

(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 Sheepshead Bay District "Area G"

Existing Zoning Districts

-

Existing Commercial Overlays

- C2-1
- C2-2

Subway Entries

- Subway Entries

5037 Block Numbers

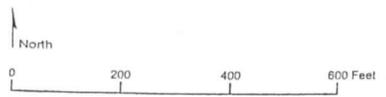
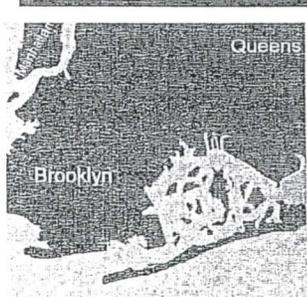
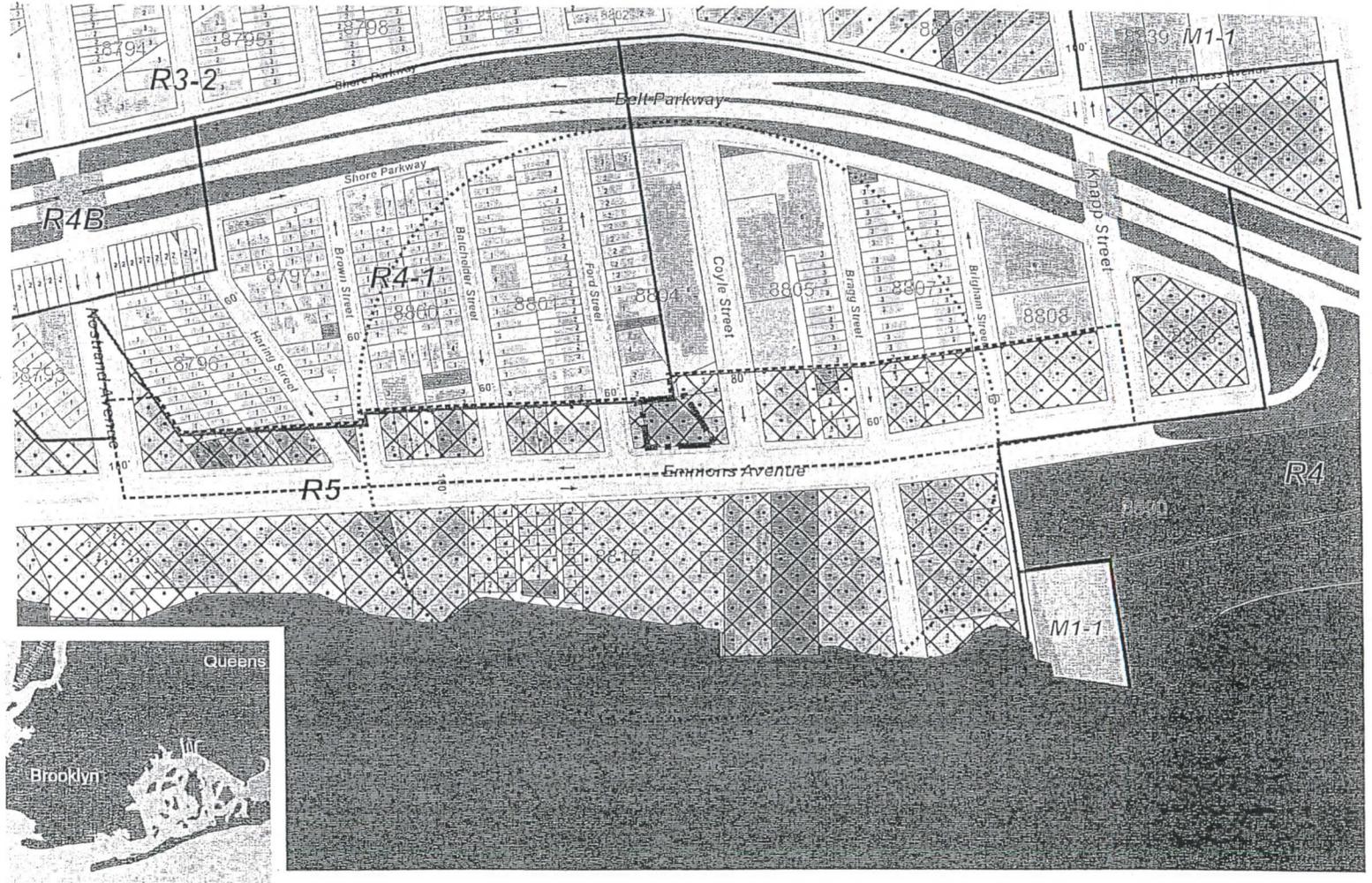
- Property Lines

