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October 7, 2016

VIA HAND DELIVERY

Maurice Spreiregen  
New York City Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

M170118ZAM

Re: Minor Modification of the Tompkins Square Large Scale Residential Development  
Block 382, Lots 1 and 100, and Block 380, Lot 50, Borough of Manhattan  
P2016M0467

Dear Mr. Spreiregen:

Enclosed please find fourteen (14) sets of an application ("Application") for a minor modification of the Tompkins Square Large Scale Residential Development (the "LSRD") which will: 1) facilitate the development of a 3,120 square foot mechanical building; and 2) update the boundaries of the LSRD. A pre-application statement was filed on June 27, 2016 and the interdivisional meeting was held on July 18, 2016. A draft application was filed on August 30, 2016 and comments were received from the Department of City Planning on September 30, 2016.

The Application includes the following:

1. Land Use Review Application (LR Form);
2. LR Item 7 – List of Prior CPC Actions;
3. LR Item 3: Description of Proposal;
4. LR Item 11: Statement of Findings;
5. Zoning Map 12c;
6. Tax Map;
7. Photographs;
8. Area Map;
9. LSRD Zoning Analysis;
10. Plans (Z-00.00 through Z-13.00);
11. Renderings;
12. Ownership Authorization (Parcel A);
13. Ownership Authorization (Parcel B); and
14. Type II Determination

CITY PLANNING COMM. ST01  
2016 OCT -7 PM12:01  
DEPT OF CITY PLANNING

October 7, 2016

Page 2 of 2

Very truly yours,



Stuart Beckerman

Encls.

cc: Joel Kolkmann, Project Manager, DCP  
Ken Ramnarine, Technical Review Division, DCP  
Deborah Morris, Director of Resiliency Planning, HPD  
Sean Almonte, Director of Multifamily Storm Recovery Program, HPD  
Diana Glaternik, Assistant Vice President of Portfolio Integrity, HDC  
Lindsay Kerby, Project Manager, HDC



# Land Use Review Application

Department of City Planning

120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271

City Planning will assign and stamp reference numbers here

APPLICATION NUMBER **M170118ZAM**

### 1. APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICATION NUMBER  
**Haven Square LLC**  
 APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) \*  
**1122 Franklin Avenue, Suite 406**  
 STREET ADDRESS  
**Garden City NY 11530**  
 CITY STATE ZIP  
**516-248-4817 516-248-1302**  
 AREA CODE TELEPHONE # FAX#

APPLICATION NUMBER  
**Stuart Beckerman**  
 APPLICANT'S PRIMARY REPRESENTATIVE  
**Slater & Beckerman, P.C.**  
 REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION  
**61 Broadway**  
 STREET ADDRESS  
**New York NY 10006**  
 CITY STATE ZIP  
**212-391-8045**  
 AREA CODE TELEPHONE # FAX#

\* List additional applicants below:

**New York City Department of Housing Preservation and Development** *E.Ha@slaterbeckerman.com*  
 CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) ADDITIONAL APPLICANT REPRESENTATIVE:

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

### 2. SITE DATA (If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

STREET ADDRESS **Haven Plaza Resiliency Project**  
 PROJECT NAME (IF ANY)  
**Bound by East 13<sup>th</sup> Street, Avenue C, East 10<sup>th</sup> Street, and Avenue D**  
 DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS  
**R7-2 12c**  
 EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) ZONING SECTIONAL MAP NO(S).  
**Block 382, Lots 1 and 100; Block 380, Lot 50** **Manhattan 3**  
 TAX BLOCK AND LOT NUMBER BOROUGH COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO  YES  IF YES, IDENTIFY

### 3. DESCRIPTION OF PROPOSAL (If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR Item 3. Description of Proposal")

### 4. ACTIONS REQUESTED AND FEES (Check appropriate action(s) and attach supplemental form)

- CHANGE IN CITY MAP.....MM \$
- ZONING MAP AMENDMENT.....ZM \$
- ZONING TEXT AMENDMENT.....ZR \$
- ZONING SPECIAL PERMIT.....ZS \$
- ZONING AUTHORIZATION.....ZA \$
- ZONING CERTIFICATION.....ZC \$
- PUBLIC FACILITY, SEL. JACQ.....PF \$
- DISPOSITION OF REAL PROP.....PP \$
- URBAN DEVELOP-T ACTION.....HA \$
- URBAN RENEWAL PROJECT..... \$
- HOUSING PLAN & PROJECT..... \$
- FRANCHISE..... \$
- REVOCABLE CONSENT..... \$
- CONCESSION..... \$
- LANDFILL..... \$
- OTHER (Describe) \$

MODIFICATION CP-19170 \$

FOLLOW-UP \$

RENEWAL \$

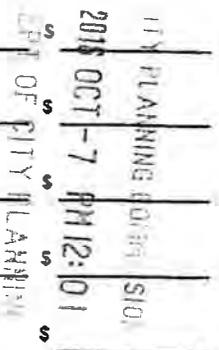
OTHER \$

APPLICATION NO. \_\_\_\_\_

APPLICATION NO. \_\_\_\_\_

SPECIFY \_\_\_\_\_

**TOTAL FEE (For all actions) \$**



Make Check or Money Order payable to Department of City Planning. If fee exemption is claimed check box below and explain

