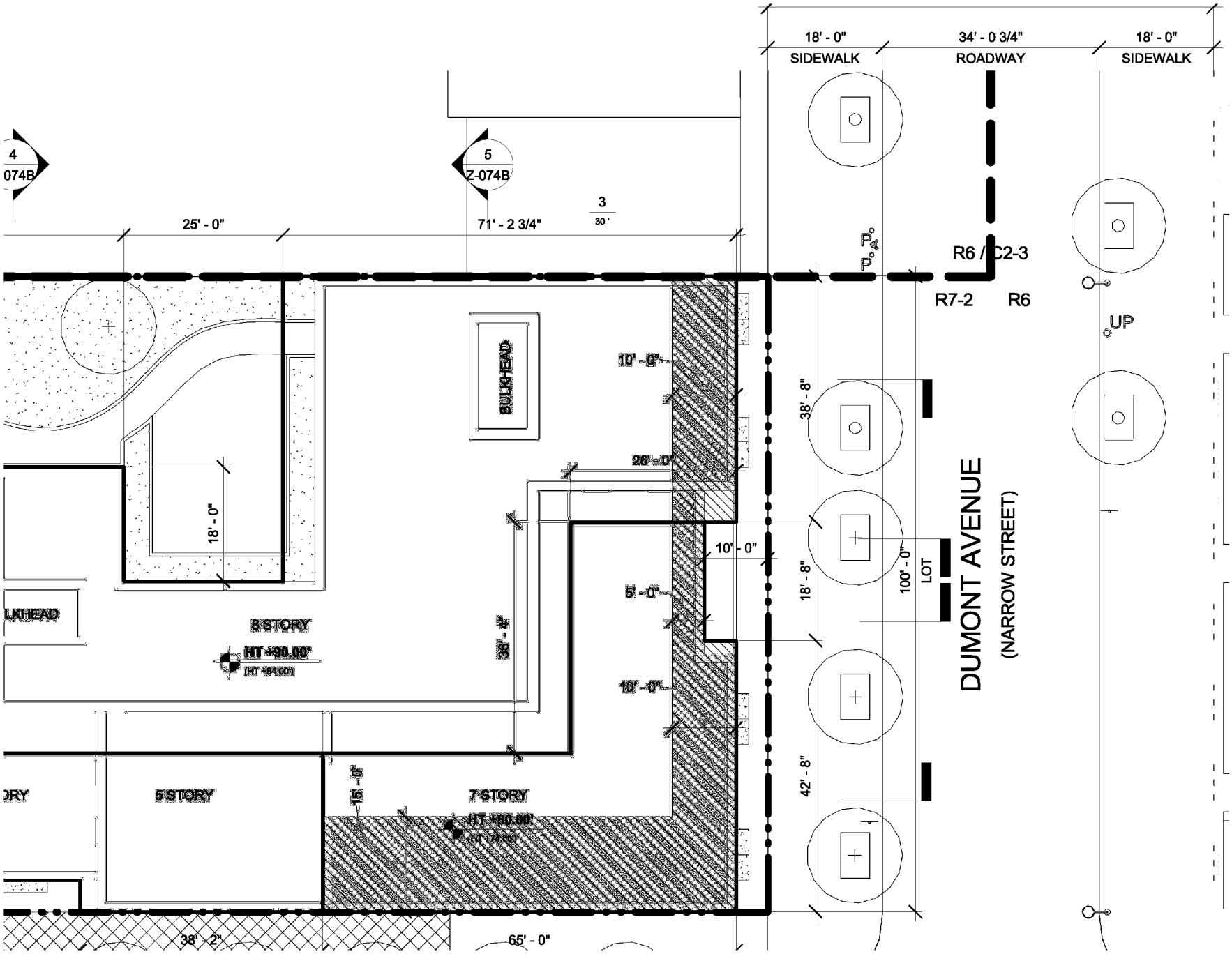
Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

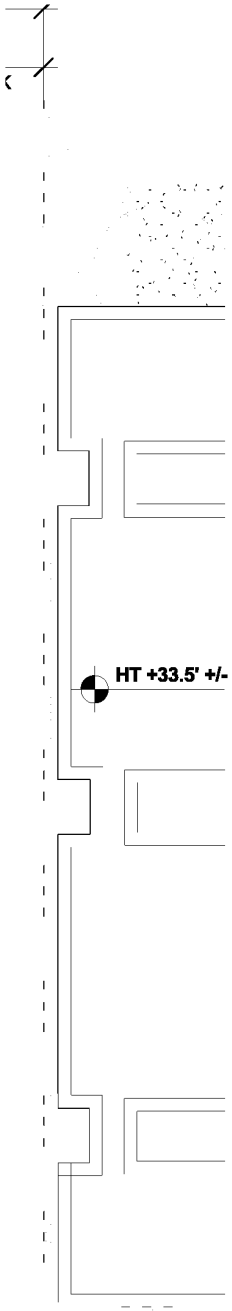
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

A

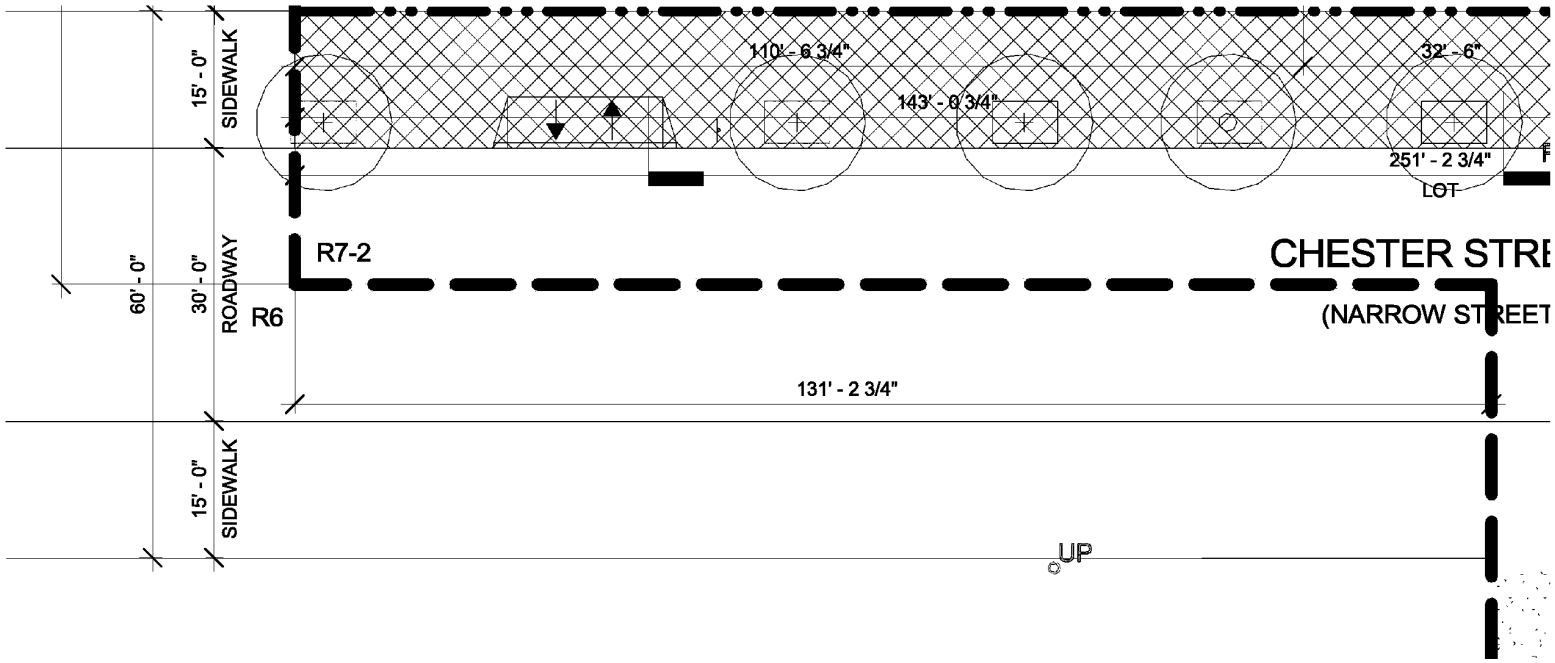
B


3
30'
3
Z-074B
4
Z-074B
80' - 0"
70' - 0"
R6
R7-2
2
Z-074A
PARKING AREA
4 SPACES
1
Z-074B
1
Z-074A
3
Z-074A
95' - 0"
40' - 0"
130' - 0"
25' - 0"
5' - 0"
0"
ALK
7 STORY
HT +80.00'
5 STORY
HT +60.00'
BULKHEAD
1 STORY
110' - 6 3/4"
32' - 6"

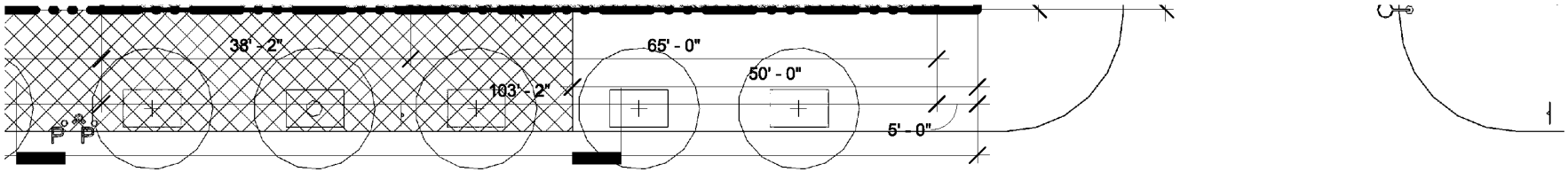

18' - 0"
SIDEWALK
34' - 0 3/4"
ROADWAY
18' - 0"
SIDEWALK
4
074B
5
Z-074B
3
30'
25' - 0"
71' - 2 3/4"
R6 / C2-3
R7-2
R6
UP
BULKHEAD
10' - 0"
26' - 0"
18' - 0"
10' - 0"
5' - 0"
10' - 0"
8 STORY
HT +90.00'
36' - 4"
5 STORY
15' - 6"
7 STORY
HT +80.00'
38' - 8"
18' - 8"
42' - 8"
100' - 0"
LOT
DUMONT AVENUE
(NARROW STREET)
38' - 2"
65' - 0"


HT +33.5' +/-

B



C1 / Z-073 BLDG G - WAIVER ROOF PLAN
1/16" = 1'-0"

