



CITY PLANNING COMMISSION

April 10, 2013, Calendar No. 11

C 130107 ZSK

IN THE MATTER OF an application submitted by Oceanview Manor Home for Adults pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to allow a 200-bed health-related facility use within an existing 5-story building and proposed enlargement on property located at 3010 West 33rd Street (Block 7066, Lot 10), in an R5 District, Borough of Brooklyn, Community District 13.

The application was filed by Oceanview Manor Home for Adults on October 25, 2012 for a special permit pursuant to Sections 74-90 of the Zoning Resolution to facilitate the enlargement and change of use for an existing Domiciliary Care Facility in Community District 13, Brooklyn.

RELATED ACTIONS

In addition to the proposed special permit (C 130107 ZSM) which is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

- | | |
|--------------|---|
| C 130108 ZSK | Special Permit pursuant to ZR Section 74-92 to allow use of the R5 Community Facility FAR up to the maximum of 2.0. |
| C 130109 ZSK | Special Permit pursuant to ZR Section 62-836 to modify bulk regulations on waterfront blocks. The Special Permit would modify the yard requirements of ZR 24-36 and the height and setback requirements of ZR 62-341. |
| N 130110 ZCK | Chairperson Certification pursuant to ZR 62-811 that no waterfront public access or visual corridor are required. |

BACKGROUND

The applicant is seeking the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to permit the enlargement and change of use of a five-story, 176-bed adult home in an R5 district in Community District 13, Brooklyn. The facility is known as the Oceanview Home for Adults.

The site is located at 3010 W 33rd Street (Block 7066, Lot 10), and is generally bounded by Surf Avenue, West 33rd Street, and the Riegelmann Boardwalk. It is developed with a five-story, 38,234 square-foot building, built at a Floor Area Ratio (FAR) of 1.26, and used as a domiciliary care facility with 176 beds.

The proposed actions would facilitate the enlargement of the existing domiciliary care facility from 38,234 square feet and 176 beds to 50,876 square feet and 200 beds. This would allow the facility to better meet the demand for domiciliary care services in southern Brooklyn by increasing the number of residents that may be accommodated, as well as improving indoor and outdoor recreation facilities for these residents.

The proposed 12,600 square-foot enlargement would extend the five-story building towards the boardwalk by about 41 feet, as well as enlarge the ground floor at the building entrance area, the recreation area, and a new storage and loading area. Landscaping and recreational improvements are proposed for the front and rear yard of the building, including new landscaping at the perimeter of the parking area, a new recreation area along the eastern frontage along West 33rd Street, and a new recreation area in the rear yard. The new recreation area on the eastern frontage would be accessed from the recreation room, and the recreation area in the rear yard would be accessed from the dining room. Both recreation areas will feature moveable benches, tables, and chairs.

The applicant also requests a change in use from “domiciliary care facility” to “health related facility”. This change would not reflect a change in the function of the facility, but rather would update the use designation to reflect current zoning terminology.

Pursuant to Section 22-42 of the Zoning Resolution, health related facilities in community districts with a ratio of beds to population that exceeds the citywide ratio must obtain a special permit pursuant to Section 74-90. In Brooklyn’s Community District 13, there are presently 11.5 nursing home and residential health care beds per 1,000 residents. Since this ratio exceeds the citywide ratio of 5.5 beds per 1,000 residents, Oceanview Home for Adults is seeking this special permit. In addition, the applicant is seeking Special Permits pursuant to Section 74-902, to

increase the permitted floor area, and pursuant to Section 62-836, the modify bulk regulations on a waterfront block. The Special Permit, pursuant to 74-902, would also modify the requirements of Section 24-111, which limits the maximum FAR of health related facilities in R5 Districts to 1.27. The special permit would allow the maximum FAR of 2.00 for Community Facility uses in R5 Districts, pursuant to ZR 24-11, and would facilitate the proposed enlargement of the building and an increase in FAR from 1.26 to 1.95.

