

PROPERTY DATA
 ADDRESS: 99 FLEET PLACE, BROOKLYN, NY, 11201
 TAX BLOCK: 2061
 TAX LOT: 100
 ZONING MAP NO.: 16C
 ZONING DISTRICT: C6-4 / R10 (RES. EQ.) - R7-1 / C2-4 - R6
 SPECIAL PURPOSE DISTRICT: SPECIAL DOWNTOWN BROOKLYN DISTRICT PER ZR 101-00
 BROOKLYN COMMUNITY DISTRICT: 2
 PROJECT IS NOT IN SFHA
 PROJECT IS LOCATED IN A MANDATORY INCLUSIONARY HOUSING AREA ZONE
 PROJECT IS LOCATED IN A TRANSIT ZONE
THIS PROJECT WILL NOT BE A MODULAR CONSTRUCTION

SCOPE OF WORK
 PROPOSED 21 STORY & CELLAR RESIDENTIAL BUILDING TOTAL OF 294 DWELLING UNITS, COMMUNITY FACILITY SPACE
 STRUCTURAL OCCUPANCY CATEGORY: II
 SEISMIC DESIGN CATEGORY: B
 OCCUPANCY CLASSIFICATION: R-2, B
 CONSTRUCTION CLASSIFICATION: IB
 MULTIPLE DWELLING CLASSIFICATION: HAEA

USE REGULATION
ZR 22-12 : PERMITTED USE GROUPS : 1, 2, 3, 4, 6
 PROPOSED USE GROUP: 2A, 2B
ZR 32-10 : PERMITTED USE GROUP : 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
 PROPOSED USE GROUP: 3A

ZR 77-03 ZONING LOTS EXISTING PRIOR TO EFFECTIVE DATE OR AMENDMENT OF RESOLUTION
 WHENEVER A ZONING LOT IS DIVIDED BY A BOUNDARY BETWEEN TWO OR MORE DISTRICTS AND SUCH ZONING LOT EXISTED ON DECEMBER 15, 1961, OR ANY APPLICABLE SUBSEQUENT AMENDMENT THERETO, THE PROVISIONS OF THIS RESOLUTION MAY BE APPLIED TO SUCH ZONING LOT AS SET FORTH IN SUBSEQUENT SECTIONS OF THIS CHAPTER. EXCEPT AS SPECIFICALLY PROVIDED IN THIS CHAPTER, EACH PORTION OF SUCH ZONING LOT SHALL BE REGULATED BY ALL THE PROVISIONS APPLICABLE TO THE DISTRICT IN WHICH SUCH PORTION OF THE ZONING LOT IS LOCATED.

REZONING APPLICABLE ON ZONING MAP 06/28/2004
 LOT 100 WAS IDENTICAL AS PER TAX MAP 01/07/1963 (OK)
 (REFER TO Z-003, L5 & I5)

ZR 77-11 CONDITIONS FOR APPLICATION OF USE REGULATIONS TO ENTIRE ZONING LOT
 WHENEVER A ZONING LOT EXISTING ON DECEMBER 15, 1961, OR ON ANY APPLICABLE SUBSEQUENT AMENDMENT THERETO, IS DIVIDED BY A BOUNDARY BETWEEN DISTRICTS IN WHICH DIFFERENT USES ARE PERMITTED, THE USE REGULATIONS APPLICABLE TO THE DISTRICT IN WHICH MORE THAN 50 PERCENT OF THE LOT AREA OF THE ZONING LOT IS LOCATED MAY APPLY TO THE ENTIRE ZONING LOT, PROVIDED THAT THE GREATEST DISTANCE FROM THE MAPPED DISTRICT BOUNDARY TO ANY LOT LINE OF SUCH ZONING LOT IN THE DISTRICT IN WHICH LESS THAN 50 PERCENT OF ITS AREA IS LOCATED DOES NOT EXCEED 25 FEET. SUCH DISTANCE SHALL BE MEASURED PERPENDICULAR TO THE MAPPED DISTRICT BOUNDARY. WHENEVER THE USE REGULATIONS ARE SO APPLIED, THE DISTRICT BOUNDARY MAY BE ASSUMED TO BE RELOCATED ACCORDINGLY, AND THE BULK, OFF-STREET PARKING AND LOADING, AND ALL OTHER REGULATIONS APPLYING TO SUCH EXPANDED DISTRICT SHALL APPLY TO THE ENTIRE ZONING LOT.