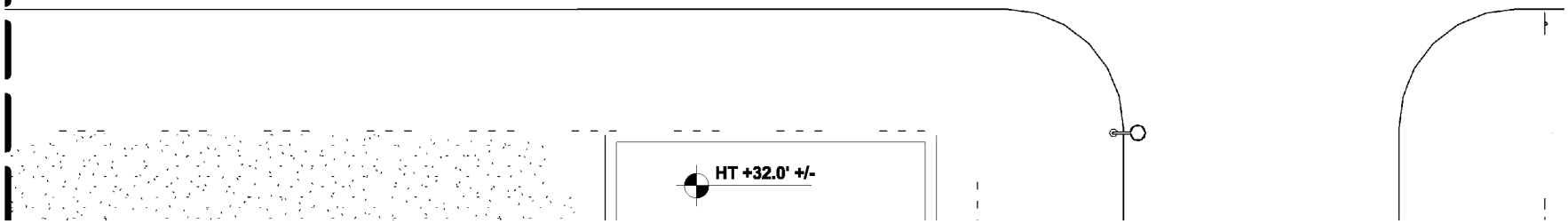


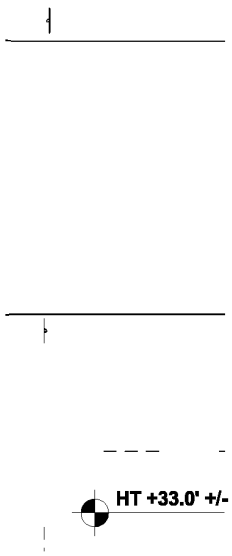
TREET

R7-2

REET)

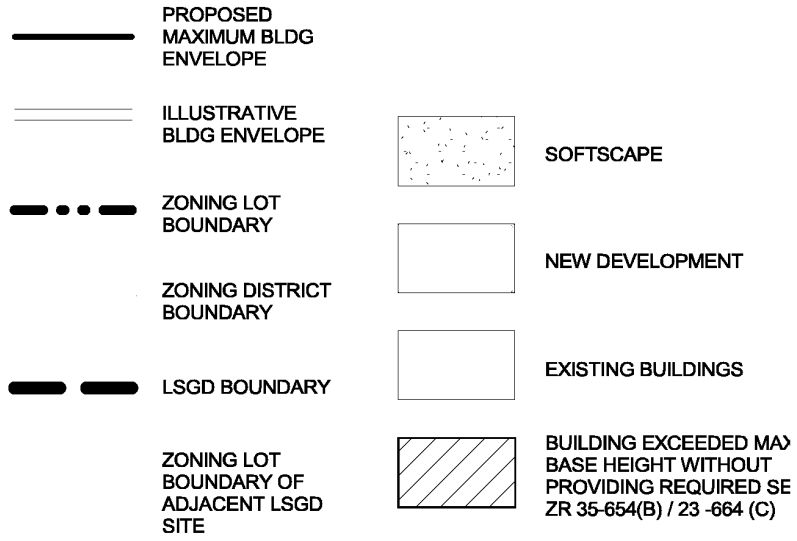
R6




HT +33.0' +/-

c

D


PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE
SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS
BUILDING EXCEEDED MA
BASE HEIGHT WITHOUT
PROVIDING REQUIRED SE
ZR 35-654(B) / 23 -664 (C)

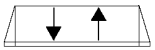
1

T

S

ED MAXIMUM
OUT
ED SETBACK
4 (C)


PROPOSED CURB CUT ZONE


PROPOSED CURB CUT


PLANTER


EXISTING STREET TREE


PROPOSED STREET TREE

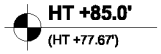
LIGHT POLE

TRAFFIC SIGN

UP UTILITY POLE

P POLE

6
66'
STORIES
BUILDING HEIGHT



DEVELOPMENT ENVELOPE HEIGHT
ILLUSTRATIVE BUILDING HEIGHT

R7-2 / C2-4
ZONING DISTRICT



COMMUNITY FACILITY ENTRY

COMMERCIAL ENTRY

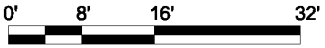
RESIDENTIAL ENTRY

PARKING ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANITITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE G - WAIVER PLANS

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

Checked By: Checker

Sheet No.:

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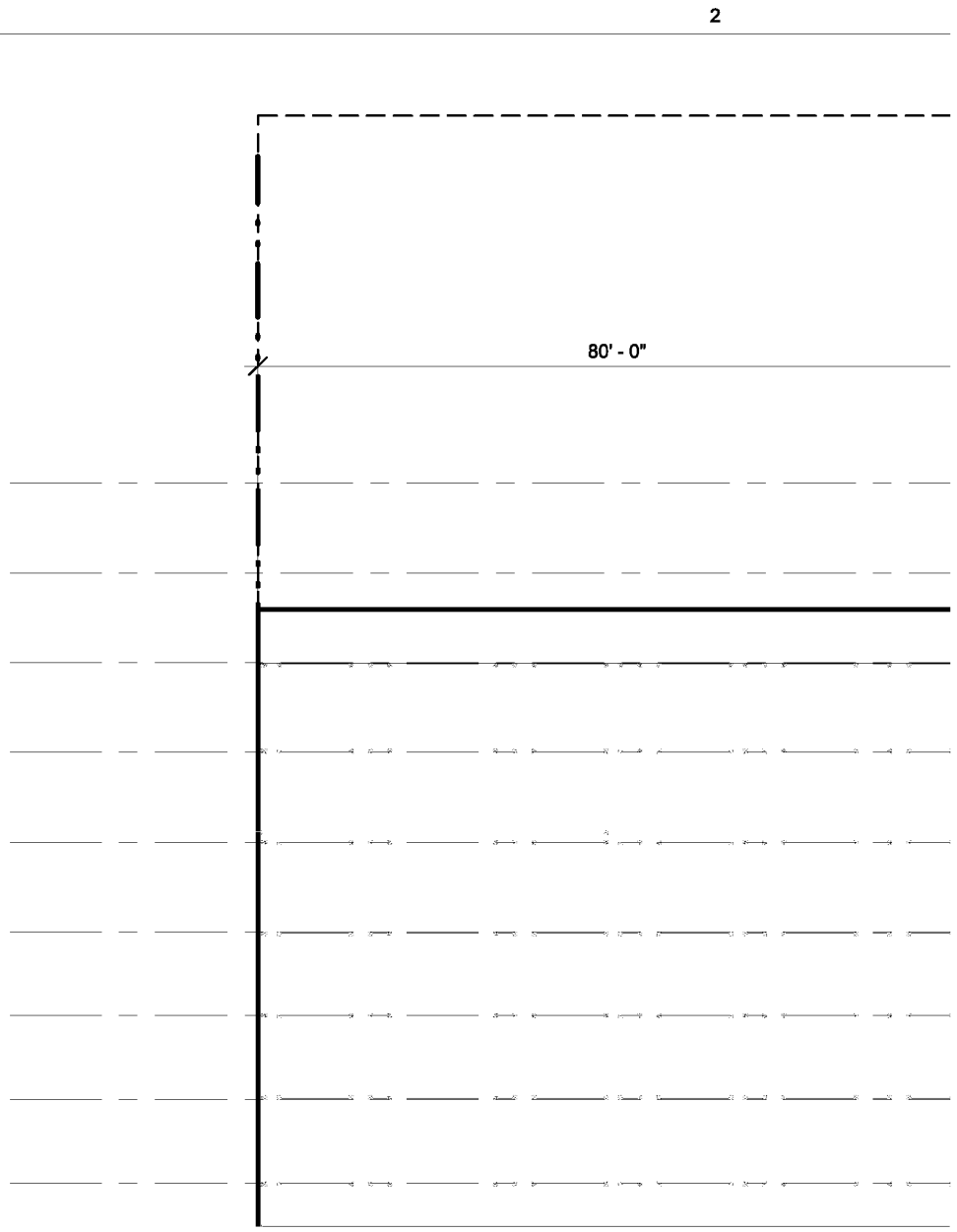
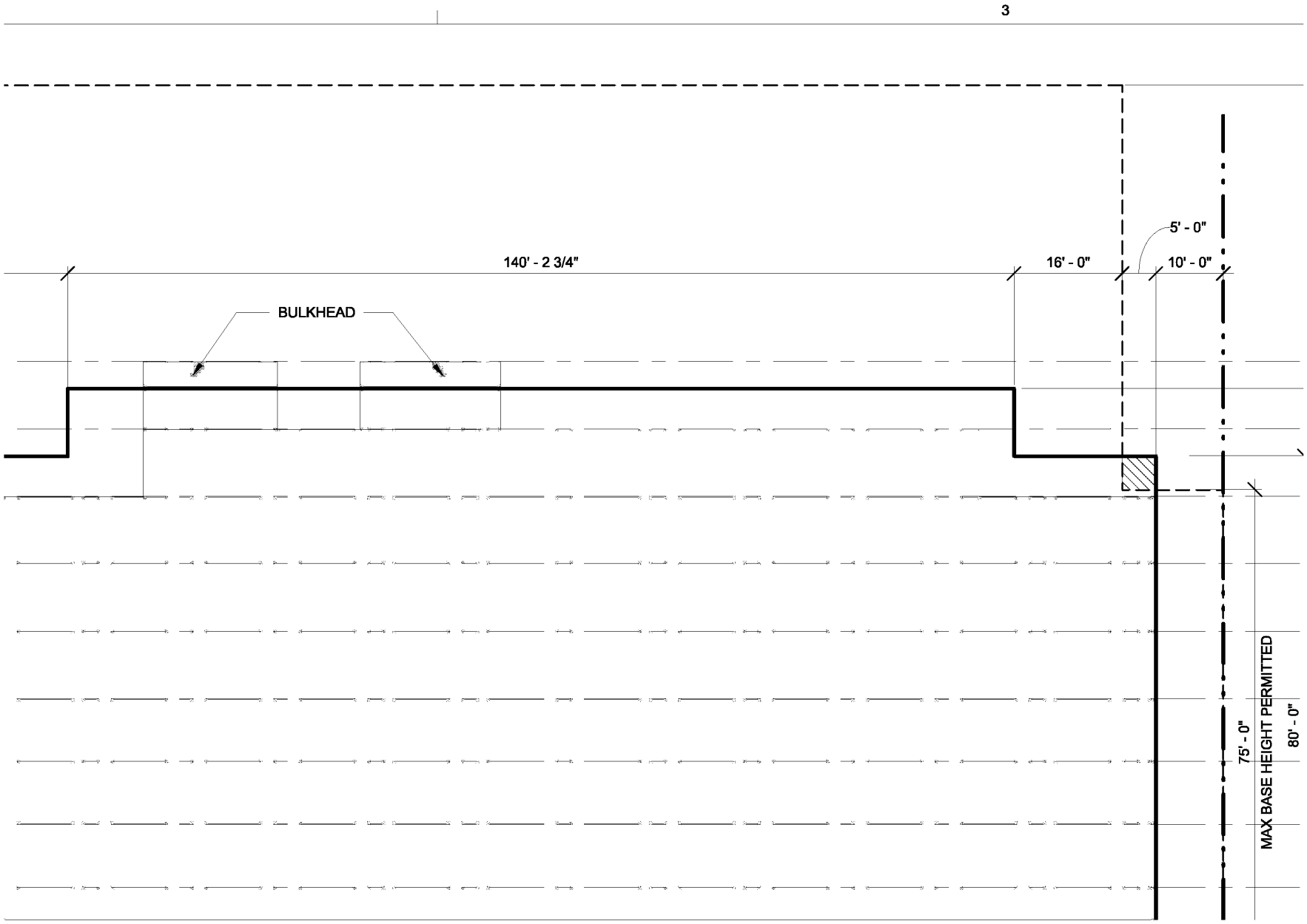
32'

