Land Use Review Application

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

City Planning will assign and stamp reference numbers here

210253 ZMK
APPLICATION NUMBER

210254 ZRK
APPLICATION NUMBER

210255 HAK
APPLICATION NUMBER

210256 HUK
APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Dept. of Housing Preservation & Development
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

100 Gold Street
STREET ADDRESS

New York **NY** **10038**
CITY STATE ZIP

212-863-6081
AREA CODE TELEPHONE # FAX#

Lin Zeng
APPLICANT'S PRIMARY REPRESENTATIVE

NYC Housing Preservation and Development
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

100 Gold Street
STREET ADDRESS

New York **NY** **10038**
CITY STATE ZIP

212 863-5327 **212 863-5052**
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:

Rona Reodica, Assistant Commissioner
HPD Building & Land Development Services **212 863-8576**
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.")

see attached **Glenmore Manor/Brownsville Hub**
STREET ADDRESS PROJECT NAME (IF ANY)

Bounded by Mother Gaston Boulevard, Glenmore Avenue, Christopher Avenue, and Liberty Avenue
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

R6 **17c**
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) ZONING SECTIONAL MAP NO(S).

see attached **Brooklyn** **16**
TAX BLOCK AND LOT NUMBER BOROUGH COMM. DIST.

Brownsville II Urban Renewal Area
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")

See attached description

4. ACTIONS REQUESTED AND FEES

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

* No supplemental form required

☐	CHANGE IN CITY MAP……MM	$	☐	MODIFICATION	$
☒	ZONING MAP AMENDMENT……ZM	$			
☒	ZONING TEXT AMENDMENT…… ZR	$	☐	FOLLOW-UP	$
☐	ZONING SPECIAL PERMIT.....ZS	$		APPLICATION NO.	
☐	ZONING AUTHORIZATION……ZA	$	☐	RENEWAL	$
☐	ZONING CERTIFICATION……ZC	$		APPLICATION NO.	
☐	PUBLIC FACILITY, SEL../ACQ…….PF	$	☐	OTHER	$
☒	DISPOSITION OF REAL PROP……..PP	$		SPECIFY	
☒	URBAN DEVELOP=T ACTION……HA	$		**TOTAL FEE (For all actions)**	$
☒	URBAN RENEWAL PROJECT……..*	$			
☐	HOUSING PLAN & PROJECT……*	$			
☐	FRANCHISE……..*	$			
☐	REVOCABLE CONSENT……*	$			
☐	CONCESSION……..*	$			
☐	LANDFILL……..*	$			
☐	OTHER (Describe)				
		$			

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

If fee exemption is claimed check box below and explain

☒ **City agency**

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

If yes **Anthony Grande** **June 5, 2019**
DCP Office/Representative Date of meeting

5. ENVIRONMENTAL REVIEW

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

LEAD AGENCY **NYC Housing Preservation & Development** CEQR NUMBER **20HPD089K**

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: **3/6/2020**

Has CEQR determination been made? Yes ☒ No ☐

If yes, what was determination? Negative Declaration ☒ CND ..... ☐ Positive Declaration ☐ } Date determination made: 1/15/21 (Attach Copy)

If Positive Declaration, has PDEIS been filed? _____

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

If PDEIS has not been filed, has final scope been issued? _____ 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
	see attached		

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
	Mayoral Zoning Override of street wall req. inZR Section 35-651(b).		

9. FUTURE ACTIONS REQUIRED

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

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

Perris Straughter, Assistant Commissioner — NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT — DATE 12-14-2020

NYC Department of Housing Preservation and Development

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.

LR Item 7: Related Actions by City Planning

Application No.	Description/Disposition/Status	Cal No.	Date
C 960360 HUK	Second Amendment to the Brownsville II Urban Renewal Plan	22	5/22/1996
C 960362 HDK	Disposition of City-owned property for development of a nursing home	24	5/22/1996
C 910156 HUK	First Amendment to the Brownsville II Urban Renewal Plan	15	5/1/1991
C 841019 HUK	Brownsville II Urban Renewal Plan	44	10/31/1984
C 770300 PPK	Sale of City-owned property	24	12/21/1977

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

210255 HAK 210253 ZMK 210254 ZRK 210256 HUK

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)
3 6 9 2	1-4	Mother Gaston Boulevard & Glenmore Avenue "Development Site"
3 6 9 2	23	Christopher Avenue &Liberty Avenue "Development Site"
3 6 9 2	24-25	Christopher Avenue & Glenmore Avenue "Development Site"
3 6 9 2	26	Christopher Avenue & Glenmore Avenue "Development Site"
3 6 9 2	27	Christopher Avenue& Glenmore Avenue "Development Site"
3 6 9 2	28	Christopher Avenue & Glenmore Avenue "Development Site"
3 6 9 2	29-32	Christopher Avenue & Glenmore Avenue "Development Site"
3 6 9 2	34	Glenmore Avenue & Christopher Avenue "Development Site"
3 6 9 2	35	Glenmore Avenue & Christopher Avenue "Development Site"
3 6 9 2	37	Glenmore Avenue & Christopher Avenue "Development Site"
3 6 9 2	p/o 18	Liberty Avenue & Christopher Avenue
3 6 9 2	19	Liberty Avenue &Christopher Avenue
3 6 9 2	20	Christopher Avenue & Liberty Avenue
3 6 9 2	21	Christopher Avenue & Liberty Avenue
3 6 9 2	22	Christopher Avenue & Liberty Avenue

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)

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

210253 ZMK
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:	**R 6**	TO:	**R 7 D / C 2 - 4**
CHANGE #2	FROM:	**R 6**	TO:	**R 7 A / C 2 - 4**
CHANGE #3	FROM:		TO:	
CHANGE #4	FROM:		TO:	
CHANGE #5	FROM:		TO:	

Zoning Text Amendment . . . . . ZR

210254 ZRK
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
Appendix F	**Inclusionary Housing Designated Areas & MIH Areas**

New York City Department of City Planning
Land Use Review Application **Supplemental Form**

Site Data Sheet.....H

210255 HAK

APPLICATION NO.

					EXISTING		NO. OF COMM./INST.FAC			NO. OF DWELLINGS		
Block No.	Lot No.	Address	UR Site No.	Owner	Buildings/Stories/Uses	Zoning	Occup.	Vacant	No. Empl.	Occup.	Vacant	PROPOSED USES/ RESTRICTIONS
3692	1	Mother Gaston Boulevard	111B	City	Vacant/Underutilized	R6						Residential/Commercial/Community Facility
3692	2	Mother Gaston Boulevard	111B	City	Vacant/Underutilized	R6						Residential/Commercial/Community Facility
3692	3	Mother Gaston Boulevard	111B	City	Vacant/Underutilized	R6						Residential/Commercial/Community Facility
3692	4	Mother Gaston Boulevard	111B	City	Vacant/Underutilized	R6						Residential/Commercial/Community Facility
3692	23	Christopher Avenue	111B	City	Vacant/Underutilized	R6						Residential
3692	24	Christopher Avenue	111B	City	Vacant/Underutilized	R6						Residential
3692	25	Christopher Avenue	111B	City	Vacant/Underutilized	R6						Residential
3692	26	Christopher Avenue	111B	City	Vacant/Underutilized	R6						Residential
3692	27	Christopher Avenue	111B	City	Vacant/Underutilized	R6						Residential
3692	28	Christopher Avenue	111B	City	Vacant/Underutilized	R6						Residential
3692	29	Christopher Avenue	111B	City	Vacant/Underutilized	R6						Residential
3692	30	Christopher Avenue	111B	City	Vacant/Underutilized	R6						Residential
3692	31	Christopher Avenue	111B	City	Vacant/Underutilized	R6						Residential
3692	32	Christopher Avenue	111B	City	Vacant/Underutilized	R6						Residential
3692	34	Glenmore Avenue	111B	City	Vacant/Underutilized	R6						Residential/Commercial/Community Facility
3692	35	Glenmore Avenue	111B	City	Vacant/Underutilized	R6						Residential/Commercial/Community Facility
3692	37	Glenmore Avenue	111B	City	Vacant/Underutilized	R6						Residential/Commercial/Community Facility

Property Disposition..... PD

APPLICATION NO.

1.

Type of disposition
(Check appropriate box)

a. ■ DIRECT **b.** ☐ GENERAL

2.

Restrictions and conditions

a. ■ PURSUANT TO ZONING **b.** ☐ RESTRICTED (Describe restrictions below, including any restrictions on disposition, term, or use of property. If additional space is required, attach separate sheet, Site Data Sheet, or Fact Sheet, and note here.)

3.

For direct disposition only

Indicate intended recipient of direct disposition*

a. FROM: HPD
City Agency

b. TO*: Developer to be selected by HPD
Sponsor/ developer/ purchaser/ lessee or local public development corporation

* If recipient has not been selected or disposition is not limited to particular recipient, indicate "To be determined by agency" in item 3.b.

UDAA/UDAAP.....HA

APPLICATION NO. 210255 HAK

APPLICATION NO.

