Land Use Review Application

Department of City Planning **120 Broadway, 31st Floor, New York, NY 10271**

210179 MMK

City Planning will assign and stamp reference numbers here

APPLICATION NUMBER | APPLICATION NUMBER

APPLICATION NUMBER | APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

NYC Department of City Planning
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

120 Broadway, 31st Floor
STREET ADDRESS

New York | **NY** | **10271**
CITY | STATE | ZIP

AREA CODE | TELEPHONE # | FAX#

Winston Von Engel, AICP
APPLICANT'S PRIMARY REPRESENTATIVE

NYC Department of City Planning – Brooklyn Office
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

16 Court Street, 7th Floor
STREET ADDRESS

Brooklyn | **NY** | **11241**
CITY | STATE | ZIP

718 | **780.8280**
AREA CODE | TELEPHONE # | FAX#

* **List additional applicants below:**

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

ADDITIONAL APPLICANT REPRESENTATIVE:

Philip Habib & Associates | **212.929.5656** | **212.929.5605**
NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) | TELEPHONE # | FAX #

2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

Multiple
STREET ADDRESS

Gowanus Neighborhood City Map Changes – Phase 1
PROJECT NAME (IF ANY)

Smith Street, Huntington Street, 5th Street, Hoyt Street, 4th Street, Bond Street and Gowanus Canal
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

M3-1
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

16c
ZONING SECTIONAL MAP NO(S).

Block 471/Lots 1, 100 & 200 | **Brooklyn** | **6**
TAX BLOCK AND LOT NUMBER | BOROUGH | COMM. DIST.

N.A.
URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO ☒ YES ☐ IF YES, IDENTIFY

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

The applicant is proposing changes to the City Map in the Gowanus neighborhood of Brooklyn, involving (1) de-mapping of 7th Street between Smith Street and Gowanus Canal; (2) the establishment of Hoyt Street between 5th Street and Gowanus Canal and Luquer and Nelson streets between Smith Street and Gowanus Canal; and (3) the elimination of a Public Place designation; as well as the establishment of legal grades and the adjustment of grades and block dimensions as necessary. See attached project description for details.

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

*No supplemental form required

☒	CHANGE IN CITY MAP.....MM	$ 0
☐	ZONING MAP AMENDMENT.....ZM	$
☐	ZONING TEXT AMENDMENT..... ZR	$
☐	ZONING SPECIAL PERMIT.....ZS	$
☐	ZONING AUTHORIZATION.....ZA	$
☐	ZONING CERTIFICATION.....ZC	$
☐	PUBLIC FACILITY, SEL../ACQ.....PF	$
☐	DISPOSITION OF REAL PROP.....PP	$
☐	URBAN DEVELOPMENT ACTION.....HA	$
☐	URBAN RENEWAL PROJECT.....*	$
☐	HOUSING PLAN & PROJECT.....*	$
☐	FRANCHISE.....*	$
☐	REVOCABLE CONSENT.....*	$
☐	CONCESSION.....*	$
☐	LANDFILL.....*	$
☐	OTHER (Describe)	$

☐ MODIFICATION _____ $ _____

☐ FOLLOW-UP _____ $ _____
APPLICATION NO.

☐ RENEWAL _____ $ _____
APPLICATION NO.

☐ OTHER _____ $ _____
SPECIFY

TOTAL FEE (For all actions) $ 0

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

☒ **Applicant is a City Agency**

Has pre-application meeting been held? ☐ NO ☒ YES

If yes **TRD / Phillip Montgomery** (DCP Office/Representative) **04/11/2019** (Date of meeting)

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY **NYC Department of City Planning** CEQR NUMBER **19DCP157K [City Map Change is part of Gowanus Neighborhood Rezoning and Related Actions]**

TYPE OF CEQR ACTION:

☐ TYPE II Type II category: _____ Date determination was made: _____

☒ TYPE I } Has EAS been filed? Yes ☒ No ☐

☐ UNLISTED } If yes, Date EAS filed: _____

Has CEQR determination been made? Yes ☒ No ☐

If yes, what was determination? Negative Declaration ☐ CND ..... ☐ Positive Declaration ☒ } Date determination made: **March 22, 2019** (Attach Copy)

If Positive Declaration, has PDEIS been filed? **No**

Has Notice of Completion (NOC) for DEIS been issued? _____ If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? **No** If yes, date issued: _____

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No ☐ Yes ☒

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO. DESCRIPTION/ DISPOSITION/STATUS CAL. NO. DATE

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO. DESCRIPTION/ DISPOSITION/STATUS CAL. NO. DATE

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

Zoning map and text amendments and disposition of City-owned property as part of the Gowanus Neighborhood Rezoning and Related Actions project

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Winston Von Engel – Director, Brooklyn Office 11-12-20

NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF APPLICANT — DATE

NYC Department of City Planning

APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS (Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

City Map Change . . . . . MM

APPLICATION NO

Proposed City Map Change
(Check appropriate boxes)

1. ESTABLISH NEW…….. ☒ STREET ☐ PARK ☐ PUBLIC PLACE ☒ GRADE
2. ELIMINATE EXISTING…… ☒ STREET ☐ PARK ☒ PUBLIC PLACE ☐ GRADE
3. CHANGE EXISTING STREET…… ☐ WIDTH ☐ ALIGNMENT ☒ GRADE
4. EASEMENT
   Delineate New..... ☐ Remove Existing…… ☐ Modify Existing…….. ☐
5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY ..... ☒

Zoning Map Change . . . . . ZM

APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

Proposed Zoning Map Change(s)

