

Orient and affix BIS job number label here

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15. Yes No

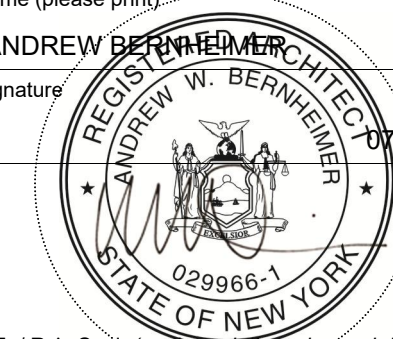
Location Information

House No(s) 832
Street Name Rutland Road
Borough Brooklyn
Block 4603
Lot 1
BIN _____

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Name (please print) _____

Signature ANDREW BERNHEIMER Date 07-21-23



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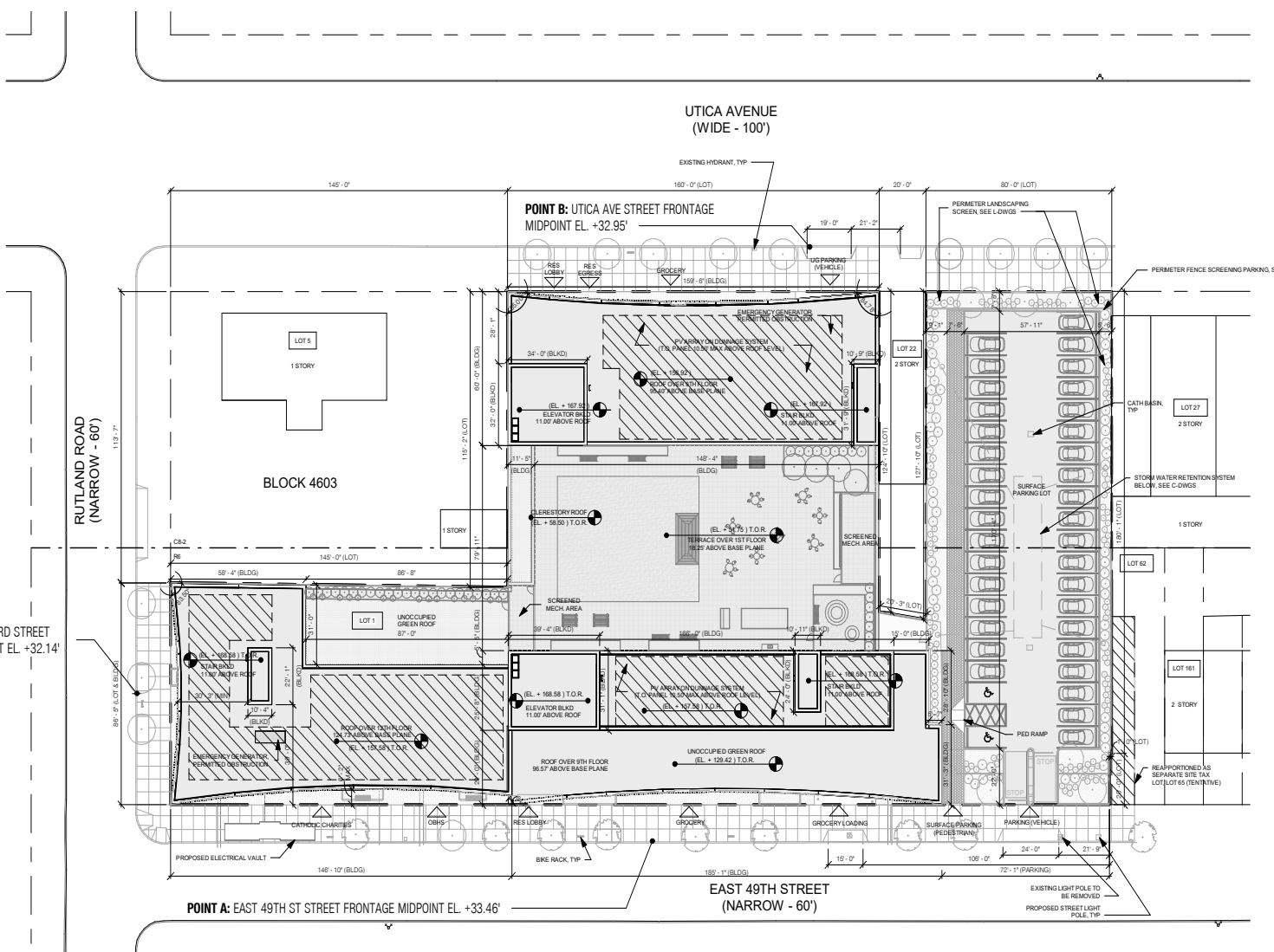
PLAN EXAMINER SIGN AND DATE

