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

210180 MMK

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:**

NYC Department of Parks and Recreation
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 2
PROJECT NAME (IF ANY)

Nelson 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 / p/o Lots 1 & 100 | **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

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 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) $ 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 } ☐ UNLISTED } Has EAS been filed? Yes ☒ No ☐

If yes, Date EAS filed: March 22, 2019

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? No 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
See attachment			

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
Gowanus Neighborhood City Map Changes – Phase 1			

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
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)

Alyssa Cobb Konon, Deputy Commissioner
NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT DATE 7/10/20

NYC Department of Parks and Recreation
CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

The Arsenal, Central Park New York NY 10065 (212) 360-3402
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 (p/o)**	**Block bounded by Smith Street, 5th Street and Gowanus Canal**
Block 471	**Lot 100 (p/o)**	**431 Hoyt Street (Bounded by Hoyt Street, 5th Street and Gowanus Canal)**

GOWANUS NEIGHBORHOOD CITY MAP CHANGES AND ACQUISITION – PHASE 2
LR ITEM 3
DESCRIPTION OF PROPOSAL

INTRODUCTION

The New York City Department of City Planning (NYCDCP), together with the New York City Department of Parks and Recreation (NYC Parks), are proposing several actions including changes to the City Map involving the establishment of Parkland on Block 471, portions of both Lot 100 and Lot 1; adjustment of street grades and block dimensions as necessary, and acquisition of Block 471, portions of both Lot 100 and Lot 1 (the "Proposed Actions"). The area subject to these Proposed Actions (the "Project Area") is generally bounded by Smith, 5th and Hoyt Streets in the Gowanus neighborhood of Brooklyn Community District 6 (see Figure 1 for reference). As described in more detail below, these Proposed Actions are part of a series of land use actions to implement recommendations in Gowanus Neighborhood Plan.

The Proposed Actions, along with separate concurrent applications for mapping new streets and demapping of segments of mapped streets, zoning map and zoning text amendments, Urban Development Action Area designation, Urban Renewal Action Area Project approval and the disposition of Block 471, Lots 1 and 100 ("Disposition Area") to a developer to be selected by HPD, would facilitate the Gowanus Green Development (Gowanus Green). Gowanus Green would transform and reclaim the waterfront, create new parkland and reconnect the surrounding community to the Gowanus Canal. The Proposed Actions are intended to help facilitate this development of housing, community resources and new open space, which will provide waterfront connections and publicly accessible open space. As part of the aforementioned concurrent application, the City proposes to convey Block 471, Lots 1 and 100 to facilitate remediation and redevelopment of the Gowanus Green Development, which includes construction of the future city-owned park. As part of the Proposed Actions for this application, the City will acquire Block 471, portions of both Lot 100 and Lot 1 upon or prior to completion of the project. Upon acquisition by the City, the future park, which is subject to NYC Parks' design review and approval, will ultimately be placed under the jurisdiction of the NYC Parks.

The concurrent mapping application (Phase 1) would de-map 7th Street between Smith Street and Gowanus Canal, and map new public streets on Block 471, in order to coordinate private and public improvements and provide access to new mixed-use developments and neighborhood open space.

As noted above, the proposed changes to the City Map described above are part of a series of land use actions to implement recommendations of the Gowanus Neighborhood Plan. The Gowanus Neighborhood Plan is a comprehensive plan developed with community stakeholders and elected officials, in coordination with City and other public agencies, to identify needs and opportunities to support a shared long-term vision of a sustainable, inclusive, and mixed-use Gowanus. The Plan aims to leverage the neighborhood's unique assets and features to realize this vision and accomplish and support many local and Citywide goals, including remediating the Gowanus Canal and surrounding contaminated land, supporting existing and future resiliency and sustainability efforts, creating more housing, including permanently affordable housing, promoting more diverse mixing of compatible uses, encouraging economic development and diverse employment opportunities, and improving existing community resources and investing in new ones like schools and parks, all in an area with excellent transit access and within minutes of thriving central business districts. 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, a city owned park and community resources.

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 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.

Aerial View - Areas Affected by Proposed Actions



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 portion of Lot 100 proposed to be mapped as Park (together with a small area of Lot 1) is located north and west of the Gowanus Canal. Both Lot 1 and Lot 100 are currently vacant, and are under the jurisdiction of the NYC Department of Housing Preservation and Development (NYCHPD) (see Site Photograph 3-4 for reference).

