

(c) waive or reduce the number of #accessory# off-street parking spaces required by Section 36-21 for such #use#, provided the applicant has demonstrated that the number of #accessory# off-street parking spaces supplied is sufficient to meet the parking needs of such #use#

The proposed project will provide 32 off-street parking spaces in the existing cellar-level parking garage.. Without the proposed zoning special permit authorized by this section, the proposed project would require 78 spaces pursuant to ZR § 36-21. However, the instant zoning special permit will allow the City Planning Commission to waive 46 required spaces, thereby reducing required parking from 78 to 32 spaces.

The garage is managed by the owner of the Site, not the tenant PHHS. There are only 20 utilized parking spaces used in the garage at the Site, 15 parking spaces rented to individuals who live in the surrounding area and five (5) parking spaces used by PHHS management. The 20 utilized parking spaces are 12 less than the proposed 32 parking spaces.

The existing operations of the building's sole tenant (Prime Home Health Services or PHHS) indicate that of the 100 employees who work on-site each day, 87% or 87 employees travel to and from the Site using public transportation. There is a bus stop located in front of the Site. There are five (5) management-level employees who rent parking spaces in the garage and eight (8) employees who drive to work that park on the street. This is likely because Prime's employees principally work as home health aides, only working from the Site occasionally.

The fact that so few employees drive to work demonstrates that the Premises will continue to have adequate parking to support future growth. Furthermore, by nature of the Prime Health's services, its clientele do not visit the Premises, and therefore no parking is required for such purposes.

The reduction from 78 required parking spaces to the proposed 32 parking spaces is sufficient to meet future parking needs. Based on the U.S. 2006-2010 Census reverse-journey-to-work data for tract number 622, and adjusted for project characteristics, it is estimated that the parking facility will have an accumulation of approximately 8 to 9 cars during the peak hour time period. This is consistent with current practices of Prime Home Health Services' employees, the vast majority of whom utilize mass transit to travel to work. As described earlier, the Premises is served by 3 bus routes along Emmons Avenue (B4, B44, and BM3) which connect the site to the B, Q, 2, and 5 subway trains, neighborhoods to the north, and the Midtown and Lower Manhattan central business districts.

On-street parking is provided on either side of Emmons Avenue, including angled, metered parking in the median thereof, and on all side streets surrounding the Premises, with the exception of a bus stop (B4, B44, and BM3) directly in front of the Premises. Moreover, parking spaces are not needed for Prime Home Health Services clientele, as no health services are provided on the Premises. Thus, as stated above, the proposed 32 off-

street parking spaces will be more than sufficient to satisfy the future parking need of the proposed project.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

* * *

Area Map

Project Information

- 600' Buffer
- Development Site
- Special Sheephead Bay District "Area G"

Existing Zoning Districts

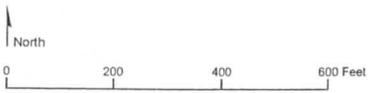
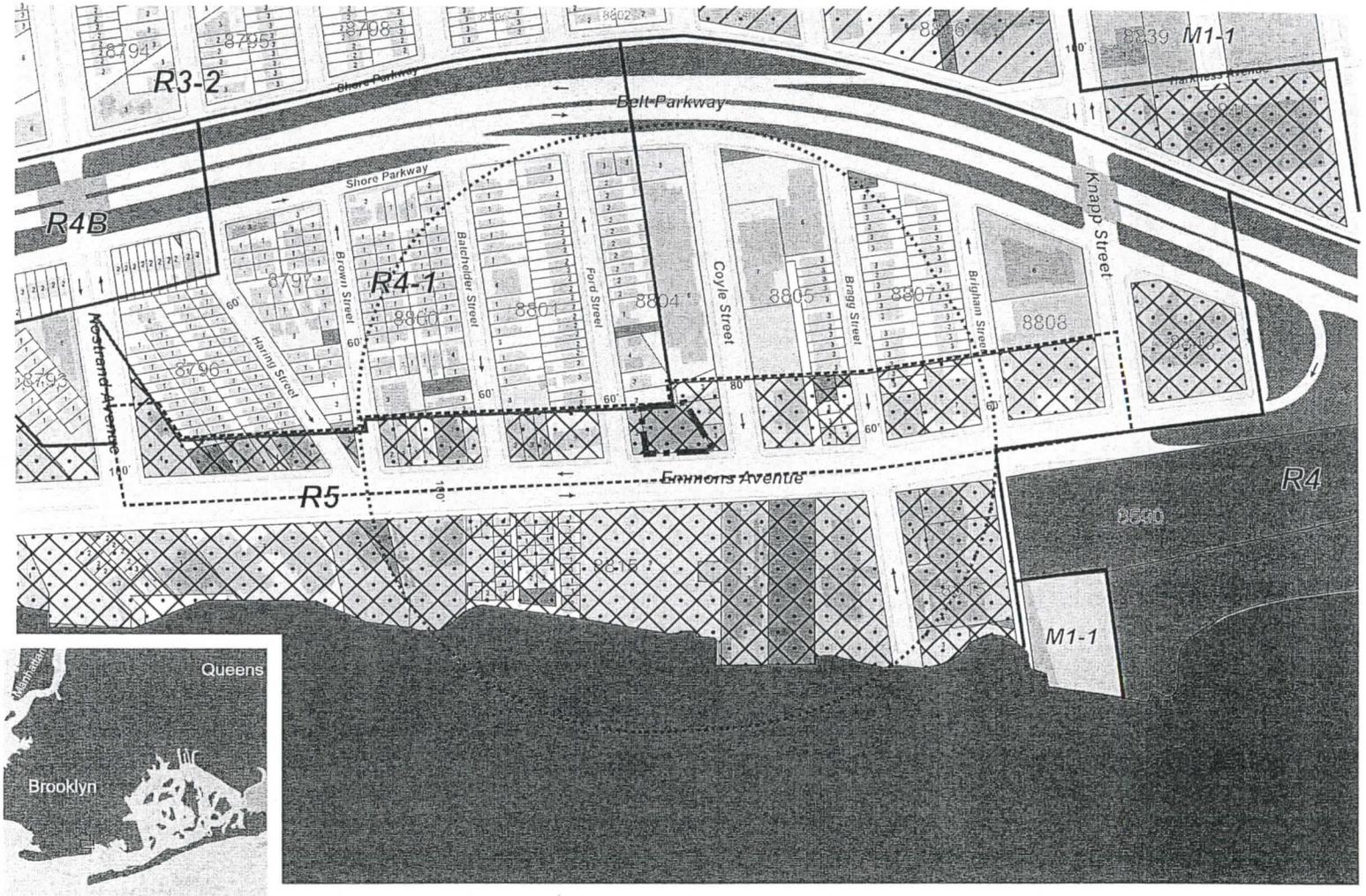
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Existing Commercial Overlays