Number of Floors

- 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

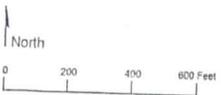
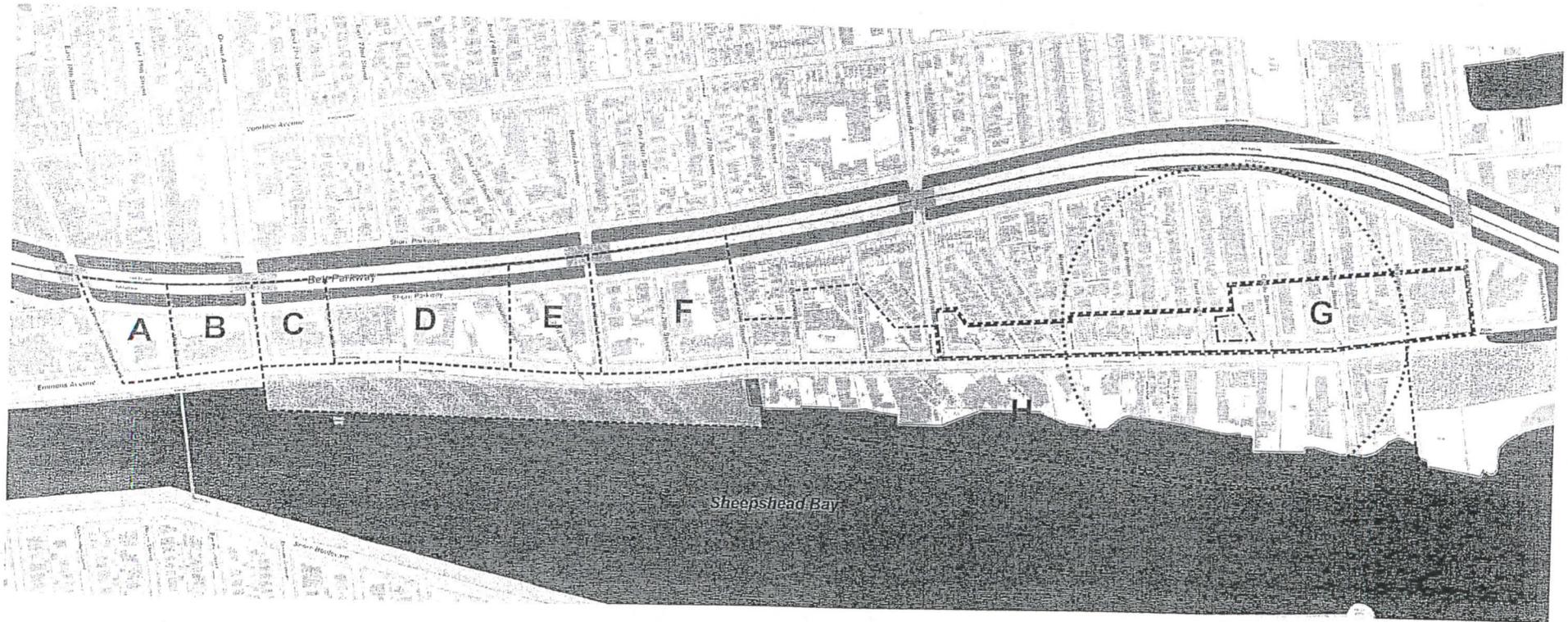
Special Sheepshead Bay District
Zoning Text Amendment

