

KRAMER LEVIN NAFTALIS & FRANKEL LLP

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June 16, 2014

Via Hand Delivery

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

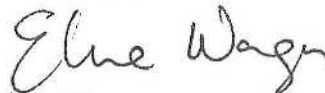
Re: New York Methodist Hospital  
505-525 6th Street (Block 1084, Lots 39, 164, 1001,  
and 1002), Brooklyn  
BSA Cal. No. 142-92-BZ

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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

1177 AVENUE OF THE AMERICAS NEW YORK NY 10036-2714 PHONE 212.715.9100 FAX 212.715.8000

990 MARSH ROAD MENLO PARK CA 94025-1949 PHONE 650.752.1700 FAX 650.752.1800

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Hon. Meenakshi Srinivasan

June 16, 2014

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cc: Brooklyn Community Board 6  
Hon. Eric Adams – Brooklyn Borough President  
Hon. Brad Lander – City Council Member 39<sup>th</sup> District  
Ira Gluckman, R.A. – Department of Buildings, Brooklyn  
Purnima Kapur – Department of City Planning  
Christopher Holme – Department of City Planning

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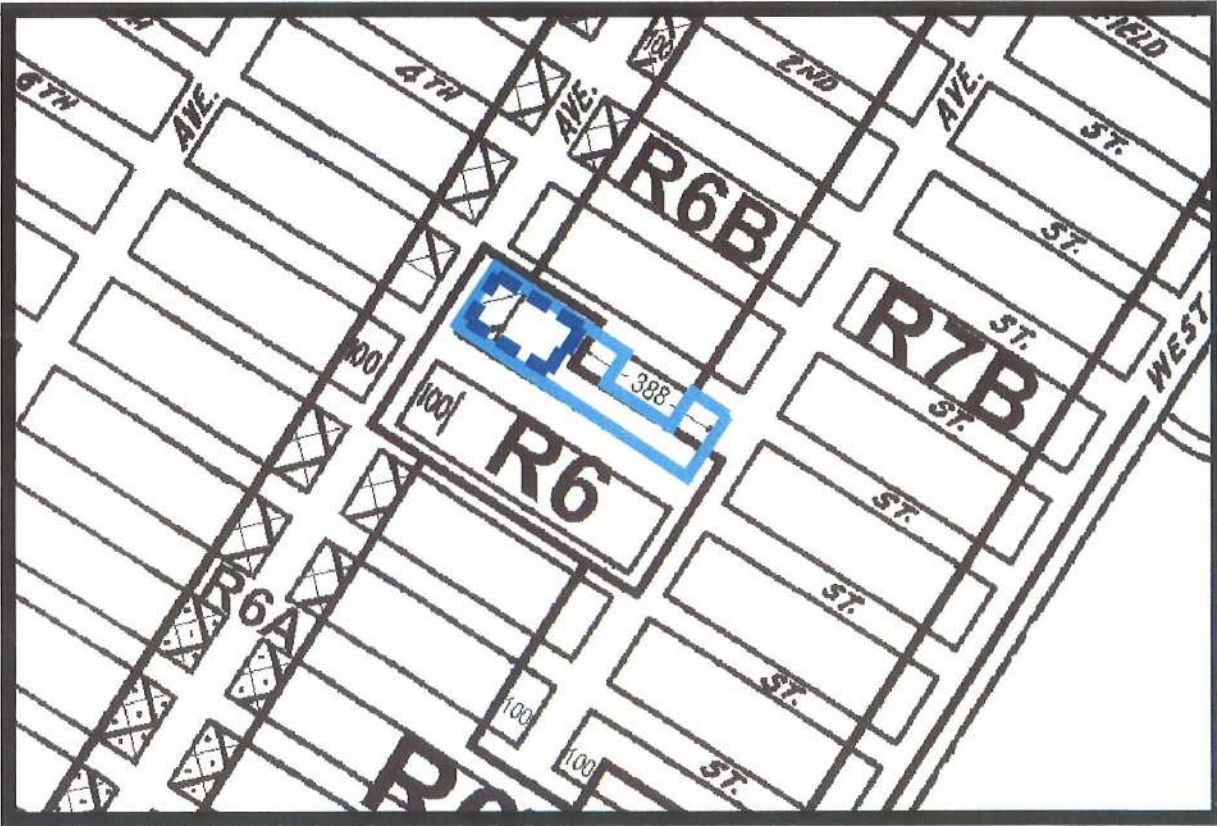
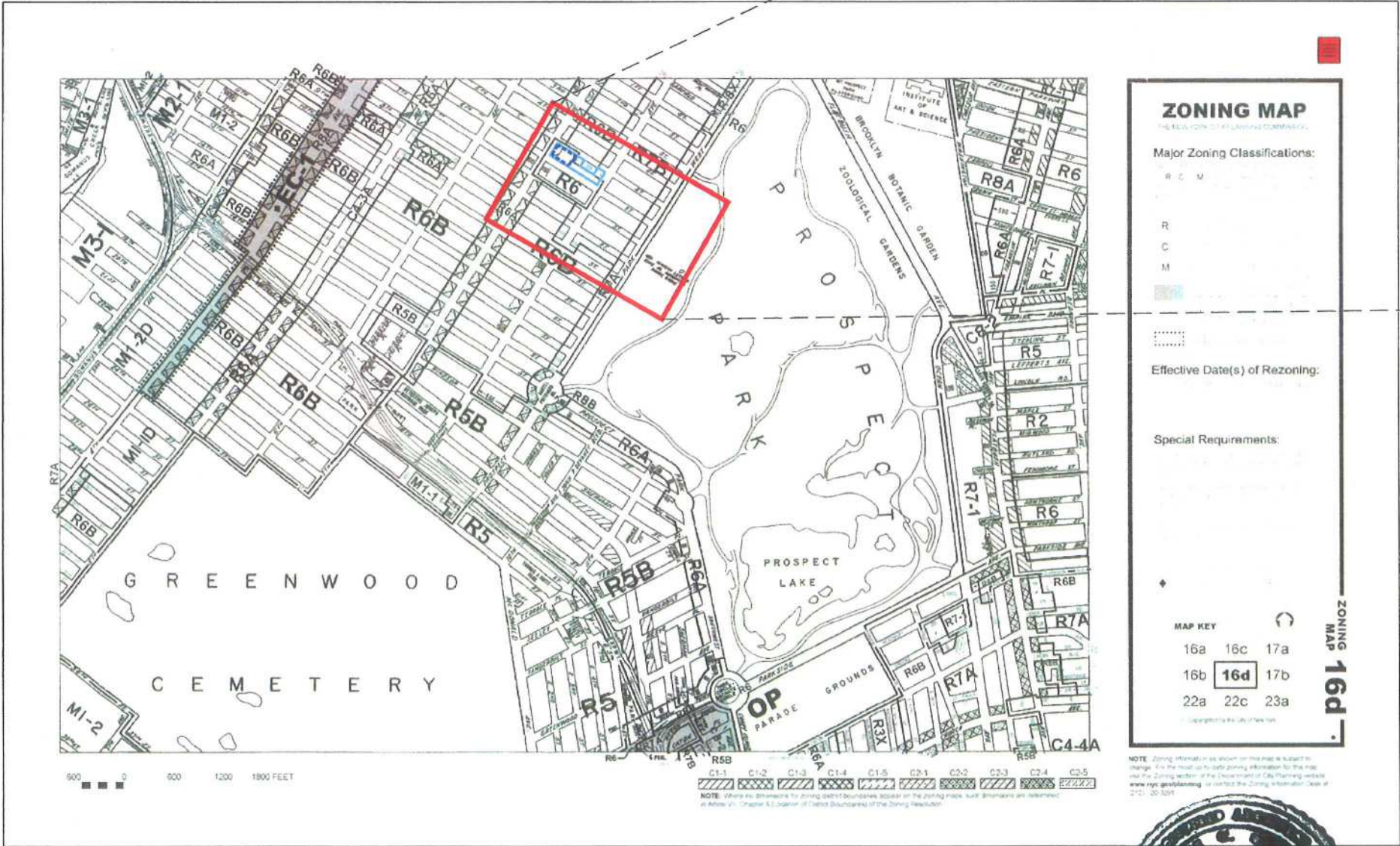
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- G-01 Zoning Map
- Z-04 Zoning Calculations
- Z-05 Proposed Site Plan
- Z-06 Proposed Sections
- Z-07 Proposed Elevations
- Z-08 / 10 Proposed Plans