- C2-1
- C2-2
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land



Illustrative Map

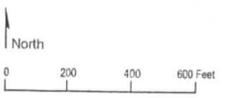
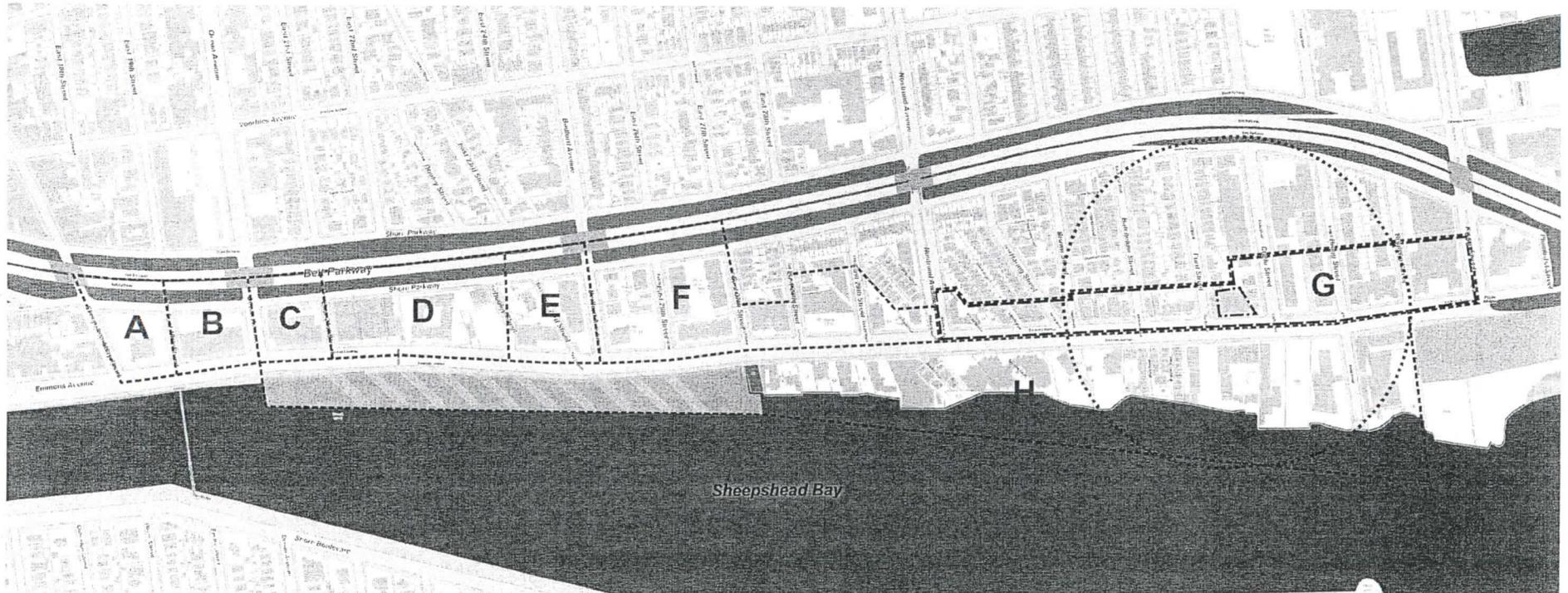
Special Sheepshead Bay District
Zoning Text Amendment

3133 Emmons Avenue
Date: August 6, 2014

Project ID #P2012K0389

Legend

-  600' Buffer
-  Development Site
-  Project Area (SSBD Area G)
-  Special Sheepshead Bay District
-  Area Boundaries



Zoning Lot Description	
Address	3133 Emmons Avenue
Borough	Brooklyn
Tax Block	8804
Tax Lot	75
Tax Lot Area	11,674.22 sq. ft.
Zoning Map	29A
Zoning District	R5 / C2-2
Special District	Special Sheepshead Bay District (SB)

Floor Area Summations						
Floor Number	Existing / Proposed Occupancy	U.G.	Existing Floor Area	Proposed Gross Zoning Floor Area	Floor Area Deductions	Proposed NET zoning Floor Area
Cellar	Attended Accessory Parking	U.G. 6	10321.527 sq ft	10321.527 sq ft	0 sq ft	0 sq ft
1st Floor	E / Business Offices	U.G. 6	9900 sq ft	9900 sq ft	50 sq ft	9850 sq ft
2nd Fl. / Exist'g Mezzanine	E / Business Offices	U.G. 6	2447 sq ft	10190.814 sq ft	0 sq ft	10190.814 sq ft
Proposed 3rd Floor	E / Business Offices	U.G. 6	-	3307.186 sq ft	0 sq ft	3307.186 sq ft
Total Floor Area	-	-	-	-	-	23348 sq ft

