Via Hand Delivery

Hon. Meenakshi Srinivasan, Chair
New York City Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007

Re: New York Methodist Hospital
505-525 6th Street (Block 1084, Lots 39, 164, 1001, and 1002), Brooklyn
BSA Cal. No. 142-92-BZ

Dear Chair Srinivasan:

Here are one (1) original and one (1) copy of Drawings G-01 and Z-04 through Z-10, dated June 13, 2014, in support of the Special Order Calendar application on behalf of New York Methodist Hospital to reopen and amend the special permit granted by the Board on January 11, 1994, under BSA Cal. No. 142-92-BZ. At the request of BSA staff, the Drawings have been redated, and the existing and complying conditions Drawings have been omitted from the set. These changes are reflected in the table of contents on Drawing G-01. No other modifications have been made to the Drawings.

Very truly yours,

Elise Wagner

Enclosures
cc: Brooklyn Community Board 6
Hon. Eric Adams – Brooklyn Borough President
Hon. Brad Lander – City Council Member 39th District
Ira Gluckman, R.A. – Department of Buildings, Brooklyn
Purnima Kapur – Department of City Planning
Christopher Holme – Department of City Planning
Amendment to BSA. Cal. No. 142-92-BZ
510 5th St. Brooklyn, NY 11215

NYM HOSPITAL PERKINS EASTMAN
566 6th St. 115 5th Ave.
Brooklyn, NY 11215 New York, NY 10003

Resubmission BSA Application Set 06-13-2014
2 Amended BSA Application Set 04-23-2014
BSA Application Set 03-22-2014

Zoning Districts
G-01

PROPOSED ZONING LOT BOUNDARY
EXISTING ZONING LOT SUBJECT TO BSA VARIANCE AND SPECIAL PERMIT DATED JANUARY 11, 1994
(CAL. NO. 142-92-BZ)
Proposed Zoning Calculations

Applicable:
Block 1084, Lots 25, 26, 28, 39-44, 46, 59-59, 164, 161, 1001, 1002

NY Methodist Hospital
506 5th St. Brooklyn, NY 11215

Amendment to BSA. Cal. No. 142-92-BZ

1. Zoning Districts: Map 16C:
- R6-6/C1-3
- R6B
- R7B

2. Lot Area = 120,569 SF
- R6 - 100,340
- R6-C1-3 - 20,600 SF (included in R6 Lot Area)
- R6B - 11,213 SF
- R7B - 8,600 SF

3. Permitted Uses
- Use Groups (UG):
  - UG 6: Retail uses
  - UG 3: Non-profit hospital staff dwelling
  - UG 4: Non-profit or voluntary hospitals and related facilities
  - Commercial: UG 6 (Cl-3 commercial overlay district only)
  - Community Facility: UG 3, 4
  - Residential: UG 1, 2
  - Proposed: UG 4A Ambulatory Diagnostic and Health Treatment Care

4. Uses
a. Existing Uses
   - UG 4: Non-profit or voluntary hospitals and related facilities
   - UG 3: Non-profit hospital staff dwelling
   - UG 6: Retail uses
b. Proposed Uses
   - Existing Uses to Remain: UG 4, UG 6 and UG 3 to remain
   - Proposed: UG 4A Ambulatory Diagnostic and Health Treatment Care Facility

5. Floor Area
   a. Floor Area Permitted (See Z-06)
      - Maximum FAS:
        - R6: 480
        - R6-C1-3: 80
        - R6B: 2,900
        - R7B: 3,900
      - Maximum Zoning Floor Area (ZFA): 1,181,070 ZFA (Includes R6-C1-3) (includes 16,005 sq ft of retail)