HPD is a co-applicant

Has pre-application meeting been held?  NO  YES

If yes **Jool Kolkmann** **June 21, 2016**  
DCP Office/Representative Date of meeting

**5. ENVIRONMENTAL REVIEW** CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)  
 LEAD AGENCY HPD CEQR NUMBER 17HPD019M

TYPE OF CEQR ACTION:  
 TYPE II Type II category: 6 NYCRR 617.5(c)(7)  
6 NYCRR 617.5(c)(20) Date determination was made: September 30, 2016

TYPE I } Has EAS been filed? Yes  No   
 UNLISTED } If yes, Date EAS filed: \_\_\_\_\_

Has CEQR determination been made? Yes  No

If yes, what was determination? Negative Declaration   
 CND   
 Positive Declaration  } Date determination made: \_\_\_\_\_ (Attach Copy)

If Positive Declaration, has PDEIS been filed? \_\_\_\_\_

Has Notice of Completion (NOC) for DEIS been issued? \_\_\_\_\_ If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? \_\_\_\_\_ If yes, date issued: \_\_\_\_\_

**6. COASTAL ZONE MANAGEMENT** IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No  Yes

**7. RELATED ACTIONS BY CITY PLANNING** LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:  
 APPLICATION NO. DESCRIPTION/ DISPOSITION/STATUS CAL NO. DATE  
See Attached LR Item 7: Prior CPC Actions

**8. RELATED ACTIONS BY OTHER AGENCIES** LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:  
 REFERENCE NO. DESCRIPTION/ DISPOSITION/STATUS CAL NO. DATE

**9. FUTURE ACTIONS REQUIRED** LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

**10. APPLICANT** (Attach authorizing resolution(s), if applicable)  
Michael J. Comerford, Esq  
 NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE Julia Cel 10/6/2016  
 SIGNATURE OF APPLICANT DATE  
Haven Square LLC  
 APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

**11. CO-APPLICANTS** (Attach authorizing resolution(s), if applicable)  
Daniel Hernandez, Deputy Commissioner, Neighborhood Strategies  
 NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE [Signature] 10/10/2016  
 SIGNATURE OF CO-APPLICANT DATE  
New York City Department of Housing Preservation and Development  
 CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION  
100 Gold Street, Room 9-USc New York NY 10038 212-863-8027  
 STREET ADDRESS CITY STATE ZIP TEL.NO.  
 NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE \_\_\_\_\_ SIGNATURE OF CO-APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_  
 CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION \_\_\_\_\_  
 STREET ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ TEL.NO. \_\_\_\_\_ FAX \_\_\_\_\_

DEPT OF CITY PLANNING  
 2016 OCT - 7 PM 12:01  
 FAX: 311-300-1201  
 CITY PLANNING DIVISION

**ADMINISTRATIVE CODE** ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

**NOTICE** THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

M170118ZAM

Haven Plaza Resiliency Project  
Block 382, Lots 1 and 100  
Block 380, Lot 50  
Borough of Manhattan

PRIOR CPC ACTIONS

CP No.	Action	Cal. No.	Approval Date
CP-17969	Application for Urban Renewal Plan for an Urban Renewal Project designated as Tompkins Square	3	08/14/1963
CP-18936	Application for revision of the Urban Renewal Plan for the Tompkins Square Renewal Area	4	06/16/1965
CP-19034	Rezoning of the area bound by East 13 <sup>th</sup> Street, Avenue D, East 10 <sup>th</sup> Street (including the northern portion of the midblock of Block 379), and Avenue C from an M1-4 district to an R7-2 district	35	08/18/1965
CP-19170	Application for approval of a large-scale residential development	12	11/10/1965
CP-19928	Application to change the City Map by widening East 10 <sup>th</sup> Street between Szold Place and Avenue D, and to lay out a Park on the northerly side of East 10 <sup>th</sup> Street within the same limits	4	11/01/1967

Haven Plaza Resiliency Project  
Block 382, Lots 1 and 100  
Block 380, Lot 50  
Borough of Manhattan

DESCRIPTION OF PROPOSAL

**1. Introduction**

This is an application by Haven Square LLC (the “Applicant”) and the New York City Department of Housing Preservation and Development (“HPD”) (collectively, the Applicant and HPD are the “Applicants”) for a minor modification of the Tompkins Square Area Large Scale Residential Development site plan, which will: 1) facilitate the development of a two-story and basement 3,120 square foot mechanical building (the “Mechanical Building”) at the southeast corner of East 13<sup>th</sup> street and Avenue C (Block 382, Lot 1), in the Borough of Manhattan, Community District 3 (the or “Parcel A”); and 2) update the boundaries of the Tompkins Square Area Large Scale Residential Development encompassing Block 382, Lots 1 and 100, and Block 380, Lot 50 (the “LSRD” or “Development Site”). The Mechanical Building will contain new boilers, water tanks, an electrical room, and a gas booster which will provide heat and hot water for four residential buildings, containing a total of 371 affordable dwelling units, on Parcel A. The Mechanical Building will be constructed on a small unutilized portion of Parcel A and comply with flood resilience regulations under the Zoning Resolution and Appendix G of the 2014 Building Code.

