Land Use Review Application

Department of City Planning — 22 Reade Street, New York, NY 10007-1216

City Planning will assign and stamp reference numbers here

180292 ZMK
APPLICATION NUMBER

APPLICATION NUMBER

N180293 ZRK
APPLICATION NUMBER

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Merrick Capital Corp.
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

215-54 Jamaica Avenue
STREET ADDRESS

Queens Village | **NY** | **11428**
CITY | STATE | ZIP

718 | **465-6400**
AREA CODE | TELEPHONE # | FAX#

Lisa M. Orrantia, Esq.
APPLICANT'S PRIMARY REPRESENTATIVE

Akerman, LLP
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

666 Fifth Avenue, 20th Floor
STREET ADDRESS

New York | **New York** | **10103**
CITY | STATE | ZIP

212 | **822-2212** | **212 905-6440**
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:

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.")

2, 8 & 16 Howard Avenue
STREET ADDRESS

Howard Avenue Rezoning
PROJECT NAME (IF ANY)

Site is located at the southwest corner intersection of Monroe Street and Howard Avenue
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

R6B/C2-4
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

17a
ZONING SECTIONAL MAP NO(S).

Block 1481, Lots 35, 39 and 43
TAX BLOCK AND LOT NUMBER

Brooklyn
BOROUGH

3
COMM. DIST.

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	$	
☒	ZONING MAP AMENDMENT.....ZM	$	4,310
☒	ZONING TEXT AMENDMENT..... ZR	$	5,445
☐	ZONING SPECIAL PERMIT.....ZS	$	
☐	ZONING AUTHORIZATION.....ZA	$	
☐	ZONING CERTIFICATION.....ZC	$	
☐	PUBLIC FACILITY, SEL../ACQ.....PF	$	
☐	DISPOSITION OF REAL PROP.....PD	$	
☐	URBAN DEVELOP=T 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)		$ 9,755.00

PAID

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

If fee exemption is claimed check box below and explain

☐ _____

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

If yes **Brian Dennis** (DCP Office/Representative) **8/04/2016** (Date of meeting)

5. ENVIRONMENTAL REVIEW

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

LEAD AGENCY **Department of City Planning** CEQR NUMBER 77DCP409K

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: _____ (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
C 070447 ZMK	Rezoned from R6/C1-3 to R6B/C2-4 / Adopted		10/29/07

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:

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

Lisa M. Orrantia, Esq. — NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT — DATE 3/20/18

Akerman, LLP — 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.

180292 ZMK
N180293 ZRK

New York City Department of City Planning
Land Use Review Application

Supplemental Form

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

180292 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		PROPOSED
CHANGE #1	FROM:	R6B/C2-4	TO:	C4-4L
CHANGE #2	FROM:		TO:	
CHANGE #3	FROM:		TO:	
CHANGE #4	FROM:		TO:	
CHANGE #5	FROM:		TO:	

Zoning Text Amendment . . . . . ZR

N180293 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	Mandatory Inclusionary Housing

mzr 0505 w

Howard Avenue Rezoning
Block 1481, Lots 35, 39 and 43, Brooklyn
June 12, 2018

1. Introduction

Merrick Capital Corp. (the "Applicant") seeks a zoning map amendment and zoning text amendment of Block 1481, Lots 35, 39 and 43 (the "Project Area") located along the west block front of Howard Avenue between Monroe and Madison Streets in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3. The Applicant seeks a zoning map amendment to change the Project Area from a R6B/C2-4 to a C4-4L zoning district to facilitate the development of Block 1481, Lot 35 (the "Development Site") with a six story building containing commercial retail and residential uses (30 dwelling units). In addition, the Applicant seeks a zoning text amendment of Zoning Resolution Appendix F to designate the Project Area as a Mandatory Inclusionary Housing ("MIH") area. Approximately 9 dwelling units comprising 30% of the total residential floor area, will be designated as permanently affordable to households with incomes having an average not exceeding 80% of the income index.

2. Background

The Project Area was zoned R6/C1-3 in 1961. On October 29, 2007, City Council adopted the Bedford-Stuyvesant South Rezoning (C 070447 ZMK) establishing contextual districts in an approximately 206 block area. The Project Area was included in the rezoned area, and changed from a R6/C1-3 to a R6B/C2-4 zoning district.

On October 11, 2012, City Council adopted the Bedford-Stuyvesant North Rezoning (C 120294 ZMK) of an approximately 140 block area reaching one block north of the Project Area to establish contextual districts. The rezoning also created the Special Enhanced Commercial District 4 along Broadway to foster a safe and engaging pedestrian experience along the commercial corridor and reinforce the existing commercial character of the area. In addition, the rezoning established Inclusionary Housing Designated Areas in portions of Community District 3 along Broadway.

3. Description of the Surrounding Area

The Project Area (Block 1481, Lots 35, 39 and 43) is located in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3. The Project Area is zoned R6B/C2-4. The total lot area of three tax lots comprising the Project Area is 20,000 square feet.

The zoning districts mapped within the Surrounding Area include R5B, R6, R6, R6A, R6B and C4-4L with C1-3 and C2-4 commercial overlays mapped along portions of Broadway, Howard and Ralph Avenues.

The immediate surrounding area is characterized by single and multi-family residences, public facilities, and a commercial retail corridor along Broadway. Rowhouses occupy the mid-blocks surrounding Broadway. Many of these structures were built in the 1900s and range in height from two to four stories. Larger apartment buildings that are six and seven stories tall also exist within the surrounding area, including a seven-story residential building with 86 dwelling units located in the C4-4L district across the street from the Project Area.

Public facilities and institutions are also present in the surrounding area, including elementary schools P.S. 75 at 95 Grove Street, P.S. 299 at 88-40 Woodbine Street, and P.S. 309 at 784 Monroe Street, as well as the six-story Brooklyn High School of Law and Technology located opposite the Project Area to the east on Howard Avenue. The Scottish Rite Hall, a fraternal organization, is adjacent to the Development Site at 8 Howard Avenue.

Commercial uses are located along Broadway, including a post office, hardware store, beauty parlor, retail stores, restaurants, and pharmacies. An eating and drinking establishment with a drive-through is located opposite the Project Area to the north at the intersection of Monroe Street and Broadway. Opposite the Project Area, on the east side of Broadway between

Woodbine and Palmetto Streets is primarily undeveloped with a restaurant at the corner of Woodbine Street.

Parks and recreational facilities nearby include the 85,600 sf Reinaldo Salgado Playground one block west of the Project Area. Community gardens in the area include the Madison Community Greenthumb Garden one block southwest of the Project Area and the Umoja Garden two blocks to the southeast of the Project Area.

The Project Area is well-served by public transportation. The J, M and Z elevated subway lines run along Broadway, and the Gates Avenue Station is approximately two blocks north of the Project Area. In addition, the Queens Q24, and Brooklyn B52, and B47 bus lines provide service at stops within four blocks of the Project Area.

4. Description of the proposed Project Area

The Project Area (Block 1481, Lots 35, 39 and 43) is located along west block front of Howard Avenue between Monroe and Madison Streets on the edge of the Bedford-Stuyvesant neighborhood that adjoins Bushwick to the east in Brooklyn, Community District 3. The Project Area is adjacent to the broad intersection created where Monroe Street and Howard Avenue, each 70' wide, meet the 80'-wide Broadway.

Lot 35 (Development Site), known by the address 2 Howard Avenue, is located at the intersection of Monroe Street, Howard Avenue and Broadway and is unimproved. The lot has 100 feet of frontage on Monroe Street and 80 feet of frontage on Howard Avenue for a total lot area of 8,000 square feet.

Lot 39, known by the address 8 Howard Avenue, is located in the midblock on the west side of Howard Avenue between Monroe and Madison Streets. The lot has 80 feet of frontage on Monroe Street and is 100 deep with a rear portion of the lot that extends south with 16.37 feet of frontage on Madison Street for a total lot area of 17,300 square feet. The lot is improved with a four story building used by a fraternal organization that contains an estimated 17,840 square feet of gross floor area. Approximately half of the lot fronting on Howard Avenue is vacant.

Lot 43, known by the address 16 Howard Avenue, is located at the corner of Howard Avenue and Madison Street. The lot has 40 feet of frontage on Howard Avenue and approximately 83.5 feet of frontage on Monroe Street for a total lot area of approximately 3,340 square feet. The lot is improved with a four story multifamily elevator building with an estimated 12,800 square feet of gross floor area consisting of eight dwelling units.

The Project Area is located within an R6B/C2-4 district. Single family detached residences, general residences and community facility uses are permitted as-of-right in R6B zoning districts. Buildings containing residences must comply with Quality Housing regulations. A maximum residential floor area ratio ("FAR") of 2.0 and a maximum community facility FAR of 2.0 are allowed in an R6B district. Buildings in an R6B district are allowed a minimum base height of 30 feet and a maximum base height of 40 feet with a 10 foot deep setback on a wide street, and a maximum building height of 50 feet. In an R6B district, residential maximum lot coverage is 60% (100% for corner lots), no side yards are required and 30' rear yards are required for non-corner lots. Accessory off-street parking spaces must be provided for 50% of the residences. Local retail uses are permitted within the C2-4 overlay districts. Commercial FAR for a C2-4 overlay mapped within a R6B district is 2.0. In mixed use buildings, commercial uses may be located only below the first or second floors and must be located below the residential use.