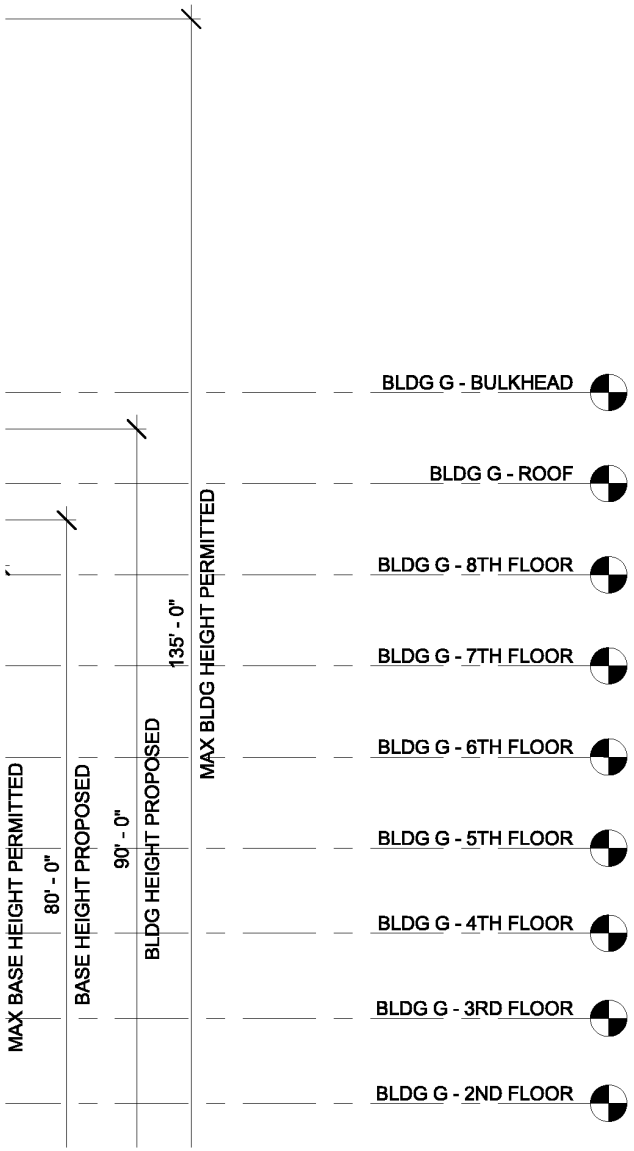
N

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE G SECTIO 20 OF 20 Z-074A.00


1
A


2
80' - 0"


3
140' - 2 3/4"
16' - 0"
5' - 0"
10' - 0"
BULKHEAD
75' - 0"
MAX BASE HEIGHT PERMITTED
80' - 0"


MAX BASE HEIGHT PERMITTED
80' - 0"
BASE HEIGHT PROPOSED
90' - 0"
BLDG HEIGHT PROPOSED
135' - 0"
MAX BLDG HEIGHT PERMITTED
BLDG G - BULKHEAD
BLDG G - ROOF
BLDG G - 8TH FLOOR
BLDG G - 7TH FLOOR
BLDG G - 6TH FLOOR
BLDG G - 5TH FLOOR
BLDG G - 4TH FLOOR
BLDG G - 3RD FLOOR
BLDG G - 2ND FLOOR

MARCUS GARVEY REZONING

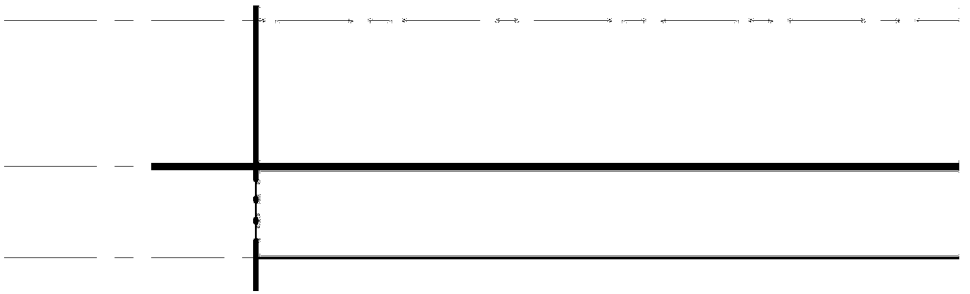
Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

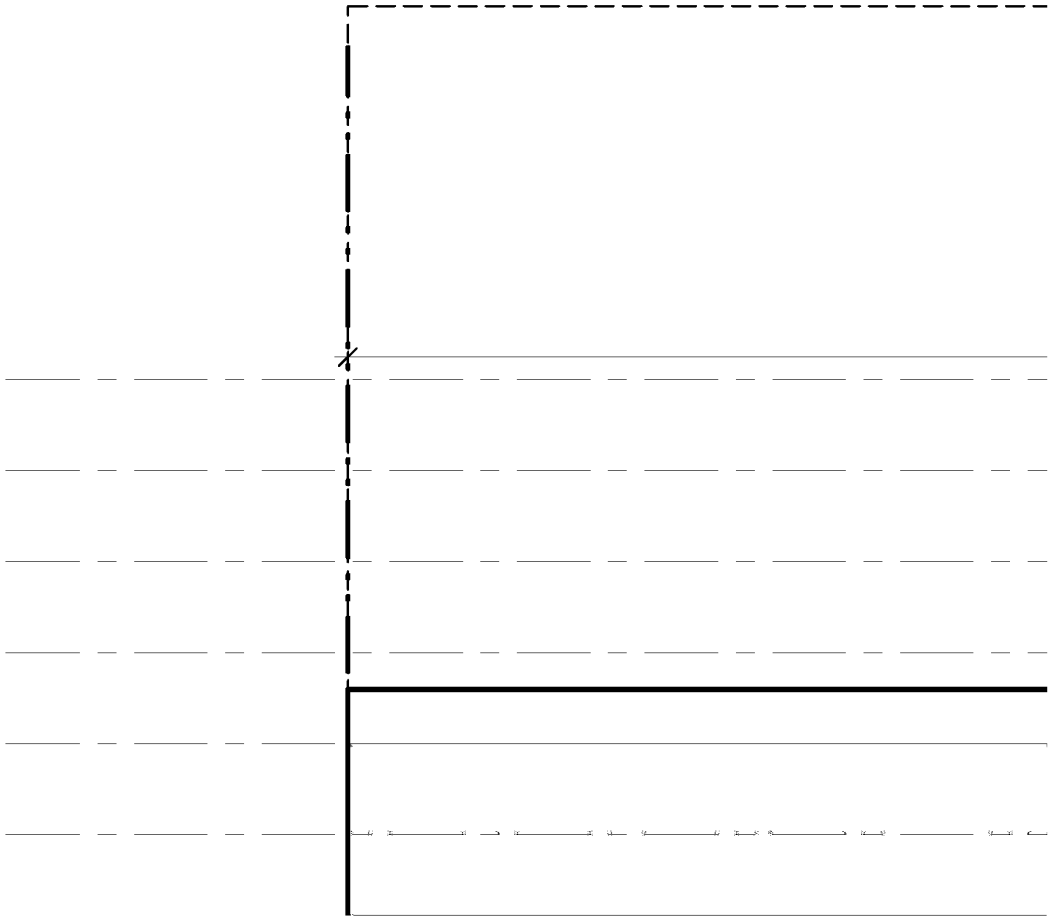
Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