PLEASE NOTE THIS BUILDING IS EXEMPT FROM COMPLYING WITH THE REQUIREMENTS OF THE NEW YORK CITY ZONING RESOLUTION AS PER THE GENERAL PROJECT PLAN FOR VITAL BROOKLYN SITE K LAND USE IMPROVEMENT AND CIVIC PROJECT, WHICH PROVIDES A COMPLETE ZONING OVERRIDE. THIS INFORMATION IS INCLUDED AT THE REQUEST OF THE DEPARTMENT OF BUILDINGS.

THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION D/B/A THE EMPIRE STATE DEVELOPMENT CORPORATION ("ESDC") ADOPTED THE GENERAL PROJECT PLAN ("GPP") DATED APRIL 2022 FOR THE VITAL BROOKLYN SITE K (UTICA CRESCENT) LAND USE IMPROVEMENT AND CIVIC PROJECT ("THE PROJECT") IN ACCORDANCE WITH THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION ACT (THE "UDC ACT").

LEGEND

- PROJECT SITE PROPERTY LINE
- ADJACENT PROPERTY LINE
- ADJACENT ZONING DISTRICT BOUNDARY
- BUILDING FOOTPRINT (TOWER PORTION)
- EXISTING ADJACENT BUILDING
- PV ARRAY TRELLIS FOOTPRINT
- NEW PROPOSED TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED



ZD1 PLOT PLAN
1" = 60'-0"

BASE DATA	
PROJECT NAME: UTICA CRESCENT BUILDING ADDRESS: 832 RUTLAND ROAD, BROOKLYN, NY 11203	WEST BUILDING PORTION MAX BASE HEIGHT PERMITTED: 110'-0" BASE HEIGHT PROPOSED: 96'-7" MAX BUILDING HEIGHT PERMITTED: 125'-0" BUILDING HEIGHT PROPOSED: 124'-9" STORIES PROPOSED: 12
61,886 SF LOT AREA BLOCK 4603; LOT 1 USE GROUPS: 2, 4, & 6	EAST BUILDING PORTION MAX HEIGHT PERMITTED: 125'-0" HEIGHT PROPOSED: 124'-1" STORIES PROPOSED: 12
OCCUPANCY CLASSIFICATION: R-2B CONSTRUCTION TYPE: 1B NON-COMBUSTIBLE	

BASE PLANE CALCULATION		
REFERENCE POINT	FRONTAGE	TOP OF CURB ELEVATION
POINT A	EAST 49TH ST CENTER OF FRONTAGE	33.46'
POINT B	UTICA AVE CENTER OF FRONTAGE	32.95'
POINT C	RUTLAND ROAD CENTER OF FRONTAGE	32.14'

BASE PLANE CALCULATION	
=	$[(\text{POINT A EL.}) + (\text{POINT B EL.}) + (\text{POINT C EL.})] / 3$
=	$(33.46' + 32.95' + 32.14') / 3$
=	32.85'

- NOTES:
- THE BASE PLANE, PER THE GPP DESIGN GUIDELINES IS A REFERENCE PLANE REPRESENTING THE AVERAGE OF THE LEVELS OF THE CURBS AT THE CENTER OF EACH BUILDING FRONTAGE.
 - ALL ELEVATIONS BASED ON NAVD88, REFER TO C-DWGS AND SURVEY FOR MORE INFORMATION.