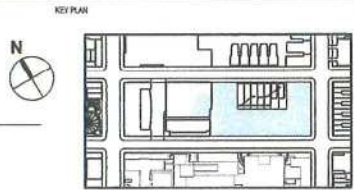


— PROPOSED ZONING LOT BOUNDARY  
 - - - EXISTING ZONING LOT SUBJECT TO BSA VARIANCE AND SPECIAL PERMIT DATED JANUARY 11, 1994 (CAL. NO. 142-92-BZ)

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

510 5th St. Brooklyn, NY 11215  
 OWNER: NYM HOSPITAL  
 506 6th St.  
 Brooklyn, NY 11215  
 ARCHITECT: PERKINS EASTMAN  
 115 5th Ave.  
 New York, NY 10003



3	Resubmission BSA Application Set	06-13-2014
2	Amended BSA Application Set	04-23-2014
1	BSA Application Set	03-20-2014
No.	Issue Name	Date

Zoning Districts  
 G-01

Scale: As Noted



NY Methodist Hospital  
Proposed Zoning Calculations

Applicable Block 1084, Lots 25, 26, 28, 39-44, 46, 50-59, 164, 1001, 1002

ZR Section  
Maps

1. Zoning Districts: Map 16C

- R6 & R6/C1-3
- R6B
- R7B

2. Lot Area = 120,569 SF

- R6 = 100,348
- R6 C1-1 = 20,000 SF (included in R6 Lot Area)
- R6B = 11,213 SF
- R7B = 9,008 SF

3. Permitted Uses

Use Groups (UG)

- 22-11,12 • Residential: UG 1, 2
- 22-13,14 • Community Facility: UG 3, 4
- 32-15 • Commercial: UG 6 (C1-3 commercial overlay district only)

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. COMPLIES

5. Floor Area

a. Floor Area Permitted (See Z-06)

Maximum FAR

- 24-11 • R6 = 4.80
- 33-121 - R6/C1-1 = 4.80
- 24-11 • R6B = 2.0
- 24-11 • R7B = 3.0

Maximum Zoning Floor Area (ZFA)

- R6 = 481,670 ZFA (includes R6/C1-3)  
(100,348 SF x 4.8 = 481,670 ZFA)
- R6B = 22,426 ZFA  
(11,213 SF x 2 = 22,426 ZFA)
- R7B = 27,024 ZFA  
(9,008 SF x 3 = 27,024 ZFA)

Total permitted ZFA for zoning lot: 531,120

b. Floor Area Proposed

R6

- Existing ZFA to Remain = 73,720 ZFA Med Arts Bldg.  
(Includes 16,005 sf of retail)
- Existing ZFA to Remain = 87,814 ZFA Wesley House
- Proposed additional ZFA = 216,600 ZFA (See Z-04)
- Total Proposed ZFA = 378,134 ZFA COMPLIES

R6B

- Existing ZFA to Remain = 0 ZFA
- Proposed additional ZFA = 42,150 ZFA (See Z-04)
- Total Proposed ZFA = 42,150 ZFA DOES NOT COMPLY Requires Board of Standards and Appeals waiver to allow distribution of floor area across zoning district boundaries

R7B

- Existing ZFA to Remain = 0 ZFA
- Proposed additional ZFA = 39,600 ZFA (See Z-04)
- Total Proposed ZFA = 39,600 ZFA DOES NOT COMPLY Requires Board of Standards and Appeals waiver to allow distribution of floor area across zoning district boundaries

Total Proposed additional ZFA for Zoning Lot = 298,350 ZFA

Total Proposed ZFA for Zoning Lot = 459,884 ZFA

(Existing to Remain and Proposed) COMPLIES (See Z-04)

6. Parking

Maximum permitted number of accessory parking spaces : 150

a. Required Accessory Off-Street Parking Spaces for Developments and Enlargements

- UG 4 Ambulatory Diagnostic or Treatment Health Care :  
1 space per 800 SF of floor area (including non-storage cellar space)  
333,380 SF / 800 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
- 49 required spaces for Wesley House (based on Sheet A-101, dated 10/22/65)
- Hospitals and related facilities : 1 space per 8 beds  
49 required 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)
  - a. 76 required parking spaces accessory to retail
  - b. 49 required parking spaces accessory to Wesley House
  - c. 393 permitted parking spaces accessory to hospital related uses
  - 49 required spaces in doctors' lot, accessory to hospital uses on Block 1086

- Existing to be remain = 480
  - 480 spaces in garage and parking deck (38 spaces to be eliminated)
  - a. 76 required parking spaces accessory to retail
  - b. 49 required parking spaces accessory to Wesley House
  - c. 246 permitted parking spaces accessory to hospital related uses
  - d. 49 required spaces accessory to hospital uses on Block 1086
  - e. 60 required spaces accessory to new development
- Proposed additional spaces = 350
- Total spaces accessory to new development = 410 (60 spaces in existing garage and parking deck and 350 new spaces)  
(see Z-04, Z-12) COMPLIES

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 1/22/93. 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 rear yard equivalents, height and setback, rear yard setbacks, and number and surface area of signs. See application and drawings submitted under BSA Cal. No. 289-13-BZ.