Zoning Compliance Chart						
Applicable ZR Section	Item/Description	Permitted / Required	Existing	Proposed	Comments - Compliant - Y, Noncompliant - N - Indicate amt over/under	
Uses						
ZR 32-10	Use Group(s) in C 2-2 District	1,2,3,4,6	6B	6B	Yes	
Bulk						
ZR 94-092	FAR Commercial in Special Sheepshead bay district	1	1.053	2	No - Over by 1.0 FAR	
ZR 33-121	FAR Commercial in C2-2 Commercial Zone	1	1.053	2	No - Over by 1.0 FAR	
Floor Area						
ZR 33-121	Floor Area Commercial	11,674.22	12,297.24	23348.44	Yes	
ZR 94-092	Floor Area Total	11,674.22	12,297.24	23348.44	Yes	
Yard Regulations						
ZR 33-20	Front Yard Requirements	None Req'd	0"	0"	Yes	
ZR 33-25	Side Yard Requirements	0'-0" or 8'-0"	0"	0"	Yes	
ZR 33-301	Rear Yard Requirements	0"	0"	0"	Yes	
ZR 33-291	Yards Along District Boundaries	8'0"	0"	8'0"	Yes	
Height & Setbacks						
ZR 33-431	Maximum Perimeter Wall	30'0"	15'0"	25'0"	Yes	
ZR 33-431	Maximum Building Height	33'4"	25'0"	34'8" & 3 Stories	Yes *	
ZR 33-431	Number of Stories	For UG 6B 30'-0" or two stories whichever is less	25'0" & 2 Stories	3 Stories	Requires SP pursuant to ZR 94-096	
ZR 94-10	Special Purpose District regulations for height and setbacks	N/A	N/A	N/A	Yes	
Parking Requirements						
ZR 36-21	Accessory Offstreet Parking	1 Per 300 S.F. of Area	78 Cars Required	44 Cars	32 Cars Proposed	Requires SP pursuant to ZR 94-096
ZR 36-70	Bicycle Parking	1 Per 10,000 S.F.	2 Spaces required	0	4	Yes

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REVISIONS		
No	Description	Date

Project Title :
Prime Home Health Care Offices
 Project Location :
3133 Emmons Avenue

DOB Job Stricker



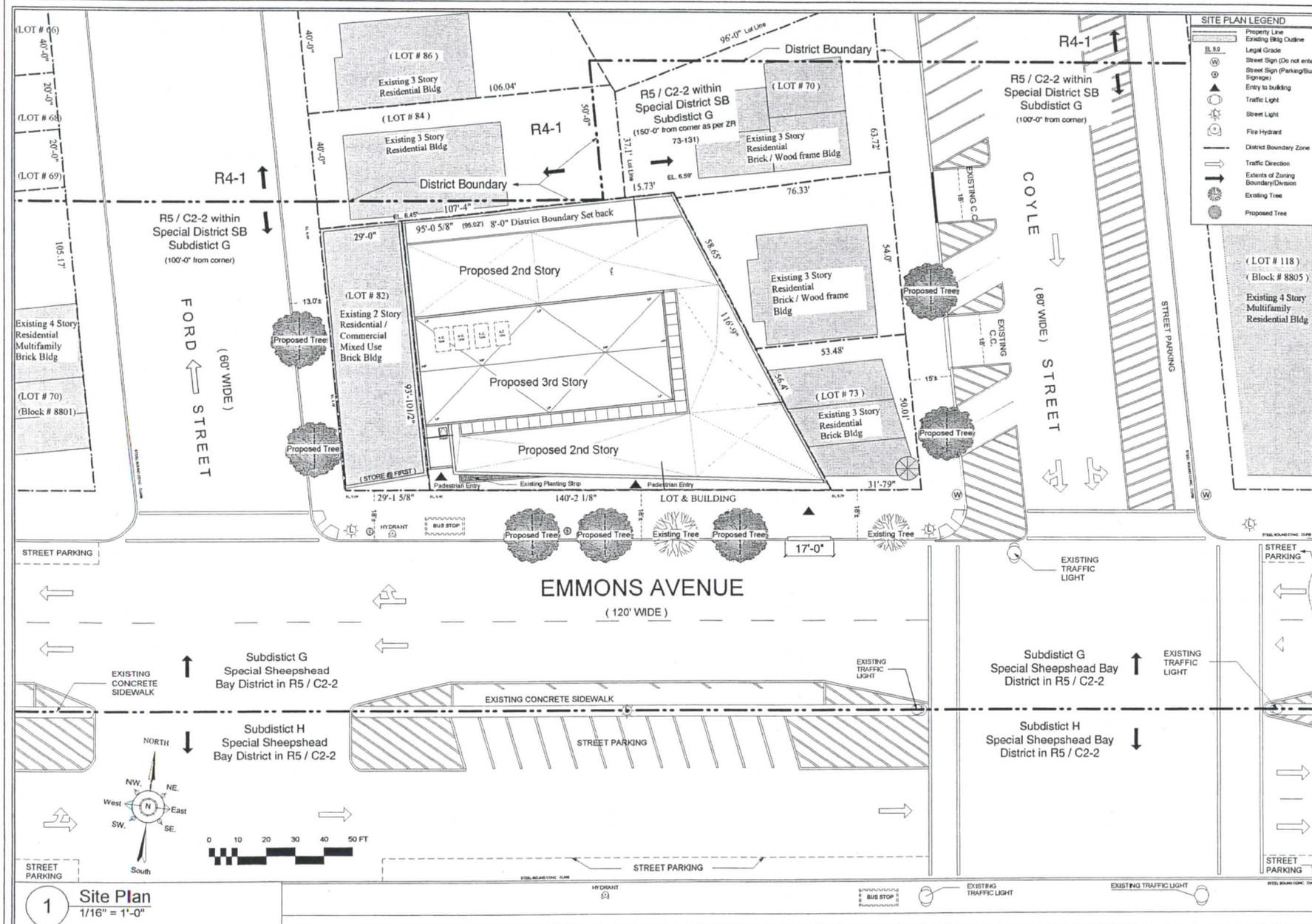
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Plan Examiner Stamp