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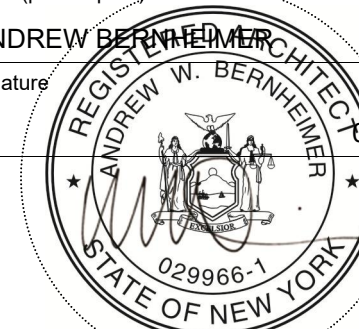
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Name (please print)

ANDREW BERNHEIMER
Signature Date 07-21-23

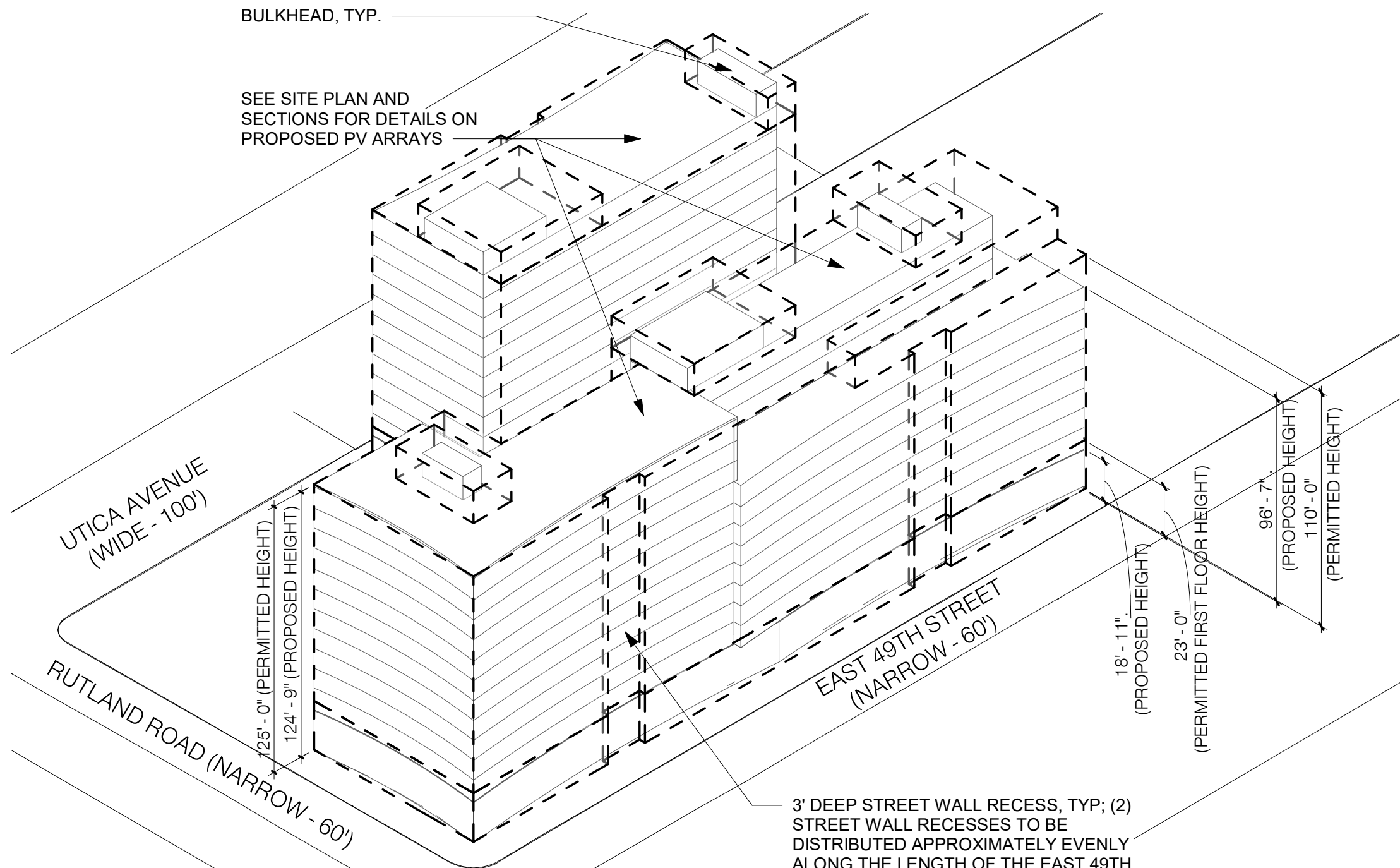