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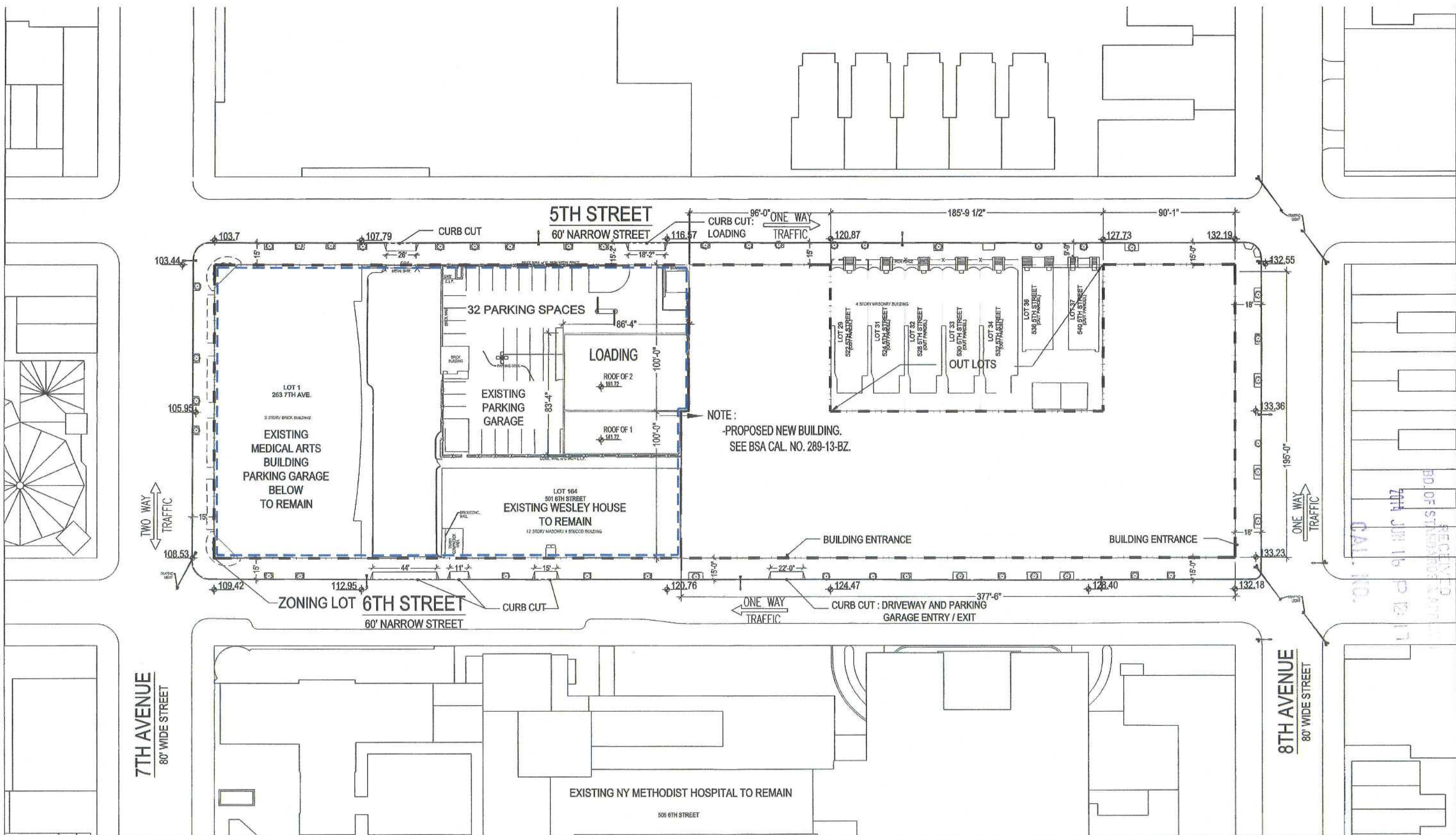
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Proposed  
Zoning Calculations  
Z-04

Scale: As Noted

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--- PROPOSED ZONING LOT BOUNDARY  
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 (CAL. NO. 142-92-BZ)

STREET TREE  
 PARKING LOT LIGHT  
 STREET LIGHT

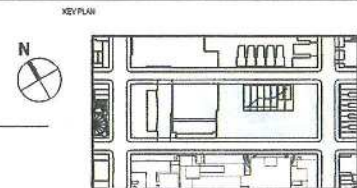
0 50 100

510 5TH STREET  
 PARK SLOPE, BROOKLYN  
 BLOCK 1084  
 LOTS 164, 1001, 1002

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

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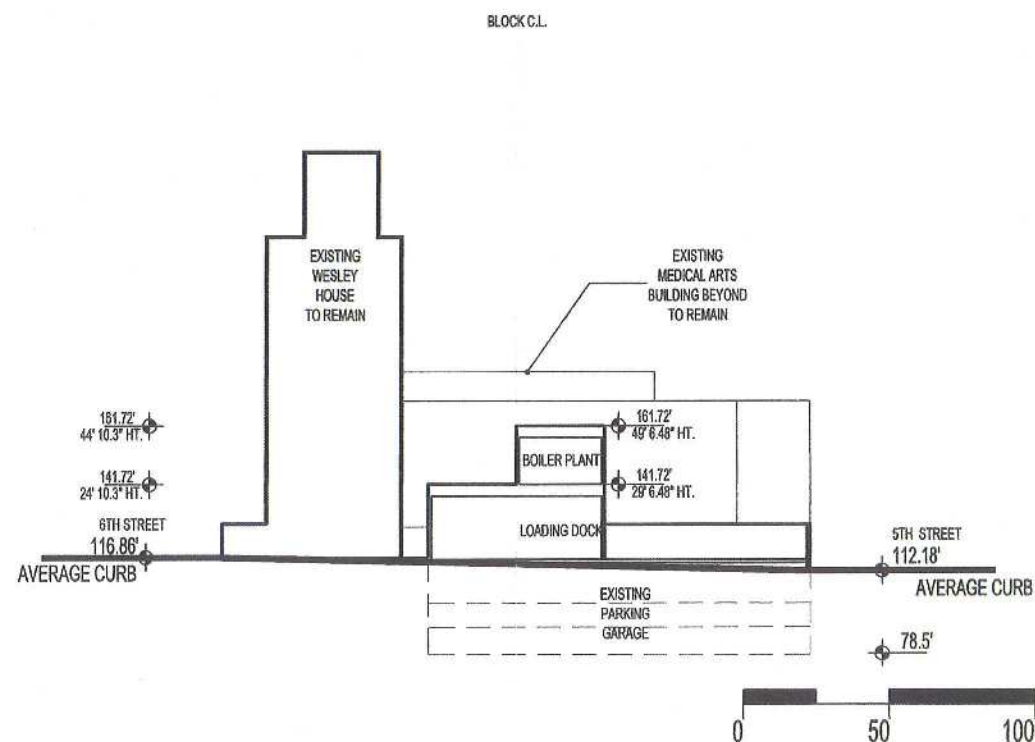
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Proposed  
 Site Plan