Requested action
(Check applicable boxes and provide requested information)

■ DESIGNATION* (Also complete Site Data Sheet, Form H) ■ PROJECT*† ■ DISPOSITION (Also complete Form PD, above)

* FOR **DESIGNATIONS AND PROJECTS,** THE "DESCRIPTION OF PROPOSAL", ITEM #3 ON THE LR FORM, MUST CONTAIN INFORMATION SUPPORTING AN URBAN ACTION AREA DETERMINATION PURSUANT TO SECTIONS 693 AND 694 OF THE GENERAL MUNICIPAL LAW AND AN URBAN DEVELOPMENT ACTION AREA PROJECT PURSUANT TO SECTIONS 692 AND 694 OF THE GENERAL MUNICIPAL LAW**.**

† For **Projects**, provide a separate sheet (labeled UDAAP Project Summary) with information relative to:

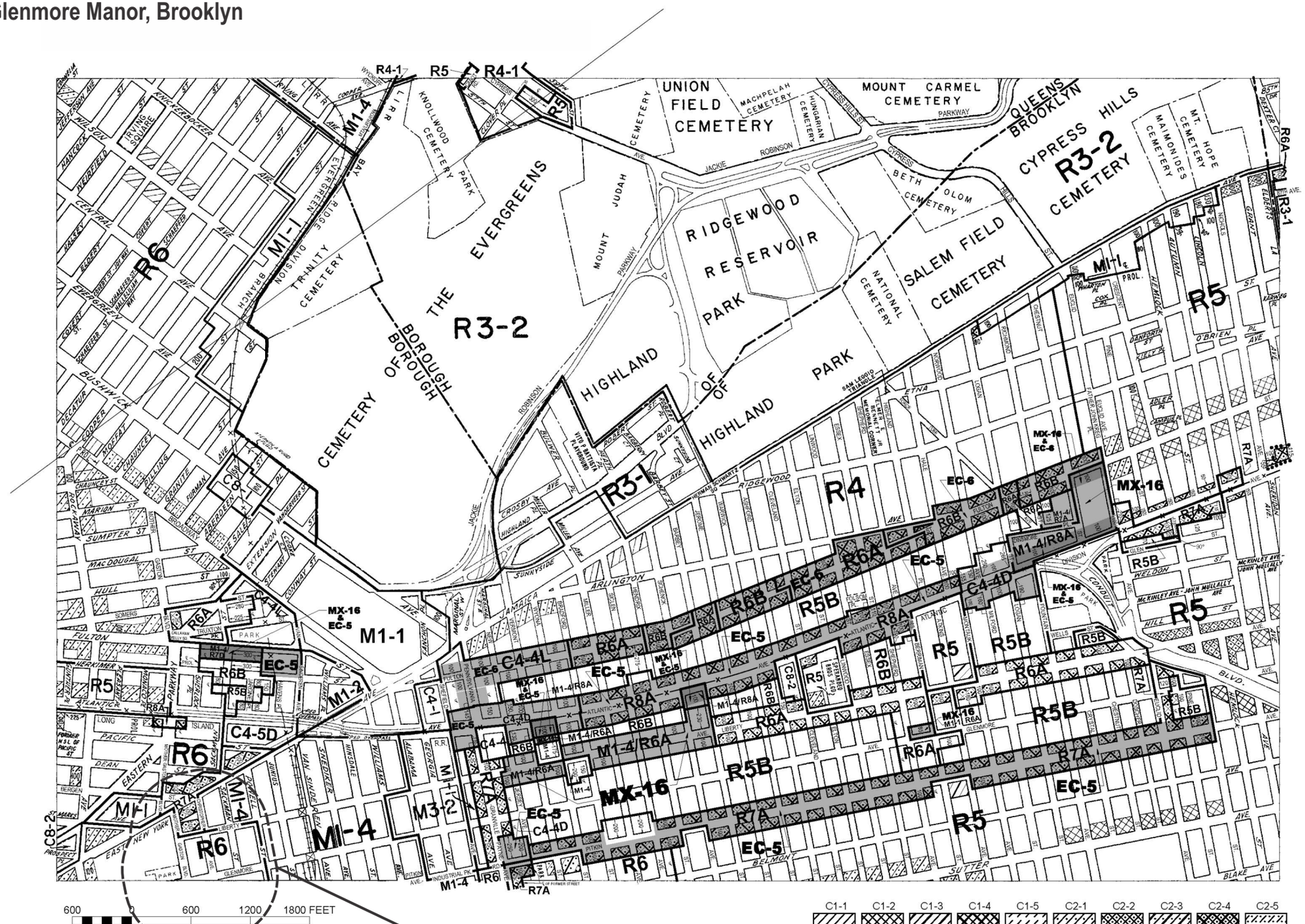
a) Proposed Land Use
b) Proposed Public, Semi-public, Private or Community Facilities or Utilities
c) Proposed New Codes and Ordinances
d) Proposed Time Schedule for Effectuation

UDAAP PROJECT SUMMARY

BLOCKS	LOTS	ADDRESSES
3692	1,2,3, 4	305, 307, 309 Mother Gaston Boulevard
3692	23,24,25,26,27,28,29 30,31, 32	46 – 64 Christopher Avenue
3692	34, 35 & 37	111-117 Glenmore Avenue

1. LAND USE: Residential /Commercial / Community Facility
2. PROPOSED FACILITIES: Commercial/ Community Facility
3. PROPOSED CODES/ORDINANCES: None
4. PROPOSED TIME SCHEDULE: Approximately 24 months from closing to completion of construction.

Glenmore Manor, Brooklyn



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

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R, C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

09–25–2019 C 190222 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

N

MAP KEY

13b	13d	14b
17a	**17c**	18a
17b	17d	18b

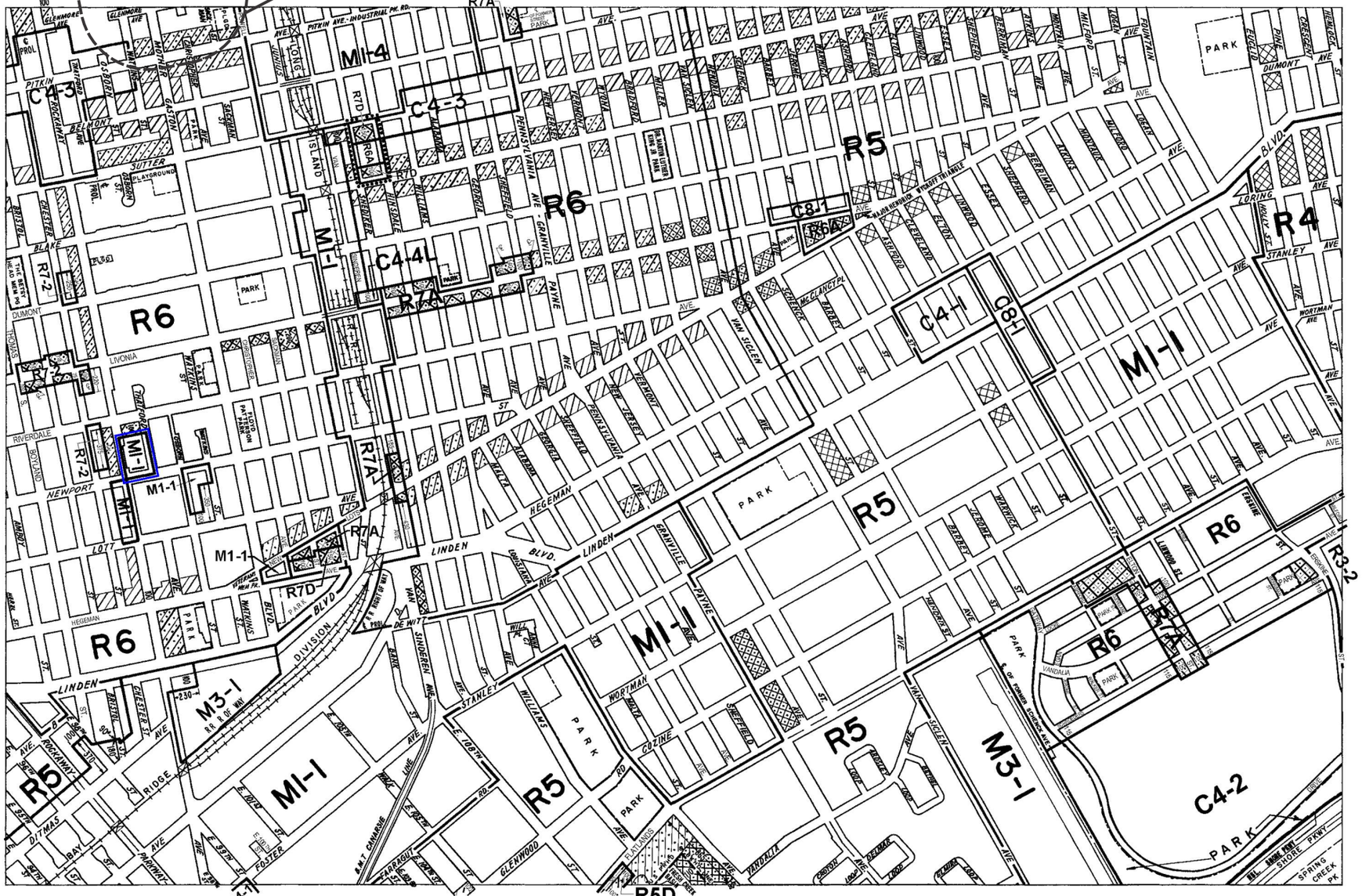
© Copyrighted by the City of New York

ZONING MAP **17c**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

Glenmore Manor, Brooklyn

Proposed Project Area



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

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

12–10–2019 C 190410 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

N

MAP KEY

17a	17c	18a
17b	**17d**	18b
23a	23c	24a

© Copyrighted by the City of New York

ZONING MAP **17d**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

Glenmore Manor, Brooklyn

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

N
W E
S

NYC Digital Tax Map

Effective Date : 12-05-2008 19:37:22
End Date : Current

Brooklyn Block: 3692



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- R6 — Existing Zoning District
- R7D — Proposed Zoning District
- Proposed C2-4 Overlay

