

KRAMER LEVIN NAFTALIS & FRANKEL LLP

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October 16, 2013

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  
Center for Community Health  
505-525 6th Street (Block 1084, Lots 25, 26, 28,  
39-44, 46, 48, 50-59, 164, 1001, and 1002)  
Brooklyn, New York

Dear Chair Srinivasan:

Enclosed are one (1) original, one (1) hard copy, and one (1) CD copy of materials in support of an application on behalf of New York Methodist Hospital (the "Hospital") for a variance to allow the development of a new ambulatory care facility (the "Center for Community Health") on the Hospital's main campus in Park Slope, Brooklyn. The Center for Community Health would satisfy the Hospital's programmatic need for adequate and appropriate space for ambulatory care facilities, located on its main campus.

Each copy of the application consists of the following:

- Application Form BZ;
- Objections issued by the Department of Buildings, dated October 9, 2013 (Item 1);
- Affidavit of Ownership (Item 2);
- Statement of Facts and Findings (Items 3 and 4), with supporting letters from the Hospital and Perkins Eastman Architects (Item 6);

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

47 AVENUE HOCHÉ 75008 PARIS FRANCE PHONE (33-1) 44 09 46 00 FAX (33-1) 44 09 46 01

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KRAMER LEVIN NAFTALIS & FRANKEL LLP

Hon. Meenakshi Srinivasan

October 16, 2013

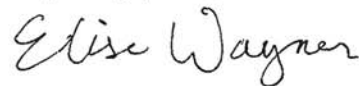
Page 2

- Certificates of Occupancy (Item 5);
- Drawings G-01, G-02, and Z-01 through Z-45, prepared by Perkins Eastman Architects and dated October 16, 2013 (Items 13, 14, and 15), including Zoning Map (Item 8) and Radius Diagram (Item 11);
- BSA Zoning Analysis Form (Item 9);
- Tax Map (Item 10);
- Photographs (Item 12);
- List of Affected Property Owners and Tenants (Item 16);
- 501(c)(3) Letter for the Hospital;
- Environmental Assessment Statement (EAS) prepared by AKRF (Item 17); and
- BZ Checklist (Item 18).

We have enclosed checks in payment of the filing fees for the variance (\$20,600) and for the CEQR review (\$128,545).

Please feel free to contact me at (212) 715-9189 if you require any additional information regarding this project.

Very truly yours,



Elise Wagner

Enclosures

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**Board of Standards  
and Appeals**

250 Broadway, 29th Floor  
New York, NY 10007  
212-386-0009 - Phone  
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www.nyc.gov/bsa

**ZONING (BZ) CALENDAR**  
Application Form

BSA APPLICATION NO. \_\_\_\_\_

CEQR NO. \_\_\_\_\_

**Section A**

**Applicant/  
Owner**

Kramer Levin Naftalis & Frankel LLP

NAME OF APPLICANT

1177 Avenue of the Americas

ADDRESS

New York NY 10036

CITY STATE ZIP

212 715-9189

AREA CODE TELEPHONE

212 715-8208

AREA CODE FAX

ewagner@kramerlevin.com

EMAIL

New York Methodist Hospital

OWNER OF RECORD

506 6<sup>th</sup> Street

ADDRESS

Brooklyn NY 11215

CITY STATE ZIP

LESSEE / CONTRACT VENDEE

ADDRESS

CITY STATE ZIP

**Section B**

**Site  
Data**

473-541 6<sup>th</sup> St., 502-522 8<sup>th</sup> Ave., 480-496 & 542-548 5<sup>th</sup> St., & 249-267 7<sup>th</sup> Ave.

STREET ADDRESS (INCLUDE ANY A/K/A)

11215

ZIP CODE

Block bounded by 7<sup>th</sup> Avenue, 6<sup>th</sup> Street, 8<sup>th</sup> Avenue, and 5<sup>th</sup> Street

DESCRIPTION OF PROPERTY BY SOUNDING OR CROSS STREETS

25, 26, 28, 39-44,  
46, 48, 50-59, 164,  
1084 1001, and 1002

BLOCK

LOT(S)

Brooklyn

BOROUGH

6

COMMUNITY DISTRICT

N/A

LANDMARK/HISTORIC DISTRICT

Brad Lander

CITY COUNCIL MEMBER

R6, C1-3/R6, R6B, and R7B

ZONING DISTRICT

(include special district, if any)

16d

ZONING MAP NUMBER

**Section C**

**Dept of Building  
Decision**

BSA AUTHORIZING SECTION(S) 72-21 for ☒ VARIANCE ☐ SPECIAL PERMIT (Including 11-41)

Section(s) of the Zoning Resolution to be varied 24-11, 24-17, 77-02, 24-11, 24-382, 24-522, 24-552, 22-321

DOB Decision (Objection/ Denial) date: 10/9/2013 Acting on Application No: 320576952

**Section D**

**Description**

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

Application for a variance to allow the development of a new ambulatory care facility on the campus of New York Methodist Hospital.

**Section E**

**BSA History  
and  
Related Actions**

If "YES" to any of the below questions, please explain in the STATEMENT OF FACTS

YES NO

1. Has the premises been the subject of any previous BSA application(s)? ..... ☒ ☐

PRIOR BSA APPLICATION NO(S): 142-92-BZ

2. Are there any applications concerning the premises pending before any other government agency?..... ☐ ☒

3. Is the property the subject of any court action?..... ☐ ☒

**Section F**

**Signature**

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

Elise Wagner  
Signature of Applicant, Corporate Officer or Other Authorized Representative

Elise Wagner  
Print Name

Partner  
Title

SWORN TO ME THIS 10<sup>th</sup> DAY OF October 20 13

Shirley K...  
NOTARY PUBLIC

Notary Public, State of New York

No. 02206165129

Commission Expires May 7, 2015

American LegalNet, Inc.

www.FormsWorkFlow.com

**APPLICANT:** Rosenman and Colin, Esquires, for the Methodist Hospital, owner.

**SUBJECT** - Application August 31, 1992 - under Z.R. §72-21, §73-481 and §73-482, to permit in an R6 district and a C1-3 (R6) district, the proposed construction of a five (5) story and cellar building with hospital related facilities on floors two through five, retail uses in the cellar and on first floor; a group parking facility including one (1) loading bay with the entrance and exit in the residential district, accessory to the hospital and retail uses, (Use Groups 3, 4, and 6), which does not comply with the commercial district bulk and loading regulations and does not conform to residential use regulations.

**PREMISES AFFECTED:** 500 5th Street, 249/267 7th Avenue, and 491/503 6th Street, east side on 7th Avenue at the intersection formed by 5th Street, Block 1084, Lots 1, 17 and 64, Borough of Brooklyn.

**COMMUNITY BOARD #6BK.**

**APPEARANCES -**

For Applicant: Howard Zipser and Lyn S. Hill,

For Opposition: John K. Flynn,

For Administration: John Scrofani, Fire Department.

**RECOMMENDATION OF COMMUNITY BOARD -**

Favorable to the Application.

**ACTION OF THE BOARD** - Application granted on condition.

**THE VOTE TO GRANT -**

Affirmative: Chairman Silva, Commissioner Chen and Commissioner Palladino.....3

Negative: .....0

Absent: Vice-Chair Schlissel.....1

**THE RESOLUTION -**

**WHEREAS**, a public hearing was held on this application on August 10, 1993, after due notice by publication in the *Bulletin*, laid over to September 28, 1993, October 26, 1993, December 14, 1993 and then to January 11, 1994 for decision; and

**WHEREAS**, the decision of the Borough Superintendent, dated August 17, 1992, acting on N.B. Application #300142806, reads:

1. A group parking facility accessory to a hospital, hospital related facilities and retail use containing more than one hundred and fifty (150) off-street parking spaces requires a special permit from the Board of Standards and Appeals pursuant to Section 73-48 of the Zoning Resolution.
2. In a C1-3 district, a building used for community facility and commercial uses which has a 60 ft. high, five (5) story front wall within the initial setback distance complies as to height but exceeds the maximum number of stories by one (1) story contrary to Section 33-431 of the Zoning Resolution.
3. In an R6 district, entrance and exit to a group parking facility accessory to retail uses is contrary to Sections 22-10, 77-12 and 77-332 of the Zoning Resolution.
4. Providing only one (1) loading bay accessory to retail uses and locating that loading bay in an R6 district is contrary to Sections 22-10, 36-62, 36-683, 77-12 and 77-332 of the Zoning Resolution.

and

**WHEREAS**, the premises and surrounding area had a site and neighborhood examination by a committee of the Board consisting of Chairman Gaston Silva, R.A., Vice-Chair Norma L. Schlissel, P.E., Commissioner Arno Tamm, R.A., Commissioner Wellington Z. Chen and Commissioner Rosemary F. Palladino, J.D.; and

**WHEREAS**, Community Board No. 6, Brooklyn, has recommended approval of this application; and

**WHEREAS**, this is an application under Z.R. §72-21, §73-481 and §73-482 to permit in an R6 district and a C1-3 (R6) district, the proposed construction of a five (5) story and cellar building with hospital related facilities on floors two through five, retail uses in the cellar and first floor and an accessory group parking facility with more than one hundred and fifty (150) spaces for a hospital and related facilities, including one loading bay with the entrance and exit in an R6 district, which does not comply with the commercial district bulk and loading regulations and does not conform to residential use regulations; and

**WHEREAS**, the subject lot is a large blockfront, previously developed with an open accessory parking lot and a twelve (12) story building that provides staff housing for the Methodist Hospital, a private not-for-profit hospital with five hundred and thirty-two (532) beds located on a full city block across 6th Street from the premises; and

**WHEREAS**, it is proposed to construct a five (5) story building on the portion of the lot along 7th Avenue previously used for accessory open parking which exceeds the maximum permitted stories by one (1) story for the proposed uses, with four (4) stories of the building to be occupied by voluntary physicians offices affiliated with the Methodist Hospital and one ground level and one below grade level to be occupied by retail uses; and

**WHEREAS**, it is additionally proposed to construct a group parking facility and roof deck accessory to the hospital and related uses with five hundred and eighteen (518) parking spaces which exceeds the maximum number of off-street parking spaces, locates the entrance and exit to the accessory retail parking in the R6 district, allows the curb cut for and location of the loading berth for the retail use in the R6 district and provides one (1) loading berth for the retail use rather than the two (2) required; and

**WHEREAS**, the existing twelve (12) story building will remain on the lot; and

**WHEREAS**, the lot is located in two (2) zoning districts and is encumbered by significant sloping conditions including a change in grade varying from approximately 10 to 13 feet across the zoning lot rising from west to east and a change in grade from approximately 4 to 6 feet across the zoning lot rising from north to south; and

**WHEREAS**, the evidence in the record demonstrates the hospital's need for additional parking and demonstrates that, even with this proposal, Methodist will have a substantially lower ratio of parking spaces to beds than many hospitals in New York City; and

**WHEREAS**, the unique conditions inherent in the lot, including its slope, the existing building and the L-shaped portion of the lot remaining for development, create a practical difficulty in constructing a complying facility which will serve the programmatic needs of the hospital; and



**WHEREAS**, specifically, the evidence in the record demonstrates that an as-of-right complying building would be a mixed use building with irregular floor plates and a significantly reduced second story with two (2) separate garage entrances and additional curb cuts and loading bays which would increase traffic congestion and potential vehicular and pedestrian conflict in the area, duplicate vehicular circulation to and within the zoning lot and most significantly would no longer meet the hospital's programmatic needs; and

**WHEREAS**, a finding of financial hardship need not be demonstrated under Z.R. §72-21(b) because the owner of the lot is a not-for-profit hospital which intends to use the lot in furtherance of its not-for-profit purposes; and

**WHEREAS**, the evidence in the record demonstrates that this proposal will help alleviate parking congestion in the neighborhood; and

**WHEREAS**, the group parking facility has a drive-through with separate entrances and exits on both Sixth Street and Fifth Street to facilitate the flow of traffic into and out of the facility and thereby relieve congestion on the adjacent streets and the Board has determined that these streets will be adequate to handle the traffic generated by the proposed facility; and

**WHEREAS**, the Board has determined that the facility is located so as to draw a minimum of vehicular traffic to these local streets in the residential district; and

**WHEREAS**, the proposed garage has adequate reservoir space at the vehicular entrance to accommodate at least ten (10) automobiles; and

**WHEREAS**, the Board has determined that the addition of retail uses along Seventh Avenue will be consistent with the surrounding neighborhood that is characterized by nearly continuous at-grade retail uses on Seventh Avenue; and

**WHEREAS**, the design of the facility conforms with the existing neighborhood character, a uniform street wall along Seventh Avenue will be provided and vehicular entrances and exits to the facility will be placed along 5th Street across from John Jay High School and along 6th street across from the hospital; and

**WHEREAS**, with the exception of the proposed parking deck which will be screened by a decorative metal fence and a masonry wall, all of the parking is below grade so as to minimize the impact on the residential community; and

**WHEREAS**, the Board has further required, based on the recommendation of the New York City Landmarks Preservation Commission (LPC), that the applicant construct the proposed building with brick specifically approved by the LPC to be consistent with the historical context of the neighborhood; and

**WHEREAS**, evidence in the record demonstrates that the proposed facilities, as modified, will not alter the essential character of the neighborhood, or adversely affect development of adjacent properties; and

**WHEREAS**, the hardship herein was not created by the owner or a predecessor in title; and

**WHEREAS**, the evidence in the record demonstrates that the proposed five (5) story building and accessory parking facility will better address the hospital's programmatic needs, is less expensive to construct, results in better traffic patterns and has substantially the same footprint and building envelope and amount of retail space as an as-of-right building; and

**WHEREAS**, accordingly, this proposal is the minimum necessary to meet the hospital's programmatic needs and afford the owner relief; and

**WHEREAS**, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution; and

**WHEREAS**, the Board has conducted an environmental review of the proposed action, has determined it to be an unlisted action and has taken a "hard look" at all relevant areas of environmental concern including potential traffic and air quality impacts;

**WHEREAS**, the evidence in the record demonstrates no foreseeable significant environmental impacts that would require the preparation of an Environmental Impact Statement once the action is modified in accordance with the Conditional Negative Declaration issued herein; and

**WHEREAS**, therefore, the Board has determined that the proposed action, once modified, will not result in any significant environmental effects;

*Therefore, it is Resolved* that the Board of Standards and Appeals issues a Conditional Negative Declaration under 6 NYCRR Part 617 and §6-07(b) of the Rules of Procedure for City Environmental Quality Review and makes each and every one of the required findings under Z.R. §72-21, §73-481 and §73-482 and *grants* a variation in the application of the Zoning Resolution and special permits under Z.R. §73-481 and §73-482, limited to the objections cited, to permit, in an R6 district, the proposed construction of a five (5) story and cellar building with hospital related facilities on floor two through five, retail uses in the cellar and first floor and an accessory group parking facility with more than one hundred and fifty (150) spaces for a hospital and related facilities, including one (1) loading bay with the entrance and exit in the residential district, which does not comply with the commercial district bulk and loading regulations and does not conform to residential use regulations; *on condition* that all work shall substantially conform to drawings as they apply to the objections above noted, filed with this application marked "Received February 1, 1993"- twelve (12) sheets and "November 9, 1993"- five (5) sheets; and *on further condition*;

**THAT** in accordance with a Conditional Negative Declaration signed on November 8, 1993 and duly published, the applicant has agreed to the following:

1. The project's proposed signal retiming mitigation at Seventh Avenue and Sixth Street for the weekday PM peak hour will be examined by the NYC DOT at the completion and occupancy of the project whereupon the NYC DOT will determine the need for implementation.



2. The applicant shall ensure that the proposed building (voluntary physicians' office and ground level retail stores) only uses bricks of the following specifications and color:

Norman-sized brick  
produced by the Marseilles Brick Company  
Vermillion, with a sanded face #10-817-04

THAT the applicant shall notify NYC DOT upon occupancy of the project for DOT to evaluate the proposed mitigation consistent with the traffic study submitted and environmental review conducted by BSA;

THAT the development, as approved, is subject to verification by the Department of Buildings for compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under the jurisdiction of the Department; and

THAT substantial construction shall be completed in accordance with Z.R. §72-23.

Adopted by the Board of Standards and Appeals,  
January 11, 1994.

A true copy of resolution adopted by the Board of Standards and Appeals, January 11, 1994.

Copies sent  
To Applicant  
Fire Comm'r  
Borough Supt.

3-3-54  
1110  
210

*Gaston*  
Chairman.

## Notice of Comments

Owner: <b>Paul Goetze</b>	Date: <b>October 9, 2013</b>
	Job Application #: <b>320576952</b>
	Application type: <b>NB</b>
Applicant: <b>Francis C. Gunther, R.A.</b>	Premises Address: <b>541 6<sup>th</sup> Street</b>
	Zoning Districts: <b>R6, C1-3/R6, R6B, R7B</b>
	Block: <b>1084</b> Lot: <b>48</b> Doc(s):
Lead Plan Examiner at NYC Development Hub: <b>María-Teresa Fernández</b>	
Examiner's Signature:	

Obj. #	Doc #	Section of Code	Comments	Date Resolved	Comments
1.		24-11	Proposed FAR in R6B and R7B portions both exceed maximum permitted because proposed "floor area" distribution across district boundary lines are not permitted; contrary to ZR 24-11, ZR 24-17 and ZR 77-02.		
2.		24-11	Proposed Lot Coverage of : a. Corner lot in R6, b. Interior lot in R6 c. Through Lot in R6/R6B and, d. Corner lot in R7B, exceeds maximum; contrary to ZR 24-11.		
3.		24-382	Proposed rear yard at through lot portion in zoning districts R6 and R6B is contrary to ZR section 24-382 Required Rear Yard Equivalent.		
4.		24-522	Height and setback limitations for: a. the R6 district portion, above both narrow (6 <sup>th</sup> St) and wide street (8 <sup>th</sup> Ave) and, b. the R6B and R7B districts portions above narrow street (5 <sup>th</sup> St.), are both contrary to ZR 24-522.		
5.		24-552	Required rear setbacks for R6 and R6B districts portions are contrary to ZR 24-552.		
6.		22-321	Proposed signs exceed maximum permitted number and surface area contrary to ZR 22-321.		





Board of Standards  
and Appeals

250 Broadway, 29th Floor  
New York, NY 10007  
212-386-0009 - Phone  
646-500-6271 - Fax  
www.nyc.gov/bsa

## AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

### Affidavit of Ownership

Edward A. Zaidberg, being duly sworn, deposes and says that (s)he resides  
at Wetherole Street,  
at Rego Park, in the City of New York, in the County of Queens, in the  
the New York Methodist  
State of New York; that Hospital is the owner in fee of all that certain  
lot, piece or parcel of land located in the Borough of Brooklyn, in the City of New York  
1084, Lots 25,  
26, 28, 39-44, 46,  
48, 50-59, 164,  
and known and designated as Block 1084, Lot(s) 1001, and 1002, Street and House Number  
473-541 6<sup>th</sup> Street, 502-522 8<sup>th</sup>  
Avenue, 480-496 & 542-548 5<sup>th</sup>  
Street, and 249-267 7<sup>th</sup> Avenue; and that the statement of facts in the annexed application are true.

Check one of the following conditions:

- ☒ Sole property owner of zoning lot
- ☐ Cooperative Building
- ☐ Condominium Building
- ☐ Zoning lot contains more than one tax lot and property owner

### Owner's Authorization

The owner identified above hereby authorizes Kramer Levin Naftalis & Frankel LLP  
to make the annexed application in her/his behalf.

Signature of Owner

Edward A. Zaidberg

Print Name

Edward A. Zaidberg

Print Title

Sr. Vice President - Finance

Sworn to before me this 7 day

Of October 20 13

Jenelle M McClain

Revised March 8, 2012

JENELLE M McCLAIN  
NOTARY PUBLIC STATE OF NEW YORK  
KINGS COUNTY  
LIC. #01MC6190315  
COMM. EXP. 7-24-14





NEW YORK METHODIST HOSPITAL  
CENTER FOR COMMUNITY HEALTH

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STATEMENT OF FACTS AND FINDINGS  
IN SUPPORT OF AN APPLICATION FOR A VARIANCE

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AFFECTED PREMISES:

505-525 6<sup>th</sup> Street

(Block 1084, Lots 25, 26, 28, 39-44, 46,  
48, 50-59, 164, 1001, and 1002)

Community District No. 6, Brooklyn.

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Kramer Levin Naftalis & Frankel LLP

1177 Avenue of the Americas

New York, New York 10036

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October 16, 2013

## **I. Introduction**

This is an application (“Application”) under Section 72-21 of the Zoning Resolution of the City of New York (the “Zoning Resolution” or “ZR”) and Section 666 of the New York City Charter to allow the development of a new ambulatory care facility (the “Center for Community Health” or the “Center”) on the campus of New York Methodist Hospital (“NYM” or the “Hospital”). The NYM campus is located in Park Slope, Brooklyn, on two adjacent blocks bounded by 7<sup>th</sup> Avenue, 5<sup>th</sup> Street, 8<sup>th</sup> Avenue, and 7<sup>th</sup> Street. The Center for Community Health would be located on the eastern portion of the northern block (the “Development Site”), across the street from the Hospital’s existing clinical facilities.

The Center for Community Health would be a single building with a height of seven stories plus two mechanical floors, with a maximum elevation of approximately 274 feet above Brooklyn datum and a height above curb level of 152 feet. It would contain approximately 311,000 square feet of zoning floor area. The as-of-right development studied as part of the Application (the “Complying Development”) would contain approximately the same amount of floor area as the proposed Center but would consist of two isolated building segments with narrower, more irregular floor plates. The Complying Development would be eight stories tall, plus two mechanical floors, with a maximum elevation of approximately 276 feet above datum and a height of 150 feet above curb level. One of the Complying Development’s building segments would be constructed over an existing NYM parking garage, which would require major structural work, would lengthen the construction period for the building, and would result in the closure of the garage for approximately three years. The proposed Center would require the modification of regulations controlling lot coverage, rear yard equivalents, height and setback, rear yard setbacks, distribution of floor area across zoning district boundaries, and number and surface area of signs.

The Application is necessary because there are practical difficulties which prevent the programmatic needs of NYM from being satisfied by a development which fully complies with the Zoning Resolution. In particular, the Hospital has a programmatic need for adequate and appropriate space for ambulatory care facilities, located on its main campus. The Development Site provides the needed proximity to the Hospital’s existing facilities, but portions of it have narrow, irregular dimensions, and there is a significant slope from 7<sup>th</sup> Avenue to 8<sup>th</sup> Avenues on 5<sup>th</sup> and 6<sup>th</sup> Streets. As described below, the Complying Development demonstrates that a medical facility that complies with the restrictive zoning envelope applicable to the Development Site would not be able to satisfy the Hospital’s programmatic needs.

The requested modifications would allow the Center for Community Health to have the floor plate configurations, functional adjacencies, and efficient circulation network that are required to satisfy the Hospital’s programmatic needs. The Center has been designed to harmonize with the surrounding context, to minimize impacts on the community, and to require the minimum variance necessary to satisfy these needs.

## **II. Statement of Facts**

### **A. The Development Site**

The NYM main campus is located in Park Slope, Brooklyn, on two adjacent blocks bounded by 7<sup>th</sup> Avenue, 5<sup>th</sup> Street, 8<sup>th</sup> Avenue, and 7<sup>th</sup> Street. The Development Site is located on the eastern portion of the northern block, with frontages on 6<sup>th</sup> Street, 5<sup>th</sup> Street, and 8<sup>th</sup> Avenue. The Development Site will be part of a zoning lot that consists of the parcels designated as Block 1084, Lots 25, 26, 28, 39 through 44, 46, 48, 50 through 59, 164, 1001, and 1002 (the "Zoning Lot"). There are a series of contiguous parcels fronting on 5<sup>th</sup> Street which are not part of the Zoning Lot ("out-parcels") and which give the Development Site a U-shape.

The Development Site is currently occupied by NYM-owned low-rise buildings, originally constructed as walk-up residences, and a parking lot, all of which would be demolished in connection with the construction of the Center. The parking lot, located on the southeast corner of the Development Site, currently serves NYM staff. The existing buildings on the southern portion of the Development Site consist of five two-story buildings located to the immediate west of the parking lot, which have been converted from residential use to NYM-affiliated medical facilities and offices, and three four-story walk-ups located farther west, which contain apartments for NYM staff and medical students and on-call rooms for NYM departments. The northeast corner of the Development Site is occupied by five three-story walk-ups, which, with the exception of a private pediatrics practice on the ground floor of one of the buildings, are vacant. The northwest corner, fronting on 5<sup>th</sup> Street, is occupied by three four-story residential walk-ups, which have been vacated in connection with the development of the Center. See Radius Diagram.

The remainder of the Zoning Lot to the west of the Development Site is occupied by two Hospital buildings to remain: the Medical Pavilion, a five-story building fronting on 7<sup>th</sup> Avenue, containing hospital-related facilities, ground-floor retail, and a 518-space below-grade accessory parking garage with surface parking; and the Wesley House, a 12-story building containing hospital-related facilities and staff dwellings. The existing buildings to remain on the Zoning Lot are the subject of a variance and special permit granted by the Board on January 11, 1994, which waived applicable height and setback, parking, loading, and curb cut regulations to allow the construction of the Medical Pavilion and the garage (BSA Cal. No. 142-92-BZ). These existing buildings must remain in order to allow the Hospital to continue to operate effectively.

The Zoning Lot is a split lot, located in an R6 zoning district (a portion of which has a C1-3 commercial district overlay), an R6B zoning district, and an R7B zoning district. The Development Site, which comprises a majority of the Zoning Lot, is located in the same residential districts but outside of the commercial overlay.

The Development Site is constrained by a number of unique physical conditions. It is the only site on the NYM campus that is available for new construction and that allows the Center to be located proximate to the Hospital's existing clinical facilities. The buildings to remain on the Zoning Lot to the west and the out-parcels on 5<sup>th</sup> Street give the Development Site an irregular configuration, in turn constraining the dimensions of the Center's footprint and floor plates. Further, the Zoning Lot has significant sloping conditions, which impede the ability to create large, continuous floor plates and appropriate physical connections between buildings on the

block. These conditions, when combined with the application of height and setback, lot coverage, and rear yard regulations, and the inability to distribute the permitted floor area across zoning district boundaries, constrain the floor plate dimensions and configuration of a building on the Development Site.

## **B. The Neighborhood**

The area surrounding the Development Site contains primarily low-density residential and community facility uses. The majority of the residential buildings in the neighborhood are three- or four-story brownstone-style rowhouses, typically located on narrow streets. These include the seven rowhouses that are located on the out-parcels adjacent to the Development Site, on 5<sup>th</sup> Street. The brownstones in the neighborhood are typically set back from the street line farther than adjacent apartment buildings, and many feature tall stoops, enclosed paved front yards, vertically proportioned projecting window bays, decorative stonework, and cornices. Although the brownstones were generally constructed as one- or two-family dwellings, many of them have been converted to multi-family walk-up apartments. The area to the east of the Development Site contains many larger, five- to seven-story apartment buildings along 8<sup>th</sup> Avenue and Prospect Park West. 7<sup>th</sup> Avenue, to the west of the Development Site, is generally lined with three- and four-story walk-up buildings with local retail establishments on the lower floors as well as with some taller buildings.

The community facilities and institutional uses in the neighborhood include the NYM buildings located to the immediate south of the Zoning Lot, on the southern block of the NYM campus. This block contains six connected five- to eight-story buildings, referred to as Pavilions, which contain various clinical and educational facilities. The main entrance to the Hospital is located across from the Development Site on 6<sup>th</sup> Street. The Emergency Department entrance and ambulance drop-off area are located on 7<sup>th</sup> Avenue.

The other community facility buildings in the surrounding area are predominately schools and religious institutions. St. Saviour Catholic Church is located at the southeast corner of 8<sup>th</sup> Avenue and 6<sup>th</sup> Street, diagonally across from the Development Site, with two affiliated schools located nearby: Saint Saviour High School, located in a building connected to the Church on 6<sup>th</sup> Street, and Saint Saviour Elementary School, located a block to the south on 8<sup>th</sup> Avenue. The largest school in the area, the former John Jay Educational Campus (which now contains the Secondary School for Law, the Secondary School for Journalism, Park Slope Collegiate, and Millennium Brooklyn High School) is located to the north of the Development Site, directly across 5<sup>th</sup> Street. Other religious institutions in the neighborhood include the Park Slope Methodist Church, All Saints Episcopal Church, the Church of Gethsemane, New York City Church of Christ, the Church of the Virgin Mary, Greenwood Baptist Church, Kingsboro Temple of 7<sup>th</sup>-Day Adventist, Congregation Beth Elohim Temple, and Congregation B'nai Jacob of Park Slope. There is also a branch of the Brooklyn Public Library located on 6<sup>th</sup> Avenue, between 8<sup>th</sup> and 9<sup>th</sup> Streets, and a building housing the Brooklyn Society for Ethical Culture, located on Prospect Park West at 2<sup>nd</sup> Street.

The Development Site is located across the street from the Park Slope Historic District and Park Slope Historic District Extension. The original Historic District, designated in 1973, is roughly bounded by Park Place to the north, Flatbush Avenue and Prospect Park West to the



east, 14<sup>th</sup> Street to the south, and 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> Avenues to the west. The Extension, designated in 2012, is roughly bounded by 7<sup>th</sup> Street to the north, 8<sup>th</sup> Avenue to the east, 16<sup>th</sup> Street to the south, and the west side of 7<sup>th</sup> Avenue to the west. The Historic District and Extension contain, in addition the brownstone-style rowhouses described above, a mix of historic mansions, apartment houses, and institutional buildings.

### **C. Zoning Restrictions Applicable to Zoning Lot**

The R6, R6B, and R7B zoning districts in which the Zoning Lot is located permit Use Groups 1 and 2 residential uses and Use Groups 3 and 4 community facility uses, including ambulatory care facilities and non-profit hospitals and related facilities. The C1-3 commercial overlay district, which applies along the Zoning Lot's 7<sup>th</sup> Avenue frontage but not to the Development Site, allows additional limited commercial uses. The maximum permitted floor area ratio ("FAR") for community facilities is 4.8 in the R6 district, 2.0 in the R6B district, and 3.0 in the R7B district. ZR § 24-11. As shown on the drawings prepared by Perkins Eastman Architects, dated October 15, 2013, included with this Application (the "Drawings"), these FARs allow, respectively, 481,670 square feet of floor area on the R6 portion of the Zoning Lot, 22,426 square feet of floor area on the R6B portion of the Zoning Lot, and 27,024 square feet of floor area on the R7B portion of the Zoning Lot. The Center for Community Health would not utilize all of the available floor area on the Zoning Lot, but it would require the distribution of permitted floor area across zoning district boundaries, from the R6 portion of the Zoning Lot to the R6B and R7B portions.

