ATTACHMENT 11 – STATEMENT OF FINDINGS

Brooklyn Yards
Brooklyn, NY

Authorization Pursuant to 25-82 – Zoning Lot 3
Applicant's Discussion of Findings

25-82
Authorization for Reduction of Spaces

In all districts, as indicated, the City Planning Commission may authorize a reduction in the number of required bicycle parking spaces set forth in Section 25-811 (Enclosed bicycle parking spaces), or a waiver of all such spaces, upon finding there are subsurface conditions, below grade infrastructure or other site planning constraints that would make accommodating such bicycle parking spaces on or below the first story of the building infeasible. The Commission may request reports from licensed engineers or registered architects in considering such reduction.

The Applicant is requesting an Authorization pursuant to ZR 25-82 to waive 9 required enclosed bicycle parking spaces accessory to the proposed residential use that would be located in the apartment building ("Building 13") on Zoning Lot 3 (Block 5509, Lots 41 and 57).

The majority of Zoning Lot 3 (all but Lot 57) is located within the right-of-way of the Bay Ridge line of the Long Island Railroad (the "LIRR ROW"), with freight trains running below-grade in this area approximately once daily. Building Fifteen would be located partially on a platform that would be constructed over the LIRR ROW and would provide the foundation for that portion of the building. The remainder of the building would be on terra firma. The location of the LIRR ROW prohibits below-grade development on that portion of Zoning Lot 3, limiting the area available for Building 13's cellar to Lot 57 only. Lot 57 is a triangular lot with an area of approximately 6,550 sf.

The proposed cellar in Building 13 could accommodate some of the building's mechanical space, allowing a portion of the ground floor to be used for 21 required enclosed bicycle parking spaces. An additional 21 covered unenclosed spaces would be provided within an arched passageway through Building 13.

The Proposed Development would include a total of 73 bicycle unenclosed accessory bicycle parking spaces, distributed throughout the three zoning lots, that would be memorialized as part of the Large-Scale General Development ("LSGD") plan. Unenclosed spaces do not satisfy the requirements of ZR 36-73 and 25-83, but would ensure that the Proposed Development would provide 94 bicycle parking spaces.