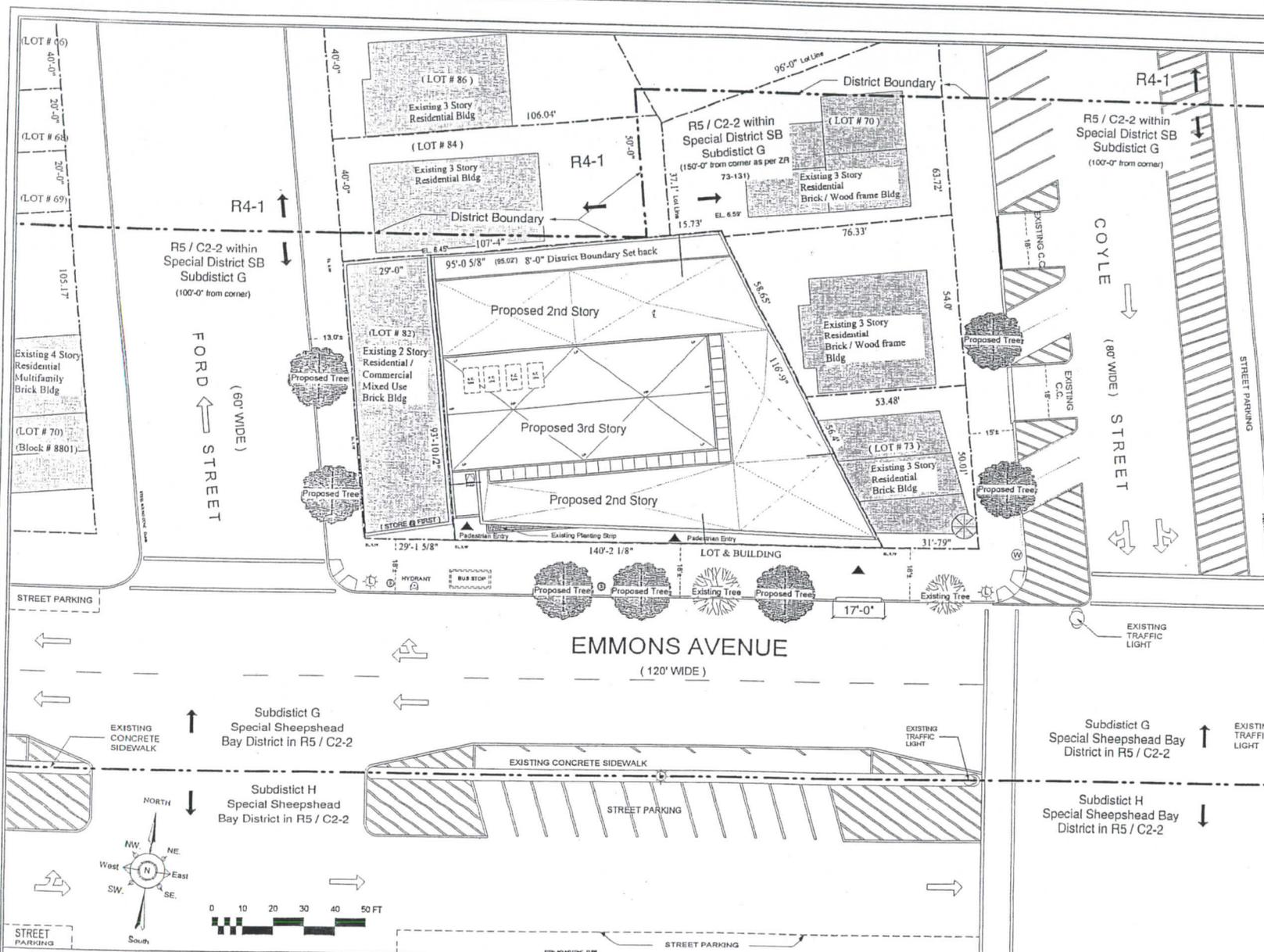
3133 Emmons Avenue
Date: August 6, 2014

Project ID #P2012K0389

Legend

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





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
- Entrance 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



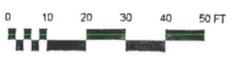
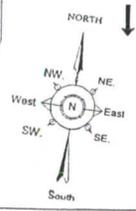
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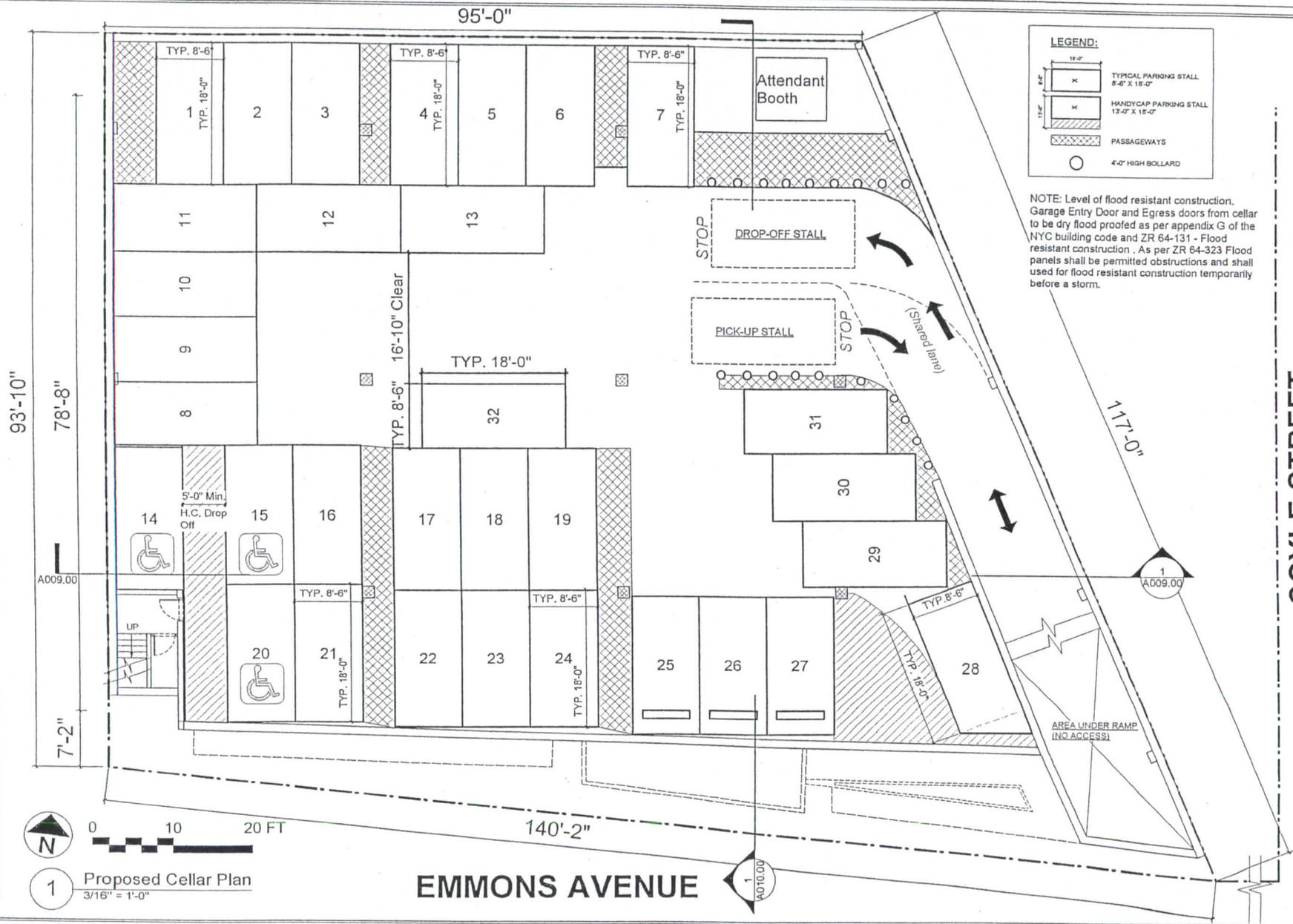
DOB No.:	19-2010
Project No.:	4.24.14
Date:	
Drawn by:	SDS
Checked by:	RJP
Scale:	3/32" = 1'-0"

Sheet Title:
Proposed Site Plan

Sheet No.:
A002.00
 2 of 10

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





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REVISIONS

No	Description	Date

Project Title :
Prime Home Health Care Offices

Project Location :
3133 Emmons Avenue

DOB Job Number

Professional Seal
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 NY State License No. 013124