THE MAJORITY OF PROPOSED ZONING LOT (APPROXIMATELY 92.6%) IS IN A C6-4, AREA PROVIDED SUCH AS THE GREATEST DISTANCE FROM THE MAPPED DISTRICT BOUNDARY TO ANY LOT LINE OF SUCH ZONING LOT IN THE DISTRICT IS LOCATED LESS THAN 25 FEET. THEREFORE, USE REGULATIONS OF C6-4, R10 ZONING DISTRICT EQUIVALENT BE APPLIED TO THE ENTIRE ZONING LOT.

SEE ZONING DISTRICT DIAGRAM AND CALCULATIONS ON SHEETS Z-100.00 (L1)

FLOOR AREA AND LOT COVERAGE CALCULATIONS
ZR 101-20 SPECIAL BULK REGULATIONS
 THE BULK REGULATIONS OF THE UNDERLYING DISTRICTS SHALL APPLY, EXCEPT AS SUPERSEDED, SUPPLEMENTED OR MODIFIED BY THE PROVISIONS OF THIS SECTION, INCLUSIVE.
 WITHIN MANDATORY INCLUSIONARY HOUSING AREAS, AS SHOWN ON THE MAP IN APPENDIX F OF THIS RESOLUTION, THE PROVISIONS OF SECTIONS 23-154 (INCLUSIONARY HOUSING) AND 23-90 (INCLUSIONARY HOUSING) SHALL APPLY.

ZR 23-153 FOR QUALITY HOUSING BUILDINGS
 IN THE DISTRICTS INDICATED, FOR QUALITY HOUSING BUILDINGS, THE MAXIMUM FLOOR AREA RATIO AND MAXIMUM RESIDENTIAL LOT COVERAGE FOR INTERIOR LOTS OR THROUGH LOTS SHALL BE AS SET FORTH IN THE TABLE IN THIS SECTION.

DISTRICT MAX. LOT COVERAGE FOR INTERIOR OR THROUGH LOT (%)	MAX. FLOOR AREA RATIO
R10	70
	10

LOT COVERAGE CALCULATIONS
 LOT COVERAGE ALLOWED 70% = 20,502 x 0.70 = 14,351.40 SF
 PROPOSED LOT COVERAGE :
 13,804.39 SF/ 20,502 SF= 67.33% < 70% (OK)
 SEE LOT COVERAGE DIAGRAM AND CALCULATIONS ON SHEET Z-100.00

ZR 23-154(b) INCLUSIONARY HOUSING DESIGNATED AREAS
 THE RESIDENTIAL FLOOR AREA OF A ZONING LOT MAY NOT EXCEED THE BASE FLOOR AREA RATIO SET FORTH IN THE TABLE IN THIS PARAGRAPH, EXCEPT THAT SUCH FLOOR AREA MAY BE INCREASED ON A COMPENSATED ZONING LOT BY 1.25 SQUARE FEET FOR EACH SQUARE FOOT OF LOW INCOME FLOOR AREA PROVIDED, UP TO THE MAXIMUM FLOOR AREA RATIO# SPECIFIED IN THE TABLE, AS APPLICABLE. HOWEVER, THE AMOUNT OF LOW INCOME FLOOR AREA REQUIRED TO RECEIVE SUCH FLOOR AREA COMPENSATION NEED NOT EXCEED 20 PERCENT OF THE TOTAL FLOOR AREA, EXCLUSIVE OF GROUND FLOOR NON-RESIDENTIAL FLOOR AREA, OR ANY FLOOR AREA INCREASE FOR THE PROVISION OF A FRESH FOOD STORE, ON THE COMPENSATED ZONING LOT.