		EXISTING	TO:	PROPOSED
CHANGE #1	FROM:	_____	TO:	_____
CHANGE #2	FROM:	_____	TO:	_____
CHANGE #3	FROM:	_____	TO:	_____
CHANGE #4	FROM:	_____	TO:	_____
CHANGE #5	FROM:	_____	TO:	_____

Zoning Text Amendment . . . . . ZR

APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

Affected Zoning Resolution (ZR) Sections

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Land Use Review Application (LR) ..... Item 2. Site Data

.....
Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE (Enter Range only if all Lots in Range are Included)	TAX LOT(S) OR TAX LOT RANGE	ADDRESS (House Number and Street Name) OR BOUNDING STREETS OR CROSS STREETS (If No Address)
Block 471	Lot 1	Block bounded by Smith Street, 5th Street and Gowanus Canal
Block 471	Lot 100	431 Hoyt Street (Bounded by Hoyt Street, 5th Street and Gowanus Canal)
Block 471	Lot 200	459 Smith Street (Bounded by Smith Street, Huntington Street and Gowanus Canal)

GOWANUS NEIGHBORHOOD CITY MAP CHANGES – PHASE 1
LR ITEM 3
DESCRIPTION OF PROPOSAL

INTRODUCTION

The New York City Department of City Planning (NYCDCP) is proposing several changes to the City Map involving: (1) the elimination, discontinuance and closing of 7th Street between Smith Street and Gowanus Canal; (2) the establishment of Hoyt Street between 5th Street and Gowanus Canal and Luquer and Nelson streets between Smith Street and Gowanus Canal; and (3) the elimination of a Public Place designation; as well as the establishment of legal grades and the adjustment of grades and block dimensions as necessary, collectively the "project area", in the Gowanus neighborhood of Brooklyn Community District 6. The project area is approximately 417,253 square feet (sf) and is comprised of: approximately 27,682 sf (0.64 acres) of street segments to be de-mapped; approximately 72,244 sf (1.66 acres) of street segments to be mapped; and approximately 252,383 sf (5.79 acres) of Public Place to be undesignated (see Figure 1 for reference).

The proposed changes to the City Map would allow for the disposition of City owned land to transform and reclaim the waterfront, create new parkland and reconnect the surrounding community to the Gowanus Canal. The proposed City Map changes are intended to help facilitate the development of housing, community resources and new open space including, over time, a shore public walkway, which will provide waterfront connections and publicly accessible open space. The proposed street de-mapping of 7th Street between Smith Street and Gowanus Canal, and subsequent mapping of new public streets on Block 471, will coordinate private and public improvements and provide access to new mixed-use developments and neighborhood open space.

The proposed changes to the City Map described above are part of the Gowanus Neighborhood Rezoning, which is drawn from NYCDCP's draft Gowanus zoning proposal and is based on extensive outreach and planning with local elected officials and community members. The draft Gowanus zoning proposal will be a part of a comprehensive package of City initiatives seeking to achieve multiple goals outlined in the *Gowanus Framework* with areas to support mixed-use growth with affordable housing, areas to maintain and grow Gowanus' commercial and industrial businesses and special tools to activate ground floors and create new public spaces. These initiatives would allow the Gowanus Canal to become the centerpiece of a green, resilient neighborhood with new, sustainable, mixed use development boasting more open space, parks and community resources. In addition to the City Map amendments that are the subject of this application, the Gowanus Neighborhood Rezoning will require a separate but related ULURP application to include a number of zoning map and text amendments.

EXISTING CONDITIONS

Prominent Land Uses in the Surrounding Area

The area within an approximate 600-foot radius of the project area is defined by the 100-foot-wide Gowanus Canal. The former industrial waterfront along the Gowanus Canal is a mix of commercial activity, parking lots, storage, and light industrial uses interspersed with vacant buildings and land (see City Map Change Area Map for reference). The recently completed 363-365 Bond Street residential developments, which were facilitated by a rezoning in 2010, are the first new residences along the Canal, and include a publicly accessible esplanade, community facility space, and affordable housing, all with an emphasis on resilient design. Connections across the Canal are limited in the vicinity of the project area, with only four bridges traversing the waterbody, including only two (at 3rd Street and 9th Street) that allows westbound traffic.

The area west of Smith Street, which forms the western boundary of the project area, is primarily a mix of attached multifamily walkup and 1-2 family residential buildings with one multifamily elevator building located at Smith Street and Huntington Street. Mixed commercial/residential buildings line Court Street, as well as along Smith Street north of the project area, and some low-rise industrial and manufacturing buildings are present on Smith Street at the southern extent of the 600-foot radius. The surrounding area also has two public facilities and institutions, the St. Mary Star of the Sea church located on Court Street and Luquer Street and the International School of Brooklyn on Court Street at Nelson Street, as well as a park, St Mary's Park, with basketball courts, fitness equipment and playgrounds.

Areas Affected by Proposed Actions - Aerial View



Legend

- Public Place (Designation to be Removed)
- Street to be De-mapped
- Streets to be Mapped

To the north of the project area, 1st, 2nd, 3rd and 4th streets consist primarily of 1-2 family residential and multifamily attached buildings, with industrial and manufacturing sites defining the sections of 3rd and 4th streets in closer proximity to the Gowanus Canal.