DOB No.:
 Project No.: 19 - 2010
 Date: 4.24.14
 Drawn by: SBD
 Checked by: RP
 Scale: 3/32" = 1'-0"

Sheet Title:
Zoning Analysis

Sheet No.: **A001.00**
 1 of 10



SITE PLAN LEGEND

- Property Line
- Existing Bldg Outline
- Legal Grade
- Street Sign (Do not enter)
- Street Sign (Parking/Bus Stop)
- Entry to building
- Traffic Light
- Street Light
- Fire Hydrant
- District Boundary Zone
- Traffic Direction
- Extents of Zoning Boundary/Division
- Existing Tree
- Proposed Tree

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REVISIONS

No	Description	Date

Project Title:
Prime Home Health Care Offices

Project Location:
3133 Emmons Avenue

DOB Job Number

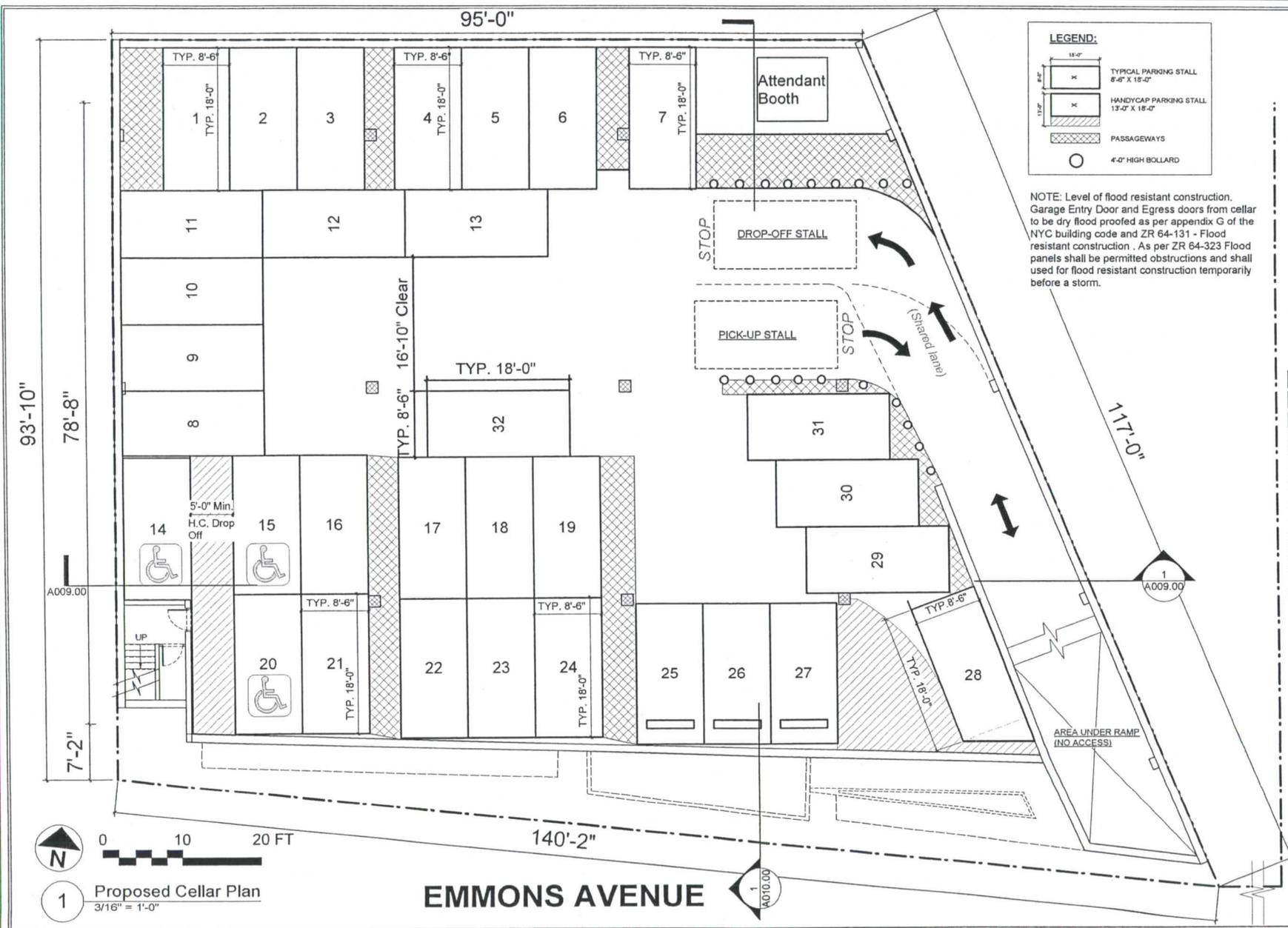
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DOB No.:
 Project No.: 10-2010
 Date: 4.24.14
 Drawn by: SBC
 Checked by: RJP
 Scale: 3/32" = 1'-0"