**2. Background**

Parcel A is part of the Tompkins Square Area Large Scale Residential Development which encompasses Parcel A, Block 382, Lot 100 (“Parcel B”), and Block 380, Lot 50 (“Former Parcel C”). The LSRD was approved by the City Planning Commission (“CPC”) on November 10, 1965 by Resolution CP-19170 (the “LSRD Approval”). At that time, the LSRD also included Former Parcel C, which, in 1967, was designated a Public Park, under CP-19928, and is effectively no longer part of the LSRD. Through the LSRD Approval, CPC authorized, among other things, the distribution of floor area, open space, and zoning rooms without regard to lot lines, a reduction in the spacing required between several buildings, and the inclusion of accessory commercial uses within the LSRD.

Prior to Hurricane Sandy, approximately \$30,000,000 was spent on upgrades to Parcel A including new masonry and lintels on building exteriors, new landscaping throughout, minor upgrades to each building’s mechanical systems, and upgrades to all apartments in the complex. The ribbon cutting for the rehabilitation work was scheduled for October 29, 2012, the same day Hurricane Sandy struck New York City. Hurricane Sandy devastated and caused extensive damage to landscaping and all mechanical systems serving Parcel A. To protect Parcel A from future damage caused by coastal flooding, the Mechanical Building, which is located in Flood Zone AE, will be constructed above the design flood elevation in accordance with Appendix G of the 2014 Building Code.

The construction of the Mechanical Building will be federally funded pursuant to the New York City Build it Back Program, which provides owners of multi-family buildings with construction funds meant to help repair damage caused by Hurricane Sandy and provide resiliency improvements to buildings. Under the Build it Back Program, the New York City Housing Development Corporation (“HDC”) will issue a grant for the construction of the Mechanical Building on behalf of HPD.

#### A. Urban Renewal Plan

On August 14, 1963, by Resolution CP-17969, CPC approved an Urban Renewal Plan for the Urban Renewal Project designated as the Tompkins Square Area, which was bound by East 13<sup>th</sup> Street, Avenue D, East 10<sup>th</sup> Street, and Avenue C. The Urban Renewal Plan divided the Tompkins Square Area into former Parcels A, B, C, and D, which encompassed the LSRD area. The plan provided for former Parcels A, B, and C to be developed with government assisted housing and local shopping facilities. Public School 34, located directly north of former Parcel D, was intended to expand onto former Parcel D.

#### B. Amended Urban Renewal Plan

On June 16, 1965, by Resolution CP-18936, CPC approved an amendment to the Urban Renewal Plan for the Tompkins Square Area. The amendment consolidated former Parcels A, B, and C into Parcel A (Block 382, Lot 1) and Parcel B (Block 382, Lot 100). The amendment also designated former Parcel D as Former Parcel C (Block 380, Lot 50), which was intended to be developed as a public school. The amended Urban Renewal Plan for the Tompkins Square Area expired in the year 2000.

#### C. Rezoning from M1-4 to R7-2

In accordance with the amended Urban Renewal Plan and the LSRD Approval described below, on August 18, 1965, by Resolution CP-19034, CPC rezoned the area bound by East 13<sup>th</sup> Street, Avenue D, East 10<sup>th</sup> Street (including the northern portion of the midblock of Block 379), and Avenue C, from an M1-4 district to an R7-2 district.

#### D. Approval of the LSRD

On November 10, 1965, by Resolution CP-19170, pursuant to ZR §§78-13 and 78-31, CPC approved the LSRD and permitted the distribution of floor area, open space, and rooms without regards to lot lines; the location of one building without regards to height and setback regulations; a reduction in the spacing between several buildings; and the inclusion of accessory commercial uses within the LSRD.

#### E. Mapping of the Dry Dock Playground

On November 1, 1967, by Resolution CP-19928, CPC approved a change to the City Map which widened East 10<sup>th</sup> Street between Szold Place and Avenue D, and mapped a Park, known as the Dry Dock Playground, on the northerly side of East 10<sup>th</sup> Street between Szold Place and Avenue D. Given that Public Parks are not subject to zoning regulations, at the time CPC designated Former Parcel C a Public

Park, Former Parcel C was effectively removed from the LSRD. This application now seeks to update the boundaries of the LSRD to reflect the removal of Former Parcel C.

### **3. Description of the Surrounding Area**

#### *Existing Land Uses*

The LSRD is located in Community District 3, within the East Village neighborhood of Manhattan, and is bounded by East 13<sup>th</sup> Street, Avenue C, East 10<sup>th</sup> Street, and Avenue D.

The most prominent features in this part of the East Village are the large public utility buildings located on the blocks directly north of the LSRD. These expansive public utility buildings are located directly across East 13<sup>th</sup> Street from the LSRD and are owned and operated by Con Edison. In addition, at the corner of East 13<sup>th</sup> Street and Avenue D is a large utility building that is operated by the New York City Department of Environmental Protection.