DISTRICT MAX. FLOOR AREA RATIO
 R10 BASE F.A.R. 9.00 (MAX F.A.R. 12.00)

20,502 SF x 12.00 = 246,024 SF MAX TOTAL FLOOR AREA
 PROPOSED TOTAL ZFA 244,837 SF < 246,024 SF (OK)

REFER TO Z-113.00 & Z-114.00 FOR COMPLIANCE WITH ZR-23-90

DENSITY CALCULATION
ZR 23-22 MAXIMUM NUMBER OF DWELLING UNITS
 FACTOR FOR DETERMINING MAXIMUM NUMBER OF DWELLING UNITS

DISTRICT FACTOR FOR DWELLING UNITS
 R10 680

ZR 23-24 SPECIAL PROVISIONS FOR BUILDINGS CONTAINING MULTIPLE USES
 R1 R2 R3 R4 R5 R6 R7 R8 R9 R10
 IN ALL DISTRICTS, AS INDICATED, FOR ZONING LOTS WITH BUILDINGS CONTAINING MULTIPLE USES OR MULTIPLE BUILDINGS WITH DIFFERENT USES, THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED ON THE ZONING LOT SHALL EQUAL THE TOTAL RESIDENTIAL FLOOR AREA PERMITTED ON THE ZONING LOT AFTER DEDUCTING ANY NON-RESIDENTIAL FLOOR AREA AND ANY FLOOR AREA ALLOCATED TO AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS, DIVIDED BY THE APPLICABLE FACTOR IN SECTION 23-22 (MAXIMUM NUMBER OF DWELLING UNITS), WHERE FLOOR AREA IN A BUILDING IS SHARED BY MULTIPLE USES, THE FLOOR AREA FOR SUCH SHARED PORTION SHALL BE ATTRIBUTED TO EACH USE PROPORTIONATELY, BASED ON THE PERCENTAGE EACH USE OCCUPIES OF THE TOTAL FLOOR AREA OF THE ZONING LOT, LESS ANY SHARED FLOOR AREA.
 20,502 SF (LOT AREA) X 12.00 = 246,024 SF
 (246,024 SF - 4,518.94 SF (PROPOSED COMMERCIAL ZFA)) / 680 = 355 MAX. D.U. PERMITTED
 PROPOSED: 294 DWELLING UNITS (OK)

UNIT BREAKDOWN

294 TOTAL UNITS
 74 MIH
 1 SUPER
 119 MARKET

ZR 23-154(d)(3)(i)
 PERCENT OF AFFORDABLE FLOOR AREA PROVIDED: 60,241.63 / 240,606 = 0.25037 = 25 % (OK)

$$LI + \{ LI / (LI + MR) \} \times [RFA - (LI + MR) - CA] = AHFA$$

$$49,459 + \{ 49,459 / (49,459 + 148,081) \} \times [240,606 - (49,459 + 148,081) - 0] = AHFA$$