Sheet Title:
Proposed Site Plan

Sheet No.:
A002.00
 2 of 10

1 Site Plan
 1/16" = 1'-0"



LEGEND:

- TYP. 8'-6" (18'-0" wide) TYPICAL PARKING STALL 8'-6" X 18'-0"
- TYP. 8'-6" (13'-0" wide) HANDICAP PARKING STALL 13'-0" X 18'-0"
- PASSAGeways
- 4'-0" HIGH BOLLARD

NOTE: Level of flood resistant construction. Garage Entry Door and Egress doors from cellar to be dry flood proofed as per appendix G of the NYC building code and ZR 64-131 - Flood resistant construction. As per ZR 64-323 Flood panels shall be permitted obstructions and shall used for flood resistant construction temporarily before a storm.

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REVISIONS

No.	Description	Date

Project Title : Prime Home Health Care Offices
 Project Location : 3133 Emmons Avenue

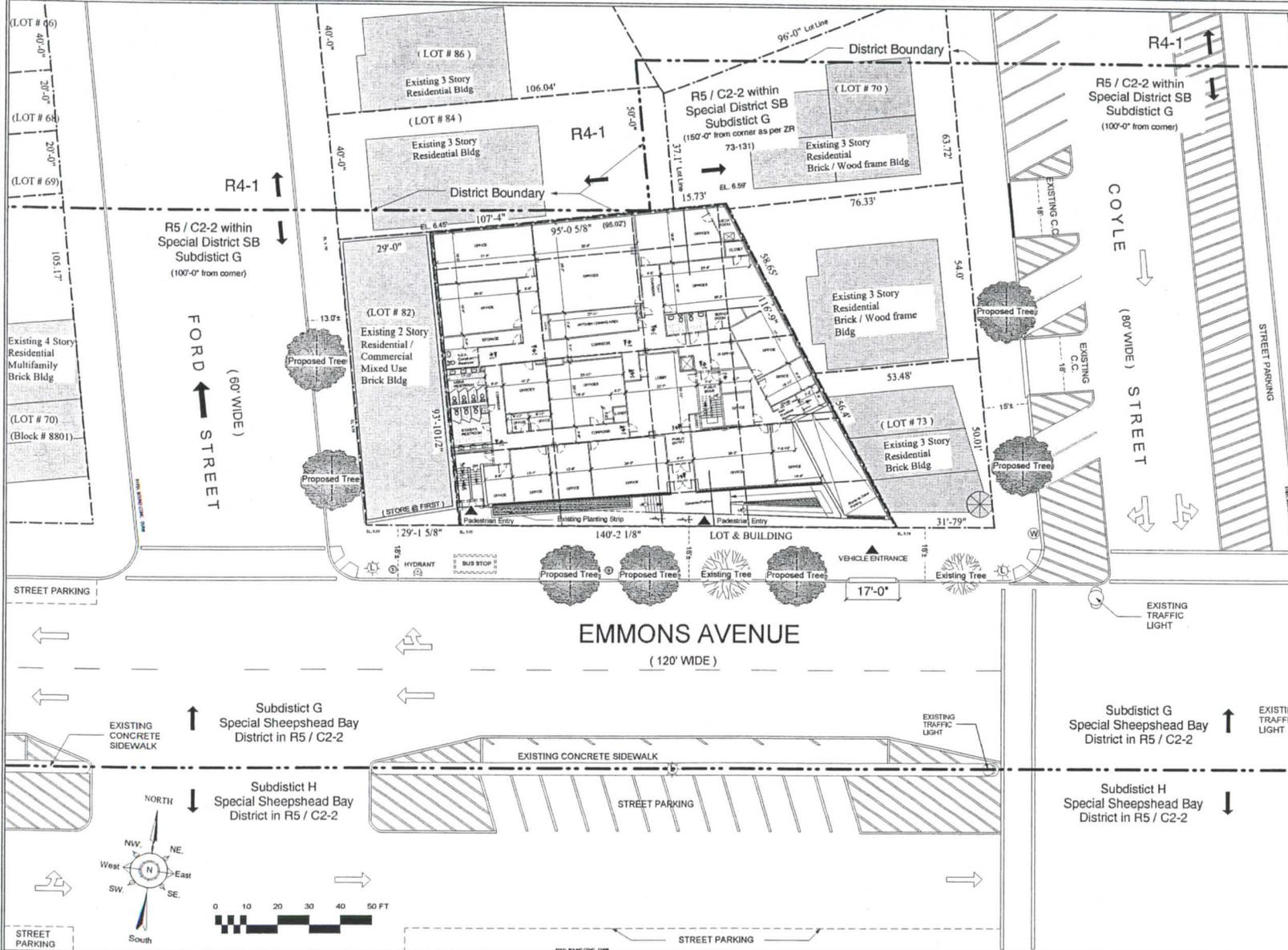
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DOB No. :
 Project No. : 19 - 2010
 Date : 4.24.14
 Drawn by : SBD
 Checked by : RFP
 Scale : 3/32" = 1'-0"

Sheet Title :
Cellar Plan & Parking Layout

Sheet No. :
A003.00
 3 of 10



SITE PLAN LEGEND

- Property Line
- Existing Bldg Outline
- Legal Grade
- Street Sign (Do not enter)
- Street Sign (Parking/Bus Signage)
- Entry to building
- Traffic Light
- Street Light
- Fire Hydrant
- District Boundary Zone
- Traffic Direction
- Extents of Zoning Boundary/Division
- Existing Tree
- Proposed Tree