Transportation and utility facilities, including MTA infrastructure and easements under the elevated F and G subway tracks, are present above 9th Street, to the south of the project area, and along Smith Street. The Smith-9th Street station, which is served by the F and G trains, is located above the Gowanus Canal, to the east of Smith Street, approximately one block to the south of the project area. The elevated station is 87.5 feet (26.7 m) above ground level, the highest station in the system. The tracks go underground at the southwest corner of Smith Street and Second Place, which is in the northernmost section of the 600-foot radius study area.

Existing Zoning in the Surrounding Area

The project area consists of an M3-1 zoning district (refer to attached Zoning Map). M3-1 zoning districts are designated for areas with heavy industries that generate noise, traffic or pollutants. Typical uses include power plants, solid waste transfer facilities and recycling plants, and fuel supply depots. M3-1 districts have a maximum floor area ratio (FAR) of 2.0 for manufacturing and commercial uses, and no new residential or community facility uses are permitted. M3 districts have a base height limit, above which a structure must fit within a sloping sky exposure plane; this maximum base height is 60 feet in M3-1 districts. M3-1 districts are subject to parking requirements based on the type of use and size of an establishment. Even in M3 districts, uses with potential nuisance effects are required to conform to minimum performance standards as set forth in the Zoning Resolution.

M1-1 and M2-1 zoning districts are adjacent to the project area, with R6B and R6A districts located further to the north and west, respectively, and an MX-11 Special District (M1-4/R7-2) located to the northeast.

PROJECT AREA

The one-block segment of 7th Street to be de-mapped is an unbuilt paper street located east of Smith Street and is mapped to a width of 60 feet. It extends from Smith Street east to Gowanus Canal and comprises approximately 27,682 sf (0.64 acres). The northern street line measures approximately 468 feet and the southern street line measures approximately 455 feet (refer to Application Map). It is owned by the City and lies completely within Block 471, Lot 200, which is privately-owned and primarily used for storage.

The project area also encompasses Block 471, Lots 1 and 100 and a portion of Lot 200 (refer to attached tax map). Lot 1 is located south of 5th Street and bounded by Smith Street to the west, Lot 200 to the south and Lot 100 to the east. This lot is approximately 177,358 sf (4.07 acres) with approximately 393 feet of frontage on Smith Street and 545 feet of frontage on 5th Street (see Site Photographs 7-8 for reference).

Lot 100 is located north and west of the Gowanus Canal. This lot is approximately 75,025 sf (1.72 acres) with approximately 63 feet of frontage along 5th Street and approximately 117 feet of frontage along Hoyt Street. Lot 1 and 100 are currently designated as “Public Place”. Public Places have been mapped throughout the New York City on sites the City intends to reserve for a public purpose. They may or may not be zoned and may not generate development rights. Typically, they are established to allow for flexibility in use. Both Lot 1 and Lot 100 are currently vacant, and are under the jurisdiction of the NYC Department of Housing and Development (NYCHPD) (see Site Photograph 3-4 for reference).

Lot 200 is located east of Smith Street, north of Huntington Street, south of Lot 1 and west of the Gowanus Canal with approximately 353 feet of frontage along Smith Street and 420 feet of frontage along Huntington Street. The lot, which is privately-owned and used in connection with Superfund remediation activities (dredging and staging work), is approximately 164,870 sf (3.78 acres) and shares a lot line with Lot 1 (see Site Photographs 11-12 for reference).

PROPOSED PROJECT

The proposed City Map changes and other subsequent related land use actions are intended to facilitate development patterns that meet the long-term vision of Gowanus as a sustainable, mixed-use neighborhood anchored by a vibrant and resilient waterfront that can support the housing and economic needs of the community, the surrounding neighborhoods and the City as a whole. Specifically, the proposed changes to the City Map are intended to reconnect the community to the Gowanus Canal, address sustainability and resiliency, improve neighborhood livability by increasing access to publicly

accessible open space and the waterfront and facilitate public realm improvements in connection with the planned private and public investments – as outlined in NYCDCPs draft zoning proposal.

As discussed above, this application is for several changes to the City Map including: (1) de-mapping of 7th Street between Smith Street and Gowanus Canal; (2) the establishment of Hoyt Street between 5th Street and Gowanus Canal and Luquer and Nelson streets between Smith Street and Gowanus Canal; and (3) the elimination of a Public Place designation; as well as the establishment of legal grades and the adjustment of grades and block dimensions as necessary.

The proposed de-mapping of a Public Place designation and mapping of new streets on Block 471 would facilitate the redevelopment of City-owned property for a mix of uses including significant amounts of affordable housing along with community facility, commercial, light manufacturing, open space or other uses allowed under the proper zoning. The proposed mapping and de-mapping actions would reconnect the area to the street grid and surrounding communities and support the redevelopment and remediation of large vacant and underutilized sites.

Gowanus Rezoning City Map Changes Area Map

NYC Department of City Planning

Project

- Project Area
- Rezoning Area
- Development Site
- 600 Foot Radius

Zoning

- Zoning District
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

Land Use

- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Instiutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other