The Center would require waivers from other applicable bulk regulations. Within the R6 zoning district, there is a lot coverage limitation of 65 percent on interior and through lots and 70 percent on corner lots, ZR § 24-11; a required rear yard equivalent of 60 feet for through lot portions of a zoning lot, with a required rear yard setback of 20 feet above a height of 125 feet, ZR §§ 24-382, 24-552; a required front setback of 15 feet on wide streets or 20 feet on narrow streets above a height of 60 feet; and a sky exposure plane of 5.6 to 1 on wide streets or 2.7 to 1 on narrow streets, ZR § 24-522. Within the R6B district, there is a lot coverage limitation of 60 percent for through lots, ZR § 24-11; a required rear yard equivalent of 60 feet for through lot portions of a zoning lot, with a required rear yard setback of 10 feet above a height of 40 feet, ZR § 24-552; a street wall location requirement with a minimum base height of 30 feet and maximum base height of 40 feet; and a maximum building height of 50 feet, ZR §§ 24-522, 23-633. Within the R7B district, there is a lot coverage limitation of 80 percent for corner lots, ZR § 24-11; a street wall location requirement with a minimum base height of 40 feet and a maximum base height of 60 feet; and a maximum building height of 75 feet, ZR §§ 24-522, 23-633.

The signage regulations applicable to ambulatory care facilities in residential districts are very restrictive. For non-residential uses, exclusive of hospitals and related facilities (which listed in the Zoning Resolution separately from ambulatory care facilities), one identification sign with a surface area of up to 12 square feet and a bulletin board with an area of up to 16 square feet are permitted. ZR § 22-231. Flags, banners, and pennants for community facilities are permitted without limitation. ZR § 22-332.

#### **D. New York Methodist Hospital**

NYM is a voluntary, acute-care teaching hospital, located on the same campus in Park Slope, Brooklyn, since its founding by the Methodist Church in 1881. It is affiliated with Weill Cornell Medical College, one of the nation's leading medical schools, and is a member of the NewYork-Presbyterian Healthcare System. Since the Hospital's founding, its mission has remained the same: to provide excellent healthcare services in a compassionate and humane manner to the people who live and work in Brooklyn and its surrounding areas.

NYM's affiliation with Weill Cornell Medical College supports the Hospital's function as a major teaching hospital. NYM has ten graduate medical education programs and five schools that provide training in allied health professions. Medical students, residents, and fellows across many specialties—including primary care, surgery, pediatrics, obstetrics and gynecology, anesthesiology, and emergency medicine—receive focused training that teaches these new clinicians to feel comfortable practicing medicine in any setting. The Hospital's experienced faculty not only supervise and educate these young doctors at the patient bedside, but they also promote learning through weekly conferences and rounds, including professional rounds, morbidity and mortality conferences, journal club, quality improvement seminars, subspecialty seminars, book reviews, and service rounds.

The NYM main campus contains 651 beds and admits over 40,000 inpatients each year, with the Hospital serving an additional 350,000 outpatient visits annually. During the past 20 years, NYM has enjoyed growth in all services and has more than doubled its inpatient volume. Today it is one of the City's most successful hospitals, with the highest market share of private insured patients in Brooklyn.

NYM's success is due in large part to its highly qualified staff of medical professionals, as well as to its commitment to investing in modern facilities with up-to-date clinical technology. Programs and services that the Hospital has recently introduced include a new state-of-the-art birthing center; an advanced interventional pulmonology program; a sleep disorder center; an extensive robotic surgery service; a broad neuroscience program, with centers for the treatment of Parkinson's disease, epilepsy, neuropathy, and strokes; and the New York Methodist-Cornell Heart Center, which contains the most modern cardiac surgery and interventional cardiology facilities in Brooklyn and is one of only three such services in the Borough.

Despite a challenging healthcare climate that has negatively affected hospitals elsewhere in New York City and throughout the State, NYM has remained a stable and successful institution. NYM has been acknowledged by both the State Department of Health and independent financial rating agencies as a well-managed, well-financed hospital. This commitment to responsible management, coupled with the Hospital's continued focus on modernizing its facilities, has translated into high quality medical care for the Hospital's patients. NYM has received numerous accolades for its healthcare services, including recognition by the National Research Corporation as "Consumer Choice #1" in Brooklyn for seven consecutive years.

## **E. The Need for the Center**

NYM has a programmatic need for adequate and appropriate space for ambulatory care facilities, located on its main campus. As described in the letter from NYM, submitted with this Application (the “NYM Letter”), the nation’s healthcare system has evolved over the past two decades—with advances in technology, an aging population, and shifting economic forces—resulting in a transition in medical treatment standards from inpatient to outpatient care. Currently, NYM lacks the amount and type of space it needs to provide medical care to its growing outpatient population.

The shift toward outpatient care is being experienced throughout the healthcare industry. Medical and surgical innovations, combined with the increasing expenses involved in a hospital stay, make it essential that hospitals provide inpatient care only when that care cannot be rendered in any other setting. More and more medical conditions are being effectively treated without an overnight hospital stay or with a hospital stay that is significantly shorter than would have been required just a few years ago. A number of hospitals in New York City have recently expanded their facilities to accommodate a dedicated outpatient center, including Lenox Hill Hospital, Montefiore Medical Center, Memorial Sloan-Kettering Cancer Center, NYU Langone Medical Center, Mt. Sinai Medical Center, the Hospital for Special Surgery, and NewYork-Presbyterian Hospital, Weill Cornell Medical Center.

This transition is related to other trends. Major surgical procedures that require days or weeks of inpatient hospital follow-up care are increasingly being replaced by minimally invasive procedures, which can often be performed on an outpatient basis. Such procedures, although representing state-of-the-art medical care, require space that exceeds the size of current operating rooms because of the need for specialized equipment. Imaging devices and robotic systems, for example, are often large and may require additional personnel to operate them. The Hospital’s existing buildings are incapable of meeting this need, and current operations are constrained as a result.

The Hospital has a particular need for appropriate, modern space for its radiation oncology center. The radiation oncology center has long been recognized for its excellence, in large part because of the Hospital’s continuing investment in its treatment facilities. NYM was a pioneer in the use of stereotactic radiotherapy and has acquired state-of-the-art technologies for intensity modulated radiation therapy, brachytherapy, and three-dimensional conformal radiotherapy. These modern technologies, however, are currently housed in the basement of a 1950s-era campus building that cannot accommodate the types of amenities that are appropriate for cancer patients—many of whom visit the Hospital on a daily basis over a period of several weeks. The Center for Community Health would allow the Hospital to provide its patients with levels of comfort and convenience that are standard in the medical industry today and to expand services to include additional advanced technologies, such as respiratory gated 4-dimensional stereotactic radiotherapy for lung and liver cancers and intraoperative brachytherapy for breast cancer.

The medical industry’s emerging focus on prevention, healing, and chronic care, efficiently delivered in an ambulatory care setting, has required a greater integration of primary and specialty care. This model, along with changes in insurance reimbursement systems, has led

an increasing number of physicians to switch from private practice to institution-partnered practices. In part because of its affiliation with the New York-Presbyterian Healthcare System and its ability to offer clinical faculty positions at the Weill Cornell Medical College, NYM has been able to attract highly qualified faculty physicians with training and expertise in numerous specialties. Today, the Hospital is affiliated with more than 1,400 doctors and allied health professionals, including over 200 faculty physicians. As the Hospital continues to integrate and build patient-centered primary care, keeping care accessible to and convenient for patients in local communities, there is increasing demand for more advanced specialty care and for additional state-of-the-art space for physician offices, examination rooms, and treatment/procedure rooms. These specialty facilities must be consolidated in a location that is proximate to the Hospital's other medical care facilities so that faculty physicians have efficient access to needed equipment and enhanced opportunities for collaboration.

In all, NYM has a need for approximately 300,000 square feet of programmable space, exclusive of required parking, dedicated to ambulatory care facilities and physician practices. Approximately 220,000 square feet of this space would accommodate the relocation of existing programs that are currently dispersed throughout the Hospital's campus, many of them either in substandard spaces or integrated with inpatient testing and treatment areas. The remaining 80,000 square feet is needed for new or expanded programming that will satisfy projected growth in the Hospital's outpatient services. This space must be consolidated in a dedicated, modern outpatient center, designed and configured to accommodate facilities and technologies that meet today's healthcare standards.

NYM also has a need for modern inpatient facilities. The consolidation of outpatient facilities and faculty physician practices in the Center, relocated from other parts of the NYM campus, would allow for the expansion and repositioning of inpatient facilities in the Hospital's existing buildings. Specifically, shared patient rooms would be replaced with private rooms, which are now the standard of care for inpatients. Inpatient rooms on campus may also be enlarged and upgraded to remain up-to-date with applicable standards and to provide more light and air to patients. Support spaces, including dedicated patient and service elevators and storage and maintenance space, would be expanded as well. Generally, with outpatients no longer sharing inpatient testing and treatment areas, there would be increased efficiency in inpatient care, with inpatient tests and treatments being completed in a more timely manner. These needed updates cannot be made without the construction of the Center.

#### **F. The Proposed Development**

The Center for Community Health, as designed to address the programmatic needs described above, would not comply with applicable provisions of the Zoning Resolution controlling lot coverage, rear yard equivalents, height and setback, rear yard setbacks, distribution of floor area across zoning district boundaries, and number and surface area of signs. See Drawings Z-03 and Z-04. The proposed Center therefore requires a variance from the Board.



### *1. Programmatic Need*

As described in the letter from Perkins Eastman, submitted with this Application (the "Architect's Letter"), the Center for Community Health would be a single building with a height of seven stories plus two mechanical floors, with a maximum elevation of approximately 274 feet above Brooklyn datum and a height above curb level of 152 feet. See Drawings Z-08 through Z-11. It would contain approximately 311,000 square feet of zoning floor area, sufficient to accommodate the Hospital's needed programs. The Center would contain an ambulatory surgery center; a new endoscopy suite; the NYM cancer center and diagnostic radiology services; physician practice offices (in specialties including cardiology, orthopedics, neurosciences, urology, women's health, and employee health); an urgent care center; conference rooms; and a below-grade parking facility with connections to the Hospital's existing parking facilities to the west. The building's floor plate dimensions and configurations would accommodate needed ambulatory care facilities, while providing adjacencies and direct connections to promote efficient, collaborative health care with minimal risk of contamination and infection.

The eastern and western wings of the Center's U-shaped floor plates would have dimensions of approximately 95 feet by 195 feet, which are necessary to accommodate the surgical suite's 12 operating rooms, at approximately 550 square feet each, on the third floor, with adjacent dedicated surgical preparation rooms. See Diagram P-3, attached to the Architect's Letter. This floor plate also accommodates the associated Central Sterile Services on the floor immediately below the surgical suite, and the surgical recover rooms on the floor immediately above. See Diagrams P-2 and P-4, attached to the Architect's Letter. The fourth floor would also contain patient preparation and recovery facilities for special procedures, consisting of 10 dedicated preparation rooms and 18 dedicated recovery rooms. See Diagram P-4, attached to the Architect's Letter. The surgical suite, Central Sterile Services, and patient preparation and recovery facilities would be served by dedicated elevators to provide efficient, sterile, and controlled connections. These adjacencies would promote efficient communication and coordination among caregivers, minimize travel distances for doctors, nurses, and patients, and minimize the duplication of support functions. See Diagrams P-2 through P-4, attached to the Architect's Letter. The building's floor plate dimensions are also necessary to provide the required area and adjacencies for the new NYM cancer center, which would contain 60 infusion rooms and support space, on the 6<sup>th</sup> floor.

The Center for Community Health would contain needed faculty and affiliated physician practices; one of the faculty physician suites would be located on the same floor as the Hospital's new surgical suite. See Diagrams P-3 through P-5 – P-7, attached to the Architect's Letter. The Center's large floor plates are optimal for these physician offices, as they would enable flexible programming and adjacencies among multiple practices on a single floor. They would also minimize the duplication of shared facilities that are needed on each floor, such as reception and waiting areas. The proximity of the physician practices to each other and to other medical care facilities in the building and on the block to the south would promote comprehensive, coordinated caregiving for the Hospital's patients.

The consolidation of the Center's program in a single building would allow for the efficient, vertical stacking of facilities, with a central elevator core that minimizes travel

distances for visitors and staff. The vertical alignment of facilities would facilitate circulation among floors, including, as described above, efficient connections among faculty physician practices and other medical care facilities. There would also be segregated staff and service elevator cores that allow for the controlled delivery of healthcare services. See Diagrams P-2 through P-4, attached to the Architect's Letter. The operating rooms would have a direct, controlled and clean pathway to the building's Central Sterile Services on the floor immediately below, minimizing both the risk of infection incidents and the time it takes for sterile supplies to be delivered. See Diagrams P-2 and P-3, attached to the Architect's Letter. More generally, the large, relatively uniform floor plates of the proposed Center would provide flexibility for the future re-programming of the building, including by accommodating centrally located, shared support spaces that can readily be utilized by new and expanding facilities.

The building would have two visitor entrances, a main entrance at mid-block on 6<sup>th</sup> Street and a secondary entrance at the corner of 8<sup>th</sup> Avenue and 6<sup>th</sup> Street. The Center's 6<sup>th</sup> Street entrance would be served by a protected vehicular driveway, interior to the block and accessible by a curb cut on 6<sup>th</sup> Street, which would direct pick-up and drop-off access to the building's lobby and central elevators. The driveway would run through the Development Site in a loop for its entire north-south length, providing spaces for standing vehicles so as to prevent queuing on 6<sup>th</sup> Street. See Diagram P-G, attached to the Architect's Letter. This covered area would be accessible to pedestrians from both 6<sup>th</sup> Street and, through a street wall opening that is blocked to vehicles, from 5<sup>th</sup> Street. Vehicles that access the driveway from 6<sup>th</sup> Street would be able to continue along the loop and exit on 6<sup>th</sup> Street or directly access the below-grade parking garage, which connects to the existing parking garage on the block. This scheme is designed to keep vehicular circulation within the Zoning Lot so as to minimize traffic activity on adjacent streets. It also directs vehicular entries and exits to 6<sup>th</sup> Street, adjacent to Hospital buildings and away from neighboring residences.

The proposed loading berths would be in an enclosed area accessed toward the west end of 5<sup>th</sup> Street and would be located over the eastern portion of the Hospital's existing parking deck, to the west of the protected vehicular driveway and immediately adjacent to the Center's service elevators. See Diagram P-G, attached to the Architect's Letter. This location ensures that both truck maneuvering and loading activity occurs off street and requires access only from an existing curb cut on 5<sup>th</sup> Street that is not adjacent to any residences. The portion of the building located above the existing parking deck would have a second floor containing a boiler plant, and the roof above would be planted as a green space to provide a visual amenity to Hospital visitors.

The proposed Center would have a total of four signs to provide wayfinding for pedestrians and vehicles: a 125-square-foot sign demarcating the pedestrian and vehicular entrances on 6<sup>th</sup> Street, two 25-square-foot signs demarcating the corner pedestrian entrance at 8<sup>th</sup> Avenue and 6<sup>th</sup> Street (one on each frontage), and a 16-square-foot building directory located near the main vehicular driveway and pedestrian lobby entrance. See Drawings Z-13 and Z-14. These signs satisfy the Hospital's need for effective wayfinding on a campus that contains a mix of hospital and healthcare facilities with multiple entrances. These entrances are located on streets that slope between 7<sup>th</sup> and 8<sup>th</sup> Avenues, which limits the visibility of signs. The sign for the main entrance on 6<sup>th</sup> Street, in particular, must be of a sufficient size to be visible to approaching vehicles at appropriate distances.

## *2. Relationship to the Neighborhood*

In addition to providing the community with modern healthcare facilities, the Center for Community Health will offer an opportunity to improve the physical relationship of the Hospital campus with the surrounding neighborhood. To that end, the design of the Center incorporates input from members of the surrounding community. NYM presented preliminary plans for the Center to community leaders, to groups of neighborhood residents, and at a public meeting hosted by the Park Slope Civic Council and Community Board 6 in June and July of 2013. At those meetings, NYM solicited comments, and revised plans were again presented to these groups in September 2013. NYM also invited e-mail comments from community members.

The design of the proposed Center reflects feedback received through these channels. First, the Center's vehicular driveway is directly accessible only from 6<sup>th</sup> Street, whereas preliminary designs included an exit from the driveway on 5<sup>th</sup> Street. This modification was made in response to concerns of residents that the 5<sup>th</sup> Street exit would result in increased vehicular traffic on that street, adjacent to existing residences and the former John Jay Educational Campus. Second, the building massing has been reconfigured to reduce the height and volume of the building on the eastern end of the block, along 8<sup>th</sup> Avenue and adjacent to the neighboring buildings on 5<sup>th</sup> Street, and to provide greater building setbacks in those areas. More of the building's volume is now concentrated on the middle of the Zoning Lot, near other Hospital buildings and directly adjacent to NYM's existing 12-story Wesley House. The portion of the Center that faces the rear yards of the 5<sup>th</sup> Street buildings owned by others has also been modified to be set back from the property line by 10 feet at the first floor and 30 feet above, thereby providing the neighboring properties with additional light and air. Third, a number of the Center's open areas, including rooftops created by the building's setbacks, have been designed as green spaces to provide visual amenities to Hospital visitors and the surrounding neighborhood. Last, the construction of the Center has been planned to utilize state-of-the-art practices that limit work hours and minimize noise, dust, and truck activity.

The Center's massing and facade treatment have been designed to be compatible with the existing architectural character of Park Slope. The building volume is articulated with setbacks and recesses, and its facade treatment is varied, so that it reads as multiple buildings that are appropriate in scale and character to the surrounding area. The development is further visually organized by its setbacks and facade treatment into three horizontal layers: a one- to two-story masonry base, which creates a pedestrian-scale presence at grade; a middle, defined by terra cotta-clad street walls of two, four, and six stories in height, which match the scale of adjacent buildings on 5<sup>th</sup> Street, 8<sup>th</sup> Avenue, and 6<sup>th</sup> Street; and a top, set back from the street and treated with glass to be less visually prominent. The lines that demarcate these three layers would in some places step down to follow the slope of 5<sup>th</sup> and 6<sup>th</sup> Streets, replicating a visual pattern seen in the existing rows of brownstones in the neighborhood.

The Center's design would in other ways make reference to architectural features found in Park Slope. The terra cotta portions of the building's facade would be of a color that relates to the existing historic buildings in the neighborhood, and they would be articulated with deep-cut architectural details that recall the texture of brownstone facades. In addition, the Center's windows would have vertical proportions that reference those of the existing buildings in the area. The portion of the Center located at the intersection of 8<sup>th</sup> Avenue and 6<sup>th</sup> Street would

incorporate vertically aligned bay windows and ground-floor glazing to create an open and welcoming corner presence. This type of corner presence is found in other institutional buildings in the area, including the church located across from the Zoning Lot on 7<sup>th</sup> Avenue.

### **G. The Complying Development**

This Application also includes plans for a development that would be as-of-right, *i.e.* that would not create any non-compliance with the Zoning Resolution and would not require a variance (the “Complying Development”).

The Complying Development would contain approximately the same amount of floor area as the proposed Center for Community Health but, in order to accommodate this floor area within the permitted development envelope, would consist of two building segments with narrower floor plates. One segment would have a similar footprint to the proposed Center’s, but without a west wing, and the other segment would be constructed directly over the existing parking deck on the Zoning Lot. The Complying Development would be eight stories tall, plus two mechanical floors, with a maximum elevation of approximately 276 feet above datum and a height of 150 feet above curb level.<sup>1</sup> See Drawings Z-29 through Z-33.

The application of lot coverage, height and setback, rear yard equivalent, rear yard setback, and floor area distribution regulations to the Complying Development, in combination with constraints created by the Development Site’s unique physical conditions, would result in narrow floor plate configurations that limit opportunities for functional adjacencies and require the duplication of support spaces. In particular, the dimensions of the development’s eastern wing on 8<sup>th</sup> Avenue would be severely constrained by lot coverage limitations applicable to corner lots in the R7B zoning district. The eastern wing would be further constrained by street wall, building height, and rear yard setback regulations which require setbacks above 60 feet and preclude development altogether above 75 feet. The building’s central segment on 6<sup>th</sup> Street would be limited in its configuration by lot coverage limitations applicable to the interior lot portion of the Zoning Lot, and its upper floors would have particularly shallow dimensions because of the application of height and setback and rear yard setback regulations. Last, the Complying Development’s western segment would be physically separated from the rest of the building above vehicular driveway and loading area in order to comply with the required rear yard equivalent. This isolated segment would have very narrow dimensions in order to comply with the required rear yard equivalent, as well as with the height and setback regulations applicable to the Zoning Lot’s 5<sup>th</sup> Street frontage. See Diagrams C-G through C-5 – C-8, attached to the Architect’s Letter.

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<sup>1</sup> Although the Complying Development would reach a higher elevation than the proposed Center, its maximum height above “curb level,” as such term is defined in the Zoning Resolution, would be slightly lower—150 feet as compared to 152 feet. This is because the Zoning Lot has multiple curb levels for purposes of measuring street wall and building heights. The tallest portion of the Complying Development would be located farther east than the tallest portion of the proposed Center, on a portion of the Zoning Lot for which the average curb level is slightly higher.



These constricted floor plate dimensions would require an inefficient configuration for the Hospital's new ambulatory care facilities, with the building's 12 operating rooms located in separate suites on the third and fourth floors; patient preparation split between the third and fourth floors; and surgical recovery on the second floor. See Diagrams C-2 through C-4, attached to the Architect's Letter. Preparation and recovery functions for special procedures would be located in shared space on the fourth floor. See Diagram C-4, attached to the Architect's Letter. Central Sterile Services and the materials management facilities would be located at the extreme northeast corner of the building on the third floor, far removed from the operating rooms. See Diagram C-3, attached to the Architect's Letter. In addition, materials management would be housed in the east end of this segment on the second floor, physically separate from the eastern building segment, resulting in inefficiencies in the movement of material to and from the facilities located in the eastern segment. See Diagram C-2, attached to the Architect's Letter. This configuration would create a number of operational issues:

- Doctors, nurses, and other staff would be dispersed over multiple floors, and their travel times between treatment areas would be increased, resulting in an inefficient circulation network and, would make it more challenging to maintain the quality of patient health and safety.
- Patients would experience longer and less comfortable transfers between treatment areas.
- Additional Hospital staff would be needed to accommodate the operating rooms and support spaces on each floor.
- Certain support functions and programmatic elements required by the Department of Health would have to be duplicated on each floor, reducing the amount of space in the building available for other healthcare functions.
- The lack of a direct connection between Central Sterile Services and the operating rooms would increase the risk of infection incidents.
- The lengthy travel path between the materials management facilities and the operating rooms would significantly reduce efficiency and increase the risk of cross-contamination.

In addition, the constrained floor plates would result in significant program impacts to the Cancer Center and preparation and recovery suites. The Complying Development would accommodate only 20 infusion rooms with minimal support, as compared to the 60 infusion rooms in the proposed Center, and only 16 shared preparation and recovery rooms, as compared to the 10 dedicated preparation rooms and 18 dedicated recovery rooms in the proposed Center.

The physical isolation of the Complying Development's western segment would create additional issues. The building segment would be connected to the remainder of the development only by the at-grade vehicular driveway and loading area. See Diagram C-G, attached to the Architect's Letter. The separation of medical care facilities in the two building segments would severely impact the efficiency of the Complying Development's circulation network and impede communication and coordination among the Hospital's caregivers. Further, the western segment above the ground floor would necessarily be limited to faculty practices, as

the permitted building envelope does not accommodate the floor plate dimensions that are needed for ambulatory care facilities. Because these floor plates are smaller than those of the proposed Center, there would be fewer faculty practice suites—five, as compared to seven in the proposed Center—and they would need to be spread out over seven floors instead of four, requiring an inefficient duplication of shared spaces, such as reception and waiting areas. See Diagrams C-G through C-5 – C-8, attached to the Architect’s Letter. The narrow floor plates would also limit the flexibility of the space for reprogramming. Last, the separation of medical care functions in two building segments would require an additional entrance to the Complying Development on 5<sup>th</sup> Street, encouraging curbside drop-offs, and would require additional elevator cores, with negative impacts on the building’s programmatic and energy efficiencies. See Diagram C-G, attached to the Architect’s Letter.

The shallow floor plates of the Complying Development would result in a high ratio of façade surface area to floor area in the building. This ratio would translate to increased heat gain in the summer and increased heat loss in the winter, with resulting decreases in the building’s energy efficiency. To offset these thermal swings, the Complying Development would need to be outfitted with upsized mechanical equipment, at a greater operational cost (and possibly construction cost) to the Hospital. Further, the Complying Development would be less efficient than the proposed Center in its utilization of floor space, with a net-to-gross square foot ratio that is approximately 13 percent worse than that of the proposed Center.

Although the Complying Development would consist of two building segments with entrances on 6th Street, 8th Avenue, and 5th Street, it would have only one 12-square-foot sign, on 6th Street, and one 16-square-foot bulletin board, in accordance with the signage regulations applicable to ambulatory care facilities. This signage program would be wholly inadequate to orient visitors to the Center and to other Hospital buildings on campus, as two of the building’s frontages would be entirely unmarked and the third, on 6th Street, would have a sign of an insufficient size to be visible to approaching vehicle drivers. Visibility of the directional sign would be further limited by the significant slope of 6<sup>th</sup> Street between 7<sup>th</sup> and 8<sup>th</sup> Avenues.

The construction of the Complying Development over the existing parking garage would necessitate major structural alterations to the garage, including the demolition and reconstruction of structural floors, columns, and footings and, in accordance with applicable codes, the introduction of seismic-resisting elements such as shear walls. This work would not only represent a significant expense to the Hospital, but would also lengthen the construction period for the Complying Development and would require that the entire garage be closed for a three-year period, resulting in the loss of all of the existing 518 parking spaces during that time.

#### **H. The Department of Buildings Objections**

The Department of Buildings has raised the following objections with respect to the proposed Center:

- 1. Proposed FAR in R6B and R7B portions both exceed maximum permitted because proposed “floor area” distribution across district boundary lines is not permitted; contrary to ZR 24-11, ZR 24-17, and ZR 77-02.**

Under Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage), the maximum permitted FAR for community facilities is 4.8 in the R6 district, 2.0 in the R6B district, and 3.0 in the R7B district. This allows, respectively, 481,670 square feet of floor area on the R6 portion of the Zoning Lot, 22,426 square feet of floor area on the R6B portion of the Zoning Lot, and 27,024 square feet of floor area on the R7B portion of the Zoning Lot. See Drawing Z-03. Pursuant to Section 77-02 (Zoning Lots Not Existing Prior to Effective Date or Amendment of Resolution), for a split zoning lot that did not exist on the effective date of the Zoning Resolution or an applicable amendment thereto, each portion of the zoning lot is subject to the regulations applicable in the zoning district in which the portion is located.

The Center for Community Health would not utilize all of the available floor area on the Zoning Lot, but it would require the distribution of permitted floor area across zoning district boundaries, from the R6 portion to the R6B and R7B portions. The R6B portion of the Zoning Lot would contain 48,835 square feet of floor area and the R7B portion would contain 45,600 square feet of floor area. The R6 portion of the Zoning Lot would contain 377,235 square feet of floor area, including 161,534 square feet in existing buildings on the Zoning Lot to remain. See Drawing Z-03.

- 2. Proposed lot coverage of (a) corner lot in R6 district, (b) interior lot in R6 district, (c) through lot in R6 and R6B districts, and (d) corner lot in R7B district exceeds the maximum; contrary to ZR 24-11.**

Under Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage), the maximum permitted lot coverage for a community facility use is, in R6 zoning districts, 65 percent for through and interior lots and 70 percent for corner lots; in R6B zoning districts, 60 percent for through and interior lots and 80 percent for corner lots; and in R7B zoning districts, 65 percent for through and interior lots and 80 percent for corner lots. Following the construction of the proposed Center, the southeast corner lot portion of the Zoning Lot, located in an R6 district (and labeled “Corner Lot C” on the Drawings), would have a lot coverage of 97.4 percent; the interior lot fronting on 6<sup>th</sup> Street, located in an R6 district (and labeled “Interior Lot” on the Drawings), would have a lot coverage of 66.8 percent; the through lot located to the west and southwest of the out-parcels on the block (labeled “Through Lot B” on the Drawings) would have a lot coverage of 92.2 percent in the R6 district and 89 percent in the R6B district; and the northeast corner lot portion, located in an R7B district (and labeled “Corner Lot D” on the Drawings) would have a lot coverage of 94.9 percent. These portions of the Zoning Lot would be non-complying with respect to the applicable lot coverage regulations. See Drawings Z-03 and Z-06.

- 3. Proposed rear yard at through lot portion in R6 and R6B zoning districts is contrary to ZR 24-382 (Required rear yard equivalents).**

Pursuant to Section 24-382 (Required rear yard equivalents), in residential districts, any through lot of 110 feet or more in depth must provide a rear yard equivalent, measuring a total of

60 feet in depth, in one of three specified ways. In R6B and R7B zoning districts, the rear yard equivalent may only be in the form of a 60-foot-deep open area located midway between the through lot's two street frontages. Any portion of a building used for community facility uses is a permitted obstruction, provided its height does not exceed one story and in no event 23 feet. ZR § 24-33. The portion of the Center located on "Through Lot B" of the Zoning Lot, as shown on the Drawings, exceeds a height of 23 feet. See Drawings Z-03, Z-07 through Z-09.

**4. Height and setback limitations for (a) the R6 district portion, above both narrow (6<sup>th</sup> Street) and wide street (8<sup>th</sup> Avenue) and (b) the R6B and R7B district portions above narrow street (5<sup>th</sup> Street) are both contrary to ZR 24-522.**

Within the R6 zoning district, there is a maximum permitted front wall height of 60 feet, above which a building must be set back from the street line by 20 feet on a narrow street. Beyond the required setback distance, the building may not pierce a sky exposure plane of 2.7 to 1 on a narrow street. ZR § 24-522 (Front setbacks in districts where front yards are not required). The portion of the Center fronting on 6<sup>th</sup> Street, a narrow street, would extend above 60 feet within the required setback distance, with a maximum height of 132 above curb level, and would pierce the sky exposure plane. The portion fronting on 8<sup>th</sup> Avenue would extend to a height of approximately 61 feet within the required setback distance but would not pierce the sky exposure plane. See Drawings Z-03 and Z-08 through Z-10.