The Special Permit pursuant to 62-836 would modify the requirements of Section 24-36 to allow encroachment into a required 30-foot rear yard area, and Section 62-341 to allow encroachment into the required setback area for waterfront blocks above a height of 35 feet within 25 feet of the streetline. These modifications would allow a straight-line enlargement of the existing building, which would create both a more coherent building form overall, and support the facility's programmatic needs by allowing the new portions of the building to easily connect to the existing building.

The area around the Oceanview Home for Adults is primarily residential and institutional in character, with local ground-floor retail uses located on Surf and Mermaid avenues. The area north of Surf Avenue is zoned R6 and R7, and is predominately developed with high-rise and mid-rise public and private residential buildings. The blocks immediately to the east and west of the site are vacant. Coney Island Beach and the Riegelmann Boardwalk are located south of the site, and are accessed by a ramp on 33rd Street, adjacent to the site. Local busses run along Surf Avenue and provide connections to the D, F, N and Q trains at Stilwell Avenue.

ENVIRONMENTAL REVIEW

This application (C 130107 ZSM), in conjunction with the application for the related actions (C 130108 ZSK AND C 130109 ZSK), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 11DCP137K. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on November 13, 2012.

UNIFORM LAND USE REVIEW

This application (C 130107 ZSK), in conjunction with the application for the related action (C 130108 ZSK and C 130109 ZSK), was certified as complete by the Department of City Planning on November 13, 2012, and was duly referred to Community Board 13 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b).

Community Board Public Hearing

Community Board 13 held a public hearing on this application (C 130107 ZCK) on January 30, 2013. On February 27, 2013, by a vote of 23 in favor, 0 opposed, 3 abstentions, the Board adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 130107 ZSK) was considered by the Borough President, who issued a recommendation on February 21, 2013 approving the application with the following conditions:

- A Community Advisory Board is established by Oceanview, in consultation with local elected officials, CB 13 and representatives from the nearby housing developments as a means to maintain good neighbor status, including the possibility of hiring security staff to handle such quality-of-life concerns that stem from off-site behavior of Oceanview's residents.

- The Special Permit application drawings be revised as follows:
 - Building systems be relocated from the ground floor to space within the building or on the roof (pursuant to the recently adopted Zone Green text modifications);
 - That the number of chairs, benches, tables and planters depicted on the drawings be listed on the drawing consistent with the intent of ZR 37-73d;
 - That the street elevations depict fencing and specify such fencing as being of translucent material or sufficiently opaque per standards recommended by the City Planning Commission.

City Planning Commission Public Hearing

On February 20, 2013 (Calendar No. 3) the City Planning Commission scheduled March 6, 2013, for a public hearing on this application (C 130107 ZSM). The hearing was duly held on March 6, 2013 (Calendar No. 13) in conjunction with the public hearing on the related applications (C 130108 ZSK and C 130109 ZSK). There were two speakers in favor of the application and none in opposition.

The speakers in favor included an attorney representing the applicant who explained the need in the community for increased services for the population served by the facility. He stated that, by enlarging and renovating the building, additional residents could be accommodated and services could be improved by providing more medical services on site and better recreation areas to improve quality of life for residents of the facility.

The speaker summarized the emergency evacuation plans for the facility which resulted in the evacuation of the building in preparation for Superstorm Sandy in late October, 2012, and explained the building modifications that would be implemented to address future flood vulnerability, including relocating certain building systems to areas above the first floor and finishing new portions of the ground floor with flood-resistant materials. In response to the conditions of the Borough President's recommendation, the speaker stated that the applicant had hired a community liaison to address concerns about resident behavior outside the facility. In addition, the speaker explained that the residents were free to leave the facility at any time and that a security guard would not be appropriate. The speaker further stated that the existing opaque fence would be modified to include some transparent sections to provide privacy to residents as well as some variation along W 33rd Street.