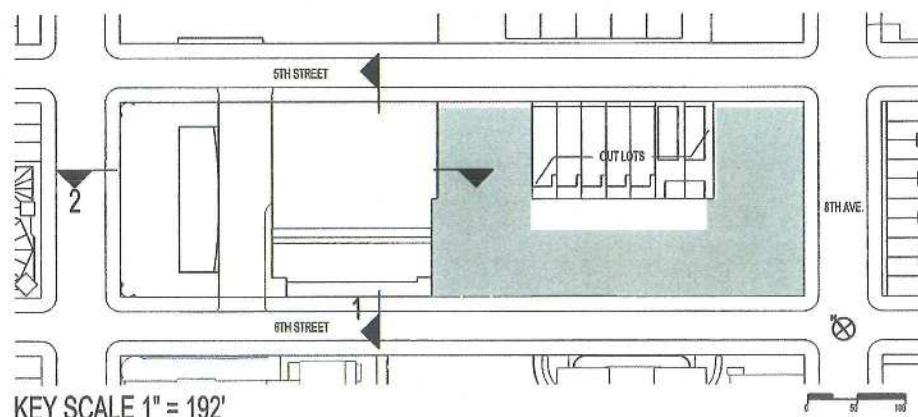
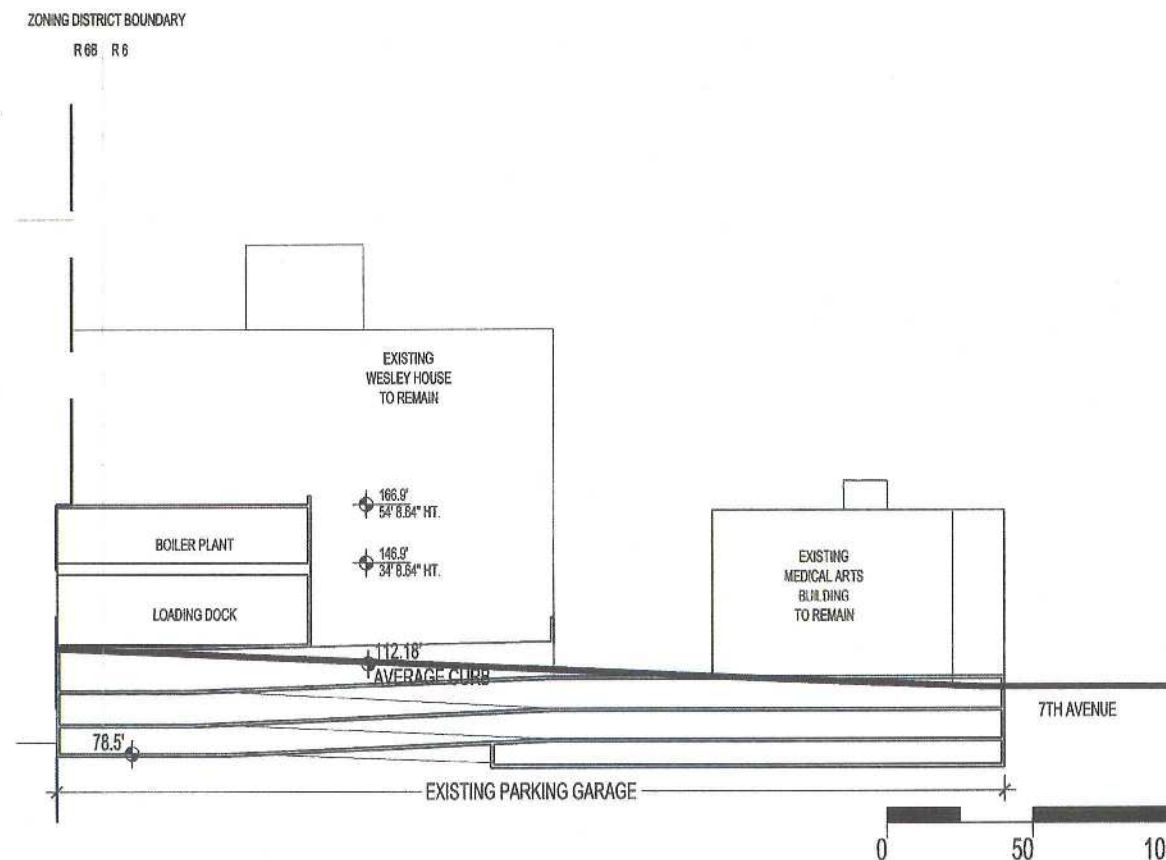
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# 1 THROUGH LOT A (R6)



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



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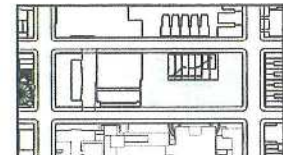
KEY SCALE 1" = 192'