Transportation

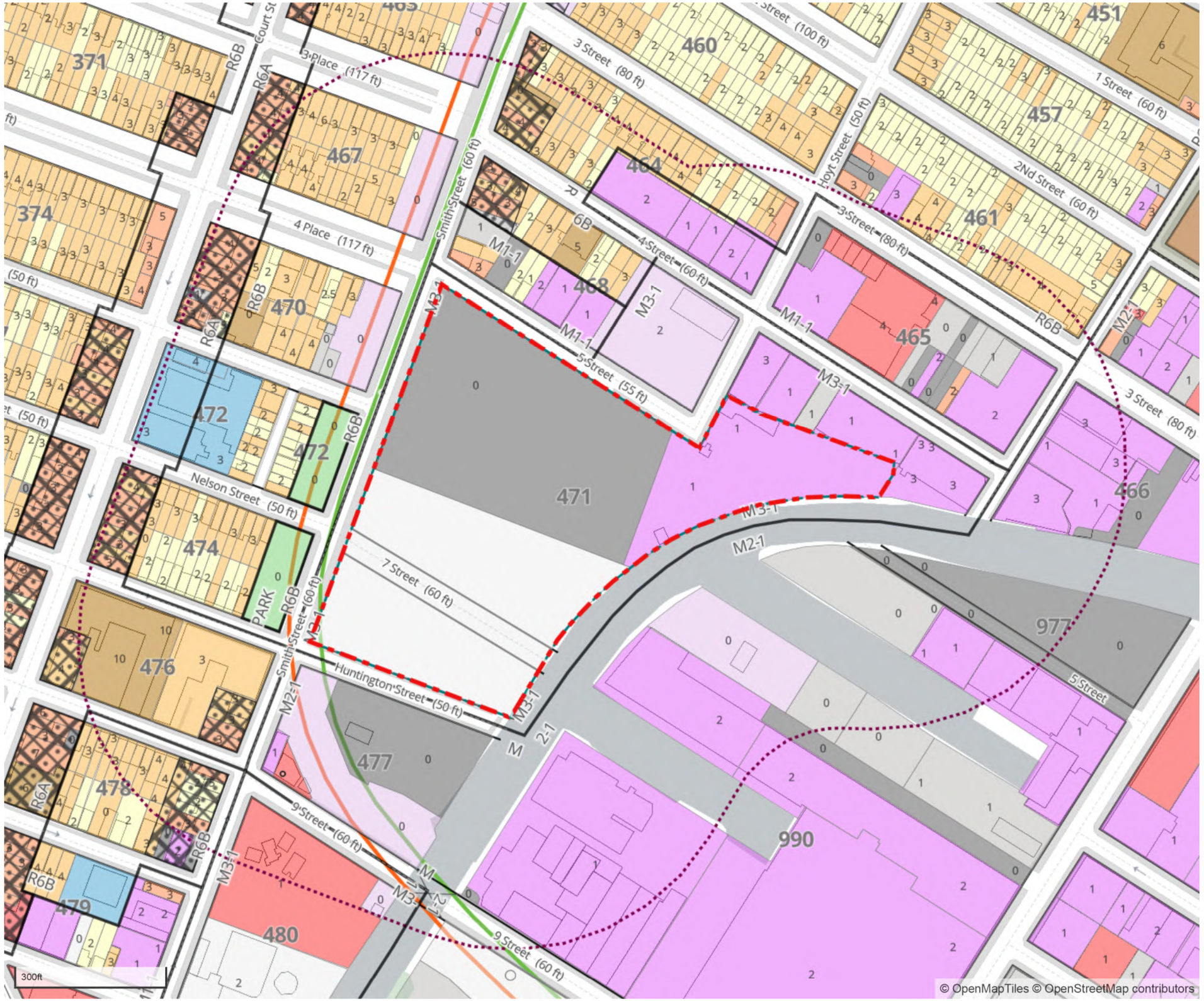
- Subway Stop
- Subway Entrance

Map Created: Aug 20, 2019, 1:43pm

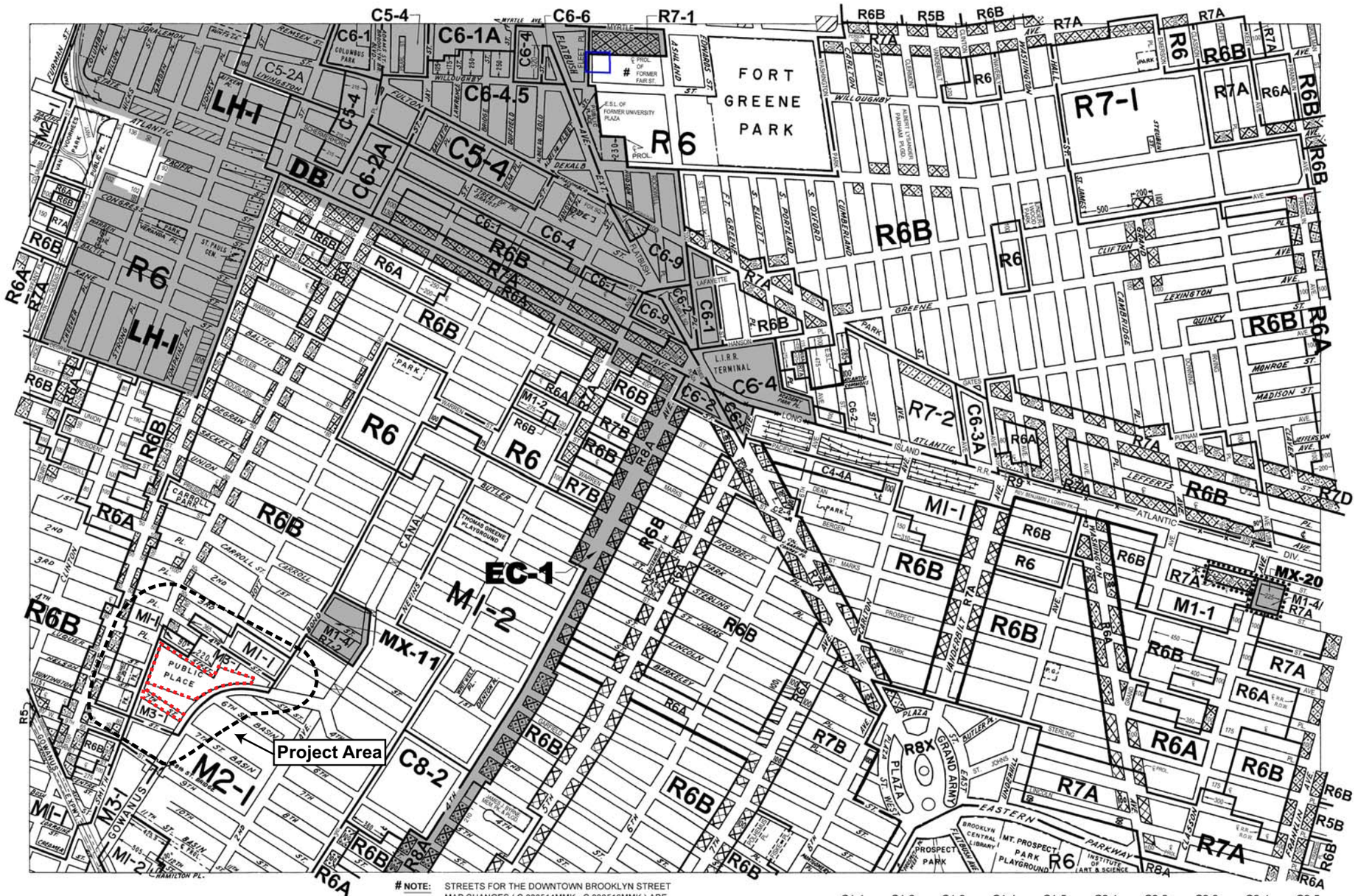
Data Sources: layers-api.planninglabs.nyc/v1/sources