No other properties are affected by the proposed actions.

5. Description of the Proposed Development Site

Lot 35, known by the address 2 Howard Avenue, is located at the intersection of Monroe Street, Howard Avenue and Broadway and is unimproved. The lot has 100 feet of frontage on Monroe Street and 80 feet of frontage on Howard Avenue for a total lot area of 8,000 square feet.

6. Description of the Proposed Development

The Applicant proposes to construct a new building for commercial and residential uses on vacant Lot 35 (the "Proposed Development") within the proposed C4-4L zoning district. Lot 35 will be developed as a single zoning lot measuring 8,000 square feet. The Proposed Development will have frontage on Monroe Street and on Howard Avenue. The Proposed Development will be a new building consisting of six stories and cellar that will contain 36,009 square feet of floor area for a total FAR of 4.5. The Proposed Development's building height is 65 feet. Lot coverage is 77% (6,185 square feet out of 8,000 square feet). Approximately 1,800 square feet of outdoor recreation space will be located on the roof of the first story, of which approximately 957 square feet of recreation space is required pursuant to the Quality Housing program. The Proposed Development will include approximately 29,007 square feet of residential floor area, including 30 dwelling units, and approximately 7,002 square feet of commercial floor area.

Out of 30 proposed dwelling units, approximately 9 dwelling units (30% of the residential floor area) will be designated as affordable to households earning incomes at an average not exceeding 80% of income index per MIH Option 2. The permanently affordable dwelling units will be distributed throughout the buildings. The Proposed Development will potentially include discretionary financing from the New York City Housing Preservation and Development and the NYC Housing Development Corporation.

The proposed zoning map amendment and zoning text amendment will facilitate the development of an undeveloped lot near public transportation and other commercial and community facility uses. The Proposed Development will provide high-quality residential housing, including affordable housing units, and a small ground floor commercial enterprise, that will enhance the community's business offerings and residential resources.

7. Actions necessary to facilitate the Project

The Proposed Development requires two actions:

1) A zoning map amendment to change from R6B/C2-4 to C4-4L; and

2) A zoning text amendment to create an MIH area coterminous with the Project Area.

The proposed actions are needed to facilitate the proposed 4.5 FAR and 65' height of the planned building. Currently, the Project Area is located within a R6B/C2-4 district that allows a total maximum FAR of 2.0 and maximum height of 50'. The Proposed Development will comply and conform to the applicable proposed district regulations of the proposed C4-4L district. The estimated completion year is 2019.

The proposed C4-4L district allows a range of uses similar to the existing R6B/C2-4 district, including residential, community facility and commercial uses. The current R6B/C2-4 district allows residential and community facility and commercial. Some larger-scale retail and entertainment establishments (Use Groups 10 and 12) would be allowed in the proposed C4-4L district that are not currently allowed by the existing zoning district. The proposed C4-4L district would allow commercial uses at a higher density than the existing R6B/C2-4 district.

The proposed C4-4L district is a contextual, regional commercial district designation that allows residential development at an R7A density (4.60 FAR for MIH developments). Buildings in C4-4L districts are allowed a maximum residential FAR of 4.6 for eligible Inclusionary Housing Buildings, community facility uses at a maximum FAR of 4.0 and commercial uses at a maximum FAR of 4.0. Buildings in C4-4L districts must provide a minimum base height of 40 feet and maximum base height of 75 feet, a setback of 10 feet on a wide street, and a maximum building height of 115 feet, or 11 stories with a qualifying ground floor for eligible Inclusionary Housing Buildings (except that building height is limited to 65' feet for the portion of the building located within 25' of the adjacent R6B district). Maximum lot coverage is 100% within 100 feet of a corner. Within the Transit Zone, no accessory off-street parking spaces are required for income restricted housing units. Accessory parking spaces are required for 30% of all other dwelling units; however, the requirement may be waived if fewer than 15 spaces are required.

No accessory parking is required for general retail or service uses. The parking requirements for community facility uses may be waived if fewer than 40 spaces are required.

The proposed C4-4L district suits the Project Area's proximity to Broadway, the neighborhood's primary commercial corridor. Compared to the existing R6B/C2-4 district, the proposed C4-4L district allows a higher FAR and a more flexible mixed-use building design, and therefore is a designation appropriate for regional commercial centers. In contrast, the existing underlying R6B district allows modestly-scaled buildings and is a designation typically used to preserve row houses located on side streets and mid-blocks. The increased FAR and height allowed in C4-4L districts are fitting for the Project's Area's position at the intersection of Monroe Street, Howard Avenue and Broadway. This spacious intersection (Monroe Street and Howard Avenue are each 70' wide and Broadway is 80' wide) provides adequate light and air to accommodate taller buildings. The area is well served by commercial and retail establishments and by public transportation that would support the additional density allowed in the proposed C4-4L district.

The proposed C4-4L district would maintain continuity by extending the existing C4-4L district situated along the southwestern side of Broadway and north of Monroe Street. The scale of enlargements and new construction expected in the proposed C4-4L district would be compatible with buildings opposite the Project Area, including the six-story school on Howard Avenue and the new seven-story residential building on Monroe Street. The zoning resolution would also require a transition between new development in the Project Area and the lower scale R6B district by requiring that within 25 feet of the R6B district boundary, the maximum building height is 65 feet. In addition, the proposed C4-4L district would bring an existing building within the Project Area into compliance. The building on Lot 43, known as 16 Howard Avenue, has a total lot area of approximately 3,340 square feet and is improved with a building containing an estimated 12,800 square feet of floor area, which exceeds the as-of-right FAR of 2.0 in the current R6B/C2-4 district.

The proposed zoning text amendment would make the Project Area a Mandatory Inclusionary Housing designated area in which MIH Options 1 and 2 would be applicable. Option 1 requires that a minimum of 25% of the residential floor area be designated as affordable to households earning incomes with an average not exceeding 60% of the income index. Option 2 requires that a minimum of 30% of the residential floor area be designated as affordable to households earning incomes with an average not exceeding 80% of the income index. This project proposes to utilize Option 2.

The proposed actions will facilitate the development of a project that will provide several units of affordable housing, consistent with Mayor Bill de Blasio's comprehensive housing plan, as well as a retail use that will serve the local community.

8. Conclusion

The Applicant seeks a zoning map amendment and zoning text amendment affecting the Project Area (Block 1481, Lots 35, 39 and 43), located along the west block front of Howard Avenue between Monroe and Madison Streets in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3.

The proposed zoning map amendment would change the Project Area from a R6B/C2-4 to a C4-4L zoning district and the proposed zoning text amendment would designate the Project Area as a Mandatory Inclusionary Housing ("MIH") area. The proposed C4-4L district is consistent with the neighborhood context in that it seeks to extend the existing C4-4L district along the commercial and transit corridor on Broadway, brings an existing building within the Project Area into compliance, and allows bulk compatible with the scale of existing buildings across the street from the rezoned area. The proposed MIH area would ensure neighborhood economic diversity by requiring the creation and preservation of affordable housing in conjunction with new development.

The rezoning would also facilitate construction of a six story retail and 30-dwelling unit residential building on the Development Site (Block 1481, Lot 35). The proposed new building would include several units of affordable housing among the total 30 dwelling units, as well as a retail use that will serve the local community.

Merrick Capital Corporation
215-54 Jamaica Avenue
Queens Village, New York 11428

OWNER'S AUTHORIZATION

June 15, 2018

Hon. Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Re: City Planning Commission Zoning Map and Text Amendment
2 Howard Avenue, Brooklyn, New York (the "Development Site")
Block 1481, Lot 35

Dear Chair Lago and Commissioners:

I am the principal of Merrick Capital Corporation, a New York corporation, which is the owner of the Premises designated as Block 1137, Lot 35 (the "Development Site"). Merrick Capital Corporation is the Applicant for a zoning map and zoning text amendment from the City Planning Commission to permit the development of a six-story building with ground floor retail and 30 residential units at the Development Site.

Merrick Capital Corporation hereby authorizes Akerman, LLP to file the enclosed zoning map and zoning text amendment application on its behalf.

