



BROOKLYN COMMUNITY BOARD 9

Antonio Reynoso
Borough President

Dante B. Arnwine
District Manager

Fred P. Baptiste
Chair

Primo Lasana
1st Vice Chair

Francisca Leopold
2nd Vice Chair

Linda Watson-Lorde
Executive Secretary

Mayna Legoute
Treasurer

Dexter Roberts
Member-at-Large

Nicolas Almonor
Member-at-Large

TO: Fred Baptiste, (Ex-Officio); Yaacov Behrman, CB9 Member; Patricia Moses, CB9 Member; John Woelfling CB9 Member; Nichola Cox, Resident Committee Member; John Craver, Resident Committee Member; Esteban Giron, Resident Committee; Beverly Newsome, CB9 Member; Thomas Thomas, Resident Committee Member

FROM: Suki Cheong, Committee Chair

RE: ULURP/Land Use Committee Meeting

DATE: Friday, April 5, 2024

The meeting of the ULURP/Land Use Committee has been scheduled as follows:

DATE: Tuesday, April 9, 2024

TIME: 7:00pm

PLACE: Middle School 61
400 Empire Boulevard (Corner of New York)
Brooklyn, New York 11225
Livestreamed on CB9 Facebook Page:
<https://www.facebook.com/cb9bklyn>

AGENDA

1. Meeting Call to Order
 - a. Review Rules of Order
 - b. Welcome Committee Members and Guests
2. Committee updates
3. 962-972 Franklin Avenue Rezoning Application
 - a. Presentation: Continuum
 - b. Q&A
4. 1512 Union Street BSA Application
 - a. Updates
 - b. Q&A
 - c. Committee Vote
5. Other Business
6. Adjourn



**Community Board
890 Nostrand Avenue
Brooklyn, NY 11225**

**Rules of Order for Community Board Meetings
NYC Community Board 9, Brooklyn**

This meeting of the New York City Community Board 9, Brooklyn, is called to order under the applicable statutes of New York State, the New York City Charter, the Bylaws of Community Board 9, and Robert's Rules of Order.

1. All Community Board Meetings shall be conducted pursuant to New York State Public Officers Law, the New York City Charter, the Open Meetings Law, and any other applicable laws. The Community Board's By-Laws shall govern meetings where they do not conflict with applicable laws. Robert's Rules of Order shall govern meetings where they do not conflict with applicable laws and the By-Laws.
2. All Community Board Members shall be provided a reasonable opportunity to address the Community Board (the "Board") on any matter of the Board or any matter that pertains to the Board's mission.
3. During General Board Meetings, members of the public may be allowed to speak during the portion of the meeting designated as "Public Comment Session." Subject to any modifications and guidelines established by the Chair of the Community Board (the "Chair"), or his or her designee, each public speaker shall sign in and give a brief description of what he/she will comment upon prior to speaking. Public speakers will be allotted a time limit of three (3) minutes each commencing from the beginning of the speaker's remarks. Time cannot be shared or allotted to other speakers. If the Chair, or his or her designee, determines that there is not sufficient time at the meeting, the "Public Comment Session" period may be deferred to either the end of the General Board meeting or the beginning of the next General Board meeting. Public Comment Period shall be thirty (30) minutes duration.
4. During General Board Meetings and Committee Meetings (collectively, "Board Meetings") and outside of "Public Comment Session" portions of meetings, members of the public may ask questions and comment upon agenda items only when recognized by the Chair, Committee Chair, or their designee.
5. All Board members and members of the public shall conduct themselves in a courteous, professional and orderly manner. Obscene, threatening or harassing language, slander, threats of violence, personal attacks of any kind or offensive comments that target or disparage any ethnic, racial, age, or religious group, gender, sexual orientation or disability status are prohibited at all Board Meetings.
6. No members of the public shall display signs or placards in a disruptive manner, disruptively applaud participants in debate, or engage in disorderly conversation or other disorderly behavior which may disrupt the proceedings of the meeting.
7. Audio and video recording of Board Meetings are permitted unless they interfere with the meetings, in accordance with the Open Meetings Law. The recording must be conducted from a fixed location and in a manner which does not interfere with the meeting. The Chair, or his or her designee shall have the discretion to prohibit video or audio recording that interferes with a meeting. Recording is not permitted during Executive Session.

8. Any Board member or member of the public who uses obscene, threatening or harassing language, slander, threats of violence, personal attacks of any kind or offensive comments that target or disparage any ethnic, racial, age, or religious group, gender, sexual orientation or disability status or who otherwise becomes disorderly while at a Board Meeting shall be removed from the Board Meeting at the discretion of the Chair, or his or her designee.

9. No Board member or member of the public shall be permitted to speak on a cellular telephone during a Community Board Meeting while the meeting is in progress other than for emergency reasons. All cellular telephones are required to be turned off or on "vibrate" mode.

10. During General Board Meetings, the enforcement of this Code of Conduct shall be conducted under the direction of the Chair, or his or her designee. During Committee Meetings, the enforcement of this Code of Conduct shall be conducted by the Committee Chair or his or her designee. The New York City Police Department and building security may assist with the ejection of any individual from a Board Meeting or Committee Meeting for violating this Code of Conduct.

962-972 FRANKLIN AVENUE REZONING

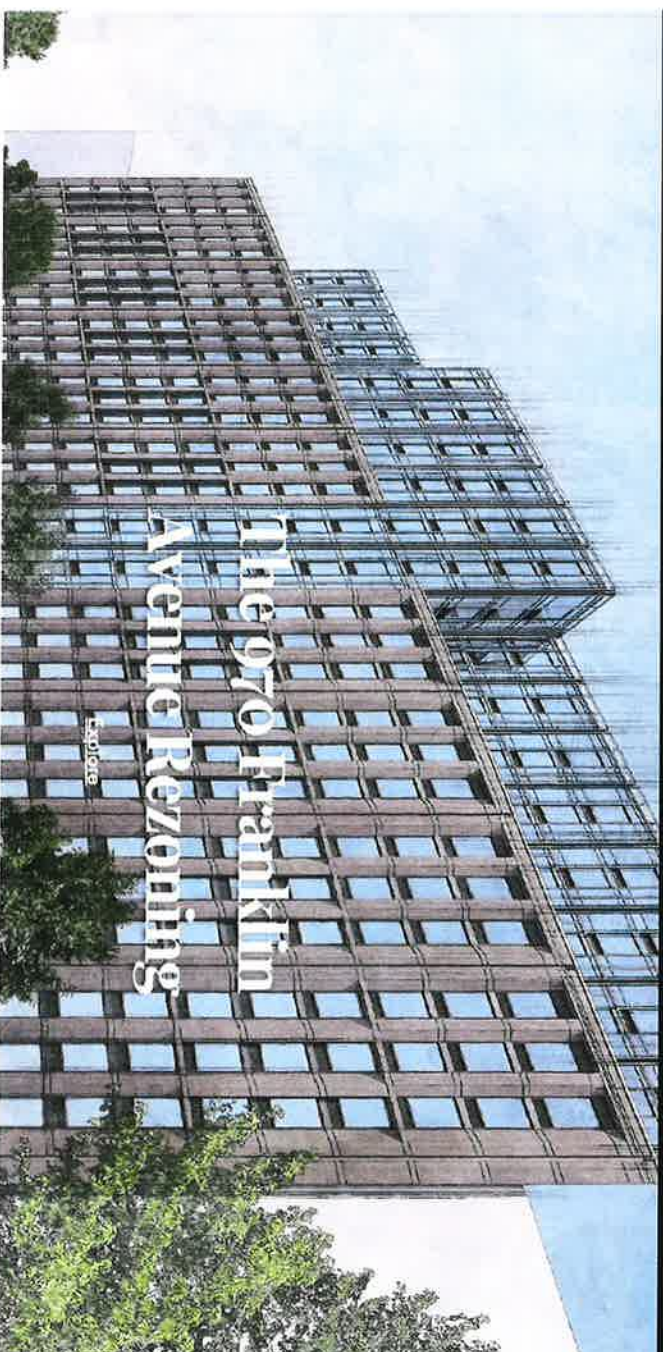
COMMUNITY BOARD PRESENTATION

04/09/2024

Applicant Proposal

- Zoning Map Amendment from R6A to R8A and R8A/C2-4.
- Zoning Text Amendment to designate a new MIH area.
- Special Permit for a reduction in required parking.

970 Franklin Ave



A development worthy of community support.

The rezoning of 962-972 Franklin Avenue, herein referred to as 970 Franklin Avenue, seeks to transform a vacant and underutilized plot of land into a *14-story, mixed-income residential development with 25% WORKFORCE* + AFFORDABLE HOUSING.*

If approved, 119 units built on the site will be reserved for low to middle-income households – providing desperately needed permanent housing for the hard-working lower-and middle-income residents of Crown Heights and the greater NYC community.

***What is WORKFORCE HOUSING?** Housing for essential workers (teachers, grocery clerks, bus drivers, nurses, firefighters), union workers, community entrepreneurs, and any others who are rent burdened but don't qualify for "low-income/affordable" housing.

www.970franklin.com

962-972 FRANKLIN AVENUE REZONING

COMMUNITY BOARD PRESENTATION

04/09/2024

AFL-CIO HOUSING INVESTMENT TRUST

Successful practitioner of socially responsible ,
economically targeted investing, focused on union-friendly
investments.

R8A 14-STORY PROPOSED BUILDING

962-972 FRANKLIN AVENUE REZONING

COMMUNITY BOARD PRESENTATION

04/09/2024

EXECUTIVE SUMMARY OF PROPOSAL

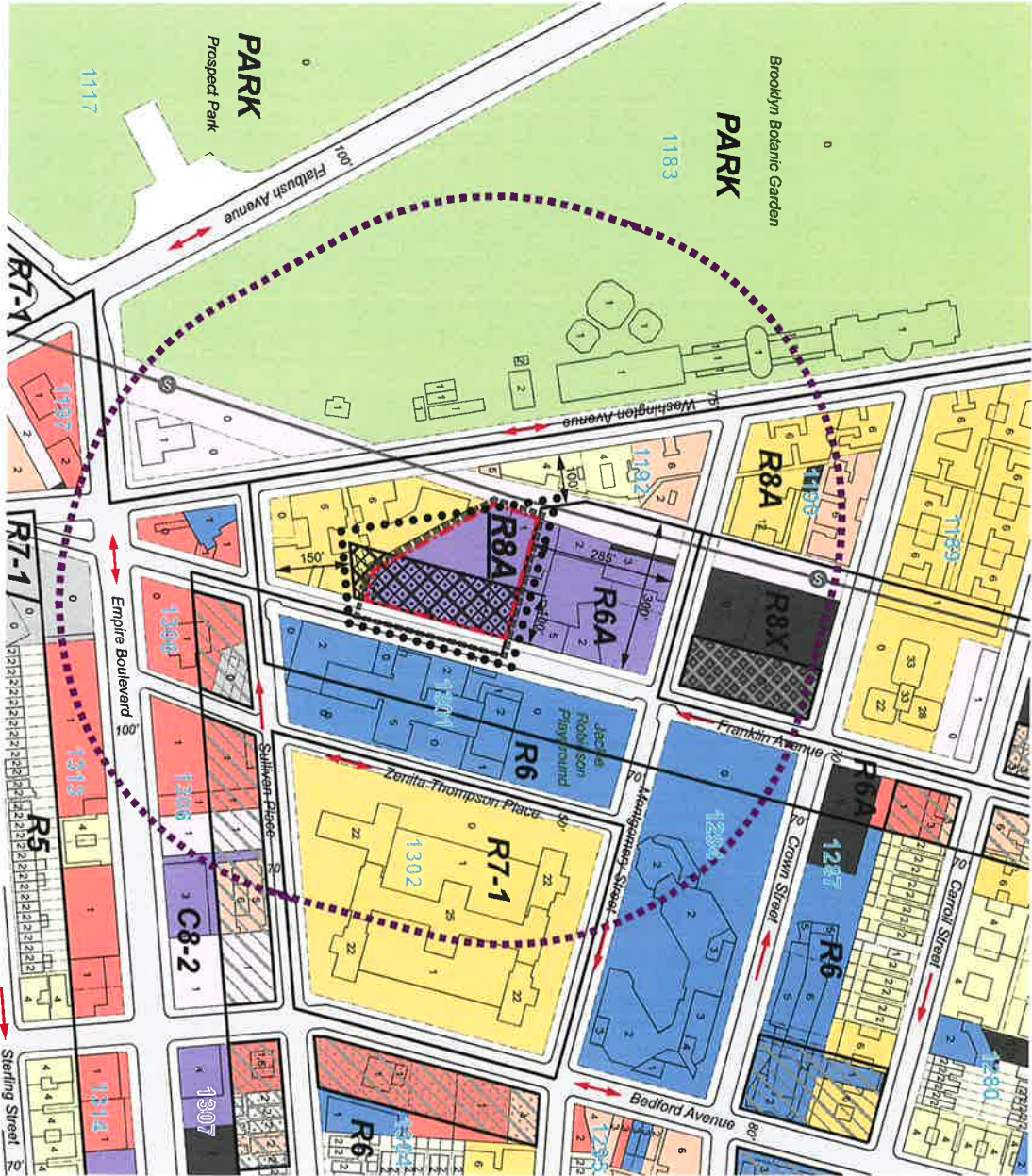
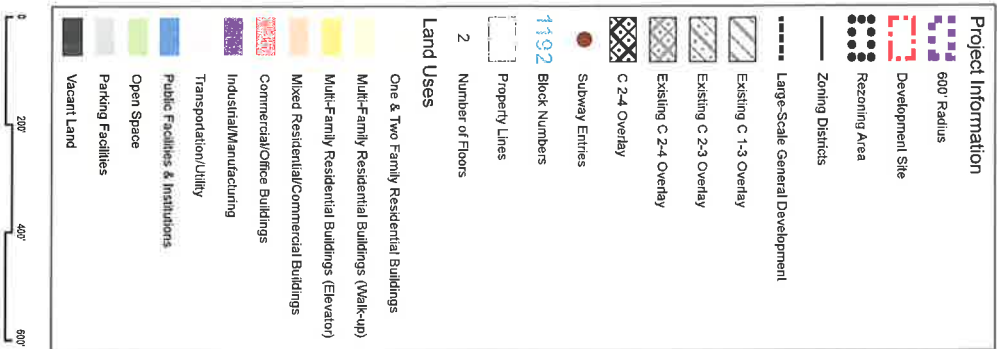
14-STORY PROPOSED	
475 TOTAL RENTAL UNITS	
75% MARKET RATE	25% WORKFORCE + AFFORDABLE
356 MARKET RATE UNITS	119 INCOME RESTRICTED UNITS