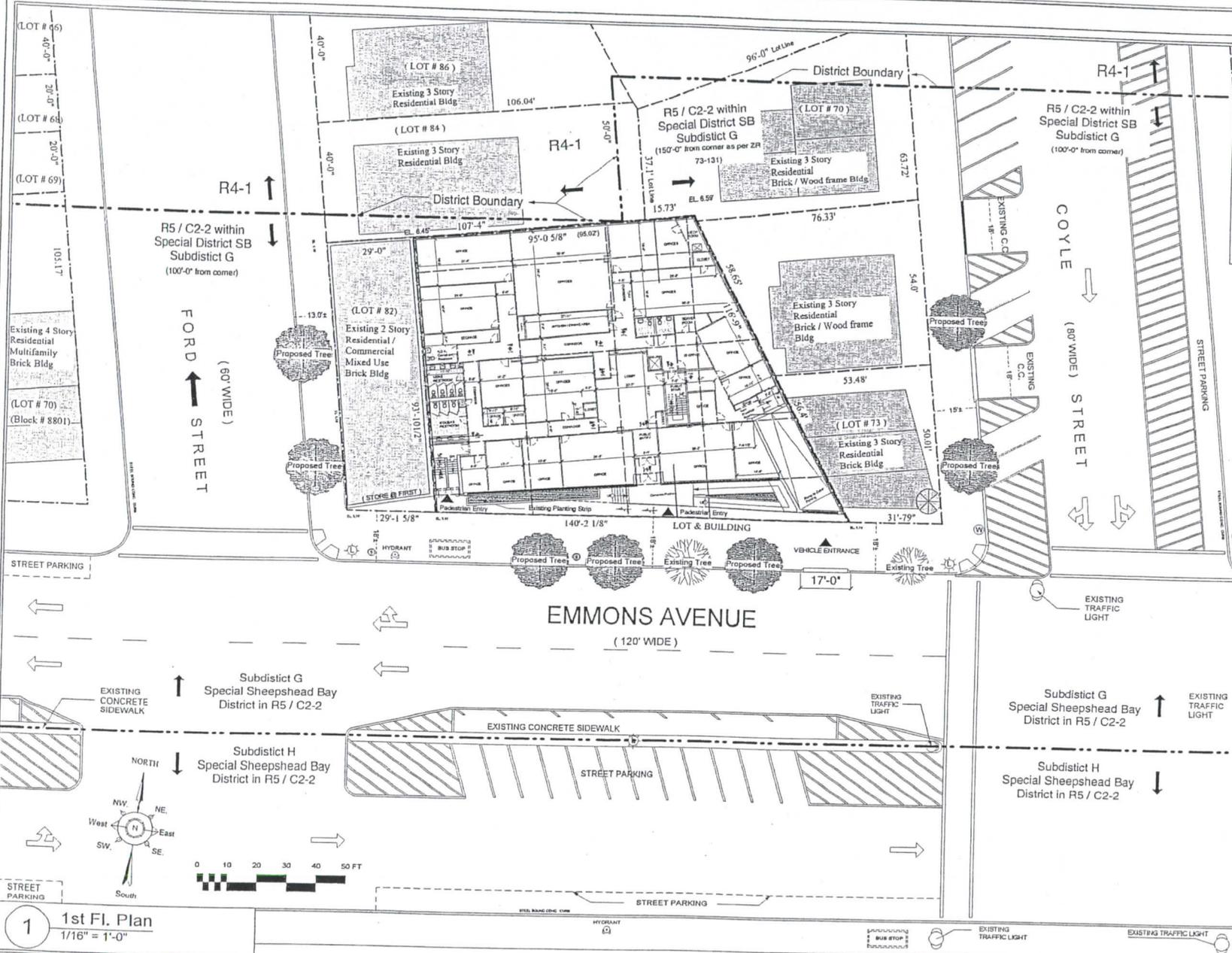
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 Project No.: 18 - 2010
 Date: 4.24.14
 Drawn by: SBO
 Checked by: RJP
 Scale: 3/32" = 1'-0"

Sheet Title:
Cellar Plan & Parking Layout

Sheet No.:
A003.00

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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 Sheet