MERRICK CAPITAL CORPORATION

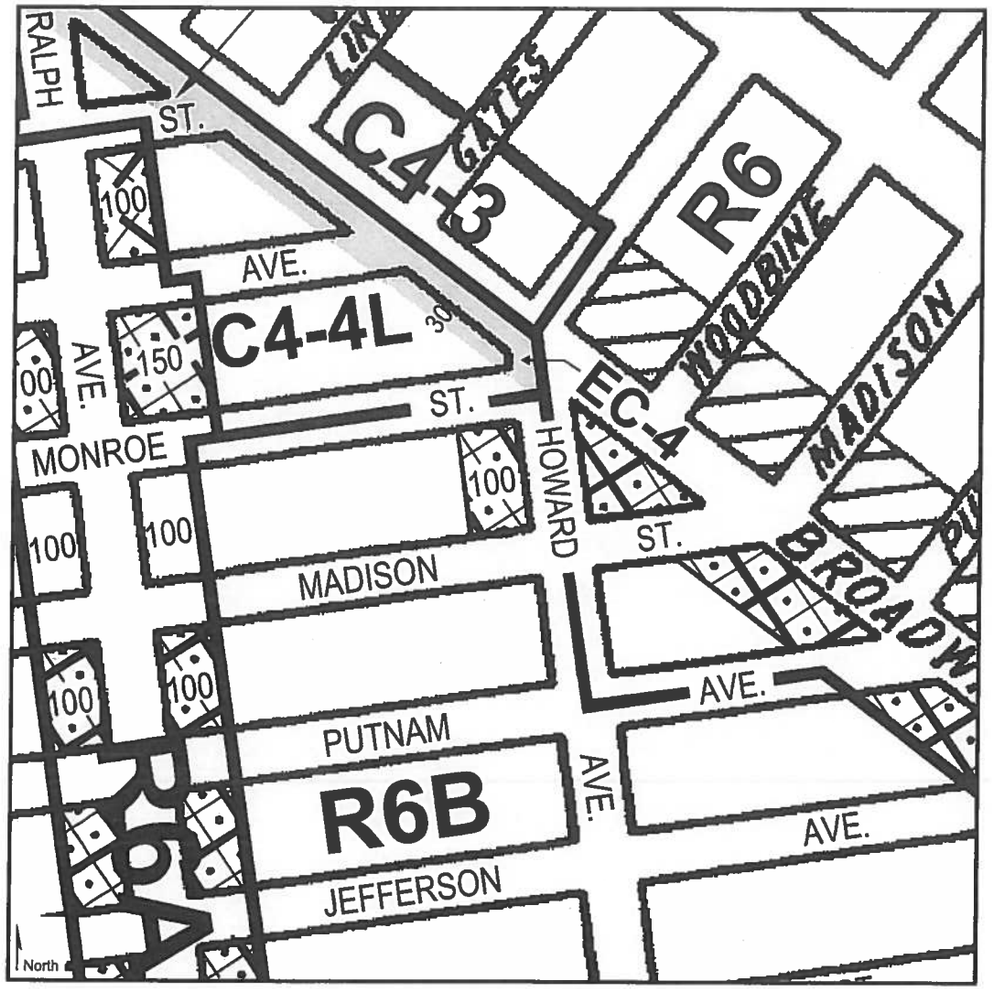
By: _____
Name: JOSEPH ATARIEN
Title: PRES

Sworn to me this 15th day of June, 2018

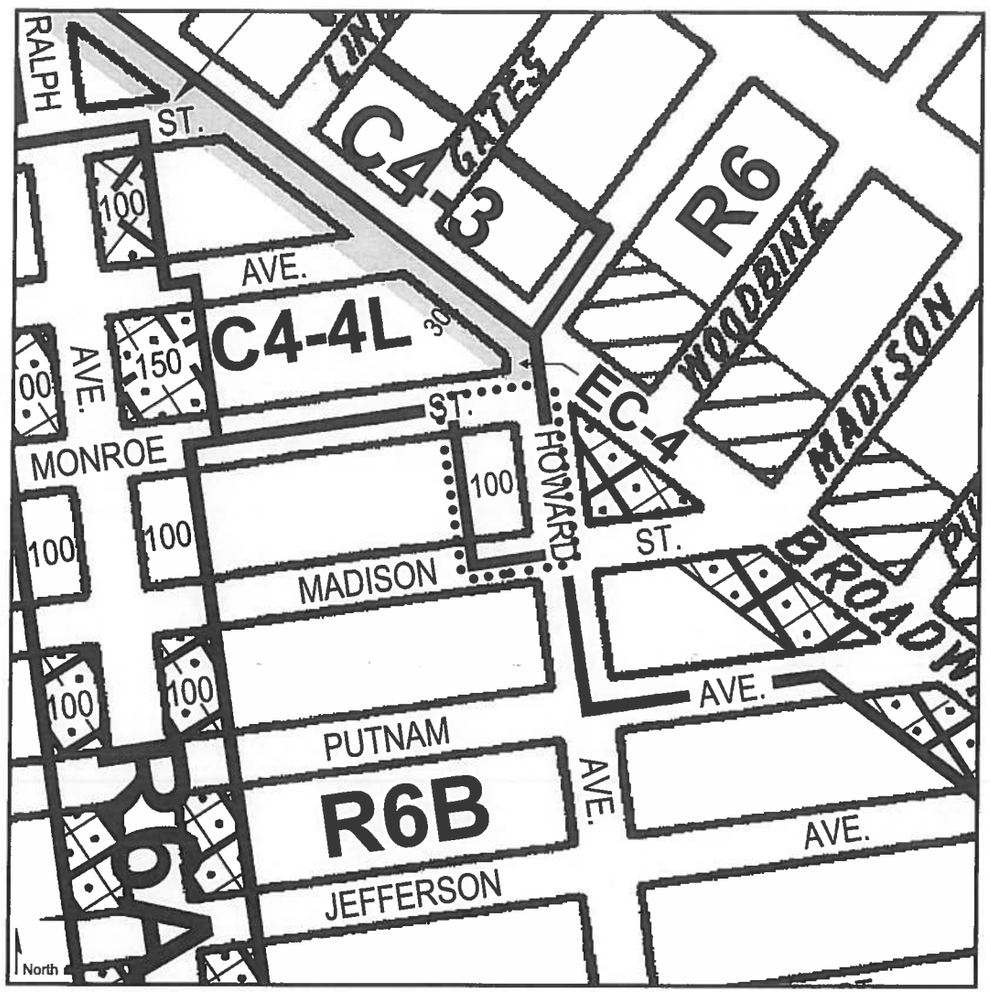
ATARIEN MICHELLE
Notary Public State Of New York
NO. 01AT6058157
Qualified In Nassau County
Commission Expires April 30, 2019

Notary Public

Zoning Change Map



Current Zoning Map (17a)



Proposed Zoning Map (17a) - Area being rezoned is outlined with dotted line

Changing an R6B/C2-4 district to a C4-4L district

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

2 Howard Avenue Rezoning
Community District 3, Brooklyn
4/28/18
Zoning Map 17a

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

* * *

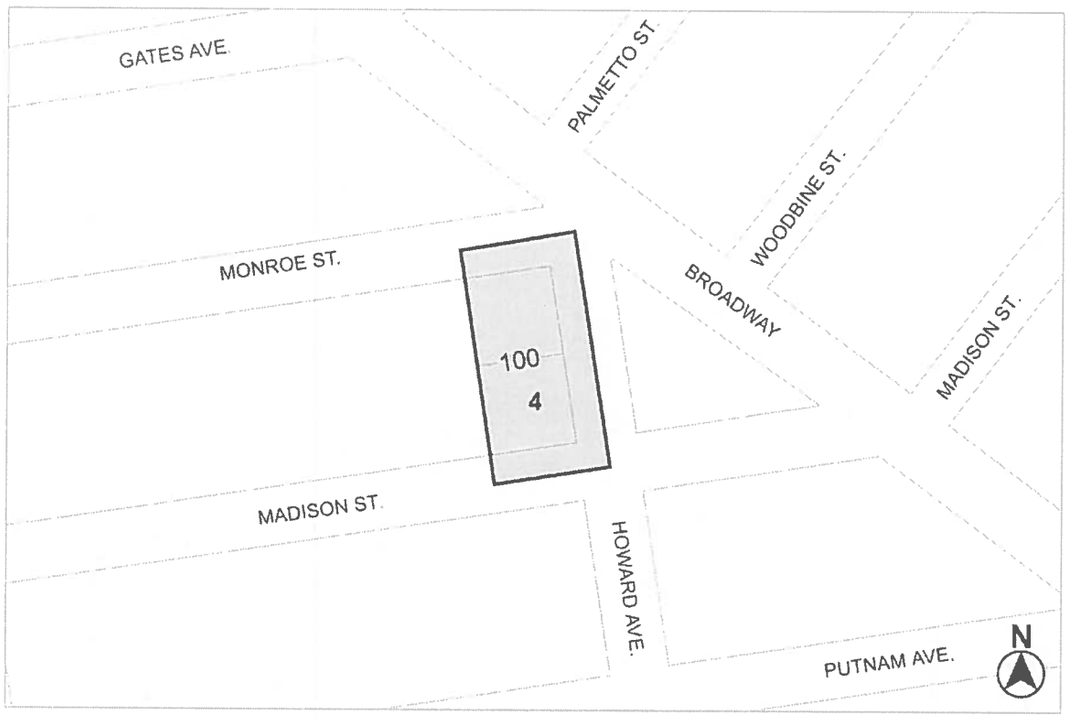
Brooklyn

* * *

Brooklyn Community District 3

* * *

Map 6 - [date of adoption]