PROPOSED PROJECT

As discussed above, this application is for the acquisition and establishment of parkland on portions of Block 471, Lots 1 and 100; as well as the adjustment of grades and block dimensions as necessary. As shown in the attached Application Map, two different options are being considered for the proposed parkland to be mapped on portions of Lots 1 and 100. One option would comprise approximately 67,048 sf (1.54 acres) of mapped parkland. In order to provide site plan flexibility to accommodate a potential schoolyard connected to the potential new school that is currently planned for across the proposed extension of Hoyt Street, a second option would carve out an approximately 15,000 square foot schoolyard, resulting in a mapped parkland area of approximately 52,048 square feet (1.19 acres). The schoolyard would be available for community use after school hours and on weekends.

The proposed mapping of new parkland on Block 471, portions of Lot 100 and Lot 1 would provide new open space and help connect waterfront open space along the Gowanus Canal, furthering the goals outlined in the *Gowanus Framework*.

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

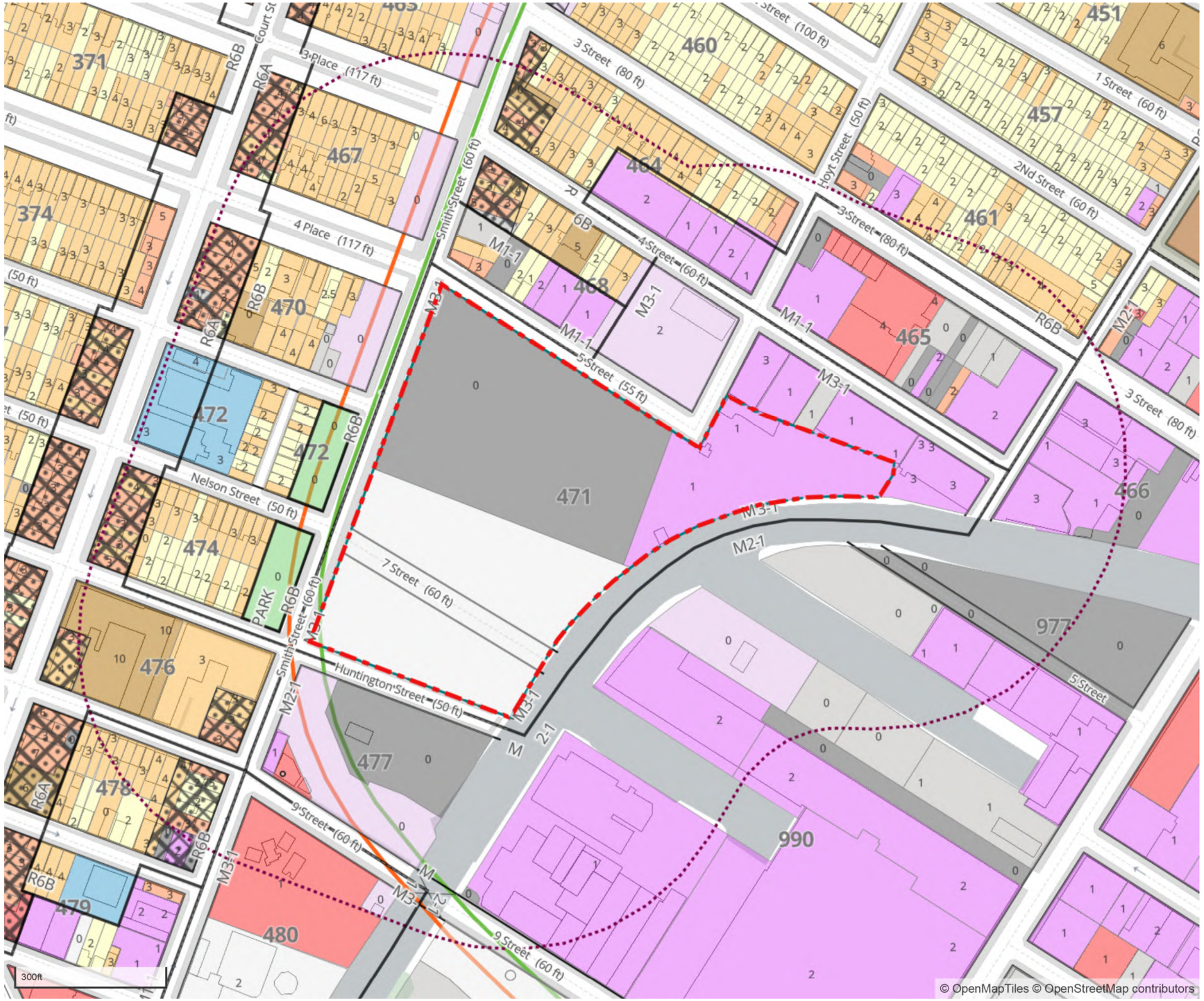
- Subway Stop
- Subway Entrance

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

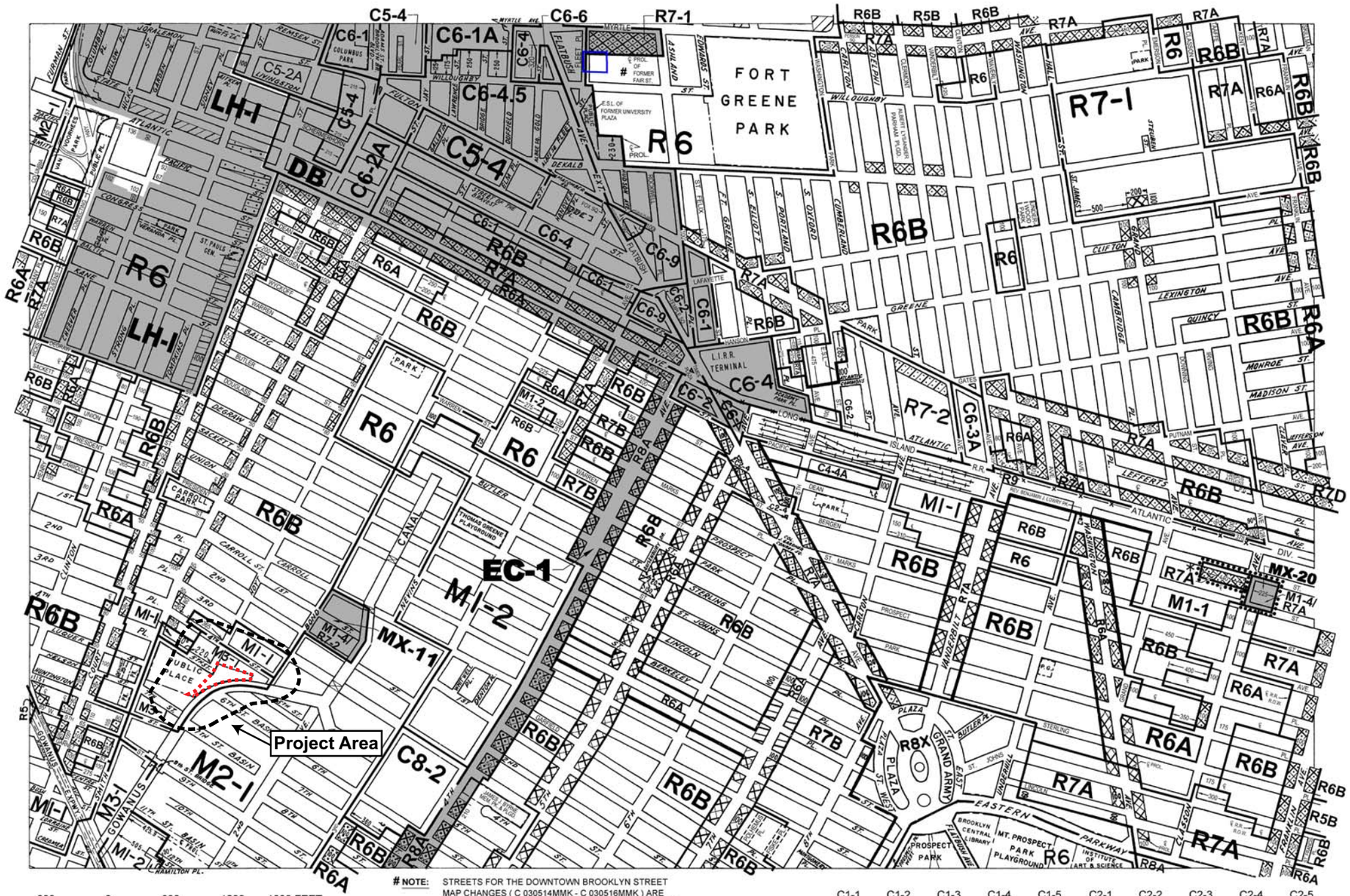
Data Sources: layers-api.planninglabs.nyc/v1/sources