Pursuant to Section 23-633 (Street wall location and height and setback regulations in certain districts), made applicable to community facility developments by Section 24-522, buildings in R6B and R7B zoning districts may not encroach beyond a building envelope defined by specified minimum and maximum base heights, required setbacks above the base, and maximum building height. In R6B zoning districts, there is a minimum base height of 30 feet and maximum base height of 40 feet, a required setback of 15 feet from a narrow street, and a maximum building height of 50 feet. In R7B zoning districts, there is a minimum base height of 40 feet and maximum base height of 60 feet, a required setback of 10 feet from a wide street and 15 feet from a narrow street, and a maximum building height of 75 feet. In both the R6B and R7B districts, the street wall is required to align with the street wall of an existing adjacent building. The portion of the Center located in the R6B district, fronting on 5<sup>th</sup> Street, would have a front wall with a height of approximately 74 feet at the street line and, beyond the required 15-foot setback, a maximum building height of approximately 141 feet. The street wall would align with the street walls of the adjacent rowhouses, allowing for the rowhouses' bay windows to visibly project, but would have a large opening to provide pedestrians with access to the Center's vehicular driveway area and visitor entrance. The portion of the Center located in the R7B district would have a front wall height of approximately 61 feet on 5<sup>th</sup> Street and 8<sup>th</sup> Avenue within the required setback distance and a maximum building height of approximately 89 feet. See Drawings Z-08 through Z-11.

**5. Required rear setbacks for R6 and R6B district portions are contrary to ZR 24-552.**

Under Section 24-552 (Required rear setbacks for tall buildings), in R6 districts, no portion of a building located more than 125 feet above yard level may be nearer to a rear yard line than 20 feet. In R6B districts, no portion of a building that exceeds the maximum base height of 40 feet may be nearer to a rear yard equivalent line than 10 feet. The portions of the



Center located on "Through Lot B" and on the interior lot of the Zoning Lot, as shown on the Drawings, encroach into these required rear yard line setbacks. See Drawings Z-08 and Z-09.

**6. Proposed signs exceed maximum permitted number and surface area contrary to ZR 22-321.**

In residential zoning districts, non-residential buildings, exclusive of hospitals and related facilities, are permitted a maximum of one identification sign, with an area not exceeding 12 square feet, and one bulletin board, with an area not exceeding 16 square feet. ZR § 22-321 (Nameplates or identification signs). The proposed Center would have a total of four signs to provide wayfinding for pedestrians and vehicles: a 125-square-foot sign demarcating the pedestrian and vehicular entrances on 6th Street, two 25-square-foot signs demarcating the corner pedestrian entrance at 8th Avenue and 6th Street (one on each frontage), and a 16-square-foot building directory located near the main vehicular driveway and pedestrian lobby entrance. See Drawings Z-13 and Z-14.

### III. Statement of Findings

The following is a statement of how this case meets each of the required five findings under Section 72-21 of the Zoning Resolution:

**A. There are unique physical conditions or exceptional topographical conditions peculiar to and inherent in the zoning lot which create practical difficulties and unnecessary hardship in complying with the bulk limitations of the Zoning Resolution which are not due to circumstances created generally by the strict application of the provisions of the Zoning Resolution in the neighborhood or district in which the zoning lot is located.**

As described below, the location and configuration of existing improvements on and adjacent to the Zoning Lot constrain development on the Development Site, thereby creating practical difficulties or unnecessary hardship in complying with the lot coverage, height and setback, rear yard equivalent, rear yard setback, and floor area distribution regulations of the Zoning Resolution. To the extent that development constraints are attributable to existing building conditions on a zoning lot, such conditions may be considered a “unique physical condition” causing a practical difficulty or unnecessary hardship to satisfy finding (a) set forth in Section 72-21 of the Zoning Resolution. The Hospital’s programmatic needs additionally require modification of these regulations, as well as of regulations controlling the number and surface area of signs. Moreover, where a non-profit community facility’s programmatic needs create practical difficulties and unnecessary hardship in complying strictly with the Zoning Resolution, a variance should be granted unless it contravenes public health, safety, or welfare. Cornell University v. Bagnardi, 68 N.Y.2d 583 (1986).

#### 1. Practical Difficulties

The Development Site is the only site on the NYM campus that is available for new construction and that allows the Center to be located proximate to the Hospital’s existing clinical facilities. The existing improvements to remain on the Zoning Lot and the out-parcels on 5<sup>th</sup> Street significantly limit the design and configuration of the Center by giving the Development Site an irregular U-shape with narrow dimensions. Further, the Zoning Lot has a significant slope between 7<sup>th</sup> Avenue and 8<sup>th</sup> Avenue, which impedes the ability to create large, continuous floor plates and appropriate physical connections between buildings on the block. These conditions, when combined with the application of the Zoning Resolution’s bulk regulations, constrain the dimensions of the Center’s footprint and floor plates.

Because of these physical constraints and their effect on a building’s bulk and floor plate configurations, a development that complies with applicable zoning regulations creates practical difficulties for NYM in satisfying the Hospital’s programmatic needs. The inadequacies of the Complying Development are:

- The building’s surgical facilities and support spaces would lack needed adjacencies and connections. Twelve operating rooms would be located in separate suites on the third and fourth floors; patient preparation would be split between the third and fourth floors; and surgical recovery would be located on the second floor. Preparation and recovery

functions for special procedures would be located in shared space on the fourth floor. Central Sterile Services and the materials management facilities would be located at the extreme northeast corner of the building on the third floor, far removed from the operating rooms. In addition, materials management would be housed in the east end of this segment on the second floor, physically separate from the eastern building segment, resulting in inefficiencies in the movement of material to and from the facilities located in the eastern segment. See Diagrams C-2 through C-4, attached to the Architect's Letter. These conditions would create the following operational issues:

- Doctors, nurses, and other staff would be dispersed over multiple floors, and their travel times between treatment areas would be increased, resulting in an inefficient circulation network and, would make it more challenging to maintain the quality of patient health and safety.
  - Patients would experience longer and less comfortable transfers between treatment areas.
  - Additional Hospital staff would be needed to accommodate the operating rooms and support spaces on each floor.
  - Certain support functions and programmatic elements required by the Department of Health would have to be duplicated on each floor, reducing the amount of space in the building available for other healthcare functions.
  - The lack of a direct connection between Central Sterile Services and the operating rooms would increase the risk of infection incidents.
  - The lengthy travel path between the materials management facilities and the operating rooms would significantly reduce efficiency and increase the risk of cross-contamination.
- The constrained floor plates would result in significant program impacts to the Cancer Center and preparation and recovery suites. The Complying Development would accommodate only 20 infusion rooms with minimal support, as compared to the 60 infusion rooms in the proposed Center, and only 16 shared preparation and recovery rooms, as compared to the 10 dedicated preparation rooms and 18 dedicated recovery rooms in the proposed Center.
  - The Complying Development's facilities would be isolated in two separate building segments, severely impacting the efficiency of the development's circulation network and impeding communication and coordination among the Hospital's caregivers. The separation of medical care functions in two building segments would also require an additional entrance to the Complying Development on 5<sup>th</sup> Street, encouraging curbside drop-offs, and would require additional elevator cores, with negative impacts on the building's programmatic and energy efficiencies.

- The western segment of the Complying Development would necessarily be limited to faculty practices above the ground floor, as it would not have adequate dimensions to accommodate ambulatory care facilities. This lack of flexibility would significantly limit the future reprogramming of the space for new and expanding facilities.
- The Complying Development would have a net-to-gross square foot ratio that is approximately 13 percent worse than that of the proposed Center, indicating an inefficient utilization of floor space.
- The small floor plates of the western building segment would limit the number of faculty practice suites to five, as compared to seven in the proposed Center. They would also require that the faculty practices be spread out over seven floors (instead of four, as in the proposed Center), requiring an inefficient duplication of shared spaces, such as reception and waiting areas.
- The shallow floor plates of the Complying Development would result in a high ratio of façade surface area to floor area in the building. This ratio would translate to increased heat gain in the summer and increased heat loss in the winter, with resulting decreases in the building's energy efficiency. To offset these thermal swings, the Complying Development would need to be outfitted with upsized mechanical equipment, at a greater operational cost (and possibly construction cost) to the Hospital.
- The Complying Development would have only one 12-square-foot sign and one 16-square-foot bulletin board, even though it would consist of two isolated building segments with three street frontages and a vehicular driveway. Two of the streets—5<sup>th</sup> and 6<sup>th</sup> Streets—have a significant slope such that visibility is constrained, particularly at the lower end of the Streets toward 7<sup>th</sup> Avenue. This signage would be wholly inadequate to orient visitors to the Center and to other Hospital buildings on campus.
- The construction of the Complying Development over the existing parking garage would necessitate major structural alterations to the garage, including the demolition and reconstruction of structural floors, columns, and footings and, in accordance with applicable codes, the introduction of seismic-resisting elements such as shear walls. This work would not only represent a significant expense to the Hospital, but would lengthen the construction period and also require that the entire garage be closed for a three-year period, resulting in the loss of all of the existing 518 parking spaces during that time.

The Center for Community Health, in contrast, would satisfy NYM's programmatic needs and would address these practical difficulties, as follows:

- The Center's U-shaped floor plates would have sufficient dimensions to accommodate the surgical suite's 12 operating rooms, at approximately 550 square feet each, on the third floor. See Diagram P-3, attached to the Architect's Letter. The associated Central Sterile Services would be accommodated on the floor immediately below the surgical suite, and the patient preparation and recovery facilities, consisting of 10 dedicated preparation rooms and 18 dedicated recovery rooms, would be accommodated on the floor immediately above. The surgical suite, Central Sterile Services, and patient



preparation and recovery facilities would be served by dedicated elevators to provide efficient and controlled connections. These adjacencies would promote efficient communication and coordination among caregivers, minimize travel distances for doctors, nurses, and patients, and minimize the duplication of support functions.

- The floor plate dimensions would provide the required area and adjacencies for the new NYM cancer center, which would contain 60 infusion rooms and support space, on the sixth floor.
- The Center's large floor plates are optimal for faculty physician offices, as they would enable flexible programming and adjacencies among multiple practices on a single floor. They would also minimize the duplication of shared facilities that are needed for physician practices, such as reception and waiting areas that are required on each floor. The proximity of the physician practices to each other and to other medical care facilities in the building and on the block to the south would promote comprehensive, coordinated caregiving for the Hospital's patients.
- The large, relatively uniform floor plates of the proposed Center would provide flexibility for the future re-programming of the building, including by accommodating centrally located, shared support spaces that can readily be utilized by new and expanding facilities.
- The vertical stacking of the Center's program in a single building would allow the building to be served by a central elevator core that minimizes travel distances for visitors and staff.
- The Center would also have segregated staff and service elevator cores that allow for the controlled delivery of healthcare services. The operating rooms would have a direct, controlled and clean pathway to the building's Central Sterile Services on the floor immediately below, minimizing both the risk of infection incidents and the time it takes for sterile supplies to be delivered.
- The proposed Center would have a total of four signs to provide wayfinding for pedestrians and vehicles: a 125-square-foot sign demarcating the pedestrian and vehicular entrances on 6<sup>th</sup> Street, two 25-square-foot signs demarcating the corner pedestrian entrance at 8<sup>th</sup> Avenue and 6<sup>th</sup> Street (one on each frontage), and a 16-square-foot building directory located near the main vehicular driveway and pedestrian lobby entrance. These signs would provide effective wayfinding on a campus that contains a mix of hospital and healthcare facilities with multiple entrances, located on streets with significant slopes that limit visibility. The sign above the entrance to the vehicular driveway would be visible to approaching vehicles at appropriate distances.

## **2. Existing Buildings on Zoning Lot**

The Board has repeatedly found, and the courts have repeatedly affirmed, that to the extent that constraints on a development are attributable to existing buildings on the zoning lot, such existing buildings may be considered a "unique physical condition" inherent in a zoning lot

causing a practical difficulty or unnecessary hardship to satisfy the finding set forth in Section 72-21(a) of the Zoning Resolution. See Weill Cornell Medical College Biomedical Research Building, 411-431 East 69<sup>th</sup> Street (BSA Cal. No. 170-08-BZ); Columbia University Northwest Science Building, 3030 Broadway, Manhattan (BSA Cal. No. 113-06-BZ).<sup>2</sup>

The case law construing the uniqueness provision confirms that the plain meaning of the statutory language is controlling, and that this Board, as it has in the past, may look to the characteristics of existing buildings on a zoning lot in making the uniqueness finding. See, e.g., Guggenheim Neighbors v. Board of Estimate, Index No. 29290/87, (N.Y. Sup. Ct. Jun. 10, 1988) (affirming grant of variance, discussed above, and stating “the appropriateness of looking to such factors as developmental and zoning history and improvements to the property is supported by case law”), aff’d, 145 A.D.2d 998 (1st Dep’t 1988), lv. to app. denied, 74 N.Y.2d 603 (N.Y. 1989); 260 West Broadway Associates v. Board of Estimate of the City of New York, N.Y.L.J., June 7, 1979, at 11, col. 5 (Sup. Ct. N.Y. Co.) (affirming grant of a variance, court upheld the Board’s finding of uniqueness based, in part, upon the fact that the “unusual shape of the building . . . its stairways and its service cars make it unsuitable” for proposed commercial use);

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<sup>2</sup> Other cases where the Board has looked to existing buildings as unique physical conditions include: Columbia University School for Children and Faculty Housing, 2824-2834 Broadway (BSA Cal. No. 306-00-BZ) (variance from height and setback, lot coverage, rear yard equivalent, supplementary use, minimum window distance and zoning room requirements granted on lot with existing buildings); Polytechnic University, 101 Johnson Street, Brooklyn (BSA Cal. No. 164-00-BZ) (variance from sky exposure plane regulations granted on lot with existing buildings because layout of college dormitory to be constructed would otherwise be inefficient); Actors’ Fund of America, 469-475 West 57<sup>th</sup> Street (BSA Cal. No. 116-94-BZ) (area variance modifying alternate front setback regulations granted for proposed 30-story community facility where programmatic needs foreclosed removing 10 feet from front of existing church on zoning lot); 142-148 East 57<sup>th</sup> Street (BSA Cal. No. 74-97-BZ) (area variance modifying alternate front setback regulations granted for proposed residential development where removing 10 feet in front of existing MTA substation on zoning lot would have been contrary to MTA’s programmatic needs); The Berkeley Carroll School, 697-701 Carroll Street, Brooklyn (BSA Cal. No. 220-97-BZ) (non-profit PK through 12 School granted variance to locate rear yard equivalent more than 5 feet from midway between the lot’s two street lines); The American Baptist Churches of Metropolitan New York, 527-31 West 22<sup>nd</sup> Street, Manhattan (BSA Cal. No. 217-92-BZ) (non-profit organization granted variance to partially demolished existing, obsolete 100-year-old warehouse building for conversion to residence for homeless persons with AIDS); Dr. James Smith, 50 East 69<sup>th</sup> Street, Manhattan (BSA Cal. No. 1070-84-BZ) (in residential district, obsolete four-story School building allowed to be converted to medical office); Horvath Studios, 744-746 Greenwich Street, Manhattan (BSA Cal. No. 9-95-BZ) (pre-existing non-conforming vacant garage building on split lot allowed to be enlarged into a residential district to accommodate non-conforming photographic studio); 86<sup>th</sup> Street East Theaters, 210 East 86<sup>th</sup> Street, Manhattan (BSA Cal. No. 62-96-BZ) (office/theater building with non-conforming theater allowed to be enlarged to accommodate two additional screens in residential district); and numerous loft conversion use variances which permitted obsolete existing buildings in manufacturing or commercial districts to be converted to residential use (i.e., 40 West 17<sup>th</sup> Street, Manhattan (BSA Cal. No. 506-80-BZ); 130 Barrow Street, Manhattan (BSA Cal. No. 862-80-BZ); 121 West 17<sup>th</sup> Street, Manhattan (BSA Cal. No. 75-81-BZ); 130 West 25<sup>th</sup> Street, Manhattan (BSA Cal. No. 672-80-BZ).

97 Columbia Heights Housing Corp. v. Board of Estimate of the City of New York, N.Y.L.J., Oct. 9, 1984, at 12, col. 5 (Sup. Ct. N.Y. Co.), aff'd, 111 A.D.2d 1078 (1st Dep't 1985), aff'd, 67 N.Y. 2d 725 (1986) (reinstating variance, court affirmed Board's finding that "parcel presented unique physical characteristics owing to the demolition of a ninety-year old fire-gutted building whose foundation was initially excavated in a less sophisticated age").

### 3. Cornell Doctrine

The requested modifications are required to meet the programmatic needs of NYM—namely, adequate and appropriately configured space for ambulatory care facilities, located on the Hospital's main campus. Because of the Hospital's status as a non-profit teaching hospital, these programmatic needs must be taken into account in determining if a variance is warranted. In Cornell University v. Bagnardi, 68 N.Y.2d 583 (1986), the Court of Appeals held that schools have a presumed beneficial effect on the community which may be rebutted only with evidence of "a significant impact on traffic congestion, property values, municipal services and the like." Further, "[t]he imposition of . . . [any] requirement unrelated to the public's health, safety or welfare, is . . . beyond the scope of the municipality's police power. . . ." The fundamental premise of the Cornell decision is that land use authorities must afford special treatment to schools and related uses because they "singularly serve the public's welfare and morals" and because of "their presumed beneficial effect on the community." Id. at 593, 595.

Applications in which the Board has considered school and institutional programmatic needs in connection with the grant of variances include the following: New York Presbyterian Hospital, 1273-1285 York Avenue (BSA Cal. No. 325-12-BZ) (variance from height and setback, lot coverage, rear yard, floor area and parking regulations to permit a new maternity hospital and ambulatory diagnostic or treatment health care facility); NYU Langone Medical Center Science Building (BSA Cal. No. 163-12-BZ) (variance from height and setback, rear yard equivalent, lot coverage, and tower coverage regulations to accommodate floor plate requirements and to allow for integration of building with existing campus facilities); NYU Langone Medical Center 240 East 38<sup>th</sup> Street (BSA Cal. No. 152-11-BZ) (variance from arcade regulations and from City Planning Commission certification requirement for design changes to existing plazas to provide reasonable patient access to building and an appropriate open space environment); NYU Langone Medical Center Kimmel Program, 400-424 East 34<sup>th</sup> Street (BSA Cal. No. 186-10-BZ) (variance from rear yard, rear yard equivalent, height and setback, rear yard setback, tower coverage, maximum permitted parking, minimum square footage per parking space, and curb cut requirements to accommodate floor plate requirements of hospital and energy buildings and to allow for required connections to existing buildings); NYU Langone Medical Center Emergency Department Expansion, 522-566 & 596-600 First Avenue (BSA Cal. No. 41-10-BZ) (variance from rear yard and signage regulations to accommodate the floor plate requirements of emergency department enlargement and because development site was compromised by irregular dimensions and existing improvements); Weill Cornell Medical College Biomedical Research Building, 411-431 East 69<sup>th</sup> Street (BSA Cal. No. 170-08-BZ) (variance from floor area, lot coverage, front and rear height and setback, and rear and side yard regulations granted to accommodate the floor area and floor plate requirements and because of required adjacency of proposed biomedical research building to existing Medical Center campus); Columbia University Northwest Science Building, 3030 Broadway, Manhattan (BSA Cal. No. 113-06-BZ) (variance from lot coverage and height and setback regulations granted to

accommodate floor plate requirements of academic research building and because development site was compromised by adjacent existing buildings); Columbia University School for Social Work, 1255-1257 Amsterdam Avenue (BSA Cal. No. 362-01-BZ) (variance from height and setback and minimum distance between buildings and side yard requirements granted to accommodate floor plate requirements of school building); Polytechnic University, 101 Johnson Street, Brooklyn (BSA Cal. No. 164-00-BZ) (variance from sky exposure plane regulations granted on lot with existing buildings because layout of college dormitory to be constructed would otherwise be inefficient); and The Nightingale Bamford School, 16-26 East 92nd Street, Manhattan (BSA Cal. No. 207-86-BZ) (school granted variance and special permit to enlarge existing community facility building where the inadequacy of the existing building hampered the school's ability to satisfy educational needs of its students). Copies of the Board's resolutions approving these applications are included with the Application.

The Cornell decision's principles are directly applicable in this case. As a teaching hospital and an acute care member institution of the New York Presbyterian Healthcare System, NYM is entitled to significant deference under New York State law as to zoning and its ability to rely upon programmatic needs in support of the subject variance application. As discussed above, the Medical Center has a need for adequate and appropriately configured space for ambulatory care facilities, with efficient adjacencies and circulation pathways. As discussed above, the Center for Community Health would satisfy this need, whereas the Complying Development would not. Further, this application is consistent with the Cornell decision because the requested variances would not contravene public health, safety or welfare. As discussed in greater detail under finding (C) of this Statement and in the Environmental Assessment Statement (the "EAS"), the proposed Center would be compatible with the character of the surrounding neighborhood and would not result in any significant adverse environmental impacts.

**B. Because of such physical condition there is no reasonable possibility that the development of the zoning lot in strict conformity with the provisions of the Zoning Resolution will bring a reasonable return, and the grant of a variance is therefore necessary to enable the owner to realize a reasonable return from such zoning lot, except that this finding shall not be required for the granting of a variance to a non-profit organization.**

Since NYM is a non-profit organization, the Section 72-21(b) finding is not required to grant the variance requested by this Application. Rather, the variance requested is necessary to enable the Hospital to develop the Zoning Lot with improvements that meet its programmatic needs.

**C. The variance, if granted, would not alter the essential character of the neighborhood or district in which the zoning lot is located, would not impair the appropriate use and development of adjacent property, and would not be detrimental to the public welfare.**

The Center for Community Health would be in keeping with the institutional uses found in the surrounding neighborhood and would be compatible with the residential uses in the area. As an NYM facility, it would represent an extension of an existing, prominent community



facility in the area, and it would be located among a number of schools and religious institutions. The Center's bulk would also be compatible with the existing character of the neighborhood. The Development Site's immediate context is defined by existing buildings on the NYM campus, including the 12-story Wesley House on the Development Site and the complex of five- to eight-story Pavilions on the block to the south. There are also a number of existing large, five- to seven- story buildings on 8<sup>th</sup> Avenue and Prospect Park West, to the east of the Development Site.

The Center would not impair the appropriate use and development of adjacent property. The proposed Center was designed to incorporate community input regarding the configuration of the building envelope. Its volume is concentrated on the western portion of the Development Site, away from neighboring residences on 8<sup>th</sup> Avenue and 5<sup>th</sup> Street, and near existing Hospital buildings, such as the 12-story Wesley House. The portion of the Center that faces the rear yards of the out-parcels on 5<sup>th</sup> Street is set back from the property line by 10 feet at the first floor and 30 feet above so as to provide the neighboring properties with additional light and air. Many of the accessible roof areas created by the building's setbacks would be landscaped as green spaces, providing a visual amenity to the surrounding neighborhood.

The proposed Center's site plan is designed to minimize the effect of the building's operation on surrounding properties and vehicular traffic. The vehicular driveway in the building would contain spaces for standing vehicles so as to prevent queuing on 6<sup>th</sup> Street. Vehicles that access the driveway from 6<sup>th</sup> Street would be able to continue along the driveway's loop and exit on 6<sup>th</sup> Street or directly access the below-grade parking garage, which would connect to the existing parking garage on the block. This design is intended to keep vehicular circulation within the Zoning Lot so as to minimize traffic activity on adjacent streets. It also directs vehicular entries and exits to 6<sup>th</sup> Street, adjacent to Hospital buildings and away from neighboring residences. The Center's loading berths would be enclosed and located on an interior portion of the Zoning Lot, ensuring that both truck maneuvering and loading activities occur off street.

The Center's architectural features have been designed to be compatible with the existing architectural character of Park Slope. The building volume is articulated with setbacks and recesses, and its facade treatment is varied, so that it reads as multiple buildings that are appropriate in scale and character to the surrounding area. The development is further visually organized by its setbacks and facade treatment into three horizontal layers: a one- to two-story masonry base, which creates a pedestrian-scale presence at grade; a middle, defined by terra cotta-clad street walls of two, four, and six stories in height, which match the scale of adjacent buildings on 5<sup>th</sup> Street, 8<sup>th</sup> Avenue, and 6<sup>th</sup> Street; and a top, set back from the street and treated with glass to be less visually prominent. The lines that demarcate these three layers would in some places step down to follow the slope of 5<sup>th</sup> and 6<sup>th</sup> Streets, replicating a visual pattern seen in the existing rows of brownstones in the neighborhood.

The Center's design would in other ways make reference to historic architectural features found in Park Slope. The base and middle portions of the building's facade would be of a color that relates to the existing historic buildings in the neighborhood, and they would be articulated with deep-cut architectural details that recall the texture of brownstone facades. In addition, the Center's windows would have vertical proportions that reference those of the existing buildings

in the area. The portion of the Center located at the intersection of 8<sup>th</sup> Avenue and 6<sup>th</sup> Street would incorporate vertically aligned bay windows and ground-floor glazing to create an open and welcoming corner presence. This type of corner presence is found in other institutional buildings in the area, including the church located across from the Zoning Lot on 7<sup>th</sup> Avenue.

As analyzed in the EAS, the development of the Center would not result in any significant adverse impacts with respect to land use, shadows, historic and cultural resources, noise, air quality, traffic or any other impact category. The Center would provide a benefit to the surrounding neighborhood and the City as a whole by supporting the Hospital's clinical programs with modern outpatient facilities.

In sum, the Center would not alter the essential character of the neighborhood or district in which the Zoning Lot is located, would not impair the appropriate use and development of adjacent property, would not be detrimental to the public welfare, and would, in fact, provide a great benefit to the neighborhood and the City as a whole.

**D. The practical difficulties and unnecessary hardship have not been created by the owner or its predecessor in title.**

The practical difficulties and unnecessary hardship to which NYM is subject have resulted from (i) the existing physical conditions of the Development Site, including its U-Shape, sloping streets, three frontages, and the presence of existing buildings on the Zoning Lot, (ii) the programmatic needs of the Hospital, and (iii) the application of the provisions of the Zoning Resolution to this particular Zoning Lot. The practical difficulties and unnecessary hardship have not been created by the Hospital or its predecessor in title.

**E. Within the intent and purposes of the Zoning Resolution, the variance, if granted, is the minimum variance necessary to afford relief.**

The modifications requested are the minimum necessary to afford relief from the application of the Zoning Resolution. The Hospital requires a modern outpatient center, located proximate to its existing facilities, with floor plates that accommodate needed adjacencies and circulation pathways. The Center for Community Health satisfies these programmatic needs without exceeding the maximum permitted floor area on the Zoning Lot, in a building that encroaches beyond the permitted envelope primarily in areas that are internal to the NYM campus. Changing the design of the Center so as to require lesser modifications would result in compromised floor plate dimensions, with fewer needed adjacencies, increased duplication of support spaces, less efficient internal circulation, less flexibility for reprogramming, and less effective wayfinding. In short, the variances requested are the minimum necessary to afford relief.

**IV. Conclusion**

For the foregoing reasons, we respectfully request that the Board approve this Application for a variance.

Respectfully submitted,

Kramer Levin Naftalis & Frankel LLP

By: Elise Wagner  
Elise Wagner

New York, New York  
October 16, 2013

October 15, 2013

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  
Center for Community Health  
505-525 6th Street (Block 1084, Lots 25, 26, 28,  
39-44, 46, 48, 50-59, 164, 1001, and 1002)  
Brooklyn, New York

Dear Chair Srinivasan and Commissioners:

We are writing this letter in connection with the proposed development of a new ambulatory care facility (the "Center for Community Health" or the "Center") on the campus of New York Methodist Hospital ("NYM" or the "Hospital"). The Center for Community Health would address the Hospital's need for adequate and appropriate space for ambulatory care facilities. It would also facilitate the expansion and repositioning of inpatient facilities in the Hospital's existing buildings.

## **I. New York Methodist Hospital**

NYM is a voluntary, acute-care teaching hospital, founded in 1881 in Park Slope, Brooklyn. It is affiliated with Weill Cornell Medical College, one of the nation's leading medical schools, and is a member of the NewYork-Presbyterian Healthcare System. Since the Hospital's founding, its mission has remained the same: to provide excellent healthcare services in a compassionate and humane manner to the people who live and work in Brooklyn and its surrounding areas.

NYM's affiliation with Weill Cornell Medical College supports the Hospital's function as a major teaching hospital. NYM has ten graduate medical education programs and five schools that provide training in allied health professions. Medical students, residents, and fellows across many specialties—including primary care, surgery, pediatrics, obstetrics and gynecology, anesthesiology, and emergency medicine—receive focused training that teaches



experienced faculty not only supervise and educate these young doctors at the patient bedside, but they also promote learning through weekly conferences and rounds, including professional rounds, morbidity and mortality conferences, journal club, quality improvement seminars, subspecialty seminars, book reviews, and service rounds.

The Hospital's main campus is located on two adjacent blocks bounded by 7<sup>th</sup> Avenue, 5<sup>th</sup> Street, 8<sup>th</sup> Avenue, and 7<sup>th</sup> Street in Brooklyn. The campus contains 651 beds and admits over 40,000 inpatients each year, and the Hospital logs an additional 350,000 outpatient visits annually. During the past 20 years, NYM has enjoyed growth in all services and has more than doubled its inpatient volume. Today it is one of the City's most successful hospitals, with the highest market share of private insured patients in Brooklyn.

NYM's success is due in large part to its highly qualified staff of medical professionals, as well as to its commitment to investing in modern facilities with up-to-date clinical technology. Programs and services that the Hospital has recently introduced include a new state-of-the-art birthing center; an advanced interventional pulmonology program; a sleep disorder center; an extensive robotic surgery service; a broad neuroscience program, with centers for the treatment of Parkinson's disease, epilepsy, neuropathy, and strokes; and the New York Methodist-Cornell Heart Center, which contains the most modern cardiac surgery and interventional cardiology facilities in Brooklyn and is one of only three such services in the Borough.

Despite a challenging healthcare climate that has negatively affected hospitals elsewhere in New York City and throughout the State, NYM has remained a stable and successful institution. NYM has been acknowledged by both the State Department of Health and independent financial rating agencies as a well-managed, well-financed hospital. This commitment to responsible management, coupled with the Hospital's continued focus on modernizing its facilities, has translated into high-quality medical care for the Hospital's patients. NYM has received numerous accolades for its healthcare services, including recognition by the National Research Corporation as "Consumer Choice #1" in Brooklyn for seven consecutive years.

## **II. The Hospital's Programmatic Needs**

Notwithstanding NYM's role as a leading healthcare service provider in Brooklyn, the Hospital has a programmatic need for adequate and appropriate space for ambulatory care facilities, located on its main campus. As the nation's healthcare system has evolved over the past two decades—with advances in technology, an aging population, and shifting economic forces—medical treatment has transitioned increasingly from inpatient to outpatient care. Currently, NYM lacks the amount and type of space it needs to provide ambulatory care to its growing patient population.

The shift toward outpatient care is being experienced throughout the healthcare industry. Medical and surgical innovations, combined with the increasing expenses involved in a hospital stay, make it essential that hospitals provide inpatient care only when that care cannot be rendered in any other setting. More and more medical conditions are being effectively treated without an overnight hospital stay or with a hospital stay that is significantly shorter than would have been required just a few years ago. A number of hospitals in New York City have recently expanded their facilities to accommodate a dedicated outpatient center, including Lenox Hill Hospital, Montefiore Medical Center, Memorial Sloan-Kettering Cancer Center, NYU Langone Medical Center, Mt. Sinai Medical Center, the Hospital for Special Surgery, and NewYork-Presbyterian Hospital, Weill Cornell Medical Center.