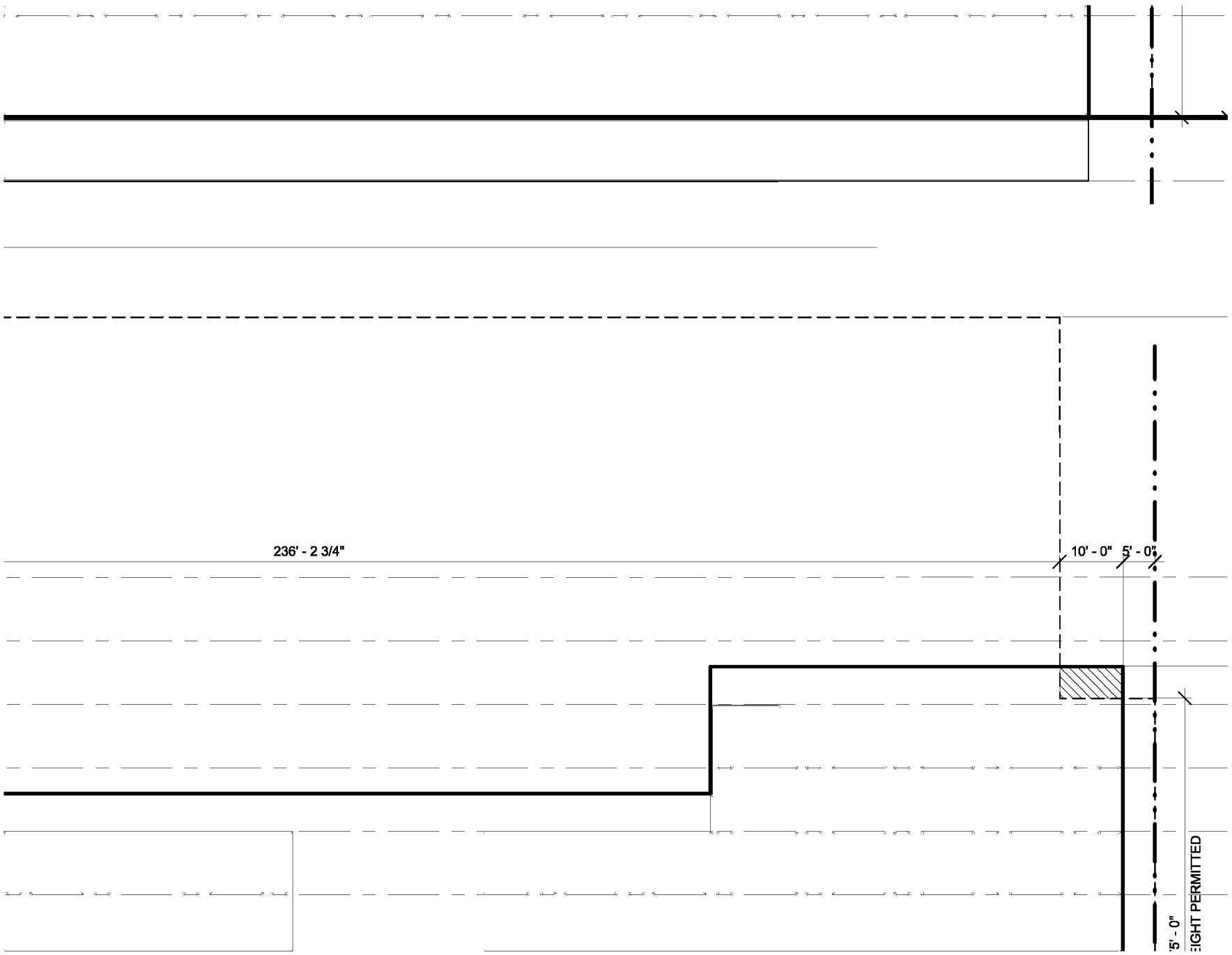
A

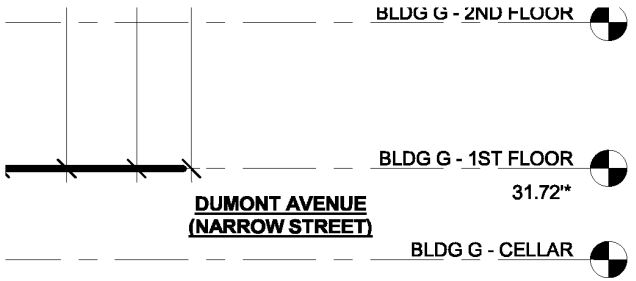
B

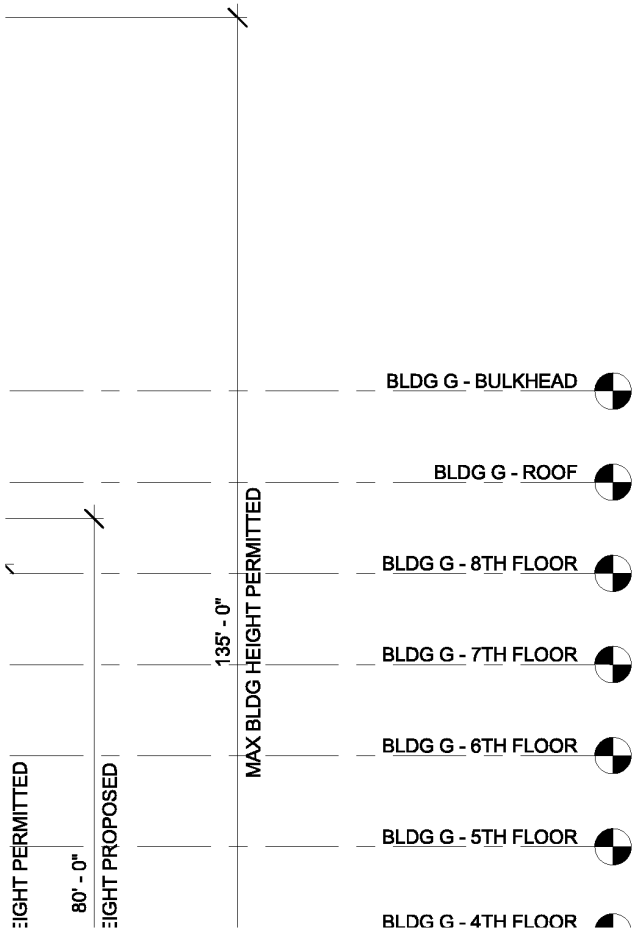


1
Z-074A
BLDG G ZONING SECTION - EAST
1/16" = 1'-0"

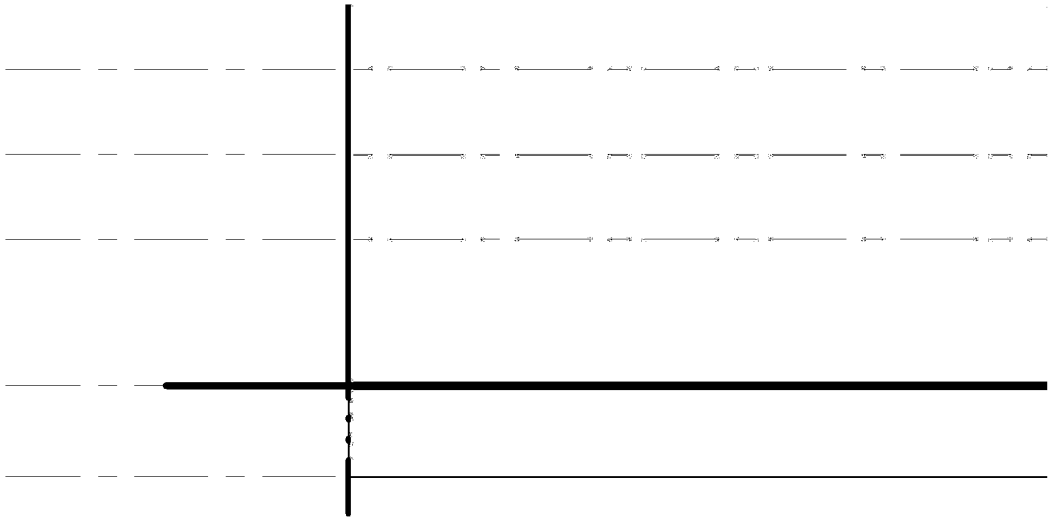



236' - 2 3/4"
10' - 0"
5' - 0"
5' - 0"
EIGHT PERMITTED

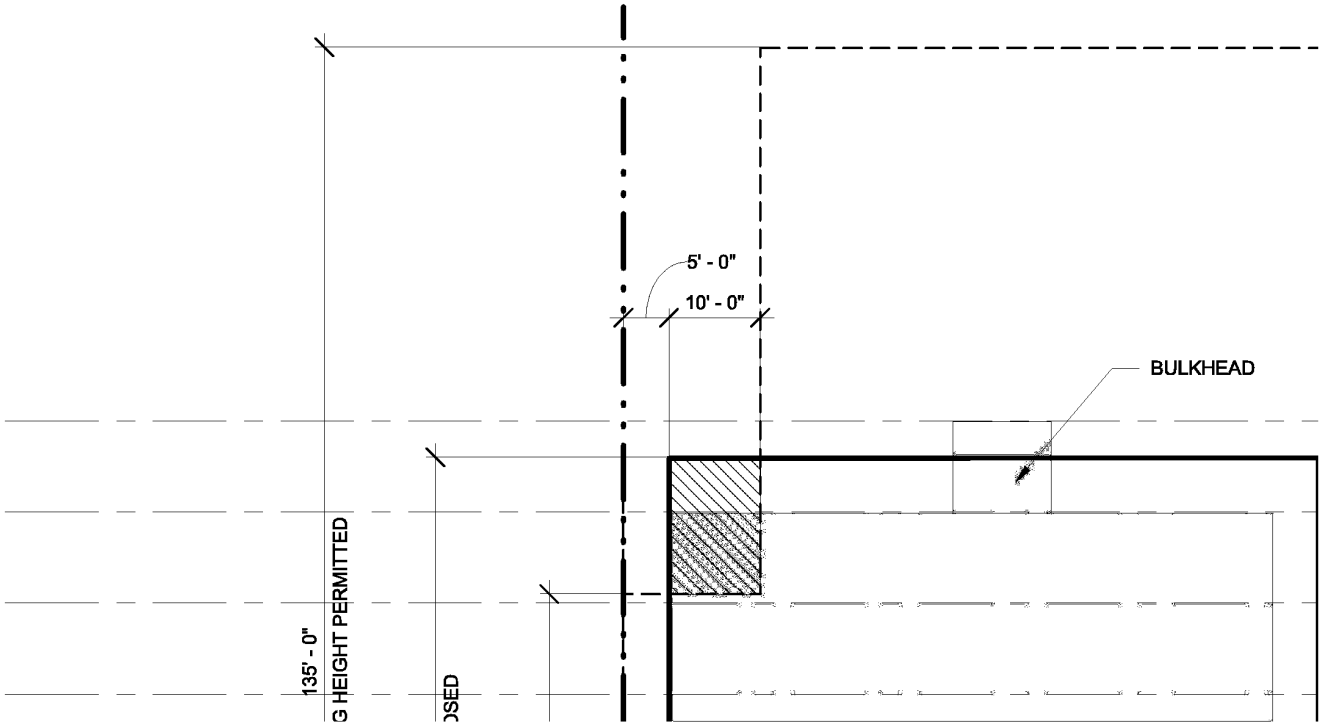

BLDG G - 2ND FLOOR
BLDG G - 1ST FLOOR
31.72'*
DUMONT AVENUE
(NARROW STREET)
BLDG G - CELLAR


BLDG G - BULKHEAD
BLDG G - ROOF
BLDG G - 8TH FLOOR
BLDG G - 7TH FLOOR
BLDG G - 6TH FLOOR
BLDG G - 5TH FLOOR
BLDG G - 4TH FLOOR
135' - 0"
MAX BLDG HEIGHT PERMITTED
80' - 0"
EIGHT PROPOSED
EIGHT PERMITTED