The immediate area within a 600-foot radius of the LSRD (The “Surrounding Area”) is characterized mainly by residential uses. There are one- and two-family residences as well as multi-family residences located along the midblocks between Avenue B and Avenue D. These residential apartment buildings range from 2 to 9 stories in height with several taller buildings interspersed.

There are two large housing projects to the north and east of the LSRD. Approximately 400 feet north of the LSRD is Stuyvesant Town, which is a private residential development characterized by 12 to 16 story red brick apartment buildings. Directly across Avenue D from Former Parcel C are the Jacob Riis Houses, which is a residential complex operated by the New York City Housing Authority with nineteen apartment buildings ranging from 8 to 19 stories.

A number of mixed-use developments run along Avenues A, B, and C. In addition, the LSRD is located near several public parks. To the west is Joseph C. Sauer Park which is located on East 12<sup>th</sup> Street between Avenue A and Avenue B, and Tompkins Square Park which is bound by East 10<sup>th</sup> Street, Avenue B, East 7<sup>th</sup> Street, and Avenue A. East of the LSRD, is the East River Park which runs between the FDR Drive and the East River from East 13<sup>th</sup> Street to Jackson Street.

There are two public and community facility uses directly adjacent to the LSRD which are not included as part of the LSRD. One community facility use is P.S. 34, the Franklin D. Roosevelt School, which is located directly north of Former Parcel C. The second community facility use is the Church of Saint Emeric, which is located directly east of Parcel A.

There are several other community facility uses in the Surrounding Area including: P.S. 61 which is one block west of Parcel A; a police station two blocks south of Parcel B; and the Keith D. Cylar Community Health Center one block south of Parcel B.

#### *Transportation*

The FDR Drive, which runs along the entire length of the East River, is located one avenue east of Avenue D. The closest train station is the 1<sup>st</sup> Avenue-14<sup>th</sup> Street station for the L train, which is located two avenues west of the LSRD on East 14<sup>th</sup> Street between 1<sup>st</sup> Avenue and Avenue A. Three bus lines service the Surrounding Area. The M14D and M9 bus lines run north and south along Avenue C while the M8 bus line runs east to west along East 10<sup>th</sup> Street.

#### *Landmarks and Historic Districts*

The Surrounding Area contains a Historic District and several individual landmarks. Two blocks west of the LSRD, on the north side of East 10<sup>th</sup> Street between Avenue A and B, is the East 10<sup>th</sup> Street Historic District which was designated by the Landmarks Preservation Commission (“LPC”) on January 17, 2012. One block south of the LSRD, across East 10<sup>th</sup> Street, is the Wheatsworthy Bakery Building which was designated by LPC as a landmark on September 16, 2008. One block southwest of the LSRD are former Public School 64 and the Charlie Parker Residence which were designated as individual landmarks by LPC on June 20, 2006 and May 18, 1999, respectively.

#### *Zoning*

The LSRD, Stuyvesant Town complex to the north, and Jacob Riis Houses to the east are located in an R7-2 zoning district. For height factor buildings in R7-2 districts, the maximum residential floor area ratio (“FAR”) is 3.44 and the maximum community facility FAR is 6.50. The maximum permitted front wall height for residential and community facility buildings is 60 feet or six stories, whichever is less, above which a 15 or 20 foot setback is required. Above 60 feet, buildings must comply with a sky exposure plane of 2.7 to 1 on narrow streets and 5.6 to 1 on wide streets.

For Quality Housing buildings the maximum residential and community facility FAR is 4.0. The maximum permitted base height is 65 (above which a 10 or 15 foot setback is required), and the maximum building height is 75 feet.

Three R8B residence districts are located south and west of the LSRD along the midblocks between Avenues B, C, and D. R8B districts allow a maximum residential and community facility FAR of 4.0. Buildings may reach a maximum base height of 65 feet (above which a 10 or 15 foot setback is required), and a maximum building height of 75 feet

Two R7A districts with commercial overlays are located the north, south, and west of the LSRD along Avenue B and Avenue C. R7A districts allow a maximum residential and community facility FAR of 4.0. Buildings may reach a maximum base height of 65 feet (above which a 10 or 15 foot setback is required), and a maximum building height of 80 feet. With a qualifying ground floor, the maximum base height increases to 75 feet and the maximum building height of 85 feet or 8 stories, whichever is less.

An R8A district is located south of the LSRD along Avenue D. R8A districts allow a maximum residential and community facility FAR of 6.02. Buildings may rise to a maximum base height of 85 feet (above which a 10 or 15 foot setback is required), and a maximum building height of 120 feet. With a qualifying

ground floor, the maximum base height increases to 95 feet and the maximum building height increases to 125 feet or 12 stories, whichever is less.

C1-5 commercial overlay districts are located over portions of the R7A and R8A districts along Avenues B, C, and D. C2-5 commercial overlay districts are located over portions of the R7A district along Avenue C. Both districts permit a maximum commercial FAR of 2.0.