The architect for the proposed project clarified that the Health Related Facility designation was intended for ambulatory residents who did not need nursing home care, but who would benefit from support services. He stated that the current facility was funded entirely through Supplemental Security Income, whereas funding of the enlarged facility would also have some beds funded via the State Assisted Living Program, which is financed with Medicaid. The speaker also explained that the facility would not be required to be raised above the base flood

elevation because it is an enlargement rather than a new building, but emphasized that no residential areas would be located on the ground floor.

There were no other speakers and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application, in conjunction with the applications for the related actions (C 130108 ZSK and C 130109 ZSK), was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Costal Resources Act of 1981 (New York State Executive Law, Section 910 et.seq.). The designated WRP number is 11-075.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The City Planning Commission believes that this application for a special permit (C 130107 ZSK) in conjunction with the related applications (C 130108 ZSK, C 130109 ZSK), is appropriate.

The Commission recognizes that residential facilities, such as the Oceanview Manor Home for Adults, fill an important role in New York City by offering support to vulnerable populations such as the elderly and the mentally ill who do not require the high level of medical care of a nursing home, but who do benefit from a safe environment and services such as occupational therapy and routine minor medical care. The Commission believes that the proposed enlargement of Oceanview Manor Home for Adults would increase provision of these services without unduly impacting the surrounding community.

The Commission notes that the design of the enlarged building would be compatible with the surrounding built context and would meet the recreation needs of its current and future residents. The enlargement of the existing five-story building would extend the current bulk of the building in a manner consistent with the existing building design by matching the height, setback, and façade materials or the existing building. The height of nearby buildings varies, with tower-in-the-park buildings nearby at a height of 14 stories or more. Immediately adjacent to Oceanview Manor Home for Adults is another community facility building of approximately 30 feet in height, and the property across West 33rd Street is vacant. Therefore, the Commission believes that the architectural landscaping treatment and the height of the proposed building would blend harmoniously with the topography of the surrounding area.

The existing facility currently provides some medical care on-site, with transportation to off-site medical appointments via daily van service. As a result of the proposed enlargement, the additional 24 residents would increase demand for this service, but would be unlikely to lead to additional vehicle trips or constitute a significant drain on local resources by significantly increasing the demand for local health, recreational or other services. Opportunities for passive recreation would be provided through the seating areas, plazas, and paths included on the property. The Commission therefore believes that the proposed facility would not require any significant additions to the area's supporting services.

Oceanview Manor Home for Adults is well-served by public transit and fronts of Surf Avenue, a major arterial serving the Coney Island peninsula. Few, if any, of the current or additional residents of the facility drive or are expected to drive and the 20 existing required accessory off-street parking spaces serve staff and visitors only. The Commission therefore believes that the streets providing access to such use would be adequate to handle the traffic generated by the enlarged use.

The Commission notes that the proposed enlargement to the Oceanview Manor Home for Adults offers several benefits. It would increase the ability of a long-standing service provider in Coney Island to increase the number of residents by 24 while improving quality of life for the 176 current residents by increasing the amount of indoor and outdoor recreation area on site and

modernizing facilities. The proposed expansion would also facilitate an improvement of the resiliency of the building to flooding and other disasters by relocating sensitive building systems to higher floors.

The height of the proposed building is consistent with the range of building heights in the area, and would not unduly affect light and air. Proposed landscaping would improve the site and offer amenities to residents of the facility. Local streets, such as the 70-foot wide Surf Avenue adjoining the facility, are adequate to absorb the minimal increased traffic that would be generated by the proposed 24-bed enlargement. Likewise the minimal increase in demand on local services would not create an undue burden on these services.

The Commission therefore believes that disadvantages to the community imposed by the concentration of these facilities in the Community District are outweighed by the benefits.

With regard to the special permit sought by the applicant pursuant to Section 62-836, the Commission believes that the requested modification of Section 24-36 for required rear yard and 62-341 for height and setback on waterfront blocks are appropriate.