% AMI / AFFORDABILITY CHART

14-STORY AFFORDABILITY CHART			
% AMI (Average Median Income)	INCOME LIMIT (by # of person in household, as of 2023)	RENT LIMIT (by # of bedroom in unit, as of 2023)	UNITS AVAILABLE (if approved)
40% AMI	\$39,560 (for an individual) \$50,840 (for a family of three)	\$848 (for a studio) \$1,271 (for a 2-bedroom)	48
60% AMI	\$59,340 (for an individual) \$76,260 (for a family of three)	\$1,272 (for a studio) \$1,906 (for a 2-bedroom)	48
130% AMI	\$128,570 (for an individual) \$165,230 (for a family of three)	\$2,756 (for a studio) \$4,130 (for a 2-bedroom)	23
119 Total Affordable + Workforce Housing Apartments			

Land Use / Area Map

970 Franklin Avenue, Brooklyn (Borough 3)
Block 1192, p/o Lot 1, p/o 46, p/o 63,
p/o 66, p/o 77, p/o 85



962-972 FRANKLIN AVENUE REZONING

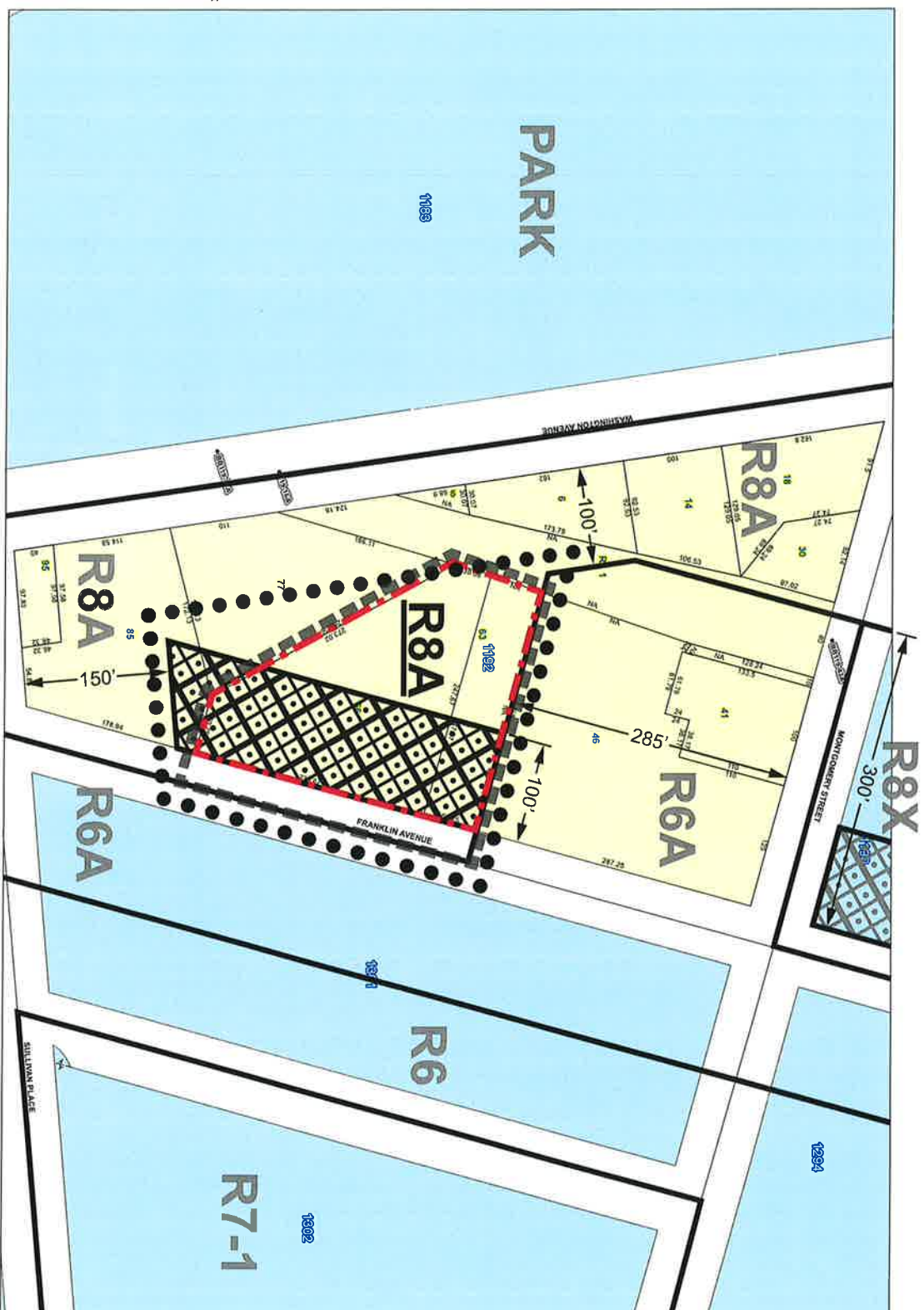
AREA MAP



NYC Digital Tax Map
Effective Date 12-30-2021 11:42:21
End Date Current
Brooklyn Block: 1192

- Legend
- Streets
 - Metropolitan Tax
 - Proposed Tax
 - Boundary Lines
 - Lot Face Proposition Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon

- Proposed Development Site
- Area Proposed to be Rezoned
- Zoning District Line
- Large-Scale General Development
- Existing C2-4 Overlay
- Proposed C2-4 Overlay
- Existing Zoning District
- Proposed Zoning District



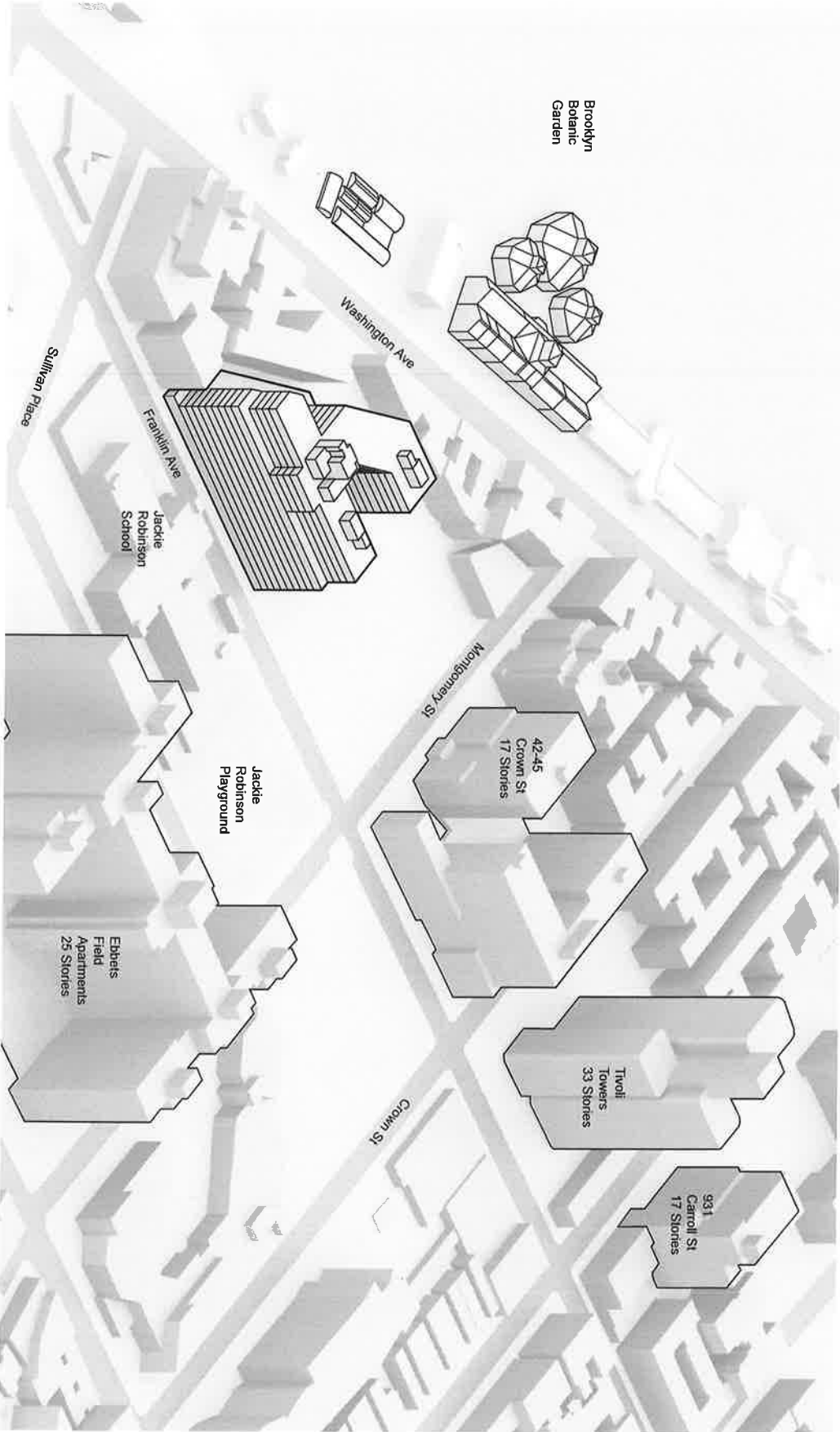
962-972 Franklin Avenue Rezoning

- **Rezone** affected area from R6A to R8A and R8A / C2-4 within 100 feet from Franklin Ave. Increase in maximum FAR for residential uses from 3.0 to 7.2 with Mandatory Inclusionary Housing.
- **Text amendments** to Appendix F Mandatory Inclusionary Housing.
- **Special Permit** for a reduction in required parking.

Proposed Development

- A 14-story building with approximately 383,000 sf of floor area.
- Ground level commercial with approximately 8,500 sf of retail floor area.
- At cellar and ground level with a parking garage accomodating parking spaces 20% of non-income restricted dwelling units per special permit.
- Residential rental units above with 25% affordable housing units provided pursuant to Mandatory Inclusionary Housing Program and Affordable NY.