Feet
0 7.5 15 22.5 30

Glenmore Manor, Brooklyn

Area Map

Block: 3692, Lots: 1, 2, 3, 4, 18 (p/o), 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, & 37

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

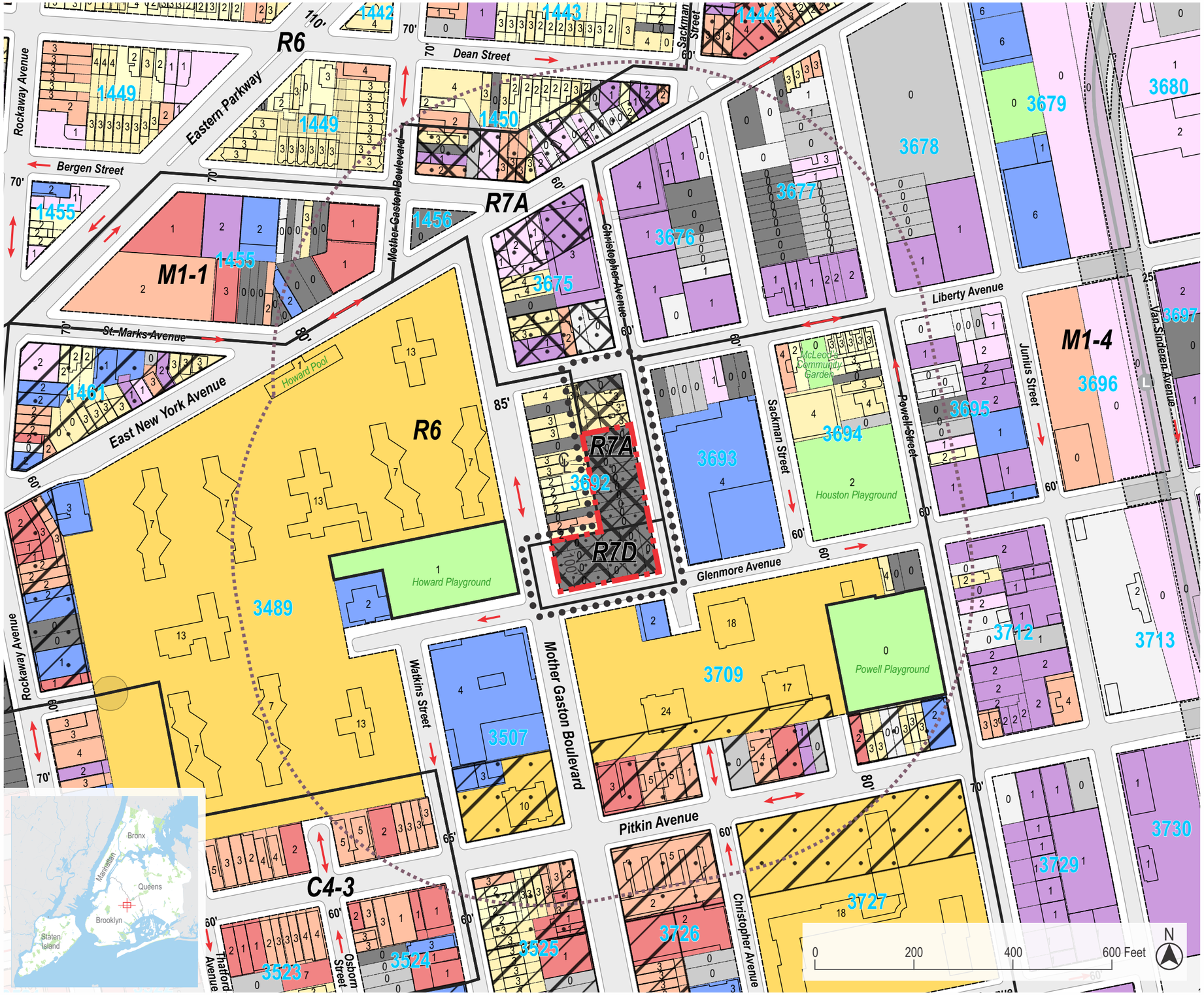
- Subway Entries
- 5037 Block Numbers
- Elevated Rail Structure / Roadway Overpass
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

July 2019

Urban Cartographics





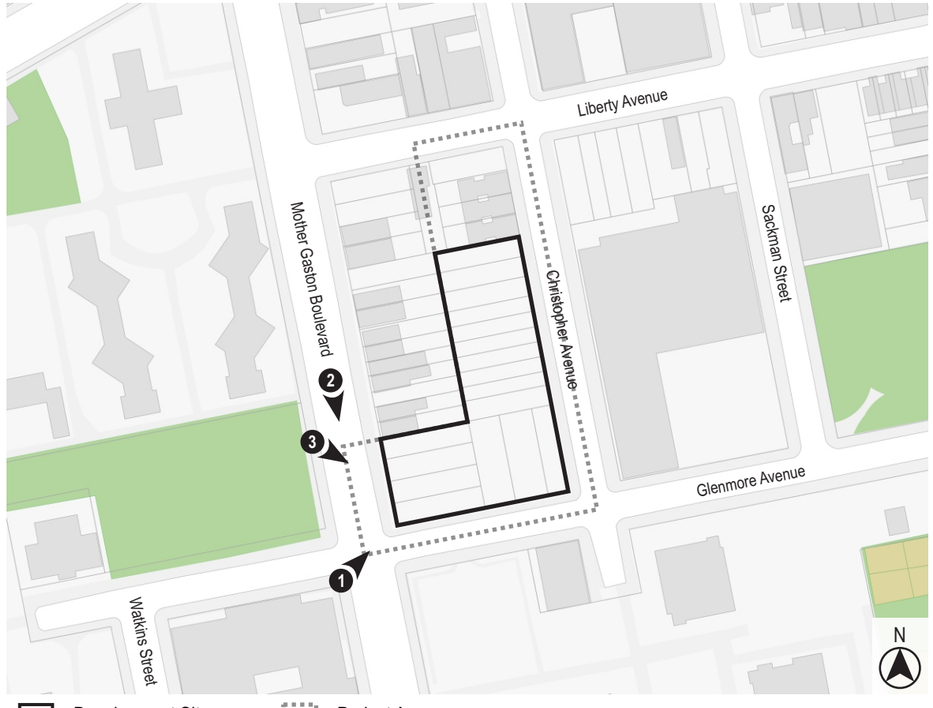
1. View of the Development Site facing northeast from the intersection of Glenmore Avenue and Mother Gaston Boulevard.



2. View of Mother Gaston Boulevard facing south (Development Site at left).



3. View of the Development Site facing southeast from Mother Gaston Boulevard.





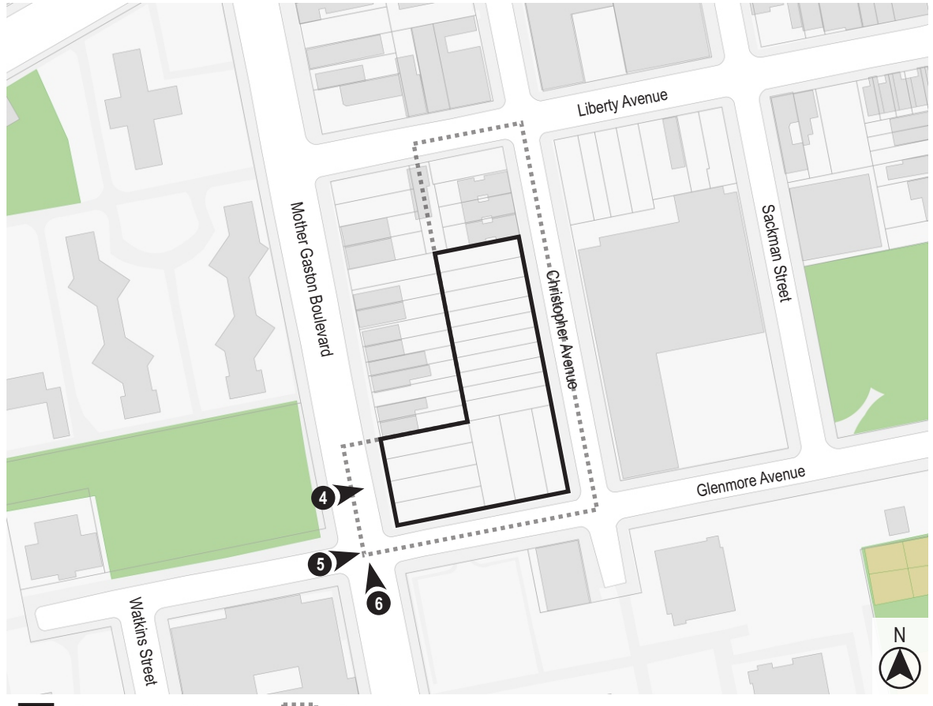
4. View of the Development Site facing east from Mother Gaston Boulevard.