This transition is related to other trends. Major surgical procedures that require days or weeks of inpatient hospital follow-up care are increasingly being replaced by minimally invasive procedures, which can often be performed on an outpatient basis. Such procedures, although representing state-of-the-art medical care, require space that exceeds the size of current operating rooms because of the need for specialized equipment. Imaging devices and robotic systems, for example, are often large and may require additional personnel to operate them. The Hospital's existing facilities are incapable of meeting this need, and current operations are constrained as a result.

The Hospital has a particular need for appropriate, modern space for its radiation oncology center. The radiation oncology center has long been recognized for its excellence, in large part because of the Hospital's continuing investment in its treatment facilities. NYM was a pioneer in the use of stereotactic radiotherapy and has acquired state-of-the-art technologies for intensity modulated radiation therapy, brachytherapy, and three-dimensional conformal radiotherapy. These modern technologies, however, are currently housed in the basement of a 1950s-era campus building that cannot accommodate the types of amenities that are appropriate for cancer patients—many of whom visit the Hospital on a daily basis over a period of several weeks. The Center for Community Health would allow the Hospital to provide its patients with levels of comfort and convenience that are standard in the medical industry today and to expand services to include additional advanced technologies, such as respiratory gated 4-dimensional stereotactic radiotherapy for lung and liver cancers and intraoperative brachytherapy for breast cancer.

The medical industry's emerging focus on prevention, healing, and chronic care, efficiently delivered in an ambulatory care setting, has required a greater integration of primary and specialty care. This model, along with changes in insurance reimbursement systems, has led an increasing number of physicians to switch from private practice to institution-partnered practices. In part because of its affiliation with the NewYork-Presbyterian Healthcare System and its ability to offer clinical faculty positions at the Weill Cornell Medical College, NYM has been able to attract highly qualified faculty physicians with training and expertise in numerous specialties. Today, the Hospital is affiliated with more than 1,400 doctors and allied health professionals, including well over 200 faculty physicians. As the Hospital continues to integrate

and build patient-centered primary care, keeping care accessible to and convenient for patients in local communities, there is increasing demand for more advanced specialty care and for additional state-of-the-art space for physician offices, examination rooms, and treatment/procedure rooms. These specialty facilities must be consolidated in a location that is proximate to the Hospital's other medical care facilities so that faculty physicians have efficient access to needed equipment and enhanced opportunities for collaboration.

In all, NYM has a need for approximately 300,000 square feet of programmable space in the Center, dedicated to ambulatory care facilities and physician practices.<sup>1</sup> Approximately 220,000 square feet of this space would accommodate the relocation of existing programs that are currently dispersed throughout the Hospital's campus, many of them either in substandard spaces or integrated with inpatient testing and treatment areas. The remaining 80,000 square feet is needed for new or expanded programming that will satisfy projected growth in the Hospital's outpatient services. This space must be consolidated in a dedicated, modern outpatient center, designed and configured to accommodate facilities and technologies that meet today's healthcare standards, increasing efficiency and improving the patient-centered experience.

NYM also has a need for modern inpatient facilities. The consolidation of outpatient facilities and faculty physician practices in the Center, relocated from other parts of the NYM campus, would allow for the expansion and repositioning of inpatient facilities in the Hospital's existing buildings. Specifically, shared patient rooms would be replaced with private rooms, which are now the standard of care for inpatients. Inpatient rooms on campus may also be enlarged to remain up-to-date with applicable standards and to provide more light and air to patients. Support spaces, including dedicated patient and service elevators and storage and maintenance space, would be expanded as well. Generally, with the outpatients no longer sharing inpatient testing and treatment areas, there would be increased efficiency in inpatient care, with inpatient tests and treatments being completed in a more timely manner. These needed updates cannot occur without the construction of the Center.

### **III. The Center for Community Health**

The Center for Community Health would be developed on the eastern portion of the block bounded by 7<sup>th</sup> Avenue, 5<sup>th</sup> Street, 8<sup>th</sup> Avenue, and 6<sup>th</sup> Street, adjacent to two existing Hospital buildings to the west: the Medical Pavilion, a five-story building fronting on 7<sup>th</sup> Avenue, containing hospital-related facilities, ground-floor retail space, and a below-grade accessory parking garage with surface parking; and the Wesley House, a 12-story building containing hospital-related facilities and staff dwellings. The Center would be configured in a U-shape around a number of contiguous out-parcels on 5<sup>th</sup> Street that are not owned by NYM.

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<sup>1</sup> When the Center's three below-grade floors of parking and other non-programmable space are included, the proposed building's size is approximately 498,500 gross square feet.

The Center's primary presence, and entrance, would be on 6<sup>th</sup> Street, across from the existing Hospital facilities to the immediate south.

The Center would satisfy the Hospital's needs by providing an ambulatory surgery center with 12 operating rooms; a new endoscopy suite with six special procedure rooms; a cancer center with both radiation oncology and chemotherapy facilities; diagnostic radiology services; physician practice offices; an urgent care center; and conference rooms. These facilities would be located on large floor plates that allow for adjacencies, thereby promoting comprehensive, coordinated caregiving and the efficient provision of services. The Center would also contain a below-grade parking garage with direct connections to the Hospital's existing parking garage to the west.

In addition to providing the community with an appropriate and enhanced 21st-century medical facility, the Center for Community Health will offer an opportunity to improve the physical relationship of the Hospital campus with its surrounding neighborhood. NYM has hired Perkins Eastman, a leading architecture firm with experience in the design of modern, contextually-sensitive ambulatory care centers in New York City, including the Mount Sinai Center for Advanced Medicine (an adaptive reuse project), the NYU Langone Medical Center Clinical Cancer Center, the Evelyn H. Lauder Breast Center at Memorial Sloan-Kettering, and the Josie Robertson Ambulatory Surgery Center at Memorial Sloan-Kettering. A letter from Perkins Eastman, describing its approach to designing the Center and the manner in which the building satisfies the Hospital's needs, is included with the application.

The design of the Center for Community Health incorporates input from members of the surrounding community. NYM presented preliminary plans for the Center to community leaders, to groups of neighborhood residents, and at a public meeting hosted by the Park Slope Civic Council and Community Board 6 in June and July of 2013. At those meetings, NYM solicited comments, and NYM also invited e-mail comments from community members. The proposed plans were modified in response to comments that were provided in these forums, and they were again presented to the community at two public meetings in September 2013. The revised plans differ from the original plans in a number of respects. Among other modifications, the Center's vehicular pick-up and drop-off area has been reconfigured to minimize traffic on 5<sup>th</sup> Street; the building massing has been reconfigured to reduce the height and volume of the building on the eastern end of the block, adjacent to 8<sup>th</sup> Avenue and 5<sup>th</sup> Street; and the building's green spaces have been enhanced. These design modifications are described in greater detail in the Perkins Eastman letter.

#### **IV. Conclusion**

The development of the Center for Community Health would satisfy NYM's need for adequate and appropriate space for ambulatory care facilities and faculty physician practices, and would allow for the expansion and repositioning of inpatient facilities in the Hospital's existing buildings. The location of the Center on the NYM campus would allow for the efficient



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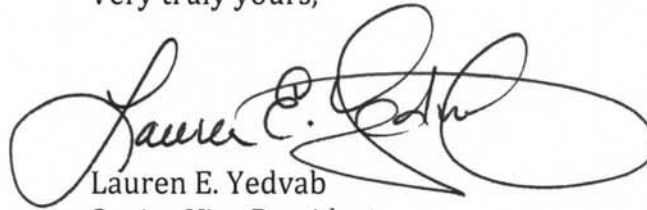
<October 15, 2013>

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integration of its ambulatory care facilities and faculty physician practices with the Hospital's existing campus facilities. NYM is confident that the design of the Center accomplishes these goals while remaining sensitive to the architectural character of the surrounding area and minimizing the impact of the building on the surrounding community.

We would be pleased to provide the Board with any additional information needed to process the application for the requested variance. Thank you for your consideration.

Very truly yours,



Lauren E. Yedwab  
Senior Vice President

October 15, 2013

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  
Center for Community Health  
505-525 6th Street (Block 1084, Lots 25, 26, 28, 39-44, 46,  
48, 50-59, 164, 1001, and 1002)  
Brooklyn, New York

Dear Chair Srinivasan and Commissioners:

We are submitting this letter in support of an application for a variance to facilitate the development of a new ambulatory care facility (the "Center for Community Health" or the "Center") on the campus of New York Methodist Hospital ("NYM" or the "Hospital"). The Center for Community Health would be located on the northern block of the Hospital's campus, proximate to existing clinical facilities. The Center would address the Hospital's need for adequate and appropriate space for ambulatory care facilities and, by accommodating the relocation of such facilities from elsewhere on campus, would allow the expansion and repositioning of NYM's existing inpatient facilities.

This letter describes the development site for the Center and its physical constraints, the design of the Center, and the requested zoning waivers which would allow the development of the Center. Certain portions of the letter reference the Z-series Drawings submitted with the application. Also attached are two sets of illustrative diagrams ("P" series and "C" series) that highlight various points discussed in the letter.

## I. The Development Site

The NYM main campus is located in Park Slope, Brooklyn, on two adjacent blocks bounded by 7<sup>th</sup> Avenue, 5<sup>th</sup> Street, 8<sup>th</sup> Avenue, and 7<sup>th</sup> Street. The Hospital is proposing to develop the Center for Community Health on a development site located on the eastern portion of the northern block, with frontages on 6<sup>th</sup> Street, 5<sup>th</sup> Street, and 8<sup>th</sup> Avenue (the "Development Site"). The Development Site will be part of a zoning lot that consists of the parcels designated as Block 1084, Lots 25, 26, 28, 39 through 44, 46, 48, 50 through 59, 164, 1001, and 1002 (the "Zoning Lot"). There are a series of contiguous out-parcels fronting on 5<sup>th</sup> Street which are not part of the Zoning Lot and give the Development Site a U-shape (see Drawing Z-02).

The Development Site is currently occupied by NYM-owned low-rise buildings, originally constructed as walk-up residences, and a parking lot, all of which would be demolished in connection with the construction of the Center. The remainder of the Zoning Lot to the west is occupied by two Hospital buildings to remain: the Medical Pavilion, a five-story building fronting on 7<sup>th</sup> Avenue with a below-grade and surface parking facility, accessible from existing curb cuts on 5<sup>th</sup> and 6<sup>th</sup> Streets; and the Wesley House, a 12-story building on 6<sup>th</sup> Street (see Drawing Z-02). These buildings are the

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subject of a variance and special permit granted by the Board on January 11, 1994, which waived applicable height and setback, parking, loading, and curb cut regulations to allow the construction of the Medical Pavilion and the garage (BSA Cal. No. 142-92-BZ).

The Zoning Lot is located in an R6 zoning district (a portion of which has a C1-1 overlay), an R6B zoning district, and an R7B zoning district. The Development Site, which comprises a majority of the Zoning Lot's lot area, is located in the same residential districts but outside of the commercial overlay. The Development Site is constrained by a number of unique physical conditions. It is the only site on the NYM campus that is available for new construction and that allows the Center to be located proximate to the Hospital's existing clinical facilities. The remainder of the Zoning Lot to the west is occupied by existing NYM buildings, which must remain to allow the Hospital to continue to operate effectively. The out-parcels on 5<sup>th</sup> Street give the Development Site an irregular configuration, in turn constraining the dimensions of the Center's footprint and floor plates. Further, the Zoning Lot has significant sloping conditions, which impede the ability to create appropriate physical connections between buildings on the block and, when combined with the application of height and setback, lot coverage, and rear yard regulations, and the inability to distribute the permitted floor area across zoning district boundaries, constrain the floor plate dimensions and configuration of a building on the Development Site.

## II. Development Options

We have investigated two schemes for developing an ambulatory care facility on the Development Site: a scheme that complies with applicable zoning regulations (the "Complying Development") (see Drawings Z-23 through Z-45), and the proposed Center for Community Health (see Drawings Z-03 through Z-22), which would not comply with lot coverage regulations, rear yard equivalent regulations, height and setback and maximum height regulations, street wall regulations, rear yard setback regulations, and sign regulations. Although the total amount of permitted floor area on the Zoning Lot will not be exceeded, the proposed Center would also require a waiver to allow floor area to be transferred across zoning district boundaries (see Drawing Z-03). The Center for Community Health would satisfy NYM's programmatic need for adequate and appropriate space for ambulatory care facilities, located on its main campus, while the Complying Development would not.

### A. The Proposed Center

#### 1. *Building Description*

The Center for Community Health would be a single building with a height of seven stories plus two mechanical floors, with a maximum elevation of approximately 274 feet above Brooklyn datum and a height above curb level of 152 feet (see Drawings Z-08 through Z-11). It would contain approximately 311,000 square feet of zoning floor area, sufficient to accommodate the Hospital's needed programs. The Center would contain an ambulatory surgery center; a new endoscopy suite; the NYM cancer center and diagnostic radiology services; physician practice offices (in specialties including cardiology, orthopedics, neurosciences, urology, women's health, and employee health); an urgent care center; conference rooms; and a below-grade parking facility with connections to the Hospital's existing parking facilities to the west. The building's floor plate dimensions and configurations would accommodate the ambulatory care and faculty physician facilities that NYM needs, while providing adjacencies and direct connections to

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promote efficient, collaborative health care with minimal risk of contamination and infection.

The eastern and western wings of the Center's U-shaped floor plates would have dimensions of approximately 95 feet by 195 feet, which are necessary to accommodate the surgical suite's 12 operating rooms, at approximately 550 square feet each, on the third floor, with adjacent dedicated surgical preparation rooms (see Diagram P-3, attached). This floor plate also accommodates the associated Central Sterile Services on the floor immediately below the surgical suite, and the surgical recovery rooms on the floor immediately above. The fourth floor would also contain patient preparation and recovery facilities for special procedures, consisting of 10 dedicated preparation rooms and 18 dedicated recovery rooms. The surgical suite, Central Sterile Services, and patient preparation and recovery facilities would be served by dedicated elevators to provide efficient and controlled connections. These adjacencies would promote efficient communication and coordination among caregivers, minimize travel distances for doctors, nurses, and patients, and minimize the duplication of support functions (see Diagrams P-2 through P-4). The building's floor plate dimensions are also necessary to provide the required area and adjacencies for the new NYM cancer center, which would contain 60 infusion rooms and support space, on the sixth floor.

The Center for Community Health would contain needed faculty and affiliated physician practices; one of the faculty physician suites would be located on the same floor as the Hospital's new surgical suite (see Diagrams P-3 through P-5 – P-7). The Center's large floor plates are optimal for these faculty physician offices, as they would enable flexible programming and adjacencies among multiple practices on a single floor. They would also minimize the duplication of shared facilities that are needed on each floor, such as reception and waiting areas. The proximity of the physician practices to each other and to other medical care facilities in the building and on the block to the south would promote comprehensive, coordinated caregiving for the Hospital's patients.

The consolidation of the Center's program in a single building would allow for the efficient, vertical stacking of facilities, with a central elevator core that minimizes travel distances for visitors and staff. The vertical alignment of facilities would facilitate circulation among floors, including, as described above, efficient connections among faculty physician practices and other medical care facilities. There would also be segregated staff and service elevator cores that allow for the controlled delivery of healthcare services. The operating rooms would have a direct, controlled and clean pathway to the building's Central Sterile Services on the floor immediately below, minimizing both the risk of infection incidents and the time it takes for sterile supplies to be delivered. More generally, the large, relatively uniform floor plates of the proposed Center would provide flexibility for the future re-programming of the building, including by accommodating centrally located, shared support spaces that can readily be utilized by new and expanding facilities.

The building would have two visitor entrances, a main entrance at mid-block on 6<sup>th</sup> Street and a secondary entrance at the corner of 8<sup>th</sup> Avenue and 6<sup>th</sup> Street. The Center's 6<sup>th</sup> Street entrance would be served by a protected vehicular driveway, interior to the block and accessible by a curb cut on 6<sup>th</sup> Street, which would provide direct pick-up and drop-off access to the building's lobby and central elevators. The driveway would run through the Development Site in a loop for its entire north-south length, providing on-site spaces for standing vehicles so as to prevent queuing on 6<sup>th</sup> Street. This covered area would be accessible to pedestrians from both 6<sup>th</sup> Street and, through a street wall opening that is blocked to vehicles, from 5<sup>th</sup> Street. Vehicles that access the driveway



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from 6<sup>th</sup> Street would be able to continue along the loop and exit on 6<sup>th</sup> Street or directly access the below-grade parking garage, which connects to the existing parking garage on the block. This scheme is designed to keep vehicular circulation on the Zoning Lot so as to minimize traffic activity on adjacent streets. It also directs vehicular entries and exits to 6<sup>th</sup> Street, adjacent to Hospital buildings and away from neighboring residences.

The proposed loading berths would be in an enclosed area accessed toward the west end of 5<sup>th</sup> Street and would be located over the eastern portion of the Hospital's existing parking deck, to the west of the visitor pick-up and drop-off area and immediately adjacent to the Center's service elevators. This location ensures that both truck maneuvering and loading activity occurs off street and requires access only from an existing curb cut on 5<sup>th</sup> Street that is not adjacent to any residences. The portion of the building located above the existing parking deck would have a second floor containing a boiler plant, and the roof above would be planted as a green space to provide a visual amenity to Hospital visitors.

The proposed Center would have a total of four signs to provide wayfinding for pedestrians and vehicles: a 125-square-foot sign demarcating the pedestrian and vehicular entrances on 6<sup>th</sup> Street, two 25-square-foot signs demarcating the corner pedestrian entrance at 8<sup>th</sup> Avenue and 6<sup>th</sup> Street (one on each frontage), and a 16-square-foot building directory located near the main vehicular driveway and pedestrian lobby entrance (see Drawings Z-13 and Z-14). These signs satisfy the Hospital's need for effective wayfinding on a campus that contains a mix of hospital and healthcare facilities with multiple entrances. These entrances are located on streets that slope between 7<sup>th</sup> and 8<sup>th</sup> Avenue, which limits the visibility of signs. The sign for the main entrance on 6<sup>th</sup> Street, in particular, must be of a sufficient size to be visible to approaching vehicles at appropriate distances.

## *2. Relationship to the Neighborhood*

NYM engaged Perkins Eastman to design a Center for Community Health that not only satisfies the Hospital's need for a modern ambulatory care center but also is sensitive to the physical relationship between the Hospital campus and the surrounding neighborhood. We and the Hospital met with community leaders, community groups, and members of the public during the design process to obtain feedback, which was then incorporated into the building's design. The proposed building meets the same goals as the preliminary designs presented to the Board's staff at the May 30, 2013, pre-application meeting, but differs in certain ways that reflect this input.

First, the Center's vehicular pick-up and drop-off area is directly accessible only from 6<sup>th</sup> Street, whereas preliminary designs included an exit from the driveway on 5<sup>th</sup> Street. This modification was made in response to concerns of residents that the 5<sup>th</sup> Street exit would result in increased vehicular traffic on that street, adjacent to existing residences. Second, the building massing has been reconfigured to reduce the height and volume of the building on the eastern end of the block, along 8<sup>th</sup> Avenue and adjacent to the neighboring buildings on 5<sup>th</sup> Street, and to provide greater building setbacks in those areas. More of the building's volume is now concentrated on the middle of the Zoning Lot, near other Hospital buildings and directly adjacent to the existing 12-story Wesley House. The portion of the Center that faces the rear yards of the 5<sup>th</sup> Street buildings owned by others has also been modified to be set back from the property line by 10 feet at the first floor and an additional 20 feet at the second floor and above, thereby providing the neighboring properties with additional light and air. Third, a number of the Center's open areas, including rooftops created by the building's setbacks, have been

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designed as green spaces to provide visual amenities to Hospital visitors and the surrounding neighborhood. Last, the construction of the Center has been planned to utilize state-of-the-art practices that limit work hours and minimize noise, dust, and truck activity.

The Center's massing and facade treatment have been designed to be compatible with the existing architectural character of Park Slope. The building volume is articulated with setbacks and recesses, and its facade treatment is varied, so that it reads as multiple buildings that are appropriate in scale and character to the surrounding area. The development is further visually organized by its setbacks and facade treatment into three horizontal layers: a one- to two-story masonry base, which creates a pedestrian-scale presence at grade; a middle, defined by terra cotta-clad street walls of two, four, and six stories in height, which match the scale of adjacent buildings on 5<sup>th</sup> Street, 8<sup>th</sup> Avenue, and 6<sup>th</sup> Street; and a top, set back from the street and treated with glass to be less visually prominent. The lines that demarcate these three layers would in some places step down to follow the slope of 5<sup>th</sup> and 6<sup>th</sup> Streets, replicating a visual pattern seen in the existing rows of brownstones in the neighborhood.

The Center's design would in other ways make reference to architectural features found in Park Slope. The terra cotta portions of the building's facade would be of a color that relates to the existing historic buildings in the neighborhood, and they would be articulated with deep-cut architectural details that recall the texture of brownstone facades. In addition, the Center's windows would have vertical proportions that reference those of the existing buildings in the area. The portion of the Center located at the intersection of 8<sup>th</sup> Avenue and 6<sup>th</sup> Street would incorporate vertically aligned bay windows and ground-floor glazing to create an open and welcoming corner presence. This type of corner presence is found in other institutional buildings in the area, including the church located across from the Zoning Lot on 7<sup>th</sup> Avenue.

## B. The Complying Development

The Complying Development would contain approximately the same amount of floor area as the proposed Center for Community Health but, in order to accommodate this floor area within the permitted development envelope, would consist of two building segments with narrower floor plates and compromised program area. One segment would have a similar footprint to the proposed Center's, but without a west wing, and the other segment would be constructed directly over the existing parking deck on the Zoning Lot. The Complying Development would be eight stories tall, plus two mechanical floors, with a maximum elevation of approximately 276 feet above datum and a height of 150 feet above curb level (see Drawings Z-29 through Z-33).<sup>1</sup>

The application of lot coverage, height and setback, rear yard equivalent, rear yard setback, and floor area distribution regulations to the Complying Development, in combination with constraints created by the Development Site's unique physical conditions, would result in narrow floor plate configurations that limit opportunities for

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<sup>1</sup> Although the Complying Development reaches a higher elevation than the proposed Center, its maximum height above "curb level," as such term is defined in the Zoning Resolution, is slightly lower—150 feet as compared to 152 feet. This is because, in accordance with applicable provisions of the Zoning Resolution, the Zoning Lot has multiple curb levels for purposes of measuring street wall and building heights. The tallest portion of the Complying Development would be located farther east than the tallest portion of the proposed Center, on a portion of the Zoning Lot for which the average curb level is slightly higher.

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October 15, 2013

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functional adjacencies and require the duplication of support spaces. In particular, the dimensions of the development's eastern wing on 8<sup>th</sup> Avenue would be severely constrained by lot coverage limitations applicable to the corner lot portions of the Zoning Lot. The eastern wing would be further constrained by street wall, building height, and rear yard setback regulations which require setbacks above 60 feet and preclude development altogether above 75 feet. The building's central segment on 6<sup>th</sup> Street would be limited in its configuration by lot coverage limitations applicable to the interior lot portion of the Zoning Lot, and its upper floors would have particularly shallow dimensions because of the application of height and setback and rear yard setback regulations. Last, the Complying Development's western segment would be physically separated from the rest of the building above the vehicular driveway and loading area in order to comply with the required rear yard equivalent. This isolated segment would have very narrow dimensions in order to comply with the required rear yard equivalent, as well as with the height and setback regulations applicable to the Zoning Lot's 5<sup>th</sup> Street frontage (see Diagrams C-G through C-8, attached). In addition, materials management would be housed in the east end of this segment on the second floor, physically separated from the eastern building segment, resulting in daily and recurring inefficiencies for the movement of material to and from the eastern segment floors (see Diagram C-2, attached).

These constricted floor plate dimensions would require an inefficient configuration for the Hospital's new ambulatory care facilities in the eastern segment, with the building's 12 operating rooms located in separate suites on the third and fourth floors; patient preparation split between the third and fourth floors; and surgical recovery on the second floor (see Diagrams C-2 through C-4). Preparation and recovery functions for special procedures would be located in shared space on the fourth floor (see Diagram C-4). Central Sterile Services would be located at the extreme northeast corner of the building on the third floor, far removed from the operating rooms (see Diagram C-3). This configuration would create a number of operational issues:

- Doctors, nurses, and other staff would be dispersed over multiple floors, and their travel times between treatment areas would be increased, resulting in an inefficient circulation network and, would make it more challenging to maintain the quality of patient health and safety.
- Patients would experience longer and less comfortable transfers between treatment areas.
- Additional Hospital staff would be needed to accommodate the operating rooms and support spaces on each floor.
- Certain support functions and programmatic elements required by the Department of Health would have to be duplicated on each floor, reducing the amount of space in the building available for other healthcare functions.
- The lack of a direct connection between Central Sterile Services and the operating rooms would increase the risk of infection incidents.
- The lengthy travel path between the materials management facilities and the operating rooms would increase the risk of cross-contamination.

In addition, the constrained floor plates would result in significant program impacts to the Cancer Center and preparation and recovery suites. The Complying Development would accommodate only 20 infusion rooms with minimal support, as compared to the 60 infusion rooms in the proposed Center, and only 16 shared preparation and recovery rooms, as compared to the 10 dedicated preparation rooms and 18 dedicated recovery rooms in the proposed Center. These facilities would be inadequate to meet the Hospital's immediate and future programmatic needs.

Hon. Meenakshi Srinivasan

October 15, 2013

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The physical isolation of the Complying Development's western segment would create additional issues. The building segment would be connected to the remainder of the development only by the at-grade vehicular driveway and loading area. The separation of medical care facilities in the two building segments would severely impact the efficiency of the Complying Development's circulation network and impede communication and coordination among the Hospital's caregivers. Further, the western segment above the ground floor would necessarily be limited to faculty practices, as the permitted building envelope does not accommodate the floor plate dimensions that are needed for ambulatory care facilities. Because these floor plates are smaller than those of the proposed Center, there would be fewer faculty practice suites—five, as compared to seven in the proposed Center—and they would be spread out over seven floors instead of four, requiring an inefficient duplication of shared spaces, such as reception and waiting areas (see Diagrams C-1 through C-8). The narrow floor plates would also limit the flexibility of the space for reprogramming. Last, the separation of medical care functions in two building segments would require an additional entrance to the Complying Development on 5<sup>th</sup> Street, encouraging curbside drop-offs, and would require additional elevator cores, with negative impacts on the building's programmatic and energy efficiencies.

The shallow floor plates of the Complying Development would produce a high ratio of exterior envelope to floor area. This in turn would result in decreased energy efficiency due to increased heat gain in the summer and heat loss in the winter over the greater relative surface area. To offset these building envelope inefficiencies and address the greater potential for thermal swings, mechanical equipment would need to be upsized. The building's operating costs would be increased, as might initial construction costs. Beyond the inherent energy and mechanical systems inefficiencies, the Complying Development would also be less efficient in terms of utilization of floor space, with a net-to-gross square foot ratio that is approximately 13 percent worse than that of the proposed Center.

Although the Complying Development would consist of two building segments with entrances on 6<sup>th</sup> Street, 8<sup>th</sup> Avenue, and 5<sup>th</sup> Street, it would have only one 12-square-foot sign, on 6<sup>th</sup> Street, and one 16-square-foot bulletin board, in accordance with the signage regulations applicable to ambulatory care facilities. This signage program would be wholly inadequate to orient visitors to the Center and to other Hospital buildings on campus, as two of the building's frontages would be entirely unmarked and the third, on 6<sup>th</sup> Street, would have a sign of an insufficient size to be visible to approaching vehicle drivers. Visibility of the directional sign would be further limited by the significant slope of 6<sup>th</sup> Street between 7<sup>th</sup> and 8<sup>th</sup> Avenues.

The construction of the Complying Development over the existing parking garage would necessitate major structural alterations to the garage, including the demolition and reconstruction of structural floors, columns, and footings and, in accordance with applicable codes, the introduction of seismic-resisting elements such as shear walls. This work would not only represent a significant expense to the Hospital, but would also lengthen the construction period for the Complying Development and would require that the entire garage be closed for a three-year period, resulting in the loss of all of the existing 518 parking spaces during that time.




Hon. Meenakshi Srinivasan  
October 15, 2013  
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### III. Waivers Needed

The proposed Center for Community Health would satisfy NYM's programmatic needs but requires waivers of the following regulations of the Zoning Resolution: lot coverage in the R6, R6B, and R7B zoning districts (ZR 24-11); required rear yard equivalents in the R6 and R6B zoning districts (ZR 24-33, 24-382); height and setback in the R6 district (ZR 24-522); street wall and building height in the R6B and R7B districts (ZR 24-522, 23-633); required rear yard setbacks in the R6 and R6B districts (ZR 24-552); distribution of floor area across zoning district boundaries (ZR 24-11, 77-02); and maximum number and surface area of signs (ZR 22-321).