14-STORY PROPOSED MASSING
7.20 FAR



962-972 FRANKLIN AVENUE REZONING
14-STORY PROPOSED MASSING

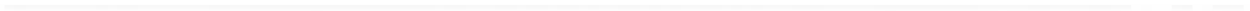


962-972 FRANKLIN AVENUE REZONING

RENDERING

COMMUNITY BOARD PRESENTATION

04/09/2024



SHADOW SENSITIVE RESOURCES

- D. Helen Mattin Warm Temperate Pavilion
- E. Tropical Pavilion
- F. Desert Pavilion
- G. C.V. Starr Bonsai Museum
- H. Conservatory Entry House
- I. Aquatic House & Orchid Collection
- J. Desert, Mediterranean, South African Bulb (Arid) Workhouse
- K. Humid Tropics Workhouse
- L. Lowland Moist Tropical Orchid Workhouse
- M. Highland Moist Tropical Orchid Workhouse
- N. Tropical Plant Propagation House
- O. Tropical & Desert Plant Propagation House
- P. Hardy Plant Nursery Yard
- Q. Temperate Bonsai Tunnel
- R. Production House
- S. Tropical Bonsai House
- T. Auxillary House
- U. New York-Native Flora & Temperate Plant Propagation Tunnel
- V. Mediterranean Display Plants Tunnel



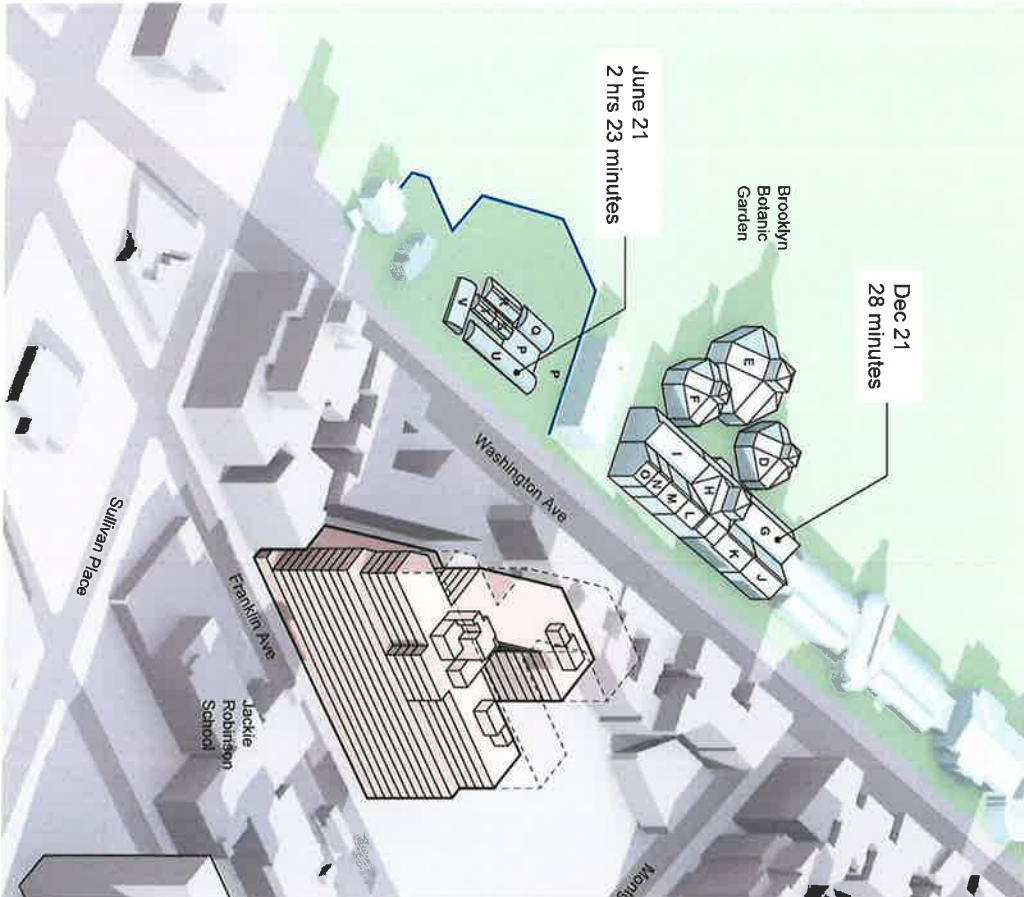
962-972 FRANKLIN AVENUE REZONING

SHADOW SENSITIVE RESOURCES

COMMUNITY BOARD PRESENTATION

04/09/2024

R8A MASSING (INCLUDING 55' CEQR BKHD)



14-story 55-foot Bulkhead (LUUP with Bulkhead)						
Resource #	Resource	Analysis Day	March 21/Sept. 21	May 6/June 6	21-Jun	21-Dec
			7:36 AM – 4:29 PM	6:27 AM – 5:18 PM	5:57 AM – 6:01 PM	8:51 AM – 7:53 PM
A	Education Greenhouse: Desert Plants	Shadow enter-exit time	-	-	-	8:51 - 8:54 AM
A	Education Greenhouse: Desert Plants	Incremental shadow duration	-	-	-	3 minutes
B	Education Greenhouse: Warm Temperate Plants	Shadow enter-exit time	-	-	-	8:51 - 8:59 AM
B	Education Greenhouse: Warm Temperate Plants	Incremental shadow duration	-	-	-	8 minutes
C	Education Greenhouse: Tropical Plants	Shadow enter-exit time	-	-	-	8:51 - 9:00 AM
C	Education Greenhouse: Tropical Plants	Incremental shadow duration	-	-	-	9 minutes
D	Modern Master Warm Temperate Pavilion	Shadow enter-exit time	-	-	-	8:51 - 8:56 AM
D	Modern Master Warm Temperate Pavilion	Incremental shadow duration	-	-	-	5 minutes
E	Tropical Pavilion	Shadow enter-exit time	7:36 AM-8:13 AM	-	-	-
E	Tropical Pavilion	Incremental shadow duration	37 minutes	-	-	-
F	Desert Pavilion	Shadow enter-exit time	7:36 AM- 8:25 AM	-	-	-
F	Desert Pavilion	Incremental shadow duration	49 minutes	-	-	-
G	C.V. Starr Botanical Museum	Shadow enter-exit time	-	-	-	8:51 - 9:19 AM
G	C.V. Starr Botanical Museum	Incremental shadow duration	-	-	-	28 minutes
H	Conservatory Entry House	Shadow enter-exit time	8:17 AM- 8:26 AM	-	-	8:51 - 9:18 AM
H	Conservatory Entry House	Incremental shadow duration	9 minutes	-	-	27 minutes
I	Aquatic House & Orchid Collection	Shadow enter-exit time	7:36 AM- 8:54 AM	-	-	8:51 - 8:52 AM
I	Aquatic House & Orchid Collection	Incremental shadow duration	1 hr and 18 min	-	-	1 minute
J	Desert, Mediterranean, South African Bulb and Workhouse	Shadow enter-exit time	-	-	-	8:51 - 9:28 AM
J	Desert, Mediterranean, South African Bulb and Workhouse	Incremental shadow duration	-	-	-	47 minutes
K	Humid Tropics Workhouse	Shadow enter-exit time	-	-	-	8:51 - 9:29 AM
K	Humid Tropics Workhouse	Incremental shadow duration	-	-	-	38 minutes
L	Lowland Moist Tropical Orchid Workhouse	Shadow enter-exit time	8:24 AM- 9:05 AM	-	-	8:51 - 9:19 AM
L	Lowland Moist Tropical Orchid Workhouse	Incremental shadow duration	41 minutes	-	-	28 minutes
M	Highland Moist Tropical Orchid Workhouse	Shadow enter-exit time	7:33 AM-9:11 AM	-	-	8:51 - 9:07
M	Highland Moist Tropical Orchid Workhouse	Incremental shadow duration	1 hour 18 minutes	-	-	16 minutes
N	Tropical Plant Propagation House	Shadow enter-exit time	7:36 AM- 9:14 AM	-	-	8:51 - 8:58 AM
N	Tropical Plant Propagation House	Incremental shadow duration	1 hour 38 minutes	-	-	7 minutes
O	Tropical & Desert Plant Propagation House	Shadow enter-exit time	7:36 AM-9:12 AM	-	-	-
O	Tropical & Desert Plant Propagation House	Incremental shadow duration	1 hour 36 minutes	-	-	-
P	Harpy Plant Nursery Yard	Shadow enter-exit time	7:36 AM- 8:29 AM	6:27 - 8:07 AM	6:02 - 8:04 AM	-
P	Harpy Plant Nursery Yard	Incremental shadow duration	53 minutes	1 hour 40 minutes	2 hours 2 minutes	-
Q	Temperate Bonsai Tunnel	Shadow enter-exit time	7:36 AM- 8:25 AM	6:27 - 7:59 AM	5:57 - 7:56 AM	-
Q	Temperate Bonsai Tunnel	Incremental shadow duration	49 minutes	1 hour 32 minutes	1 hour 59 minutes	-
R	Production House	Shadow enter-exit time	7:36 AM-8:07 AM	6:27 - 7:46 AM	5:57 - 7:41 AM	-
R	Production House	Incremental shadow duration	31 minutes	1 hour 19 minutes	1 hour 44 minutes	-
S	Tropical Bonsai House	Shadow enter-exit time	7:36 AM-8:13 AM	6:27 - 7:57 AM	5:57 - 7:54 AM	-
S	Tropical Bonsai House	Incremental shadow duration	37 minutes	1 hour 30 minutes	1 hour 57 minutes	-
T	Auxiliary House	Shadow enter-exit time	7:36 AM-7:51 AM	6:27 - 7:49 AM	5:57 - 7:48 AM	-
T	Auxiliary House	Incremental shadow duration	15 minutes	1 hour 22 minutes	1 hour 51 minutes	-
U	New York Native Flora & Temperate Plant Propagation Tunnel	Shadow enter-exit time	7:36 AM- 8:40 AM	6:27 - 8:21 AM	5:57 - 8:20 AM	-
U	New York Native Flora & Temperate Plant Propagation Tunnel	Incremental shadow duration	1 hour 4 minutes	1 hour 54 minutes	2 hours 23 minutes	-
V	Mediterranean Display Plants Tunnel	Shadow enter-exit time	-	8:27 - 7:51 AM	6:06 - 7:55 AM	-
V	Mediterranean Display Plants Tunnel	Incremental shadow duration	-	1 hour 24 minutes	1 hour 49 minutes	-