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Alt	Issue Name	Date

Proposed  
Sections

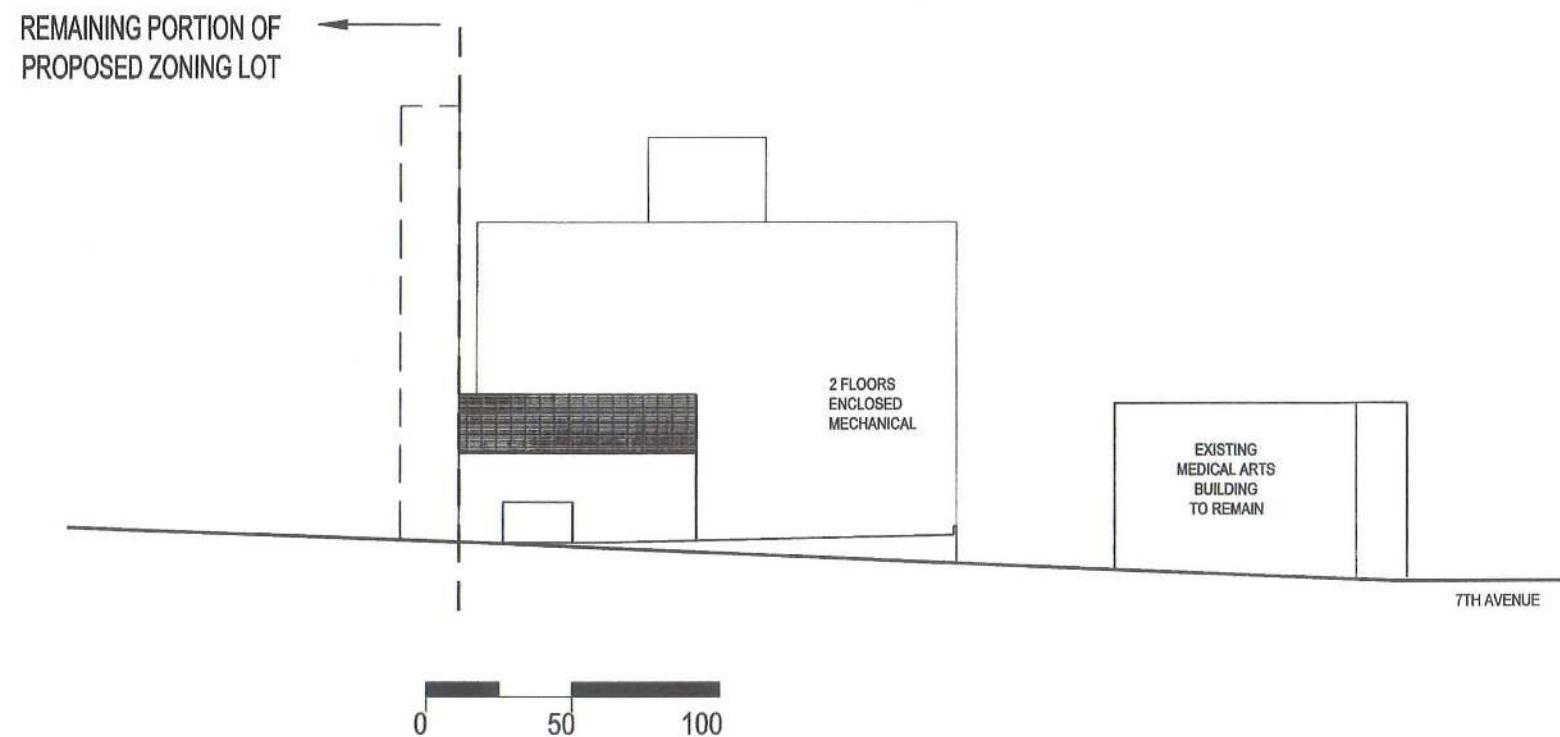
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Z-06

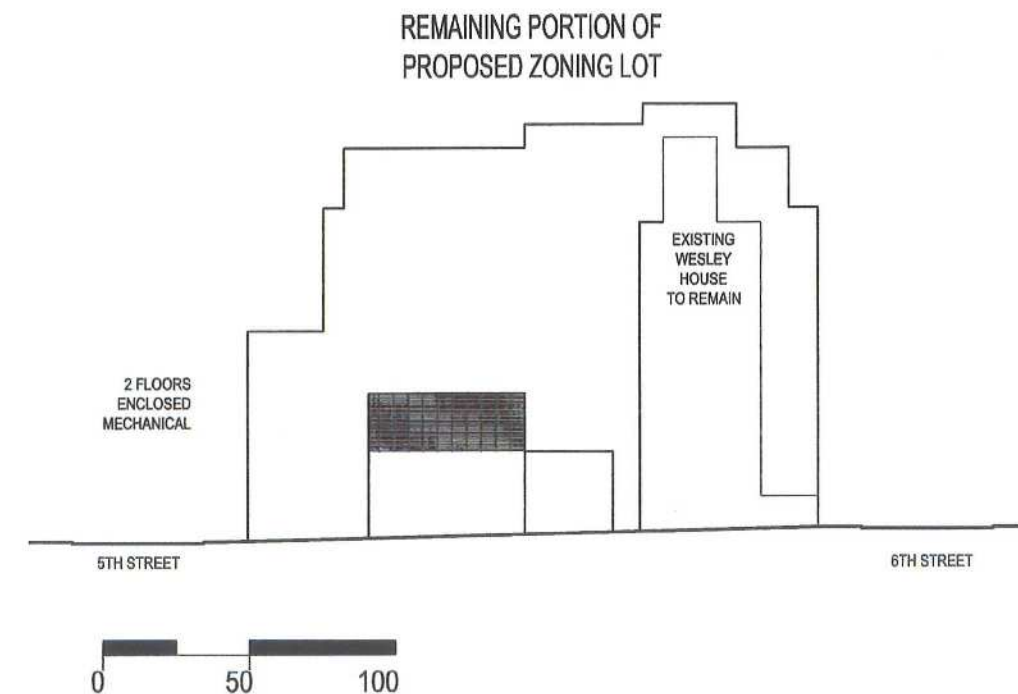
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LOADING DOCK NORTH ELEVATION



LOADING DOCK WEST ELEVATION

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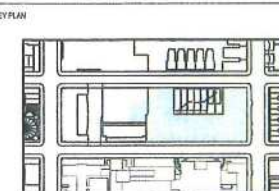
PROJECT TITLE