pluto MapPLUTO™ 18v2.1, Bytes of the Big Apple (March 2019); zoning-districts (July 2019); digital-citymap (6 April 2018); planimetrics (26 February 2019); transportation (21 November 2017); supporting-zoning (July 2019)





https://applicantmaps.planning.nyc.gov/projects/cnCZs6gRzg41QlqBqKMm/edit/map/edit

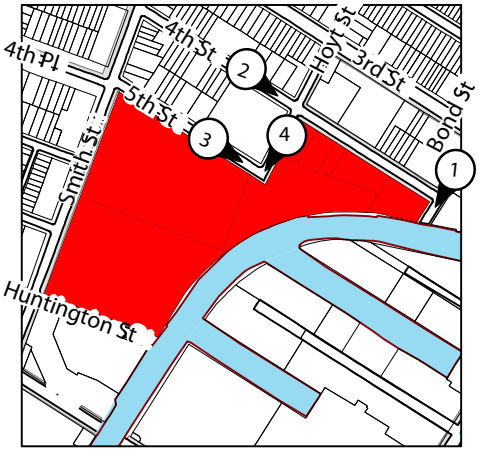

Project Area
FORT GREENE PARK
EC-1
MI-2
MX-11
MX-20
C8-2
M2-1
M3-1
R6
R6B
R6A
R7A
R7-1
R7-2
R7B
R7D
R8
R8A
R8X
R9
R5B
R5D
C6-1A
C6-4.5
C6-2A
C6-4
C6-6
C5-4
C5-2A
C6-3A
C6-9
M1-1
M1-2
M1-4/R7A
LH-1
DB
PUBLIC PLACE
L.I.R.R. TERMINAL
FLATBUSH AVE.
ATLANTIC AVE.
FULTON ST.
MYRTLE AVE.
WILLOUGHBY ST.
DEKALB AVE.
LAFAYETTE AVE.
GREENE AVE.
CLIFTON PL.
LEXINGTON AVE.
QUINCY ST.
MONROE ST.
MADISON ST.
PUTNAM AVE.
DIV. AVE.
CARLTON AVE.
WASHINGTON AVE.
CLASSON AVE.
CUMBERLAND ST.
CANAL
PROSPECT PARK
PROSPECT PARK PLAYGROUND
BROOKLYN CENTRAL LIBRARY
INSTITUTE OF ART & SCIENCE
MT. PROSPECT PARK
PROSPECT PARK WEST
PROSPECT PARK SOUTH
EASTERN PARKWAY
GRAND ARMY PLAZA
PLAZA ST. WEST
PLAZA ST. EAST
FLATBUSH AVE. EXT.
FLATBUSH AVE.
ST. JAMES PL.
ST. FELIX ST.
ST. EDWARDS ST.
ST. OXFORD ST.
ST. PORTLAND ST.
ST. ELLIOTT PL.
ST. MARKS AVE.
ST. JOHNS PL.
ST. LAWRENCE
ST. JAMES PL.
ST. JOHNS PL.
ST. LINCOLN PL.
ST. STERLING PL.
ST. PROSPECT PL.
ST. PARK PL.
ST. BERGEN ST.
ST. DEAN ST.
ST. BARCLAY ST



1. Facing south on portion of Bond Street directly northeast of project site



2. Facing east at intersection of Hoyt Street and 4th Street





3. Facing east towards the project site at the intersection of 5th Street and Hoyt Street



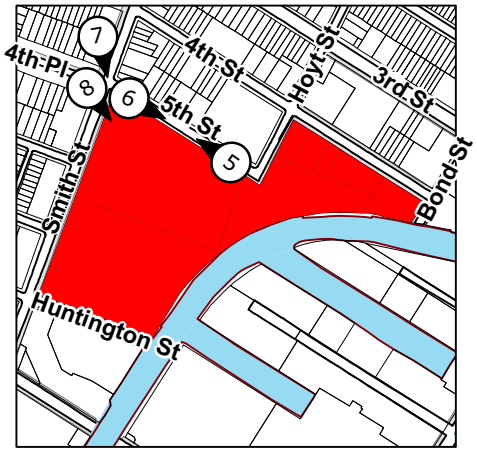
4. Facing south towards the project site at the intersection of Hoyt Street and 5th Street