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

Area **4** — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 3, Brooklyn

* * *

Zoning Comparison Table

	Permitted/Required			
	Existing R6B/C2-4 District		Proposed C4-4L District	
	ZR Sections	R6B/C2-4	ZR Sections	C4-4L (R7A equivalent)
USE GROUPS	22-11, 22-12, 22-13, & 22-14	1-9, 14	32-11, 32-12, 32-13, 32-14, 32-15, 32-17, 32-18, 32-19 & 32-21	1-6, 8-10 & 12
Maximum FAR (Total)	35-31	2.00	35-31	4.60 [a]
Residential	23-153	2.00	35-30 & 23-154(d)	4.60 [a]
Community Facility	24-11	2.00	35-30 & 33-122	4.00
Commercial	33-121	2.00	35-30 & 33-123	4.00
Manufacturing	Not permitted	0.00	Not permitted	0.00
YARDS				
Front Yard	N/A	None required	N/A	None required
Side Yard	23-462 & 33-25	None required or 8'-0" min	35-52	None required or 8'-0" min
Rear Yard	23-541, 23-542 & 33-23	None required	23-541, 23-542 & 33-23	None required
Open Space	N/A	None required	N/A	None required
Lot Coverage	23-153	100% corner & 60% interior	N/A	None required
HEIGHT AND SETBACKS				
Minimum Base Height	23-662(a)	30'	23-662(b)	40' [b]
Maximum Base Height	23-662(a)	40'	23-662(b)	75' [b]
Maximum Building Height	23-662(a)	50'	35-654(a)	115' [c]
Setbacks from Narrow Streets	23-662(c)	15'	23-662(c)	15'
Setbacks from Wide Streets		10'	23-662(c)	10'
DENSITY	23-22	680 factor	23-22	680 factor
PARKING AND LOADING				
Commercial	36-21	1 per 1,000 sf retail	36-21	None required for retail
Residential (income restricted)	N/A	N/A	25-251	None req'd in Transit Zone
Residential (market rate)	25-23	50% of dwelling units	36-342	30% of dwelling units[d]
Loading	36-62	None required for first 8,000 sf retail	36-62	None required for first 25,000 sf retail

[a] For MIH developments
[b] For Quality Housing buildings with qualifying ground floors
[c] For MIH developments with qualifying ground floors
[d] Waived pursuant to ZR 36-362 if fewer than 15 parking spaces required

Area Map

Howard Avenue, Brooklyn
Block 1481, Lot 35

Project Information

- 600' Radius
- Development Site
- Project Area
- Zoning Districts
- Special Districts

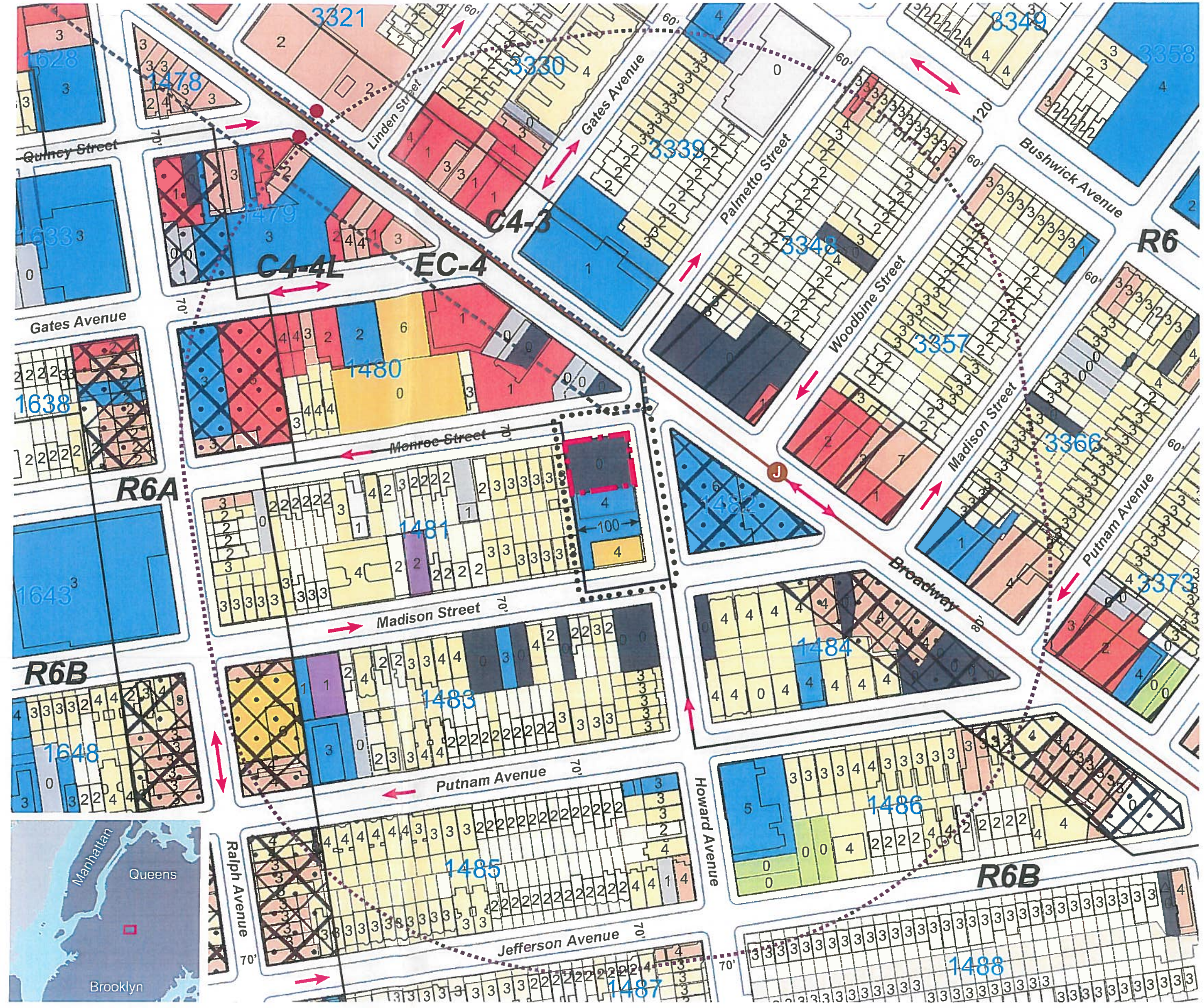
Existing Commercial Overlays

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

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land



North

0 200 400 600 Feet

Prepared by Urban Cartographics September 2016

Howard Avenue, Brooklyn

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

N
W E
S

NYC Digital Tax Map

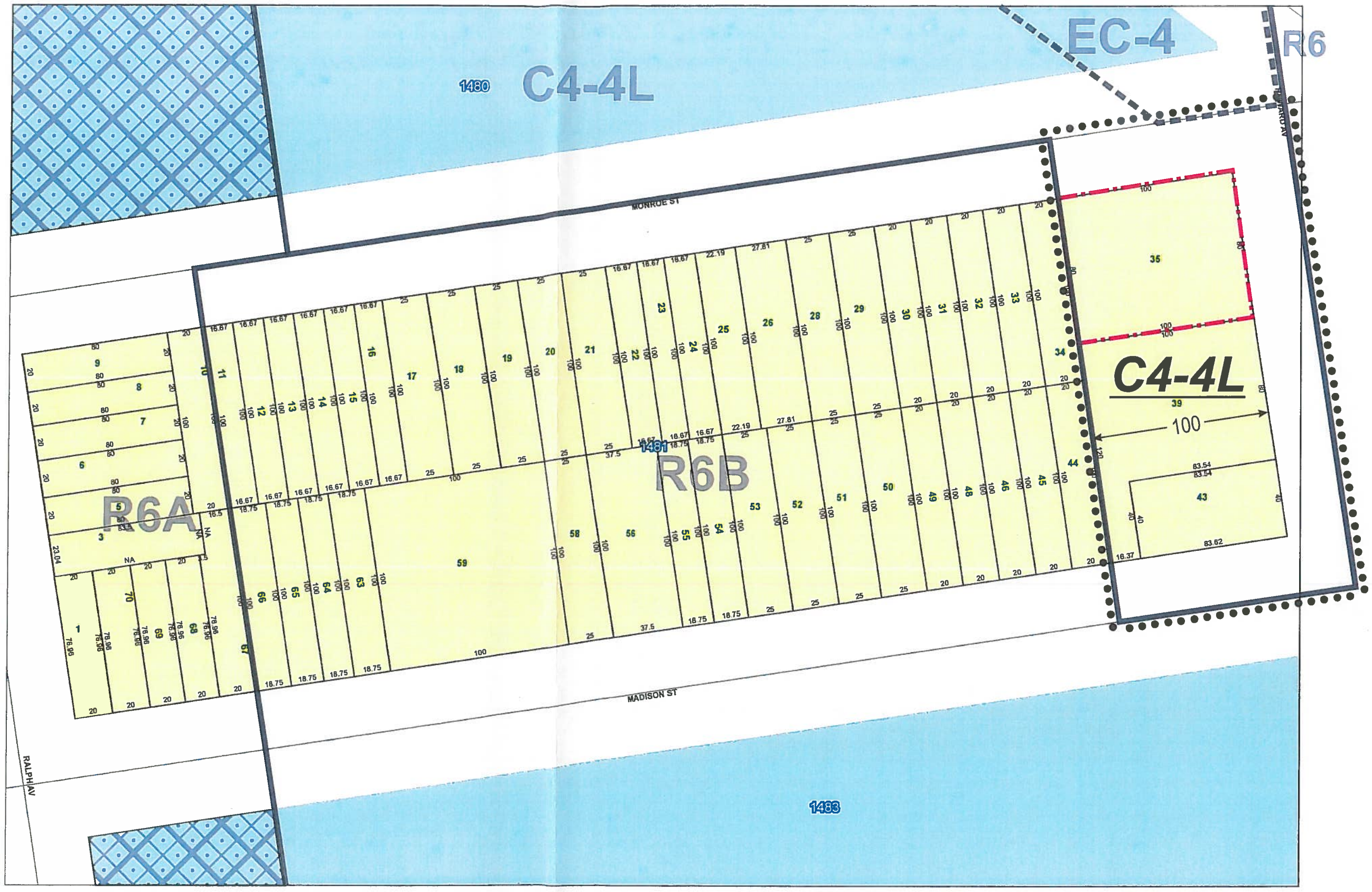
Effective Date : 12-04-2008 16:45:49
End Date : Current