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



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:

*05-08-2019 C 180042 ZMK
05-08-2019 C 160175 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

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

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ZONING MAP **16c**

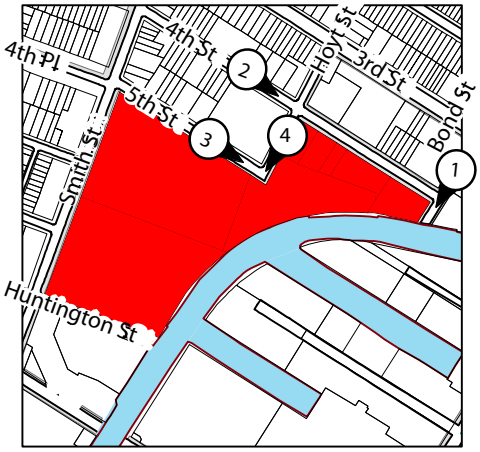
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.



1. 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

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

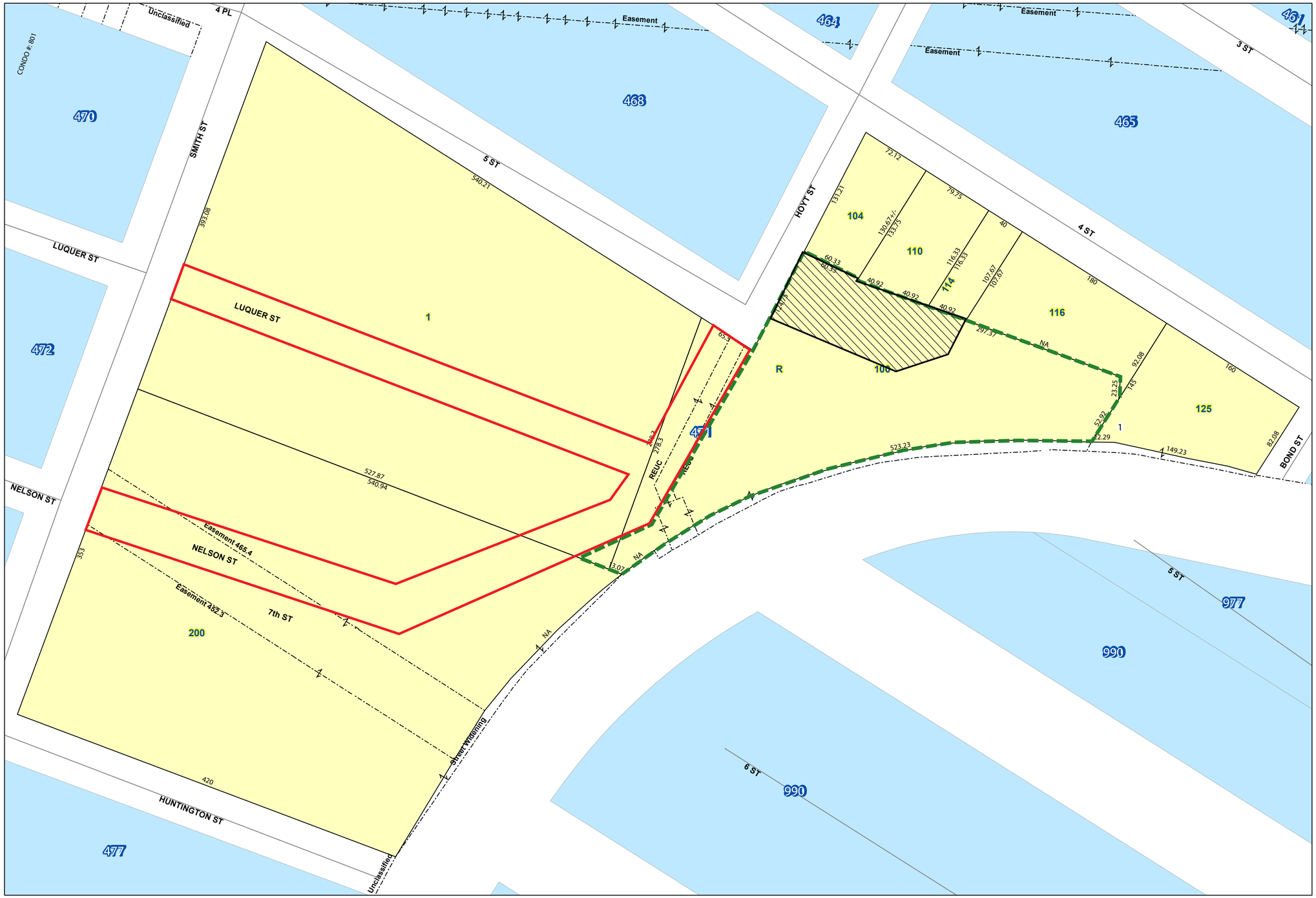
NYC Digital Tax Map

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

Brooklyn Block: 471

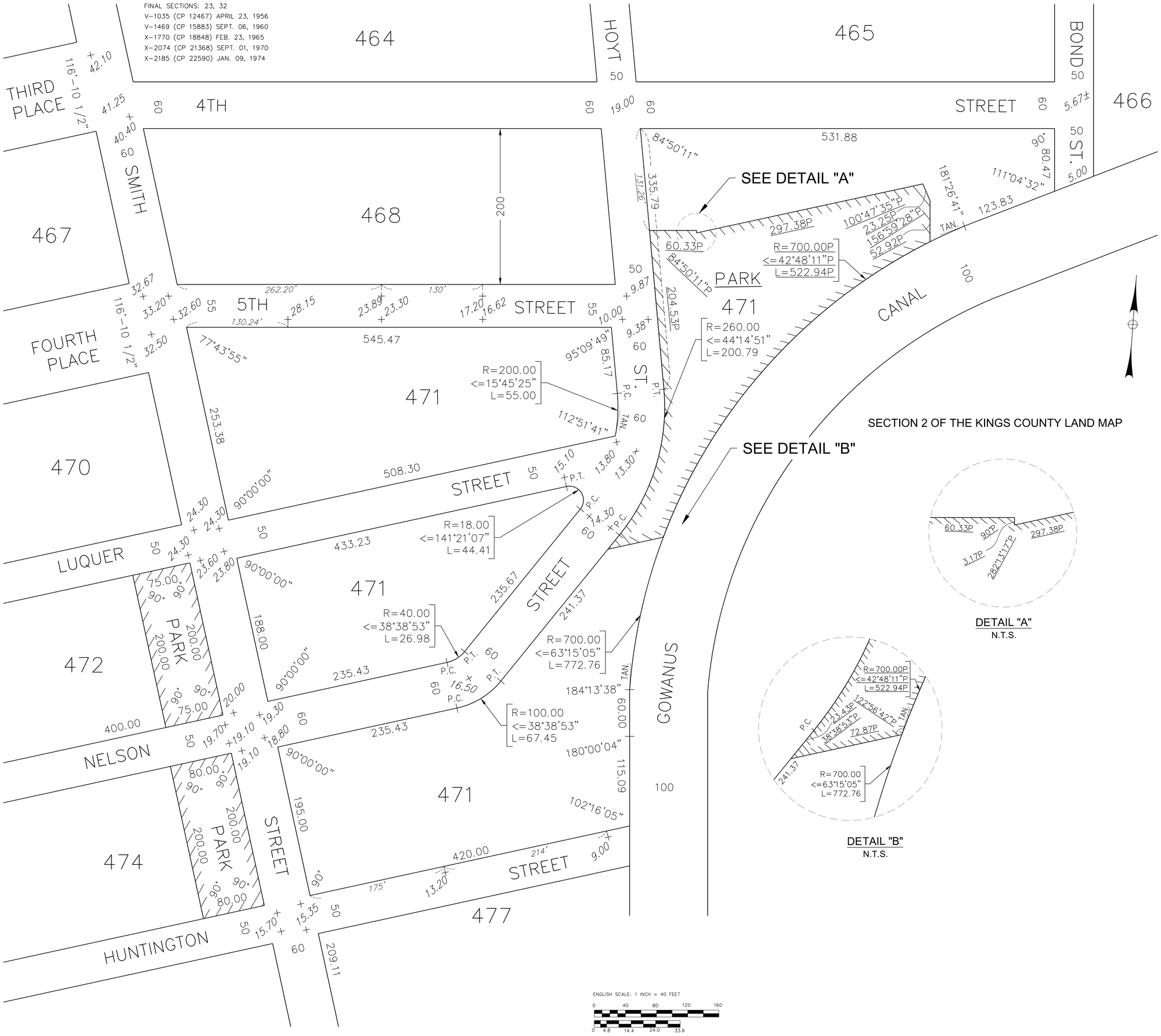
Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Area to be mapped as Public Park
- Streets mapped in Phase 1
- Area Potentially Excluded from Public Park