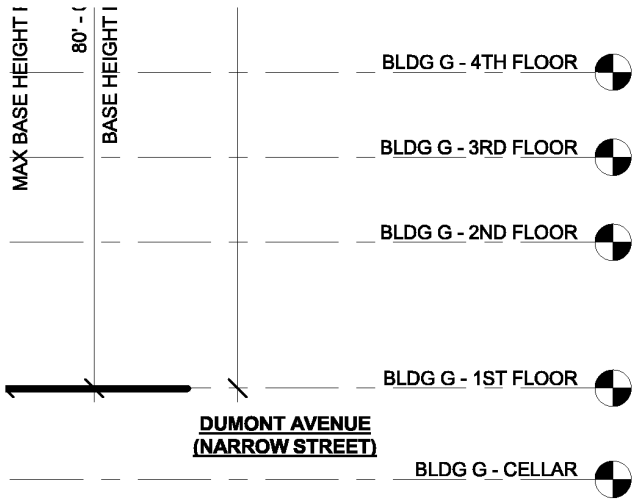
B



3
Z-074A
BLDG G ZONING SECTION EAST II
1/16" = 1'-0"




75' - 0"
MAX BASE HEIGHT
BLD
BLD
BLD



BLDG G - BULKHEAD

BLDG G - ROOF

BLDG G - 8TH FLOOR

BLDG G - 7TH FLOOR

c

D

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

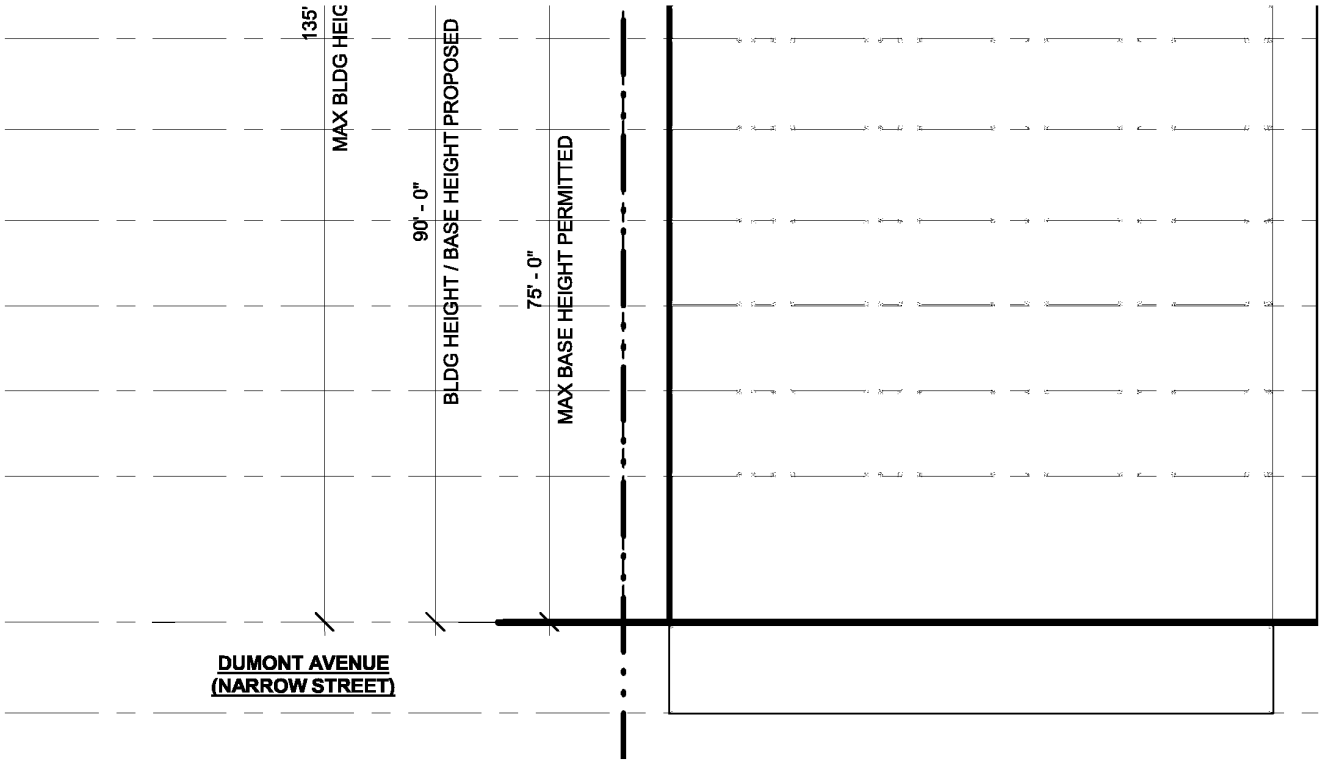
ILLUSTRATIVE BUILDING

PROPOSED E

PERMITTED A

PROPOSED E BUILDING EN

1



2 Z-074A BLDG G ZONING SECTION - WEST
1/16" = 1'-0"

)SED BUILDING

TTED ZONING ENVELOPE

)SED MAXIMUM
NG ENVELOPE

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION


BLDG
BLDG
BLDG
BLDG
BLDG
BLDG
BLDG
B

BLDG G - 7TH FLOOR

BLDG G - 6TH FLOOR

BLDG G - 5TH FLOOR

BLDG G - 4TH FLOOR

BLDG G - 3RD FLOOR

BLDG G - 2ND FLOOR

BLDG G - 1ST FLOOR

31.72'*

BLDG G - CELLAR

0' 8' 16' 32'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE G - WAIVER SECTIONS I

D



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Job No.: 1510

Scale: As indicated

Drawn By: Author

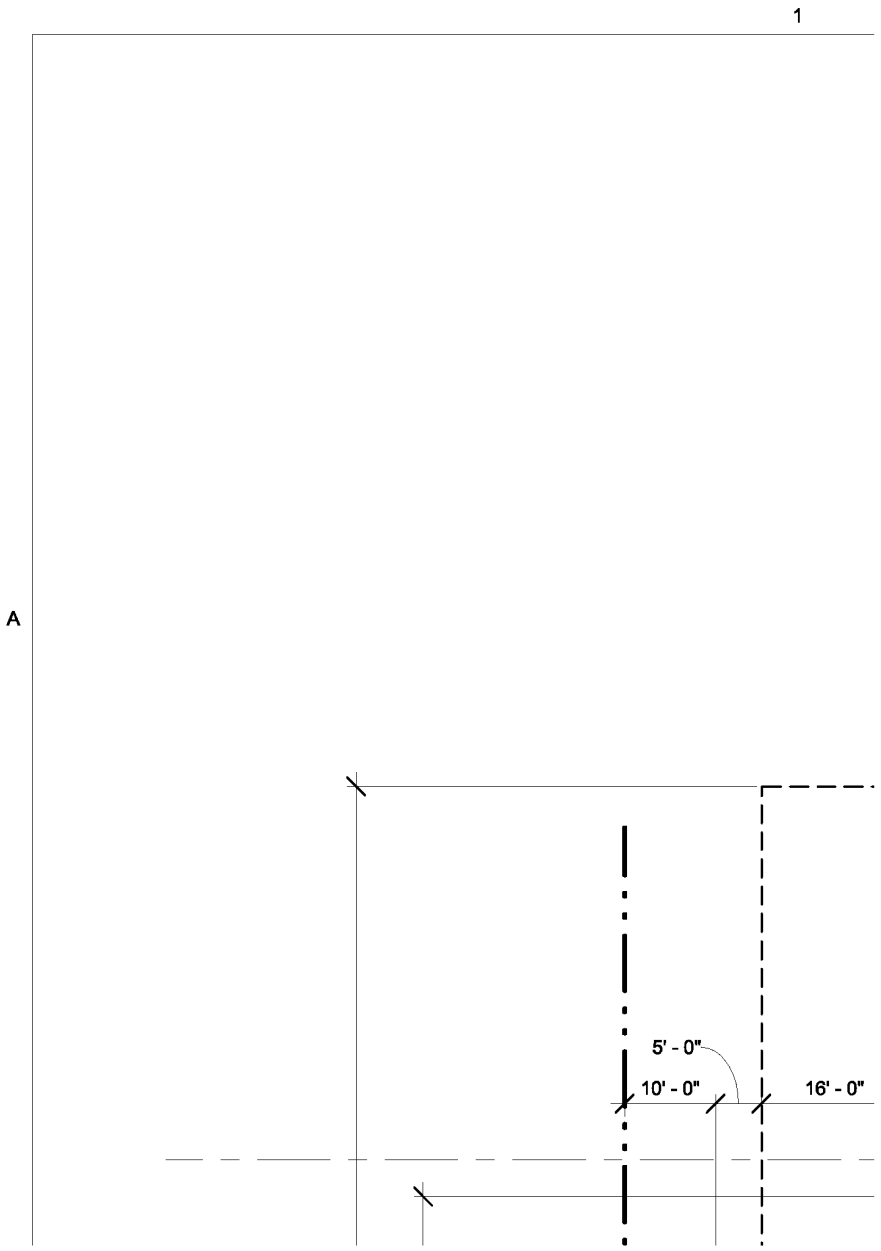
Checked By: Checker

Sheet No.:

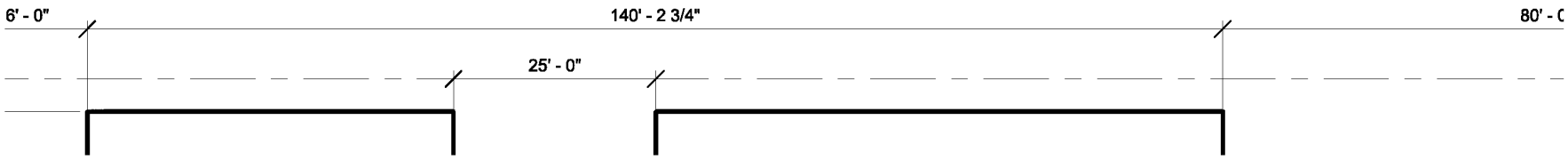
___ of Z-074A.00

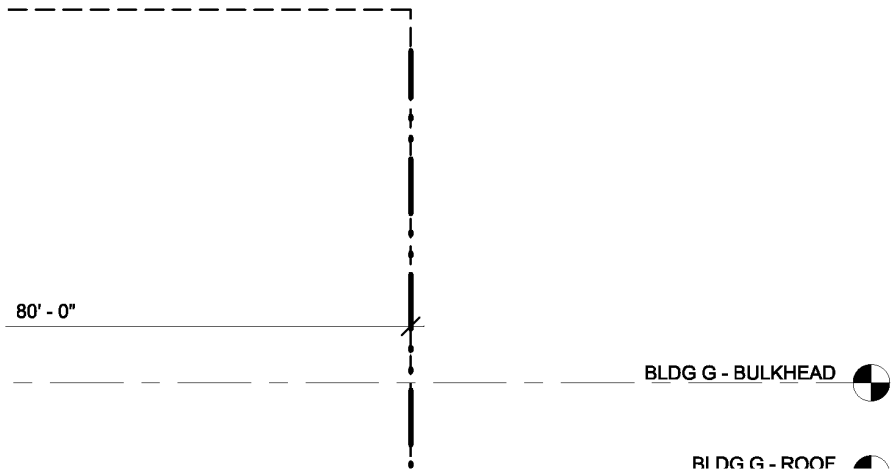
32'