The requested rear yard modification would allow the facility to encroach into the required 30-foot rear yard by approximately 16 feet, a total area of approximately 460 square feet. This would allow additional storage area for the kitchen of the facility, while leaving an open area adjacent to the lot line of approximately 14 feet. The Commission notes that the neighboring lot is developed with a parking lot in the area adjacent to the requested rear yard waiver.

The requested setback modification would allow an encroachment into the required setback above 35 feet within 25 feet of the streetline. The proposed building would extend approximately 12 feet above the maximum height for a depth of approximately 9 feet. This would allow the new portion of the building to be consistent with the existing building's external appearance and its internal program of resident rooms clustered as 'neighborhoods' within the building.

The vertical enlargement of the building would allow the programmatic needs of the facility to be met with a relatively minor increase in the building footprint. This would create a better site plan by retaining a greater amount of open area on the lot than if the enlarged portion of the building were to extend horizontally and cover a greater proportion of the lot area, thus reducing the total area available for resident recreation and light and air. Therefore the Commission believes that the proposed modifications of bulk regulations are appropriate.

The Commission notes that the applicant's representatives at the Commission's March 6, 2013, public hearing, stated that, in response to the Borough President's concerns, the applicant has agreed to work closely with the community by retaining a community liaison to address concerns about resident's behavior. The Commission also notes that the residents are free to leave the facility at any time and that a security guard would not be appropriate. In addition, building architectural drawings have been updated to reflect relocation of the electric meter room above the ground floor to address flood vulnerability. The Commission further notes that Section 37-73(d) (Kiosks and Open Air Cafes) is not an appropriate standard to apply to this use. However, the applicant has agreed to provide transparent sections in the existing, opaque, fence.

FINDINGS

The City Planning Commission hereby makes the following findings pursuant to Section 74-90 (use and bulk modifications for certain community facility uses) of the Zoning Resolution:

1. that the architectural landscaping treatment and the height of the proposed #building# containing such #uses# blends harmoniously with the topography of the surrounding area;
2. that the proposed facility will not require any significant additions to the supporting services of the neighborhood or that provision for adequate supporting services has been made;
3. that the #streets# providing access to such #use# are adequate to handle the traffic generated thereby or provision has been made to handle such traffic;

4. that the disadvantages to the community imposed by the concentration of these facilities in the Community District are outweighed by the benefits derived from the proposed #use#; and
5. not applicable.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration and findings described in this report, the application submitted by Oceanview Manor Home for Adults pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to allow a 200-bed health-related facility use within an existing 5-story building and proposed enlargement on property located at 3010 West 33rd Street (Block 7066, Lot 10), in an R5 District, Borough of Brooklyn, Community District 13, is approved, subject to the following terms and conditions:

- 1) The property that is the subject of this application (C 130107 ZSK) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by Landow and Landow Architects, filed with this application and incorporated in this resolution:

Drawing Nos.	Title	Last Revised Date
SK-1	Site Plan	03/15/2013
SK-1A	Site Plan with Landscape	02/28/2013
SK-2	Zoning Analysis	05/08/2012

Drawing Nos.	Title	Last Revised Date
SK-3	Waiver Plan – Encroachment Diagram	03/15/2013
SK-4	Building Sections – Encroachment Diagrams	03/15/2013
SK-5	1 st Floor Plan	03/15/2013
SK-6	2 nd Floor and Typical Floor Plans	03/15/2013

- 2) Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.

- 3) Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.

- 4) All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.

- 5) Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.

- 6) Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

The above resolution (C 130107 ZSK), duly adopted by the City Planning Commission on April 10, 2013 (Calendar No. 11), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE DE LA UZ,
MARIA M. DEL TORO, JOSEPH DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners



Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION

22 Reade Street, New York, NY 10007

FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.