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BSA



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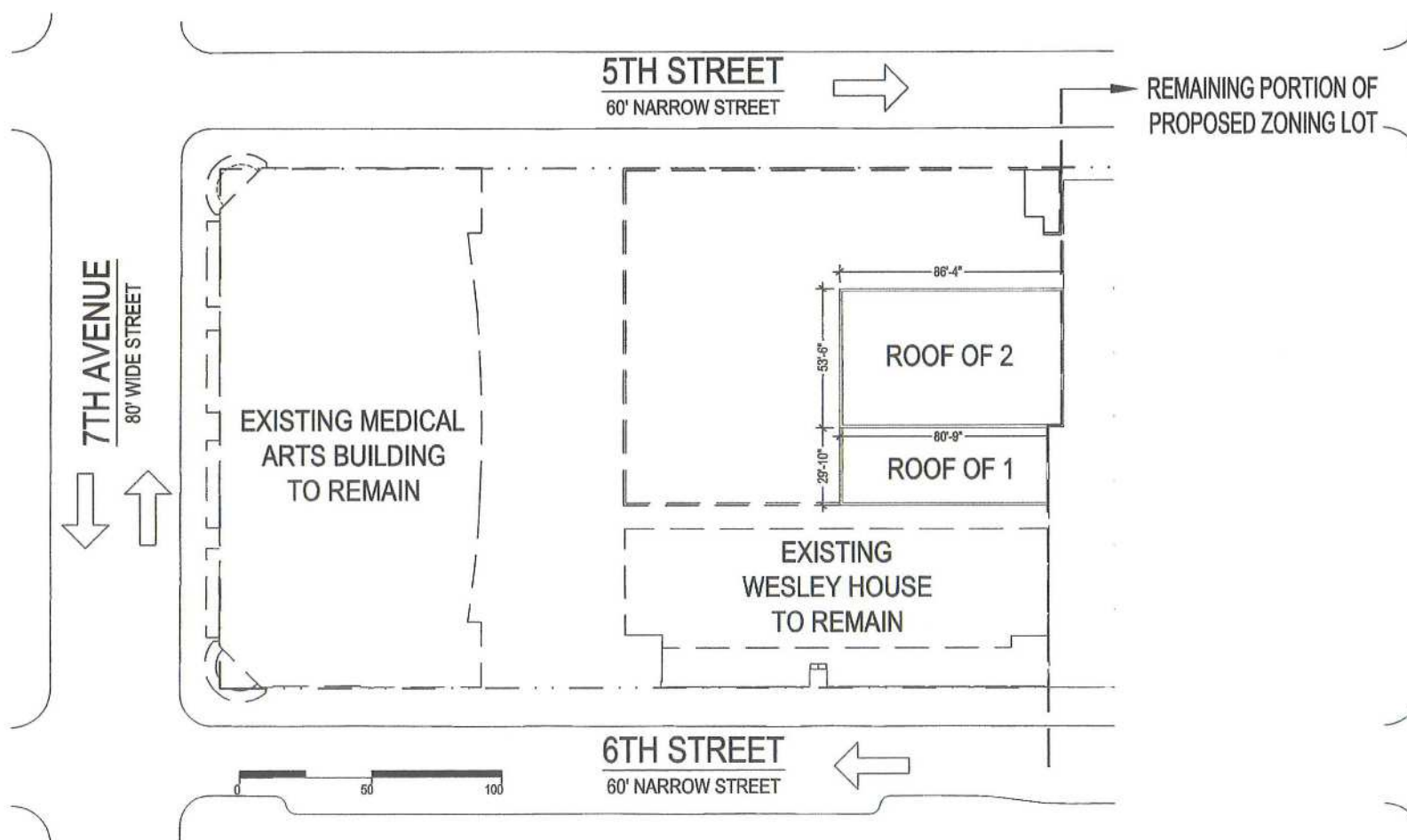
## Proposed Elevations

Scale: 1" = 64'

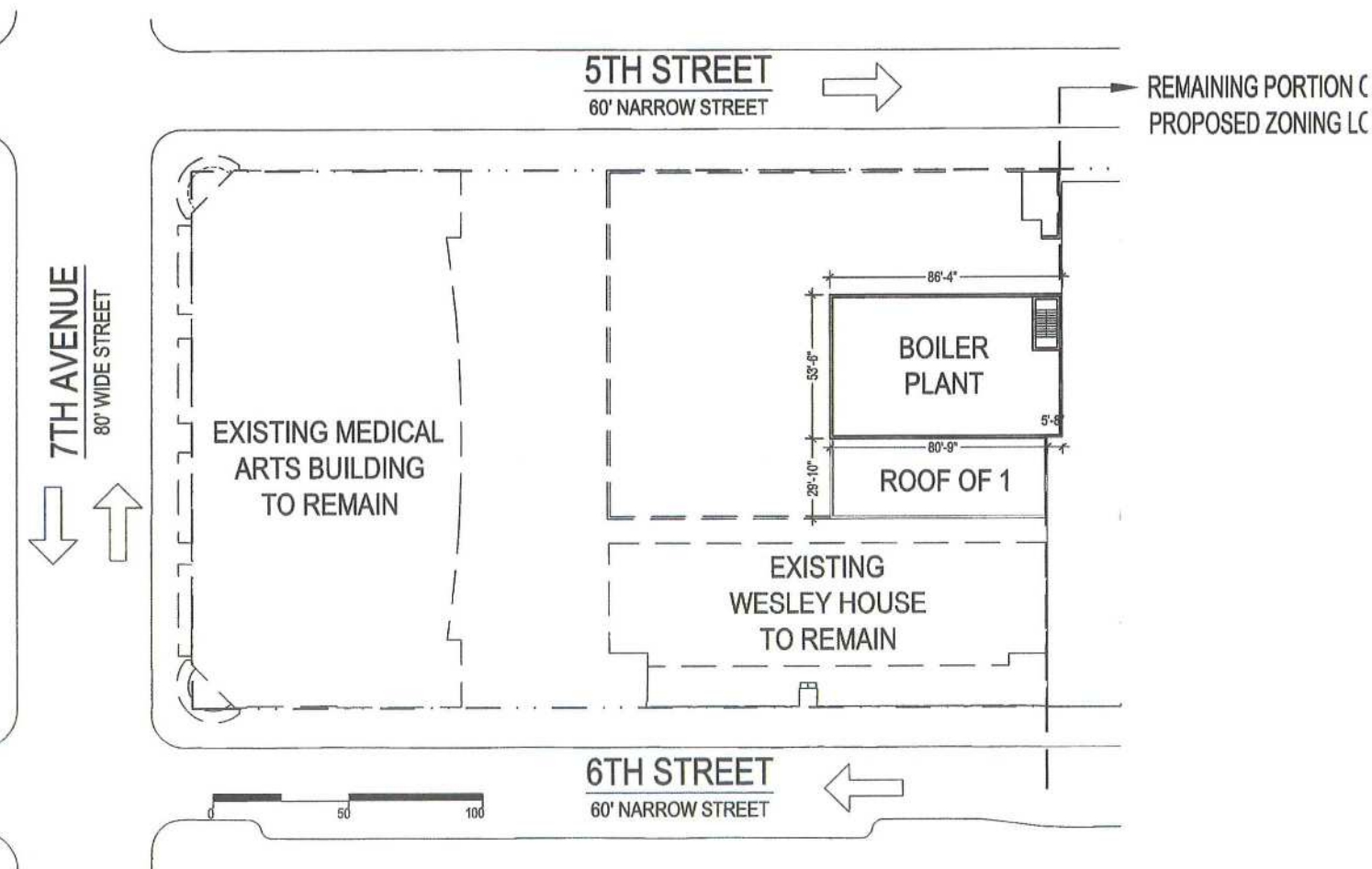
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ROOF PLAN