$$= 49,459 + (49,459 / 197,540 \times [240,606 - 197,540])$$

$$= 49,459 + (0.2504 \times 43,066) =$$

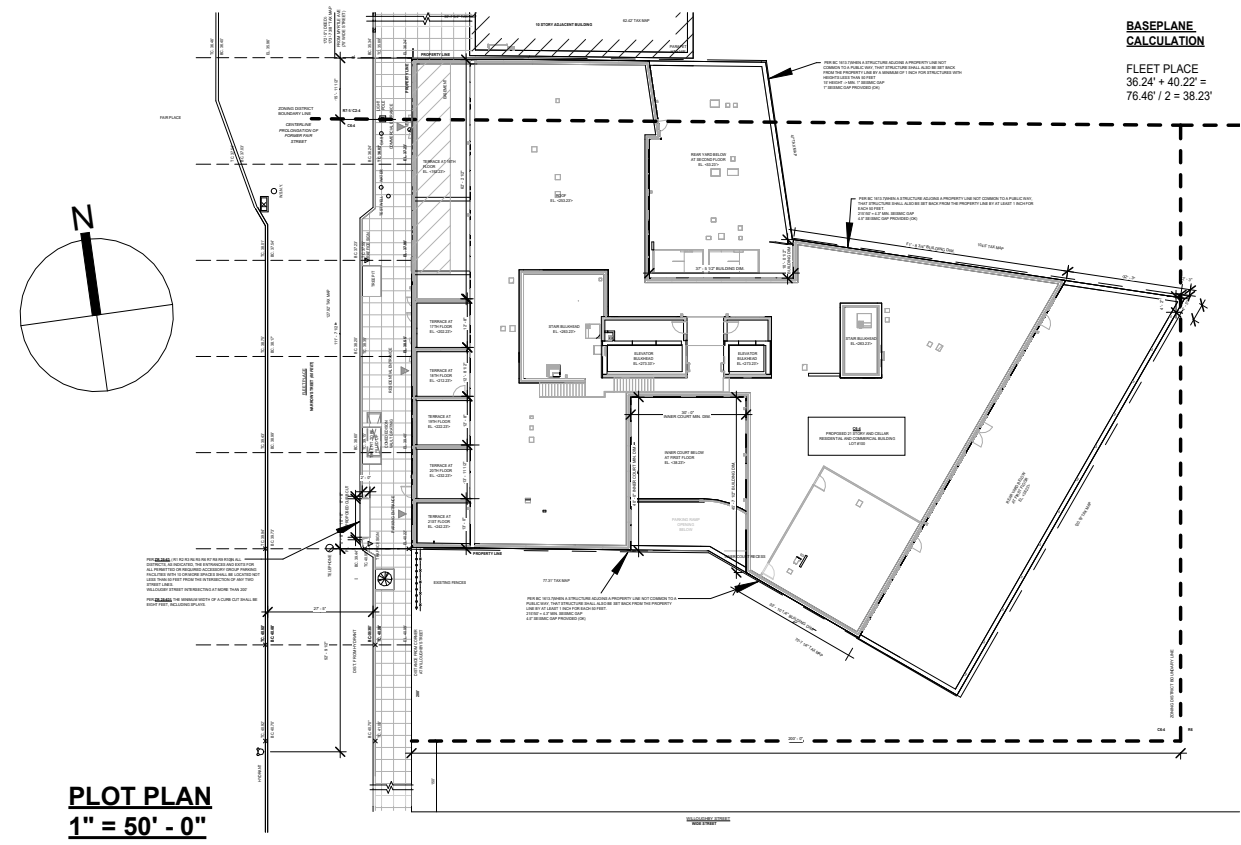
$$= 49,459 + 10,782.63 =$$

$$60,241.63 \text{ SF AHFA}$$

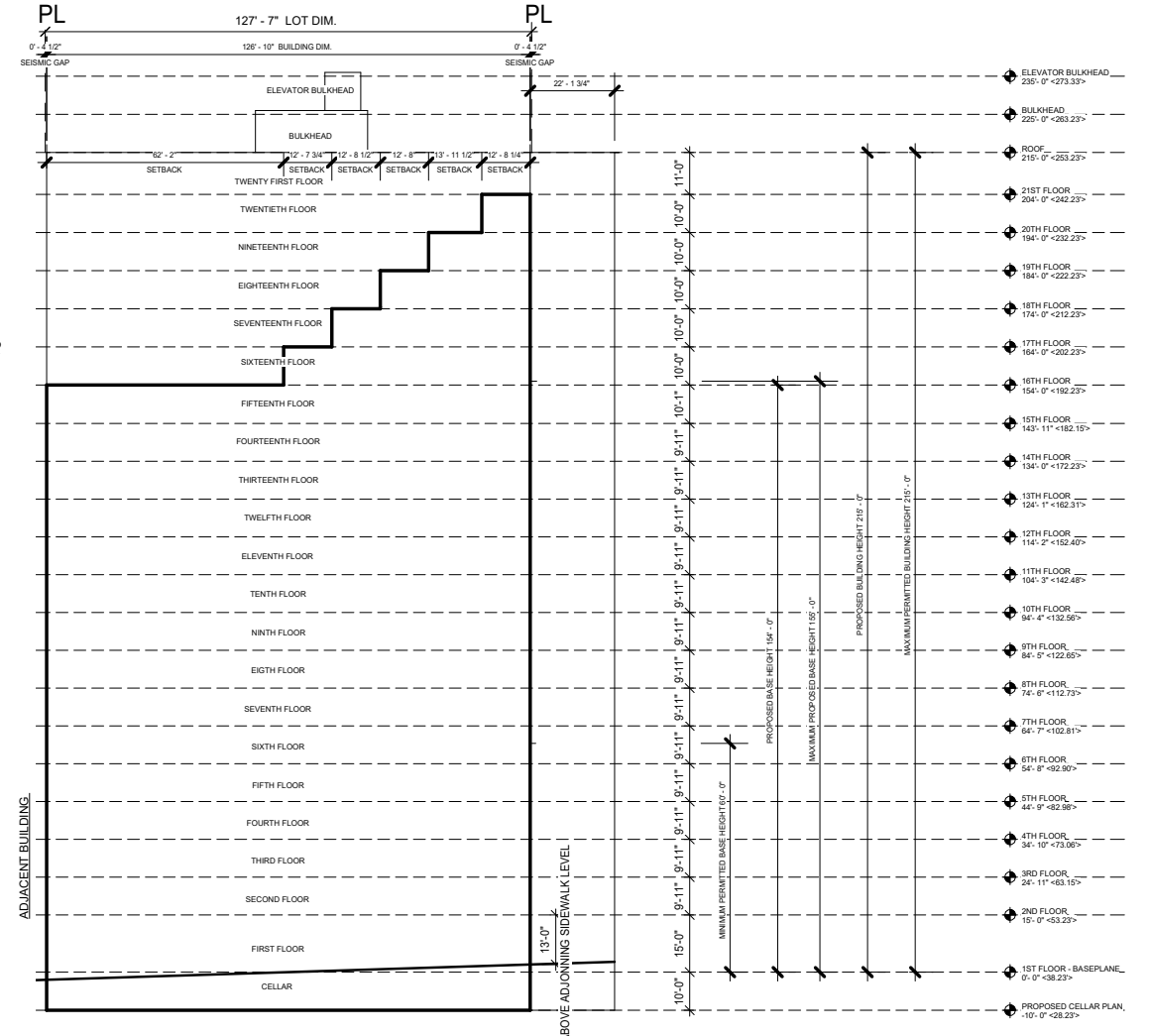
AS PER ZR-23-154(d)(3)(i)