2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION #:130107 ZSK; 130108 ZSK;
130109 ZSK; 130110 ZCK

Oceanview Manor Home for Adults

In the matter of applications submitted by Oceanview Manor Home for Adults pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits to Sections 74-90, 74-902, and 62-836 to allow the existing domiciliary care facility to be converted to a health related facility while expanding from 176 beds to 200 beds by enlarging an existing five-story building located at 3010 West 33rd Street. These permits will facilitate the use of community facility floor area (up to sixty percent more than otherwise permitted), more coverage of the rear and front yards (recreation and storage uses on the ground floor extensions; additional office space and new bedrooms on the upper floors) and, maintaining the building's street wall height above what is now permitted.

COMMUNITY DISTRICT NO. 13

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE

APPROVE WITH

MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS



BOROUGH PRESIDENT

February 21, 2013

DATE

**RECOMMENDATION FOR THE PROPOSED SPECIAL PERMITS FOR
Oceanview Manor Home for Adults
130107 ZSK - 130108 ZSK - 130109 ZSK - 130110 ZCK**

PUBLIC HEARING

On February 6, 2013, the Borough President held a public hearing for the special permit requests for the Oceanview Manor Home for Adults land use application. These applications request the granting of a number of special permits that will enable the enlargement and change of use for an existing domiciliary care facility in Coney Island. The representative disclosed that these changes are being sought in order for the premises to increase its number of beds by 24 as well as support space to administer minor medical services according to the State Assisted Living Program (ALP). With this designation, staff of Oceanview will be able to provide more services on site and be in position to accept a wider range of referrals for possible residents, which has been a limiting factor in the Home's current operation.

The residents of this facility, which include those with mental and psychiatric disabilities, benefit from meal services, as well as service similar to what is provided by home-care attendants that are provided for by the staff. Residents have no restrictions with entering or leaving the residence. The representative noted that the expanded portions of the building have been designed taking into consideration its proximity to the waterfront. Ground floor expansion would be limited to recreational space and administrative use. The westernmost enlargement would cantilever the parking lot to keep this entire section elevated above the anticipated flood zone. It will provide for mostly sleeping accommodations with some office space.

CONSIDERATION

As a courtesy to the applicant, Community Board 13 (CB 13) did not conduct its hearing until January. It expects to record a decision after the expiration of its and the Borough President's review periods. Subsequent to the Borough President's public hearing, the Board's Land Use Committee held a public meeting to further discuss the project. Paramount among the concerns, residents of the immediate area surrounding Oceanview have expressed what they feel are infringements on their quality-of-life by some of the residents of this facility. As a result, community members called for measures to see that residents living there be managed more stringent than currently practiced. Also of concern was the fact that building systems were severely damaged by Hurricane Sandy. There was interest to relocate such systems from the ground level as a means of avoiding interruption of such systems.

The Borough President is generally supportive of those facilities that provide housing options which respond to the needs of individuals either too sick or elderly to be able to manage residing on their own. The Borough President supports having the inclusion of minor medical services as a means to better meet the needs of some of the existing residents as well as be a resource to accept referrals of potential residents that would require such medical care. Residents of this facility are not relegated to the property and are free to come and go at their leisure. Community members have raised concerns regarding this feature, citing that Oceanview residents have contributed to quality-of-life issues within the larger community. Although the Borough President can't confirm these

concerns, he believes that with the varying levels of care that residents need at this facility, the possibility of any unsavory actions occurring, whether malicious or not, cannot be ruled out.

As there are those in the community that believe that the quality-of-life is being compromised by residents of this facility, the Borough President believes it's essential for management to establish a Community Advisory Board (CAB). Such a CAB should comprise of community residents, representatives of local elected officials, CB 13, tenant organization leadership from nearby developments and staff of the facility. Its focus should be on monitoring the behaviors of these residents while offsite and its function can be taken further by providing education to both the residents of the facility as well as those from the surrounding area with regards to establishing a harmonious relationship between such a facility and its neighboring community. Work on creating the CAB can begin in advance of any proposed additions to the property between the site manager and the residents regarding membership and duties of the CAB.