5. View of Glenmore Avenue facing east from
Mother Gaston Boulevard (Development Site at left).



6. View of Mother Gaston Boulevard facing north from
Glenmore Avenue (Development Site at right).





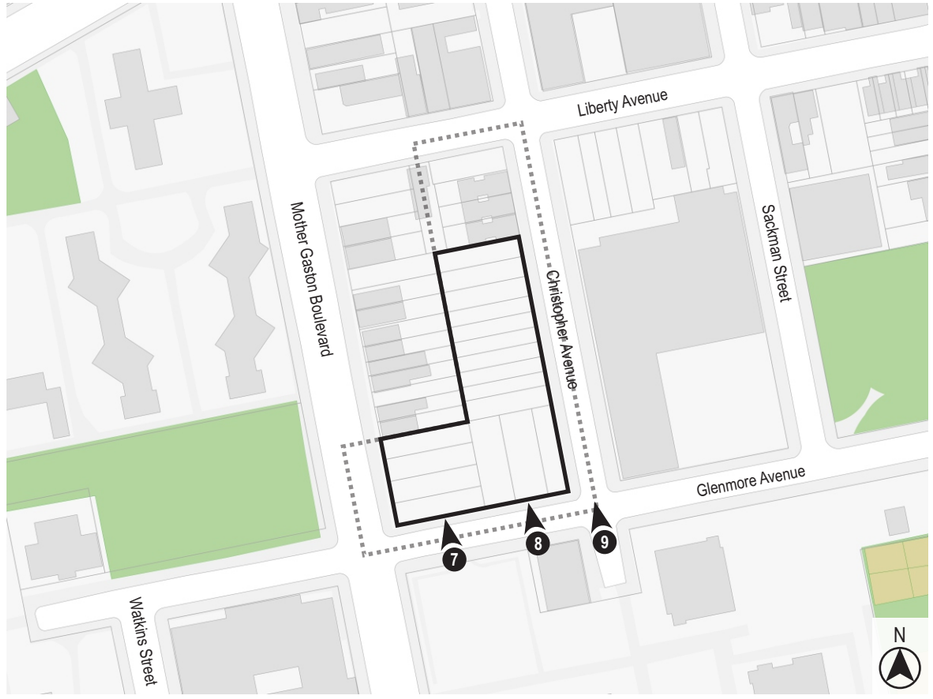
7. View of the Development Site facing north from Glenmore Avenue.



8. View of the Development Site facing north from Glenmore Avenue.



9. View of Christopher Avenue facing north from Glenmore Avenue (Development Site at left).





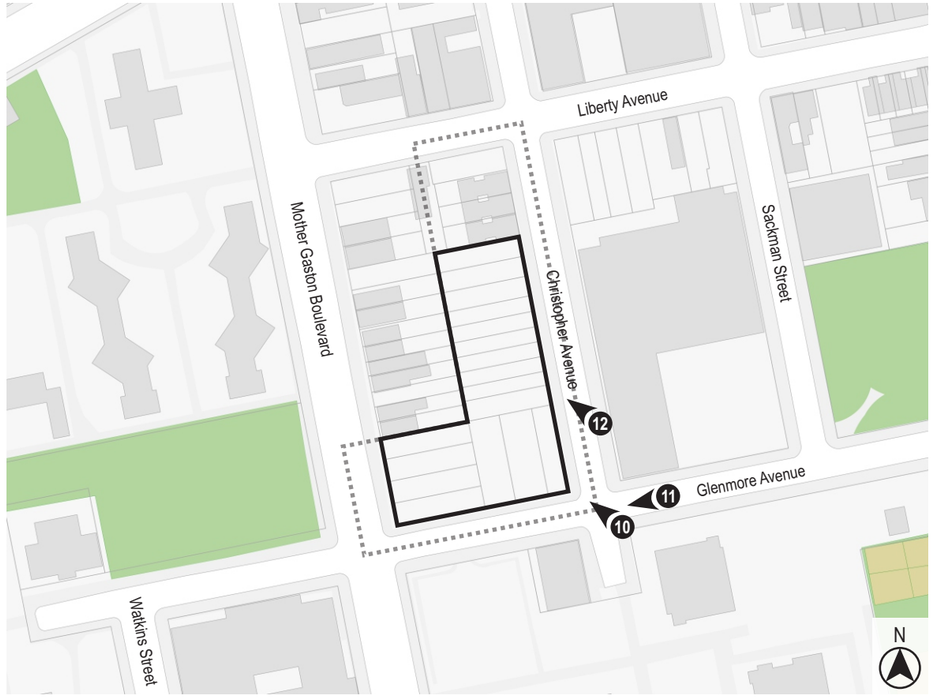
10. View of the Development Site facing northwest from Glenmore Avenue and Christopher Avenue.



11. View of Glenmore Avenue facing west from Christopher Avenue (Development Site at right).



12. View of the Development Site facing northwest from Christopher Avenue.





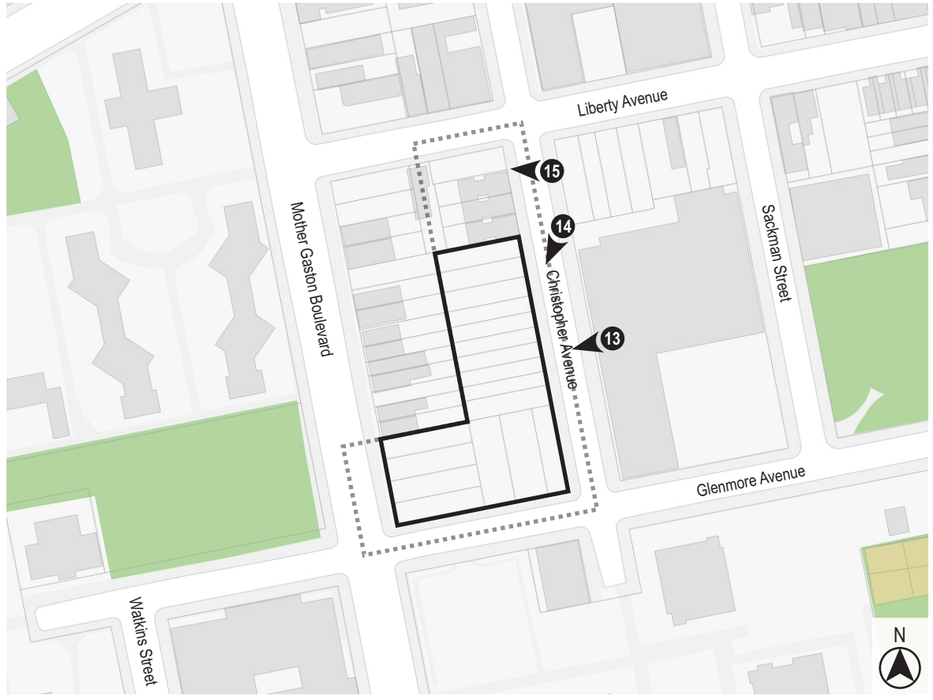
13. View of the Development Site facing west from Christopher Avenue.



14. View of the Development Site facing southwest from Christopher Avenue.



15. View of the Project Area facing west from Christopher Avenue.





16. View of Liberty Avenue facing west from Christopher Avenue (Project Area at left).



17. View of the Project Area facing southwest from the intersection of Liberty Avenue and Christopher Avenue.



18. View of Christopher Avenue facing south from Liberty Avenue (Project Area at right).



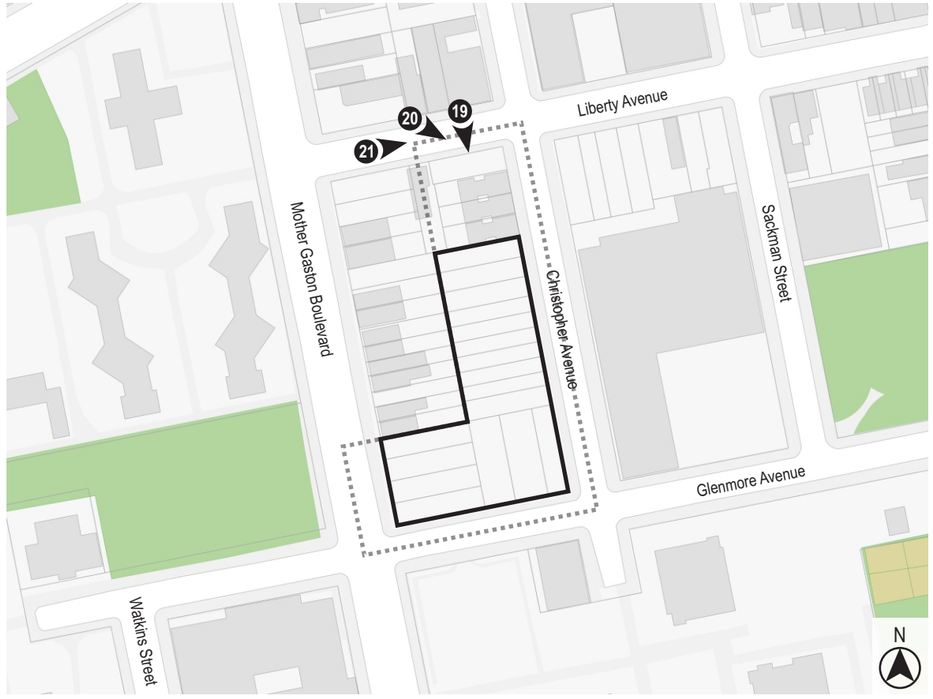
19. View of the Project Area facing south from Liberty Avenue.