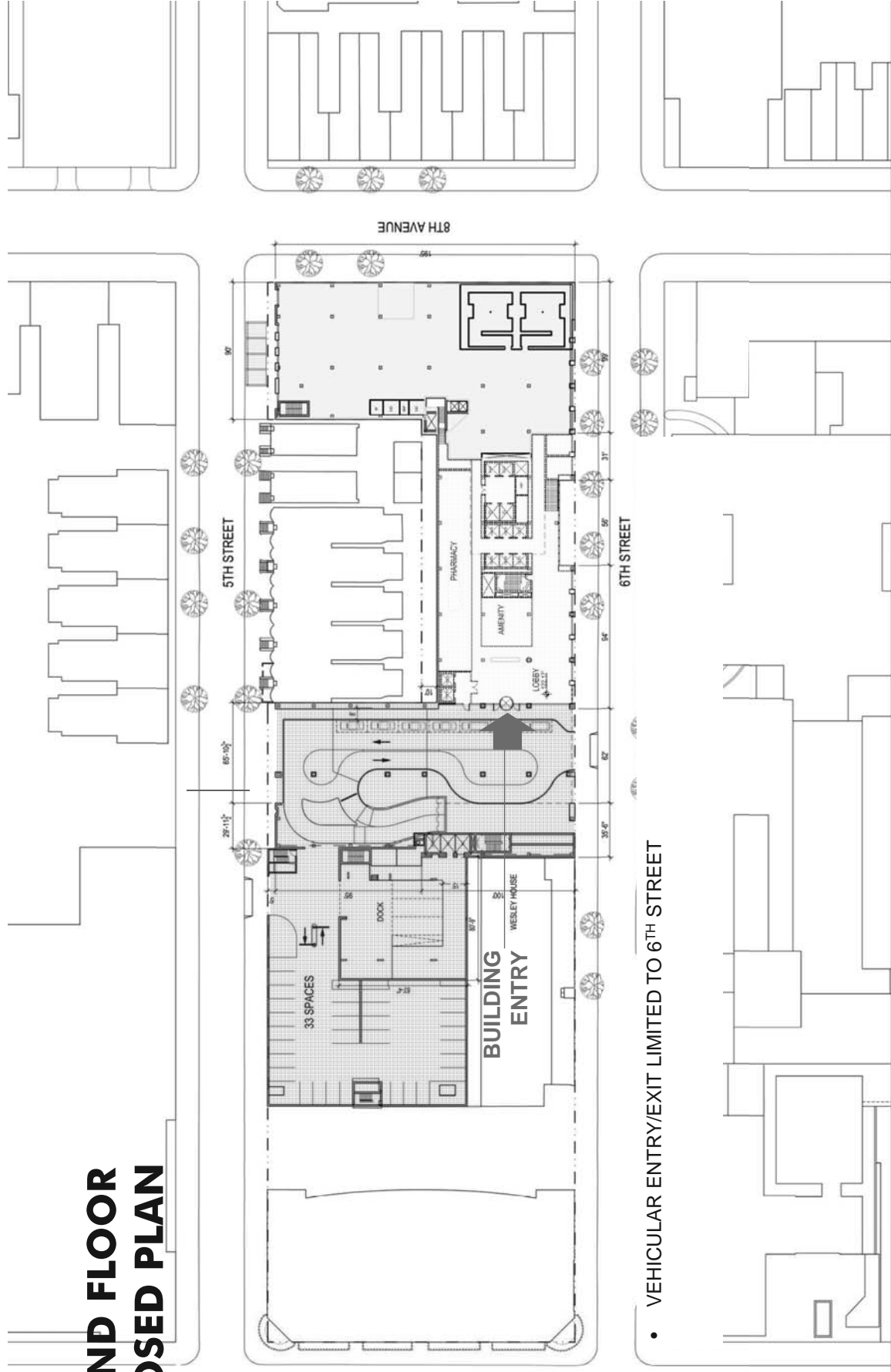
We would be pleased to provide the Board with any additional information needed to process the application for the requested variance. Thank you for your consideration.

Very truly yours,

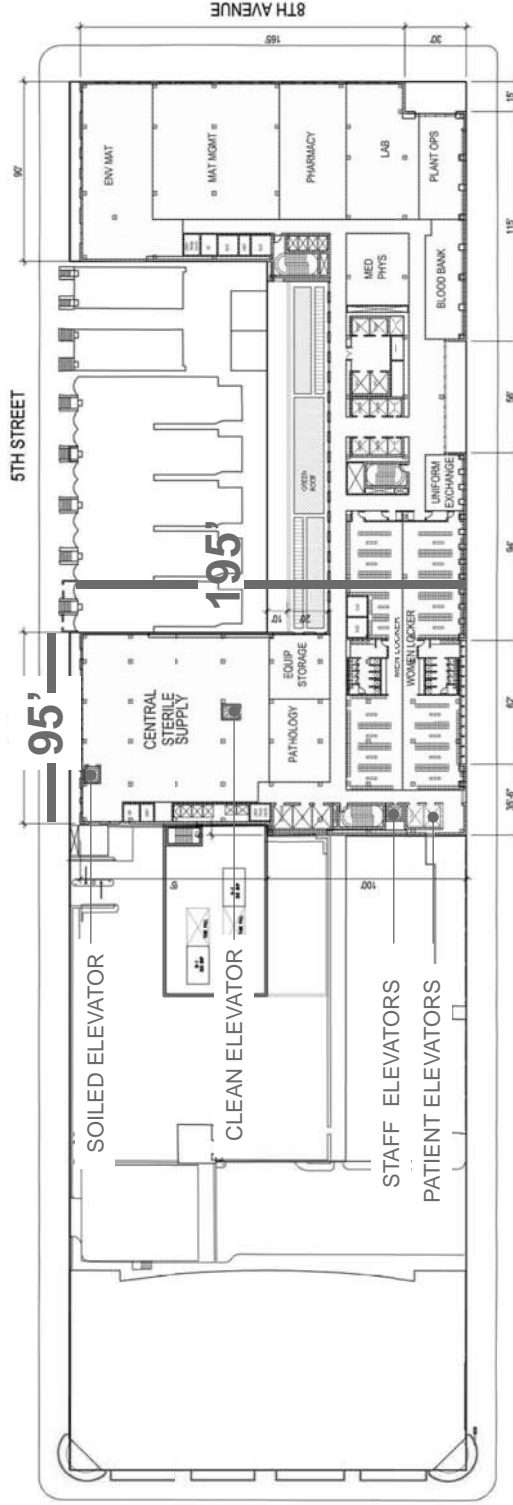


Francis Gunther, AIA  
Principal

# **P-G** **GROUND FLOOR** **PROPOSED PLAN**



# **P-2** **SECOND FLOOR** **PROPOSED PLAN**



- OPTIMAL SURGICAL LAYOUT WITH CENTRAL STERILE CORE
- 12 OPERATING ROOMS (ORS) WITH SURROUNDING SUPPORT AND ADJACENT 12 DEDICATED SURGICAL PREP ROOMS ON THE 3<sup>rd</sup> FLOOR
- VERTICAL ADJACENCY TO CENTRAL STERILE SUPPLY ON THE 2<sup>nd</sup> FLOOR WITH DEDICATED CLEAN & SOIL ELEVATORS
- VERTICAL ADJACENCY TO 36 BED SURGICAL RECOVERY ON THE 4<sup>th</sup> FLOOR WITH TWO DEDICATED PATIENT TRANSPORT ELEVATORS
- VERTICAL ADJACENCY TO SURGICAL LOCKERS ON THE 2<sup>nd</sup> FLOOR WITH DEDICATED STAFF ELEVATOR

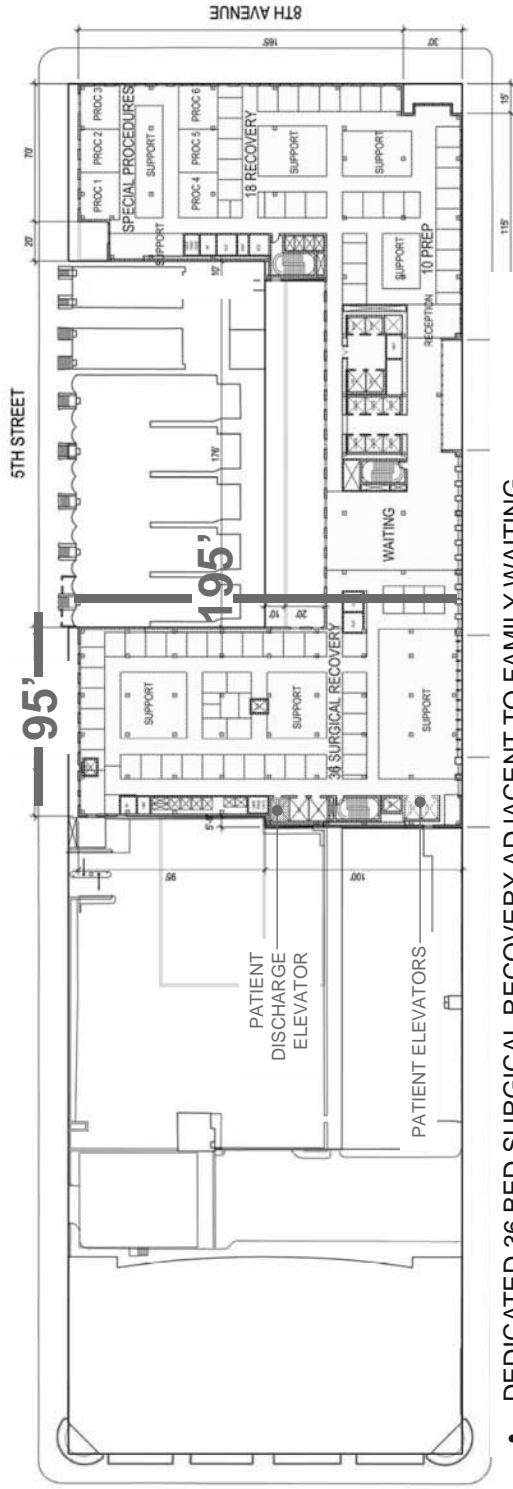
# **P-3 THIRD FLOOR PROPOSED PLAN**



- OPTIMAL SURGICAL LAYOUT WITH CENTRAL STERILE CORE
- 12 OPERATING ROOMS (ORS) WITH SURROUNDING SUPPORT AND ADJACENT 12 DEDICATED SURGICAL PREP ROOMS
- VERTICAL ADJACENCY TO CENTRAL STERILE SUPPLY ON THE 2<sup>ND</sup> FLOOR WITH DEDICATED CLEAN & SOIL ELEVATORS
- VERTICAL ADJACENCY TO 36 BED SURGICAL RECOVERY ON THE 4<sup>TH</sup> FLOOR WITH TWO DEDICATED PATIENT TRANSPORT ELEVATORS
- VERTICAL ADJACENCY TO SURGICAL LOCKERS ON THE 2<sup>ND</sup> FLOOR WITH DEDICATED STAFF ELEVATOR

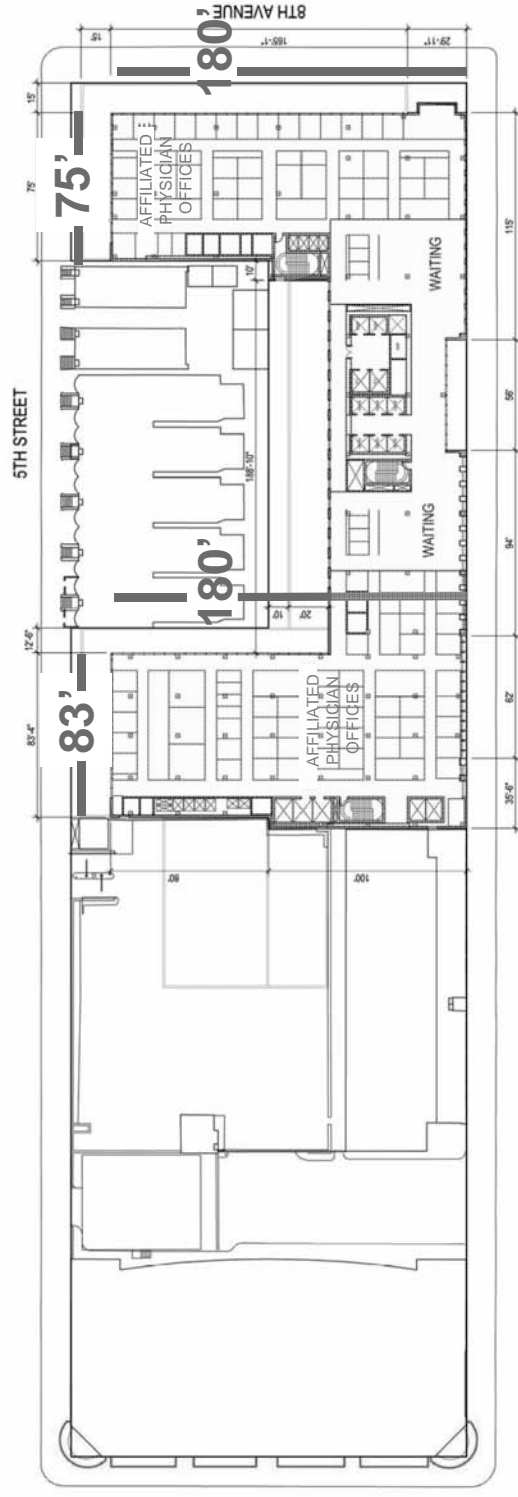


# **P-4 FOURTH FLOOR PROPOSED PLAN**



- DEDICATED 36 BED SURGICAL RECOVERY ADJACENT TO FAMILY WAITING
- DEDICATED DISCHARGE ELEVATOR TO SURGERY DISCHARGE LOBBY IN THE PARKING GARAGE
- DEDICATED 10 PATIENT PREP AND 18 RECOVERY ROOMS FOR SPECIAL PROCEDURES

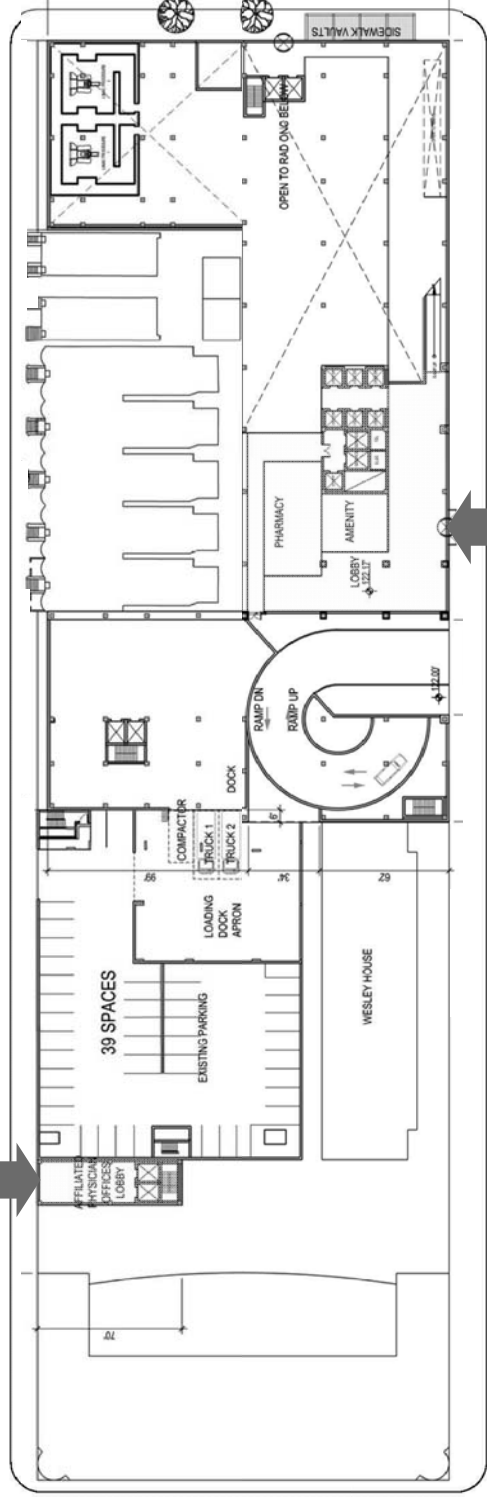
# **P-5 – P-7** **FIFTH FLOOR – SEVENTH FLOOR** **PROPOSED PLAN**



- LARGE FLOOR PLATES PROVIDE OPTIMAL FLEXIBILITY FOR AFFILIATED PHYSICIAN OFFICES WITH SHARED SUPPORT

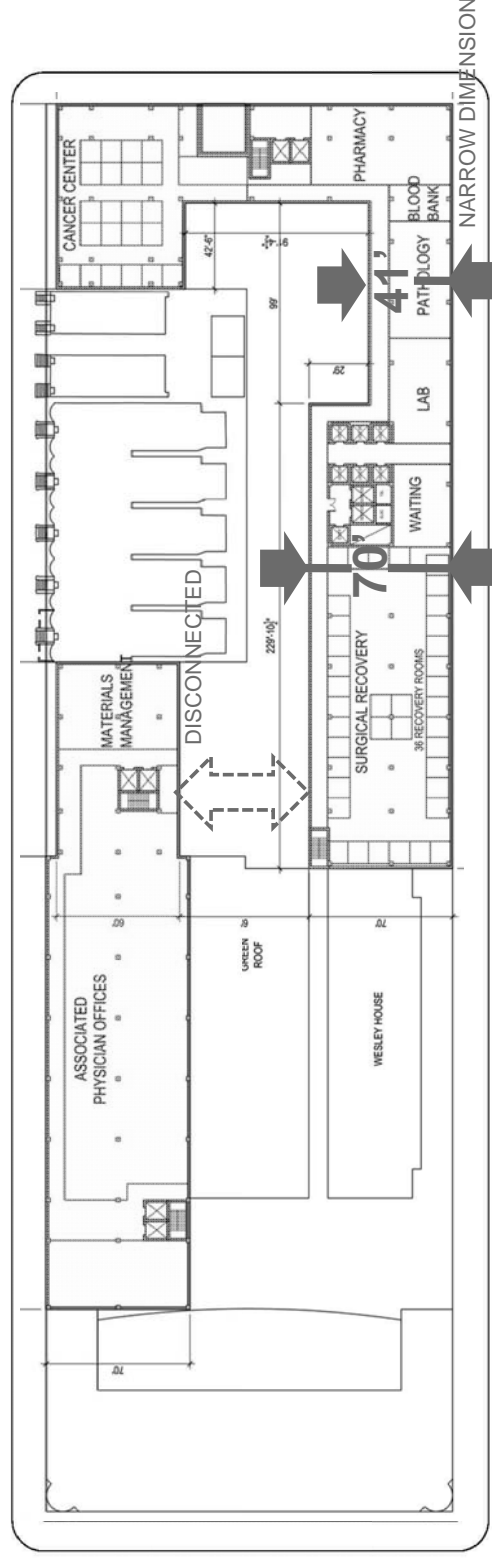
# C-G GROUND FLOOR COMPLYING PLAN

BUILDING ENTRY DISCONNECTED FROM MAIN LOBBY / ENTRY



- IMPRACTICAL DISCONNECT BETWEEN FUNCTIONS OF BUILDING SEGMENTS
- REQUIRES ENTRANCE ON 5<sup>TH</sup> STREET

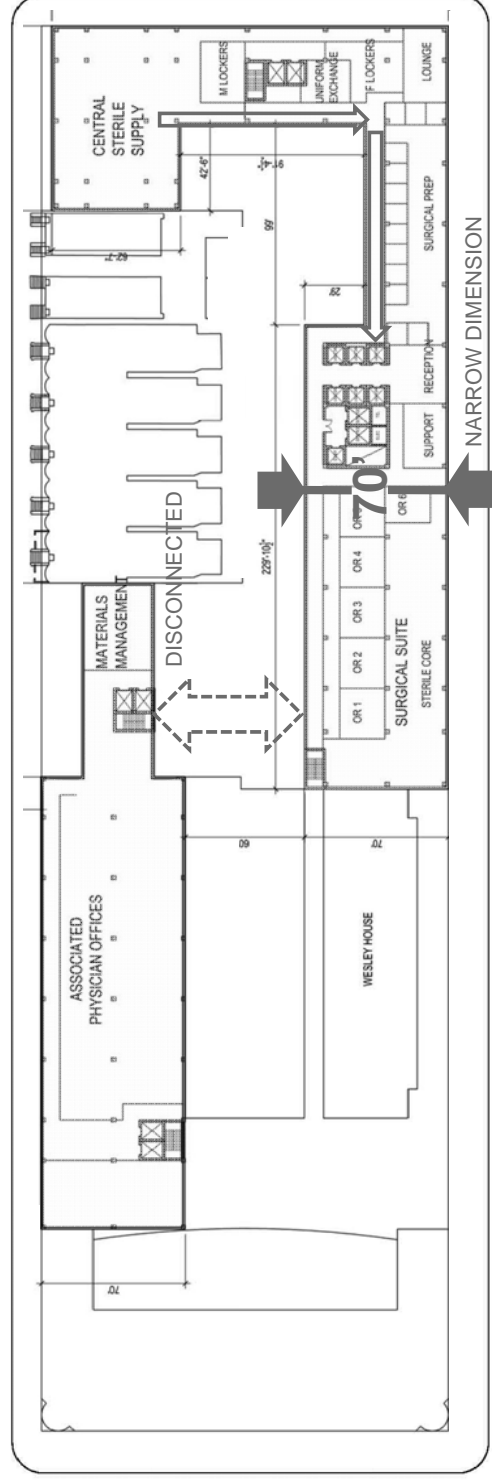
# C-2 SECOND FLOOR COMPLYING PLAN



- INSUFFICIENT FLOORPLATE DEPTH FOR OPTIMAL SURGICAL SUPPORT LAYOUT AND OTHER FUNCTIONS
- IMPRACTICAL DISCONNECT BETWEEN FUNCTIONS OF BUILDING SEGMENTS

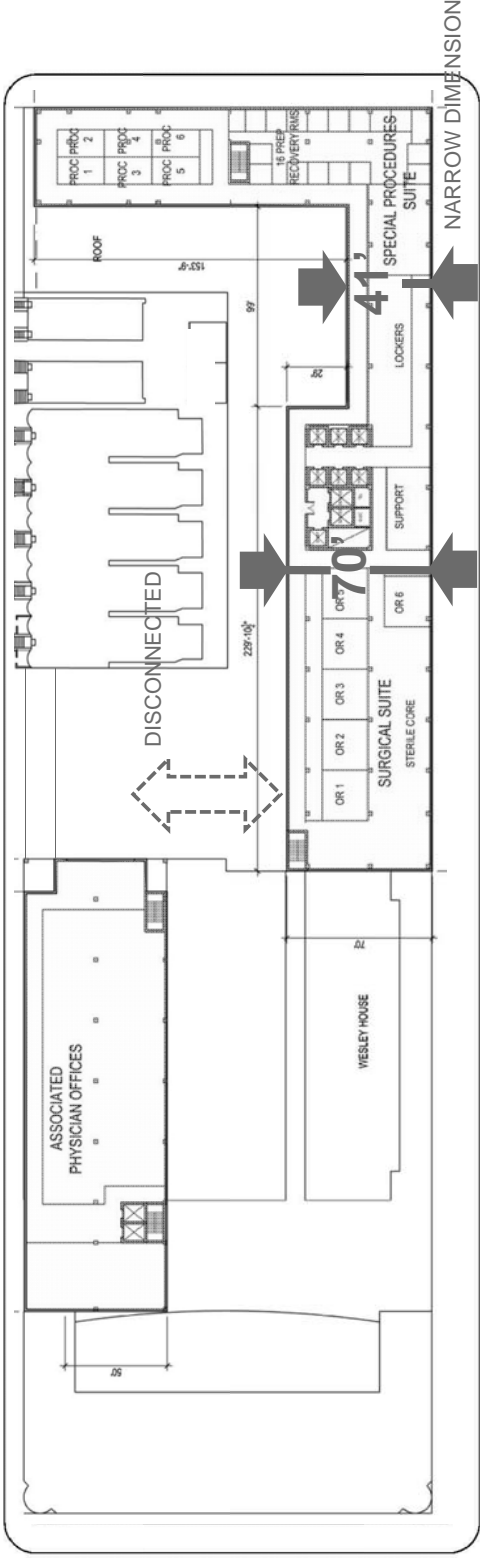


# C-3 THIRD FLOOR COMPLYING PLAN



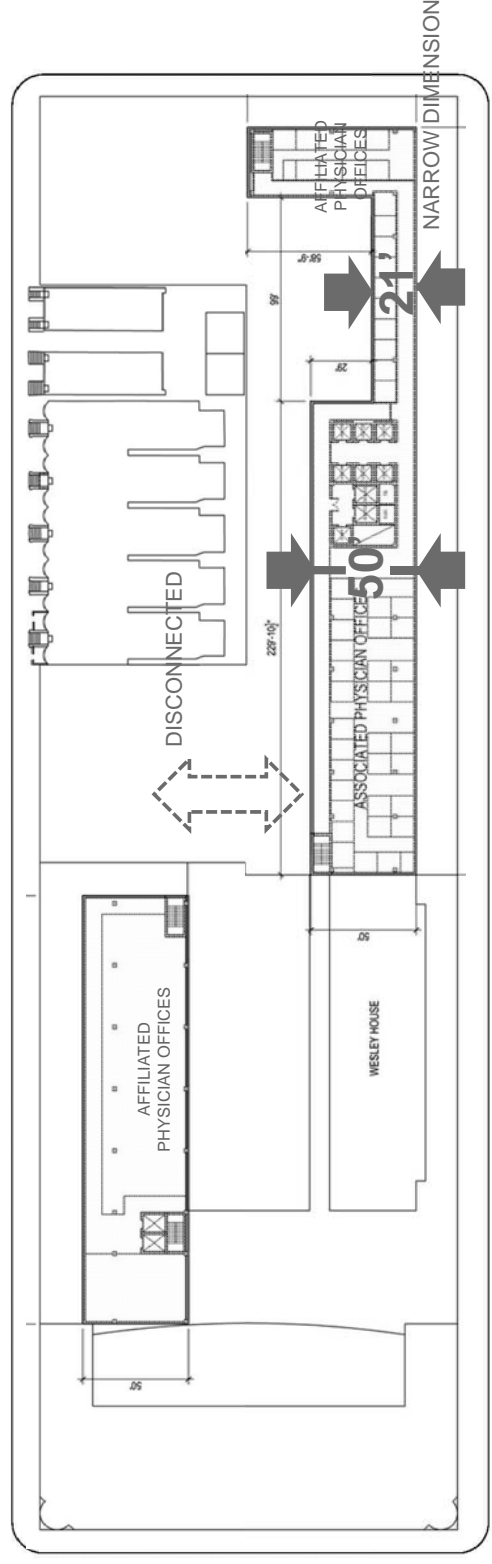
- INSUFFICIENT FLOORPLATE DEPTH FOR OPTIMAL SURGICAL LAYOUT
- IMPRACTICAL DISCONNECT BETWEEN FUNCTIONS OF BUILDING SEGMENTS
- INCREASED TRAVEL TIME BETWEEN SURGICAL SUITE AND CENTRAL STERILE SUPPLY
- 6 OPERATING ROOMS PER FLOOR INSTEAD OF 12 OPERATING ROOMS, REQUIRING DUPLICATION OF A STERILE CORE AND SUPPORT SPACES ON TWO FLOORS
- INDIRECT ACCESS FROM SURGICAL LOCKER ROOMS ON 4<sup>th</sup> FLOOR TO OPERATING ROOMS ON 3<sup>rd</sup> FLOOR

# C-4 FOURTH FLOOR COMPLYING PLAN



- INSUFFICIENT FLOORPLATE DEPTH FOR OPTIMAL SURGICAL LAYOUT
- 6 OPERATING ROOMS PER FLOOR INSTEAD OF 12 OPERATING ROOMS, REQUIRING DUPLICATION OF A STERILE CORE AND SUPPORT SPACES ON TWO FLOORS
- INCREASED TRAVEL TIME BETWEEN SURGICAL SUITE AND PATIENT PREP/RECOVERY
- IMPRACTICAL DISCONNECT BETWEEN FUNCTIONS OF BUILDING SEGMENTS
- REDUCED PREP/RECOVERY ROOMS FOR SPECIAL PROCEDURES

# C-5 - C-8 FIFTH - EIGHTH FLOOR COMPLYING PLANS



- IMPRACTICAL DISCONNECT BETWEEN FUNCTIONS OF BUILDING SEGMENTS
- ISOLATED PHYSICIAN OFFICES
- NARROW FLOOR PLATES REDUCE FLEXIBILITY FOR AFFILIATED PHYSICIAN OFFICES AND REQUIRE DUPLICATION OF SUPPORT SPACES

**AFFILIATED PHYSICIAN OFFICES**  
FOR ILLUSTRATIVE PURPOSES ONLY

**INDEX OF CERTIFICATES OF OCCUPANCY FOR ZONING LOT PROPERTIES**

<b>NO.</b>	<b>BLOCK</b>	<b>LOT/FKA</b>	<b>ADDRESS</b>	<b>DATE</b>	<b>CO#</b>
1	1084	1001-1002/1	500 5th Street	September 30, 1997	245557
2	1084	164	500 5th Street	October 29, 2001	300142806F
3	1084	25	512 5th Street	September 7, 1979	217865
4	1084	26	514 5th Street	August 17, 1972	207866
5	1084	28	520 5th Street	August 24, 1972	207884
6	1084	59	511 6th Street	N/A	N/A
7	1084	58	515 6th Street	May 9, 1988	229660
8	1084	57	517-521 6th Street	November 16, 1995	3P0006209
9	1084	56	519 6th Street	N/A	N/A
10	1084	55	521 6th Street	N/A	N/A
11	1084	54	523 6th Street	December 5, 1991	237712
12	1084	53	525 6th Street	December 10, 1974	211532
13	1084	52	N/A	N/A	N/A
14	1084	51	529 6th Street	Not legible.	111642
15	1084	50	531 6th Street	February 10, 1944	109890
16	1084	48	533-541 6th Street	November 4, 1940	98793
17	1084	46	520 8th Avenue	May 10, 1973	209135
18	1084	44	514 8th Avenue	October 29, 1963	185573
19	1084	43	512 8th Avenue	1953	135974
20	1084	42	510 8th Avenue	N/A	N/A
21	1084	41	506 8th Avenue	Not legible.	130600
22	1084	40	504 8th Avenue	May 6, 1965	191648
23	1084	39	502 8th Avenue	N/A	N/A





THE CITY OF NEW YORK

# DEPARTMENT OF BUILDING

## CERTIFICATE OF OCCUPANCY

**TEMPORARY**

TEMPORARY

NB # 300142806

BOROUGH Brooklyn

DATE SEP 30 1987 NO. 245557

This certificate supersedes C.O. No

ZONING DISTRICT C1-3

THIS CERTIFIES that the new-altered-existing

building-premises located at

500 5th Street

Block 1084

Lot 1

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAW RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

## PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
2ND SUB-CEL (SC-2)	O.G.	180			4C+6F	B-2	PARKING FOR 79 CARS REQUIRED 50 CARS PARKING FOR 501 6TH STREET ALT 1 300333128
SUB-CEL (SC-1)	100	180 100			4C, 6F 6A, 6C, 6F	B-2 C	PARKING FOR 130 CARS RETAIL
CELLAR	100	180			4C, 6F	B-2	PARKING FOR 130 CARS
1ST FLOOR	100	74 100			4C&6F 6A, 6C 6F	B-2 C	PARKING FOR 74 CARS RETAIL
2ND FLOOR	50	180 240			4C&4F 4	B-2 E	OUTDOOR PARKING FOR 67 CARS HOSPITAL RELATED FACILITIES/OFFICES
3RD FLOOR	50	240			4	E	HOSPITAL RELATED FACILITIES/OFFICES
4TH FLOOR	50	240			4	E	HOSPITAL RELATED FACILITIES/OFFICES
5TH FLOOR	50	240			4	E	HOSPITAL RELATED FACILITIES/OFFICES
ROOF	100					D-2	MECHANICAL ROOM
NOTE:	THE PROJECT'S PROPOSED SIGNAL RETIMING MITIGATION AT 7TH AVENUE AND 6TH STREET FOR THE WEEKDAY PM PEAK HOUR WILL BE EXAMINED BY THE NYC DOT AT THE COMPLETION AND OCCUPANCY OF THE PROJECT WHEREUPON THE NYC DOT WILL DETERMINE THE NEED FOR IMPLEMENTATION.						

(CONTINUED)

OPEN SPACE USES OUTDOOR PARKING AT 2ND FLOOR FOR 67 CARS

(SPECIFY PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGE OF USE OR OCCUPANCY SHALL BE MADE UNLESS

A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*Joseph P. ...*  
BOROUGH SUPERINTENDENT

*Anton ...*  
COMMISSIONER

B-2

☐ ORIGINAL☐ OFFICE COPY - DEPARTMENT OF BUILDING☐ COPY

03/10/03

C.S.F. D.O.B.

