

The current proposal is:

Preservation Department – Item 2, LPC-19-33774

1370 Dean Street,

Borough of Brooklyn

How to Testify

Via Zoom: <https://us02web.zoom.us/j/85939906540?pwd=TDFldDFjdy9SRER1cGE5dWMxcnBIZz09>

Meeting ID: 859 3990 6540

Password: 866423

By Phone: 1 646-558-8656

US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



1940



2020

PROJECT:
1370 DEAN STREET
BROOKLYN, NY 11216

1370 DEAN STREET BROOKLYN,
NY 11216

7/21/2020

OWNER:
URBAN STANDARD DEVELOPMENT
ARCHITECT:
GREYBAR ARCHITECTURE PLLC

LPC SHEET NO:
LPC-1
SCALE:

BROOKLYN

97

115

PROJECT LOCATION
1370 DEAN STREET

DEAN

1364

1370

1372

1374

1376

1378

1378A

1380

1382

1384

1386

1388

1390

1392

1394

1400

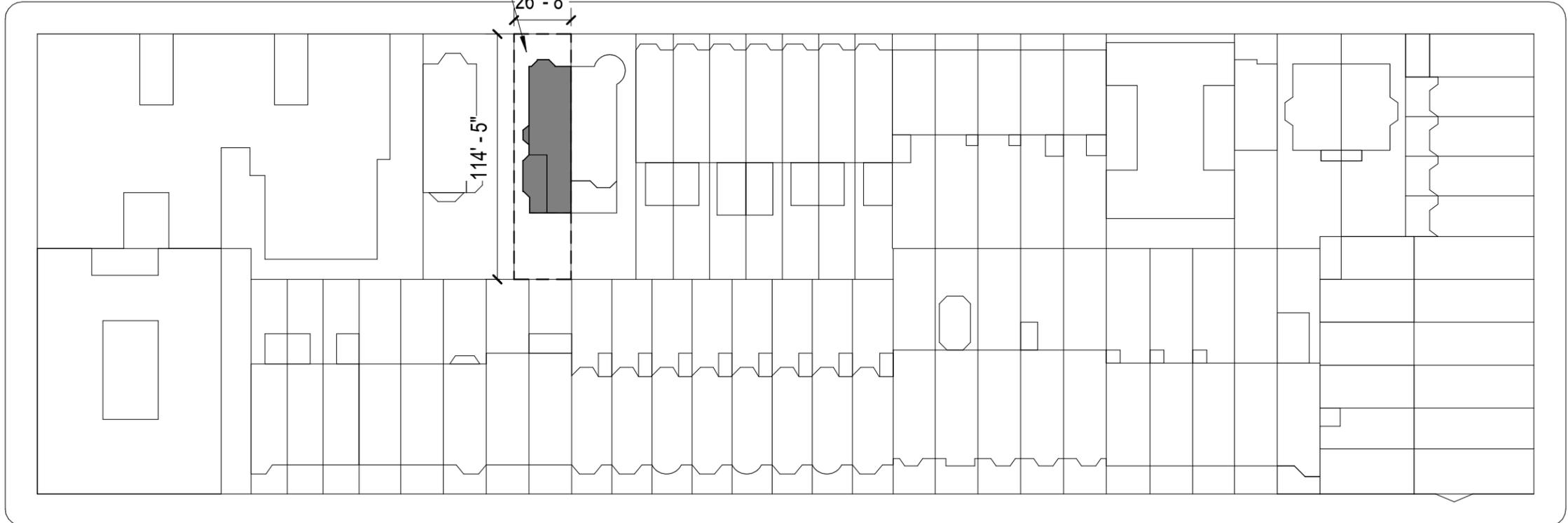
1404

1406

1408

26' - 8"

114' - 5"



96
98
100
102
104
106
108
110
112
116
118

KINGSTON



BERGEN

1347

1349

1351

1353

1355

1357

1359

1261

1263

1265

1267

1269

1271

1273

1275

1277

1279

1281

1283

1285

1287

1289

1291

1293

1295

1297

PROJECT:
1370 DEAN STREET
BROOKLYN, NY 11216

LOCATION PLAN

7/21/2020

OWNER:
URBAN STANDARD DEVELOPMENT
ARCHITECT:
GREYBAR ARCHITECTURE PLLC

LPC SHEET NO:
LPC-2
SCALE: 1" = 60'-0"

1370 DEAN STREET



ADJACENT PROPERTIES EAST OF 1370 DEAN STREET



ADJACENT PROPERTIES WEST OF 1370 DEAN STREET

PROJECT:
1370 DEAN STREET
BROOKLYN, NY 11216

BUILDING CONTEXT PHOTOS

7/21/2020

OWNER:
URBAN STANDARD DEVELOPMENT
ARCHITECT:
GREYBAR ARCHITECTURE PLLC

LPC SHEET NO:
LPC-3
SCALE:

1370 DEAN STREET



SIDE PHOTO LOOKING EAST

1370 DEAN STREET



FRONT PHOTO

1370 DEAN STREET



SIDE PHOTO LOOKING WEST



DETAIL PHOTO

PROJECT:
1370 DEAN STREET
BROOKLYN, NY 11216

EXISTING FRONT YARD PHOTOS

7/21/2020

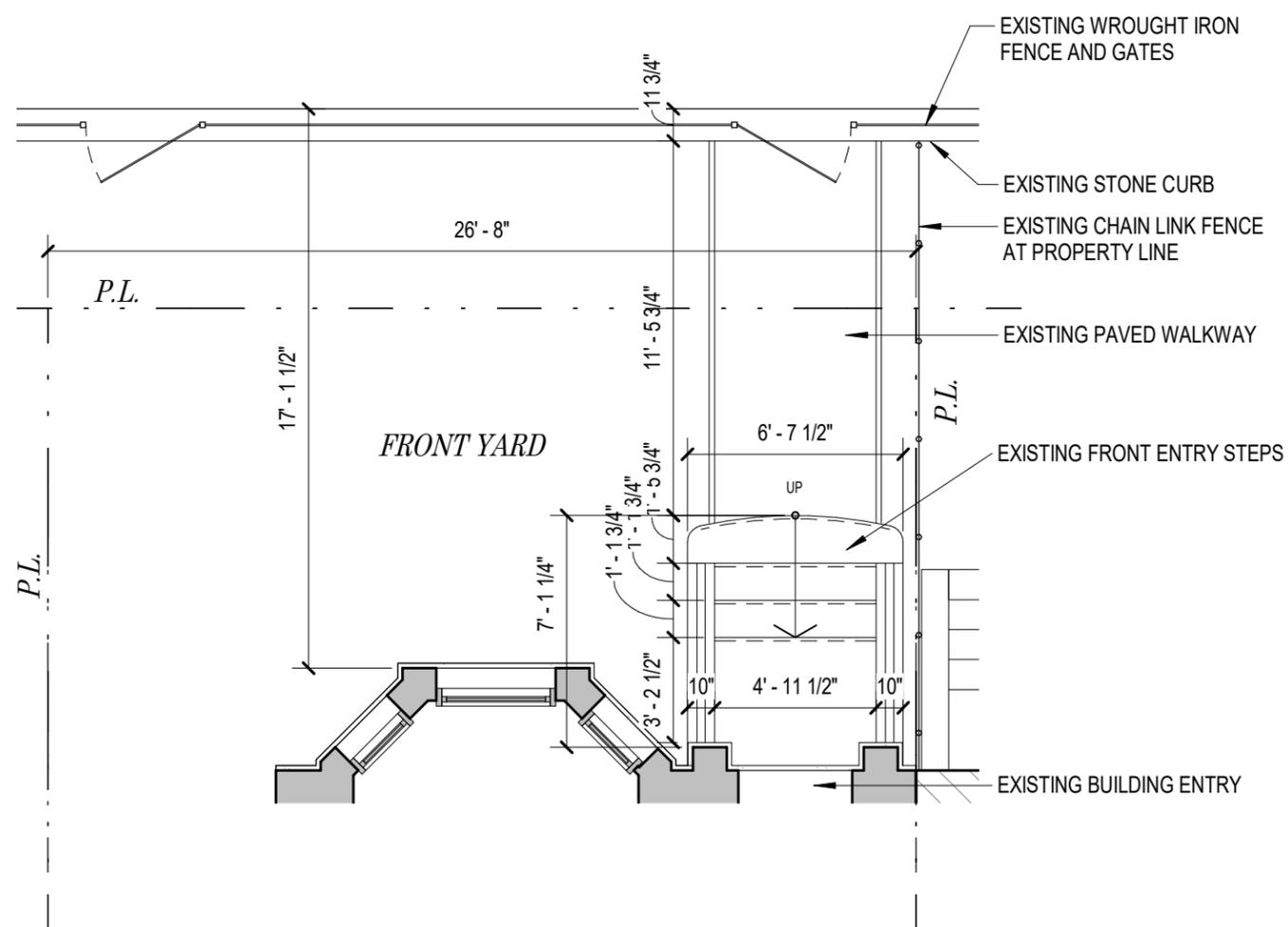
OWNER:
URBAN STANDARD DEVELOPMENT
ARCHITECT:
GREYBAR ARCHITECTURE PLLC

LPC SHEET NO:
LPC-4
SCALE:

EXISTING FRONT ENTRY PLAN

DEAN STREET

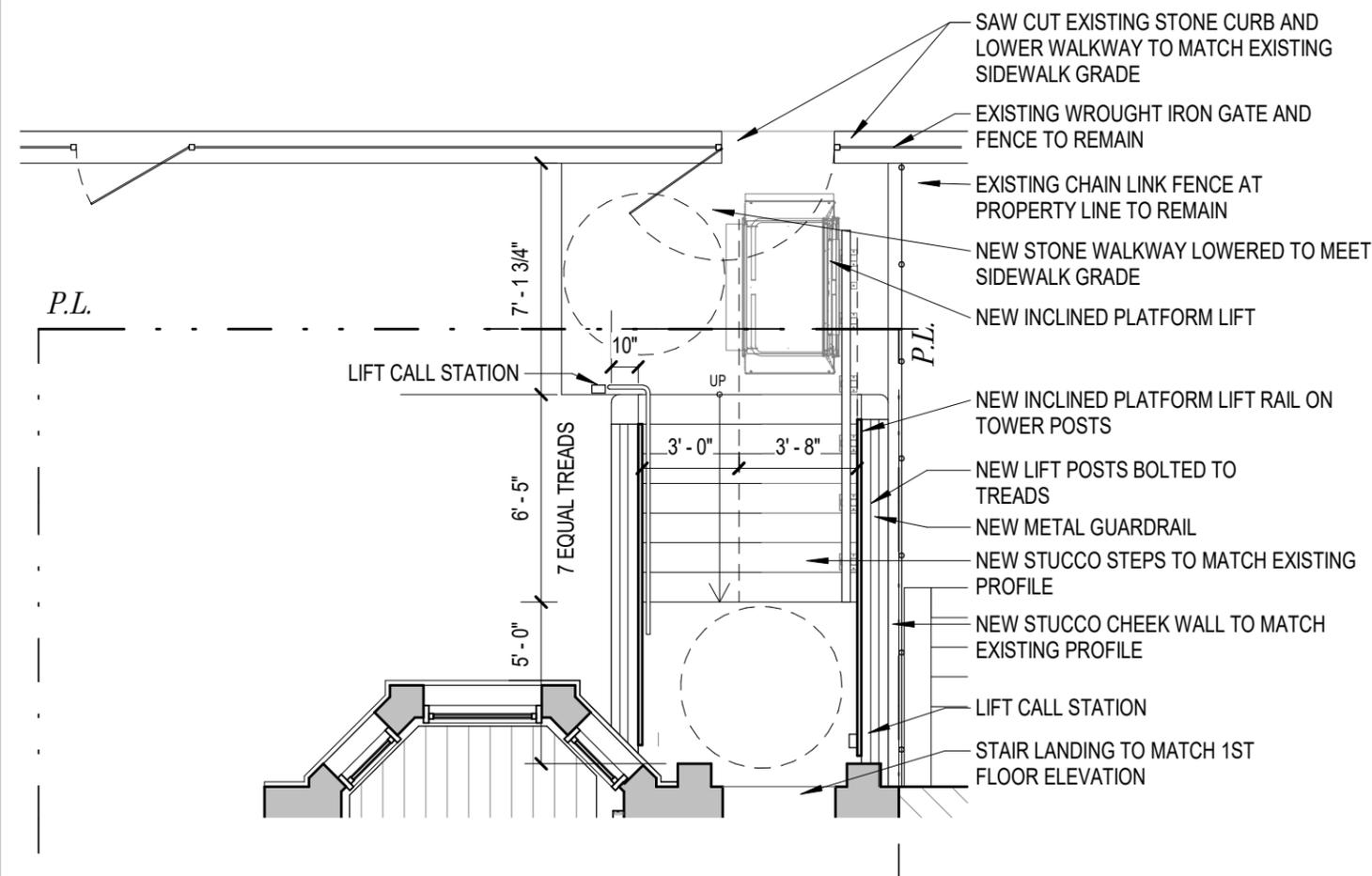
SIDEWALK



PROPOSED FRONT ENTRY PLAN

DEAN STREET

SIDEWALK



PROJECT:
1370 DEAN STREET
BROOKLYN, NY 11216

EXISTING AND PROPOSED PLAN

7/21/2020

OWNER:
URBAN STANDARD DEVELOPMENT

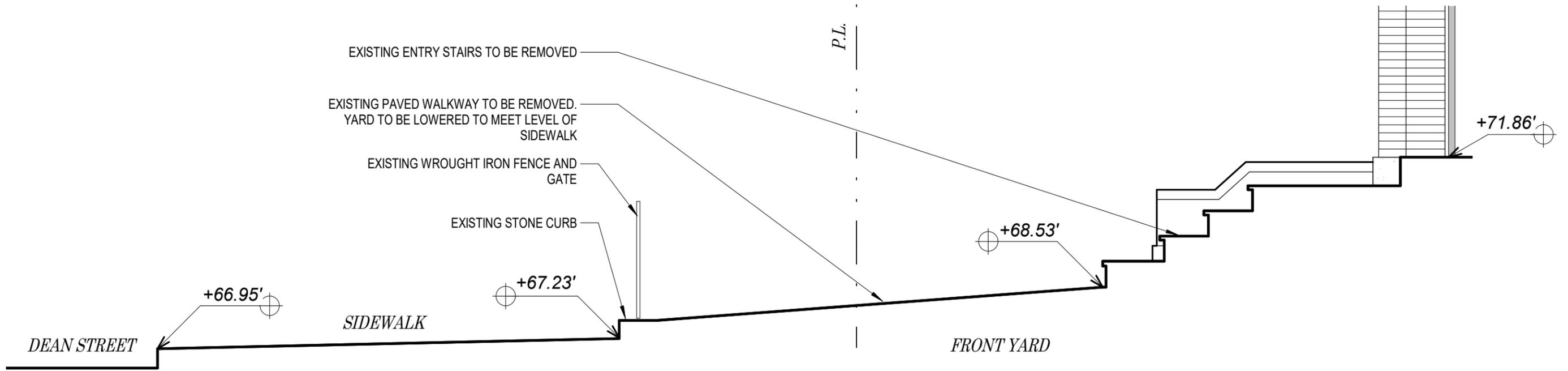
ARCHITECT:
GREYBAR ARCHITECTURE PLLC

LPC SHEET NO:
LPC-5

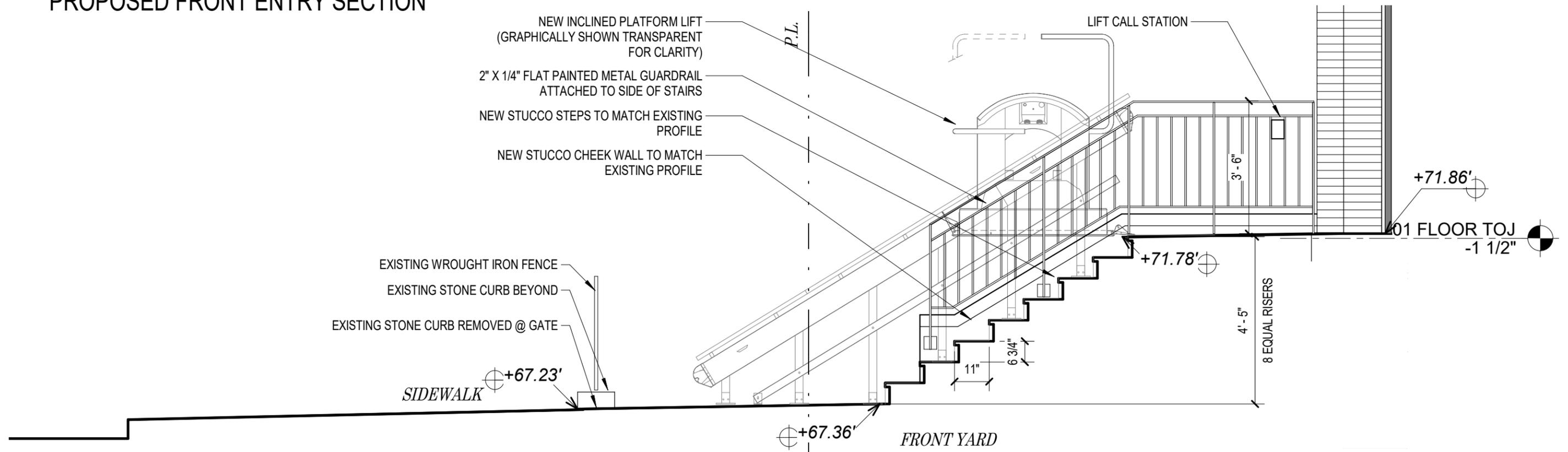
SCALE: 3/16" = 1'-0"

G:\My Drive\161212_1370 Dean Street\02_Revit\20200324_Dean Street LPC Lift_V11.rvt 7/16/2020 2:12:14 PM