6. Parking
   a. Required Accessory Off-Street Parking Spaces for Developments and Enlargements
      - UG 4: Ambulatory Diagnostic or Treatment Health Care:
        1 space per 500 SF of floor area (including non-storage cellar space)
        333,380 SF: 667 SF - 417 required spaces
      - Retail:
        1 space per 400 SF of floor area (including non-storage cellar space)
        30,412 SF: 400 SF - 76 required parking spaces accessory to retail
      - Hospitals and related facilities:
        1 space per 8 beds
        49 required parking spaces accessory to hospital uses on Block 1086

b. Accessory Off-Street Parking Spaces Proposed
   - Existing Parking Spaces: 567
     518 spaces (see BSA Special Permit, 11 January 1994, Cal. # 142-92-BZ)
   - Required Parking Spaces:
     a. 76 required parking spaces accessory to retail
     b. 49 required parking spaces accessory to Wesley House
     c. 303 permitted parking spaces accessory to hospital related uses
     d. 49 required spaces in doctors' list, accessory to hospital uses on Block 1086

Existing ZFA to Remain: 531,120

Total Proposed ZFA: 459,884 ZFA

Board of Standards and Appeals waiver to allow distribution of floor area across district boundaries.

Proposed additional spaces = 350

Total spaces accessory to new development = 410 (60 spaces in existing garage and parking deck and 350 new spaces)

NOTE:
- Calculations pertaining to lot area, uses, floor area and number of required and permitted accessory parking spaces supersede those set forth in approved Drawings B7-3 and B7-4, dated 12-22-93. All other zoning calculations shown on Drawings B7-3 and B7-4 remain applicable as set forth therein.

Development of Use Group 4 ambulatory diagnostic and health treatment care facility on proposed zoning lot requires variance to modify regulations pertaining to distribution of floor area across district boundaries, lot coverage, rear yards and setback, rear yard setbacks, and number and surface area of signs. See application and drawings submitted under BSA, Cal. No. 289-13-BZ.

Proposed Zoning Calculations

Z-04

Amendment to BSA, Cal. No. 142-92-BZ
3 Resubmission BSA Application Set 06-19-2014
2 Amended BSA Application Set 04-25-2014
1 BSA Application Set 03-20-2014

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Brooklyn, NY 11215 New York, NY 10003
THROUGH LOT A (R6)

CORNER LOT A (R6 / C1-3) AND THROUGH LOT A (R6B)

NOTE:
- LOADING DOCK AND BOILER PLANT STRUCTURE FOR NEW BUILDING IS SHOWN FOR INFORMATION ONLY. SEE BSA CAL. NO. 289-13-BZ.
NOTE:
- Loading dock and boiler plant structure for new building is shown for information only. See BSA Cal. No. 289-13-BZ.

Amendment to BSA, Cal. No. 142-92-BZ
510 5th St, Brooklyn, NY 11215

NYM Hospital
506 6th St.
Brooklyn, NY 11215

1 BSA Application Set 03-20-2014
2 Amended BSA Application Set 04-23-2014
3 Resubmission BSA Application Set 06-13-2014

Proposed Elevations
Z-07
NOTE:
- EXISTING MEDICAL ARTS BUILDING TO REMAIN AS SHOWN ON APPROVED PLANS UNDER BSA CAL. NO. 142-92-BZ
- LOADING DOCK AND BOILER PLANT STRUCTURE FOR NEW BUILDING IS SHOWN FOR INFORMATION ONLY. SEE BSA CAL. NO. 289-13-BZ.
NOTE:

- EXISTING MEDICAL ARTS BUILDING TO REMAIN AS SHOWN ON APPROVED PLANS UNDER BSA CAL. NO. 142-92-BZ

- LOADING DOCK AND BOILER PLANT STRUCTURE FOR NEW BUILDING IS SHOWN FOR INFORMATION ONLY. SEE BSA CAL. NO. 289-13-BZ.
NOTE:

- EXISTING MEDICAL ARTS BUILDING TO REMAIN AS SHOWN ON APPROVED PLANS UNDER BSA CAL. NO. 142-92-BZ

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