Directly north of the LSRD are M1-2 and M3-2 manufacturing districts. Both districts permit a maximum commercial and manufacturing FAR of 2.0. For both districts, the maximum front wall height is 60 feet or four stories, whichever is less, above which a 15 or 20 foot setback is required. Above 60 feet, buildings must comply with a sky exposure plane of 2.7 to 1 on narrow streets and 5.6 to 1 on wide streets.

#### **4. Description of the Proposed Development Site**

The Development Site consists of the LSRD which is located in the East Village neighborhood of Manhattan, in Community District 3. The LSRD is located in an R7-2 residence district and is bound by East 13<sup>th</sup> Street to the north, Avenue C to the west, East 10<sup>th</sup> Street to the south, and Avenue D to the east. The LSRD has a lot area of approximately 328,404 square feet and is comprised of three parcels: Parcel A (Block 382, Lot 1), Parcel B (Block 382, Lot 100), and Former Parcel C (Block 380, Lot 50). P.S. 34 (Block 381, Lot 38) and the Church of Saint Emeric (Block 382, Lot 22) are adjacent to, but excluded from the LSRD.

##### *History*

Prior to the establishment of the Tompkins Square Urban Renewal Area and the LSRD, the Development Site was located in an M1-4 manufacturing district and characterized by substandard and deteriorating commercial and industrial uses. The Development Site also contained old-law tenement buildings which were in disrepair. In order to facilitate the residential development of the Development Site, CPC and the Board of Estimates approved the Urban Renewal Plan and the LSRD. To facilitate the creation of the existing affordable dwelling units, HPD and HDC executed mortgages and regulatory agreements against portions of Parcels A and B.

##### *Parcel A*

Parcel A has a total lot area of approximately 131,071 square feet and extends from the south side of East 13<sup>th</sup> Street, between Avenue C and Szold Place, to the approximate midway point between former East 11<sup>th</sup> Street and former East 12<sup>th</sup> Street. According to the LSRD Approval, Parcel A is permitted a maximum of 420,000 square feet of floor area including 406,500 square feet of residential floor area, 9,000 square feet of commercial floor area, and 4,500 square feet of community facility floor area. Parcel A is also permitted a maximum lot coverage of 40,000 square feet.

Parcel A contains a total floor area of approximately 405,127 square feet and approximately 30,537 square feet of lot coverage. Parcel A, which will include the Mechanical Building, is improved with four residential buildings (1-N to 4-N) which together contain 371 affordable units:

- a. Building 1-N is a 10-story apartment building with a height of approximately 94 feet, approximately 86,399 feet of residential floor area, 72 affordable dwelling units, and approximately 8,000 square feet of commercial floor area;
- b. Building 2-N is a 26-story apartment building with a height of approximately 232 feet, approximately 152,076 feet of residential floor area, 150 affordable dwelling units, and approximately 1,900 square feet of community facility floor;
- c. Building 3-N is a 15-story apartment building with a height of approximately 136 feet, approximately 145,252 feet of residential floor area, and 128 affordable dwelling units; and
- d. Building 4-N is a two-story residential building with a height of approximately 33 feet, approximately 11,500 feet of residential floor area, and 22 affordable dwelling units.

A pedestrian walkway is provided between Avenue C and Szold Place along former East 12<sup>th</sup> Street. The walkway is landscaped and provides seating between Buildings 1-N, 2-N, and 3-N. Pedestrians may access Building 2-N and Building 3-N from the walkway as well as an expansive two-story garage which is located in the middle of Parcel A between Buildings 2-N, 3-N, and 4-N.

The garage, with a height of approximately 21 feet, provides 184 parking spaces for the residents of Parcel A. Cars may enter the garage through a curb cut on Avenue C which is directly south of the proposed location of the Mechanical Building, and from a curb cut on East 13<sup>th</sup> Street which is directly east of Building 4-N. The garage features a large landscaped roof with planters and seating and access to Buildings 2-N, 3-N, and 4-N.

#### *Parcel B*

Parcel B has a total lot area of approximately 130,195 square feet and extends south from Parcel A to East 10<sup>th</sup> Street between Avenue C and Szold Place. Under the LSRD Approval, Parcel B is permitted a maximum of 470,000 square feet of floor area including 459,500 square feet of residential floor area, 9,000 square feet of commercial floor area, and 1,500 square feet of community facility floor area. Parcel B is permitted a maximum lot coverage 39,000 square feet.

Parcel B has a total floor area of approximately 470,000 square feet and approximately 39,000 square feet of lot coverage. Parcel B is improved with four residential buildings, which together contain approximately 438 dwelling units, a one-story commercial building, and a building which contains an accessory swimming pool.

A pedestrian walkway is provided between Avenue C and Szold Place along former East 11<sup>th</sup> Street. The walkway is landscaped and provides seating. Parcel B also contains a four-story garage, which is located

between buildings S-2, S-3, S-5, and S-7. The garage provides parking spaces to the residents of Parcel B and contains a landscaped roof.

#### *Former Parcel C*

Former Parcel C has a total lot area of approximately 67,138 square feet. Former Parcel C is located east of Parcel B, and is bound by Avenue D to the east, East 10<sup>th</sup> Street to the south, Szold Place to the west, and Block 381, Lot 38 to the north. Former Parcel C, which was mapped a public park on November 1, 1967, contains basketball courts, two outdoor pools, and a one-story bathhouse.