EXISTING FRONT ENTRY SECTION



PROPOSED FRONT ENTRY SECTION



PROJECT:
1370 DEAN STREET
BROOKLYN, NY 11216

EXISTING AND PROPOSED SECTION

7/21/2020

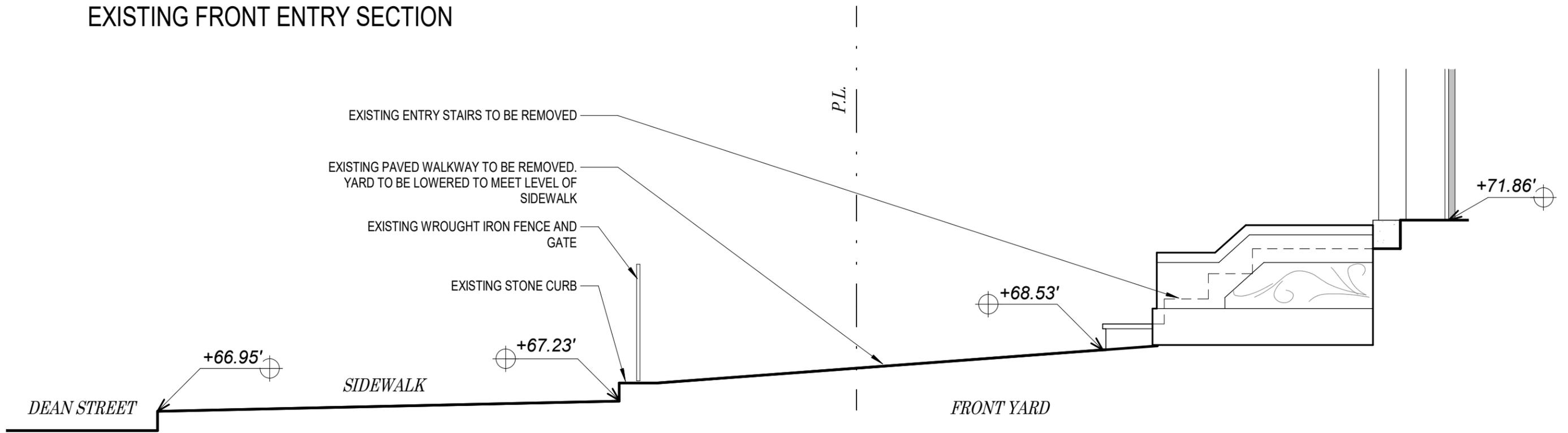
OWNER:
URBAN STANDARD DEVELOPMENT

ARCHITECT:
GREYBAR ARCHITECTURE PLLC

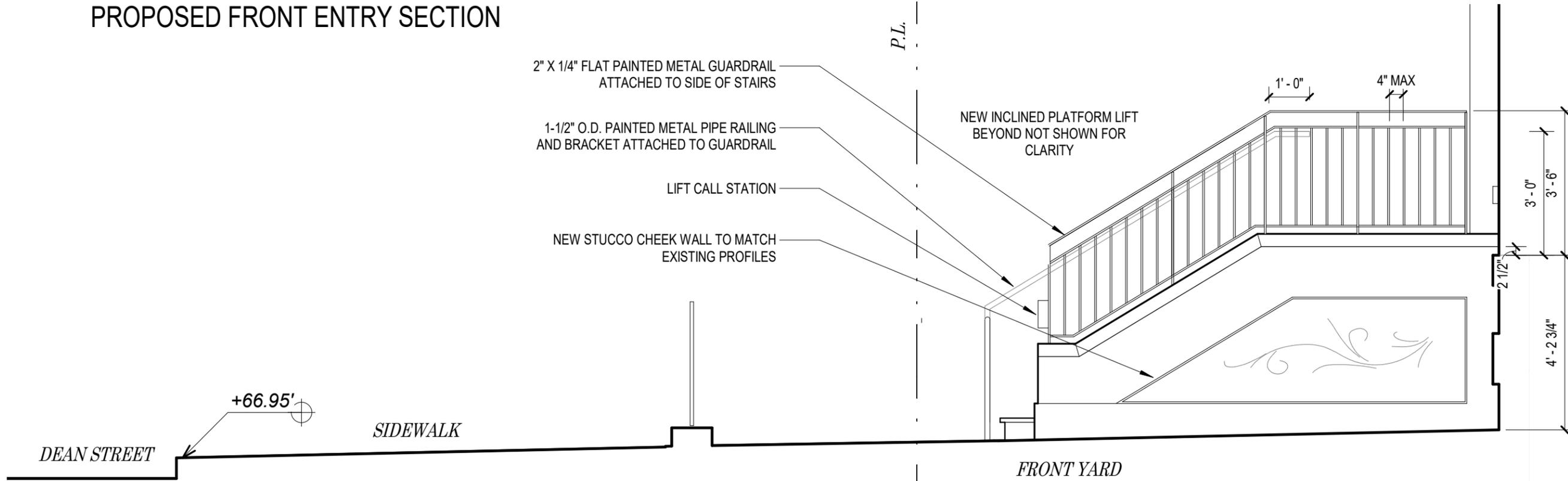
LPC SHEET NO:
LPC-6

SCALE: 3/8" = 1'-0"