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PLAN EXAMINER SIGN AND DATE



1 ZONING ENVELOPE - E49TH

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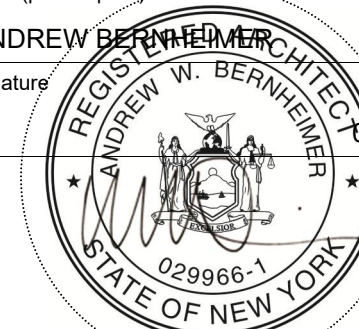
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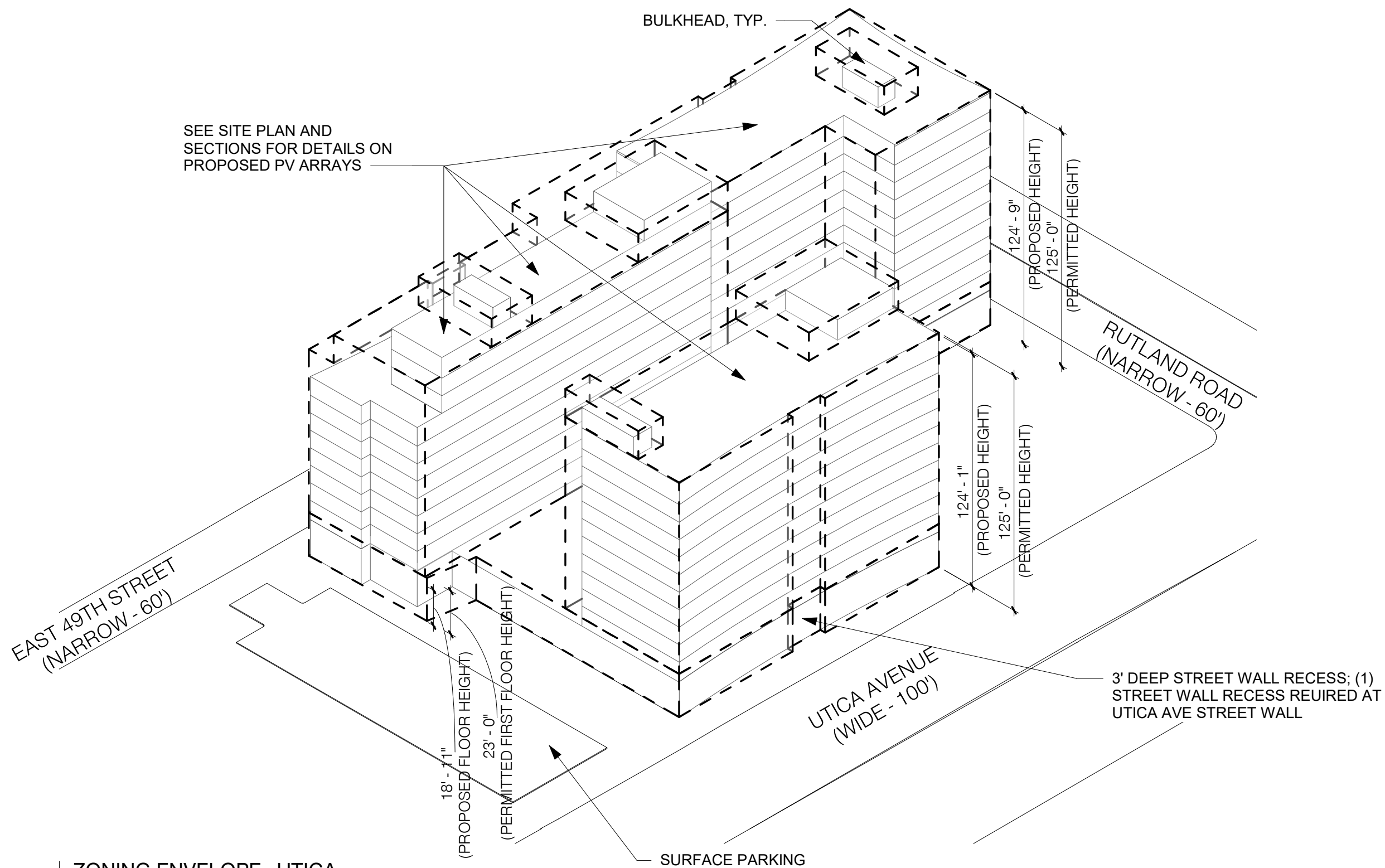