BOILER PLANT PLAN

NOTE :

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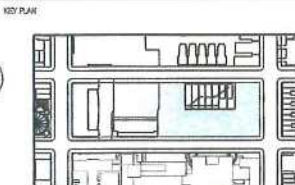
PROJECT TITLE

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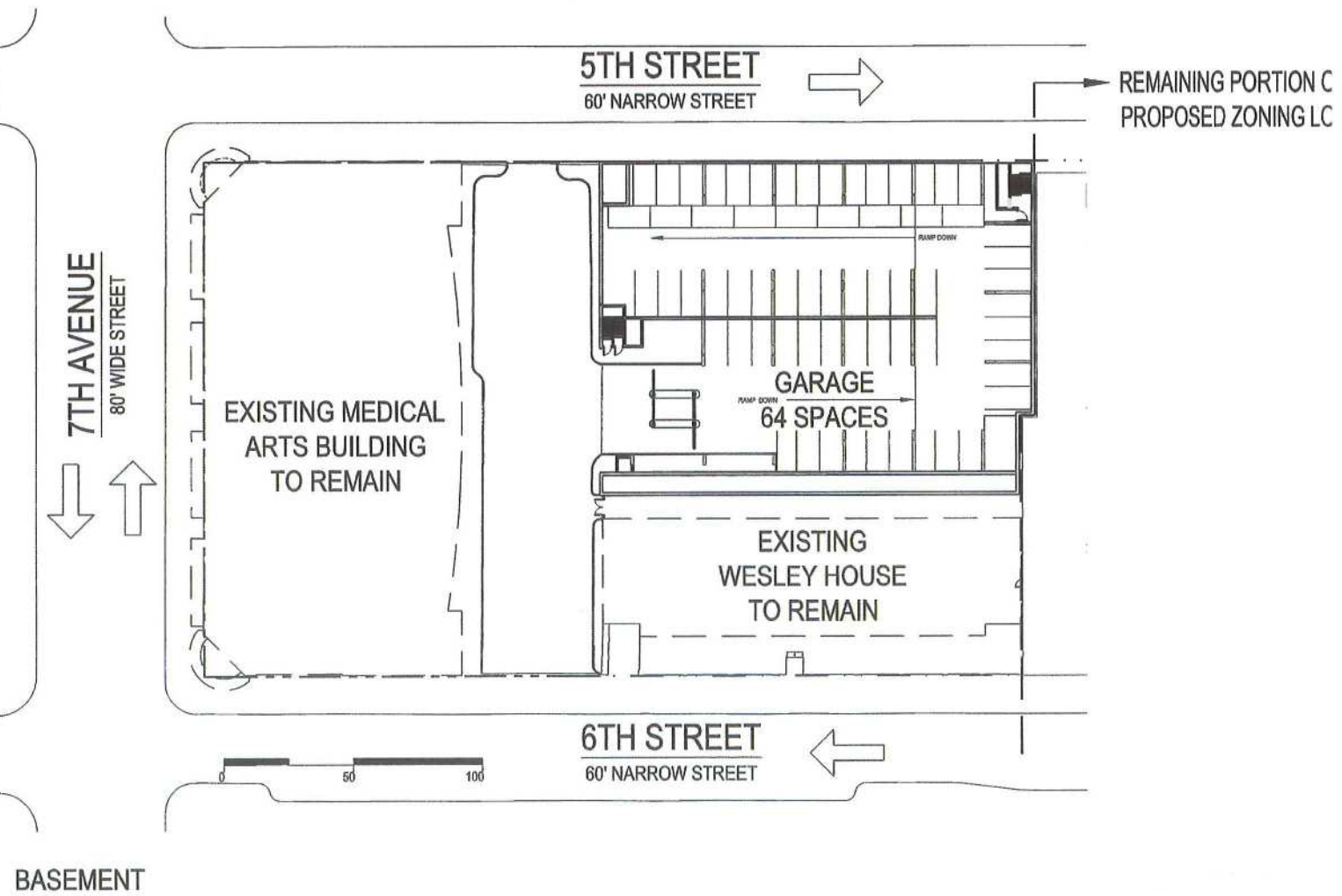
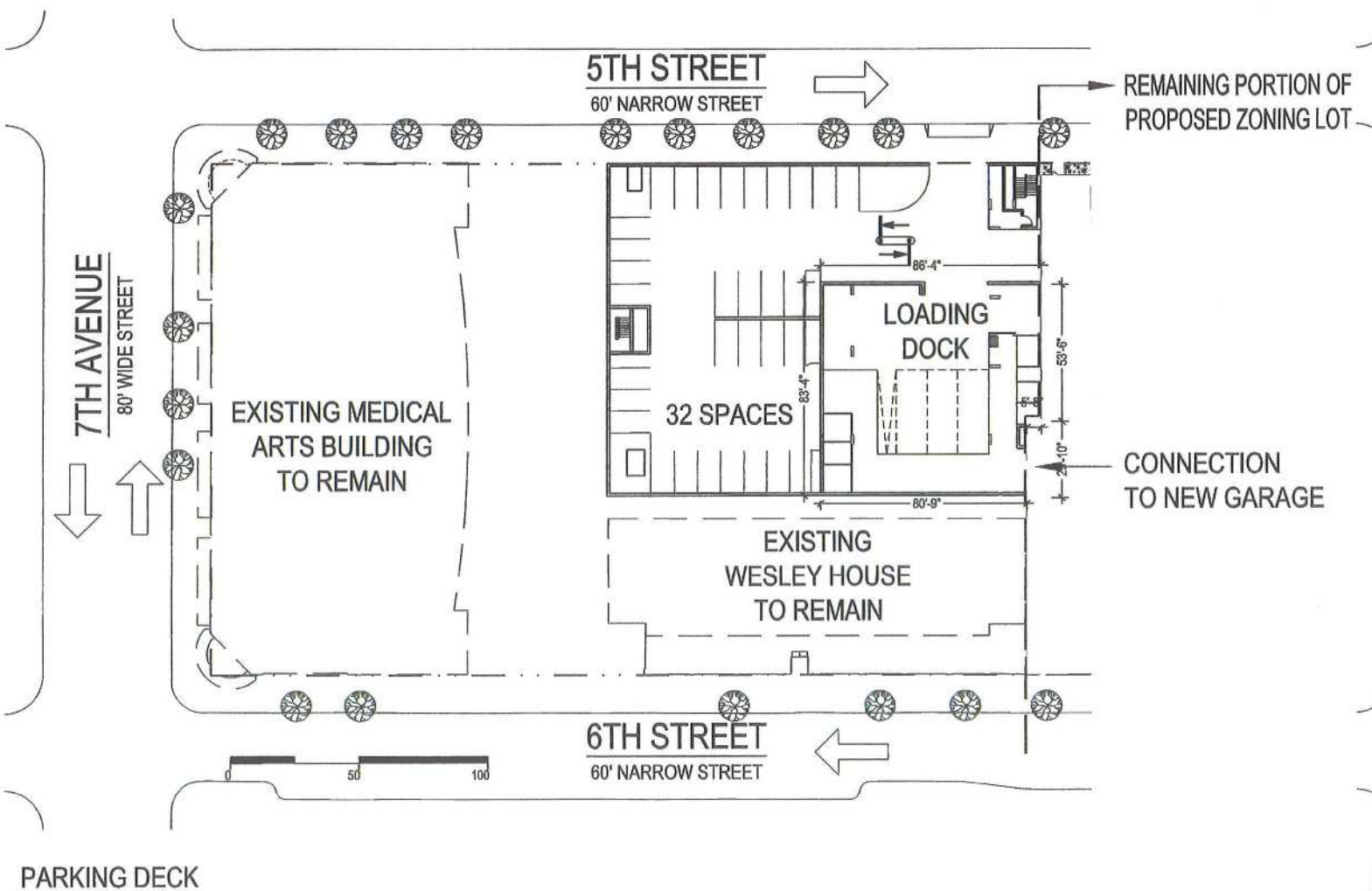
Proposed Plans