Brooklyn Block: 1481

Legend

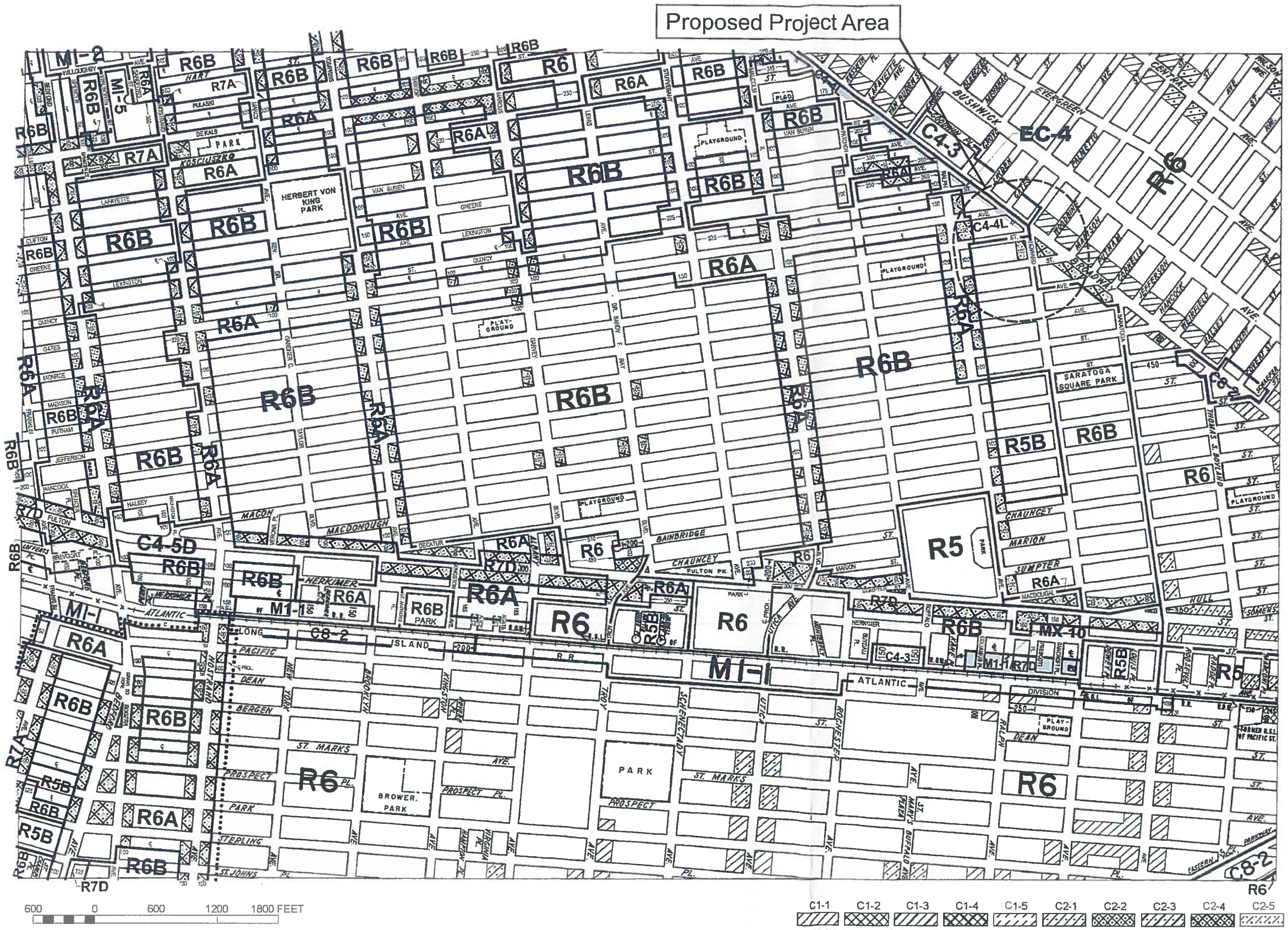
- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- Zoning District Line
- Special District Line
- Development Site
- Area Proposed to be Rezoned
- C2-4 Commercial Overlay
- R6B Existing Zoning District
- C4-4L Proposed Zoning District



Feet
0 25 101520

Howard Avenue, 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:

09-24-2013 C 130213 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 on this map, see APPENDIX F.

N

MAP KEY

12d	13b	13d
16c	**17a**	17c
16d	17b	17d

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ZONING MAP **17a**

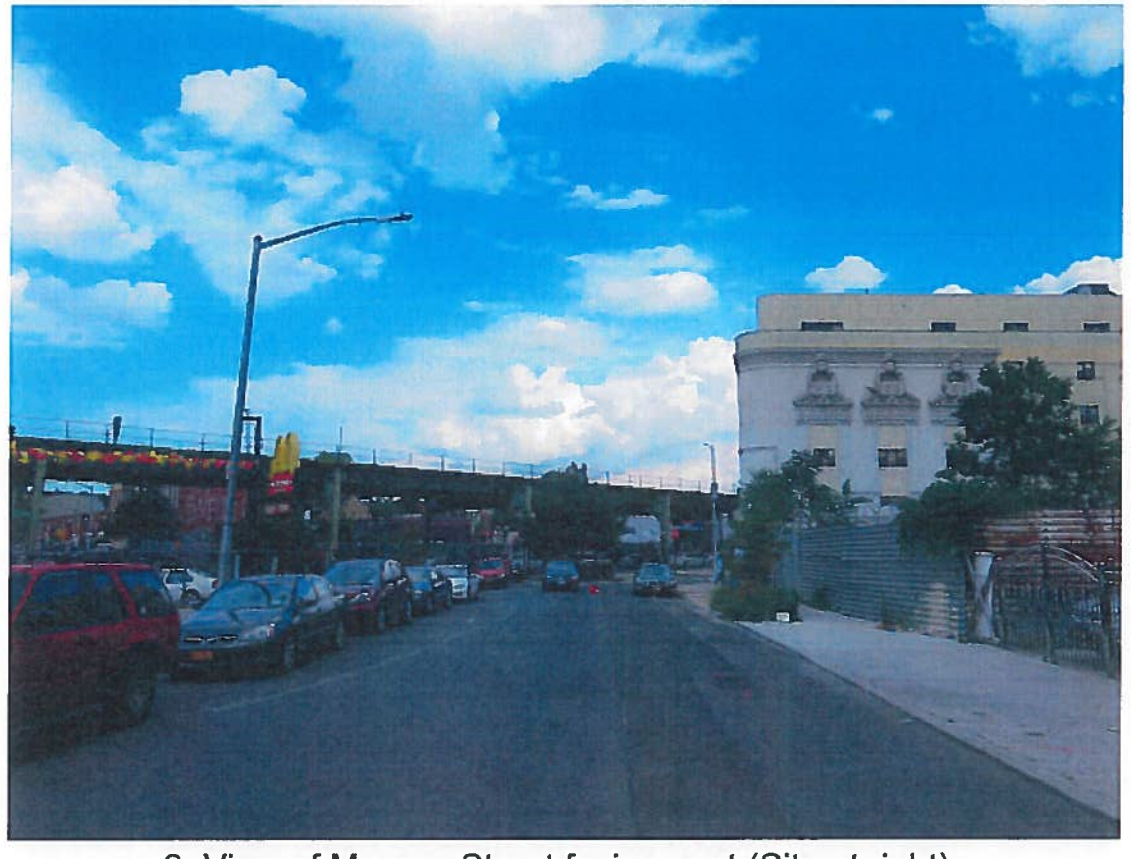
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