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1 ZONING ENVELOPE - UTICA

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ZD1 Zoning Diagram
Must be typewritten.

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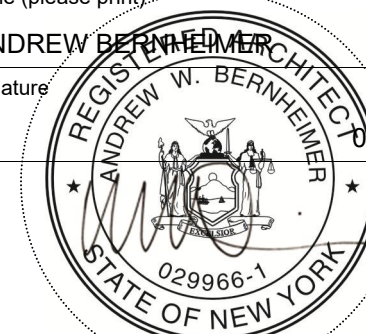
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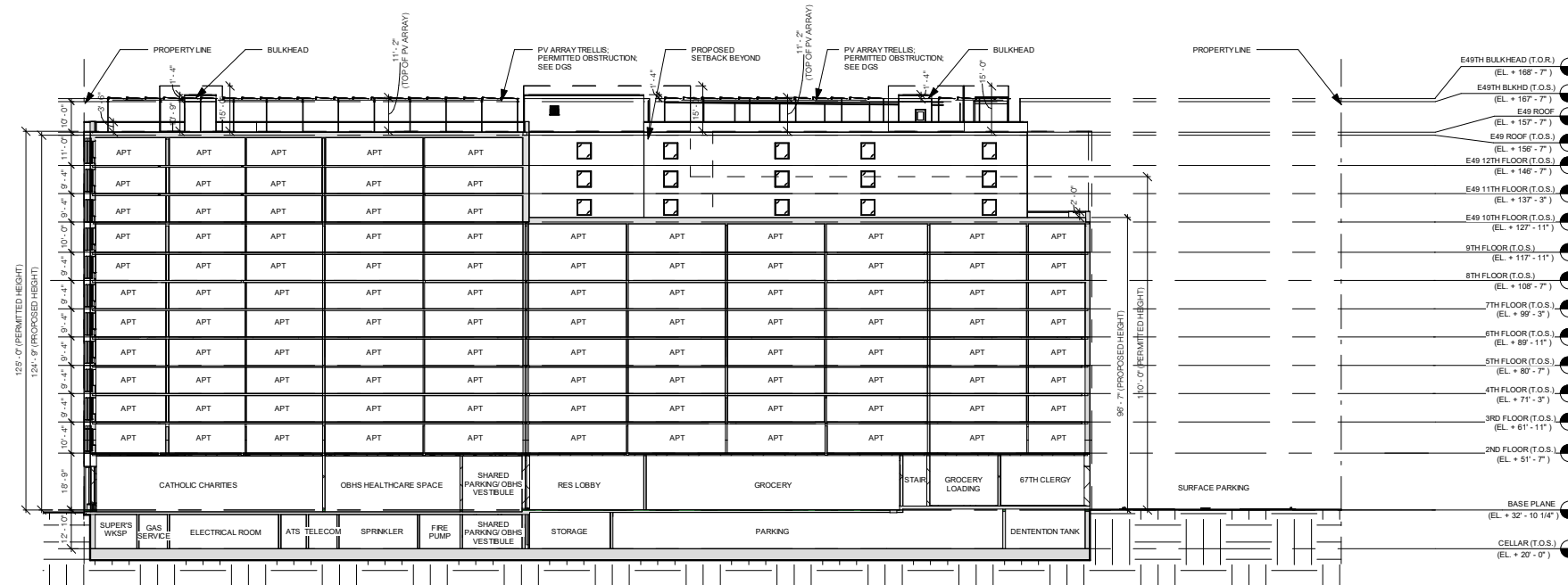