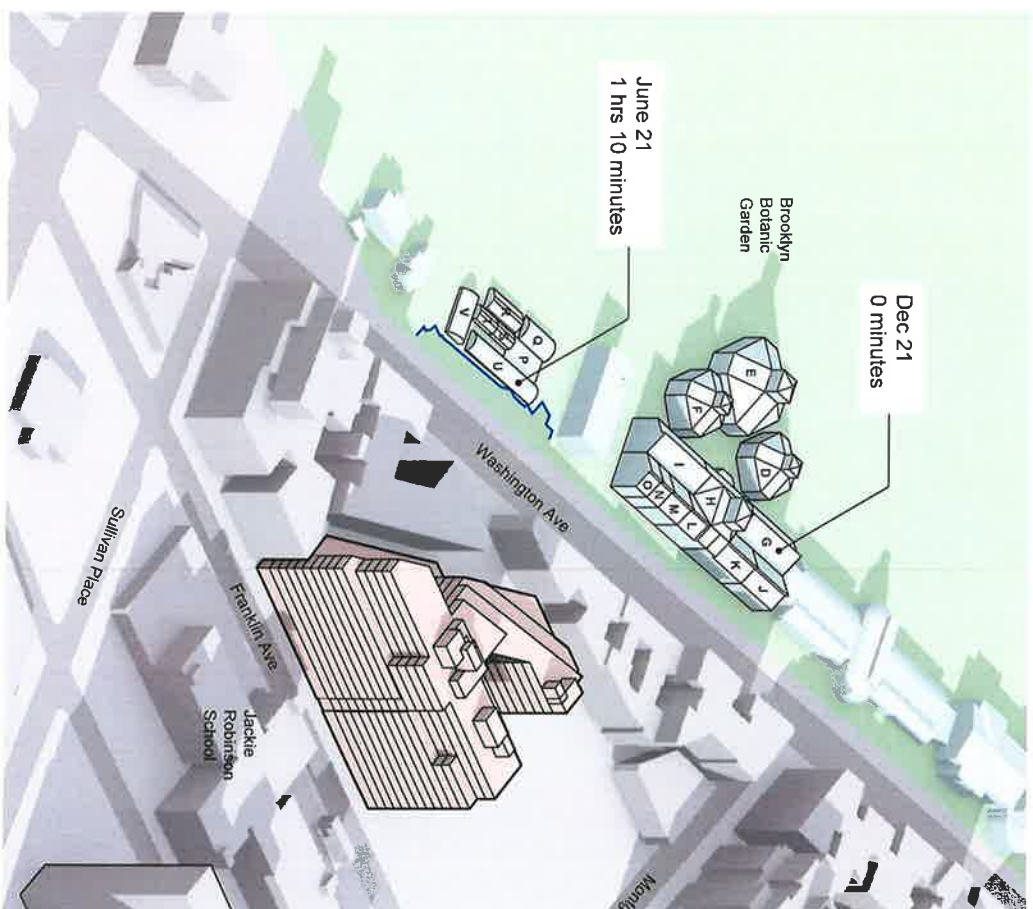
962-972 FRANKLIN AVENUE REZONING

COMMUNITY BOARD PRESENTATION

04/09/2024

STEPPED REDUCED SHADOW MASSING

STEPPED REDUCED SHADOW MASSING



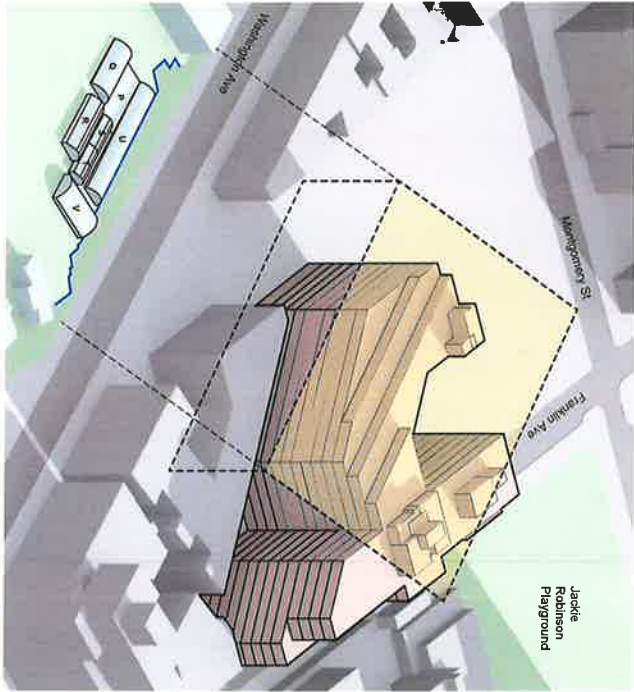
Scheme 1 with Proposed Bulkhead						
Resource #	Resource	Analysis Day	March 21/Sept. 21		May 6/August 6	
			7:36 AM - 4:29 PM	6:27 AM - 5:18 PM	5:57 AM - 6:01 PM	21-Jun
A	Education Greenhouse: Desert Plants	Shadow enter-exit time	-	-	-	-
B	Education Greenhouse: Warm Temperate Plants	Shadow enter-exit time	-	-	-	-
C	Education Greenhouse: Tropical Plants	Shadow enter-exit time	-	-	-	-
D	Helen Martin Warm Temperate Pavilion	Shadow enter-exit time	-	-	-	-
E	Tropical Pavilion	Shadow enter-exit time	-	-	-	-
F	Desert Pavilion	Shadow enter-exit time	-	-	-	-
G	C.V. Starr Bonsai Museum	Shadow enter-exit time	-	-	-	-
H	Conservatory Entry House	Shadow enter-exit time	-	-	-	-
I	Aquatic House & Orchid Collection	Shadow enter-exit time	-	-	-	-
J	Desert, Mediterranean, South African Bulb (Arid) Workhouse	Shadow enter-exit time	-	-	-	-
K	Humid Tropics Workhouse	Shadow enter-exit time	-	-	-	-
L	Lowland Moist Tropical Orchard	Shadow enter-exit time	-	-	-	-
M	Highland Moist Tropical Orchard	Shadow enter-exit time	-	-	-	-
N	Tropical Plant Propagation House	Shadow enter-exit time	-	-	-	-
O	Tropical & Desert Plant Propagation House	Shadow enter-exit time	-	-	-	-
P	Hardy Plant Nursery Yard	Shadow enter-exit time	-	-	-	-
Q	Temperate Bonsai Tunnel	Shadow enter-exit time	-	-	-	-
R	Production House	Shadow enter-exit time	-	-	-	-
S	Tropical Bonsai House	Shadow enter-exit time	-	-	-	-
T	Auxiliary House	Shadow enter-exit time	-	-	-	-
U	New York Native Flora & Temperate Plant Propagation Tunnel	Shadow enter-exit time	-	-	-	-
V	Mediterranean Display Plants Tunnel	Shadow enter-exit time	-	-	-	-

962-972 FRANKLIN AVENUE REZONING

COMMUNITY BOARD PRESENTATION

04/09/2024

STEPPED REDUCED SHADOW MASSING



Scheme 1 with Proposed Bulkhead					
Resource #	Resource	Analysis Day	March 21/Sept. 21	May 6/August 6	21-Jun
			7:36 AM - 4:29 PM	6:27 AM - 5:18 PM	5:57 AM - 6:01 PM
P	Hardy Plant Nursery Yard	Shadow enter-exit time	7:36 - 7:55 AM	6:27 - 7:02 AM	5:57 - 6:57 AM
		Incremental shadow duration	19 minutes	35 minutes	1 hour
Q	Temperate Bonsai Tunnel	Shadow enter-exit time	7:36 - 7:53 AM	6:27 - 6:58 AM	5:57 - 6:52 AM
		Incremental shadow duration	17 minutes	31 minutes	55 minutes
R	Production House	Shadow enter-exit time	7:36 - 7:48 AM	6:27 - 6:52 AM	5:57 - 6:43 AM
		Incremental shadow duration	12 minutes	25 minutes	46 minutes
S	Tropical Bonsai House	Shadow enter-exit time	7:36 - 8:04 AM	6:27 - 7:01 AM	5:57 - 6:46 AM
		Incremental shadow duration	28 minutes	34 minutes	49 minutes
T	Auxiliary House	Shadow enter-exit time	7:36 - 7:54 AM	6:27 - 7:04 AM	5:57 - 6:49 AM
		Incremental shadow duration	18 minutes	37 minutes	52 minutes
U	New York-Native Flora & Temperate Plant Propagation Tunnel	Shadow enter-exit time	7:36 - 8:08 AM	6:27 - 7:20 AM	5:57 - 7:07 AM
		Incremental shadow duration	32 minutes	53 minutes	1 hour 10 minutes
V	Mediterranean Display Plants Tunnel	Shadow enter-exit time	7:36 - 7:56 AM	6:32 - 7:13 AM	5:57 - 7:00 AM
		Incremental shadow duration	20 minutes	41 minutes	1 hour 3 minutes

1512 Union Street, Brooklyn

Radius Diagram / Land Use Map

Block: 1400, Lot: 6 Zoning District: R4/C2-3, R4

Zoning Map: 17b Special District: n/a

Zoning Districts and Commercial Overlays

	C1-1		C2-1		C1-2		C2-2		C1-5
	C1-3		C2-3		C1-4		C2-4		C2-5
	Zoning District Boundary		Special District Boundary		R7A Zoning District Labels				

Land Uses

	One and Two-Family Homes		Manufacturing
	Multiple Dwelling		Open Space / Park Land
	Commercial		Institutional / Community Facility
	Mixed Use (Residential/Commercial)		Parking / Automotive
			Vacant

Lot and Building Information

#	Lot Numbers (within radius)	C	Commercial
##	Block Numbers	I	Industrial
T, U, III	Story Height	M	Manufacturing
Mo	Multiple Dwelling	W	Warehouse
D	Dwelling	A	Auto
R	Retail	C	Community Facility
G	Garage		

Data Sources

Land Use and Building Information: MapPLUTO 2021v2 from NYC DCP
 Zoning Districts: NYC DCP, file dated 6/1/21
 Digital Tax Map: NYC DOF, file dated 8/2/2021
 Building Footprints: NYC DoITT, file dated 8/2/2021
 Street Widths: NYC DCP, Technical Review Division, file dated 6/20/2021

Urban Cartographics





Union Street

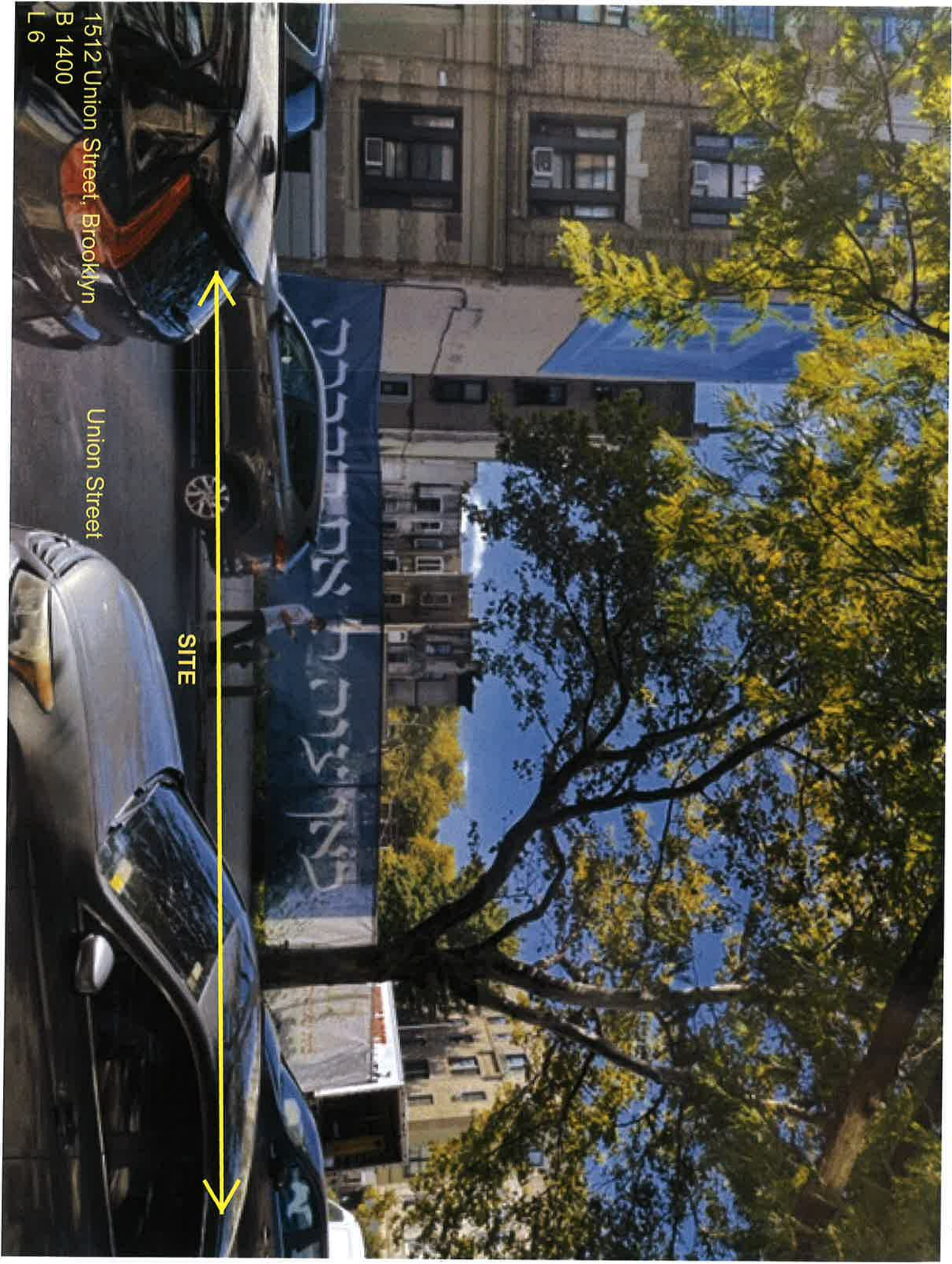
SITE

Albany Avenue

1512 Union Street, Brooklyn

B 1400

L 6



1512 Union Street, Brooklyn
B 1400
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Union Street

SITE



SITE

Albany Avenue

Union Street

1512 Union Street, Brooklyn

B 1400

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SITE PLAN

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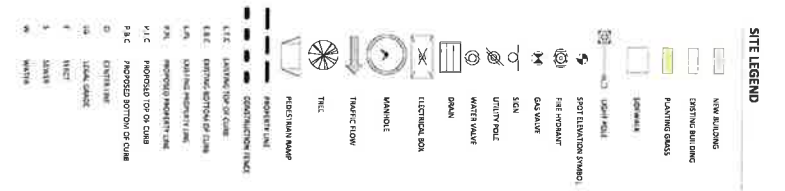
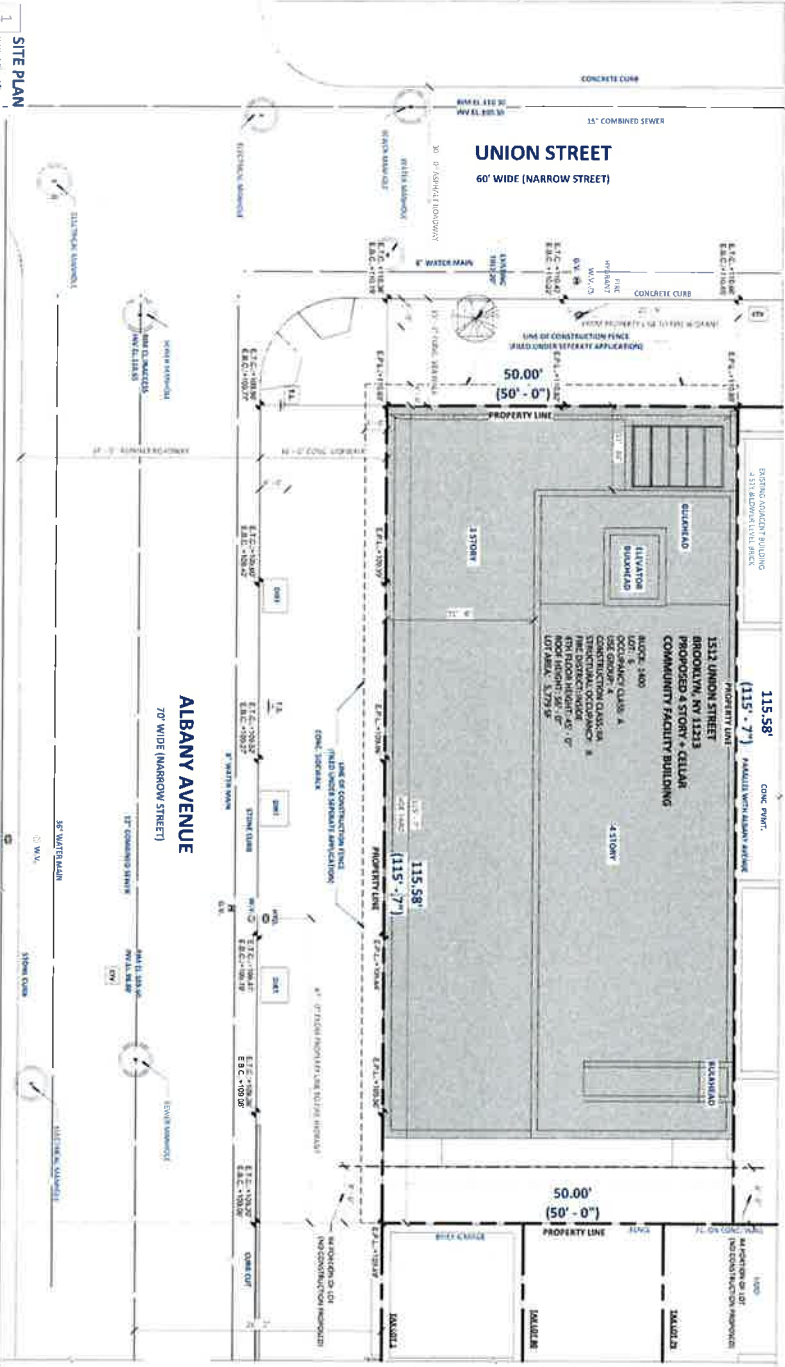
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STUFF
WIEDER ARCHITECT PC