5. Facing west on 5th Street towards Smith Street



6. Facing east on 5th Street towards Hoyt Street





7. Facing southeast towards the project site at the intersection of Smith Street and 4th Place



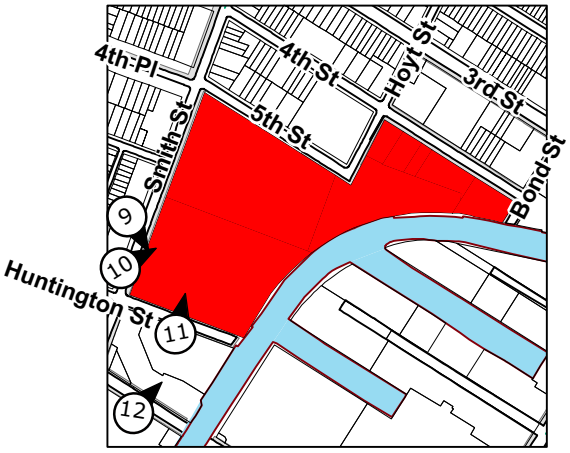
8. The project site facing southeast from the intersection of Smith Street and 4th Place



9. Facing southeast towards the project site from the intersection of Smith Street and Nelson Street



10. Facing northeast towards the project site from the intersection of Smith Street and Nelson Street





11. View of the project site from Huntington Street between Smith Street and Gowanus Canal



12. Facing northeast towards project site from Smith-9th Street subway station

FINANCE
NEW • YORK
MARTHA E. STARK
COMMISSIONER

N
W E
S

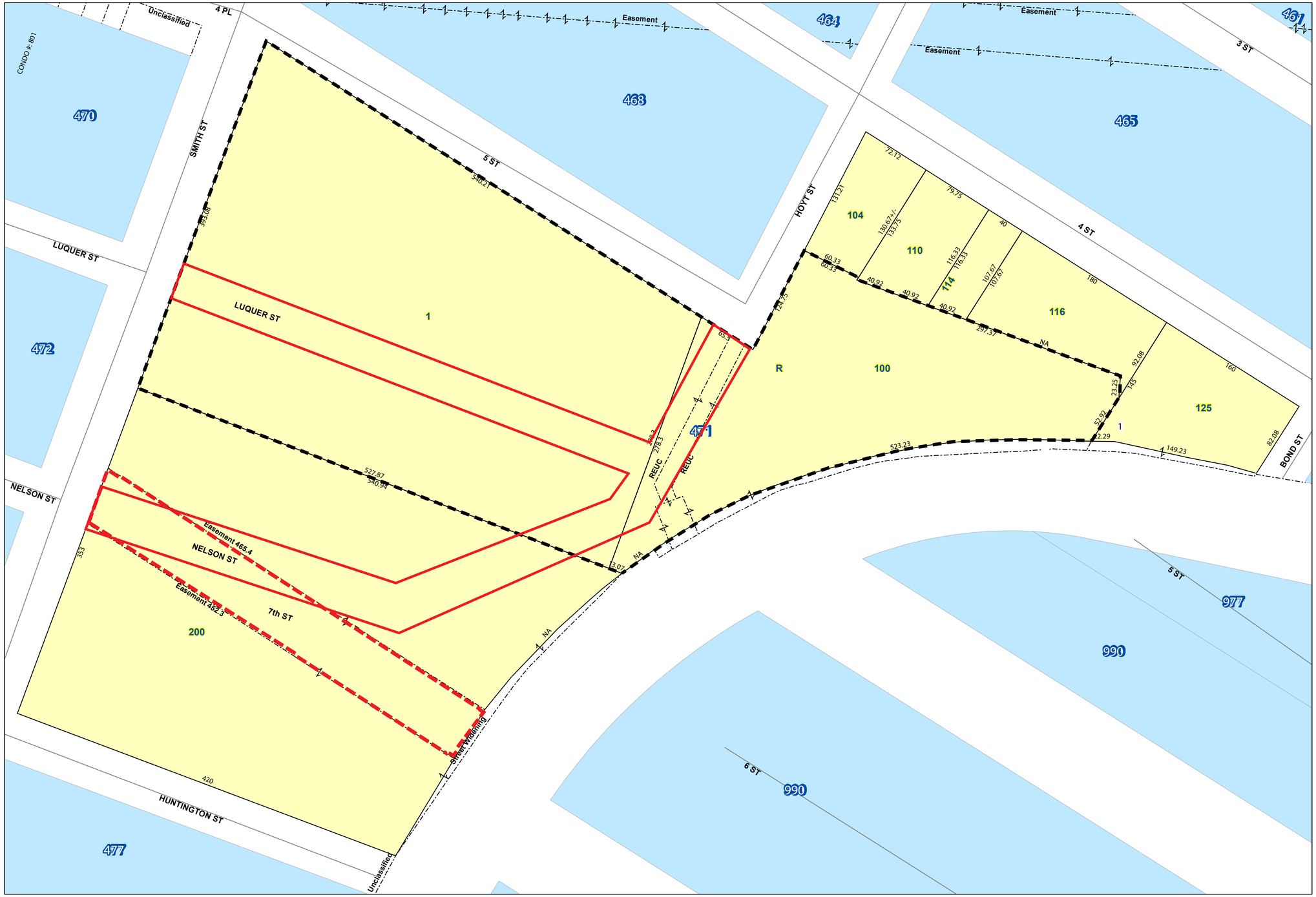
NYC Digital Tax Map

Effective Date : 12-09-2008 19:32:37
End Date : Current

Brooklyn Block: 471

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Street to be de-mapped
- Public Place (designation to be removed)
- Streets to be mapped