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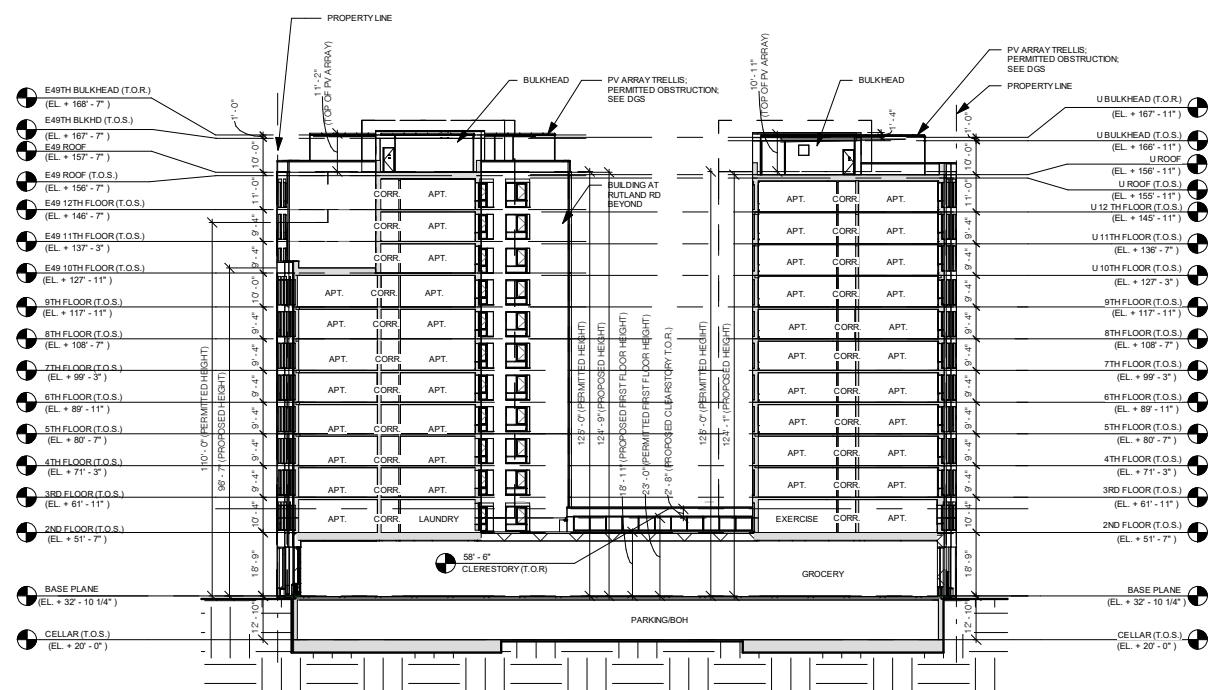
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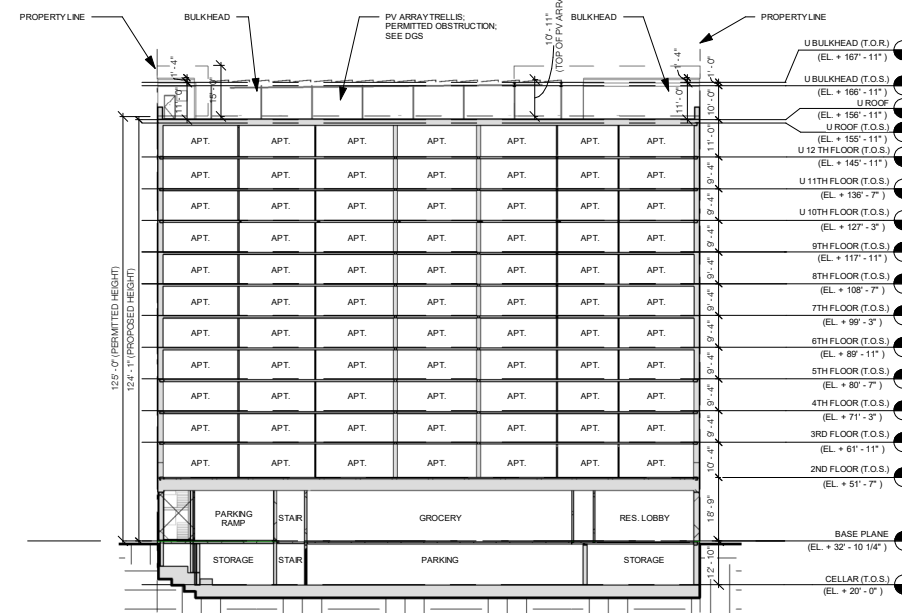
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1 ZONING SECTION - E49TH LONGITUDINAL
1" = 60'-0"