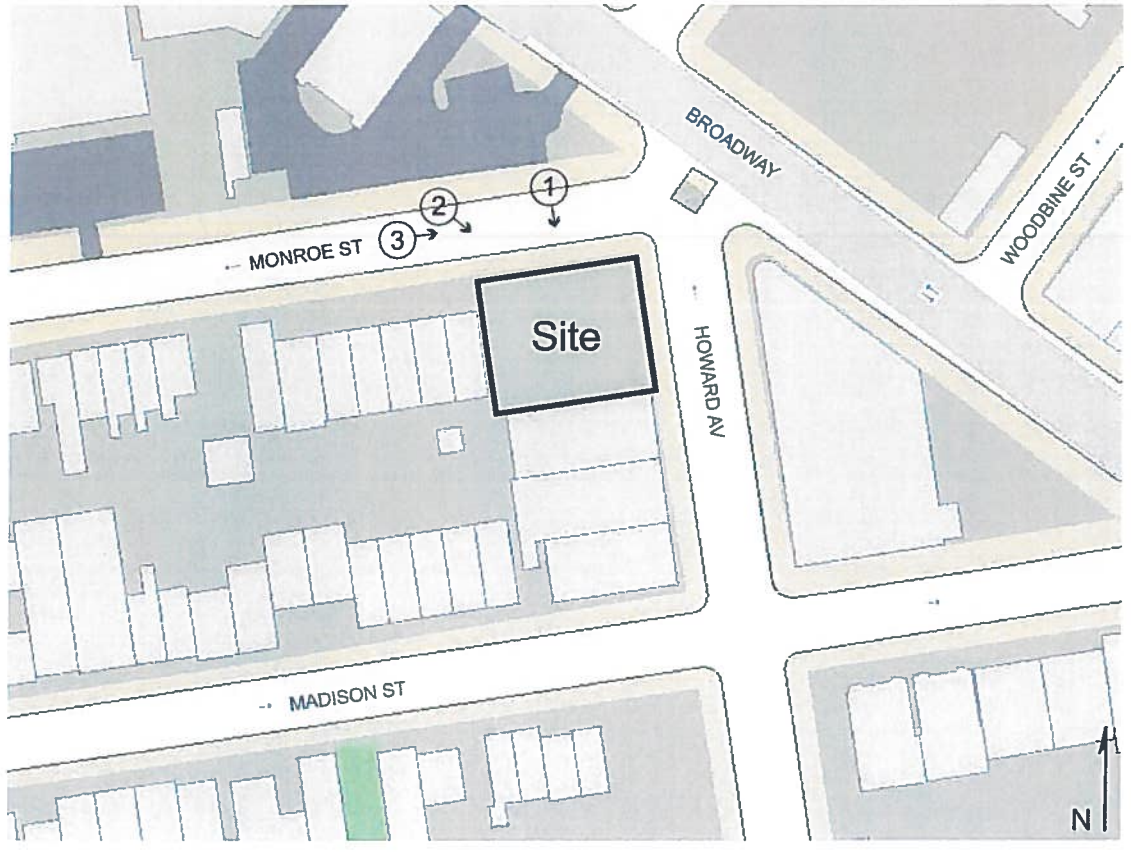
1. View of the Site facing south from Monroe Street.



2. View of the Site facing southeast from Monroe Street.



3. View of Monroe Street facing east (Site at right).





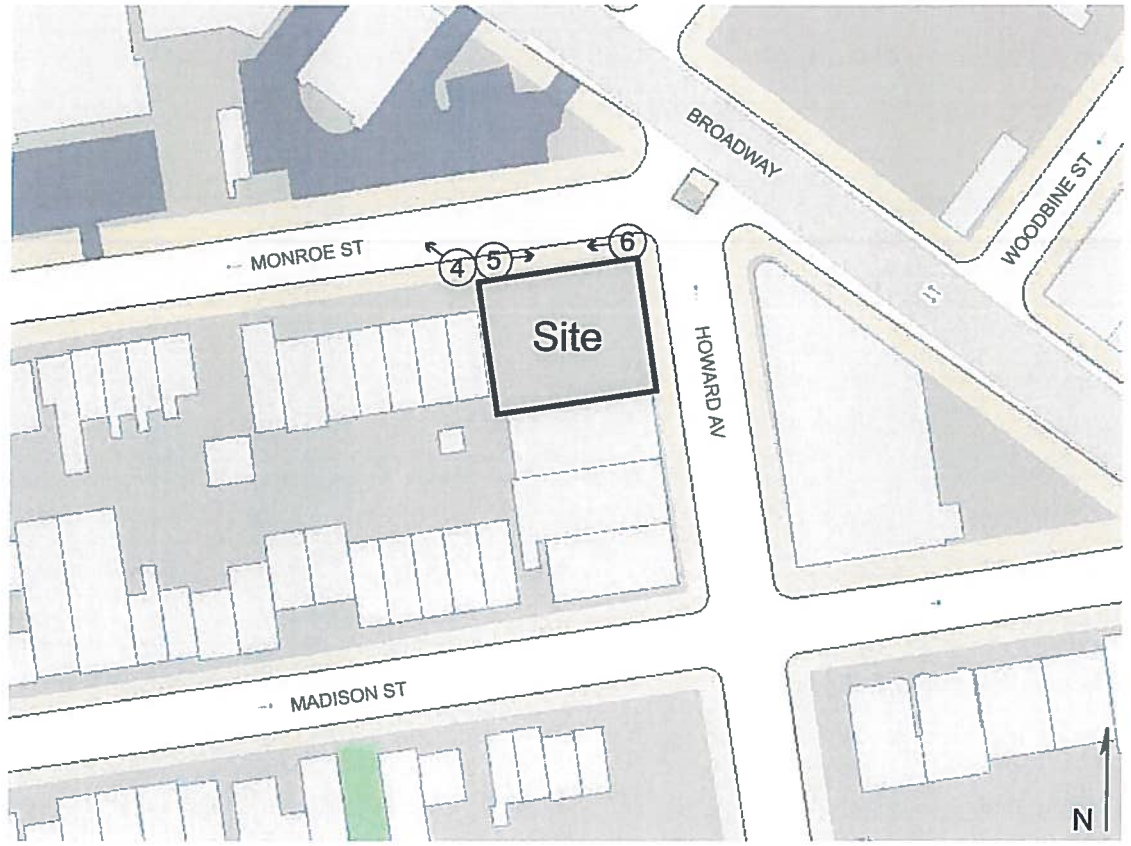
4. View of the side of Monroe Street facing northwest from the Site.



5. View of the sidewalk along the south side of Monroe Street facing east (Site at right).



6. View of the sidewalk along the south side of Monroe Street facing west from Howard Avenue (Site at left).





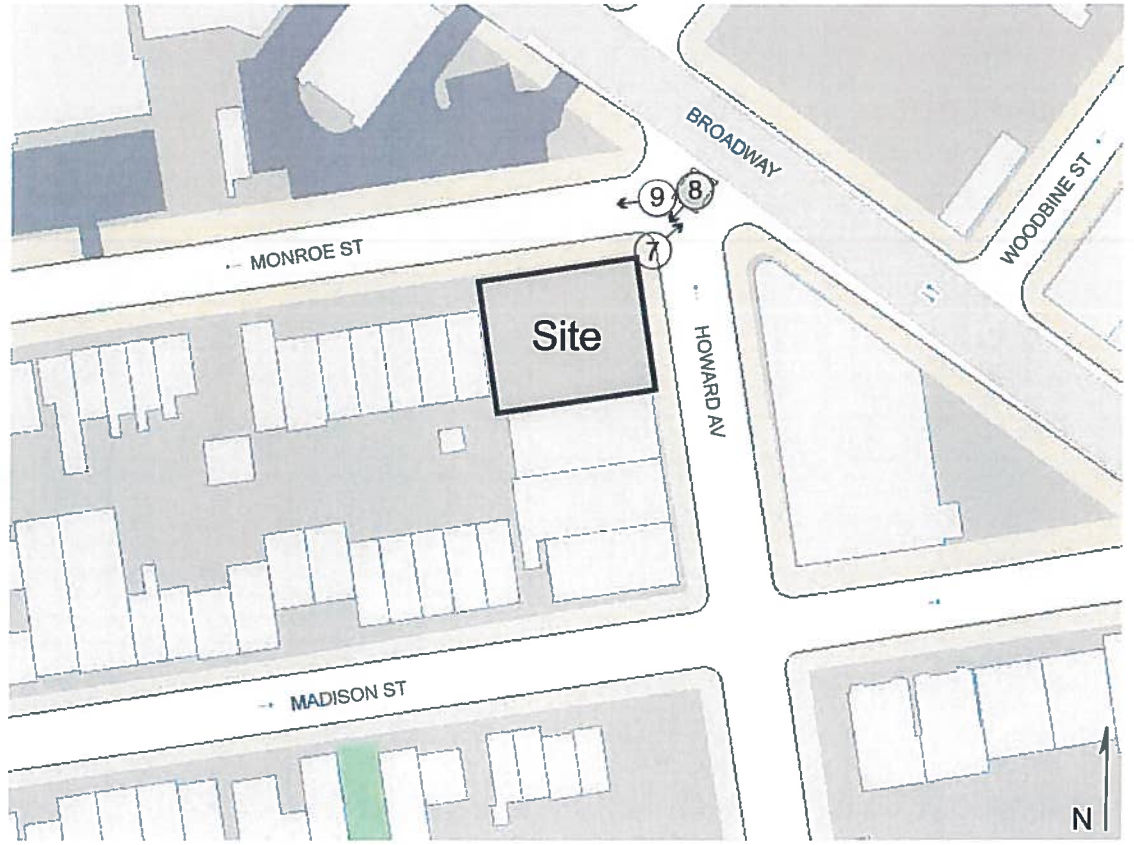
7. View of the intersection of Monroe Street and Howard Avenue facing northeast from the Site.