20. View of the Project Area facing southeast from Liberty Avenue.



21. View of Liberty Avenue facing east (Project Area at right).





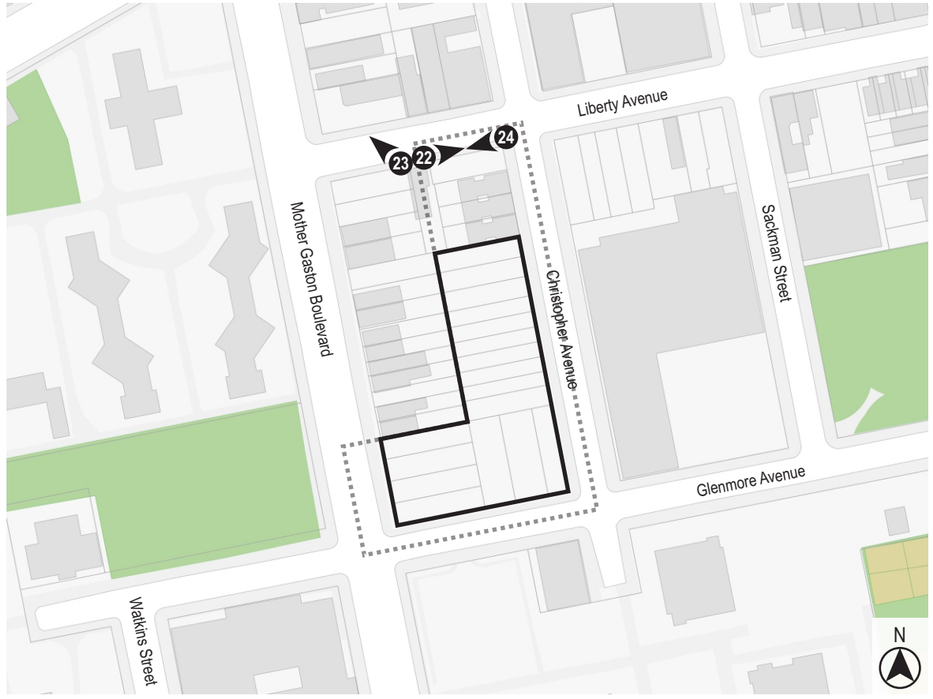
22. View of the sidewalk along the south side of Liberty Avenue facing east (Project Area at right).



23. View of the north side of Liberty Avenue facing northwest from the Project Area.



24. View of the sidewalk along the south side of Liberty Avenue facing west from Christopher Avenue (Project Area at left).





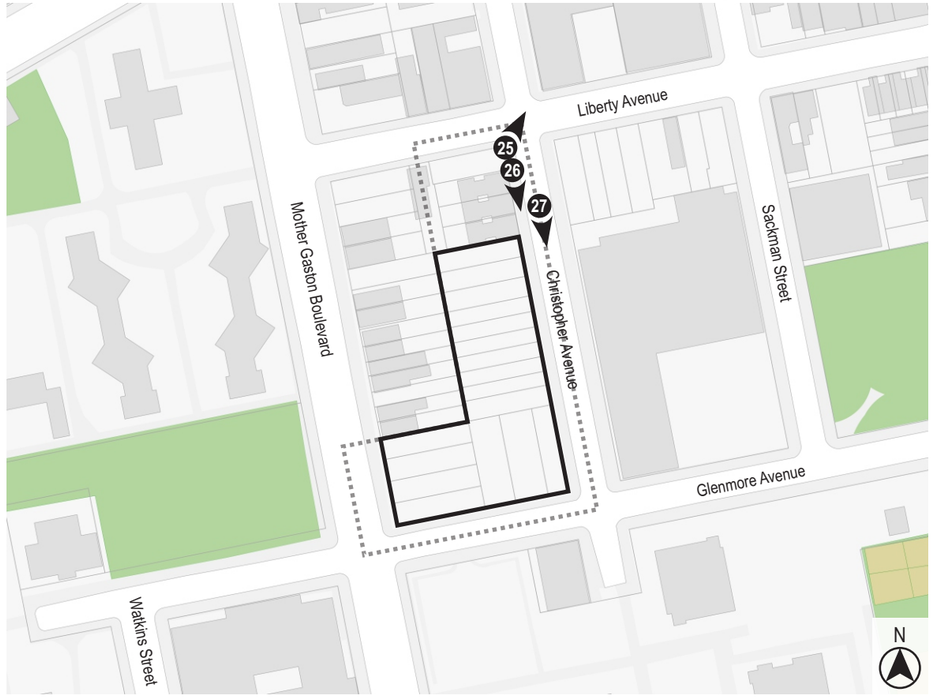
25. View of the intersection of Liberty Avenue and Christopher Avenue facing northeast from the Project Area.



26. View of the sidewalk along the west side of Christopher Avenue facing south from Liberty Avenue (Project Area at right).



27. View of Christopher Avenue facing south (Development Site at right).





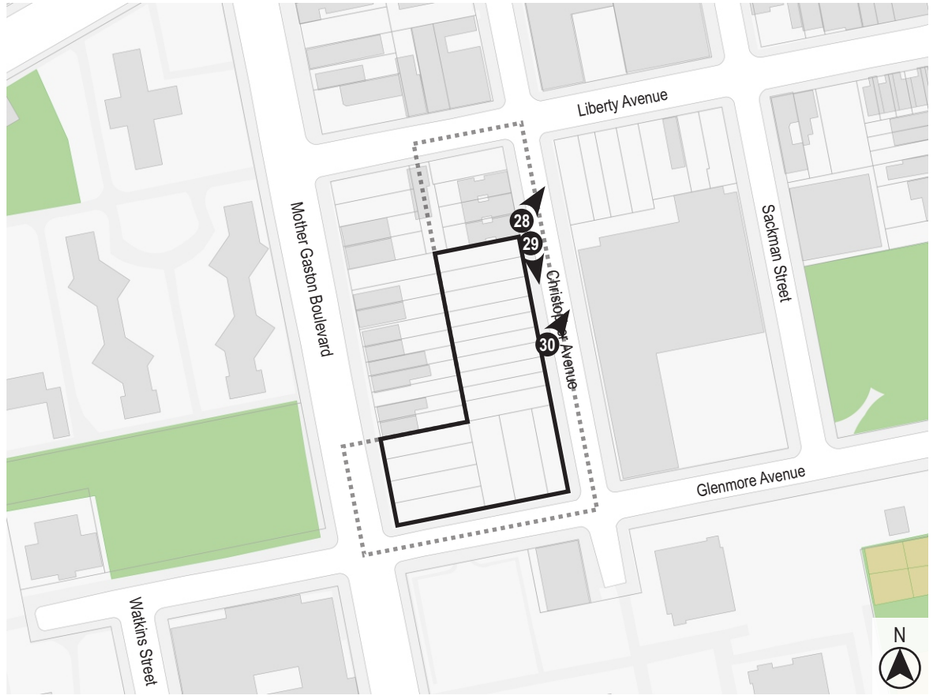
28. View of the east side of Christopher Avenue facing northeast from the Development Site.



29. View of the sidewalk along the west side of Christopher Avenue facing south (Development Site at right).



30. View of the east side of Christopher Avenue facing northeast from the Development Site.





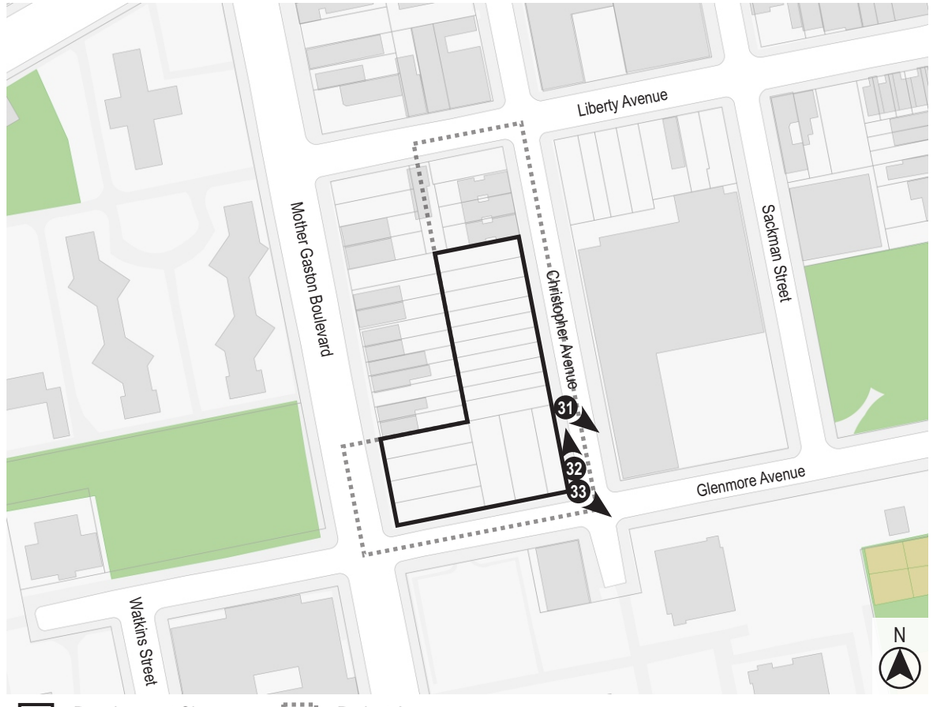
31. View of the east side of Christopher Avenue facing southeast from the Development Site.