FOR MIH DEVELOPMENTS UTILIZING OPTION 1, AN AMOUNT OF AFFORDABLE FLOOR AREA FOR QUALIFYING HOUSEHOLDS SHALL BE PROVIDED THAT IS EQUAL TO AT LEAST 25 PERCENT OF THE RESIDENTIAL FLOOR AREA WITHIN SUCH MIH DEVELOPMENT.
 25% X RFA = 25% X 240,606 = 60,152 SF

PROPOSED AFFORDABLE FLOOR AREA = 60,241.63 SF > 60,152 SF (OK)



PLOT PLAN
 1" = 50' - 0"



SECTION DIAGRAMS
 1" = 50' - 0"



ZD1 Zoning Diagram

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

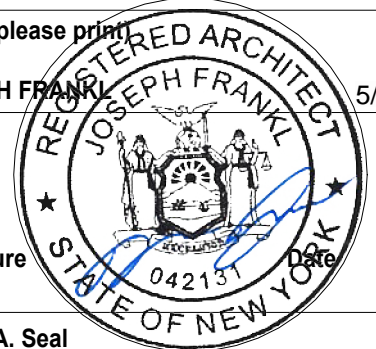
Yes No

Location Information

House No(s)	99
Street Name	FLEET
Borough	BROOKLYN
Block	2061
Lot (s)	100
BIN	3429307

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications of documents with the Department.

Name (please print)
 JOSEPH FRANKL 5/31/2024



Signature

P.E. / R.A. Seal
 (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc # B00653276-11