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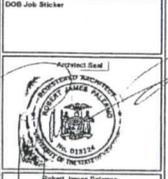
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REVISIONS

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Project Title:
Prime Home Health Care Offices

Project Location:
3133 Emmons Avenue



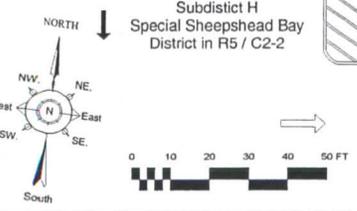
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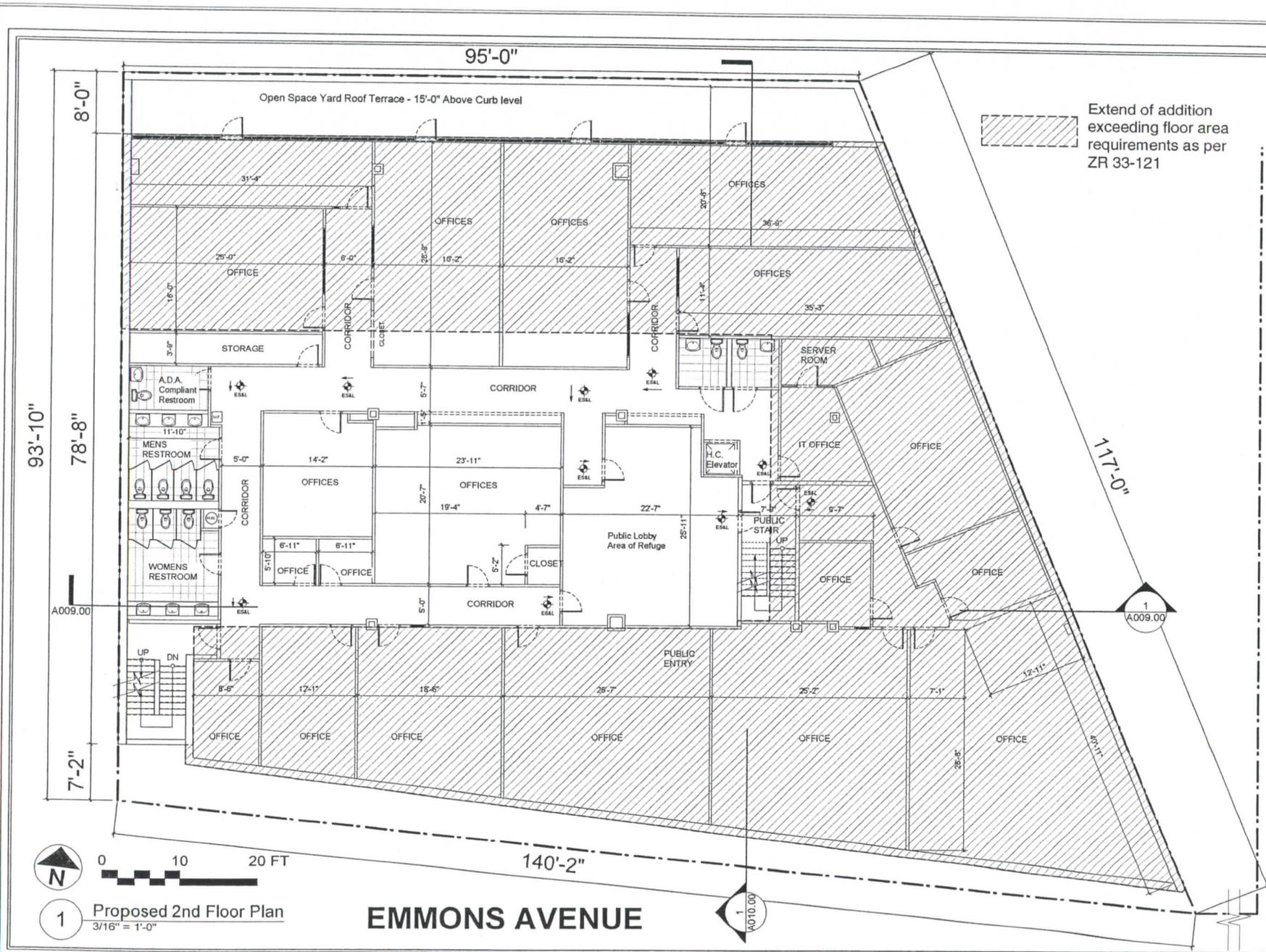
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 Date: 4.24.14
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 Checked by: RP
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Sheet Title:
Proposed 1st Fl. Plan

Sheet No.:
A004.00
 4 of 10

1 1st Fl. Plan
 1/16" = 1'-0"



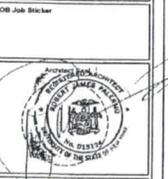


Extend of addition exceeding floor area requirements as per ZR 33-121

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Project Title : Prime Home Health Care Offices
 Project Location : 3133 Emmons Avenue



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DOB No.:
 Project No.: 19 - 2010
 Date: 4.24.14
 Drawn by: SBO
 Checked by: RP
 Scale: 3/32" = 1'-0"