2 ZONING SECTION - TRANSVERSE
1" = 60'-0"



3 ZONING SECTION - UTICA LONGITUDINAL
1" = 60'-0"

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June 26, 2023

Scott Pavan, R.A., Brough Commissioner (Development Hub)
 NYC DOB - Development HUB
 80 Centre Street
 New York, NY

Re: 564 Utica Avenue
 Block: 4603 Lot: 1
 DOB BIN 3429452

Commissioner Pavan:

This letter is to inform you that the above referenced Project is being undertaken by the New York State Urban Development Corporation, d/b/a Empire State Development ("ESD"), as a Land Use Improvement and Residential Project as defined in Sections 3(6)(c) and (d) of the New York State Urban Development Corporation Act (the "UDC Act").

In connection with the Project, ESD adopted a General Project Plan on February 17, 2022 (the "GPP"), which was affirmed as Modified (MGPP) on May 19, 2022. The second affirmation as Modified ("MGPP") on February 16, 2023 was affirmed on June 22, 2023.

ESD has exercised its statutory power to override the Zoning Resolution of The City of New York within the project area as set forth in MGPP, and in lieu of the Zoning Resolution, development within the project area is required to conform to the project's Design Guidelines, which are attached to the MGPP (the "Design Guidelines").

This letter is to confirm that:

- A. A New Building application for this site has been filed with your office.
- B. ESD has reviewed the revised Design Guidelines Compliance Submission, consisting of drawings DG-000 - DG011 dated June 26, 2023, prepared by Bernheimer Architects in connection with the above-referenced building (the "DG Compliance Set") and submitted on behalf of Brookdale Hospital Medical Center.
- C. ESD has reviewed the developer's ZD1 filing for this project as prepared by Andrew Bernheimer of Bernheimer Architects dated May 26, 2022.
- D. ESD approves this Project as consistent with the Design Guidelines.

Please note:

- E. Pursuant to the July 15, 1992 Memorandum of Understanding between the New York City Department of Buildings ("DOB") and ESD, DOB remains responsible for reviewing the project plans and submittals for the conformity with New York City Building Code.

Empire State Development
 633 Third Avenue, New York, NY 10017
 (212) 803-3100 | www.esd.ny.gov

F. ESD has not reviewed nor made any independent analysis of whether the Project complies with applicable law, regulations or codes and makes no finding of such compliance.

If there are any questions regarding this Project, please contact Delma Palma at (212) 803-3745.

Sincerely,

NEW YORK STATE URBAN DEVELOPMENT CORPORATION
 d/b/a EMPIRE STATE DEVELOPMENT



Delma Palma
 Vice President of Design and Construction Management

Cc: Doug McPherson, ESD
 Joel Kolkman, ESD
 Zachary Longmore, Monadnock Development
 Andrew Bernheimer, Bernheimer Architects
 Will Sheridan, Bernheimer Architects