1 OF 20	2 OF 20	3 OF 20	4 OF 20	MARCUS GARVEY REZONING 5 OF 20
6 OF 20	7 OF 20	8 OF 20	9 OF 20	10 OF 20
11 OF 20	12 OF 20	13 OF 20	14 OF 20	15 OF 20
16 OF 20	17 OF 20	18 OF 20	19 OF 20	SITE G SECTIO 20 OF 20 Z-074B.00


1
A
5' - 0"
10' - 0"
16' - 0"

2




80' - 0"
BLDG G - BULKHEAD
BLDG G - ROOF

MARCUS GARVEY REZONING

Owner

Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect

CURTIS + GINSBERG ARCHITECTS LLP

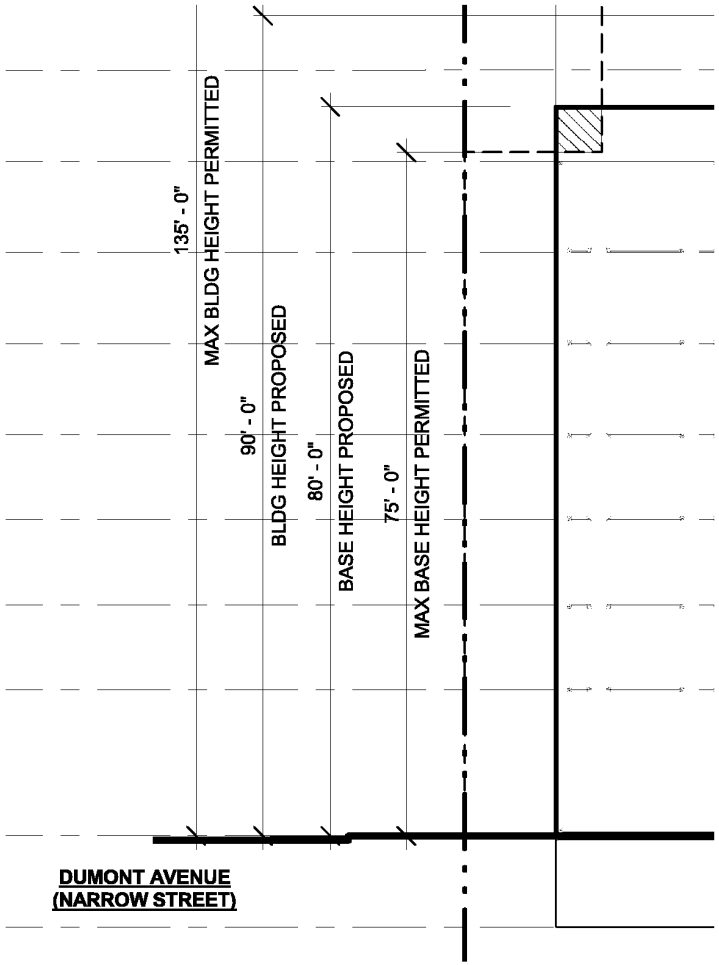
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect

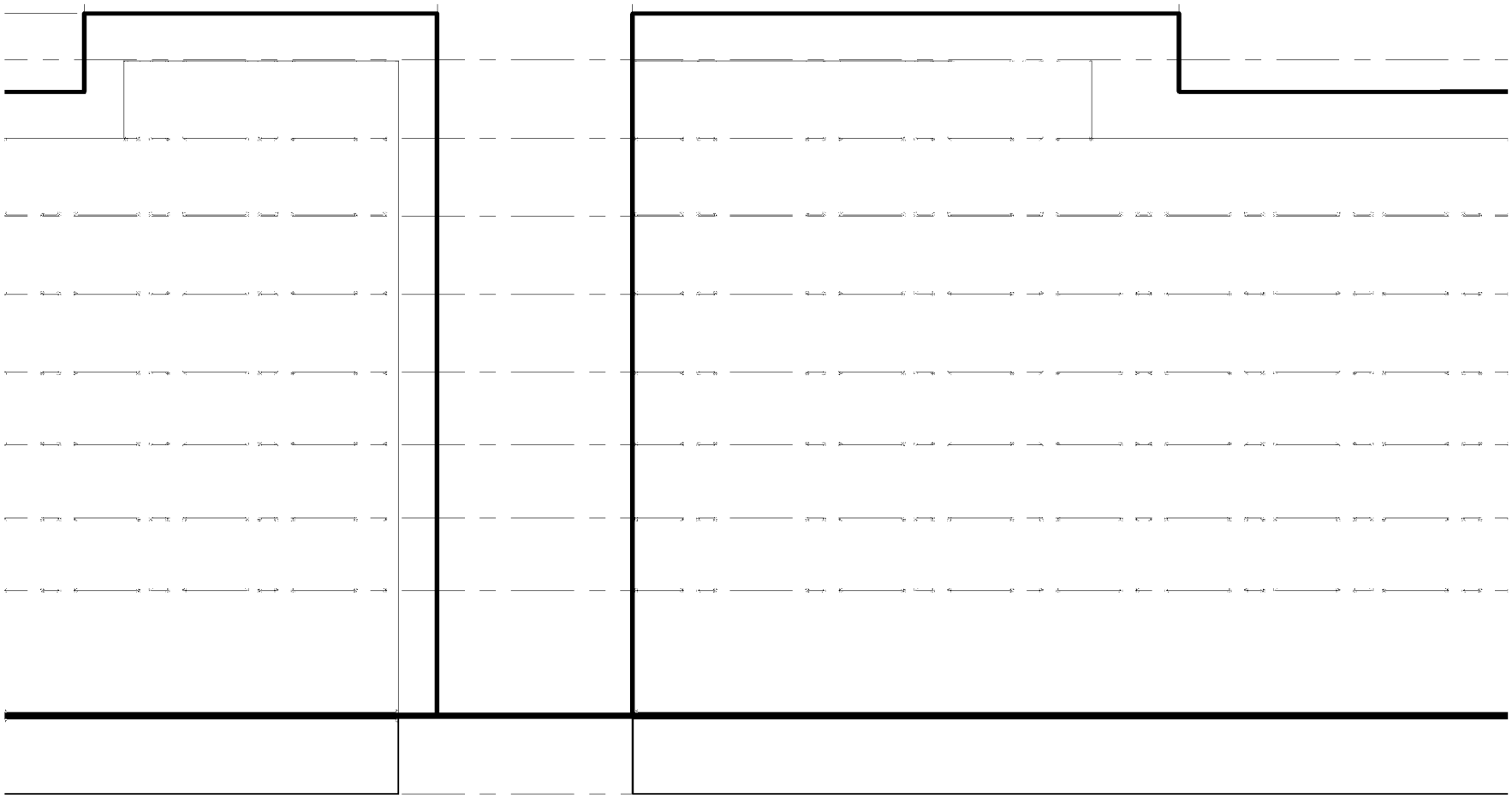
NV5
32 Old Slip, 4th Floor
New York, NY 10005