### **5. Description of the Proposed Development**

#### *The Mechanical Building*

The Mechanical Building will be L-shaped with approximately 35 feet of frontage on East 13<sup>th</sup> Street and approximately 42 feet of frontage on Avenue C. An open “rock garden” in the inner part of the “L” will provide approximately 25.25 feet of distance between the east wall of the Mechanical Building and the west wall of Building 4-N in accordance with distance between building regulations of ZR §23-711. The short-arm of the “L” will abut a portion of the elevated entrance to Building 4-N, which surrounds Building 4-N on its north, east, and west walls. The setback portion of the Mechanical Building, which creates the open rock garden between the Mechanical Building and Building 4-N, will be located approximately 15.25 feet from the western portion of the elevated entrance to Building 4-N. The south wall of the Mechanical Building will be located directly north of the two-story garage servicing Parcel A.

The Mechanical Building, with a height of 32.13 feet, will have an approximately 8.5 foot high basement provided partially above and below grade. The basement’s north and west walls will be made of concrete and setback three feet from the first and second floors above. The northeast portion of the basement will contain a fuel tank room that extends 2.7 feet below grade. A portion of the basement will be used for accessory mechanical storage.

The first and second floors will cantilever over the basement for three feet and will be located above the design flood elevation. The first floor will contain two hot water boilers, two domestic hot water storage tanks, an electrical room, and a gas booster. The second floor will contain three boilers and a boiler feed unit.

The north and south facades of the Mechanical Building will consist of a metal screen wall with an approximately six foot wide louver on the north façade and an approximately three foot wide louver on the south façade. The louvers will run from the bottom of the first floor to the roof of the Mechanical Building. The Mechanical Building’s west façade will be transparent on the first and second floors. The portion of the east façade, not facing the newly created rock garden, will face Building 4-N and contain a green wall at all levels.

The Mechanical Building will comply with required zoning regulations. The Mechanical Building will not be calculated as floor area because the building will contain only mechanical equipment for Buildings 1-

N through 4-N. The Mechanical Building will not add lot coverage or occupy open space on the Development Site. Moreover, the Mechanical Building will be raised above the design flood elevation in accordance with Appendix G of the 2014 Building Code.

### *Better Site Planning*

The location of the Mechanical Building will benefit the residences of Parcel A and permit better site planning for the following reasons:

- a. The northwest corner of Parcel A is currently a vacant and unutilized portion of the LSRD;
- b. The Mechanical Building will not displace amenities on any portion of the zoning lot used or enjoyed by residents, such as the landscaped roof of the garage on Parcel A or the pedestrian walkway along former East 12<sup>th</sup> Street;
- c. The Mechanical Building will not block residential windows;
- d. The location of the Mechanical Building will provide an aesthetic transition from the residential portions of Parcel A to the utility uses of the Con Edison plant directly across East 13<sup>th</sup> Street;
- e. The site chosen for the Mechanical Building will enable the construction of a building large enough to house boilers that are capable of heating the entire residential complex on Parcel A; and
- f. The chimney servicing the boilers in the Mechanical Building will be located near Avenue C instead of near residential buildings.

## **6. Actions Necessary to Facilitate the Project**

A minor modification to the LSRD site plan is necessary to: 1) facilitate the construction of the Mechanical Building on Parcel A; and 2) update the boundaries of the LSRD.

### *The Mechanical Building*

On October 29, 2012, New York City was devastated by Hurricane Sandy. As a result, Parcel A, which is located near the East River, experienced severe flooding which destroyed and disabled steam, heat, and electrical systems in Buildings 1-N through 4-N. Residents were left without power and heat for days. In response to Hurricane Sandy, on October 9, 2013 the City Council adopted the Flood Resilience Zoning Text Amendment which created new standards that aimed to reduce building vulnerability from future floods.

The proposed Mechanical Building, which qualifies under the New York City Build it Back Program, responds to the City's flood resilient regulations and will prevent future damage and disruption to heat and power services on Parcel A. The Mechanical Building will contain, among other things, fuel storage, boilers, hot water heaters, and water and gas booster pumps in a stand-alone building. The project will permit Buildings 1-N to 4-N to be removed from City steam services, which failed during Hurricane Sandy. The Mechanical Building will be a more efficient and less costly means of providing heat and hot water services to Parcel A. In addition, since the mechanical systems will be placed above the design flood elevation, the Mechanical Building will not fail in the event of future flooding.

The construction of the Mechanical Building will not require additional waivers under zoning and will comply with the distribution of bulk permitted by CPC under the LSRD Approval. Up to 420,000 square feet of floor area and 40,000 square feet of lot coverage is permitted on Parcel A. Currently, Parcel A contains a total of approximately 405,127 square feet of floor area and 30,537 square feet of lot coverage. The Mechanical Building will not add floor area or lot coverage or occupy required open space on the LSRD.