**1512 UNION STREET
BROOKLYN, NY 11213**

BAS SHMUEL - CHAIKAO

ZONING SITE PLAN

2-102.01

8/18/2024 5:56:11 PM

1512 UNION STREET

BROOKLYN, NY 11213

BAS SHMUEL - CHAIKAO

ZONING SITE PLAN

2-102.01





















8/18/2024 5:56:11 PM

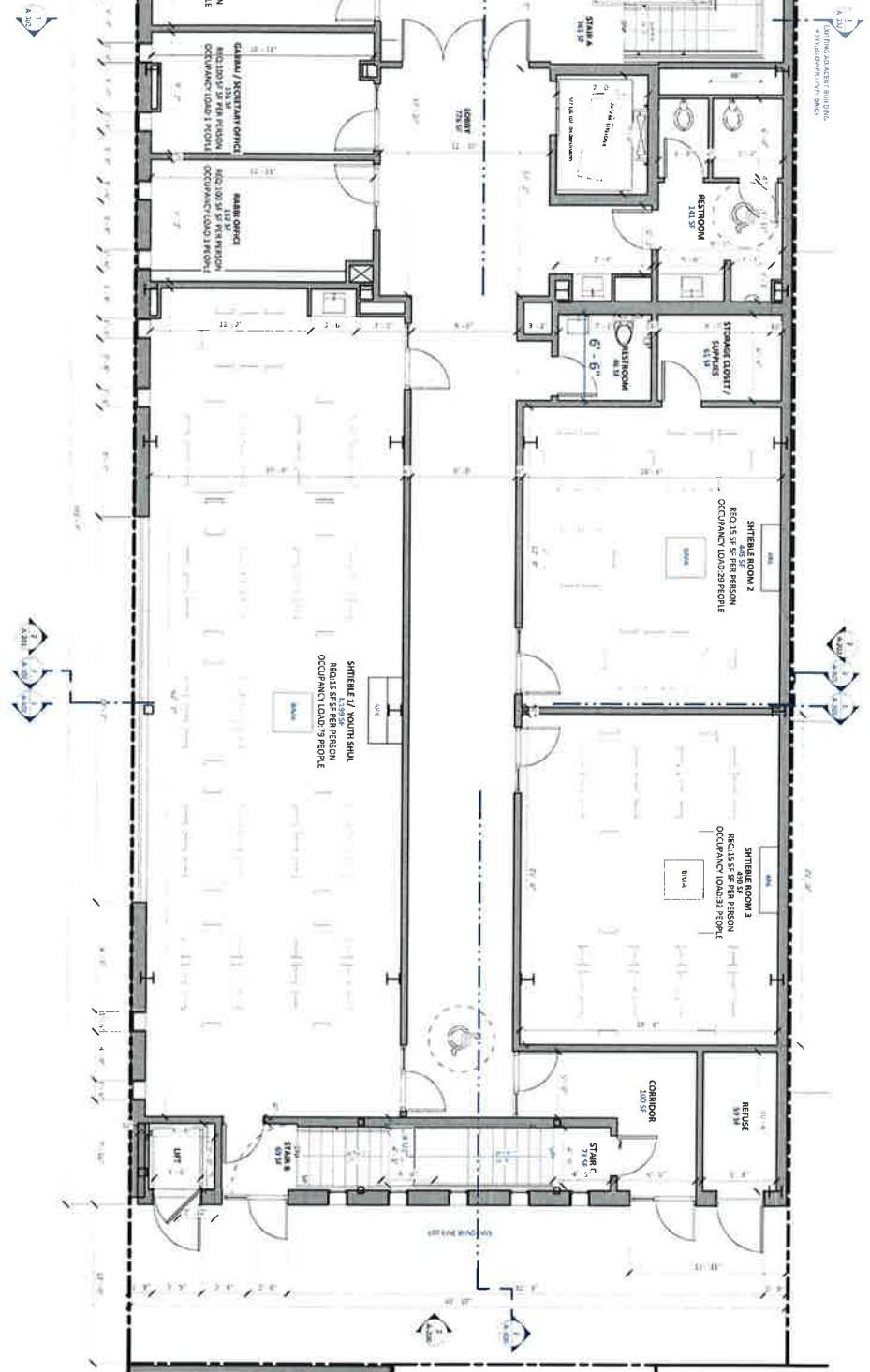
UNION STREET
60' WIDE (NARROW STREET)

1
1ST FLOOR PLAN

FLOOR LEGEND

MATERIAL + SYMBOLS

- | | | | |
|----------------------------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------|----------------------------------------------|
|  | CONCRETE |  | FLOOR REVISION SYMBOL |
|  | CAU |  | SPOT ELEVATION SYMBOL |
|  | STEEL / METAL |  | WINDOW SCHEDULE TAG |
|  | ACQ INSULATION |  | SEE WINDOW SCHEDULE FOR DETAILED INFORMATION |
|  | OPTICAL BOARD |  | DOOR TAG, SEE DOOR SCHEDULE SYMBOL |
|  | BLANK |  | HATCHING TAG LINE |
|  | BLANK |  | SPOT ELEVATION TAG LINE |
|  | BLANK |  | ELEVATION TAG LINE / LEVEL SCHEDULE |
|  | BLANK |  | DOOR AND WINDOW SCHEDULE SELECTION |
|  | BLANK |  | MECHANICAL VENTILATION |



1ST FLOOR PLAN

**1512 UNION STREET
BROOKLYN, NY 11213**

BAUS SHMUEL - CHADAO



NO.	DATE	TIME
1	10/10/11	11:00/11:15
2	10/10/11	11:15/11:30

2405 KENNEDY AVENUE, SUITE 210
BROOKLYN, NY 11213
A. FOR EST. 5004

CONCURATION BAS SWELL

1

0-7724-6163-2 \$29.95
0-7724-6164-0 \$29.95

65 SOUTH 11TH ST SUITE 016
WACO, TX 76798-1108

MUNICIPAL CONSULTANT:
SMITH CONSULTING INC.

add the number of control

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MD JAMES

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0122-0275/00/0000-0000\$10.00/0

1001 CLINTON PLACE, SUITE 200
BROOKLYN, NY 11218

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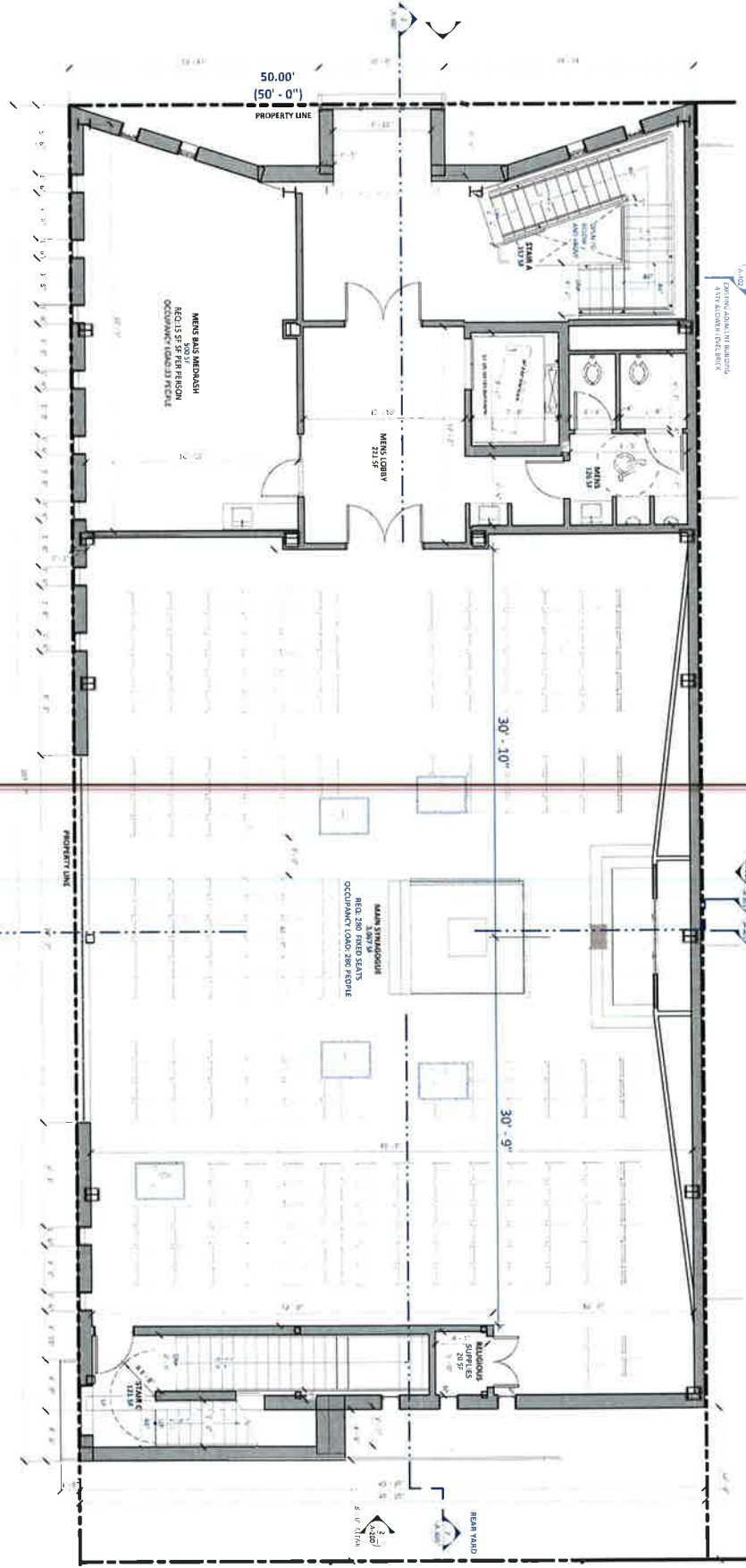
1450

DATE: _____
SCALE: _____
CITY: _____
STATE: _____
COUNTRY: _____
A-101.01

EXISTING ADJACENT BUILDING
4 CITY BLOCKS INTERIOR

2ND FLOOR PLAN

Scale: 1/8" = 1'-0"