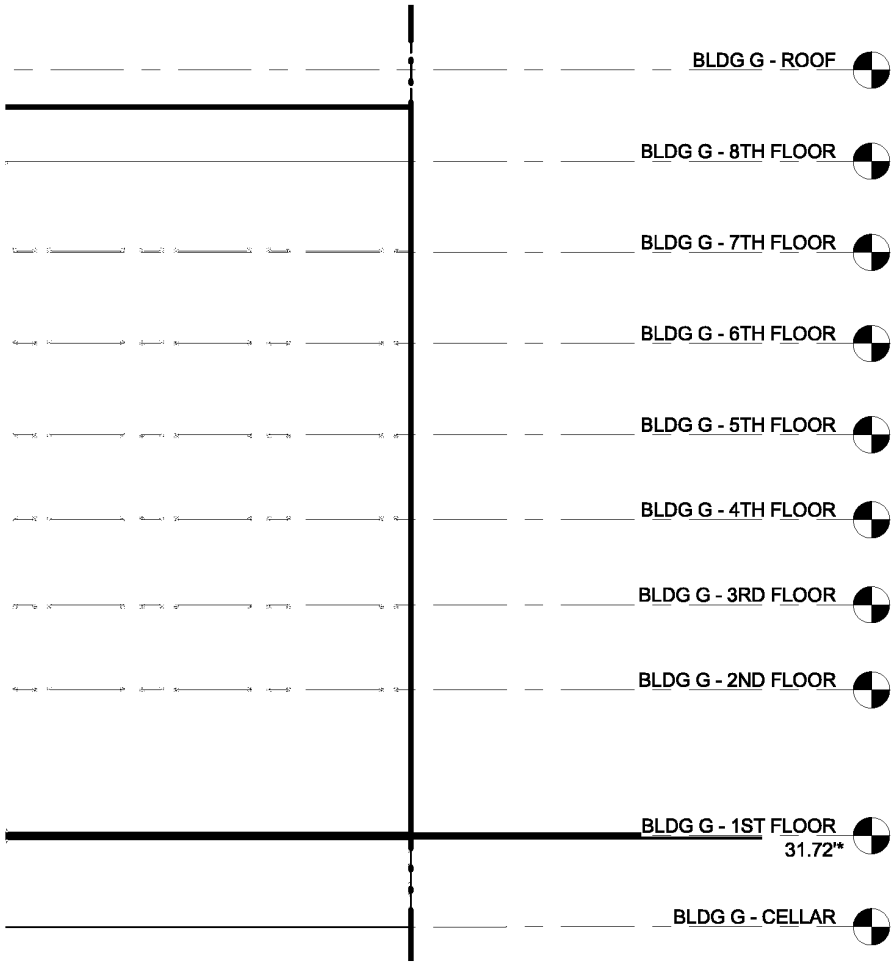
A

B

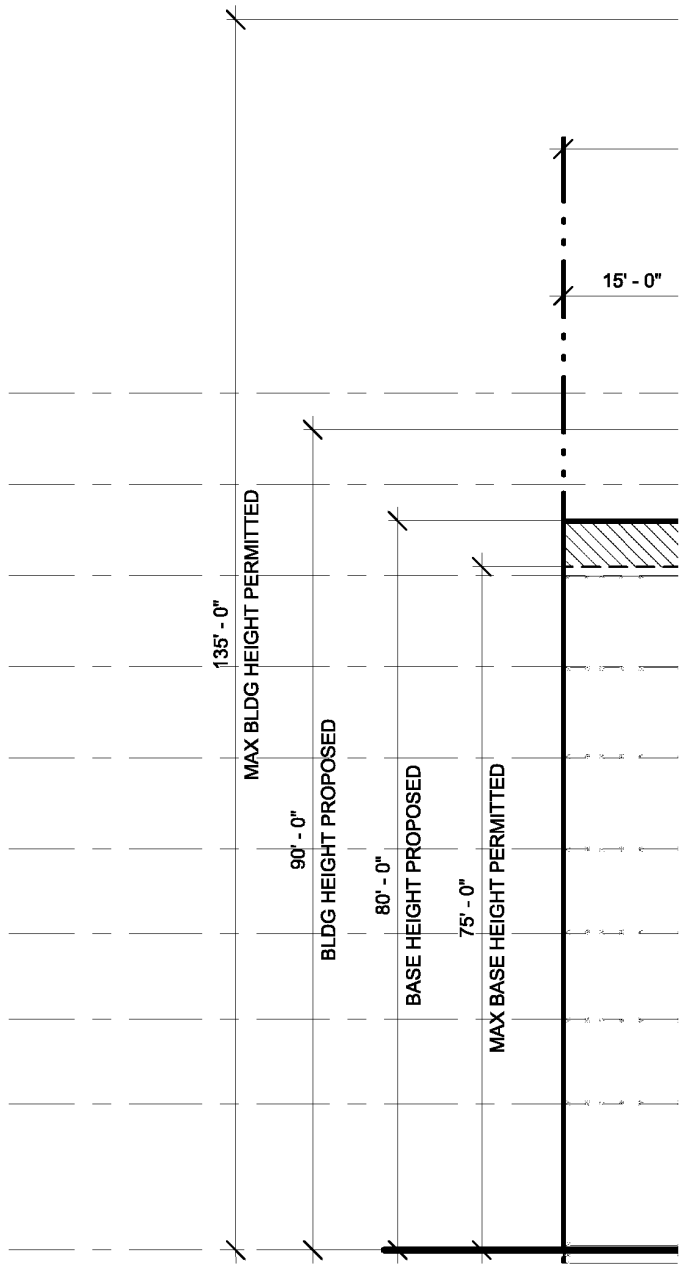


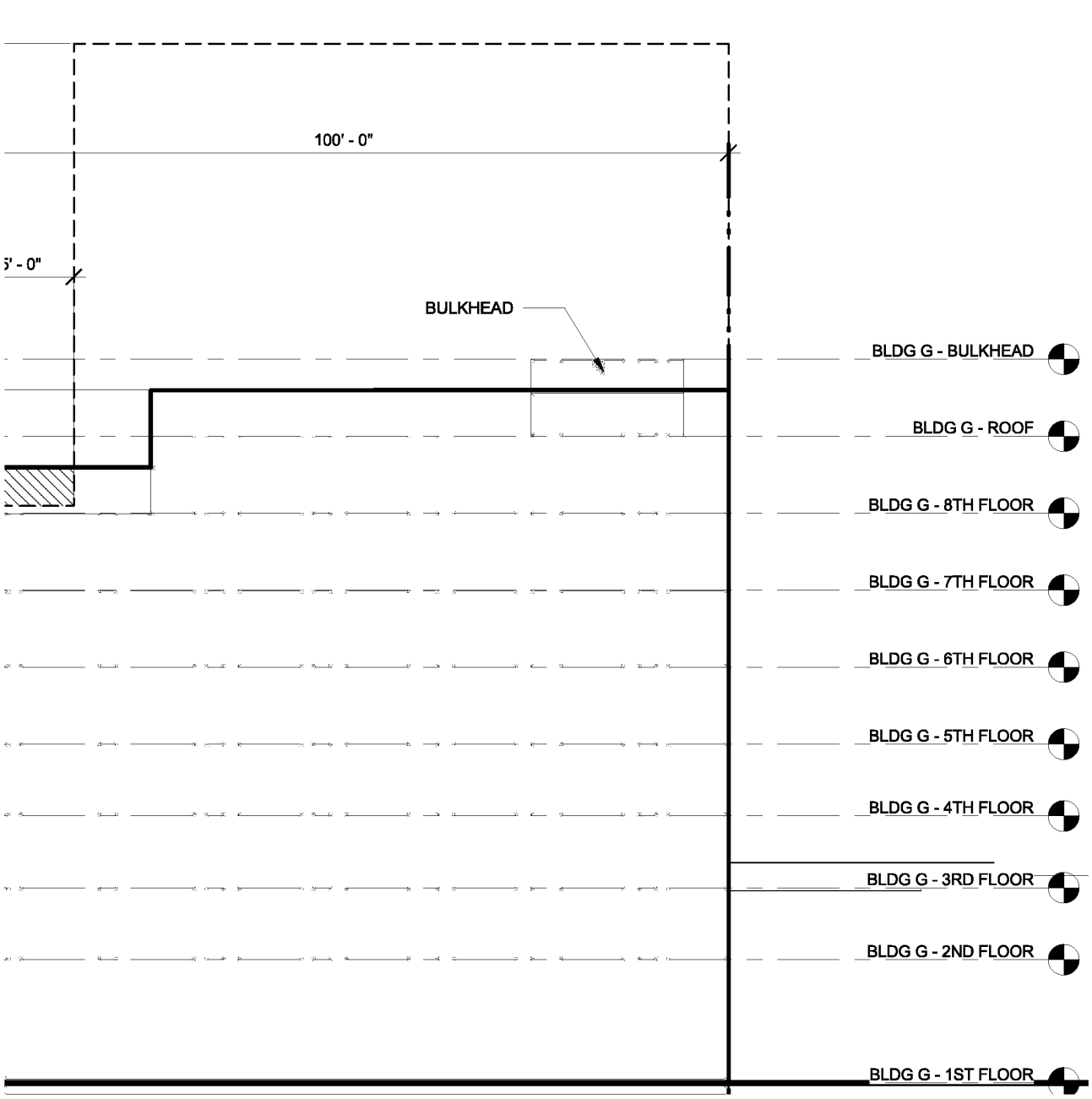
1
Z-074B
BLDG G ZONING SECTION - WEST II
1/16" = 1'-0"

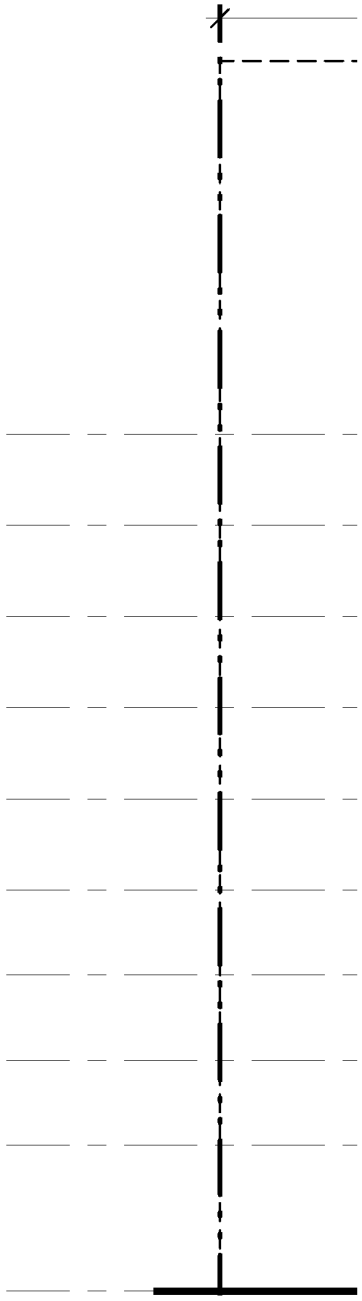


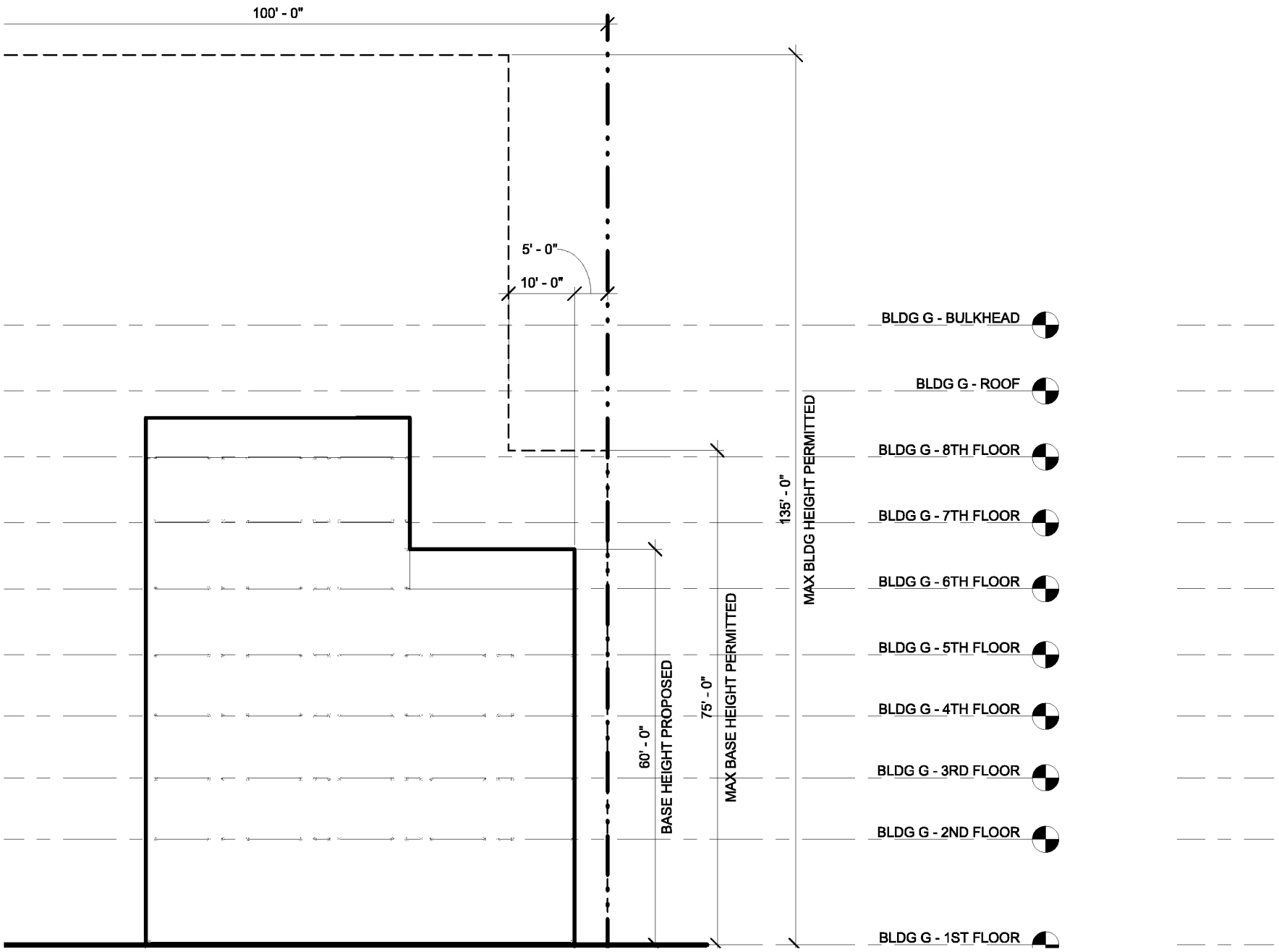

BLDG G - ROOF
BLDG G - 8TH FLOOR
BLDG G - 7TH FLOOR
BLDG G - 6TH FLOOR
BLDG G - 5TH FLOOR
BLDG G - 4TH FLOOR
BLDG G - 3RD FLOOR
BLDG G - 2ND FLOOR
BLDG G - 1ST FLOOR
31.72'*
BLDG G - CELLAR