EXISTING FRONT ENTRY SECTION



PROPOSED FRONT ENTRY SECTION



PROJECT:
1370 DEAN STREET
BROOKLYN, NY 11216

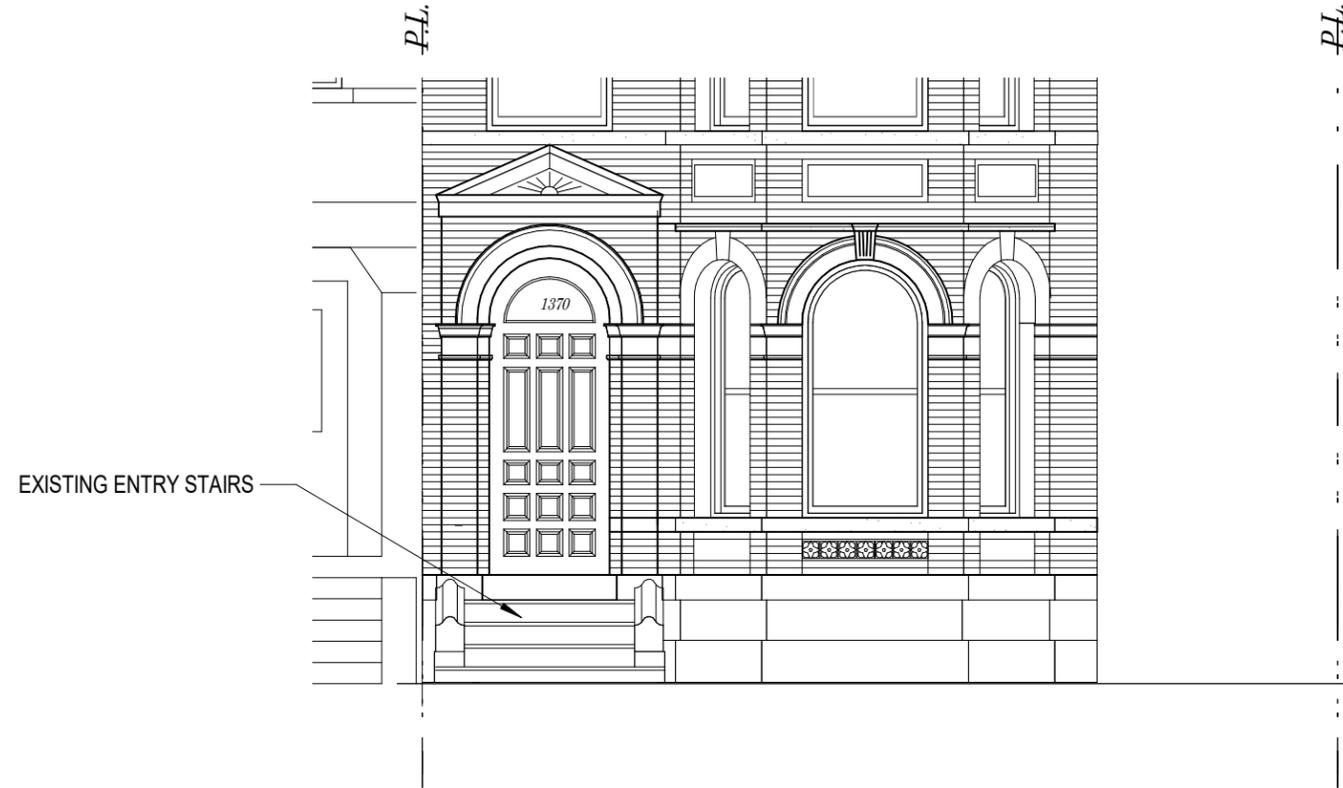
EXISTING AND PROPOSED ELEVATION

7/21/2020

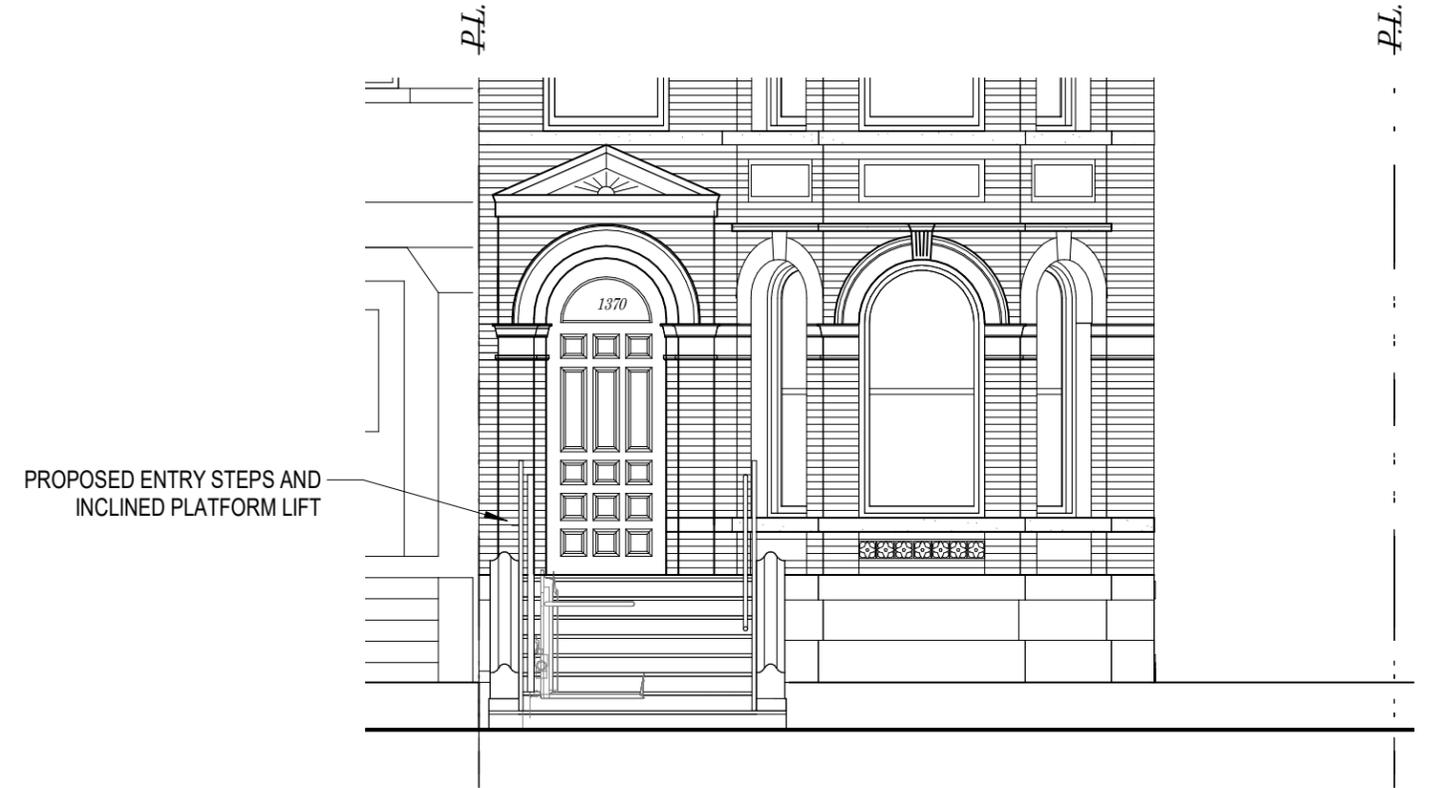
OWNER:
URBAN STANDARD DEVELOPMENT
ARCHITECT:
GREYBAR ARCHITECTURE PLLC

LPC SHEET NO:
LPC-7
SCALE: 3/8" = 1'-0"

EXISTING FRONT ENTRY PLAN



PROPOSED FRONT ENTRY PLAN



PROJECT:
1370 DEAN STREET
BROOKLYN, NY 11216

EXISTING AND PROPOSED ELEVATION

7/21/2020

OWNER:
URBAN STANDARD DEVELOPMENT
ARCHITECT:
GREYBAR ARCHITECTURE PLLC

LPC SHEET NO:
LPC-8
SCALE: 3/16" = 1'-0"