PLAN EXAMINER SIGN AND DATE

ZD1 Zoning Diagram



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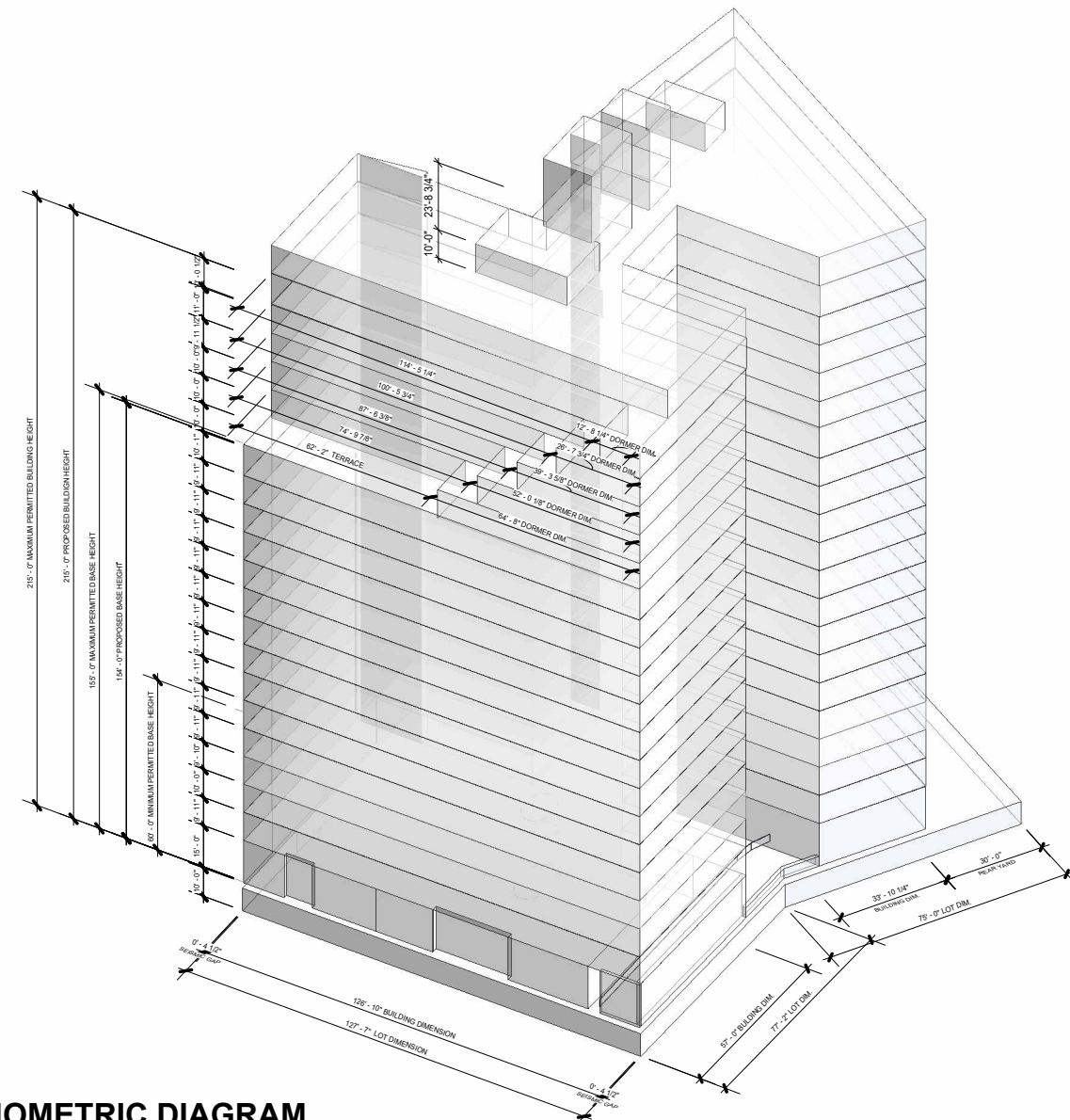
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99 FLEET PLACE ZONING SUMMARY								
LOT AREA = 20502								
FLOOR	USE	USE GROUP	GROSS BUILDING AREA	ZONING FLOOR AREA DEDUCTIONS				FAR
					RESIDENTIAL	COMMUNITY FACILITY	% F.A PER USE (PER FLOOR)	
CELLAR	RESIDENTIAL	2B	20,359.41					0.00
1st FLOOR	COMM. FACILITY	3A	4,515.80	14,720.55	31.52	4,484.28	0.22	0.34
	RESIDENTIAL	2A / 2B	10,204.75		7,801.21	2,403.54	0.12	
2nd FLOOR	RESIDENTIAL	2A	13,808.50		1,512.22	12,296.28		0.60
3rd FLOOR	RESIDENTIAL	2A	13,808.50		1,514.39	12,294.11		0.60
4th FLOOR	RESIDENTIAL	2A	13,808.50		1,514.39	12,294.11		0.60
5th FLOOR	RESIDENTIAL	2A	13,808.50		1,514.39	12,294.11		0.60
6th FLOOR	RESIDENTIAL	2A	13,808.50		1,514.39	12,294.11		0.60
7th FLOOR	RESIDENTIAL	2A	13,808.50		1,514.39	12,294.11		0.60
8th FLOOR	RESIDENTIAL	2A	13,808.50		1,514.39	12,294.11		0.60
9th FLOOR	RESIDENTIAL	2A	13,808.50		1,514.39	12,294.11		0.60
10th FLOOR	RESIDENTIAL	2A	13,808.50		1,514.39	12,294.11		0.60
11th FLOOR	RESIDENTIAL	2A	13,808.50		1,514.39	12,294.11		0.60
12th FLOOR	RESIDENTIAL	2A	13,808.50		1,641.27	12,167.23		0.59
13th FLOOR	RESIDENTIAL	2A	13,808.50		1,504.55	12,303.95		0.60
14th FLOOR	RESIDENTIAL	2A	13,808.50		1,504.55	12,303.95		0.60
15th FLOOR	RESIDENTIAL	2A	13,808.50		1,504.55	12,303.95		0.60
16th FLOOR	RESIDENTIAL	2A	12,875.36		1,516.90	11,358.46		0.55
17th FLOOR	RESIDENTIAL	2A	12,685.52		1,519.44	11,166.08		0.54
18th FLOOR	RESIDENTIAL	2A	12,494.87		1,510.90	10,983.97		0.54
19th FLOOR	RESIDENTIAL	2A	12,305.02		1,485.19	10,819.83		0.53
20th FLOOR	RESIDENTIAL	2A	12,095.63		1,517.23	10,578.40		0.52
21st FLOOR	RESIDENTIAL	2A	11,905.13		1,494.63	10,410.50		0.51
ROOF	RESIDENTIAL	2B	1,259.93		529.18	730.75		0.04
BULKHEAD	RESIDENTIAL	2B	553.83		421.53	132.30		0.01
TOTAL FA PER USE			300,058.45	4,515.80		240,606.18	4,484.28	11.95
TOTALS			304,574.25	39,124.38		245,090.46		