Sheet Title : Proposed 2nd Fl. Plan
 Sheet No.: A006.00
 8 of 10

COYLE STREET

EMMONS AVENUE

1 Proposed 2nd Floor Plan
 3/16" = 1'-0"



REVISIONS

No.	Description	Date

Project Title :
Prime Home Health Care Offices

Project Location :
3133 Emmons Avenue

DOB Job Sheet

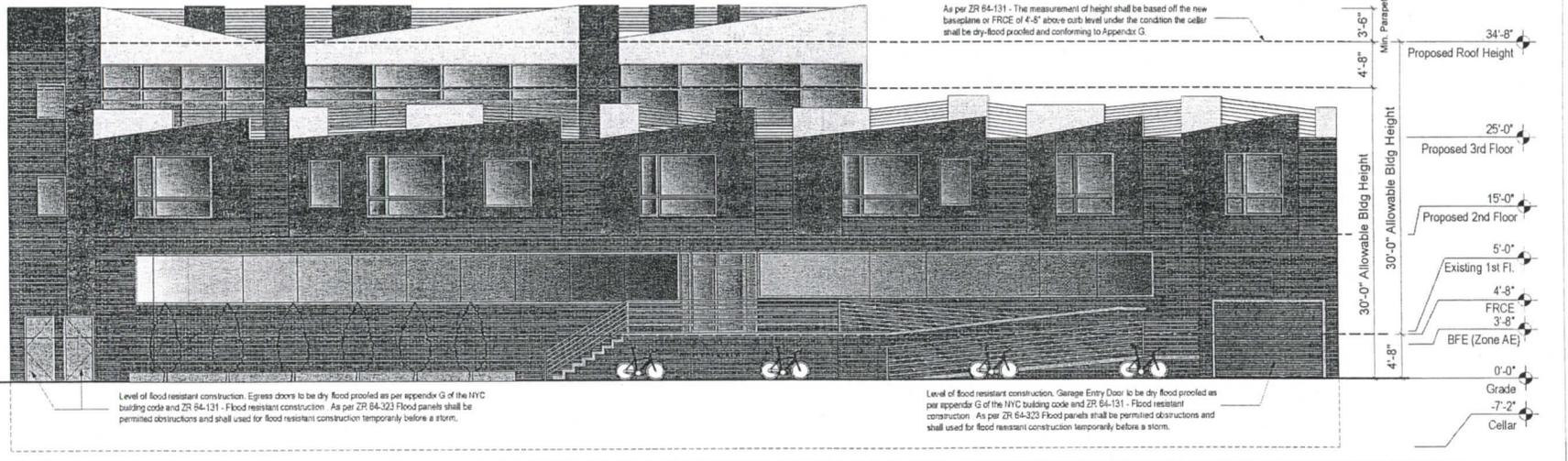


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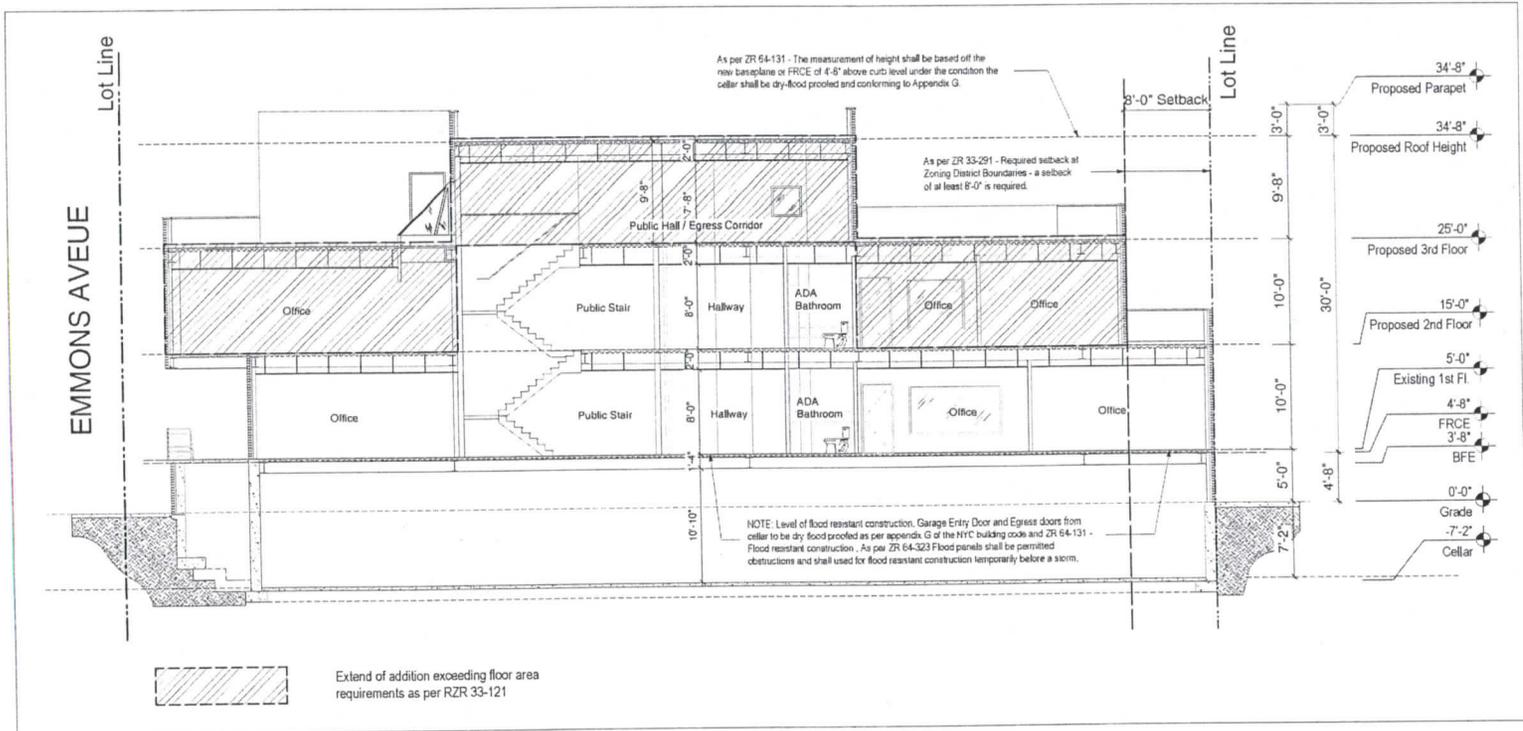
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 Project No. : 19 - 2010
 Date : 4.24.14
 Drawn by : SBD
 Checked by : RP
 Scale : 1/8" = 1'-0"