EXISTING FRONT YARD PHOTO



PROPOSED FRONT YARD PHOTO

PROJECT:
 1370 DEAN STREET
 BROOKLYN, NY 11216

**EXISTING & PROPOSED
 COMPARISON OF ENTRY AND LIFT**

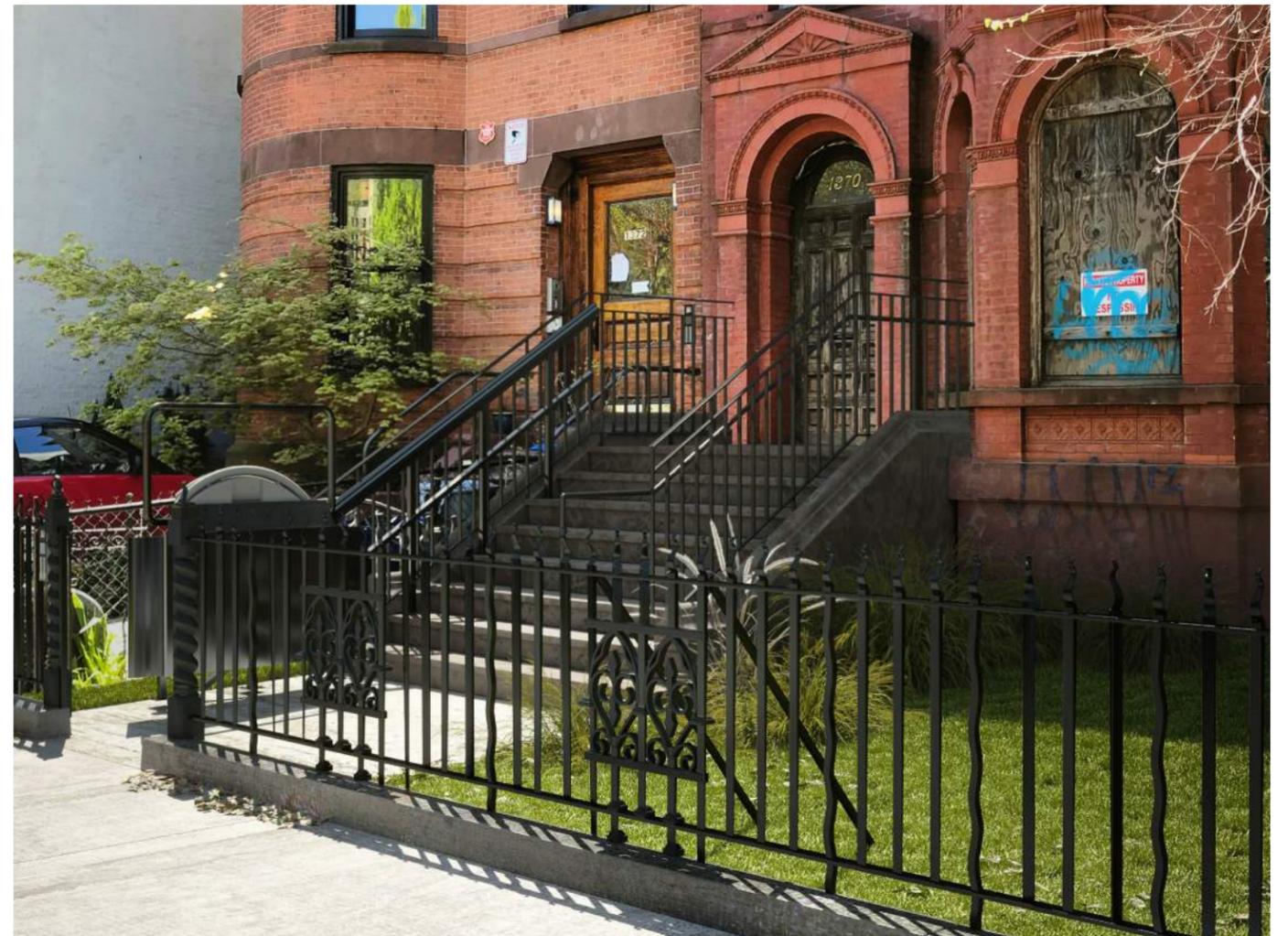
7/21/2020

OWNER:
URBAN STANDARD DEVELOPMENT
 ARCHITECT:
GREYBAR ARCHITECTURE PLLC

LPC SHEET NO:
LPC-9
 SCALE:



EXISTING FRONT YARD PHOTO



PROPOSED FRONT YARD PHOTO

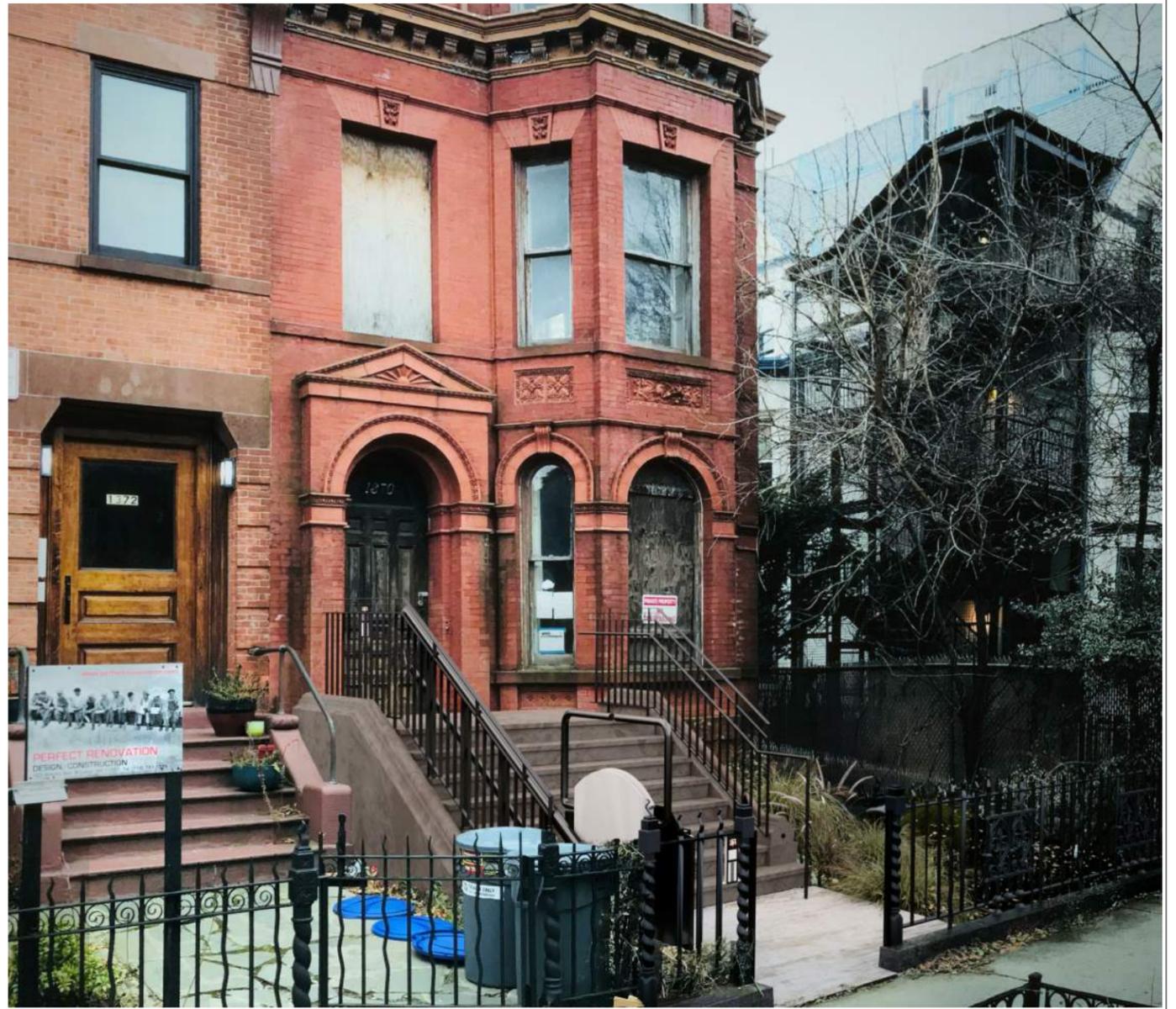
PROJECT:
 1370 DEAN STREET
 BROOKLYN, NY 11216