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NOTE :

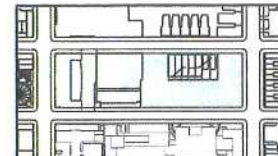
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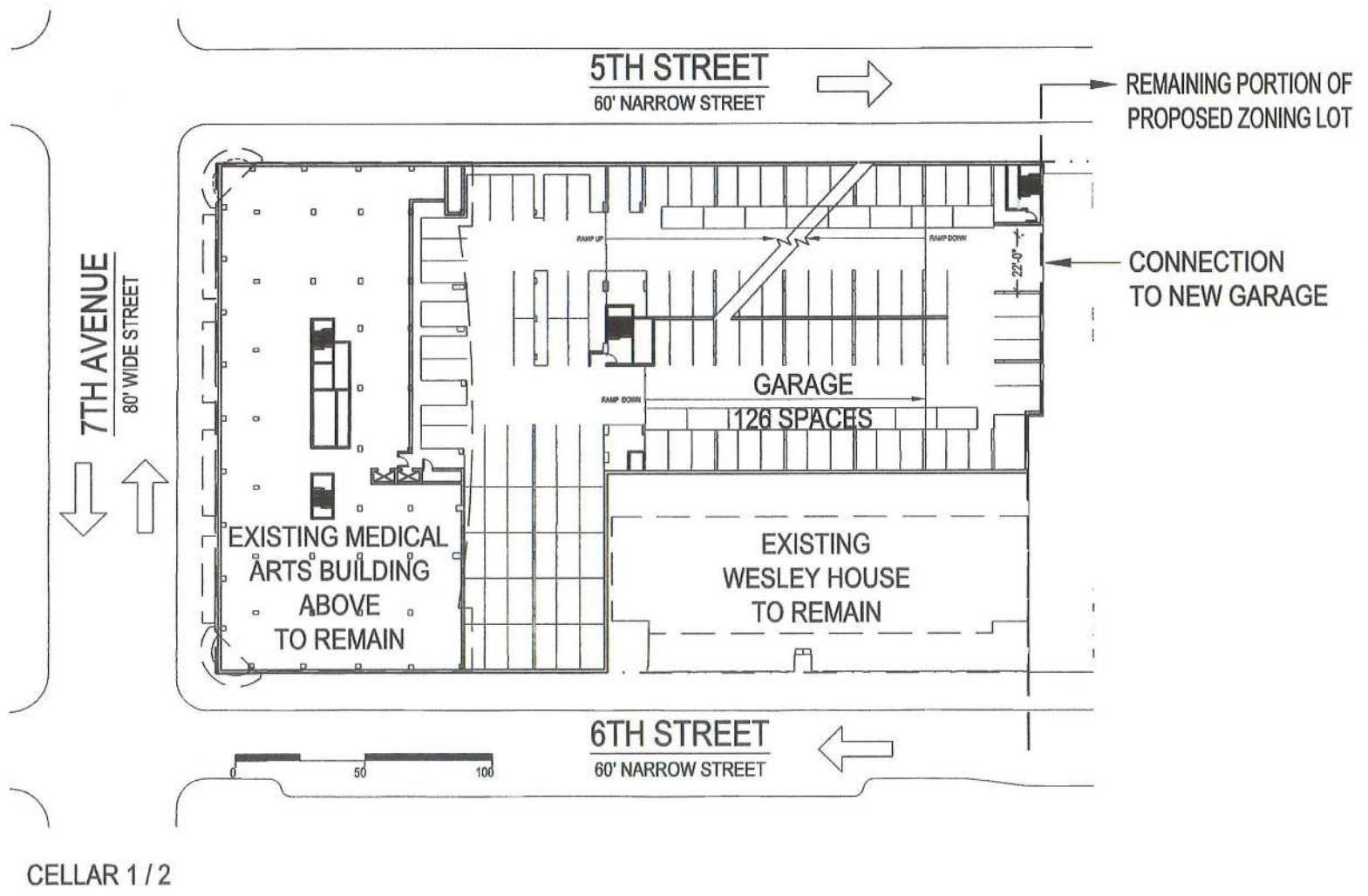
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Proposed  
Plans

Scale: 1" = 50'

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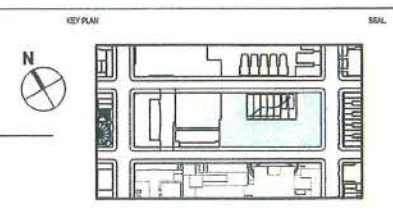


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AL	Issue Name	Date

**Proposed Plans**

Scale: 1" = 64'

**Z-10**