8. View of the Site facing southwest from the intersection of Howard Avenue and Monroe Street.



9. View of Monroe Street facing west from Howard Avenue (Site at left).





10. View of Howard Avenue facing south from Monroe Street (Site at right).



11. View of the sidewalk along the west side of Howard Avenue facing south from Monroe Street (Site at right).



12. View of the Site facing west from Howard Avenue.





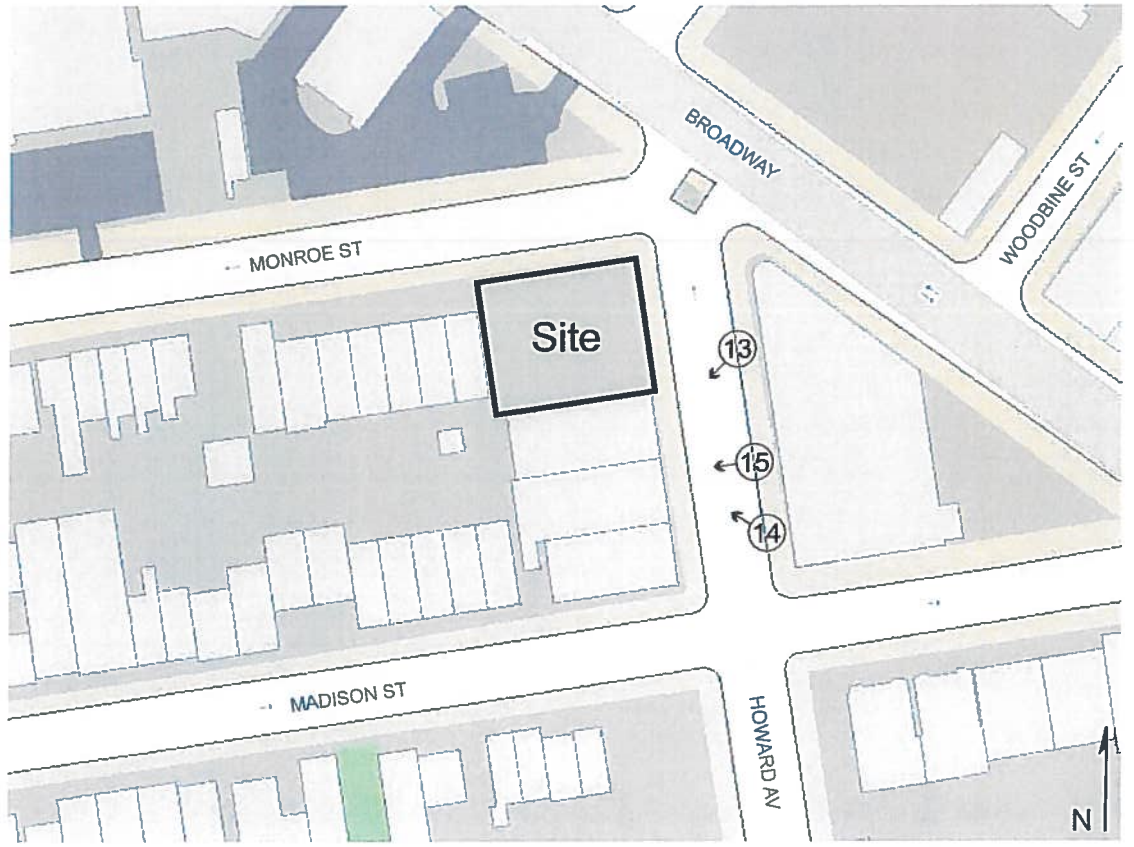
13. View of the side of Howard Avenue facing southwest between Monroe Street and Madison Street (Site at right).



14. View of the side of Howard Avenue facing northwest between Monroe Street and Madison Street (Site at right).



15. View of the side of Howard Avenue facing west between Monroe Street and Madison Street.





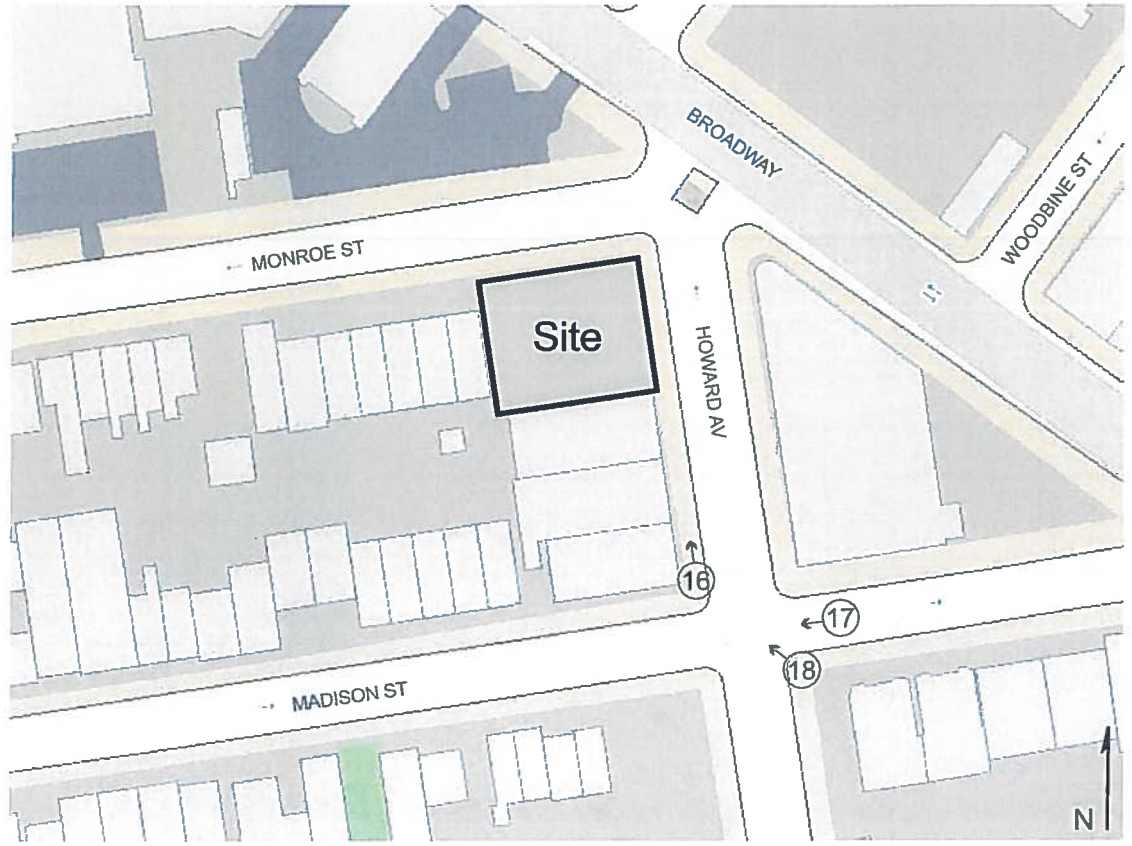
16. View of the sidewalk along the west side of Howard Avenue facing north from Madison Street.