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



DETAIL "A"
N.T.S.

DETAIL "B"
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

CO-APPLICANT:
NYC DEPT. OF PARKS AND RECREATION

LEGEND

———	Indicates street line heretofore established and hereby retained.
420.00	Indicates dimension heretofore established and hereby retained.
50.00P	Indicates park dimension hereby established.
19.00	Indicates elevation heretofore established and hereby retained.
130'	Indicates tie-in distance heretofore established and hereby retained.
131.26'	Indicates tie-in distance hereby established.
471	Indicates tax block number.
PARK	Indicates Park heretofore established and hereby retained.
PARK	Indicates Park hereby established.

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.

EASEMENT NOTE

THIS PARK MAPPING IS SUBJECT TO SURFACE AND SUBSURFACE EASEMENTS, INCLUDING WITHOUT LIMITATION, ANY STORM WATER MANAGEMENT EASEMENT BY GOVERNMENT, QUASI-GOVERNMENT AND PRIVATE ENTITIES IN CONNECTION WITH THE REMEDIATION AND DEVELOPMENT OF BLOCK 471, LOT 1; BLOCK 471, LOT 100. THE METES AND BOUNDS DESCRIPTIONS AND DIMENSIONAL SURVEY DRAWING OF SUCH EASEMENTS SHALL BE FURNISHED TO THE DEPARTMENT OF PARKS AND RECREATION. FOR VERIFICATION OF THE EXISTENCE OF SUCH EASEMENTS, REFER TO THE OFFICIAL PROPERTY RECORDS IN THE OFFICES WHERE INSTRUMENTS AFFECTING REAL PROPERTY ARE REQUIRED TO BE RECORDED.

GOWANUS NEIGHBORHOOD CITY MAP CHANGES

PHASE 2 APPLICATION MAP

SHOWING

THE ESTABLISHMENT

OF

PARK

AND

THE ADJUSTMENT OF GRADES AND BLOCK DIMENSIONS NECESSITATED THEREBY

WITH

THE AREA BOUNDED BY HUNTINGTON STREET, SMITH STREET, NELSON STREET, HOYT STREET, 4TH STREET, BOND STREET AND GOWANUS CANAL

DATE: *11/17/2020*	SCALE: *1"=40'*
	PROJECT NO.: *12231*
	DRAWN BY: *H.C.*
	CHECKED BY: *P.H.*
	SHEET: *1 OF 1*

REFERENCE MAPS

FINAL SECTIONS: 23, 32
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V-1469 (CP 15883) SEPT. 06, 1960
X-1770 (CP 18848) FEB. 23, 1965
X-2074 (CP 21368) SEPT. 01, 1970
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SECTION 2 OF THE KINGS COUNTY LAND MAP

SEE DETAIL "A"

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

CO-APPLICANT:
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GOWANUS NEIGHBORHOOD CITY MAP CHANGES

PHASE 2 APPLICATION MAP

SHOWING

THE ESTABLISHMENT

OF

PARK

AND

THE ADJUSTMENT OF GRADES AND BLOCK DIMENSIONS NECESSITATED THEREBY

WITH

THE AREA BOUNDED BY HUNTINGTON STREET, SMITH STREET, NELSON STREET, HOYT STREET, 4TH STREET, BOND STREET AND GOWANUS CANAL

DATE: *11/17/2020*	SCALE: *1"=40'*
	PROJECT NO.: *12231*
	DRAWN BY: *H.C.*
	CHECKED BY: *P.H.*
	SHEET: *1 OF 1*

STATE OF NEW YORK PHILIP A. HABIB 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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