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ZD1 Zoning Diagram
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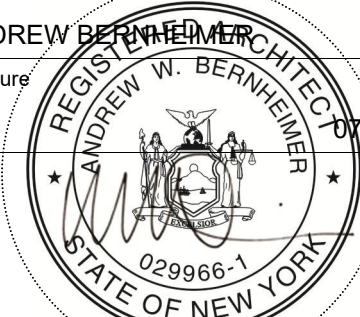
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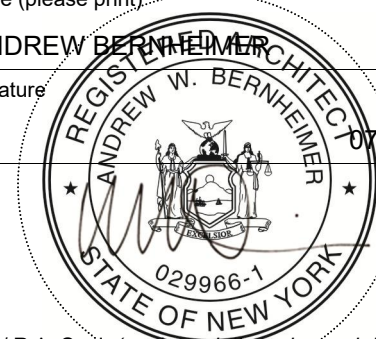
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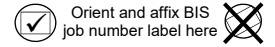
ESD ZONING APPROVAL LETTER

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Design Guidelines	Item/Description	Permitted/Required	Compliance/Notes
PERMITTED USES			
1	Permitted Uses	Residential, Community Facility, Commercial, Group Parking Facility (in building cellar and exterior surface lot)	See DG-009-10 Floor Area for proposed uses, Complies.
FLOOR AREA			
2	Maximum Residential Floor Area	340,000 gsf (322 units)	326,839 gsf (322 Units) Provided, Complies.
3	Maximum Community Facility	19,000 gsf	14,703 gsf Provided, Complies.
4	Maximum Commercial	24,000 gsf	19,731 gsf Provided, Complies.
5	Maximum Combined Commercial & Community Facility	38,000 gsf	34,434 gsf Provided, Complies.
6	Group Parking Facility (In Building and Surface Lot)	92 spaces	91 Provided, 1 provisional additional space to be confirmed, See DG-006 Parking Plans, Complies.
YARDS & OPEN SPACE			
7	Location of yards/open space	Yards may be provided on any roof that is open to the sky above and that is not more than 23' above the base plane. Open space includes paved and landscaped terrace and unoccupied green roof, and screened mechanical equipment areas.	See Site Plan, Complies.
8	Permitted obstructions in yards/open space	Mechanical Equipment, awnings and sun control devices, driveways and off-street parking spaces, parapet walls up to 4' in height, guardrails, fences up to 8' in height, planting boxes, solar energy systems including canopy systems under 16' in height, skylights, clerestories, or other daylighting devices not more tha...	See Site Plan, Complies.
9	Side Yards	No side yards are required. If any open area extending along a side lot line greater than 12" in width is provided at any level, it shall have a minimum width of eight feet, measured perpendicular to the side lot line.	See Site Plan, Complies.
10	Street Wall Recesses and Planting	Street wall recesses are required as indicated on axonometrics. Recesses must have a minimum depth of 3', a maximum depth of 8', and a minimum width of 20'. Planting is required in a minimum of 20% of any area between the street line and street wall of the building on all frontages except on Utica Avenue. No planted areas are permitted between the street line and the street wall on Utica Avenue.	See Axon Diagrams, Complies.
BUILDING HEIGHT & SETBACKS			
11	Base Plane Datum	All building heights to be measured from the base plane, the average of the levels of the curb at the center of each building frontage. Base Plane= El. 32.85'	See Base Plane Calculation, Complies.
12	Permitted obstructions beyond maximum permitted building heights (including at setbacks)	Awnings and other sun control devices; chimneys or flues; solar energy systems not more than 12' in height as measured from the maximum height limit; vegetated roofs, not more than 3 feet 6 inches above the maximum height limit; weirs, check dams and other equipment for stormwater management not more than 3 feet 6 inches in height as measured from the maximum height limit; elevator or stair bulkheads up to 15' in height (as shown in drawings); mechanical equipment (including enclosures); emergency generators (including enclosures).	See Sections, Complies.



ZD1 Zoning Diagram
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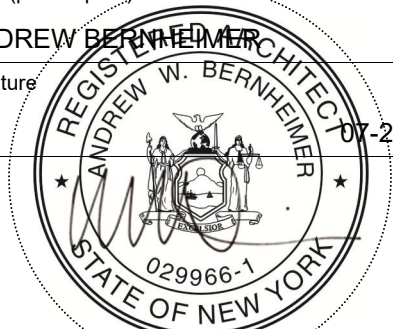
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