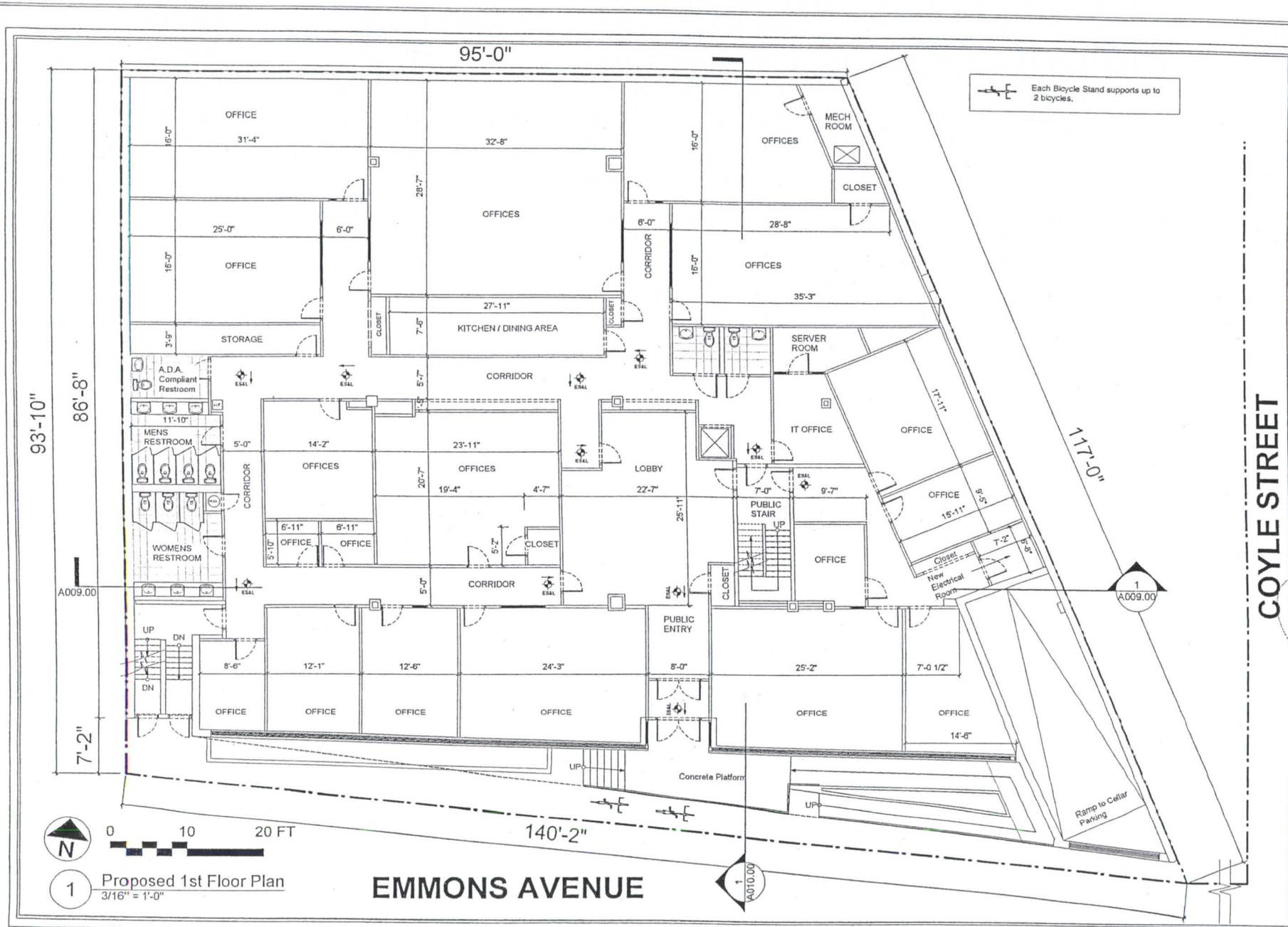
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Project No.:	4.24.14
Date:	
Drawn by:	SBD
Checked by:	RPB
Scale:	3/32" = 1'-0"

Sheet Title:
Proposed 1st Fl. Plan

Sheet No.:
A004,00
 4 of 10

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



Each Bicycle Stand supports up to 2 bicycles.

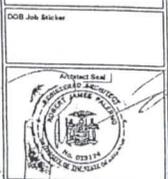
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No	Description	Date

Project Title :
Prime Home Health Care Offices
 Project Location :
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Plan Examiner Stamp

DOB No.:
 Project No.: 19-2010
 Date: 4.24.14
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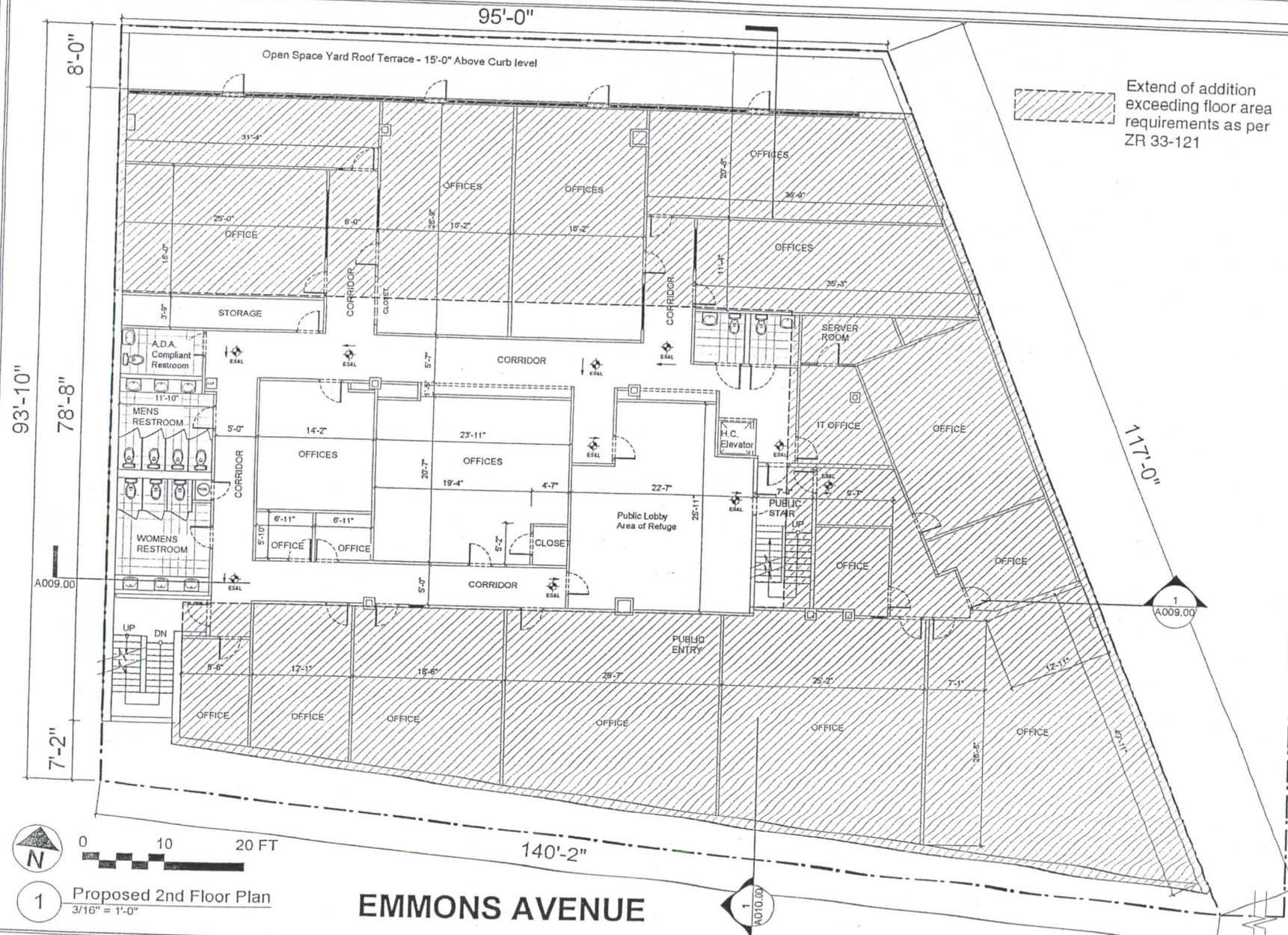
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Sheet No.:
A005.00
 5 of 10