Show Title :
Proposed Elevations

Show No. :
A008.00
 8 of 10



1 Building Elevation
 1/8" = 1'-0"



1 Building Section 2
1/8" = 1'-0"

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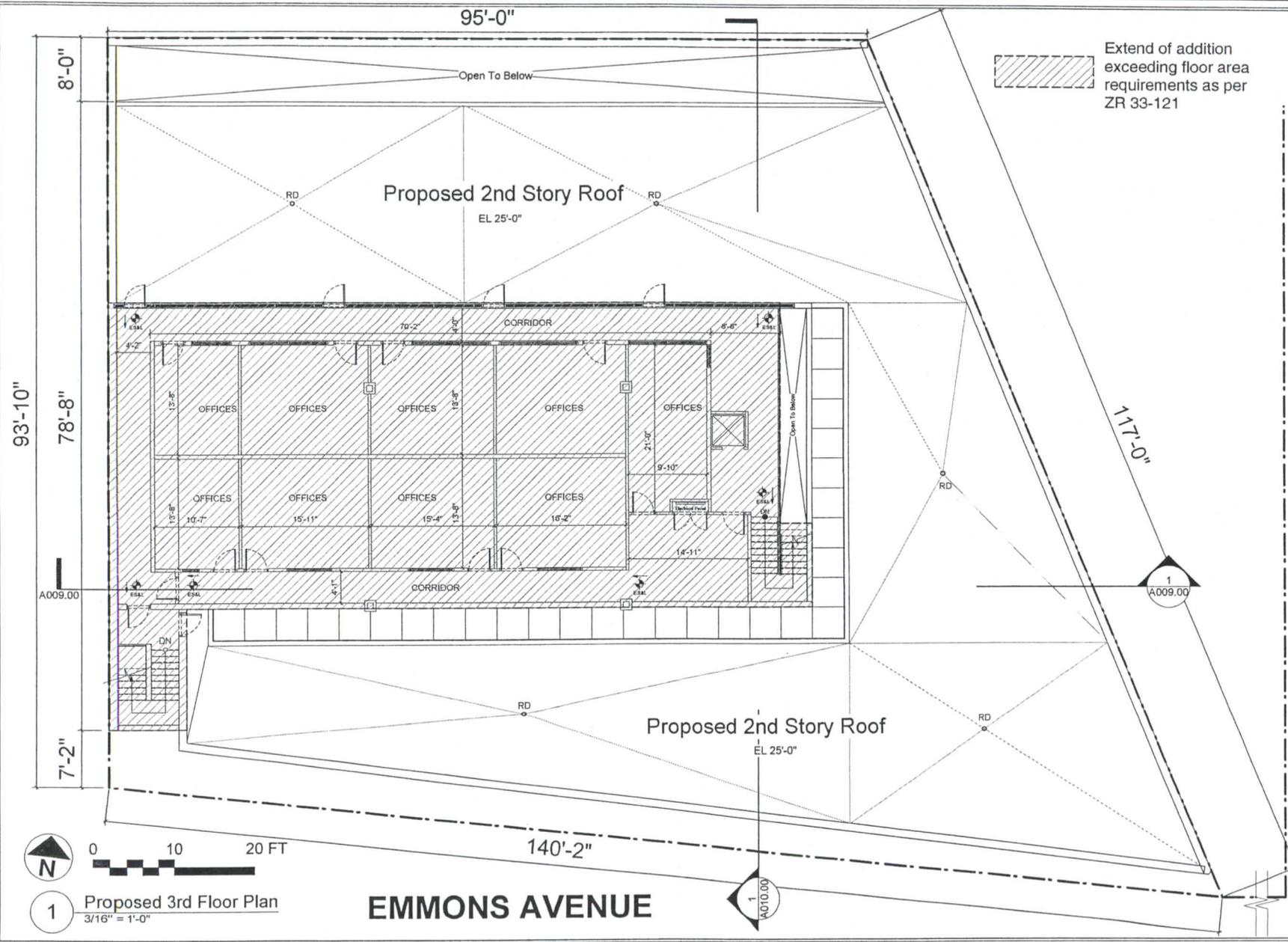
Project Title :
Prime Home Health Care Offices
 Project Location :
3133 Emmons Avenue

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 Date: 4.24.14
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 Scale: 1/8" = 1'-0"

Show Title:
Building Section
 Sheet No.:
A010.00
 10 of 10



Extend of addition exceeding floor area requirements as per ZR 33-121

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No	Description	Date

Project Title:
Prime Home Health Care Offices
 Project Location:
3133 Emmons Avenue

DOB Job Sticker

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DOB No.:
 Project No.: 19 - 2010
 Date: 4.24.14
 Drawn by: SBD
 Checked by: RP
 Scale: 3/32" = 1'-0"
 Sheet Title:
Proposed 3rd Fl. Plan
 Sheet No.: A007.00
 07 of 10

1 Proposed 3rd Floor Plan
 3/16" = 1'-0"

EMMONS AVENUE

COYLE STREET