ZONING SUMMARY



AXONOMETRIC DIAGRAM

SCALE: 1" = 50'-0"

16TH FL. DORMER CALCULATION:
 DORMER HEIGHT EXCEEDING MAX. BASE HEIGHT: 9'
 $60 - 9 = 51\%$ PERMITTED DORMER
 $126' - 10 \frac{1}{4}" \times 51\% = 64' - 8 \frac{11}{32}"$
 PROPOSED DORMER WIDTH: $64' - 8" < 64' - 8 \frac{11}{32}"$ (OK)

17TH FL. DORMER CALCULATION:
 DORMER HEIGHT EXCEEDING MAX. BASE HEIGHT: 19'
 $60 - 19 = 41\%$ PERMITTED DORMER
 $126' - 10 \frac{1}{4}" \times 41\% = 52' - 0 \frac{1}{8}"$
 PROPOSED DORMER WIDTH: $52' - 0 \frac{1}{8}" < 52' - 0 \frac{1}{8}"$ (OK)

18TH FL. DORMER CALCULATION:
 DORMER HEIGHT EXCEEDING MAX. BASE HEIGHT: 29'
 $60 - 29 = 31\%$ PERMITTED DORMER
 $126' - 10 \frac{1}{4}" \times 31\% = 39' - 3 \frac{29}{32}"$
 PROPOSED DORMER WIDTH: $39' - 3 \frac{5}{8}" < 39' - 3 \frac{29}{32}"$ (OK)

19TH FL. DORMER CALCULATION:
 DORMER HEIGHT EXCEEDING MAX. BASE HEIGHT: 39'
 $60 - 39 = 21\%$ PERMITTED DORMER
 $126' - 10 \frac{1}{4}" \times 21\% = 26' - 7 \frac{3}{4}"$
 PROPOSED DORMER WIDTH: $26' - 7 \frac{3}{4}" = 26' - 7 \frac{3}{4}"$ (OK)

20TH FL. DORMER CALCULATION:
 DORMER HEIGHT EXCEEDING MAX. BASE HEIGHT: 50'
 $60 - 50 = 10\%$ PERMITTED DORMER
 $126' - 10 \frac{1}{4}" \times 10\% = 12' - 8 \frac{1}{4}"$
 PROPOSED DORMER WIDTH: $12' - 8 \frac{1}{4}" = 12' - 8 \frac{1}{4}"$ (OK)