COYLE STREET

EMMONS AVENUE

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



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

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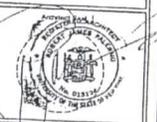


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REVISIONS		
No	Description	Date

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

DOB Job Number



Robert James Palermo
 NY State License No. 013214
 Plan Examination Stamp

DOB No.:
 Project No.: 18 - 2010
 Date: 4.24.14
 Drawn by: BBO
 Checked by: RP
 Scale: 3/32" = 1'-0"

Sheet Title:
Proposed 2nd Fl. Plan

Sheet No.:
A006.00
 6 of 10

COYLE STREET

EMMONS AVENUE



REVISIONS		
No.	Description	Date

Project Title :
Prime Home Health Care Offices

Project Location :
3133 Emmons Avenue

DOB Job #/Year

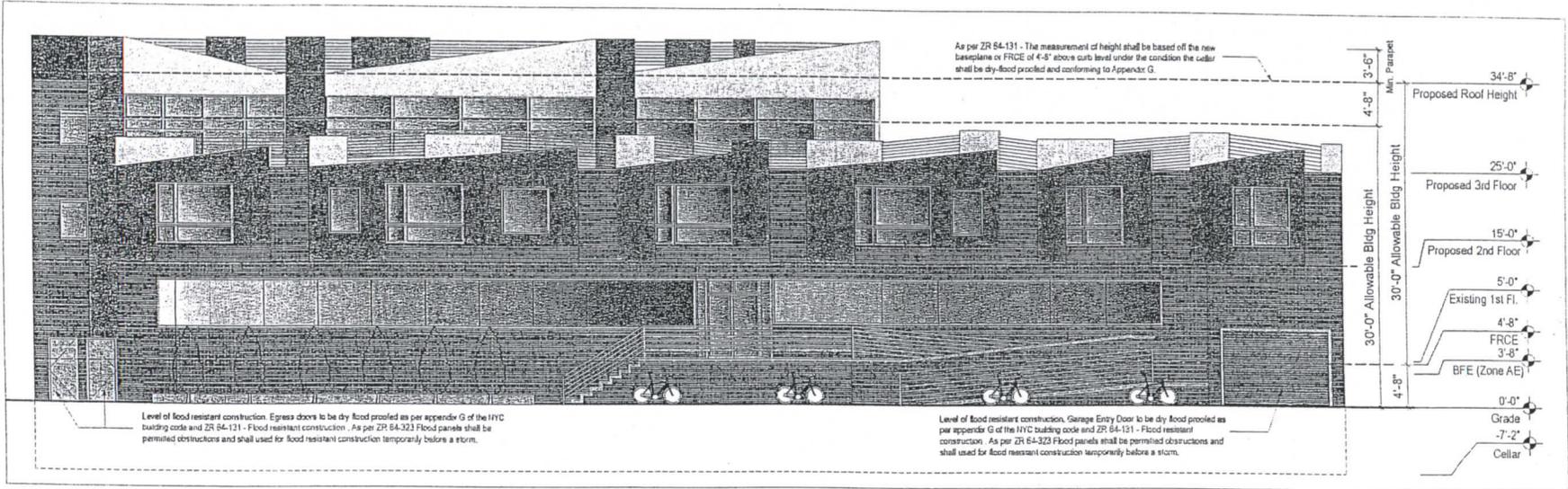


Plan Examiner Stamp

DOB No. :
Project No. : 15 - 2010
Date : 4.24.14
Drawn by : SBD
Checked by : RJP
Scale : 1/8" = 1'-0"

Show Title :
Proposed Elevations

Sheet No. :
A008.00
8 of 10



Level of flood resistant construction. Egress doors 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.

Level of flood resistant construction. Garage Entry Door 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.