32. View of the sidewalk along the west side of Christopher Avenue facing north from Glenmore Avenue (Development Site at left).



33. View of the intersection of Glenmore Avenue and Christopher Avenue facing southeast from the Development Site.





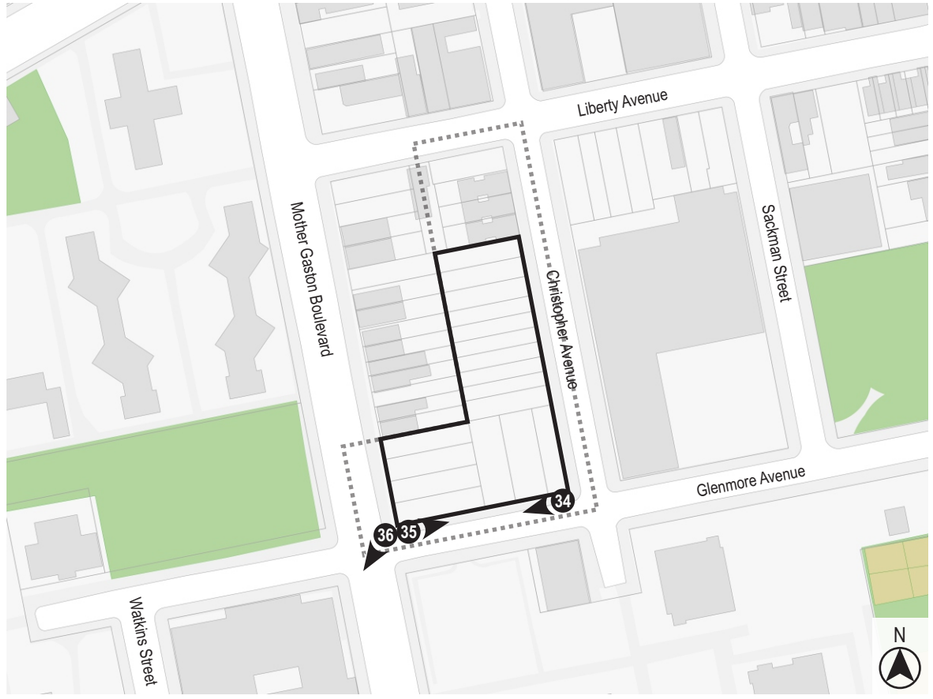
34. View of the sidewalk along the north side of Glenmore Avenue facing west from Christopher Avenue (Development Site at right).



35. View of the sidewalk along the north side of Glenmore Avenue facing east from Mother Gaston Boulevard (Development Site at left).



36. View of the intersection of Mother Gaston Boulevard and Glenmore Avenue facing southwest from the Development Site.





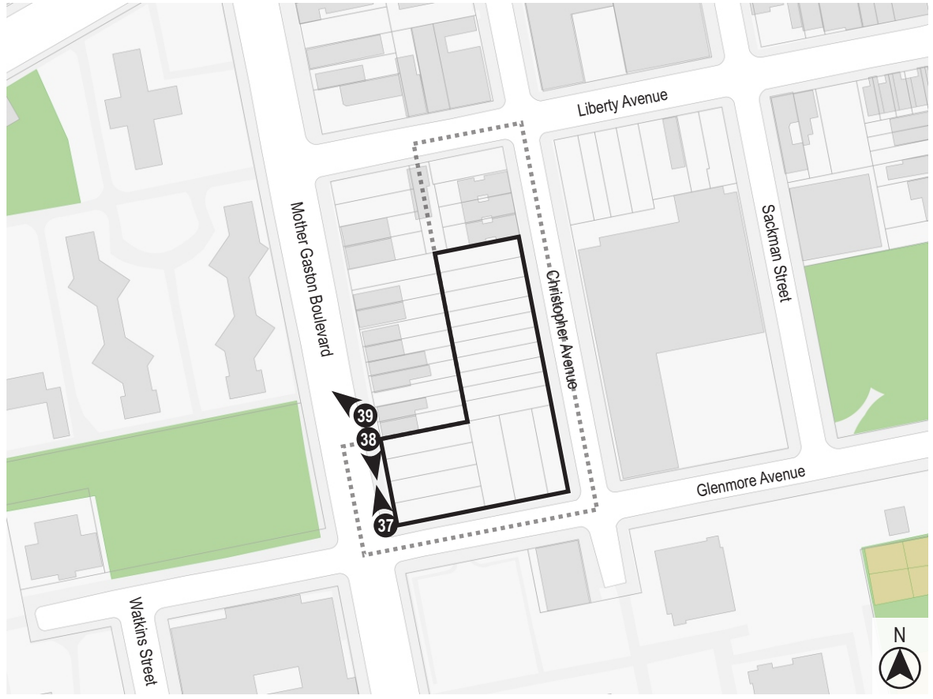
37. View of the sidewalk along the east side of Mother Gaston Boulevard facing north from Glenmore Avenue (Development Site at right).



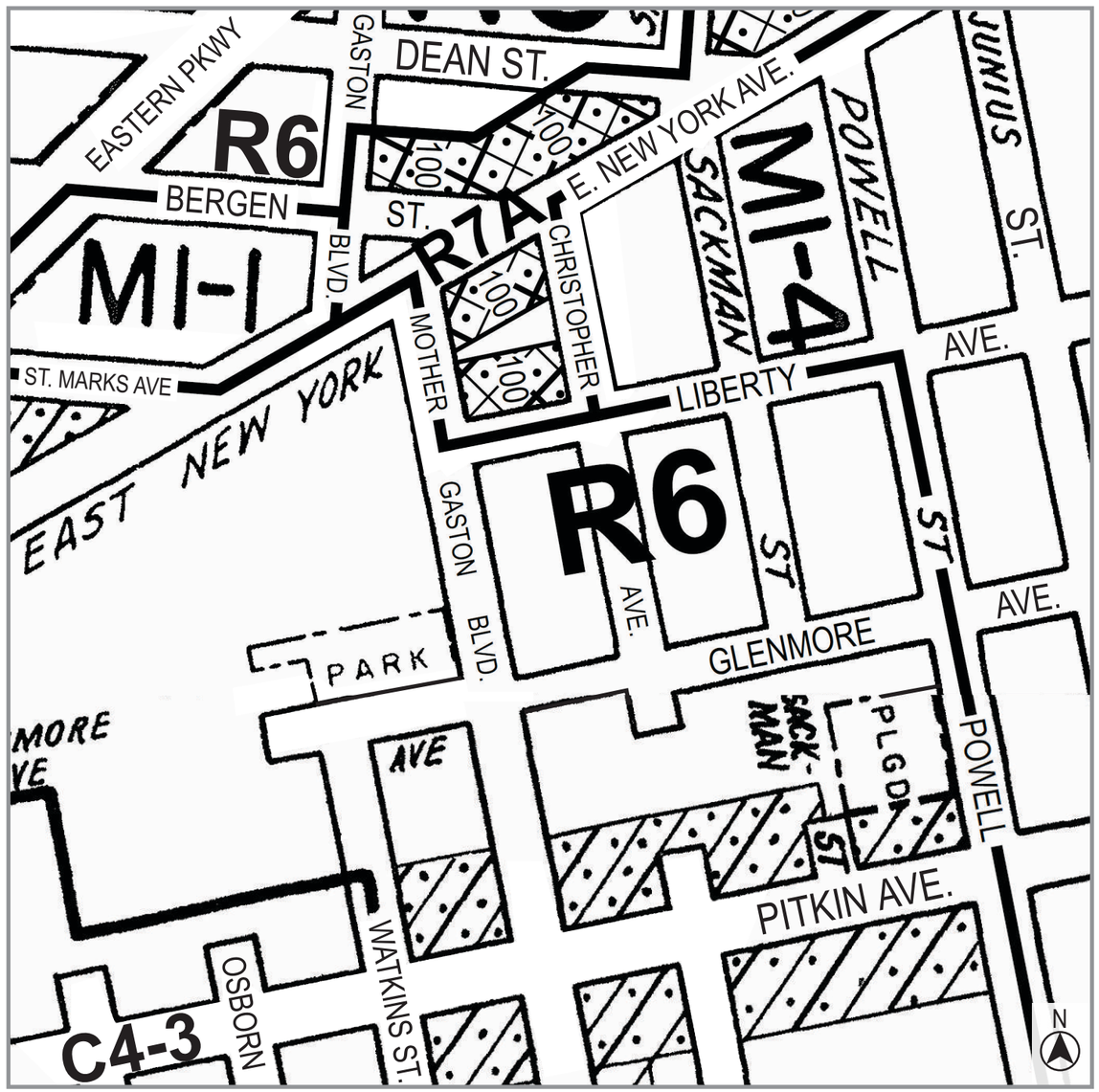
38. View of the sidewalk along the east side of Mother Gaston Boulevard facing south (Development Site at left).