0 25 50 100 150 200 Feet

REFERENCE MAPS

FINAL SECTIONS: 23, 32
V-1035 (CP 12467) APRIL 23, 1956
V-1469 (CP 15883) SEPT. 06, 1960
X-1770 (CP 18848) FEB. 23, 1965
X-2074 (CP 21368) SEPT. 01, 1970
X-2185 (CP 22590) JAN. 09, 1974

464 465 466 467 468 470 471 472 474 477

THIRD PLACE 116'-10 1/2" +42.10 41.25 + 40.40 60
4TH STREET 60 19.00 60
HOYT 50
BOND 50 5.67± ST. 5.00
531.88 84°50'11" 90° 80.47 111°04'32" 123.83 TAN. 181°26'41"
SEE DETAIL "A"
256.04 335.79 297.38PP 60.33PP 84°50'11"PP 124.79PP
100°47'35"PP 23.25PP 156°59'28"PP 52.92PP
R=700.00PP <=42°48'11"PP L=522.94PP
SMITH STREET 200
262.20' 130' 50 9.87 10.00 9.38 275°09'49"
FOURTH PLACE 116'-10 1/2" +32.67 33.20 +32.60 55 5TH STREET 55 +32.50 130.24' 28.15 23.89 23.30 17.20 16.62
0' 545.47 605.71 77°43'55" 95°09'49" 85.17 60 HOYT ST. P.C. P.T.
R=200.00 <=15°45'25" L=55.00
R=260.00 <=44°14'51" L=200.79
253.38 393.38PP 475.87 90°00'00" 112°51'41" TAN.
PUBLIC PLACE
508.30 STREET 50 15.10 13.80 13.30 P.T. P.C. 14.30 160 +P.C.
R=18.00 <=141°21'07" L=44.41
LUQUER ST. 50 24.30 24.30 23.80 23.60 23.80 LUQUER 50 433.23 90°00'00" 0'
540.96PP 90PP 188.00 102°16'05" 90°00'00"
R=40.00 <=38°38'53" L=26.98
235.67 241.37 STREET
R=700.00 <=63°15'05" L=772.76
GOWANUS CANAL
75.00 90° 90° 200.00 PARK 200.00 75.00 90° 90°
20.00 19.40 235.43 P.C. P.T. 16.50 160 467.89 184°13'38" TAN.
400.00 NELSON ST. 50 19.70 19.30 19.40 19.10 19.10 18.80 NELSON 60 P.C. 7TH STREET 60 60.00' 454.84
R=100.00 <=38°38'53" L=67.45
180°00'04" 90° 115.09 102°16'05"
80.00 90° 90° 200.00 PARK 200.00 80.00 90° 90°
209.11 195.00 90° 420.00 214' 9.00 175' 13.20 STREET
HUNTINGTON 50 15.70 15.35 50 60 400.00

SECTION 2 OF THE KINGS COUNTY LAND MAP

60.33PP 90PP 297.38PP 3.17PP 282°13'17"PP

DETAIL "A"
N.T.S.

ENGLISH SCALE: 1 INCH = 40 FEET
0 40 80 120 160
0 4.8 14.4 24.0 33.6
METRIC SCALE: 1 CM = 4.8 METERS (15.748 FEET)

GOWANUS NEIGHBORHOOD
CITY MAP CHANGES

BROOKLYN, NEW YORK

APPLICANT:
NYC DEPT. OF CITY PLANNING
120 BROADWAY, 31st FL.
NEW YORK, NY 10271
Tel: (212) 720-3300

ENGINEER:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE
NEW YORK, NY 10016
Tel: (212) 929-5656

LEGEND

———	Indicates street line heretofore established and hereby retained.
- - -	Indicates street line heretofore established and hereby eliminated.
———	Indicates street line hereby established.
420.00	Indicates dimension heretofore established and hereby retained.
~~209.11~~	Indicates dimension heretofore established and hereby eliminated.
~~297.38PP~~	Indicates public place dimension heretofore established and hereby eliminated.
195.00	Indicates dimension hereby established.
5.00	Indicates elevation heretofore established and hereby retained.
~~23.80~~	Indicates elevation heretofore established and hereby eliminated.
10.00	Indicates elevation hereby established.
130'	Indicates tie-in distance heretofore established and hereby retained.
175'	Indicates tie-in distance hereby established.
471	Indicates tax block number.
PARK	Indicates Park heretofore established and hereby retained.
~~PUBLIC PLACE~~	Indicates Public Place heretofore established and hereby eliminated.

NOTES

ALL DIMENSIONS AND ELEVATIONS ARE IN FEET.

ELEVATIONS ARE TAKEN AT TOP OF CURB UNLESS OTHERWISE NOTED.

ELEVATIONS REFER TO BROOKLYN BOROUGH HIGHWAY DATUM WHICH IS 2.56 FEET ABOVE THE U.S. COAST AND GEODETIC SURVEY DATUM AT SANDY HOOK, NEW JERSEY.