The applicant's site plans depict landscape amenities such as the seating/dining area adjacent to the dining room as well as an expanded passive recreational area adjacent to the recreation room in the front yard. Such front yard passive space would be fenced in, providing security to the residents, as well as control access from the facility as a means to monitor when residents are not in the facility. The Borough President understands that the illustrations that accompanied the submitted application merely depict a possible plan, but does not guarantee implementation or seasonal placement of unfixed features. The proposed outdoor space, while a nice addition, is thus not adequately guaranteed to be a part of the final project or maintained in the years to come.

As there is no legal mechanism included as part of the application to ensure it will be incorporated into the development, the Borough President believes this could be addressed by listing details of the number and types of chairs and tables in a similar fashion to the details given for public plans according to the Zoning Resolution pertaining to plazas. Section 37-73d, which in addition to layout, includes the listing of number of tables and chairs required when the open-air spaces are in use. Issuance of the Certificate of Occupancy should reflect such number of chairs and tables being provided.

Finally the Borough President believes that the elevations do not adequately represent what level of transparency would be provided by the fencing along West 33rd Street. As the street provides public access to the boardwalk and beach, it is important that the fence not simulate a tunnel-like experience for the public walking this route. Thus either translucent or opaque features are recommended. The Borough President believes that the City Planning Commission would properly determine what should be an adequate solution for the public's interest.

RECOMMENDATION

Be it resolved that the Brooklyn Borough President, pursuant to section 197-c of the New York City Charter, recommends that the City Planning Commission and the City Council grant the requested special permits with the condition that:

- A Community Advisory Board is established by Oceanview, in consultation with local elected officials, CB 13 and representatives from the nearby housing developments as a means to maintain good neighbor status, including the possibility of hiring security staff to handle such quality-of-life concerns that stem from off-site behavior of Oceanview's residents.

- The Special Permit application drawings be revised as follows:
 - building systems be relocated from the ground floor to space within the building or on the roof (pursuant to the recently adopted Zone Green text modifications)
 - that the number of chairs, benches, tables and planters depicted on the drawings be listed on the drawing consistent with the intent of ZR 37-73d
 - that the street elevations depict fencing and specify such fencing as being of translucent material or sufficiently opaque per standards recommended by the City Planning Commission.

Application #. C 130107 ZSK	Project Name: Oceanview Manor Home for Adults
CEQR Number 11DCP137K	Borough(s) Brooklyn
	Community District Number(s): 13

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by Oceanview Manor Home for Adults pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to allow a 200-bed health-related facility use within an existing 5-story building and proposed enlargement on property located at 3010 West 33rd Street (Block 7066, Lot 10), in an R5 District, Borough of Brooklyn, Community District 13.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY, 10007.

Applicant(s): Oceanview Manor Home for Adults 3010 West 33rd Street Brooklyn, NY 11224	Applicant's Representative: Eric Palatnik Eric Palatnik PC 32 Broadway, Suite 114 New York, NY 10004
Recommendation submitted by: Brooklyn Community Board 13	
Date of public hearing: 1/30/13	Location: St Joachim + Anne, 2720 Surf Ave. 11th fl
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>
Date of Vote: 2/27/13	Location: St Joachim + Anne, 2720 Surf Ave. Bklyn NY 11th fl
<p>RECOMMENDATION</p> <p><input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions</p> <p><input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions</p> <p>Please attach any further explanation of the recommendation on additional sheets, as necessary.</p>	
<p>Voting</p> <p># In Favor: 23 # Against: 0 # Abstaining: 3 Total members appointed to the board: 50</p>	
Name of CB/BB officer completing this form <i>[Signature]</i>	Title District Manager
	Date 2/28/13