17. View of Madison Street facing west from Howard Avenue.



18. View of the intersection of Howard Avenue and Madison Street facing northwest.





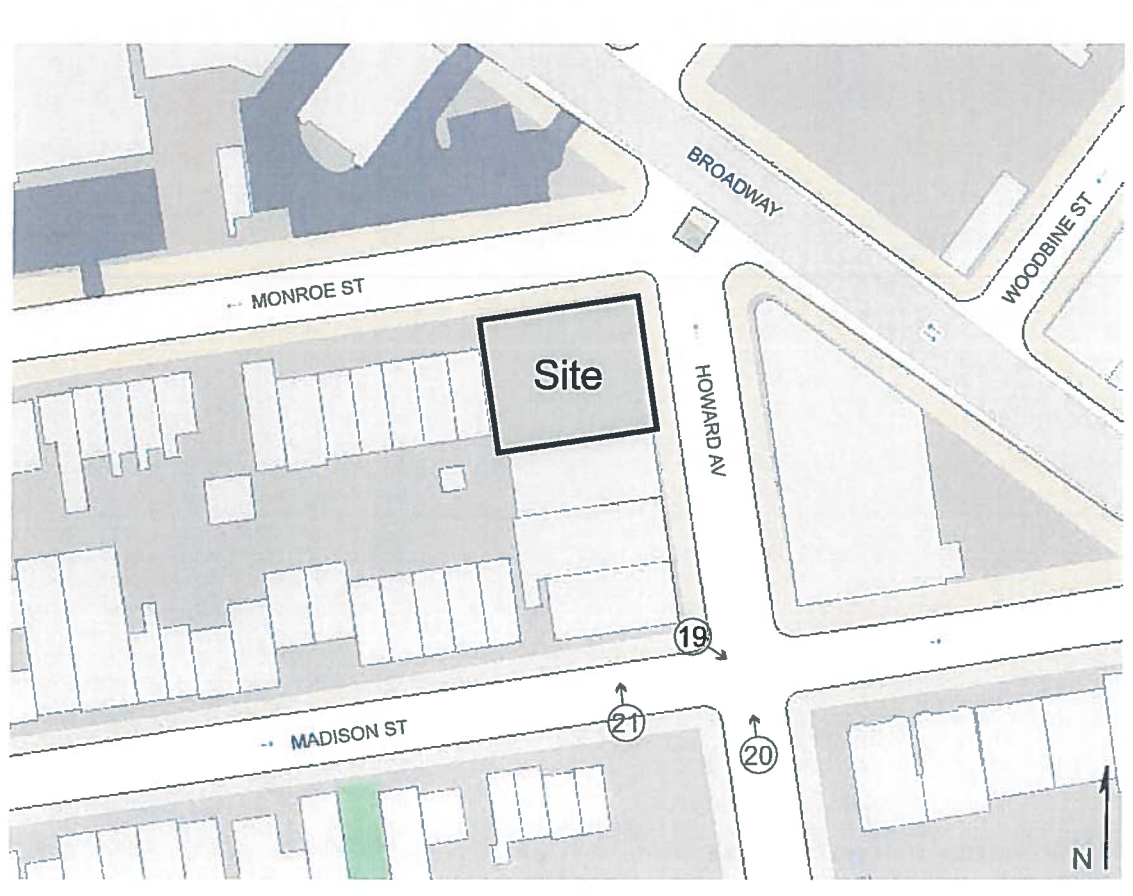
19. View of the intersection of Howard Avenue and Madison Street facing southeast.



20. View of Howard Avenue facing north from Madison Street.



21. View of the side of Madison Street facing north between Ralph Avenue and Howard Avenue.

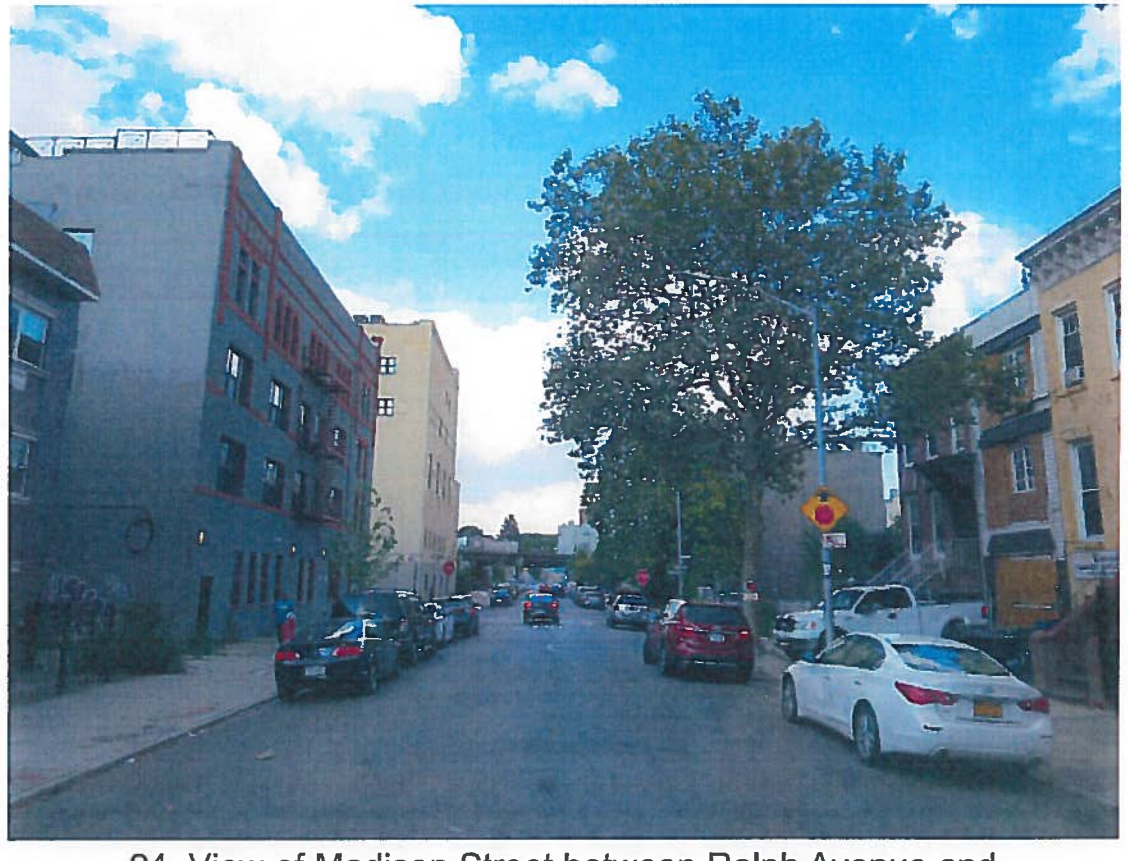




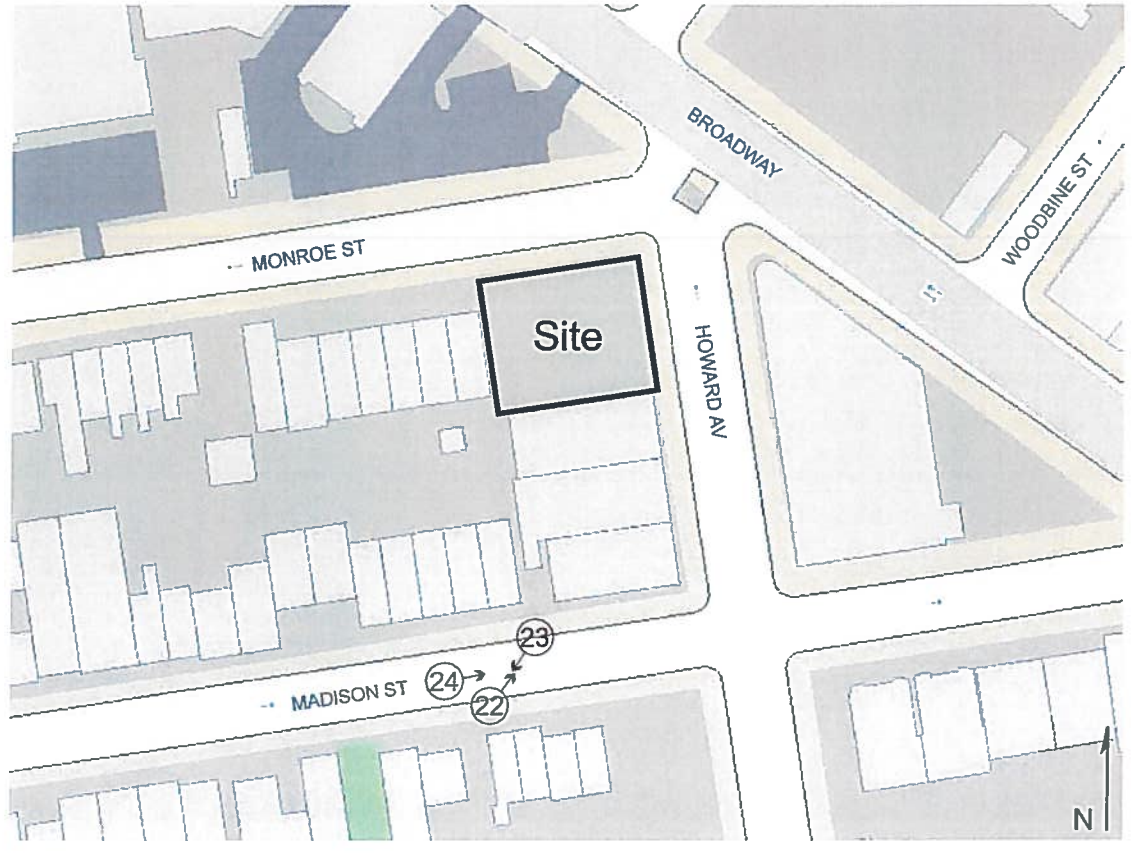
22. View of the side of Madison Street facing northeast between Ralph Avenue and Howard Avenue.



23. View of the side of Madison Street facing southwest between Ralph Avenue and Howard Avenue.



24. View of Madison Street between Ralph Avenue and Howard Avenue facing east.





25. View of the sidewalk along the north side of Madison Street facing east between Ralph Avenue and Howard Avenue.



26. View of the sidewalk along the north side of Madison Street facing west from Howard Avenue.