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



REVISIONS

No.	Description	Date

Project Title :
Prime Home Health Care Offices

Project Location :
3133 Emmons Avenue



Robert James Palermo
 177 State License
 No. 023134

Plan Examiner: Stamp

DOB No.:
 Project No.: 18-2010
 Date: 4.24.14
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 Checked by: RP
 Scale: 1/8" = 1'-0"

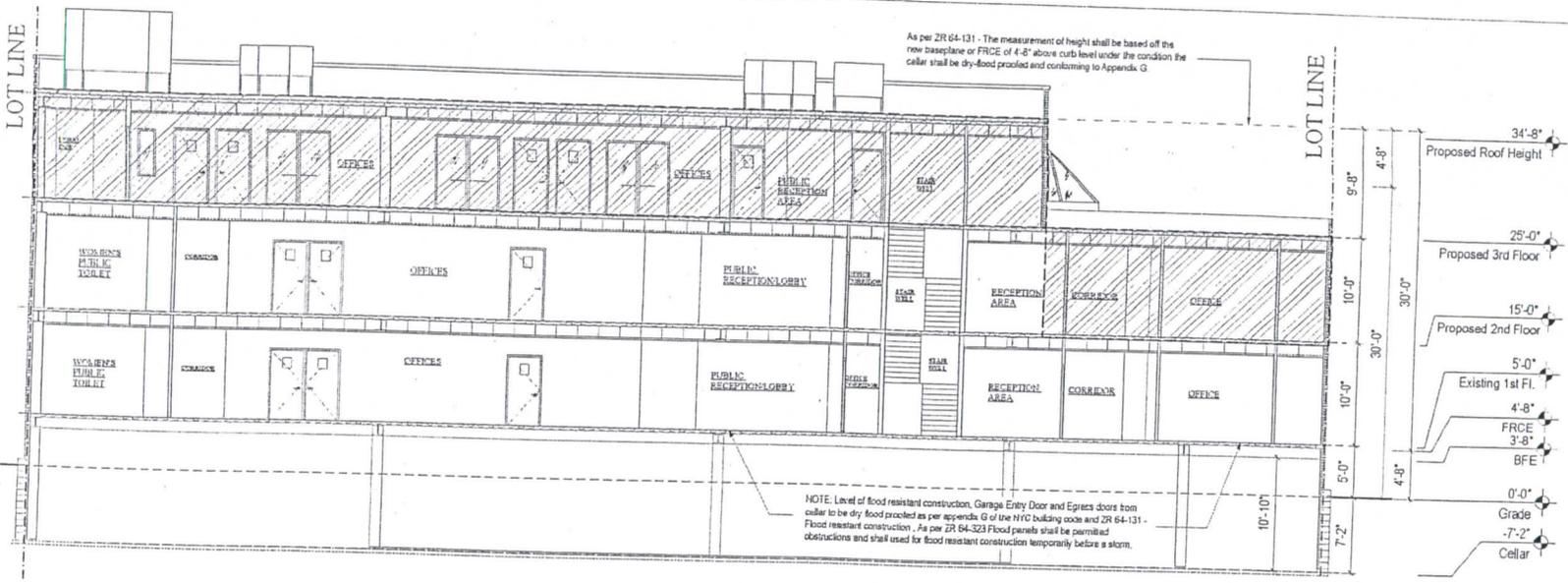
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Building Section

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A009.00
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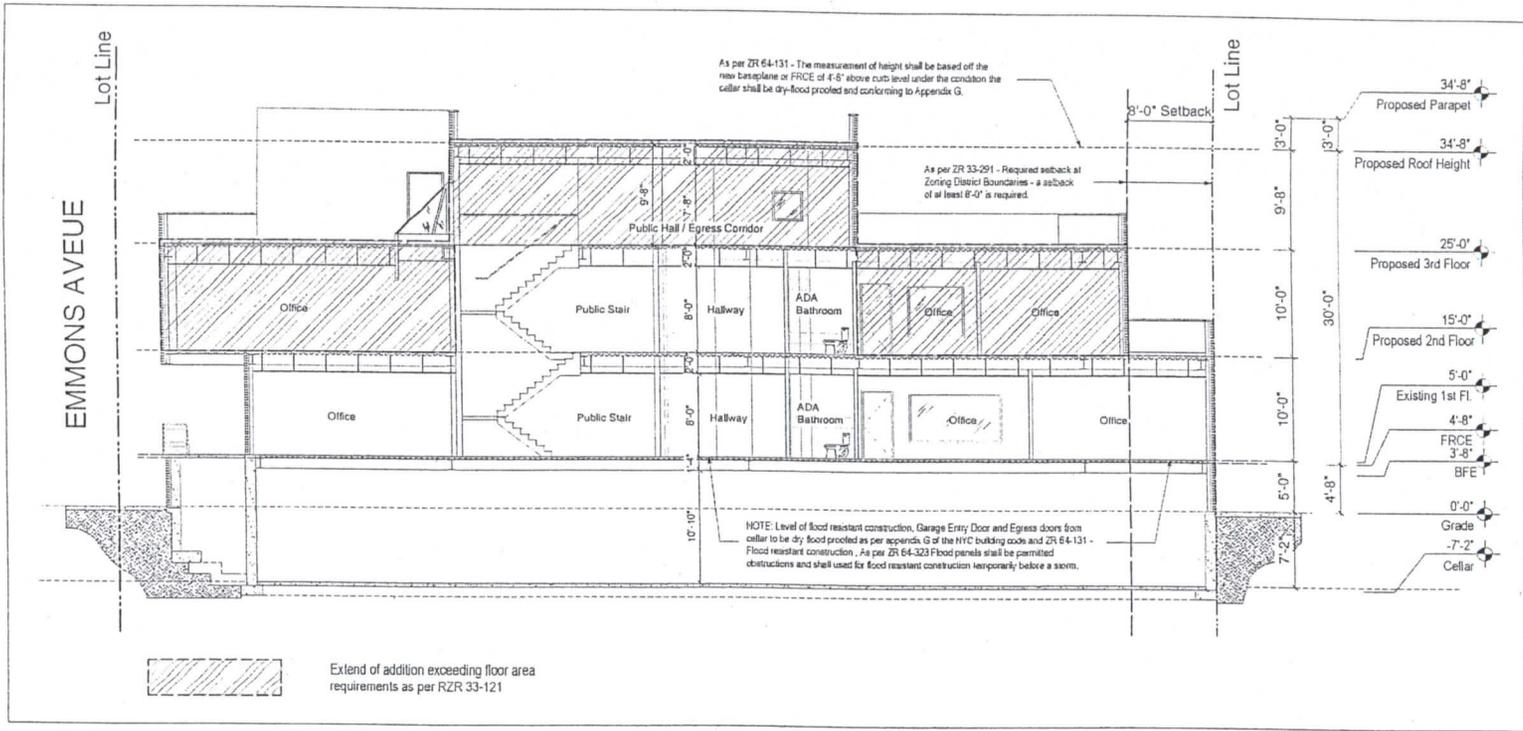
As per ZR 64-131 - The measurement of height shall be based off the raw baseplane or FRCE of 4'-8" above curb level under the condition the cellar shall be dry-flood proofed and conforming to Appendix G.