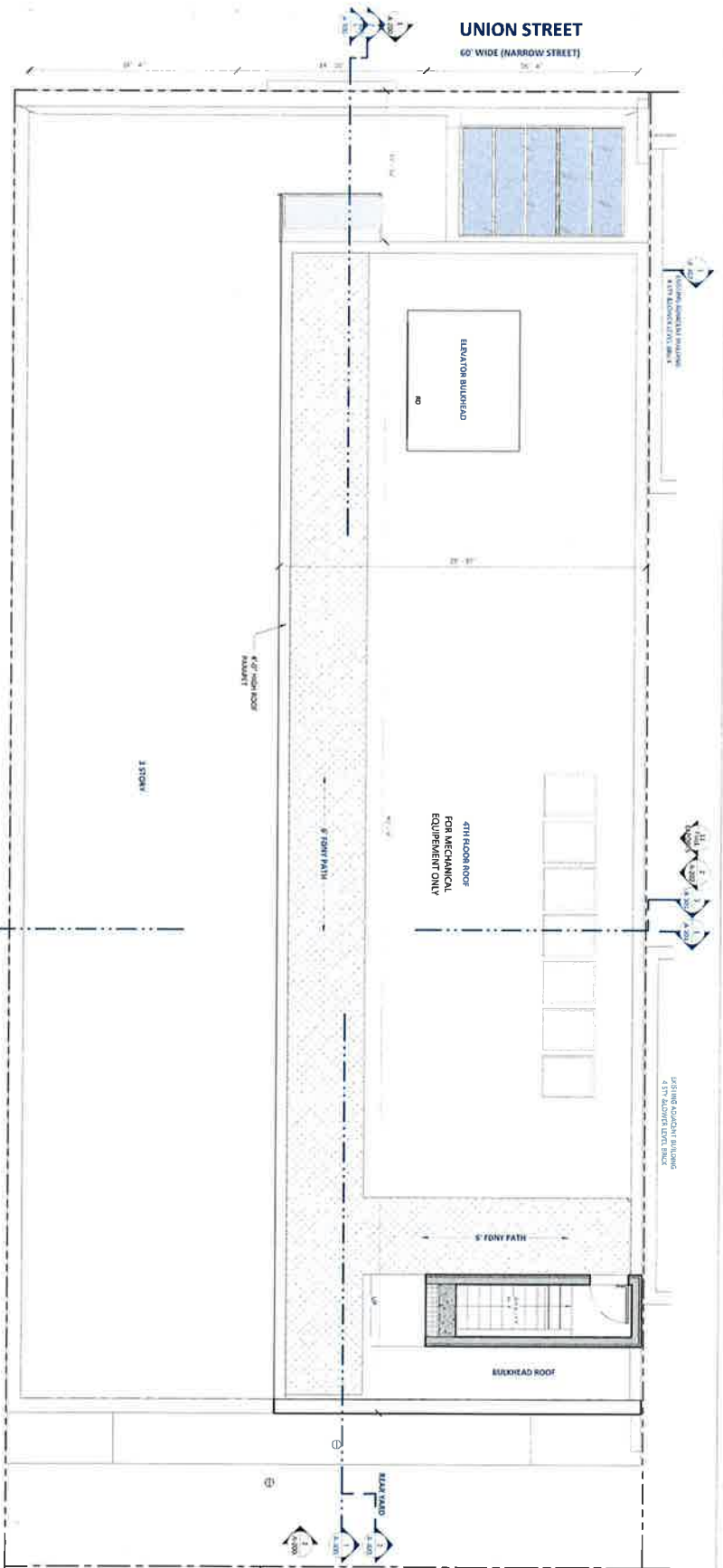
SWEDER ARCHITECT PC
201 COTTON PLACE, SUITE 400
BROOKLYN, NY 11213
TEL: 718.624.4000
WWW.SWEDERARCHITECT.COM

PROJECT:
BASIS SHOWER - CHABAD
1512 UNION STREET
BROOKLYN, NY 11213
DATE: 10/20/2010
DRAWN BY: J. SWEDER
CHECKED BY: J. SWEDER
SCALE: 1/8" = 1'-0"

CLIENT:
CHABAD
1512 UNION STREET
BROOKLYN, NY 11213
TEL: 718.624.4000
WWW.CHABADUSA.ORG

2ND FLOOR PLAN
1512 UNION STREET
BROOKLYN, NY 11213
BASIS SHOWER - CHABAD

Professional Seal:
J. SWEDER, AIA
10/20/2010
1512 UNION STREET
BROOKLYN, NY 11213
A-102.01



ALBANY AVENUE
70' WIDE (NARROW STREET)

ROOF BULKHEAD PLAN

DOI: 10.1002/ps.1111



S. WIEDEN ARCHITECTS PC

203 C. 170th PI. ACY, SUITE 100
BROOKLYN, NY 11216
t: (718) 646-1270

STRUCTURAL FORMULA
METHYL METHACRYLATE
C₅H₈O₂

WAP ENQUIRY:
 0113 443 2211
 0113 443 2200

2000 LOCUS 43-111 STREET, SUITE 110, DOW
BROOKLYN, NY 11235
P. 718-877-6122 FAX 718-877-6127
DOWAF@ACQUINTE.COM

SPRINT BY EXPERTISING, INC.
60 SOUTH 11TH ST SUITE 676
BIRMINGHAM, AL 35203
P. 772-312-2500
F. 772-312-6010

QUAN DE:
CONGREGATION BAS 5-04161
111 KONGTOW AVENUE, SUITE 773
BROOKLYN, NY 11213

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3	30
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BROOKLYN, NY

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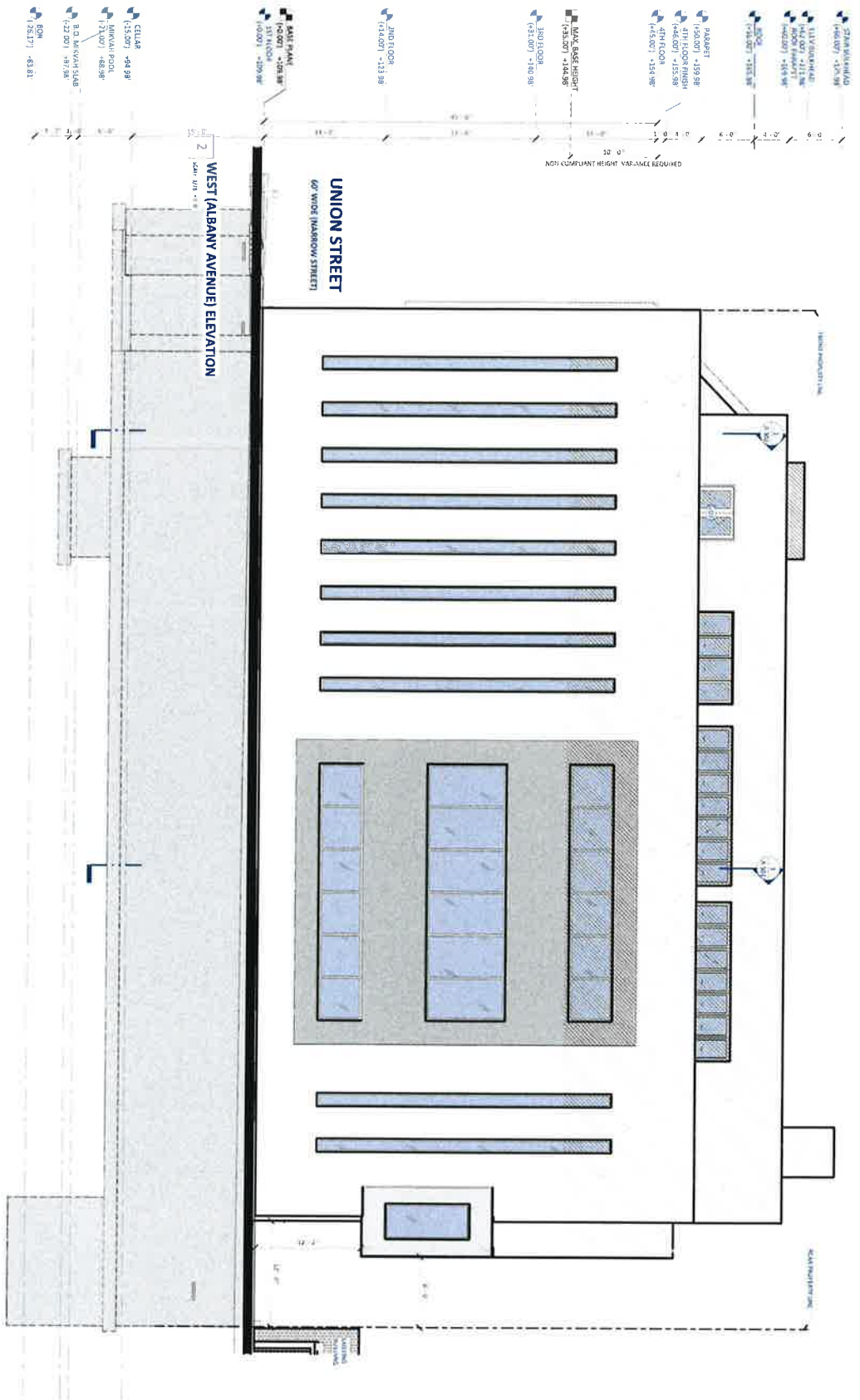
ROOF BULKHEAD PLAN

B00644692-11
DOM PSCAN + STAMP :

1

A-106.01

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SWF
S. WISDOM ARCHITECT PC

1512 UNION STREET AND
BROOKLYN, NY 11213

717.261.1200

STUDIO ADDRESS: 1512 UNION STREET AND
BROOKLYN, NY 11213

P 212.491.1200

F 718.491.1200

WWW.SWF-ARCHITECT.COM

ARCHITECT: S. WISDOM ARCHITECT PC

PROJECT: 1512 UNION STREET AND

DATE: 10/15/11

BY: S. WISDOM ARCHITECT PC

1512 UNION STREET AND

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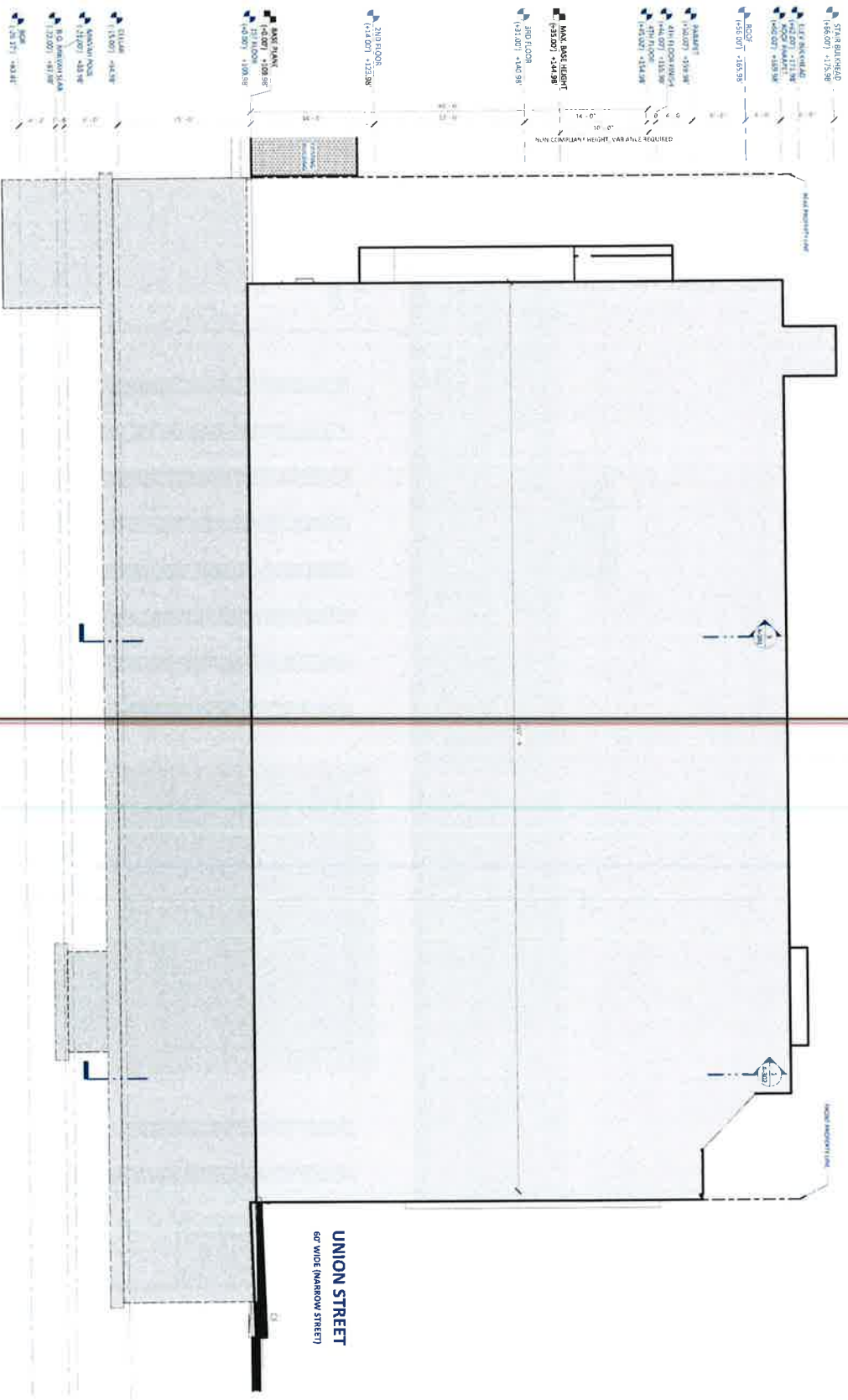
1512 UNION STREET AND

10/15/11

1512 UNION STREET AND

10/15/11

1512 UNION STREET AND



2 EAST ELEVATION



200 CROWN PLAZE SUITE #30
BROOKLYN, NY 11218
718.666.5523

STRUCTURAL CONSULTANT
WILLIAM ASSOCIATES
100 W. 11TH ST. 10TH FLOOR
NEW YORK, NY 10011
212.645.2122

ARCHITECTURAL CONSULTANT
MAD ARCHITECTS, PLLC
300 W. 11TH ST. 10TH FLOOR
NEW YORK, NY 10011
212.645.2122

ENGINEER
CONCRETE CONSULTANTS
100 W. 11TH ST. 10TH FLOOR
NEW YORK, NY 10011
212.645.2122

DATE: 10/10/2013
DRAWN BY: [Name]
CHECKED BY: [Name]