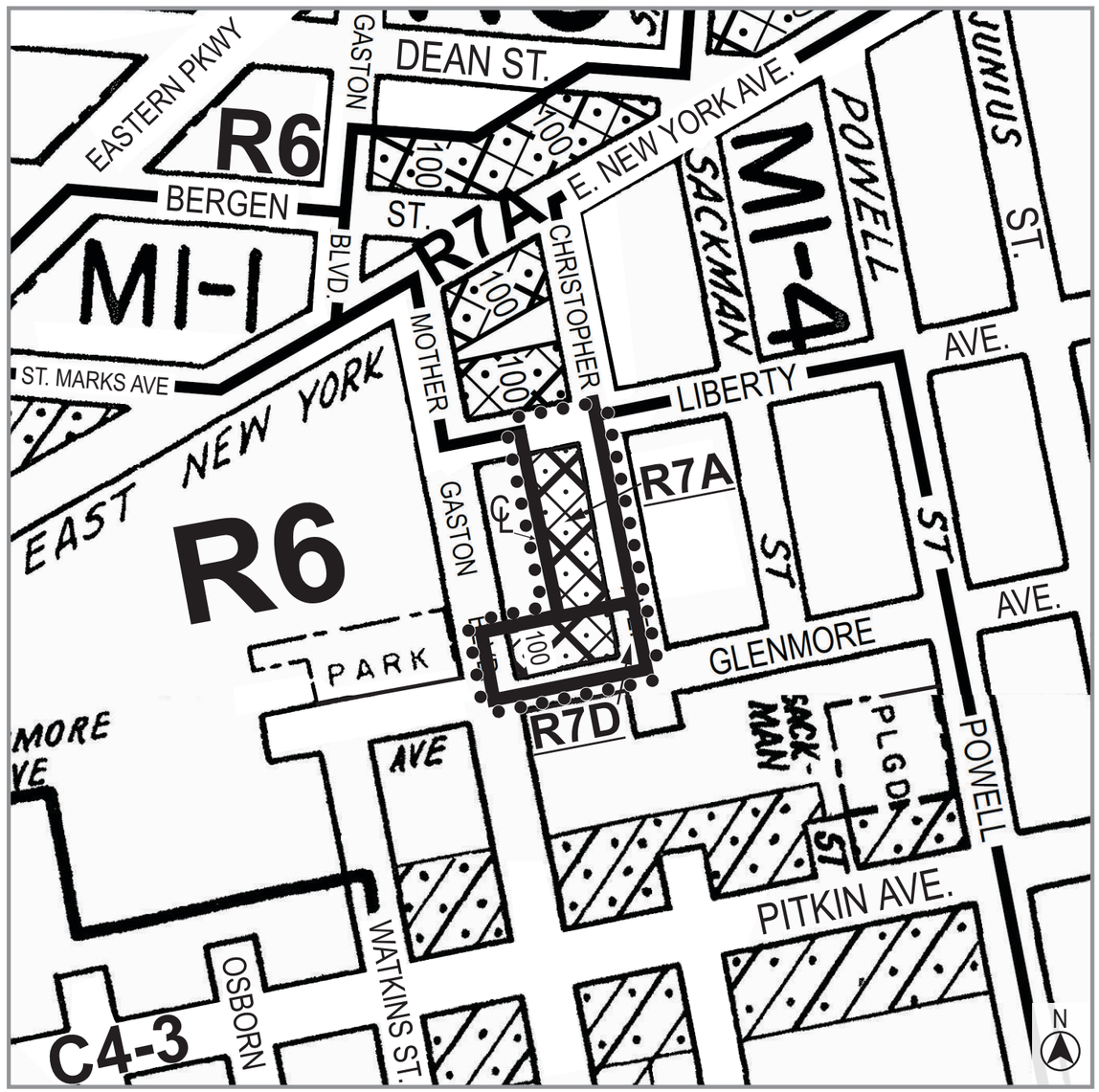
39. View of the west side of Mother Gaston Boulevard facing northwest from the Development Site.



Zoning Change Map



Current Zoning Map (17c & 17d)



Proposed Zoning Map (17c & 17d) - Area being rezoned is outlined with dotted lines

Rezoning from R6 to R7A/C2-4
Rezoning from R6 to R7D/C2-4

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

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Glenwood Manor, Brooklyn

Zoning Comparison Table

	Existing Zoning (R6)		Proposed Zoning R7D/C2-4 (Under MIH Zoning)	
	ZR Section #	**R6**	**ZR Section #**	**R7D/C2-4**
USE GROUPS	22-10	1, 2, 3, 4	22-10	1-9, 14
Residential	23-153/23-151	3.0 (QH)**, 2.2 (QH), 2.36 (HF)	23-154*	5.6
Affordable Independent Residences for Seniors	23-155	3.9	23-155	5.6
Community Facility	24-11	4.8	33-121	4.2
Commercial	n/a	n/a	33-121	2
Commercial and Community Facility	n/a	n/a	33-121	4.2
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	23-461/462	None or 8'	23-462	None or 8 feet
Minimum Rear Yard	23-47	30'	33-26/23-47	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	23-662	40' (QH)**, 30' (QH)***	34-22/35-65/35-652/23-662	60'
Maximum Base Height	23-662	65' (QH)**, 45' (QH)***	34-22/35-65/35-654/23-664*	95'
Maximum Building Height	23-662	70' (QH)**, 55' (QH)***	34-22/35-65/35-654/23-664*	115'/11-Stories
Maximum Height of Front Wall	23-662	65' (QH)**, 45' (QH)***	34-22/35-65/35-654/23-664*	95'
Sky Exposure Plane	23-641	2.7:1 narrow / 5.6:1 wide (HF)	n/a	n/a
Setbacks from Narrow Streets	23-641/23-662	15' (QH), 20' (HF)	34-22/35-65/35-652/23-662	15'
Setbacks from Wide Streets	23-641/23-662	10' (QH), 15' (HF)	34-22/35-65/35-652/23-662	10'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	23-151	Varies	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	23-153	65% (QH)	23-153/35-22	65%
Corner Lot	23-153	100% (QH)	23-153	100%
DENSITY				
Maximum Number of Dwelling Units	23-22	680 sf/DU	23-22/35-22	680 sf/DU
PARKING				
Residential	25-23	50% (QH), 70% (HF)	25-23/36-33	50%
Commercial	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251/36-33	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	12-10/25-252/36-33	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	35% (QH), 55% (HF)	12-10/25-253/36-33	25%
LOADING				
Commercial	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-811/36-70	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-811/36-70	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use

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

**Within 100' of a wide street

***Beyond 100' of a wide street

Land Use, Conformance and Compliance Table

		Existing Conditions							Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR (QH)***	Built FAR	FAR Compliance		Zoning District	Proposed Land Use	Conformance	Permitted FAR	Compliance
Applicant's Properties													
3692	1	R6	Vacant	Yes	3.00	0	Yes		R7D/C2-4	Mixed Use Residential/Commercial	Yes	5.6 (res.)/2.0 (comm.)	Yes
3692	2	R6	Vacant	Yes	3.00	0	Yes		R7D/C2-4	Mixed Use Residential/Commercial	Yes	5.6 (res.)/2.0 (comm.)	Yes
3692	3	R6	Vacant	Yes	3.00	0	Yes		R7D/C2-4	Mixed Use Residential/Commercial	Yes	5.6 (res.)/2.0 (comm.)	Yes
3692	4	R6	Vacant	Yes	3.00	0	Yes		R7D/C2-4	Mixed Use Residential/Commercial	Yes	5.6 (res.)/2.0 (comm.)	Yes
3692	23	R6	Vacant	Yes	2.20	0	Yes		R7A/C2-4	Mixed Use Residential/Commercial	Yes	4.6 (res.)/2.0 (comm.)	Yes
3692	24	R6	Vacant	Yes	2.20	0	Yes		R7A/C2-4	Mixed Use Residential/Commercial	Yes	4.6 (res.)/2.0 (comm.)	Yes
3692	25	R6	Vacant	Yes	2.20	0	Yes		R7A/C2-4	Mixed Use Residential/Commercial	Yes	4.6 (res.)/2.0 (comm.)	Yes
3692	26	R6	Vacant	Yes	2.20	0	Yes		R7A/C2-4	Mixed Use Residential/Commercial	Yes	4.6 (res.)/2.0 (comm.)	Yes
3692	27	R6	Vacant	Yes	2.20	0	Yes		R7A/C2-4	Mixed Use Residential/Commercial	Yes	4.6 (res.)/2.0 (comm.)	Yes
3692	28	R6	Vacant	Yes	2.20	0	Yes		R7A/C2-4	Mixed Use Residential/Commercial	Yes	4.6 (res.)/2.0 (comm.)	Yes
3692	29	R6	Vacant	Yes	2.20	0	Yes		R7A/C2-4	Mixed Use Residential/Commercial	Yes	4.6 (res.)/2.0 (comm.)	Yes
3692	30	R6	Vacant	Yes	2.20	0	Yes		R7A/C2-4	Mixed Use Residential/Commercial	Yes	4.6 (res.)/2.0 (comm.)	Yes