LOT LINE

LOT LINE



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



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

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REVISIONS		
No	Description	Date

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



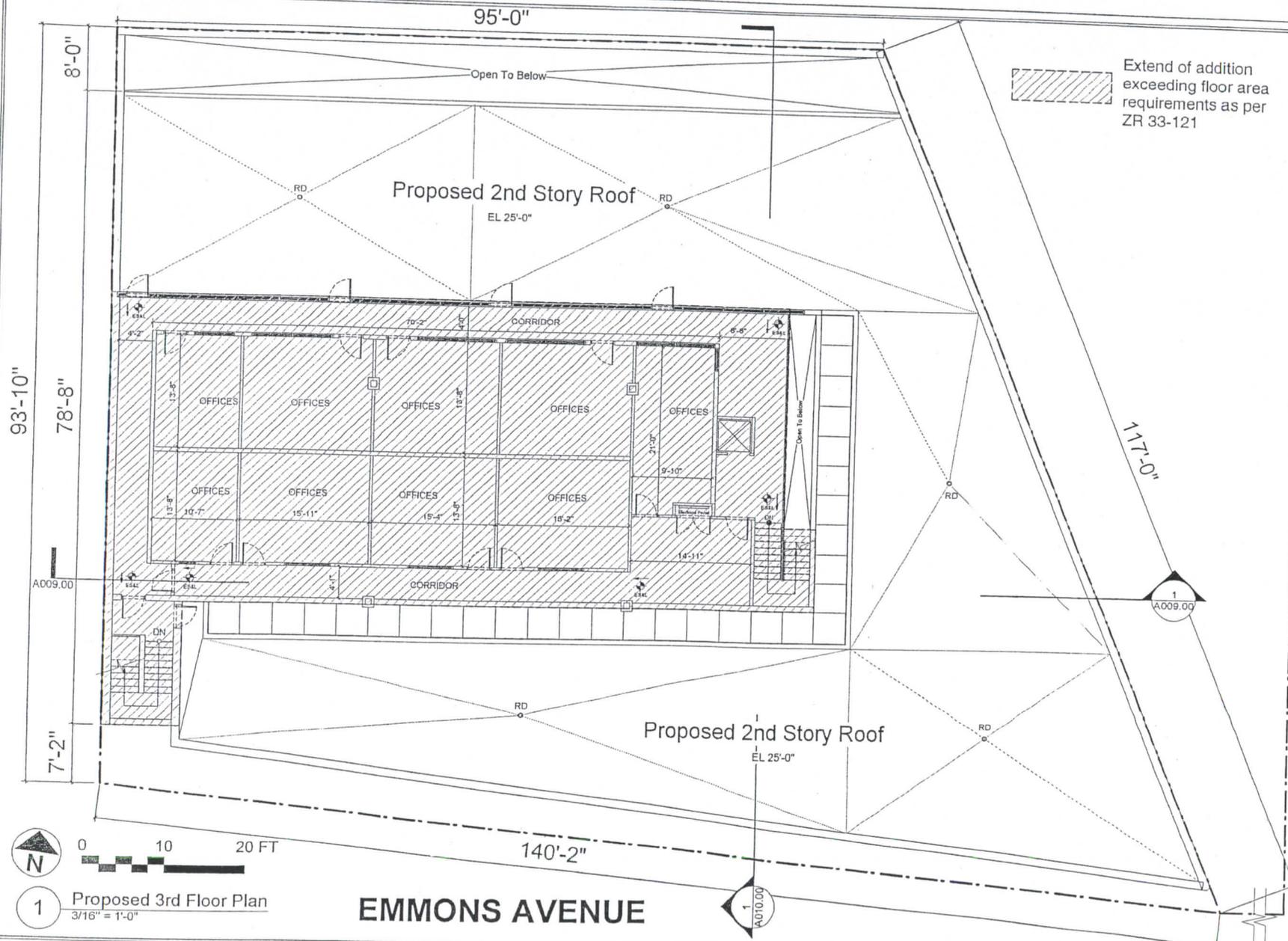
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 NY State License No. 018134

Plan Examiner Stamp

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

Show Title:
Building Section

Show No.:
A010.00
 10 of 10



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

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REVISIONS		
No	Description	Date

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



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 :
Proposed 3rd Fl. Plan

Sheet No. :
A007.00
 07 of 10



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

EMMONS AVENUE

COYLE STREET