**EXISTING & PROPOSED
 COMPARISON OF ENTRY AND LIFT**

7/21/2020

OWNER:
URBAN STANDARD DEVELOPMENT
 ARCHITECT:
GREYBAR ARCHITECTURE PLLC

LPC SHEET NO:
LPC-10
 SCALE:



EXISTING FRONT YARD PHOTO

PROPOSED FRONT YARD PHOTO

PROJECT:
 1370 DEAN STREET
 BROOKLYN, NY 11216

**EXISTING & PROPOSED
 COMPARISON OF ENTRY AND LIFT**

7/21/2020

OWNER:
URBAN STANDARD DEVELOPMENT
 ARCHITECT:
GREYBAR ARCHITECTURE PLLC

LPC SHEET NO:
LPC-11
 SCALE:



INCLINED PLATFORM LIFT IMAGE A



INCLINED PLATFORM LIFT IMAGE B

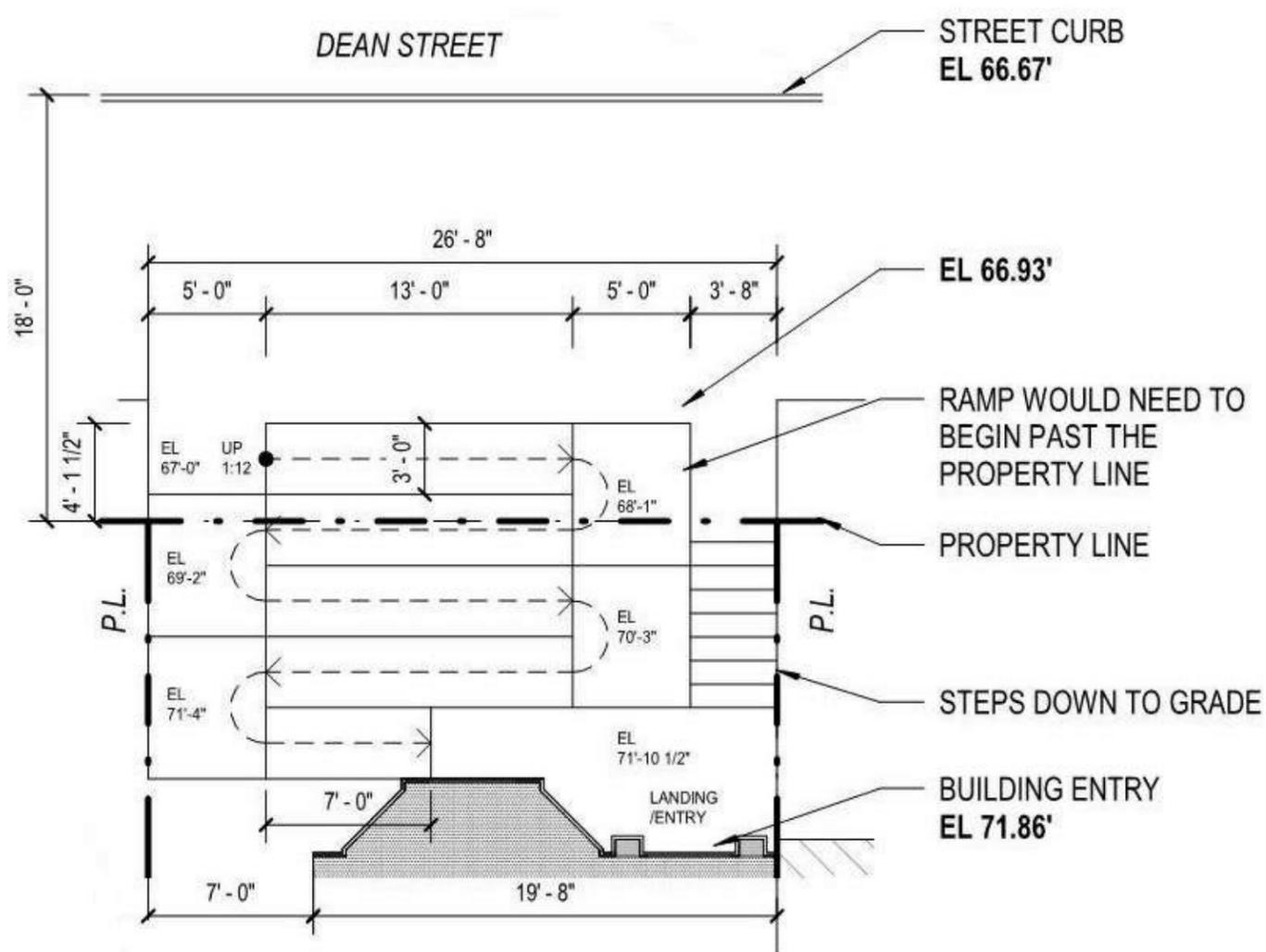
PROJECT:
1370 DEAN STREET
BROOKLYN, NY 11216