2512 UNION STREET
BROOKLYN, NY 11213
BANK SWIMMER - CHABAD

EAST ELEVATION

8006444591-11
2013 10/10/2013



A-202.01



700 CATTARAUGUS STREET
BROOKLYN, NY 11213
718.590.8800
WWW.SWMFARCHITECT.COM

PROJECT INFORMATION
PROJECT NAME: 1512 UNION STREET
PROJECT ADDRESS: 1512 UNION STREET
PROJECT CITY: BROOKLYN, NY 11213
PROJECT STATE: NY
PROJECT ZIP: 11213
ARCHITECT: SWMF ARCHITECT PC
ARCHITECT ADDRESS: 700 CATTARAUGUS STREET
ARCHITECT CITY: BROOKLYN, NY 11213
ARCHITECT STATE: NY
ARCHITECT ZIP: 11213
DATE: 01/11/2021
DRAWN BY: J. SHAWEL
CHECKED BY: J. SHAWEL
DATE: 01/11/2021

OWNER
CONSTRUCTION WAS VOUCHER
1512 UNION STREET
BROOKLYN, NY 11213
718.590.8800

NO.	DESCRIPTION	DATE
1	1512 UNION STREET	01/11/2021
2	1512 UNION STREET	01/11/2021
3	1512 UNION STREET	01/11/2021



1512 UNION STREET
BROOKLYN, NY 11213

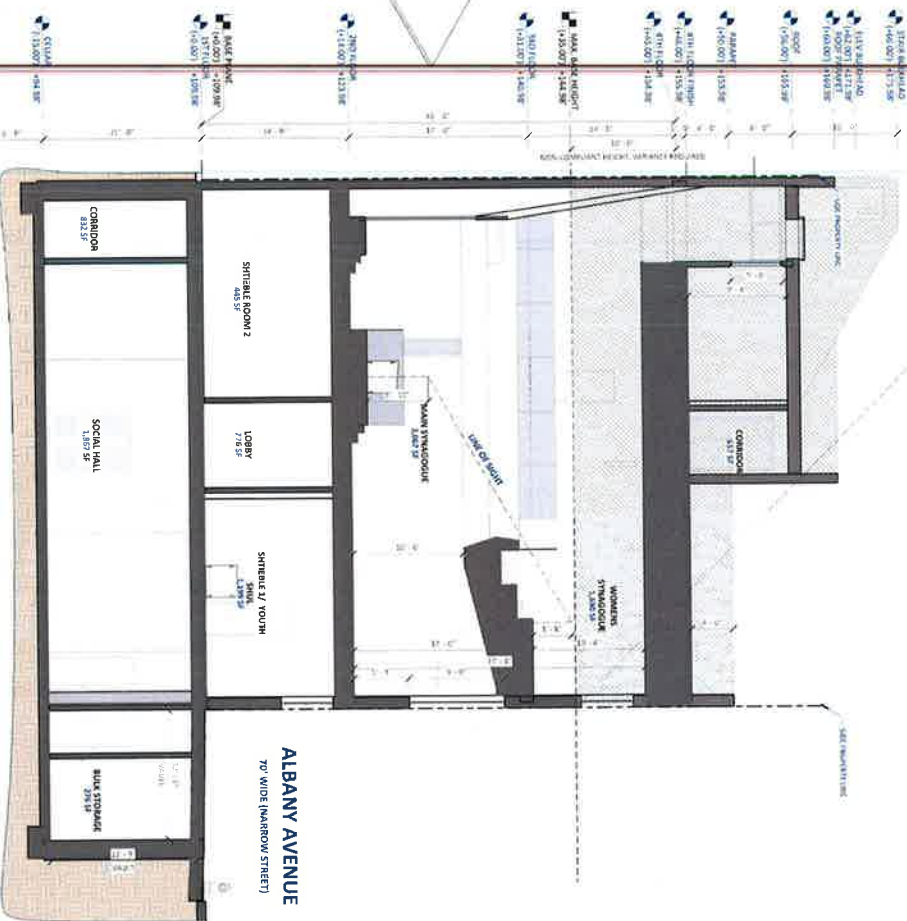
BAS SHAWEL, CHAIRMAN

BUILDING SECTIONS

SECTION 1
SECTION 2
SECTION 3

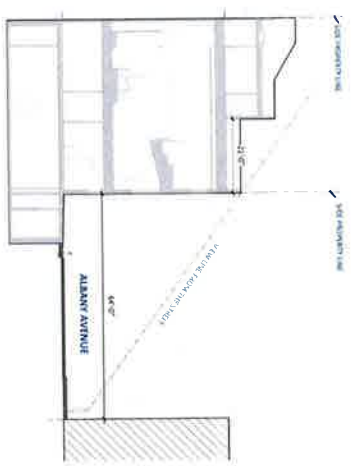
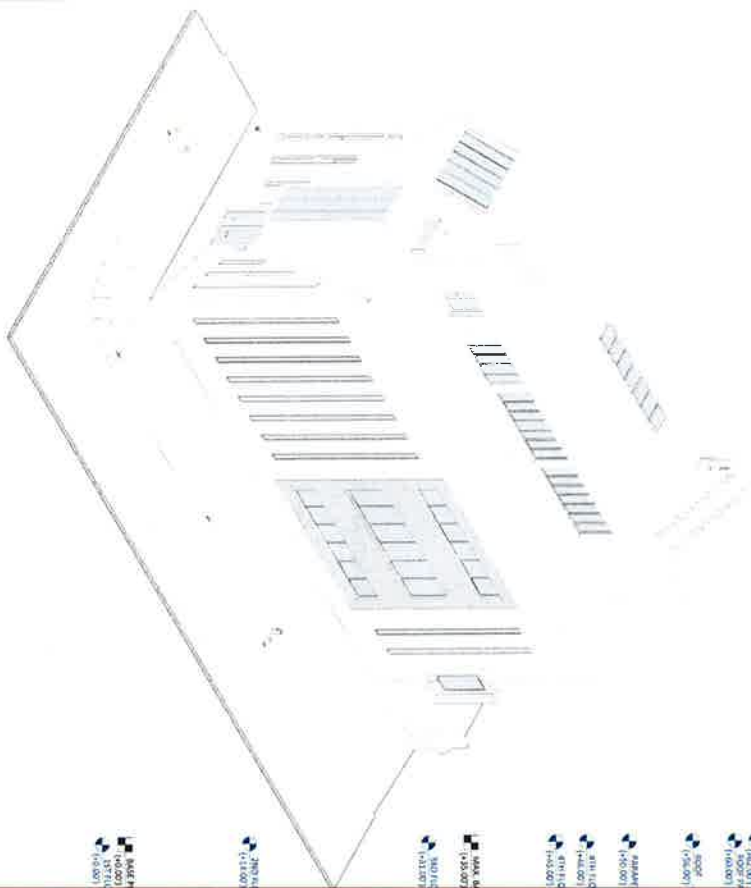


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1 BUILDING SECTION B
SECTION B

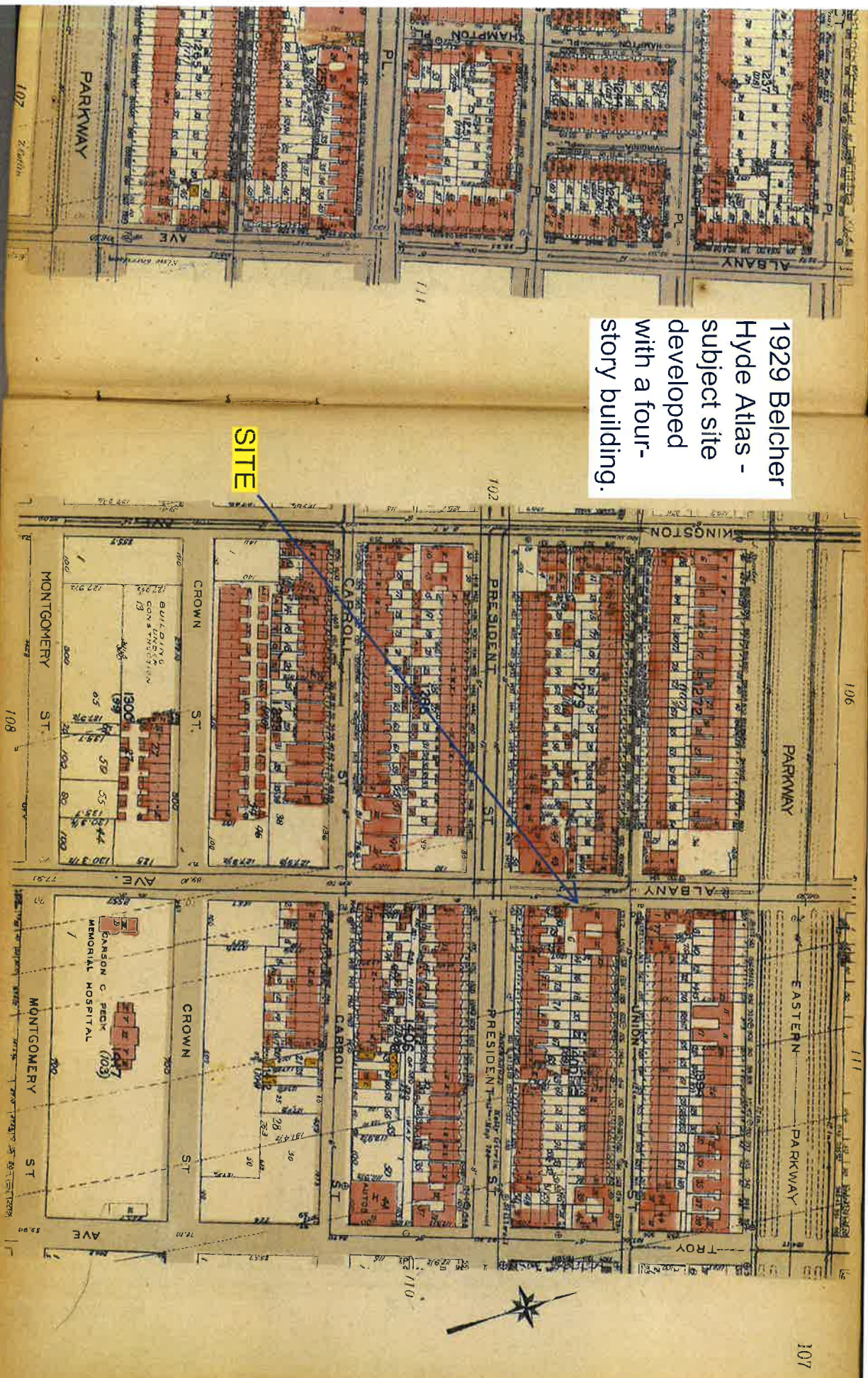
2 3D - AXONOMETRIC VIEW - NW CORNER
A.S.



3 SITE VIEW ANGLE
A.S.

1929 Belcher
Hyde Atlas -
subject site
developed
with a four-
story building.

SITE



1512 Union Street, Brooklyn Photographic Streetscape

Union Street facing south | Block 1400



Block 1279

1528 Union Street	1528 Union Street	1526 Union Street	1524 Union Street	1522 Union Street	1520 Union Street	1516 Union Street	1512 Union Street	1508 Union Street	1506 Union Street	1504 Union Street	1502 Union Street	1500 Union Street	1498 Union Street	1496 Union Street
Lot 18	Lot 18	Lot 17	Lot 16	Lot 15	Lot 14	Lot 11	Lot 6	Lot 41	Lot 40	Lot 39	Lot 38	Lot 37	Lot 36	Lot 35
Lot Area: 1,900 SF	Lot Area: 1,900 SF	Lot Area: 1,902 SF	Lot Area: 1,867 SF	Lot Area: 1,900 SF	Lot Area: 1,900 SF	Lot Area: 5,779 SF	Lot Area: 5,779 SF	Lot Area: 2,000 SF	Lot Area: 2,000 SF	Lot Area: 2,000 SF	Lot Area: 2,000 SF	Lot Area: 2,000 SF	Lot Area: 2,000 SF	Lot Area: 2,420 SF
Floor Area: 3,612 SF	Floor Area: 3,612 SF	Floor Area: 3,612 SF	Floor Area: 3,441 SF	Floor Area: 3,660 SF	Floor Area: 3,660 SF	Floor Area: 18,200 SF	Floor Area: 15,765 SF	Floor Area: 5,400 SF	Floor Area: 5,400 SF	Floor Area: 2,400 SF	Floor Area: 2,098 SF	Floor Area: 2,098 SF	Floor Area: 2,098 SF	Floor Area: 2,098 SF
FAR: 1.9	FAR: 1.9	FAR: 1.87	FAR: 1.94	FAR: 1.93	FAR: 1.99	FAR: 3.15	FAR: 2.79	FAR: 2.7	FAR: 2.7	FAR: 1.2	FAR: 1.1	FAR: 1.04	FAR: 1.04	FAR: 0.66
Height: 29.7'	Height: 28.7'	Height: 29.7'	Height: 30.7'	Height: 28.7'	Height: 31.7'	Height: 47.6'	4th floor height: 48.0'	Height: 41.0'	Height: 31.5'	Height: 31.5'	Height: 31.5'	Height: 31.5'	Height: 31.5'	Height: 31.5'
Top of street wall parapet: 56.6'														
Flood height: 56.0' (not visible at street level)														