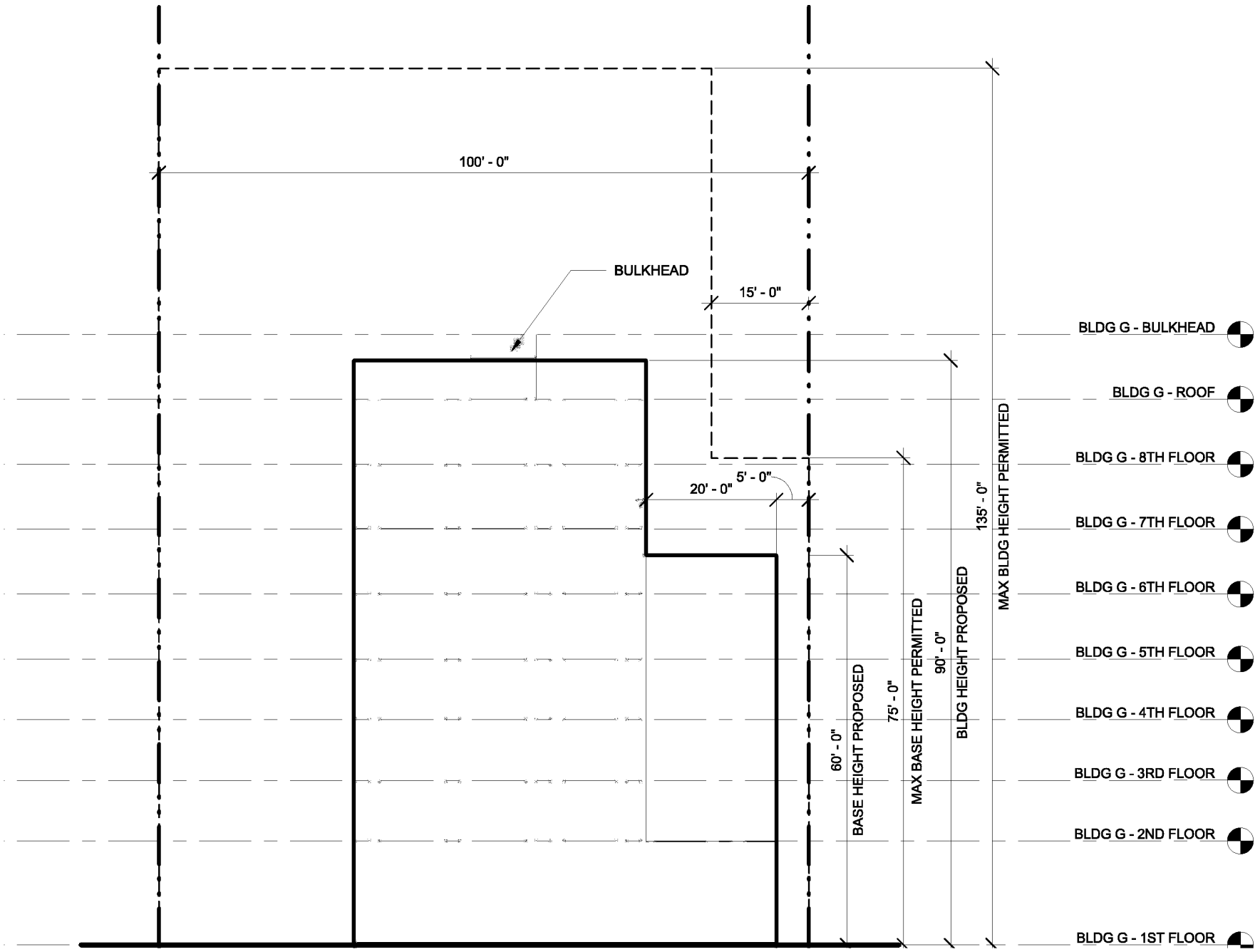
B


15' - 0"
135' - 0"
MAX BLDG HEIGHT PERMITTED
90' - 0"
BLDG HEIGHT PROPOSED
80' - 0"
BASE HEIGHT PROPOSED
75' - 0"
MAX BASE HEIGHT PERMITTED


100' - 0"
5' - 0"
BULKHEAD
BLDG G - BULKHEAD
BLDG G - ROOF
BLDG G - 8TH FLOOR
BLDG G - 7TH FLOOR
BLDG G - 6TH FLOOR
BLDG G - 5TH FLOOR
BLDG G - 4TH FLOOR
BLDG G - 3RD FLOOR
BLDG G - 2ND FLOOR
BLDG G - 1ST FLOOR

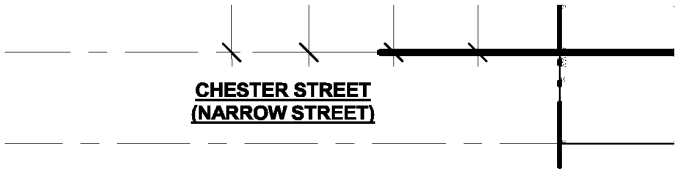



100' - 0"
5' - 0"
10' - 0"
BLDG G - BULKHEAD
BLDG G - ROOF
BLDG G - 8TH FLOOR
BLDG G - 7TH FLOOR
BLDG G - 6TH FLOOR
BLDG G - 5TH FLOOR
BLDG G - 4TH FLOOR
BLDG G - 3RD FLOOR
BLDG G - 2ND FLOOR
BLDG G - 1ST FLOOR
135' - 0"
MAX BLDG HEIGHT PERMITTED
75' - 0"
MAX BASE HEIGHT PERMITTED
60' - 0"
BASE HEIGHT PROPOSED


100' - 0"
BULKHEAD
15' - 0"
20' - 0"
5' - 0"
BLDG G - BULKHEAD
BLDG G - ROOF
BLDG G - 8TH FLOOR
BLDG G - 7TH FLOOR
BLDG G - 6TH FLOOR
BLDG G - 5TH FLOOR
BLDG G - 4TH FLOOR
BLDG G - 3RD FLOOR
BLDG G - 2ND FLOOR
BLDG G - 1ST FLOOR
135' - 0" MAX BLDG HEIGHT PERMITTED
90' - 0" BLDG HEIGHT PROPOSED
75' - 0" MAX BASE HEIGHT PERMITTED
60' - 0" BASE HEIGHT PROPOSED



c



5 Z-074B BLDG G ZONING SECTION - SOUTH
1/16" = 1'-0"

D

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

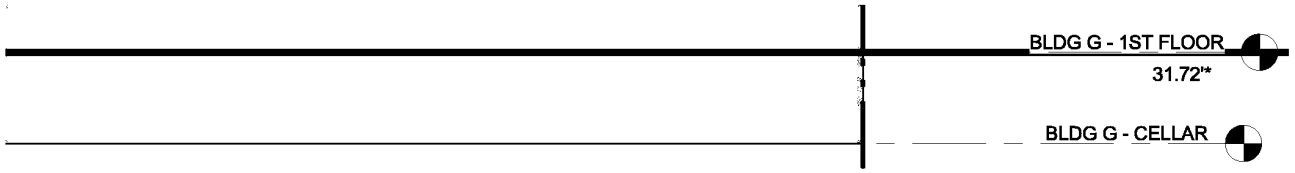
ILLUSTRATIVE BUILDING

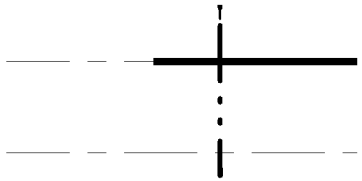
PRC

PER

PRC BUIL

1





3 Z-074B BLDG G ZONING SE
1/16" = 1'-0"

PROPOSED BUILDING

PERMITTED ZONING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
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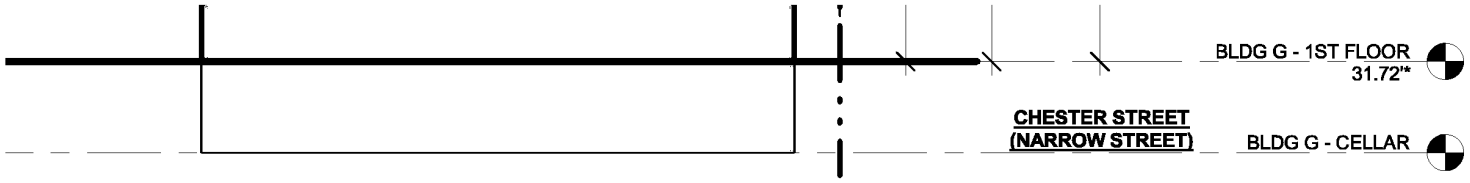
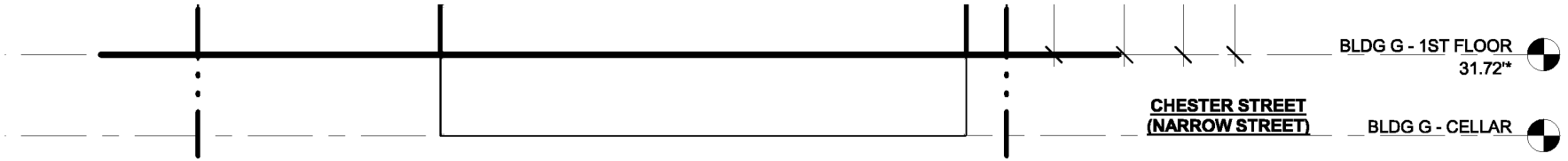


IG SECTION - NORTH

4
Z-074E



4 / Z-074B BLDG G ZONING SECTION - NORTH II
1/16" = 1'-0"

0' 8' 16' 32'

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:

SITE G - WAIVER SECTIONS II



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Checked By: Checker

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