LIFT IMAGES

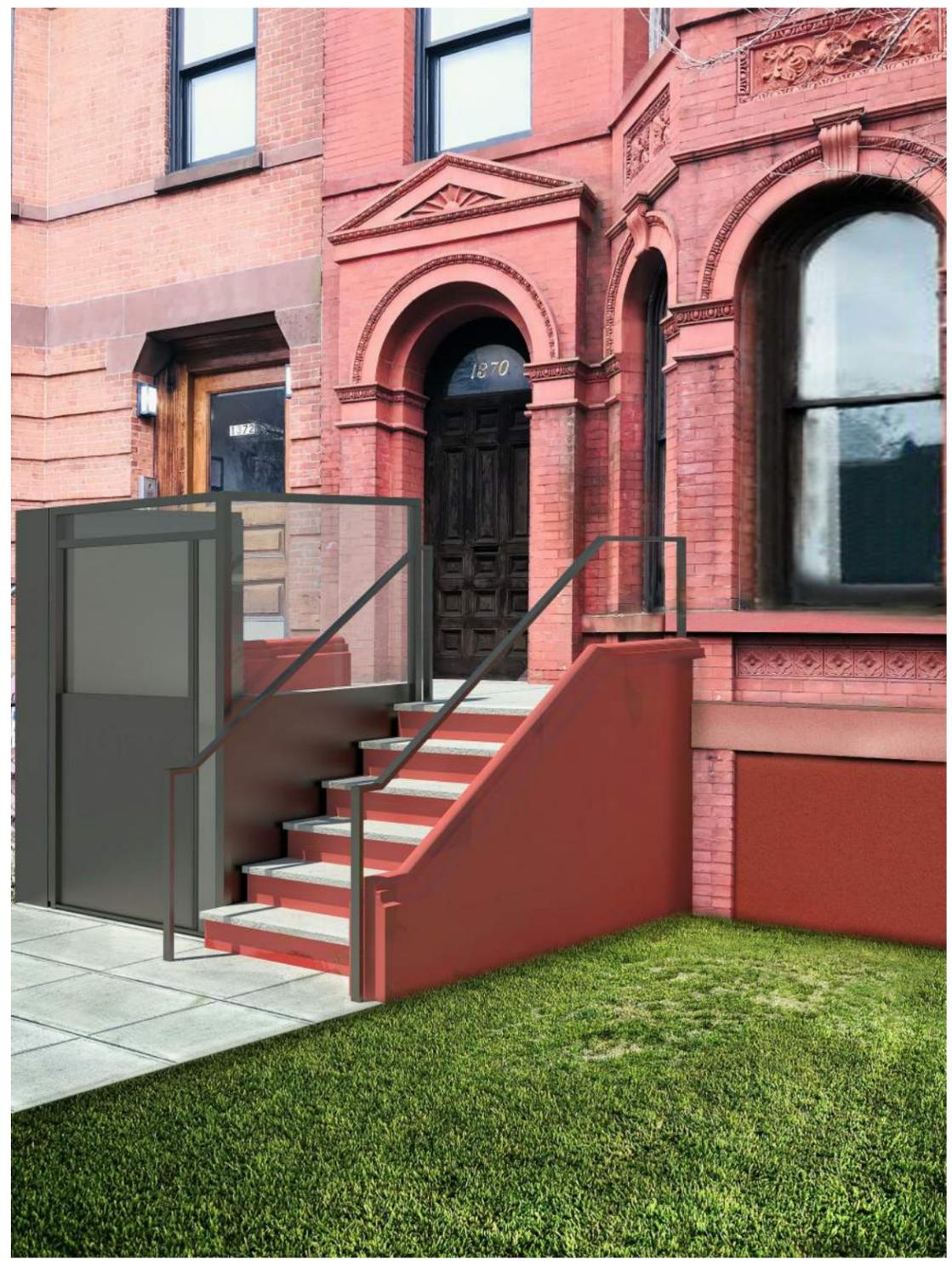
7/21/2020

OWNER:
URBAN STANDARD DEVELOPMENT
ARCHITECT:
GREYBAR ARCHITECTURE PLLC

LPC SHEET NO:
LPC-12
SCALE:



RAMP STUDY



VERTICAL LIFT STUDY

PROJECT:
 1370 DEAN STREET
 BROOKLYN, NY 11216

PREVIOUS STUDIES

7/21/2020

OWNER:
URBAN STANDARD DEVELOPMENT

ARCHITECT:
GREYBAR ARCHITECTURE PLLC

LPC SHEET NO:
LPC-13

SCALE:



STUCCO GUARDRAIL FULL HEIGHT (3'-6") STUDY



STUCCO GUARDRAIL PARTIAL HEIGHT (2'-6") STUDY

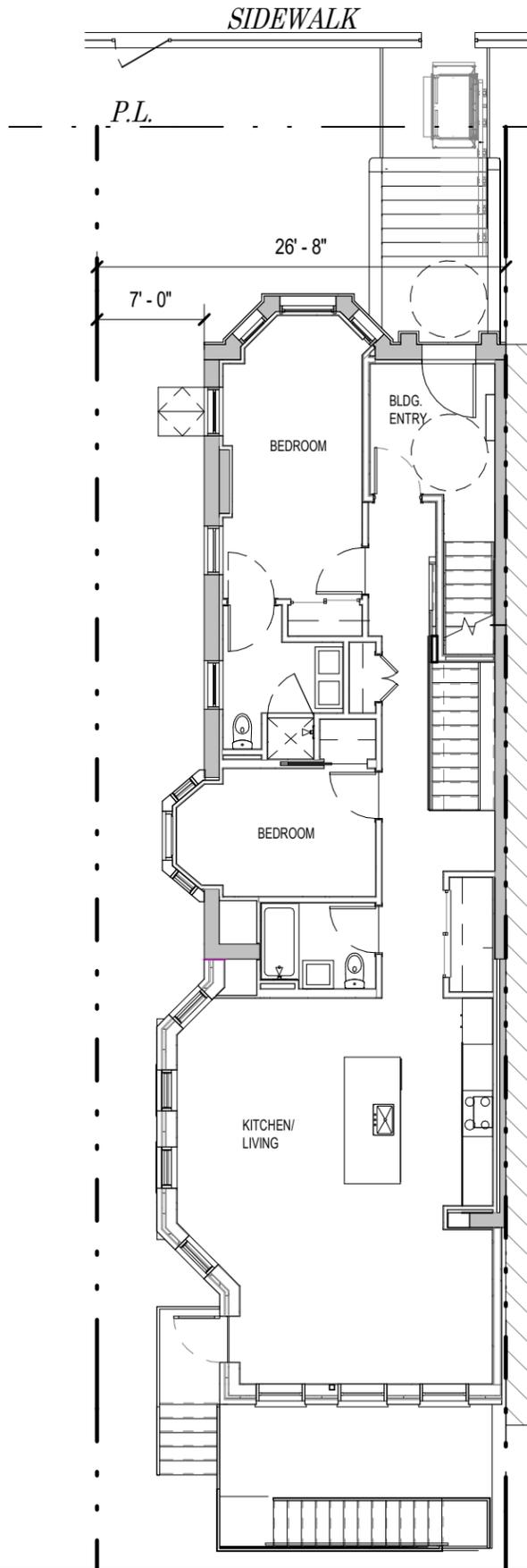
PROJECT:
 1370 DEAN STREET
 BROOKLYN, NY 11216

PREVIOUS STUDIES

7/21/2020

OWNER:
URBAN STANDARD DEVELOPMENT
 ARCHITECT:
GREYBAR ARCHITECTURE PLLC

LPC SHEET NO:
LPC-14
 SCALE:



PROJECT:
 1370 DEAN STREET
 BROOKLYN, NY 11216

PROPOSED 1ST FLOOR PLAN

7/21/2020

OWNER:
URBAN STANDARD DEVELOPMENT
 ARCHITECT:
GREYBAR ARCHITECTURE PLLC

LPC SHEET NO:
LPC-15
 SCALE: 3/32" = 1'-0"



The current proposal is:

Preservation Department – Item 2, LPC-19-33774

1370 Dean Street,

Borough of Brooklyn

How to Testify

Via Zoom: <https://us02web.zoom.us/j/85939906540?pwd=TDFldDFjdy9SRER1cGE5dWMxcnBIZz09>

Meeting ID: 859 3990 6540

Password: 866423

By Phone: 1 646-558-8656

US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.