Land Use, Conformance and Compliance Table

		Existing Conditions							Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR (QH)***	Built FAR	FAR Compliance		Zoning District	Proposed Land Use	Conformance	Permitted FAR	Compliance
3692	31	R6	Vacant	Yes	2.20	0	Yes		R7A/C2-4	Mixed Use Residential/Commercial	Yes	4.6 (res.)/2.0 (comm.)	Yes
3692	32	R6	Vacant	Yes	2.20	0	Yes		R7A/C2-4	Mixed Use Residential/Commercial	Yes	4.6 (res.)/2.0 (comm.)	Yes
3692	34	R6	Vacant	Yes	2.20	0	Yes		R7D/C2-4	Mixed Use Residential/Commercial	Yes	5.6 (res.)/2.0 (comm.)	Yes
3692	35	R6	Vacant	Yes	2.20	0	Yes		R7D/C2-4	Mixed Use Residential/Commercial	Yes	5.6 (res.)/2.0 (comm.)	Yes
3692	37	R6	Vacant	Yes	2.20	0	Yes		R7D/C2-4	Mixed Use Residential/Commercial	Yes	5.6 (res.)/2.0 (comm.)	Yes
Other Properties													
3692	18 (p/o)	R6	Residential	Yes	2.20	1.82	Yes		R7A/C2-4	Residential	Yes	4.6 (res.)/2.0 (comm.)	Yes
3692	19	R6	Vacant	Yes	2.20	0	Yes		R7A/C2-4	Vacant	Yes	4.6 (res.)/2.0 (comm.)	Yes
3692	20	R6	Residential	Yes	2.20	1.92	Yes		R7A/C2-4	Residential	Yes	4.6 (res.)/2.0 (comm.)	Yes
3692	21	R6	Residential	Yes	2.20	1.92	Yes		R7A/C2-4	Residential	Yes	4.6 (res.)/2.0 (comm.)	Yes
3692	22	R6	Residential	Yes	2.20	1.92	Yes		R7A/C2-4	Residential	Yes	4.6 (res.)/2.0 (comm.)	Yes
Total # of Lots*	**22**		**% of Conformance****	**100%**		**% Compliant**	**100%**			**% of Conformance****	**100%**	**% Compliant**	**100%**

* All Properties including development sites

Land Use, Conformance and Compliance Table

		Existing Conditions						Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR (QH)***	Built FAR	FAR Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR	Compliance

** Calculate vacant lots as in conformance and compliance

*** Maximum permitted FAR varies based on proximity to a wide street.

Glenmore Manor, Brooklyn
Community District16, Brooklyn
6/22/20
Zoning Map 17c

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

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

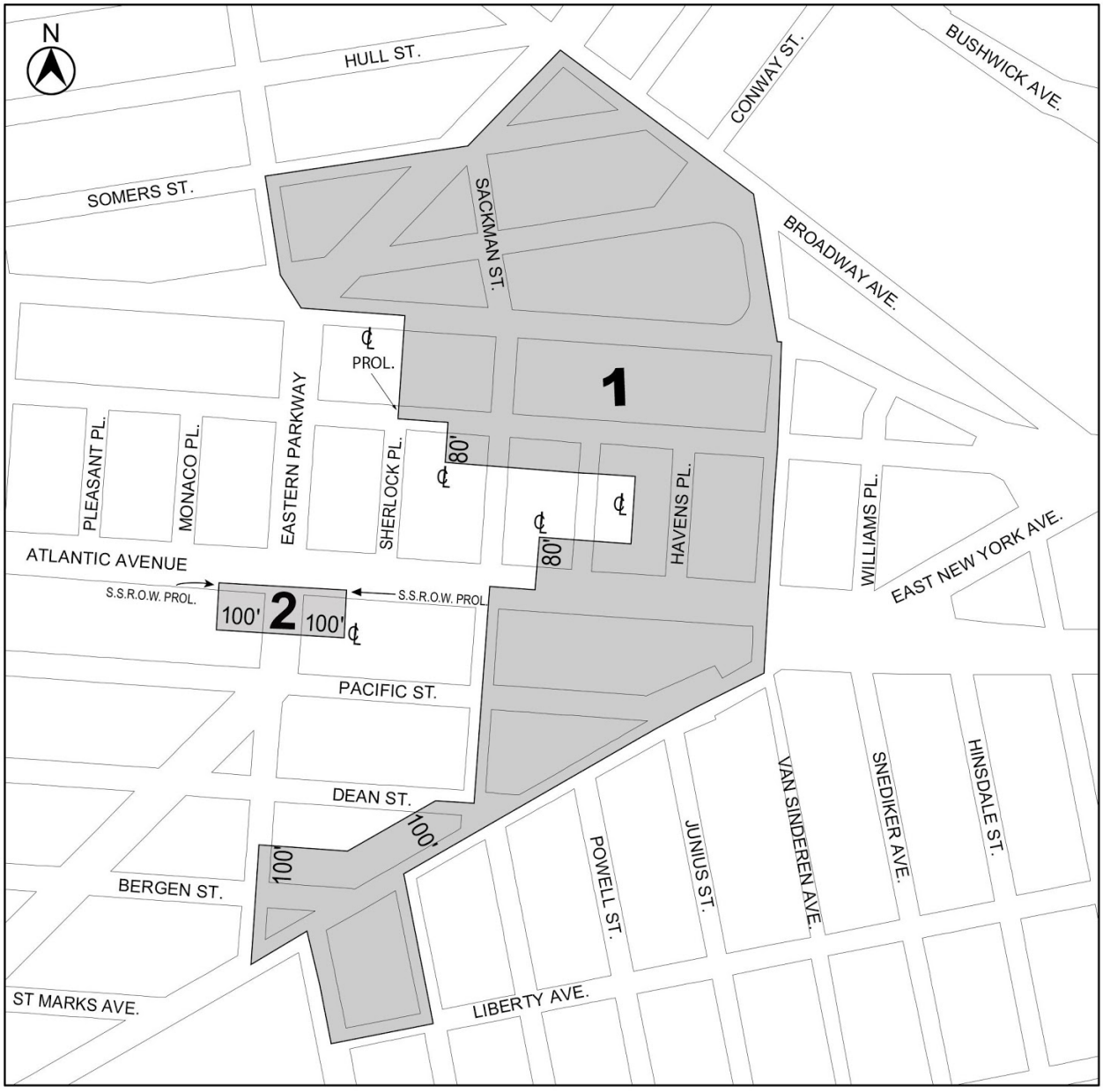
* * *

Brooklyn Community District 16

* * *

Map 1– [5/24/17]

[Existing]



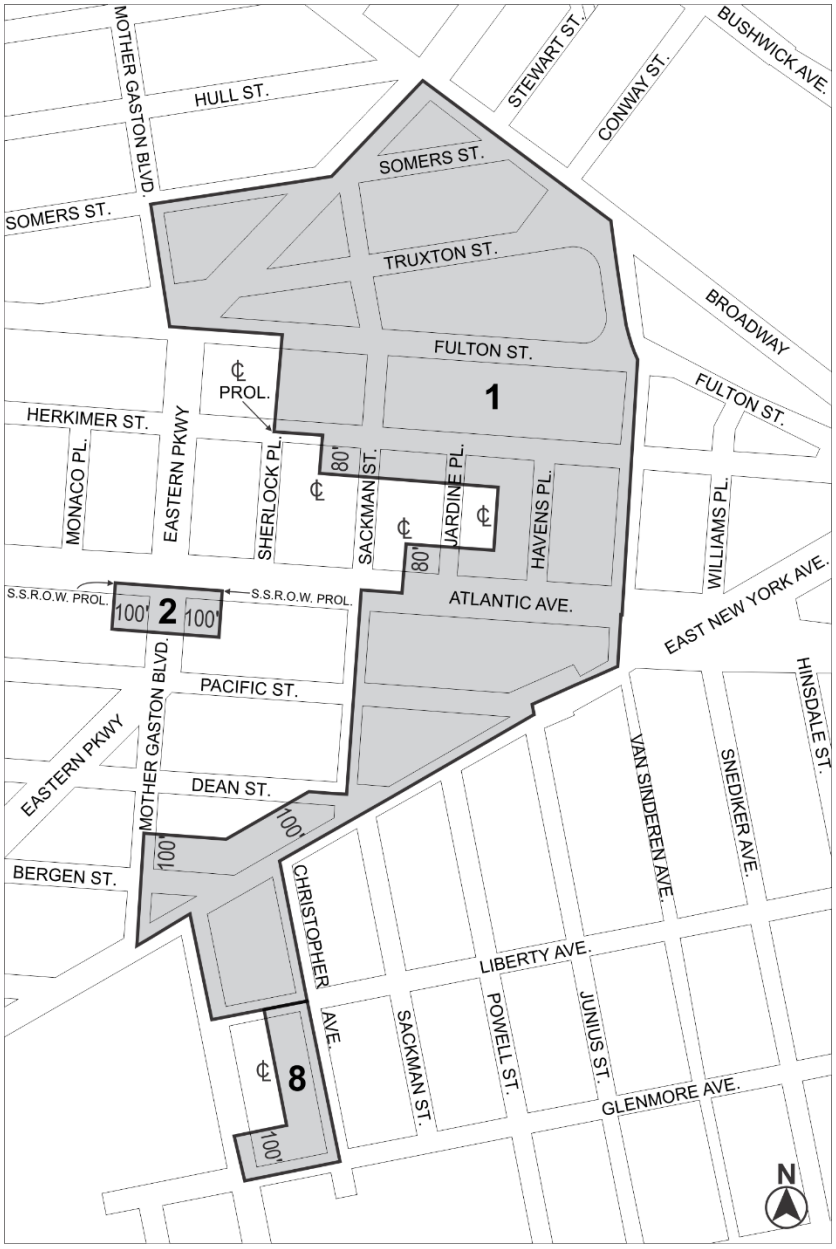
Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area **1** — 4/20/16 MIH Program Option 1 and Deep Affordability Option

Area **2** — 5/24/17 MIH Program Option 1

[Proposed]

Map 1– [date of adoption]



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

Area **1** — 4/20/16 — MIH Program Option 1 and Deep Affordability Option

Area **2** — 5/24/17 — MIH Program Option 1

Area **8** — [Date of Adoption] — MIH Program Option 1 and Option 2

Portion of Community District 16, Brooklyn

* * *