GOWANUS NEIGHBORHOOD CITY MAP CHANGES

PHASE 1 APPLICATION MAP

SHOWING
THE ELIMINATION, DISCONTINUANCE AND CLOSING
OF
7TH STREET BETWEEN SMITH STREET AND GOWANUS CANAL
AND
THE ESTABLISHMENT
OF
HOYT STREET BETWEEN 5TH STREET AND LUQUER STREET
AND
LUQUER STREET AND NELSON STREET
BETWEEN SMITH STREET AND GOWANUS CANAL
AND
THE ELIMINATION OF PUBLIC PLACE
AND
THE ESTABLISHMENT OF LEGAL GRADES
AND
THE ADJUSTMENT OF GRADES AND BLOCK DIMENSIONS NECESSITATED THEREBY
WITHIN
THE AREA BOUNDED BY HUNTINGTON STREET, SMITH STREET, 5TH STREET, HOYT STREET, 4TH STREET, BOND STREET AND GOWANUS CANAL

DATE: 11/17/2020	SCALE: 1"=40'
	PROJECT NO.: 1223I
	DRAWN BY: H.C.
	CHECKED BY: P.H.
	SHEET: 1 OF 1

STATE OF NEW YORK PHILIP A. HABIB NO. 61465 LICENSED PROFESSIONAL ENGINEER

4th STREET

4th STREET

531.88'
to Bond Street
See Diagram "A"

HOYT STREET

12" Combined Sewer Line

8" Water Main

12" Combined Sewer Line

5th STREET

605.71'

4th. Place

77°43'55"

275°09'49"

Monitoring Wells

Tax Block No.471

Tax Lot No.1

Tax Lot No.100

Tax Lot No.200

AREA OF RUBBLE PILE

Brooklyn-Union Gas Easement Reel No. 376, Pg. 647

Storm Sewer Easement Reel No. 684, Pg. 1425

Gowanus Canal

R=700'
L=723.89'
59°15'05"

1 Story Brick Building

3 Story Brick

100°47'35"

156°59'28"

297.38'

1 Story Brick

Metal Shed

60.33'

90°

84°50'11"

124.79'

3.17'

77°46'43"

233.25'

52.92'

R=700'
L=48.87'

123.83'

Concrete Walk

Concrete On Top Of Wood Bulkhead

Metal Bulkhead

Street Line As Shown On Present City Map

Overhead Railroad

Luquer Street

746.38'

Nelson Street

61.40'

209.11'

REMAINS OF FOUNDATION

7th STREET
(NOT OPEN OR IN USE)

REMAINS OF FOUNDATION

REMAINS OF FOUNDATION

420.00'

102°-16'-05"

115.09'

175.09'

60'

50'

HUNTINGTON STREET

Legend:

Manhole (Water)	W
Manhole (Sewer)	S
Manhole (Electric)	E OR E
Utility Pole	UP
Hydrant	
Water Valve	W OR W
Traffic Sign	T.S.
Gas Valve	G OR G
Spot Elevation	+12.91
Spot Elevation – Top Curb	TC9.20
Spot Elevation – Bot Curb	BC8.72
Invert Elevation	INV =
First Floor Elevation	FF =
Drop Curb	
Pedestrian Ramp	P.R.
Sanitary Sewer Line	
Water Line	
Chain Link Fence	
Tree W/Dimension	Ex. 8"
Traffic Light Pole	L.P.
Traffic Signal Box	T
Gas Line	
Electric Line	
Telephone Line	
Monitoring Wells	Monitoring Well

Notes:

1) ALL ELEVATIONS SHOWN HEREON REFER TO THE NAVD 1988 DATUM.
2) ALL SUBSURFACE UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY DEPARTMENTS & PRIVATE UTILITY COMPANIES & THE LOCATION OF SAID UTILITIES ARE APPROXIMATE ONLY & NOT GUARANTEED BY THE SURVEYOR. CONSULT APPROPRIATE DEPARTMENT OR COMPANY BEFORE DESIGNING ANY CONNECTIONS.
3) NONVISIBLE EASEMENTS, RECORDED OR UNRECORDED. NOT SHOWN.
4) THERE ARE NO VISIBLE STREAMS OR WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
5) UNDERGROUND FONDATIONS OR SUBSTRUCTURES NOT VISIBLE NOT SHOWN.
6) STREET WIDTHS AND BLOCK DIMENSIONS AS PER CURRENT CITY MAP, TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.

DIAGRAM A

4th Street
581.88'
531.88'
Bond Street
50'
60'
AREA TO BE DE-MAPPED
885.4 Sq. Ft.
80.47'
61.20'
53.56'
111°-04'-32"
Hoyt Street
256.04'
131.25'
60.33'
297.38'
100°47'35"
156°59'28"
233.25'
52.92'
123.83'
3.17'
84°50'11"
124.79'
275°09'49"
R=700'
L=48.87'
R=700'
L=723.89'
Gowanus Canal
5th. Street

Scale: 1"=60'

AREA= 417,257 Sq. Ft. or 9.58 ACRES

TAX BLOCK 471 LOTS 1, 100 & 200
BOROUGH OF BROOKLYN, CITY OF NEW YORK

ERLANDSEN-CROWELL & SHAW
FOUNDED IN 1852 BY E.W. CONKLIN
Civil Engineers & City Surveyors
241 JERICHO TPKE NEW HYDE PARK, NY 11040
516-326-4353
718-526-0339

Date: June 26, 2019

Scale: 1"=30'

67488

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