03/10/03

C.S.F. D.O.B.

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at point on the S.E.C.  
distant 0  
SEVENTH AVENUE

side of SEVENTH AVENUE  
feet from the corner formed by the intersection of  
and SIXTH STREET

running thence NORTH 200.0 feet; thence EAST 323.88 feet;  
thence SOUTH 100.0 feet; thence WEST 6.0 feet;  
thence SOUTH 100.0 feet; thence WEST 317.88 feet;  
thence to the point or place of beginning

N.B. XXXX No. 300142806 DATE OF COMPLETION CONSTRUCTION CLASSIFICATION I-B  
BUILDING OCCUPANCY GROUP CLASSIFICATION B-2, C, E HEIGHT 5 + PH STORIES. 65 FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM	X		AUTOMATIC SPRINKLER SYSTEM	X	
YARD HYDRANT SYSTEM	X				
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR	X				
FIRE ALARM AND SIGNAL SYSTEM	X				

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER ☒ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:

A) SANIRARY SEWER ☒ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐



LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_

CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_

OTHERS: \_\_\_\_\_

# Certificate of Occupancy

**CO Number: 300142806F**

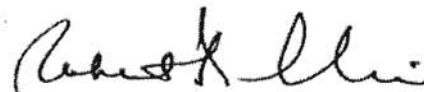
This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Brooklyn	<b>Block Number:</b> 01084	<b>Certificate Type:</b> Final
	<b>Address:</b> 500 5 AVENUE	<b>Lot Number(s):</b> 1	<b>Effective Date:</b> 10/29/2001
	<b>Building Identification Number (BIN):</b> 3025610	<b>Building Type:</b> New	
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-B	(1968 Code)	
	<b>Building Occupancy Group classification:</b> B-2	(1968 Code)	
	<b>Multiple Dwelling Law Classification:</b> None		
	<b>No. of stories:</b> 0	<b>Height in feet:</b> 65	<b>No. of dwelling units:</b> 0
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b>	<b>Type and number of open spaces:</b> Parking spaces (530)		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			



Acting

Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

# Certificate of Occupancy

CO Number: 300142806F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	180	100	B-2		4C, 6F	PARKING FOR 130 CARS
SC1	270	OG	B-2		4C, 4F	PARKING FOR 129 CARS (SUB SUB CELLAR)
SC2	360	100	B-2		4C, 4F	PARKING FOR 130 CARS, RETAIL
001	698	100	C B-2 E		6A, C, F	RETAIL
001					4A, 4C	PARKING FOR 74 CARS 1 LOADING BERTHS NORMAN-SIZED BRICK PRODUCED BY THE MARSEILLES BRICK COMPANY VERMILLION, WITH A SANDED FACE #10-87-04 ZONING CALENDAR NO. 142-92-BZ
002	240	50	E		4	HOSPITAL RELATED FACILITIES/OFFICES
002	180		B-2		4C, 6F	OUTDOOR PARKING FOR 67 CARS
003	240	50	E		4	HOSPITAL RELATED FACILITY/OFFICES.
004	240	50	E		4	HOSPITAL RELATED FACILITY/OFFICES.
005	240	50	E		4	HOSPITAL RELATED FACILITY/OFFICES

  
Acting

Borough Commissioner



Commissioner

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# Certificate of Occupancy

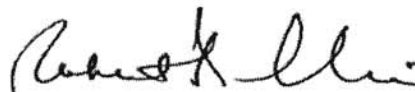
CO Number: 300142806F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
ROF		100	D-2			MECHANICAL ROOM. NOTE: THE PROJECT'S PROPOSED SIGNALL RETIMINT MITIGATION T 7TH AVE. AND 6TH ST FOR WEEKDAY PM PEAK HR. WILL BE EXAMINED BT THE NYC DOT AT THE COMPLITIION & C/O. OF THE PROJECT WHEREUPON THE NYC DOT WILL DETERMINE THE NEED FOR IMPLEMENT.THE APPLICANT SHALL ENSURE THE THE PROPS BLDG.(VOLTNRY) PHYS. OFF.& GRD LEV. RETL.STORES ONLY USE BRK.OF FOLW.SPEC.
END OF SECTION						



Acting

Borough Commissioner



Commissioner

END OF DOCUMENT

300142806/000 2/15/2012 9:46:08 AM

**HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS  
CERTIFICATE OF OCCUPANCY**

BOROUGH

**BROOKLYN**DATE **SEP 7 1979** NO. **217865**

This certificate supersedes C.O. No.

ZONING DISTRICT **2-6**THIS CERTIFIES that the new—altered—existing—building—premises located at  
Block **1084** Lot **25****512 Fifth Street**

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

**PERMISSIBLE USE AND OCCUPANCY**

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	grossed			1		3	Ordinary with Central Heating Plant
First	40		4	8	2	3-2	Four (4) Families
Second	40		4	8	2	3-2	Four (4) Families
Third	40		4	8	2	3-2	Four (4) Families
Fourth	40		4	8	2	3-2	Four (4) Families
<p><b>TOTAL: Sixteen (16) Families</b></p> <p><b>Class "A" New Law Tenement Multiple Dwelling</b></p> <p><b>Old Code</b></p> <p><b>This Certificate is predicated upon Final Report of Inspections dated September 4, 1979.</b></p> <p><b>NOTE: Issuance of Permanent Certificate of Occupancy is contingent upon Declaration of Board.</b></p>							

OPEN SPACE USES

(SPECIFY—PARKING SPACES, LOADING DOCKS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*George E. Beyer*  
BOROUGH SUPERINTENDENT

*James J. Fink*  
CLERK

OFFICE COPY—DEPARTMENT OF BUILDINGS

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the South side of 5th Street distant 323.104 feet from the corner to East 7th Avenue and 5th Street running thence South 100 feet; thence East 32 feet; thence South 100 feet; thence East 32 feet; thence to the point or place of beginning.

Plat. 892/78 N.B. or P.T. No. DATE OF COMPLETION 9/4/78 CONSTRUCTION CLASSIFICATION 2-F.P.  
BUILDING OCCUPANCY GROUP CLASSIFICATION J-2 HEIGHT 4 STORIES 48

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/>	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_  
CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_  
OTHERS: \_\_\_\_\_

# DEPARTMENT OF BUILDINGS

BOROUGH OF BROOKLYN, THE CITY OF NEW YORK

## AUG 17 1972 CERTIFICATE OF OCCUPANCY

CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ building premises located at

514 5th Street Block 1084 Lot 26

That the zoning lot and premises above referred to are situated, bounded and described as follows:

beginning at a point on the South side of 5th Street  
ant 307'16-1/2" feet West from the corner formed by the intersection of  
5th Street and 8th Avenue  
ing thence South 100' feet; thence West 32' feet;  
ce North 100' feet; thence East 32' feet;  
ing thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;

the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646e of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No. 1063/71 Construction classification Nonfireproof  
Occupancy classification Class "A" Multiple Height 4 stories, 45 feet  
e of completion Dwelling - New Law Located in R - 6 Zoning District  
ime of issuance of permit 8/15/72

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:

The City Planning Commission:

(Calendar numbers to be inserted here)

### PERMISSIBLE USE AND OCCUPANCY

Street Parking Spaces \_\_\_\_\_

Street Loading Berths \_\_\_\_\_

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATES	USE
Bellar	On Ground	-	Ordinary, storage and heating plant.
First	40	-	Two (2) Families
Second	40	-	Two (2) Families
Third	40	-	Two (2) Families
Fourth	40	-	Two (2) Families

Total: Eight (8) Families  
Class "A" Multiple Dwelling - New Law

The issuance of this Certificate of Occupancy is predicated upon the final report of inspection made on August 8, 1972.

NOTED: RECD. RECORDS DIV. 8/15/72  
CERTIFICATE NO. 1063/71  
AUG 17 1972

ICE COPY-DEPARTMENT OF BUILDINGS

*John J. Walsh*  
Borough Superintendent

✓



# DEPARTMENT OF BUILDINGS

IN THE CITY OF NEW YORK

## PERMISSIBLE USE AND OCCUPANCY (continued)

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Basement	100	100	Storage
1st	100	100	Office
2nd	100	100	Office
3rd	100	100	Office
4th	100	100	Office
5th	100	100	Office
6th	100	100	Office
7th	100	100	Office
8th	100	100	Office
9th	100	100	Office
10th	100	100	Office
11th	100	100	Office
12th	100	100	Office
13th	100	100	Office
14th	100	100	Office
15th	100	100	Office
16th	100	100	Office
17th	100	100	Office
18th	100	100	Office
19th	100	100	Office
20th	100	100	Office
21st	100	100	Office
22nd	100	100	Office
23rd	100	100	Office
24th	100	100	Office
25th	100	100	Office
26th	100	100	Office
27th	100	100	Office
28th	100	100	Office
29th	100	100	Office
30th	100	100	Office
31st	100	100	Office
32nd	100	100	Office
33rd	100	100	Office
34th	100	100	Office
35th	100	100	Office
36th	100	100	Office
37th	100	100	Office
38th	100	100	Office
39th	100	100	Office
40th	100	100	Office
41st	100	100	Office
42nd	100	100	Office
43rd	100	100	Office
44th	100	100	Office
45th	100	100	Office
46th	100	100	Office
47th	100	100	Office
48th	100	100	Office
49th	100	100	Office
50th	100	100	Office
51st	100	100	Office
52nd	100	100	Office
53rd	100	100	Office
54th	100	100	Office
55th	100	100	Office
56th	100	100	Office
57th	100	100	Office
58th	100	100	Office
59th	100	100	Office
60th	100	100	Office
61st	100	100	Office
62nd	100	100	Office
63rd	100	100	Office
64th	100	100	Office
65th	100	100	Office
66th	100	100	Office
67th	100	100	Office
68th	100	100	Office
69th	100	100	Office
70th	100	100	Office
71st	100	100	Office
72nd	100	100	Office
73rd	100	100	Office
74th	100	100	Office
75th	100	100	Office
76th	100	100	Office
77th	100	100	Office
78th	100	100	Office
79th	100	100	Office
80th	100	100	Office
81st	100	100	Office
82nd	100	100	Office
83rd	100	100	Office
84th	100	100	Office
85th	100	100	Office
86th	100	100	Office
87th	100	100	Office
88th	100	100	Office
89th	100	100	Office
90th	100	100	Office
91st	100	100	Office
92nd	100	100	Office
93rd	100	100	Office
94th	100	100	Office
95th	100	100	Office
96th	100	100	Office
97th	100	100	Office
98th	100	100	Office
99th	100	100	Office
100th	100	100	Office

Borough Superintendent

DEPARTMENT OF BUILDINGS

# DEPARTMENT OF BUILDINGS

BOROUGH OF **BROOKLYN**, THE CITY OF NEW YORK

**AUG 21 1972**

## CERTIFICATE OF OCCUPANCY

CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at

**#520 5th Street**

Block **1084** Lot **28**

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the **South** side of **5th Street**  
 and **275' 10 1/2"** feet **West** from the corner formed by the intersection of  
**5th Street** and **8th Avenue**  
 thence **South 1' 30"** feet; thence **West 32** feet;  
 thence **North 10'** feet; thence **East 32** feet;  
 thence **West 32** feet; thence **North 10'** feet;

the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646e of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No. **Alt. 1064/71** Construction classification—**Class 3 Nonfireproof**

Occupancy classification—**Class "A" Multiple** Height **4** stories, **45** feet

Time of completion—**Dwelling - New Law** Located in **R - 6** Zoning District

Time of issuance of permit—**Const. 8/22/72** **Plumb. 8/21/72**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:

The City Planning Commission:

(Calendar numbers to be inserted here)

### PERMISSIBLE USE AND OCCUPANCY

Street Parking Spaces

Street Loading Berths

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Cellar	On Ground	-	Ordinary storage
First	40	-	Two (2) Families
Second	40	-	Two (2) Families
Third	40	-	Two (2) Families
Fourth	40	-	Two (2) Families

This building is being supplied with central heat and hot water from adjoining building known as #514 5th Street, Brooklyn, N.Y. - See Alt. No. 1063/71 (same owner).

Total: **Eight (8) Families**  
**Class "A" Multiple Dwelling - New Law.**

The issuance of this Certificate of Occupancy is predicated upon the final report of inspection made on August 8, 1972.

THIS CERTIFICATE SHALL ALSO BE CONSIDERED A CERTIFICATE OF COMPLIANCE UNDER SECTION 301 OF THE BUILDING DWELLING LAW.

*John J. Waloff*  
 Borough Superintendent

FACE COPY—DEPARTMENT OF BUILDINGS

# DEPARTMENT OF BUILDINGS

CITY OF NEW YORK

## PERMISSIBLE USE AND OCCUPANCY (continued)

STORY	LIVE LOADS Lb. or Sq. Ft.	PERSONS ACCOMMODATED	USE
1st	100	100	Office
2nd	100	100	Office
3rd	100	100	Office
4th	100	100	Office
5th	100	100	Office
6th	100	100	Office
7th	100	100	Office
8th	100	100	Office
9th	100	100	Office
10th	100	100	Office
11th	100	100	Office
12th	100	100	Office
13th	100	100	Office
14th	100	100	Office
15th	100	100	Office
16th	100	100	Office
17th	100	100	Office
18th	100	100	Office
19th	100	100	Office
20th	100	100	Office
21st	100	100	Office
22nd	100	100	Office
23rd	100	100	Office
24th	100	100	Office
25th	100	100	Office
26th	100	100	Office
27th	100	100	Office
28th	100	100	Office
29th	100	100	Office
30th	100	100	Office
31st	100	100	Office
32nd	100	100	Office
33rd	100	100	Office
34th	100	100	Office
35th	100	100	Office
36th	100	100	Office
37th	100	100	Office
38th	100	100	Office
39th	100	100	Office
40th	100	100	Office
41st	100	100	Office
42nd	100	100	Office
43rd	100	100	Office
44th	100	100	Office
45th	100	100	Office
46th	100	100	Office
47th	100	100	Office
48th	100	100	Office
49th	100	100	Office
50th	100	100	Office
51st	100	100	Office
52nd	100	100	Office
53rd	100	100	Office
54th	100	100	Office
55th	100	100	Office
56th	100	100	Office
57th	100	100	Office
58th	100	100	Office
59th	100	100	Office
60th	100	100	Office
61st	100	100	Office
62nd	100	100	Office
63rd	100	100	Office
64th	100	100	Office
65th	100	100	Office
66th	100	100	Office
67th	100	100	Office
68th	100	100	Office
69th	100	100	Office
70th	100	100	Office
71st	100	100	Office
72nd	100	100	Office
73rd	100	100	Office
74th	100	100	Office
75th	100	100	Office
76th	100	100	Office
77th	100	100	Office
78th	100	100	Office
79th	100	100	Office
80th	100	100	Office
81st	100	100	Office
82nd	100	100	Office
83rd	100	100	Office
84th	100	100	Office
85th	100	100	Office
86th	100	100	Office
87th	100	100	Office
88th	100	100	Office
89th	100	100	Office
90th	100	100	Office
91st	100	100	Office
92nd	100	100	Office
93rd	100	100	Office
94th	100	100	Office
95th	100	100	Office
96th	100	100	Office
97th	100	100	Office
98th	100	100	Office
99th	100	100	Office
100th	100	100	Office

Borough Superintendent

THE CITY OF NEW YORK



# DEPARTMENT OF BUILDINGS

## CERTIFICATE OF OCCUPANCY

BOROUGH

BROOKLYN

DATE:

MAY 9 1988

NO.

229660

ZONING DISTRICT: R-6

This certificate supersedes C.O. No 228919

THIS CERTIFIES that the new-altered-existing-building-premises located at  
515 6th Street

Block 1084

Lot 58

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

## PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	On Ground				3	D-2	Boiler Room
First	40	16			3	H-2	Office/ Day Nursery
Second	40	23			3	G	Day Care
Third	40	25			3	G	Day Care
							Six (6) Months to Two (2) Years - 15
							Two (2) Years to Six (6) Years - 46
							Adults - 3
							Total : Nursery and Day Care
							New Code
							Fire Department Approval Letter, dated September 30, 1986 (Interior Fire Alarm)

## OPEN SPACE USES

(SPECIFY-PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINEDTHIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*Shirley Klein*  
BOROUGH DEPARTMENT

*Charles H. Smith*  
COMMISSIONER

☐ ORIGINAL☐ OFFICE COPY-DEPARTMENT OF BUILDINGS☐ COPY



229660

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the North side of 6th Street  
 distant 407' 10" East  
 6TH Street  
 running thence N. 100' feet; thence E. 20' feet;  
 thence S. 100' feet; thence W. 20' feet;  
 thence to the point or place of beginning.

Alt 1620/85

N.B. or ALT. No.

DATE OF COMPLETION 2-25-88

CONSTRUCTION CLASSIFICATION IIB

BUILDING OCCUPANCY GROUP CLASSIFICATION G

HEIGHT 3

STORIES, 33

FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM	X	
YARD HYDRANT SYSTEM (S) KLP					
STANDPIPE FIRE TELEPHONE AND SIGNALING SYSTEM (S) CWD					
SMOKE DETECTOR	X				
FIRE ALARM AND SIGNAL SYSTEM	X				

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO.

CITY PLANNING COMMISSION CAL. NO.

OTHERS:





THE CITY OF NEW YORK



# DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

DATE: NOV 16 1995

NO. 3P0006209

This certificate supersedes C.O. NO

ZONING DISTRICT R-6

THIS CERTIFIES that the ~~NEW~~—altered—~~XXXXXX~~—building—premises located at  
517-521 6th Street/ES 187'-10 1/2" South of 8th Avenue

Block 1084 Lot 55-57

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

## PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.	-	-	-	4	D-2	Boiler Room, Storage
Basement	50	42	-	-	4	E	Administrative Offices, Board Room & Medical Laboratory; Accessory to Hospital
1st.	50	42	-	-	4	E	Administrative Offices; Accessory to Hospital
2nd.	50	42	-	-	4	E	Administrative Offices; Accessory to Hospital

NOTE: VOLUNTARY HOSPITAL as  
per 22-14 ZR.

OPEN SPACE USES \_\_\_\_\_  
(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS

A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*[Signature]*  
BOROUGH SUPERINTENDENT

*[Signature]*  
COMMISSIONER

☐ ORIGINAL

☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY

03/10/03

C.S.F. D.O.B.

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the North side of 6th Street  
distant 187'-10" South feet from the corner formed by the intersection of  
8th Avenue and 6th Street  
running thence North 80'-0" feet; thence East 100'-0" feet;  
thence South 80'-0" feet; thence West 100'-0" feet;  
thence feet; thence feet;  
thence feet; thence feet;  
to the point or place of beginning.  
3P0006209

XXX or ALT. No. 919/89 DATE OF COMPLETION 11/3/95 CONSTRUCTION CLASSIFICATION IIC  
BUILDING OCCUPANCY GROUP CLASSIFICATION E HEIGHT Cb11-3" STORIES, 29'-2" FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM	X	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

- A) STORM SEWER ☐ B) COMBINED SEWER ☒ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:

- A) SANITARY SEWER ☐ B) COMBINED SEWER ☒ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_

CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_

OTHERS: Zoning Lot Declaration filed under REEL; 2384; PAGE: 0807



03/10/03

C.S.F. D.O.B.

THE CITY OF NEW YORK



# DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

DATE: DEC 9 5 1991

NO.

237713

ZONING DISTRICT R-6

This certificate supersedes C.O. No. 237591

THIS CERTIFIES that the new-altered-existing-building-premises located at  
523 Sixth Street

Block 1084 Lot 48,50,54

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE  
LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

## PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING Dwelling OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.	-	-	-	-	-	Boiler Room and Mechanical Equipment Room.
1st-	40	15	-	-	4	E	Diagnostic Center Offices
2nd-	40	9	-	-	4	E	Administrative Offices
3rd-	40	14	-	-	4	E	Administrative Offices & Exam Room.
							Parking lot for forty-nine(49) cars ( accessory parking lot for Methodist Hospital)
NOTE: This site has been declared one zoning lot as per 12-102R							
NEW CODE							

OPEN SPACE USES Forty-nine Parking Spaces  
(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*[Signature]*  
BOROUGH SUPERINTENDENT

*[Signature]*  
COMMISSIONER

☐ ORIGINAL ☐ OFFICE COPY-DEPARTMENT OF BUILDINGS ☐ COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the North side of 6th street  
 distant 187'-10½" Sixth street feet from the corner formed by the intersection of  
 and Eighth Ave.  
 running thence North 80°-0" feet; thence East 100'-0" feet;  
 thence South 80°-0" feet; thence West 100'-0" feet;  
 thence feet; thence feet;  
 thence feet; thence feet;  
 to the point or place of beginning.

PERMIT ALT. No. 1052/88 DATE OF COMPLETION 10/29/91 CONSTRUCTION CLASSIFICATION IIB  
 BUILDING OCCUPANCY GROUP CLASSIFICATION COMM. HEIGHT 3 STORIES, 29'-2" FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM	X	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER ☐ B) COMBINED SEWER ☒ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS

BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_  
 CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_

OTHERS: Zoning Lot Declaration: Reel 2384; Page 0807.



THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS  
CERTIFICATE OF OCCUPANCY

BOROUGH **Brooklyn**

DATE **DEC 10 1974**

**211522**

This certificate supersedes C.O. No.

ZONING DISTRICT **M-4**

THIS CERTIFIES that the ~~same~~ **altered** ~~building~~ **building** ~~located at~~ **located at** ~~Block~~ **Block** ~~1084~~ **1084** ~~Lot~~ **Lot** ~~25~~ **25**  
**325-331 6th Street**

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LB. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
On ground					<b>S</b>	<b>S-2</b>	<b>Blanking lot for transportation (25) cars (necessary parking lot for Methodist Hospital)</b>
<b>TOTAL: As Stated Above</b>							

OPEN SPACE USES

(SPECIFY—PARKING SPACES, LOADING AREAS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE  
SIDE.

*John E. Glen*  
BOROUGH SUPERINTENDENT

**BERNARD J. WALSH**  
COMMISSIONER

OFFICE COPY—DEPARTMENT OF BUILDINGS



DATE

Борислав Милошевич

100-443888-100

WHERE THE ZONING LOT ON WHICH THE  
PROPOSED PROJECT IS A LOT IN THE  
CITY OF NEW YORK CITY AND IS

LOCATED AT THE CORNER OF 6TH STREET  
AND HEIGHT STREET IN THE INTERSECTION OF

THE DISTRICT OF COLUMBIA AND IS

APPROXIMATELY 0.1 AC.

FOR:

[illegible]

22-58861-74  
 DATE OF COMPLETION 11-1-68  
 CONSTRUCTION CLASSIFICATION 11  
 STORIES 1  
 FEET 10  
 ACCURACY 100%  
 (KINDLY REMEMBER TO USE THE  
 CHAIRMAN FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.  
 YES NO

	YES	NO	
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM
WATER SUPPLY SYSTEM			
STANDPIPE FIRE TELEPHONE AND SIGNALING SYSTEM			
SMOKE DETECTOR			
FIRE ALARM AND SIGNAL SYSTEM			

STORM DRAINAGE DISCHARGES INTO:  
A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:  
A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OF DETENTION  
 BOARD OF WORKERS AND OFFICIALS CAL. 10  
 CITY OF LOS ANGELES CAL. 10  
 OTHER

NO CHANGE OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED  
TO FURNISH EVIDENCE OF THE CHANGES AND REVISIONS MADE ON THE 1/1/52

OFFICE COPY DEPARTMENT OF BUILDINGS

## DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF BROOKLYN, CITY OF NEW YORK

30

No. 111062

Date

## CERTIFICATE OF OCCUPANCY

Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. (Building Code.)

This certificate supersedes C. O. No.

The owner or owners of the building or premises:

THIS CERTIFIES that the ~~XXXX~~-altered ~~XXXXXX~~-building—premises located at  
629 Sixth Street, North Side, 127'10" West of 8th Ave.

Block 1084 Lot 51

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No.— Alt. 2615/44

Construction classification— Non-fireproof

Occupancy classification— Class A Converted Height 3 stories, 30 feet.

of completion— Const. 12/12/44 . Located in Residential Use District.  
Pl. 12/18/44

Area HD 12/19/44 Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

## PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
1st	Ground	-	-	-	Ordinary Use
2nd	40	-	-	-	One (1) Family
3rd	40	-	-	-	One (1) Family
4th	40	-	-	-	One (1) Family
TOTAL: Three (3) Families - Class "A" Multiple Dwelling - Converted					

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

Unless an approval for the same has been obtained from the Borough Superintendent, no change in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing height shall be made; nor shall the building be moved from one location or position to another; nor shall by any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in construction in any story shall not exceed the live loads specified on reverse side; the number of persons of each sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof from obtaining such other permits, licenses or approvals as are prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire extinguishers where required by law; nor from complying with any lawful order for additional fire extinguishers under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no violations or orders pending in the Department of Housing and Buildings at this time; that Section 2204 of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent, and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.



DEPARTMENT OF HOUSING AND BUILDINGS  
BOROUGH OF BROOKLYN, CITY OF NEW YORK

No. 109890

Date FEB. 10, 1944

hm

# CERTIFICATE OF OCCUPANCY

Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C26-181.0 to C26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. (Eng. Code)

This certificate supersedes C. O. No.

owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~building~~ building premises located at  
531 - 6th Street, North Side, 107' 10 1/2"  
West of 8th Avenue. Block 1084 Lot 30

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been met with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No. - A.P. 3273/1943

Construction classification - RM-F.P.

Occupancy classification - CLASS "A" CONVERTED Height 3 stories, 34 feet

of completion - PLUMB. 2/10/44 Located in RESIDENTIAL Use District

Area - HD 2/10/44 Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following provisions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

## PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
1st	Ground	-	-	-	Ordinary Use.
2nd	40	-	-	-	One (1) Family.
3rd	40	-	-	-	One (1) Family.
4th	40	-	-	-	One (1) Family.
TOTAL:		-	-	THREE (3) FAMILIES	
CLASS "A" MULTIPLE					
DWELLING - CONVERTED.					

A CERTIFICATE OF OCCUPANCY UNDER SECTION  
801 OF THE MULTIPLE DWELLING LAW.

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

Unless an approval for the same has been obtained from the Borough Superintendent, no change in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing height shall be made; nor shall the building be moved from one location or position to another; nor shall by any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses, in any story shall not exceed the live loads specified on reverse side; the number of persons of any sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishers issued under the direction of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any lawful order authorized direction to remove encroachment into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building included on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as indicated on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no outstanding violations or orders pending in the Department of Housing and Buildings at this time; that Section 24 of the New York City Charter has been complied with as certified by a report of the Fire Commissioner, Borough Superintendent, and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, platform or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.



**DEPARTMENT OF HOUSING AND BUILDINGS**  
**BOROUGH OF BROOKLYN, CITY OF NEW YORK**

100

No. **98793**Date **Nov. 4, 1940**

**CERTIFICATE OF OCCUPANCY**

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~new~~ building—premises located at  
**533/41 - 6th St., Northwest Corner 8th Avenue**

Block **1084** Lot **48**

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of Section 646 of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~XXXXXX~~ Alt. No. **Alt. 2524/40**

Construction classification—**Brick**

Occupancy classification—**Class A New Law** Height **4 & Base** stories, **54'3"** feet.

Const. **10/23/40**

Date of completion—**Pl. 11/1/40** Located in **Business** Use District.

**B** Area **HD 11/4/40** Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

**PERMISSIBLE USE AND OCCUPANCY**

STORY	LIVE LOADS Per sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Basement	-	-	-	-	One (1) Family (Janitor)
First	40	-	-	-	Four (4) Families
Second	40	-	-	-	Four (4) Families
Third	40	-	-	-	Four (4) Families
Fourth	40	-	-	-	Four (4) Families
TOTAL: Seventeen Families (17) including Janitor's apartment Class "A" Multiple Dwelling—New Law					

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL  
BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended, nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Housing and Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent, and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.

# DEPARTMENT OF BUILDINGS

BOROUGH OF **Brooklyn**

THE CITY OF NEW YORK

MAY 10 1973

208133

## CERTIFICATE OF OCCUPANCY

CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at

Block **1984** Lot **45-45**

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the

~~North~~ **East**
~~South~~ **West**

from the corner formed by the intersection of

~~5th Avenue~~ **6th Avenue**

and ~~6th Street~~ **6th Street**

thence **North 63'-6"** feet; thence **West 107'-10 1/2"** feet;

thence **South 63'-6"** feet; thence **East 107'-10 1/2"** feet;

thence **North 63'-6"** feet; thence **West 107'-10 1/2"** feet;

the point or place of beginning, conforms substantially to the approved plans and specifications, and to the require-

ments of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of

Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646e of the New York Charter have been complied

with as certified by a report of the Fire Commissioner to the Borough Superintendent.

or Alt. No.

Construction classification—**Warehouse**

Occupancy classification—**Parking Lot**

Height **2** stories feet

Date of completion—**May 3/73**

Located in **R-6** Zoning District

Time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following reso-

lutions of the Board of Standards and Appeals:

and The City Planning Commission:

(Calendar numbers to be inserted here)

### PERMISSIBLE USE AND OCCUPANCY

Street Parking Spaces

Street Loading Berths

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Street Lot	on ground	-	Parking for Twenty-four (24) cars. Accessory to Hospital (Use Group 4)
TOTAL: As Stated Above			
TEMPORARY: Two (2) years - Expires May 10, 1975			
Sewage Disposal: Sanitary Drainage (DOES) (DOES NOT) Discharge Into Either Sanitary or Combined Sewer			
Storm Drainage (DOES) (DOES NOT) Discharge Into Either Storm or Combined Sewer			

John J. [Signature]

Borough Superintendent

OFFICE COPY—DEPARTMENT OF BUILDINGS

# PERMITS TO CONSTRUCT

THE CITY OF NEW YORK

## PERMISSIBLE USE AND OCCUPANCY (continued)

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
1st	100	100	Office
2nd	100	100	Office
3rd	100	100	Office
4th	100	100	Office
5th	100	100	Office
6th	100	100	Office
7th	100	100	Office
8th	100	100	Office
9th	100	100	Office
10th	100	100	Office
11th	100	100	Office
12th	100	100	Office
13th	100	100	Office
14th	100	100	Office
15th	100	100	Office
16th	100	100	Office
17th	100	100	Office
18th	100	100	Office
19th	100	100	Office
20th	100	100	Office
21st	100	100	Office
22nd	100	100	Office
23rd	100	100	Office
24th	100	100	Office
25th	100	100	Office
26th	100	100	Office
27th	100	100	Office
28th	100	100	Office
29th	100	100	Office
30th	100	100	Office
31st	100	100	Office
32nd	100	100	Office
33rd	100	100	Office
34th	100	100	Office
35th	100	100	Office
36th	100	100	Office
37th	100	100	Office
38th	100	100	Office
39th	100	100	Office
40th	100	100	Office
41st	100	100	Office
42nd	100	100	Office
43rd	100	100	Office
44th	100	100	Office
45th	100	100	Office
46th	100	100	Office
47th	100	100	Office
48th	100	100	Office
49th	100	100	Office
50th	100	100	Office
51st	100	100	Office
52nd	100	100	Office
53rd	100	100	Office
54th	100	100	Office
55th	100	100	Office
56th	100	100	Office
57th	100	100	Office
58th	100	100	Office
59th	100	100	Office
60th	100	100	Office
61st	100	100	Office
62nd	100	100	Office
63rd	100	100	Office
64th	100	100	Office
65th	100	100	Office
66th	100	100	Office
67th	100	100	Office
68th	100	100	Office
69th	100	100	Office
70th	100	100	Office
71st	100	100	Office
72nd	100	100	Office
73rd	100	100	Office
74th	100	100	Office
75th	100	100	Office
76th	100	100	Office
77th	100	100	Office
78th	100	100	Office
79th	100	100	Office
80th	100	100	Office
81st	100	100	Office
82nd	100	100	Office
83rd	100	100	Office
84th	100	100	Office
85th	100	100	Office
86th	100	100	Office
87th	100	100	Office
88th	100	100	Office
89th	100	100	Office
90th	100	100	Office
91st	100	100	Office
92nd	100	100	Office
93rd	100	100	Office
94th	100	100	Office
95th	100	100	Office
96th	100	100	Office
97th	100	100	Office
98th	100	100	Office
99th	100	100	Office
100th	100	100	Office

Borough Superintendent

PERMITS TO CONSTRUCT

## DEPARTMENT OF BUILDINGS

ck BOROUGH OF Brooklyn, THE CITY OF NEW YORK

Date OCT 24 1963

No.