Union Street facing north | Block 1282



Block 1394

1555 Union Street	1537 Union Street	1539 Union Street	1541 Union Street	332 Albany Avenue	336 Albany Avenue	1553 Union Street	1557 Union Street	1561 Union Street	1563 Union Street	1565 Union Street	1567 Union Street	1569 Union Street
Lot 58	Lot 56	Lot 55	Lot 54	Lot 51	Lot 53	Lot 7501	Lot 77	Lot 75	Lot 74	Lot 73	Lot 72	Lot 71
Lot Area: 2,000 SF	Lot Area: 2,000 SF	Lot Area: 2,000 SF	Lot Area: 2,000 SF	Lot Area: 2,828 SF	Lot Area: 1,795 SF	Lot Area: 2,187 SF	Lot Area: 2,915 SF	Lot Area: 3,649 SF	Lot Area: 2,000 SF	Lot Area: 2,000 SF	Lot Area: 2,000 SF	Lot Area: 2,000 SF
Floor Area: 3,432 SF	Floor Area: 3,432 SF	Floor Area: 3,432 SF	Floor Area: 3,432 SF	Floor Area: 5,771 SF	Floor Area: 4,722 SF	Floor Area: 6,780 SF	Floor Area: 2,916 SF	Floor Area: 9,216 SF	Floor Area: 3,312 SF	Floor Area: 3,312 SF	Floor Area: 3,312 SF	Floor Area: 3,312 SF
FAR: 1.72	FAR: 1.72	FAR: 1.72	FAR: 1.72	FAR: 1.89	FAR: 2.63	FAR: 3.1	FAR: 1.0	FAR: 2.53	FAR: 1.66	FAR: 1.66	FAR: 1.66	FAR: 1.66
Height: 29.3'	Height: 29.3'	Height: 31.0'	Height: 31.0'	Height: 28.8'	Height: 36.8'	Height: 46.0'	Height: 46.3'	Height: 46.0'	Height: 31.7'	Height: 31.7'	Height: 31.7'	Height: 31.7'

1512 Union Street, Brooklyn
Photographic Streetscape

Albany Avenue facing east | Block 1394



Block 1400

Block 1405

Eastern Parkway		Union Street		President Street	
874	333	1553	1512	1481	1454
Eastern Parkway	Albany Avenue	Union Street	Union Street	President Street	President Street
Lot 6	Lot 5	Lot 7501	Lot 6	Lot 1	Lot 9
Lot Area: 2,412 SF	Lot Area: 1,207 SF	Lot Area: 2,187 SF	Lot Area: 5,779 SF	Lot Area: 2,200 SF	Lot Area: 2,250 SF
Floor Area: 3,500 SF	Floor Area: 4,100 SF	Floor Area: 5,760 SF	Floor Area: 15,765 SF	Floor Area: 3,532 SF	Floor Area: 4,230 SF
FAR: 1.49	FAR: 3.46	FAR: 3.1	FAR: 2.73	FAR: 1.77	FAR: 1.77
Height: 32.6'	Height: 34.3'	Height: 46.0'	4th floor height: 46.0'	Height: 29.3'	Height: 31.6'

Top of street wall parapet: 50.0'

Roof height: 56.0' (not visible at street level)

Albany Avenue facing west | Block 1286

Block 1279

Block 1272



President Street		Union Street		Albany Avenue		Eastern Parkway	
1480	1475	348	1508	336	334	332	330
President Street	President Street	Albany Avenue	Union Street	Albany Avenue	Albany Avenue	Albany Avenue	Albany Avenue
Lot 41	Lot 43	Lot 42	Lot 41	Lot S3	Lot S2	Lot S1	Lot S0
Lot Area: 3,510 SF	Lot Area: 5,723 SF	Lot Area: 3,119 SF	Lot Area: 2,000 SF	Lot Area: 1,795 SF	Lot Area: 1,196 SF	Lot Area: 3,626 SF	Lot Area: 1,207 SF
Floor Area: 3,364 SF	Floor Area: 22,000 SF	Floor Area: 2,910 SF	Floor Area: 5,400 SF	Floor Area: 4,722 SF	Floor Area: 2,146 SF	Floor Area: 5,771 SF	Floor Area: 2,152 SF
FAR: 0.96	FAR: 3.84	FAR: 0.93	FAR: 2.70	FAR: 2.63	FAR: 1.79	FAR: 1.59	FAR: 1.78
Height: 33.8'	Height: 47.5'	Height: 37.2'	Height: 41.0'	Height: 36.6'	Height: 37.8'	Height: 38.6'	Height: 42.8'

BSA APPROVAL DOC
#235-09-92

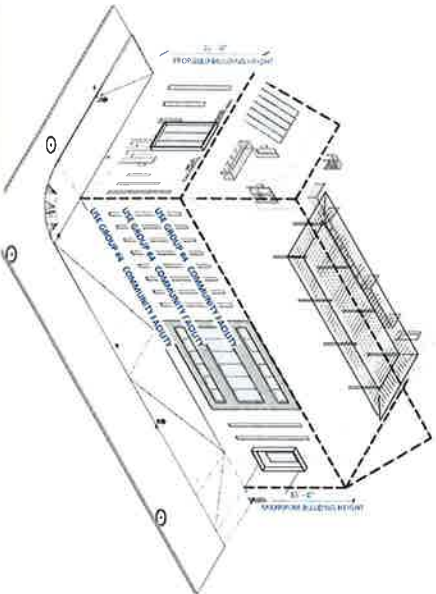
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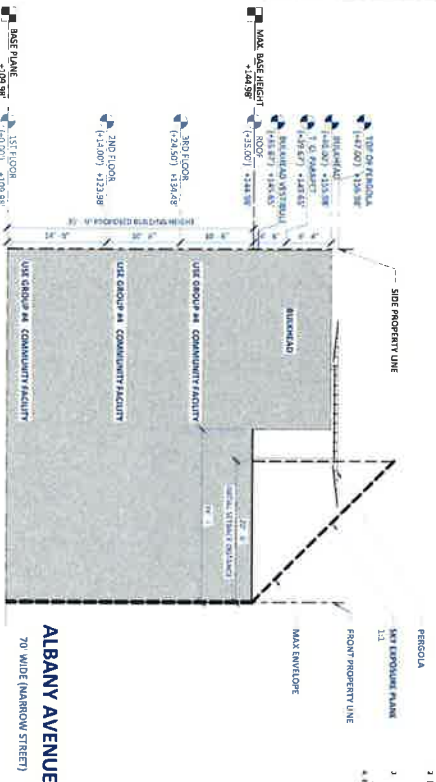
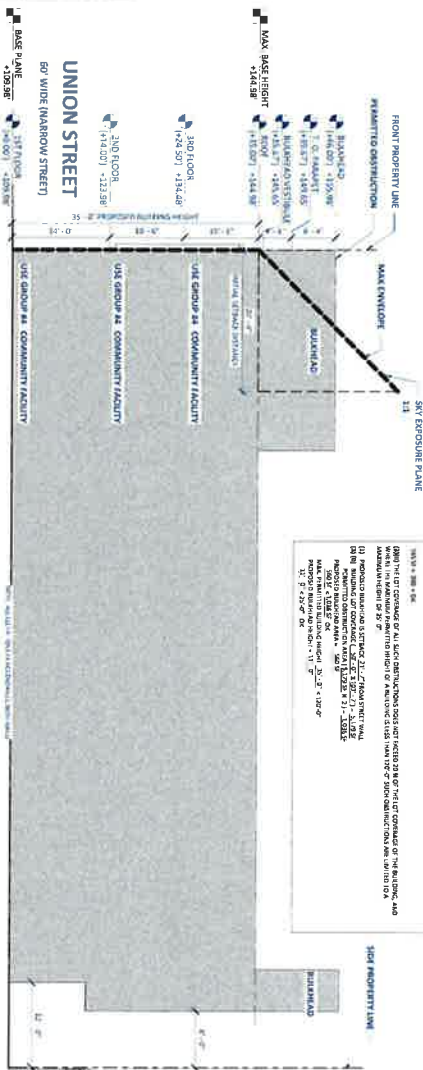
SECTION 1

[illegible]

24



BASE PLANE
+109.98'



SCALE 4/5 = 1/5 = 0.2

[illegible][illegible]

208 CULY LION PLAZA, SUITE 820
BROOKLYN NY, 11216
T: (718) 464-3201

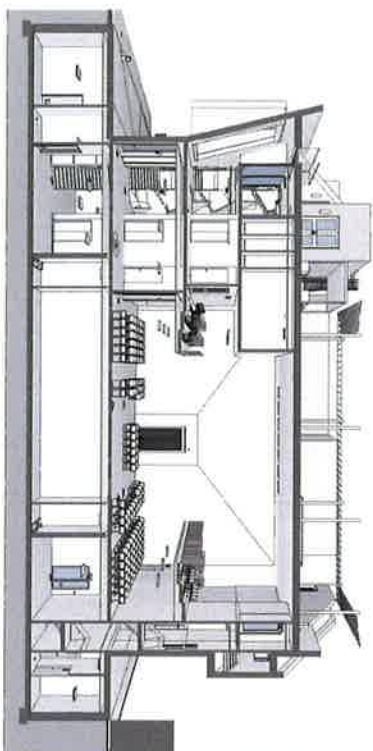
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PROPOSED 3 STORY + CELLAR
COMMUNITY FACILITY BUILDING

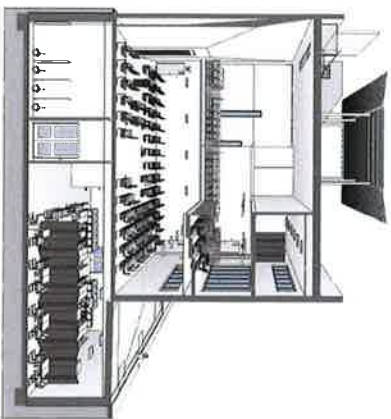
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3D SECTION A



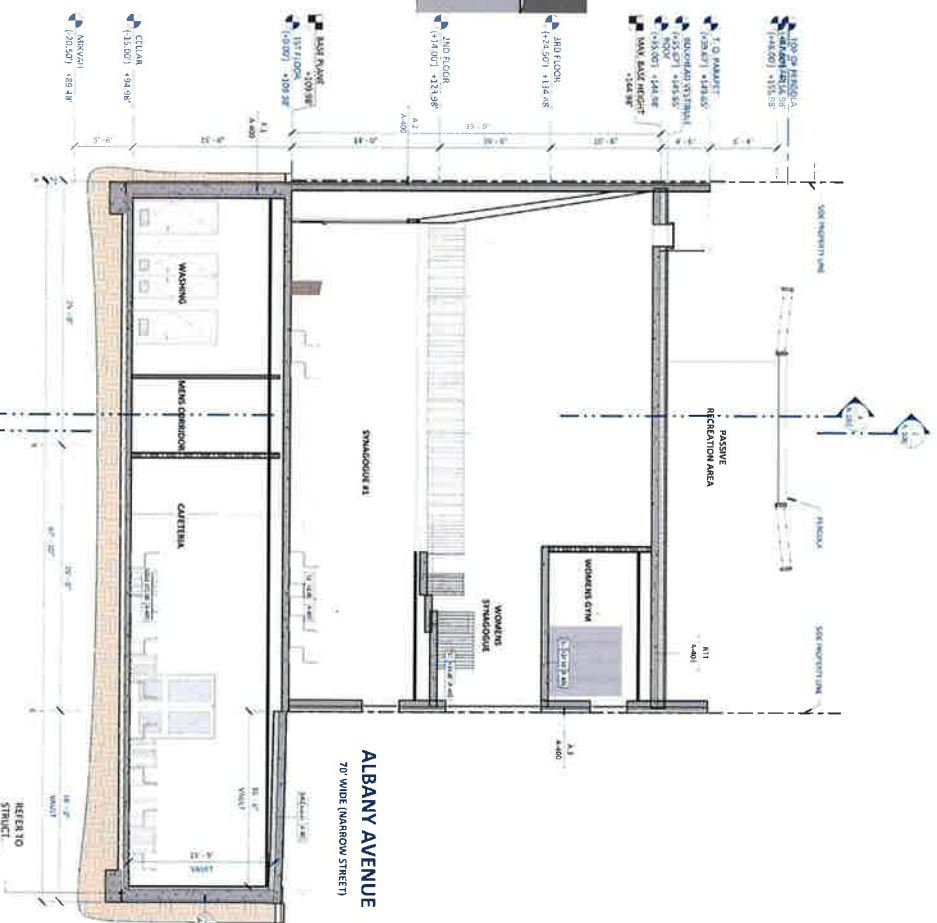
3D SECTION B



BUILDING SECTION B

1

SCALE 1/16" = 1'-0"



BUILDING SECTION KEY - PLAN



NOTE:
REFER TO STRUCTURAL DRAWINGS
FOR STRUCTURAL DESIGN

B00644691-11
(PAGE NUMBER) - 11

**PROPOSED 3 STORY + CELLAR
COMMUNITY FACILITY BUILDING**

1512 UNION STREET
BROOKLYN, NY 11213

A-301.00