#### *Update the Boundaries of the LSRD*

As requested by the Department of City Planning, the minor modification will update the boundaries of the LSRD. The LSRD Approval originally included Parcels A, B, and C. On November 1, 1967, by Resolution CP-19928, CPC mapped a Public Park on Former Parcel C. Public Parks are not subject to zoning regulations. As a result, Former Parcel C was effectively removed from the LSRD. However, the boundaries of the LSRD and the LSRD Approval were never updated to reflect the removal of Former Parcel C. This application therefore seeks to update the boundaries of the LSRD by removing Former Parcel C and keeping Parcels A and B.

#### **7. Conclusion**

The proposed actions will 1) allow the Applicant to construct a Mechanical Building on Parcel A that will comply with the City's flood resilient regulations and benefit residents of Buildings 1-N through 4-N; and 2) update the boundaries of the LSRD by maintaining Parcels A and B and removing Former Parcel C.. The proposed Mechanical Building will provide more efficient and cost effective services for the residents of Parcel A. The Mechanical Building will protect against future flooding due to its location above the design flood elevation. In addition, the proposed location of the Mechanical Building is the least intrusive option on nearby residents and will permit better site planning in the Tompkins Square LSRD.

Haven Plaza Resiliency Project  
Block 382, Lots 1 and 100  
Block 380, Lot 50  
Borough of Manhattan

## STATEMENT OF FINDINGS

**78-22<sup>1</sup>**

### **Accessory Uses in Large-Scale Residential Developments**

**A #large-scale residential development# in a #Residence District# may contain as #accessory uses#, any #commercial uses# listed in Use Group 6A or 6F which in the aggregate occupy not more than two percent of the total #floor area# in the #large-scale residential development#, and of which no single establishment occupies more than 15,000 square feet of #floor area#, provided that upon a review of the site plan, the City Planning Commission finds that such #commercial uses#:**

- (a) Will be primarily for the use of the residents of the #large-scale residential development# and will provide more convenient shopping for such residents;**

Parcel A and Parcel B contain three existing accessory commercial uses along Avenue C, between East 11<sup>th</sup> Street and East 12<sup>th</sup> Street. These commercial uses have not been modified since the original LSRD Approval on November 10, 1965.

There is on Parcel A, and a small portion of Parcel B, a Use Group 6A supermarket with approximately 8,000 square feet of floor area. Also, on Parcel B, are a Use Group 6A dry cleaning establishment and a Use Group 6A drug store, which together have a total floor area of approximately 3,456 square feet. Between the dry cleaning and drug store, there is a 1,152 square foot vacant commercial space. The floor area of all commercial uses, occupied and vacant, on Parcels A and B total 12,608 square feet, which amounts to approximately 1.3% of the total floor area of the LSRD.

The existing commercial uses on Parcel A and Parcel B serve the residents of the LSRD and provide convenient shopping for such residents because of the central location on Avenue C at or near the entrances to the residential buildings on the LSRD.

- (b) Are so located as to minimize interference with #residential# or recreational areas within the #large-scale residential development# and to avoid creation of traffic congestion or other objectionable influences affecting #residences# outside the #large-scale residential development#;**

The commercial uses on the LSRD are located so as to minimize interference with residential and recreational areas within the LSRD. The commercial uses are adjacent to buildings 1-N and 1-S and are located along Avenue C between the East 11<sup>th</sup> and East 12<sup>th</sup> Street pedestrian walkways. The only access

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<sup>1</sup> Formerly ZR §78-13 at the time of the LSRD Approval on November 10, 1965.

to these accessory commercial uses is from Avenue C, a commercial street on the western edge of the LSRD.

The commercial uses are located so as to avoid the creation of traffic congestion or other objectionable influences affecting residences outside the LSRD. The commercial uses are primarily for the use of residents of the LSRD who, along with other customers of these stores, access such establishments on foot, and not car. The stores in the LSRD mirror the commercially-zoned local retail character on the opposite side of Avenue C. As with other commercial streets in this neighborhood, Avenue C is pedestrian oriented and therefore the retail uses generate little vehicular traffic.

**(c) Comply with all the applicable #bulk# and off-street parking and loading regulations for such #accessory commercial uses#, as set forth in Article II, Chapters 3 and 5; and**

The existing commercial uses will not be altered and therefore will comply with all bulk and off-street parking and loading regulations as they existed at the time of the LSRD Approval.

**(d) Conform to those provisions of the following Sections which are applicable to #commercial uses# in C1 Districts: Section 32-41 (Enclosure within Buildings) Section 32-42 (Location within Buildings) Sections 32-61 to 32-68, inclusive, relating to Sign Regulations.**

The commercial uses are located on the first story of completely enclosed buildings, in conformance to ZR §§ 32-41 and 32-42. The existing accessory signs on the LSRD must conform to C1 sign regulations of ZR §32-61 through ZR §32-68.