155573

## CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. 183956

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at

514 - 8th Avenue

Block 1084 Lot 44

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the west side of 8th Avenue  
 distant 63'6" feet north from the corner formed by the intersection of  
 6th Street and 8th Avenue  
 running thence north 36'6" feet; thence west 107'10 1/2" feet;  
 thence south 36'5" feet; thence east 107'10 1/2" feet;  
 running thence feet; thence feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.Y.C. A.E. No. 1412-1963

Construction classification—brick-nonfireproof

Occupancy classification—Class "A" Multiple Height 4 stories, 45 feet.

Date of completion Dwelling-New Law Located in R - 6 Zoning District.

at time of issuance of permit const. 10-22-63 plumb. 10-4-63

This certificate is subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:  
 and The City Planning Commission:

(Calendar numbers to be inserted here)

## PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces

Off-Street Loading Berths

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Cellar	ground	-	ordinary
First	40	-	four (4) families
Second	40	-	two (2) families
Third	40	-	two (2) families
Fourth	40	-	two (2) families

TOTAL:- Ten (10) families

CLASS "A" MULTIPLE DWELLING - New Law

FIRE DEPARTMENT APPROVAL DATED MAY 31, 1963 - (fuel oil)

THE ISSUANCE OF THIS CERTIFICATE OF OCCUPANCY IS PREDICATED UPON THE FINAL  
 REPORT OF INSPECTION MADE ON SEPTEMBER 4, 1963.

THIS CERTIFICATE SHALL ALSO BE CONSIDERED  
 A CERTIFICATE OF COMPLIANCE UNDER SECTION  
 2401 OF THE MULTIFAMILY DWELLING LAW

OFFICE COPY—DEPARTMENT OF BUILDINGS

Borough Superintendent

*William J. [Signature]*  
*John [Signature]*



# PERMISSIBLE USE AND OCCUPANCY (continued)

APPROVED FOR THE CITY OF NEW YORK

## PERMISSIBLE USE AND OCCUPANCY (continued)

STORY	LIVE LOADS PSF	PERSONS ACCOMMODATED	USE
THIRTEENTH FLOOR	100	100	OFFICE
TWELFTH FLOOR	100	100	OFFICE
ELEVENTH FLOOR	100	100	OFFICE
TENTH FLOOR	100	100	OFFICE
NINTH FLOOR	100	100	OFFICE
EIGHTH FLOOR	100	100	OFFICE
SEVENTH FLOOR	100	100	OFFICE
SIXTH FLOOR	100	100	OFFICE
FIFTH FLOOR	100	100	OFFICE
FOURTH FLOOR	100	100	OFFICE
THIRD FLOOR	100	100	OFFICE
SECOND FLOOR	100	100	OFFICE
FIRST FLOOR	100	100	OFFICE
BASEMENT	100	100	OFFICE

Borough Superintendent

evb

## DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF BROOKLYN, CITY OF NEW YORK

No.

Date

## CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7, Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at  
**512--8th Avenue; W/S 80'0" S. of 5th Street**

Block 1084 Lot 43

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~XXXXXX Alt. #201/47~~Construction classification ~~Non-Fireproof~~Occupancy classification ~~Heretofore Converted~~ Height **3 & Base.** stories, **42** feet.Dwelling-class **"A"** Located in **Residence** Use District.Date of completion ~~Const. 6-25-53~~ Plumb. ~~6-25-53~~ Height Zone at time of issuance of permitO. Area ~~H.D. 6-29-53~~

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:  
 (Calendar numbers to be inserted here)

## PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	Ground	-	-	-	Storage
Basement	40	-	-	-	Two (2) families
First	40	-	-	-	Two (2) families
Second	40	-	-	-	Two (2) families
Third	40	-	-	-	Two (2) families
TOTAL Eight (8) Families					
Class "A" Multiple Dwelling-Heretofore Converted					

THIS CERTIFICATE SHALL ALSO BE CONSIDERED  
 A CERTIFICATE OF COMPLIANCE UNDER SECTION  
 24 OF THE HULLMAN ACT

Borough Superintendent.

CERTIFICATE WILL BE NULL AND VOID IF ALTERED IN ANY MANNER OR ADDITIONS ARE MADE THERETO.  
 (Page 1)

*Signature*

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL  
BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof, from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Housing and Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent, and that so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.

BVB

## DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF BROOKLYN, CITY OF NEW YORKNo. 1068

Date

## CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at  
505--8th Avenue, W/S 40'0" S. of 5th Street

Block 1084 Lot 41

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

NYCHA Alt. No. 1968/50Construction classification Brick Non-FireproofOccupancy classification Class "B" Converted Dwelling Height 3 & Base stories, 43'6" feet.Date of completion Const. 12-18-50 Located in Residence Use District.B. Area Plumb. 8-24-51 Height Zone at time of issuance of permitH.D. 9-12-51

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

## PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	Ground	-	-	-	Ordinary use
Basement	40	-	-	-	One (1) family
First	40	-	-	-	Two (2) furnished rooms conjunctively and one (1) family
Second	40	-	-	-	Two (2) furnished rooms
Third	40	-	-	-	Three (3) furnished rooms
TOTAL: Two (2) families and seven (7) furnished rooms					
Class "B" Multiple Dwelling-Converted					



**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Housing and Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent, and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.



## DEPARTMENT OF BUILDINGS

ek BOROUGH OF **Brooklyn**, THE CITY OF NEW YORK  
 MAY 6 1965 No. 191648

## CERTIFICATE OF OCCUPANCY

CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL  
 BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. **146941**

THIS CERTIFIES that the ~~NEW~~ altered ~~EXISTING~~ building—premises located at  
**504 - 8th Avenue** Block **1084** Lot **40**

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the **west** side of **8th Avenue**  
 and **5th Street**  
 running thence **west 90** feet; thence **south 20** feet;  
 thence **east 90** feet; thence **north 20** feet;  
 running thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;

the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646e of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No. **Alt. 2075-1962** Construction classification **class 3**  
 occupancy classification **Class "A" Multiple** Height **Base & 3** stories, **38** feet.  
 date of completion **dwelling converted** Located in **R 6** Zoning District.  
 time of issuance of permit **const. 4-30-65** **plumb. 4-28-65**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:  
 and The City Planning Commission:

## PERMISSIBLE USE AND OCCUPANCY

Street Parking Spaces \_\_\_\_\_  
 Street Loading Berths \_\_\_\_\_

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
cellar	ground	-	ordinary
basement	40	-	one (1) family
first	40	-	one (1) family
second	40	-	one (1) family
third	40	-	one (1) family
TOTAL:- Four (4) families			
CLASS "A" MULTIPLE DWELLING - converted			

The issuance of this Certificate of Occupancy is predicated upon the final report of inspection made on January 19, 1965 - (fuel oil)

Fire Department Account #C678255 Issued January 19, 1965 - (fuel oil)

OFFICE COPY—DEPARTMENT OF BUILDINGS

*William Lott*  
 Borough Superintendent

*Martin S. ...*

# DEPARTMENT OF BUILDINGS

THE CITY OF NEW YORK

SECTION OF

1918

## PERMISSIBLE USE AND OCCUPANCY (continued)

STORY	LIVE LOADS	PERSONS	USE
1st	100 lbs.	100	Residential
2nd	100 lbs.	100	Residential
3rd	100 lbs.	100	Residential
4th	100 lbs.	100	Residential
5th	100 lbs.	100	Residential
6th	100 lbs.	100	Residential
7th	100 lbs.	100	Residential
8th	100 lbs.	100	Residential
9th	100 lbs.	100	Residential
10th	100 lbs.	100	Residential
11th	100 lbs.	100	Residential
12th	100 lbs.	100	Residential
13th	100 lbs.	100	Residential
14th	100 lbs.	100	Residential
15th	100 lbs.	100	Residential
16th	100 lbs.	100	Residential
17th	100 lbs.	100	Residential
18th	100 lbs.	100	Residential
19th	100 lbs.	100	Residential
20th	100 lbs.	100	Residential
21st	100 lbs.	100	Residential
22nd	100 lbs.	100	Residential
23rd	100 lbs.	100	Residential
24th	100 lbs.	100	Residential
25th	100 lbs.	100	Residential
26th	100 lbs.	100	Residential
27th	100 lbs.	100	Residential
28th	100 lbs.	100	Residential
29th	100 lbs.	100	Residential
30th	100 lbs.	100	Residential
31st	100 lbs.	100	Residential
32nd	100 lbs.	100	Residential
33rd	100 lbs.	100	Residential
34th	100 lbs.	100	Residential
35th	100 lbs.	100	Residential
36th	100 lbs.	100	Residential
37th	100 lbs.	100	Residential
38th	100 lbs.	100	Residential
39th	100 lbs.	100	Residential
40th	100 lbs.	100	Residential
41st	100 lbs.	100	Residential
42nd	100 lbs.	100	Residential
43rd	100 lbs.	100	Residential
44th	100 lbs.	100	Residential
45th	100 lbs.	100	Residential
46th	100 lbs.	100	Residential
47th	100 lbs.	100	Residential
48th	100 lbs.	100	Residential
49th	100 lbs.	100	Residential
50th	100 lbs.	100	Residential
51st	100 lbs.	100	Residential
52nd	100 lbs.	100	Residential
53rd	100 lbs.	100	Residential
54th	100 lbs.	100	Residential
55th	100 lbs.	100	Residential
56th	100 lbs.	100	Residential
57th	100 lbs.	100	Residential
58th	100 lbs.	100	Residential
59th	100 lbs.	100	Residential
60th	100 lbs.	100	Residential
61st	100 lbs.	100	Residential
62nd	100 lbs.	100	Residential
63rd	100 lbs.	100	Residential
64th	100 lbs.	100	Residential
65th	100 lbs.	100	Residential
66th	100 lbs.	100	Residential
67th	100 lbs.	100	Residential
68th	100 lbs.	100	Residential
69th	100 lbs.	100	Residential
70th	100 lbs.	100	Residential
71st	100 lbs.	100	Residential
72nd	100 lbs.	100	Residential
73rd	100 lbs.	100	Residential
74th	100 lbs.	100	Residential
75th	100 lbs.	100	Residential
76th	100 lbs.	100	Residential
77th	100 lbs.	100	Residential
78th	100 lbs.	100	Residential
79th	100 lbs.	100	Residential
80th	100 lbs.	100	Residential
81st	100 lbs.	100	Residential
82nd	100 lbs.	100	Residential
83rd	100 lbs.	100	Residential
84th	100 lbs.	100	Residential
85th	100 lbs.	100	Residential
86th	100 lbs.	100	Residential
87th	100 lbs.	100	Residential
88th	100 lbs.	100	Residential
89th	100 lbs.	100	Residential
90th	100 lbs.	100	Residential
91st	100 lbs.	100	Residential
92nd	100 lbs.	100	Residential
93rd	100 lbs.	100	Residential
94th	100 lbs.	100	Residential
95th	100 lbs.	100	Residential
96th	100 lbs.	100	Residential
97th	100 lbs.	100	Residential
98th	100 lbs.	100	Residential
99th	100 lbs.	100	Residential
100th	100 lbs.	100	Residential

Borough Superintendent

DEPARTMENT OF BUILDINGS

25, 26, 28,  
39-44, 46,  
48, 50-59,  
164, 1001  
and 1002

BSA CALENDAR NO.

BLOCK 1084LOT and 1002

SUBJECT SITE ADDRESS

505-525 6<sup>th</sup> Street, Brooklyn

APPLICANT

Kramer Levin Naftalis & Frankel LLP

COMPLIANT: "Y"

IF NOT: "N" and  
INDICATE AMT  
OVER/UNDER

R6(C1-1  
overlay)/  
R6B/  
R7B

ZONING DISTRICT

PRIOR BSA# 142-92-BZ

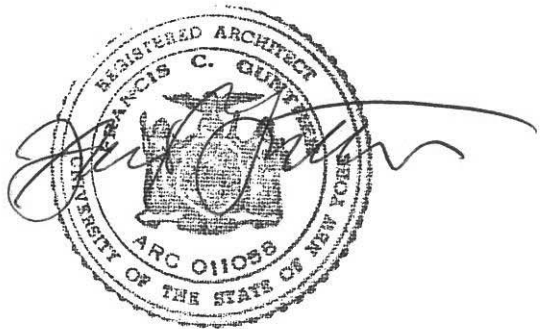
SPECIAL/HISTORIC DISTRICT  
COMMUNITY BOARD 6

	<u>APPLICABLE</u> ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	
LOT AREA	NA		NA		120,569	120,569	Y
LOT WIDTH	NA		NA		696'	696'	Y
USE GROUP (S)	22-10, 32-10	1-4, 6			2, 3, 4, 6	3, 4, 6	Y <sup>1</sup>
FA RESIDENTIAL	22-11				NA	0	Y <sup>2</sup>
FA COMMUNITY FACILITY	24-11	531,120			161,534	472,569	Y
FA COMMERCIAL/INDUST.	33-121				16,005	16,005	Y
FLOOR AREA TOTAL	24-11	531,120			161,534	472,569	Y <sup>3</sup>
FAR RESIDENTIAL	NA				NA	0	Y <sup>3</sup>
FAR COMMUNITY FACILITY	24-11	4.8, 2, 3			1.31	3.82	Y
FAR COMMERCIAL/INDUST.	NA						Y
FAR TOTAL	24-11	4.8, 2, 3			1.31	3.82	Y <sup>3</sup>
OPEN SPACE	NA		NA		NA	NA	Y
OPEN SPACE RATIO	NA		NA		NA	NA	Y
LOT COVERAGE (%)	24-11	66.89 (avg)			26	64.4	N <sup>4</sup>
NO. DWELLING UNITS	NA	NA			NA	0	Y <sup>2</sup>
WALL HEIGHT R6B/R7B	24-522	40' / 60'			NA	74' / 61'	N (34' / 1')
TOTAL HEIGHT R6B/R7B	24-522	50' / 75'			NA	141' / 89'	N (91' / 14')
NUMBER OF STORIES					NA	8	N <sup>5</sup>
FRONT YARD	24-34		None		NA	None	Y
SIDE YARD	24-35		None		NA	None	Y
SIDE YARD	24-35		None		NA	NA	Y
REAR YARD	24-36,24-382		30' / 60'		30' / 60'	30' / 60'	N <sup>6</sup>
SETBACK (S)	24-552		20' / 10"		NA	Varied	N
SKY EXP. PLANE (SLOPE)	24-522	2.7 to 1			NA	NA	N
NO. PARKING SPACES	25-31		+426				Y
LOADING BERTH (S)	25-72	NA	NA		2	4	Y
OTHER: <u>Signage<sup>7</sup></u>							

\* In Applicable ZR Section column : For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R4/23-141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to **current R district requirements**, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to **nearest district where permitted**. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included. NOTES: See attached.

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## BSA ZONING ANALYSIS

### NOTES

<sup>1</sup>Calculations for lot area and width, use group, floor area and FAR, lot coverage, required rear yards, parking, and loading are for the zoning lot. Other calculations are for the development site, which comprises a majority of the zoning lot and is located in R6, R6B and R7B zoning districts.

<sup>2</sup>Existing residential floor area and dwelling units on the zoning lot will be demolished.

<sup>3</sup>The proposed building would not utilize all of the available floor area on the zoning lot, but it would require the distribution of permitted floor area across zoning district boundaries, from the R6 portion to the R6B and R7B portions, contrary to ZR 24-11 and 77-02. Proposed floor area includes existing floor area to remain on zoning lot.

<sup>4</sup>The proposed lot coverage in the R6, R6B and R7B portions of the zoning lot exceeds the maximum percentage of lot coverage permitted in such portions by ZR 24-11.

<sup>5</sup>The proposed building exceeds maximum height/stories of front wall and intrudes on sky exposure plane in R6 district contrary to ZR-522.

<sup>6</sup>Portions of the proposed building exceeding a height of 23 feet and located within rear yard equivalents in the R6 and R6B portions of the zoning lot are not permitted obstructions, contrary to ZR 24-33 and 24-382. Rear yard is complying in the interior lot portion of the R6 district.

<sup>7</sup>The proposed signs exceeds the maximum permitted number and surface area, contrary to ZR 22-321. One identification sign, with an area not exceeding 12 square feet, and one bulletin board, with an area not exceeding 16 square feet, are permitted. The proposed building would have a total of four signs to provide wayfinding for pedestrians and vehicles that each exceed the maximum allowable surface area.



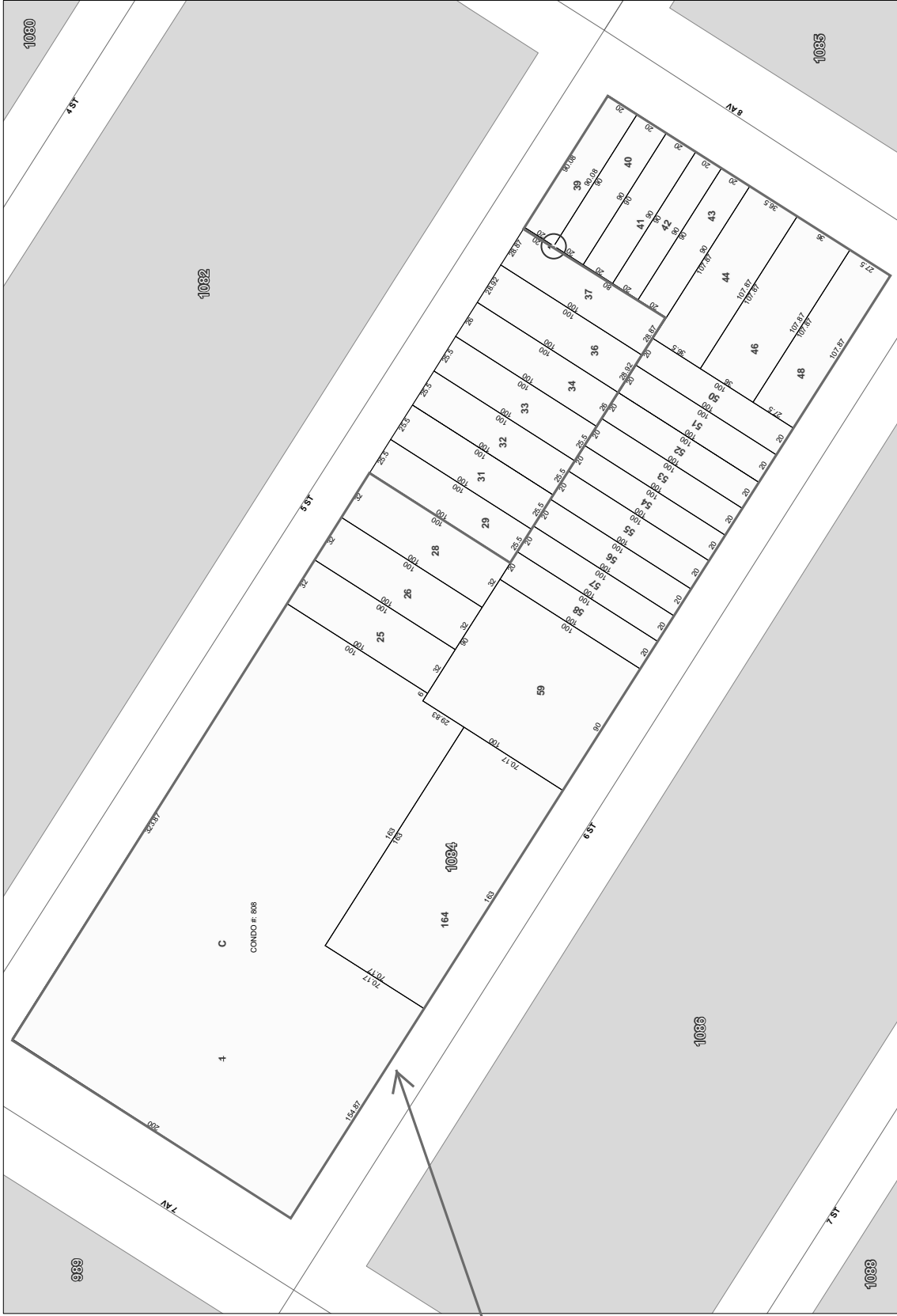


# NYC Digital Tax Map

Effective Date : 12-04-2008 14:01:20

End Date : Current

Brooklyn Block: 1084



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

ZONING LOT



View northwest from corner of 8th Avenue and 6th Street

Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 10, 2013



Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 10, 2013





PROJECT  
SITE

8TH AVENUE

Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 10, 2013



View southwest from corner of 8th Avenue and 5th Street

Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 10, 2013





Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 22, 2013



View southwest from 5th Street

Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 10, 2013



View southeast from 5th Street

Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 10, 2013





View southwest from 5th Street

Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 10, 2013



Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 10, 2013





Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 10, 2013



View southeast from corner of 7th Street and 5th Avenue

Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 22, 2013



View northwest from 6th Street

Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 22, 2013





Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 22, 2013



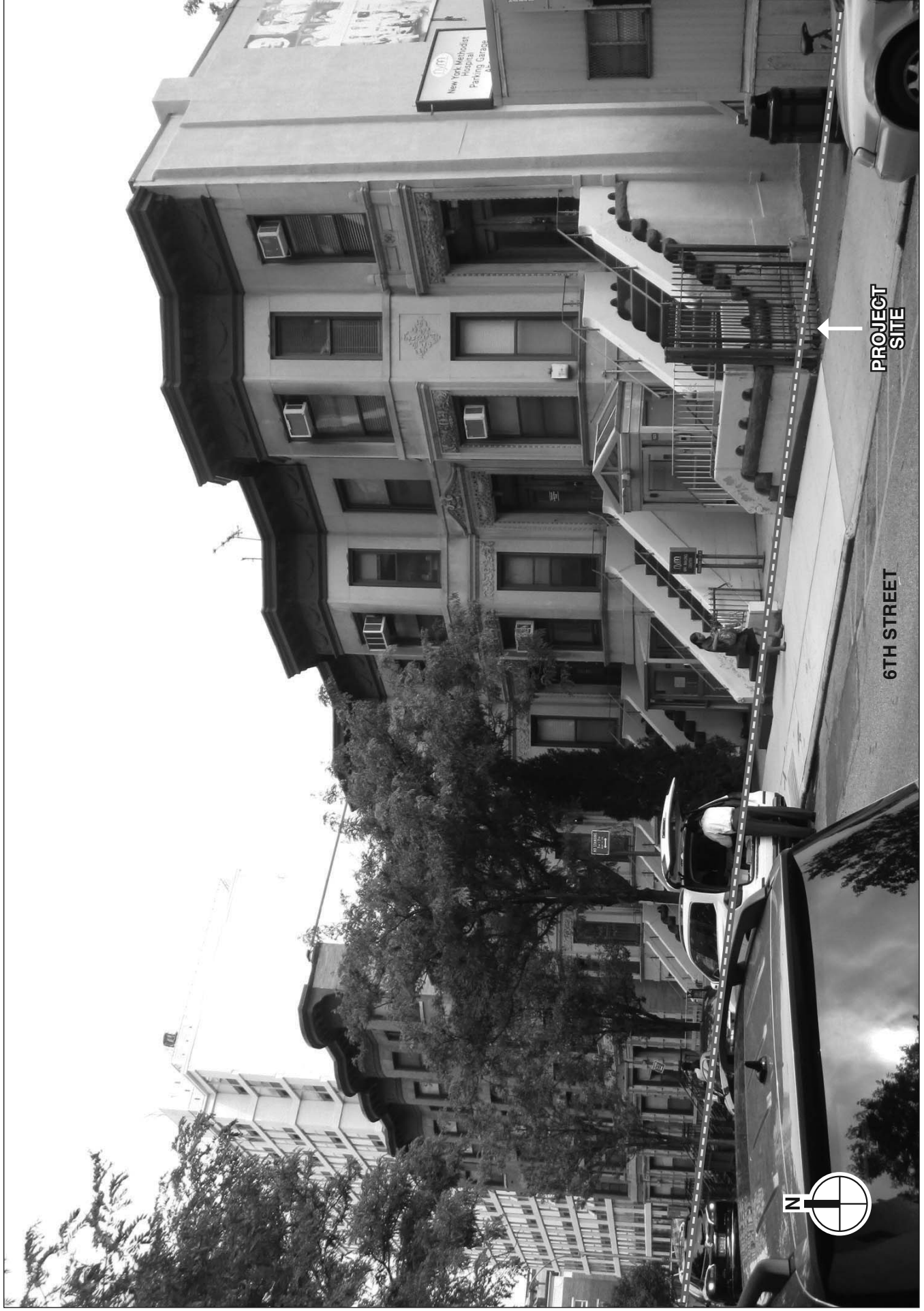
View from 6th Street 14

Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 22, 2013





Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 10, 2013



6TH STREET

PROJECT  
SITE

Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 10, 2013



View northwest from 6th Street 17

Alex Lieber  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
July 10, 2013



**505-525 6<sup>th</sup> Street, Brooklyn****List of Owners and Tenants****Surrounding property owners within 200 ft. of site per BSA standard for special permits:**

<b>NO.</b>	<b>BLOCK</b>	<b>LOT</b>	<b>OWNER</b>	<b>ADDRESS</b>
1	986	44	Santo Anello	Santo Anello 294 7 <sup>th</sup> Avenue Brooklyn, NY 11215
2	986	46	246 Seventh Avenue LLC	246 Seventh Avenue LLC 473 5 <sup>th</sup> Street Brooklyn, NY 11215
3	986	47	Karen Jacobson & R. Glen Hass	Karen Jacobson & R. Glen Hass 471 5 <sup>th</sup> Street Brooklyn, NY 11215
4	986	48	Grace Mroz	Grace Mroz 469 5 <sup>th</sup> Street Brooklyn, NY 11215
5	986	49	Elaine Dong	Elaine Dong 467 5 <sup>th</sup> Street Brooklyn, NY 11215
6	986	50	Neal M. Goldman	Neal M. Goldman 465 5 <sup>th</sup> Street Brooklyn, NY 11215
7	986	51	Lesly Jean-Pierre	Lesly Jean-Pierre 463 5 <sup>th</sup> Street Brooklyn, NY 11215
8	989	39	Alexander Shifrin & Inna Shifrin	Alexander Shifrin & Inna Shifrin 466 5 <sup>th</sup> Street Brooklyn, NY 11215
9	989	1001	Stephen P. Husiak	Stephen P. Husiak 468 5 <sup>th</sup> Street, Apt. 1 Brooklyn, NY 11215
10	989	1002	John Leff & Patricia Taner Leff	John Leff & Patricia Taner Leff 468 5 <sup>th</sup> Street, Apt. 2 Brooklyn, NY 11215
11	989	1003	Nathaniel C. Naidich	Nathaniel C. Naidich 82 Oakland Avenue Port Washington, NY 11050
12	989	1004	Nicholas Nyhan	Nicholas Nyhan 343 13 <sup>th</sup> Street Brooklyn, NY 11215
13	989	41	474 5 <sup>th</sup> Street Tenants Corp.	474 5 <sup>th</sup> Street Tenants Corp. 254 7 <sup>th</sup> Avenue Brooklyn, NY 11215

NO.	BLOCK	LOT	OWNER	ADDRESS
14	989	42	Franco Destefano-Russo	Franco Destefano-Russo 607 5 <sup>th</sup> Street Brooklyn, NY 11215
15	989	43	258 Seventh Avenue Associates	258 Seventh Avenue Associates 5602 8 <sup>th</sup> Avenue Brooklyn, NY 11220
16	989	44	Greenwood Baptist Church	Greenwood Baptist Church 461 6 <sup>th</sup> Street Brooklyn, NY 11215
17	989	54	Yurman Family Holdings LLC	Yurman Family Holdings LLC 459 6 <sup>th</sup> Street Brooklyn, NY 11215
18	995	41	474 Sixth Street Associates LLC	474 Sixth Street Associates LLC c/o Dr. Cesar Torras 474 6 <sup>th</sup> Street Brooklyn, NY 11215
19	995	43	274 Seventh Avenue Realty Corp.	274 Seventh Avenue Realty Corp. c/o Godin Management 25 8 <sup>th</sup> Avenue Brooklyn, NY 11217
20	995	47	All Saints P.E. Church	All Saints P.E. Church 288 7 <sup>th</sup> Avenue Brooklyn, NY 11215
21	995	48	All Saints P.E. Church	All Saints P.E. Church 290 7 <sup>th</sup> Avenue Brooklyn, NY 11215
22	1082	1	NYC Department of Education	NYC Department of Education 52 Chambers Street Lobby 1 New York, NY 10007
23	1082	26	DGW, LLC	DGW, LLC P.O. Box 370 Stanfordville, NY 12581
24	1082	27	Guy Bacicalupi & Murial Malka	Guy Bacicalupi & Murial Malka 488 4 <sup>th</sup> Street Brooklyn, NY 11215
25	1082	28	Sophia Romero-Schwartz & Daniel Schwartz	Sophia Romero-Schwartz & Daniel Schwartz 490 4 <sup>th</sup> Street Brooklyn, NY 11215
26	1082	29	Alice Patton & Phyllis Salome	Alice Patton & Phyllis Salome 323 River Road South Deerfield, MA 01373
27	1082	30	John Mullen	John Mullen 494 4 <sup>th</sup> Street Brooklyn, NY 11215

NO.	BLOCK	LOT	OWNER	ADDRESS
28	1082	31	Gary B. Holtan	Gary B. Holtan 487 4 <sup>th</sup> Street Brooklyn, NY 11215
29	1082	32	Judith Londa & Bruce Londa	Judith Londa & Bruce Londa 498 4 <sup>th</sup> Street Brooklyn, NY 11215
30	1082	33	John Parham & Maria Santana	John Parham & Maria Santana 500 4 <sup>th</sup> Street Brooklyn, NY 11215
31	1082	34	Benjamin Statz & Katherine Lederer	Benjamin Statz & Katherine Lederer 4525 Dean Martin Blvd. Las Vegas, NV 89103
32	1082	35	Eric Hason	Eric Hason 504 4 <sup>th</sup> Street Brooklyn, NY 11215
33	1082	37	Dal 404 8 <sup>th</sup> Avenue	Dal 404 8 <sup>th</sup> Avenue 8307 5 <sup>th</sup> Avenue Brooklyn, NY 11209
34	1082	39	Richard Giancola	Richard Giancola 90 79 <sup>th</sup> Street Brooklyn, NY 11209
35	1082	7502	412 & 420 Eighth Avenue Condominium	412 & 420 Eighth Avenue Condominium Dal 412 8 <sup>th</sup> Avenue LLC & Dal 8 <sup>th</sup> Avenue LLC 8307 5 <sup>th</sup> Avenue Brooklyn, NY 11209
36	1082	1101	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
37	1082	1102	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
38	1082	1103	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
39	1082	1104	Judith Slane	Judith Slane 420 8 <sup>th</sup> Avenue, Apt. 1C Brooklyn, NY 11215
40	1082	1105	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209

NO.	BLOCK	LOT	OWNER	ADDRESS
41	1082	1106	Ryan Harris & Whitney Casser	Ryan Harris & Whitney Casser 420 8 <sup>th</sup> Avenue, Apt. 2 Brooklyn, NY 11215
42	1082	1107	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
43	1082	1108	Edouard Chanteux & Belinda Carrasco	Edouard Chanteux & Belinda Carrasco 420 8 <sup>th</sup> Avenue, Apt. 2C Brooklyn, NY 11215
44	1082	1109	William Villano & Zoe Kogan	William Villano & Zoe Kogan 420 8 <sup>th</sup> Avenue, Apt. 2D Brooklyn, NY 11215
45	1082	1110	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
46	1082	1111	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
47	1082	1112	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
48	1082	1113	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
49	1082	1114	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
50	1082	1115	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
51	1082	1116	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
52	1082	1117	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209

NO.	BLOCK	LOT	OWNER	ADDRESS
53	1082	1118	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
54	1082	1119	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
55	1082	1120	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
56	1082	1121	Rhoda Chan & David Scheck	Rhoda Chan & David Scheck 412 8 <sup>th</sup> Avenue, A2 Brooklyn, NY 11215
57	1082	1122	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
58	1082	1123	Melania Nice	Melania Nice 412 8 <sup>th</sup> Avenue, A4 Brooklyn, NY 11215
59	1082	1124	Michael Grabowski & Laxmi Rao Grabowski	Michael Grabowski & Laxmi Rao Grabowski 412 8 <sup>th</sup> Avenue, B1 Brooklyn, NY 11215
60	1082	1125	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
61	1082	1126	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
62	1082	1127	Rachel Ciporen & Elizabeth Knauer	Rachel Ciporen & Elizabeth Knauer 412 8 <sup>th</sup> Avenue, B4 Brooklyn, NY 11215
63	1082	1128	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
64	1082	1129	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209



NO.	BLOCK	LOT	OWNER	ADDRESS
65	1082	1130	Andrew Bast & Ana Bast	Andrew Bast & Ana Bast 412 8 <sup>th</sup> Avenue, C3 Brooklyn, NY 11215
66	1082	1131	Owner/Agent	Owner/Agent 8307 5 <sup>th</sup> Avenue Brooklyn, NY 11209
67	1082	1132	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
68	1082	1133	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
69	1082	1134	Johnathan Adler	Johnathan Adler 412 8 <sup>th</sup> Avenue, D3 Brooklyn, NY 11215
70	1082	1135	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
71	1082	1136	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
72	1082	1137	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
73	1082	1138	Owner/Agent	Owner/Agent James Realty 8307 5 <sup>th</sup> Avenue, Suite 2 Brooklyn, NY 11209
74	1082	47	529 RAR Realty LLC	529 RAR Realty LLC 100 7 <sup>th</sup> Avenue Brooklyn, NY 11215
75	1082	49	525 Fifth St. Owners Corp.	525 Fifth St. Owners Corp. 525 5 <sup>th</sup> Street, Apt. 8 Brooklyn, NY 11215
76	1082	50	Fifth St. LLC	Fifth St. LLC 1175 E. 13 <sup>th</sup> St. Brooklyn, NY 11230
77	1082	52	Teresa Imbriano	Teresa Imbriano 2137 84 <sup>th</sup> Street Brooklyn, NY 11214

NO.	BLOCK	LOT	OWNER	ADDRESS
78	1082	7501	515 5 <sup>th</sup> Street Condominium	515 5 <sup>th</sup> Street Condominium 4G Realty LLC 342 7 <sup>th</sup> Avenue Brooklyn, NY 11215
79	1082	1001	Charles Perkel and Philippa Garson	Charles Perkel and Philippa Garson 515 5 <sup>th</sup> Street, Apt. 1L Brooklyn, NY 11215
80	1082	1002	Owner/Agent	Owner/Agent 515 5 <sup>th</sup> Street, Apt. 1R Brooklyn, NY 11215
81	1082	1003	Owner/Agent	Owner/Agent 515 5 <sup>th</sup> Street, Apt. 2L Brooklyn, NY 11215
82	1082	1004	David Karl Goodman & Asya Gelfand	David Karl Goodman & Asya Gelfand 515 5 <sup>th</sup> Street, Apt. 2R Brooklyn, NY 11215
83	1082	1005	Owner/Agent	Owner/Agent 515 5 <sup>th</sup> Street, Apt. 3L Brooklyn, NY 11215
84	1082	1006	Erika Poulsen & Thomas Barnes	Erika Poulsen & Thomas Barnes 515 5 <sup>th</sup> Street, Apt. 3R Brooklyn, NY 11215
85	1082	1007	David Caruso & Kelly Fitzgerald	David Caruso & Kelly Fitzgerald 515 5 <sup>th</sup> Street, Apt. 4L Brooklyn, NY 11215
86	1082	1008	Elizabeth Mei & Kin Wing Chan	Elizabeth Mei & Kin Wing Chan 515 5 <sup>th</sup> Street, Apt. 4R Brooklyn, NY 11215
87	1083	1	The Church of the Virgin Mary Greek Melchite Rite	The Church of the Virgin Mary Greek Melchite Rite 216 8 <sup>th</sup> Avenue Brooklyn, NY 11215
88	1083	5	401 8 <sup>th</sup> Avenue Tenants Corp.	401 8 <sup>th</sup> Avenue Tenants Corp. 25 8 <sup>th</sup> Avenue Brooklyn, NY 11217
89	1085	1	Methodist Hospital	New York Methodist Hospital Elliot M. Gamberg, Director 506 6 <sup>th</sup> Street Brooklyn, NY 11215
90	1085	2	Brian Holtan	Brian Holtan 517 8 <sup>th</sup> Avenue, #A Brooklyn, NY 11215
91	1085	3	515 Realty LLC	515 Realty LLC 100 7 <sup>th</sup> Avenue Brooklyn, NY 11215

NO.	BLOCK	LOT	OWNER	ADDRESS
92	1085	4	513 8 <sup>th</sup> Ave. Housing Corp.	513 8 <sup>th</sup> Ave. Housing Corp. 513 8 <sup>th</sup> Avenue Brooklyn, NY 11215
93	1085	5	Joseph G. Lian 2006 Revocable Trust	Joseph G. Lian 2006 Revocable Trust 511 8 <sup>th</sup> Avenue Brooklyn, NY 11215
94	1085	6	George Farran	George Farran 197 7 <sup>th</sup> Avenue Brooklyn, NY 11215
95	1085	7	Zeniou Realty LLC	Zeniou Realty LLC 54 85 <sup>th</sup> Street Brooklyn, NY 11209
96	1085	8	Henrietta Sherwin	Henrietta Sherwin 505 8 <sup>th</sup> Avenue Brooklyn, NY 11215
97	1085	7502	503 8 <sup>th</sup> Avenue Condominium	503 8 <sup>th</sup> Avenue Condominium 503 8 <sup>th</sup> Avenue LLC 335 7 <sup>th</sup> Avenue Brooklyn, NY 11215
98	1085	1101	Barbara Schierenbeck	Barbara Schierenbeck 503 8 <sup>th</sup> Avenue, Unit 1 Brooklyn, NY 11215
99	1085	1102	David Kasakove & Yael Kasakove	David Kasakove & Yael Kasakove 503 8 <sup>th</sup> Avenue, Unit 2 Brooklyn, NY 11215
100	1085	1103	David Sherman & Benita Welch	David Sherman & Benita Welch 503 8 <sup>th</sup> Avenue, Unit 3 Brooklyn, NY 11215
101	1085	1104	Juan Lazaro Pena	Juan Lazaro Pena 160 Lincoln Place, Apt. 1A Brooklyn, NY 11217
102	1085	10	Ernesto Imbriano	Ernesto Imbriano 501 8 <sup>th</sup> Avenue Brooklyn, NY 11215
103	1085	11	Gerard Hammond & Erika Hammond	Gerard Hammond & Erika Hammond 564 5 <sup>th</sup> Street Brooklyn, NY 11215
104	1085	71	Fred Giancola	Fred Giancola 64 76 <sup>th</sup> Street Brooklyn, NY 11209
105	1087	6	RC Ch. St. Saviour	RC Ch. St. Saviour 611 8 <sup>th</sup> Avenue Brooklyn, NY 11215
106	1087	7	St. Saviour's R.C. Church	St. Saviour's R.C. Church 611 8 <sup>th</sup> Avenue Brooklyn, NY 11215

NO.	BLOCK	LOT	OWNER	ADDRESS
107	1086	1	New York Methodist Hospital	New York Methodist Hospital Elliot M. Gamberg, Director 506 6 <sup>th</sup> Street Brooklyn, NY 11215
108	1084	29	522 5 <sup>th</sup> Street LLC	522 5 <sup>th</sup> Street LLC 522 5 <sup>th</sup> Street Brooklyn, NY 11215
109	1084	31	Park Five Corp.	Park Five Corp. Donald R. Fried 1 Scarsdale Road, Apt. 516 Tuckahoe, NY 10707
110	1084	32	Leonard Shiller & Elyse Shiller	Leonard Shiller & Elyse Shiller 489 1 <sup>st</sup> Street Brooklyn, NY 11215
111	1084	33	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn Chief Acct. 506 6 <sup>th</sup> Street Brooklyn, NY 11215
112	1084	34	Gail Yap & Carl Makower	Gail Yap & Carl Makower 596 7 <sup>th</sup> Street Brooklyn, NY 11215
113	1084	36	Elaine Kleinberg	Elaine Kleinberg 536A 5 <sup>th</sup> Street Brooklyn, NY 11215
114	1084	37	Robert Lopes	Robert Lopes 3 Mark Twain Lane West Redding, CT 06896
115	1084	1001	New York Methodist Hospital	New York Methodist Hospital Elliot M. Gamberg, Director 506 6 <sup>th</sup> Street Brooklyn, NY 11215
116	1084	1002	New York Methodist Hospital	New York Methodist Hospital Elliot M. Gamberg, Director 506 6 <sup>th</sup> Street Brooklyn, NY 11215
117	1084	164	Owner/Agent	Owner/Agent 501 6 <sup>th</sup> Street Brooklyn, NY 11215
118	1084	25	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn Elliot M. Gamberg, Director 506 6 <sup>th</sup> Street Brooklyn, NY 11215
119	1084	26	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn Elliot M. Gamberg, Director 506 6 <sup>th</sup> Street Brooklyn, NY 11215

NO.	BLOCK	LOT	OWNER	ADDRESS
120	1084	28	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn Elliot M. Gamberg, Director 506 6 <sup>th</sup> Street Brooklyn, NY 11215
121	1084	59	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn Elliot M. Gamberg, Director 506 6 <sup>th</sup> Street Brooklyn, NY 11215
122	1084	58	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn Elliot M. Gamberg, Director 506 6 <sup>th</sup> Street Brooklyn, NY 11215
123	1084	57	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn Elliot M. Gamberg, Director 506 6 <sup>th</sup> Street Brooklyn, NY 11215
124	1084	56	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn Chief Acct. 506 6 <sup>th</sup> Street Brooklyn, NY 11215
125	1084	55	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn Chief Acct. 506 6 <sup>th</sup> Street Brooklyn, NY 11215
126	1084	54	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn 506 6 <sup>th</sup> Street Brooklyn, NY 11215
127	1084	53	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn 506 6 <sup>th</sup> Street Brooklyn, NY 11215
128	1084	52	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn 506 6 <sup>th</sup> Street Brooklyn, NY 11215
129	1084	51	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn 506 6 <sup>th</sup> Street Brooklyn, NY 11215
130	1084	50	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn 506 6 <sup>th</sup> Street Brooklyn, NY 11215
131	1084	48	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn 506 6 <sup>th</sup> Street Brooklyn, NY 11215
132	1084	46	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn 506 6 <sup>th</sup> Street Brooklyn, NY 11215



<b>NO.</b>	<b>BLOCK</b>	<b>LOT</b>	<b>OWNER</b>	<b>ADDRESS</b>
133	1084	44	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn Elliot M. Gamberg, Director 506 6 <sup>th</sup> Street Brooklyn, NY 11215
134	1084	43	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn 506 6 <sup>th</sup> Street Brooklyn, NY 11215
135	1084	42	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn 506 6 <sup>th</sup> Street Brooklyn, NY 11215
136	1084	41	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn 506 6 <sup>th</sup> Street Brooklyn, NY 11215
137	1084	40	The Methodist Hospital of Brooklyn	The Methodist Hospital of Brooklyn 506 6 <sup>th</sup> Street, #4 Brooklyn, NY 11215
138	1084	39	Methodist Hospital of Brooklyn	Methodist Hospital of Brooklyn 506 6 <sup>th</sup> Street Brooklyn, NY 11215

**Tenants:**

<b>NO.</b>	<b>BLOCK</b>	<b>LOT</b>	<b>TENANT</b>	<b>ADDRESS</b>
139	1084	59	Dr. Bijan Zisman	Dr. Bijan Zisman 505 6 <sup>th</sup> Street, 1A Brooklyn, NY 11215
140	1084	59	Chaplain Joo Hong	Chaplain Joo Hong 505 6 <sup>th</sup> Street, 1B Brooklyn, NY 11215
141	1084	59	Dr. Kandie Darla George	Dr. Kandie Darla George 505 6 <sup>th</sup> Street, 1C Brooklyn, NY 11215
142	1084	59	Dr. Diego Gallardo	Dr. Diego Gallardo 505 6 <sup>th</sup> Street, 2A Brooklyn, NY 11215
143	1084	59	Dr. Shivani Bhatia	Dr. Shivani Bhatia 505 6 <sup>th</sup> Street, 2B Brooklyn, NY 11215
144	1084	59	Roxana Adriana	Roxana Adriana 505 6 <sup>th</sup> Street, 2C Brooklyn, NY 11215
145	1084	59	Dr. Cynthia Pie	Dr. Cynthia Pie 505 6 <sup>th</sup> Street, 2D Brooklyn, NY 11215
146	1084	59	Dr. Karim Mina	Dr. Karim Mina 505 6 <sup>th</sup> Street, 3A Brooklyn, NY 11215
147	1084	59	Dr. Maria Cristina E. Caga-Anan	Dr. Maria Cristina E. Caga-Anan 505 6 <sup>th</sup> Street, 3B Brooklyn, NY 11215
148	1084	59	Dr. Ami Vaidya	Dr. Ami Vaidya 505 6 <sup>th</sup> Street, 3C Brooklyn, NY 11215
149	1084	59	Dr. Amreen Quadir	Dr. Amreen Quadir 505 6 <sup>th</sup> Street, 3D Brooklyn, NY 11215
150	1084	59	Tony Chan	Tony Chan 505 6 <sup>th</sup> Street, 4B Brooklyn, NY 11215
151	1084	59	Dr. Padeep Balasubrananian	Dr. Padeep Balasubrananian 505 6 <sup>th</sup> Street, 4C Brooklyn, NY 11215
152	1084	59	Dr. Michael McMahan	Dr. Michael McMahan 505 6 <sup>th</sup> Street, 4D Brooklyn, NY 11215
153	1084	59	Dr. Ammaar El-Sergany	Dr. Ammaar El-Sergany 509 6 <sup>th</sup> Street, 1A Brooklyn, NY 11215

NO.	BLOCK	LOT	TENANT	ADDRESS
154	1084	59	Dr. Liqi Fan	Dr. Liqi Fan 509 6 <sup>th</sup> Street, 1B Brooklyn, NY 11215
155	1084	59	Dr. Ainul Asif	Dr. Ainul Asif 509 6 <sup>th</sup> Street, 1C Brooklyn, NY 11215
156	1084	59	Jooyeon Lee	Jooyeon Lee 509 6 <sup>th</sup> Street, 1D Brooklyn, NY 11215
157	1084	59	Dr. Stephen Neabore	Dr. Stephen Neabore 509 6 <sup>th</sup> Street, 2A Brooklyn, NY 11215
158	1084	59	Dr. Sweta Chekuri	Dr. Sweta Chekuri 509 6 <sup>th</sup> Street, 2B Brooklyn, NY 11215
159	1084	59	Dr. Mikhail Yakubov	Dr. Mikhail Yakubov 509 6 <sup>th</sup> Street, 2C Brooklyn, NY 11215
160	1084	59	Dr. Chandra Jain	Dr. Chandra Jain 509 6 <sup>th</sup> Street, 2D Brooklyn, NY 11215
161	1084	59	Dr. Stephen Milan	Dr. Stephen Milan 509 6 <sup>th</sup> Street, 3A Brooklyn, NY 11215
162	1084	59	Dr. Schehrezade Khan	Dr. Schehrezade Khan 509 6 <sup>th</sup> Street, 3B Brooklyn, NY 11215
163	1084	59	Dr. Joseph Schianodicola	Dr. Joseph Schianodicola 509 6 <sup>th</sup> Street, 3C Brooklyn, NY 11215
164	1084	59	Dr. Catherine Schroeder	Dr. Catherine Schroeder 509 6 <sup>th</sup> Street, 4A Brooklyn, NY 11215
165	1084	59	Dr. Safal Hathiramani	Dr. Safal Hathiramani 509 6 <sup>th</sup> Street, 4B Brooklyn, NY 11215
166	1084	59	Dr. Dung Nguyen	Dr. Dung Nguyen 509 6 <sup>th</sup> Street, 4C Brooklyn, NY 11215
167	1084	59	Dr. Elizabeth Chandy	Dr. Elizabeth Chandy 511 6 <sup>th</sup> Street, 1C Brooklyn, NY 11215
168	1084	59	Dr. Atish Patel	Dr. Atish Patel 511 6 <sup>th</sup> Street, 2A Brooklyn, NY 11215

NO.	BLOCK	LOT	TENANT	ADDRESS
169	1084	59	Dr. Jenny So	Dr. Jenny So 511 6 <sup>th</sup> Street, 2B Brooklyn, NY 11215
170	1084	59	Dr. Victor Calvo	Dr. Victor Calvo 511 6 <sup>th</sup> Street, 2C Brooklyn, NY 11215
171	1084	59	Dr. Jamak Almasi	Dr. Jamak Almasi 511 6 <sup>th</sup> Street, 3A Brooklyn, NY 11215
172	1084	59	Dr. Sami Ali	Dr. Sami Ali 511 6 <sup>th</sup> Street, 3C Brooklyn, NY 11215
173	1084	59	Dr. Aurell Huring	Dr. Aurell Huring 511 6 <sup>th</sup> Street, 3D Brooklyn, NY 11215
174	1084	59	Irene Lam	Irene Lam 511 6 <sup>th</sup> Street, 4A Brooklyn, NY 11215
175	1084	59	Anna Goeherring	Anna Goeherring 511 6 <sup>th</sup> Street, 4B Brooklyn, NY 11215
176	1084	59	Wilmirlandy Besson	Wilmirlandy Besson 511 6 <sup>th</sup> Street, 4C Brooklyn, NY 11215
177	1084	59	Dr. Bangalore Chankar	Dr. Bangalore Chankar 511 6 <sup>th</sup> Street, 4D Brooklyn, NY 11215
178	1084	25	Dr. Dosik	Dr. Dosik 512 5 <sup>th</sup> Street, BA Brooklyn, NY 11215
179	1084	25	Dr. Yasir Alabboodit	Dr. Yasir Alabboodit 512 5 <sup>th</sup> Street, 2A Brooklyn, NY 11215
180	1084	25	Jeff Kelly	Jeff Kelly 512 5 <sup>th</sup> Street, 2C Brooklyn, NY 11215
181	1084	25	Dr. Lyudmila Mikhano	Dr. Lyudmila Mikhano 512 5 <sup>th</sup> Street, 2D Brooklyn, NY 11215
182	1084	25	Dr. Atefeh Azad	Dr. Atefeh Azad 512 5 <sup>th</sup> Street, 3A Brooklyn, NY 11215
183	1084	25	Joseph Williams	Joseph Williams 512 5 <sup>th</sup> Street, 3B Brooklyn, NY 11215

NO.	BLOCK	LOT	TENANT	ADDRESS
184	1084	25	Dan Kelly	Dan Kelly 512 5 <sup>th</sup> Street, 3C Brooklyn, NY 11215
185	1084	25	Dr. Zainab Burhnpurnala	Dr. Zainab Burhnpurnala 512 5 <sup>th</sup> Street, 3D Brooklyn, NY 11215
186	1084	25	Christopher Kircher	Christopher Kircher 512 5 <sup>th</sup> Street, 4A Brooklyn, NY 11215
187	1084	25	Hebroon Obaid	Hebroon Obaid 512 5 <sup>th</sup> Street, 4B Brooklyn, NY 11215
188	1084	25	Dr. Jeffrey Bui	Dr. Jeffrey Bui 512 5 <sup>th</sup> Street, 4C Brooklyn, NY 11215
189	1084	25	Dr. Brian Morgan	Dr. Brian Morgan 512 5 <sup>th</sup> Street, 4D Brooklyn, NY 11215
190	1084	26	Dr. Mitchell Seidman	Dr. Mitchell Seidman 514 5 <sup>th</sup> Street, 1A Brooklyn, NY 11215
191	1084	26	Carmine Siracusa	Carmine Siracusa 514 5 <sup>th</sup> Street, 2A Brooklyn, NY 11215
192	1084	26	Minnie Williams	Minnie Williams 514 5 <sup>th</sup> Street, 2B Brooklyn, NY 11215
193	1084	26	Usama Michael Fahim	Usama Michael Fahim 514 5 <sup>th</sup> Street, 3A Brooklyn, NY 11215
194	1084	26	William Bell	William Bell 514 5 <sup>th</sup> Street, 3B Brooklyn, NY 11215
195	1084	26	Janetha Hinkson	Janetha Hinkson 514 5 <sup>th</sup> Street, 4A Brooklyn, NY 11215
196	1084	26	Rose Green	Rose Green 514 5 <sup>th</sup> Street, 4B Brooklyn, NY 11215
197	1084	28	Essie Thorne	Essie Thorne 520 5 <sup>th</sup> Street, 1A Brooklyn, NY 11215
198	1084	28	Theresa Quinones	Theresa Quinones 520 5 <sup>th</sup> Street, 1B Brooklyn, NY 11215



NO.	BLOCK	LOT	TENANT	ADDRESS
199	1084	28	Nora Riney	Nora Riney 520 5 <sup>th</sup> Street, 2A Brooklyn, NY 11215
200	1084	28	Adriano Otero	Adriano Otero 520 5 <sup>th</sup> Street, 2B Brooklyn, NY 11215
201	1084	28	Elvira Campbell	Elvira Campbell 520 5 <sup>th</sup> Street, 3A Brooklyn, NY 11215
202	1084	28	Dr. Anil Johnani	Dr. Anil Johnani 520 5 <sup>th</sup> Street, 3B Brooklyn, NY 11215
203	1084	28	Susan Roseboro Smith	Susan Roseboro Smith 520 5 <sup>th</sup> Street, 4A Brooklyn, NY 11215
204	1084	28	Mattlet Girma & Bicky Vettichira	Mattlet Girma & Bicky Vettichira 520 5 <sup>th</sup> Street, 4B Brooklyn, NY 11215
205	1084	33	Afrifa Thryon	Afrifa Thryon 530 5 <sup>th</sup> Street, BMNT Brooklyn, NY 11215
206	1084	33	Dr. Lilian Mekhail	Dr. Lilian Mekhail 530 5 <sup>th</sup> Street, 1A Brooklyn, NY 11215
207	1084	33	Srinidhi Ganji	Srinidhi Ganji 530 5 <sup>th</sup> Street, 1B Brooklyn, NY 11215
208	1084	33	Vasileious Stalakis	Vasileious Stalakis 530 5 <sup>th</sup> Street, 1C Brooklyn, NY 11215
209	1084	33	Dr. Ashok Kotterathara	Dr. Ashok Kotterathara 530 5 <sup>th</sup> Street, 1D Brooklyn, NY 11215
210	1084	33	Dr. Christina Pentlow	Dr. Christina Pentlow 530 5 <sup>th</sup> Street, 2A Brooklyn, NY 11215
211	1084	33	Dr. Javed Mannan	Dr. Javed Mannan 530 5 <sup>th</sup> Street, 2B Brooklyn, NY 11215
212	1084	33	Dr. Katiusca Acosta	Dr. Katiusca Acosta 530 5 <sup>th</sup> Street, 2C Brooklyn, NY 11215
213	1084	33	Dr. Nelson Jose V. Eslao. Jr.	Dr. Nelson Jose V. Eslao. Jr. 530 5 <sup>th</sup> Street, 2D Brooklyn, NY 11215

NO.	BLOCK	LOT	TENANT	ADDRESS
214	1084	33	Dr. Navjeet Kaur	Dr. Navjeet Kaur 530 5 <sup>th</sup> Street, 3A Brooklyn, NY 11215
215	1084	33	Dr. Vincent Phan	Dr. Vincent Phan 530 5 <sup>th</sup> Street, 3B Brooklyn, NY 11215
216	1084	33	Dr. Alexey Yanilshtein	Dr. Alexey Yanilshtein 530 5 <sup>th</sup> Street, 3C Brooklyn, NY 11215
217	1084	33	Dr. Michael Vinearad	Dr. Michael Vinearad 530 5 <sup>th</sup> Street, 3D Brooklyn, NY 11215
218	1084	33	Dr. Ivan Wong	Dr. Ivan Wong 530 5 <sup>th</sup> Street, 4A Brooklyn, NY 11215
219	1084	33	Dr. Amir Fazeli	Dr. Amir Fazeli 530 5 <sup>th</sup> Street, 4B Brooklyn, NY 11215
220	1084	33	Dr. Shahzad Zia	Dr. Shahzad Zia 530 5 <sup>th</sup> Street, 4C Brooklyn, NY 11215
221	1084	33	Dr. Sung Rak Yun	Dr. Sung Rak Yun 530 5 <sup>th</sup> Street, 4D Brooklyn, NY 11215
222	1084	39	Park Slope Pediatrics	Park Slope Pediatrics 502 8 <sup>th</sup> Avenue, 1 <sup>st</sup> Floor Brooklyn, NY 11215
223	1084	42	Amparo Londono	Amparo Londono 510 8 <sup>th</sup> Avenue, 3 <sup>rd</sup> Floor Brooklyn, NY 11215

The above list of owners was obtained from records maintained by the Office of the City Collector and the City Register within the New York City Department of Finance, and completed on October 15, 2013.

Irati Sandeas  
Paralegal

Sworn to before me this 16<sup>th</sup> day of  
October, 2013

Anita Rose  
Notary Public

ANITA ROSE  
Notary Public, State of New York  
No. 03RO4755325  
Qualified in Dutchess County  
Commission Expires April 30, 2014

**Internal Revenue Service**

Date: October 17, 2003

New York Methodist Hospital  
506 6<sup>th</sup> St.  
Brooklyn, NY 11215-3609

Department of the Treasury  
P. O. Box 2508  
Cincinnati, OH 45201

**Person to Contact:**

Cassandra Jackson 31-07417  
Customer Service Representative

**Toll Free Telephone Number:**

8:00 a.m. to 6:30 p.m. EST  
877-829-5500

**Fax Number:**

513-263-3756

**Federal Identification Number:**

11-1631796

Dear Sir or Madam:

This is in response to your request of October 17, 2003, regarding your organization's tax-exempt status.

In July 1940 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(iii).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

New York Methodist Hospital  
11-1631796

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on the Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

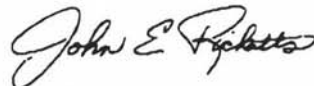
Section 6104 of the Internal Revenue Code requires you to make your organization's annual return available for public inspection without charge for three years after the due date of the return. The law also requires organizations that received recognition of exemption on July 15, 1987, or later, to make available for public inspection a copy of the exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. Organizations that received recognition of exemption before July 15, 1987, and had a copy of their exemption application on July 15, 1987, are also required to make available for public inspection a copy of the exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. For additional information on disclosure requirements, please refer to Internal Revenue Bulletin 1999 - 17.

Because this letter could help resolve any questions about your organization's exempt status and foundation status, you should keep it with the organization's permanent records.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

This letter affirms your organization's exempt status.

Sincerely,



John E. Ricketts, Director, TE/GE  
Customer Account Services



## Internal Revenue Service

## Department of the Treasury

District  
Director10 MetroTech Center  
625 Fulton Street  
Brooklyn, NY 11201New York Methodist Hospital  
506 6th Street  
Brooklyn, NY 11215-3609

Date: DEC 26 1995.

Person to Contact:  
Patricia Holub  
Contact Telephone Number:  
(718) 488-2333  
EIN: 11-1631796

Dear Sir or Madam:

Reference is made to your request for verification of the tax exempt status of New York Methodist Hospital.

A determination or ruling letter issued to an organization granting exemption under the Internal Revenue Code remains in effect until the tax exempt status has been terminated, revoked or modified.

Our records indicate that exemption was granted as shown below.

Sincerely yours,

(Patricia Holub)  
Patricia Holub  
Manager, Customer  
Service Unit

Name of Organization: New York Methodist Hospital

Date of Exemption Letter: July 1940

Exemption granted pursuant to section 501(c)(3) of the Internal Revenue Code.

Foundation Classification (if applicable): Not a private foundation as you are an organization described in sections 501(c)(1) and 170(b)(1)(A)(iii) of the Internal Revenue Code.