Haven Plaza Resiliency Project  
Block 382, Lots 1 and 100, and Block 380, Lot 50  
Borough of Manhattan

Statement of Findings

**78-311<sup>2</sup>**

**Authorizations by the City Planning Commission**

**When a large-scale residential development includes, or will include after subdivision, two or more zoning lots, the City Planning Commission may authorize:**

- (a) the total #floor area#, #lot coverage#, #dwelling units# or #rooming units# permitted by the applicable district regulations for all #zoning lots# within the #large-scale residential development# to be distributed without regard for #zoning lot lines#;**
- (b) the total #open space# required by the applicable district regulations for all #zoning lots# within the #large-scale residential development# to be distributed without regard for #zoning lot lines#, except that where subdivision is authorized in accordance with the provisions of Section 78- 51 (General Provisions), the Commission, in authorizing such distribution may allow reductions in the minimum required #open space# on individual #zoning lots# only where adequate provision is made for common #open space# to serve such lots;**

**\*\*\*\*\***

- (e) the location of #buildings# without regard for the height and setback regulations which would otherwise apply along portions of #streets# “wholly within” the #large-scale residential development# or along #side# or #rear lot lines abutting# other #zoning lots# within the #large-scale residential development#, provided that any #building# for which required rear or side setbacks are reduced shall be separated from all other #buildings# with which it does not share a party wall, on the same or adjacent #zoning lots#, by a distance consistent with the provisions of Section 23- 71;**

**\*\*\*\*\***

- (h) the location of #buildings# on a single #zoning lot# without regard for spacing between #buildings#, provided that the resultant spacing will not be reduced beyond an amount considered appropriate by the Commission and in no case by more than 15 percent of that required by Section 23-71.**

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<sup>2</sup> Formerly ZR §78-31 at the time of the LSRD Approval on November 10, 1965.

**78-313  
Findings**

**As a condition precedent to the granting of authorizations under the provisions of Section 78-311 (Authorizations by the City Planning Commission) or a special permit under the provisions of Section 78-312 (Special permits by the City Planning Commission), the Commission shall make the following findings:**

- (a) That such modifications will aid in achieving the general purposes and intent of this Chapter as set forth in Section 78-01 (General Purposes);**

The minor modification of the LSRD Approval will aid in achieving the general purposes and intent of ZR §78-01. The minor modification will secure better site planning and efficient use of vacant land. The Mechanical Building will improve the resiliency and efficiency of mechanical operations on Parcel A while making use of a small unused portion of the LSRD. The LSRD will meet the findings under ZR §78-313 even after the boundaries of the LSRD are updated to remove the existing public park on Former Parcel C.

The minor modification will safeguard the residential uses on Parcel A and protect public health, safety, and general welfare. In 2012, Hurricane Sandy caused extensive damage to the mechanical systems serving Parcel A. As a result, residents were left without power and heat for days. To protect residents from a future catastrophe, the Mechanical Building will be constructed above the design flood elevation in accordance with Appendix G of the 2014 Building Code. That way, in the event of future flooding, heat and power services will not be disrupted. In addition, the Mechanical Building will be more efficient and less costly than City steam services which are currently used.

The minor modification will enable open space to be arranged in such a way as to best serve active and passive recreation needs of residents. The Mechanical Building will not reduce the amount of utilized recreation space on the LSRD. The Mechanical Building will utilize approximately 1,040 square feet of unused space at the southeast corner of East 13<sup>th</sup> Street and Avenue C.

Updating the boundaries of the LSRD will not affect the recreation needs of residents. Former Parcel C was originally intended to be used by P.S. 34 to the north, not the residents of the LSRD. In addition, currently, Former Parcel C is a designated public park which is open to the residents of the LSRD and the public.

The LSRD will maintain sufficient open and recreation space after the boundaries of the LSRD are updated. The LSRD provides for two existing pedestrian walkways on East 11<sup>th</sup> Street and East 12<sup>th</sup> Street which are landscaped and include seating. The LSRD also provides for two large landscaped areas above the parking garages on Parcel A and Parcel B which also include seating.

- (b) That such distribution of #floor area#, #dwelling units#, #rooming units#, #open spaces#, locations of #buildings#, or location of primary business entrances, #show windows# or #signs# will permit better site planning and will thus benefit both the residents of the #large-scale residential development# and the City as a whole;**

The LSRD Approval did and will continue to permit better site planning. The site plan underlying the LSRD was approved, under the LSRD Approval, on November 10, 1965. CPC found, at the time of the LSRD Approval, that the distribution of bulk on the LSRD permitted better site planning. Under this minor modification, Parcels A and B will remain mostly unchanged, with the exception of the addition of the Mechanical Building at the southeast corner of East 13<sup>th</sup> Street and Avenue C.

The construction of the Mechanical Building will enhance the site plan underlying the LSRD. The Mechanical Building will be constructed on an approximately 1,400 square foot vacant and unutilized portion of Parcel A located at the southeast corner of East 13<sup>th</sup> Street and Avenue C. Given that the 3,120 square foot Mechanical Building will contain only mechanical equipment, it will not be calculated as floor area or lot coverage, nor will it occupy any required open space on the LSRD.

The Mechanical Building will benefit the residents of the LSRD. The Mechanical Building will comply with the flood resiliency provisions of Appendix G of the 2014 Building Code, for the four residential buildings on Parcel A. The heat and hot water services within the Mechanical Building will allow Buildings N-1 through N-4 to be removed from City steam services, which failed during Hurricane Sandy. The Mechanical Building will also facilitate a more efficient and less costly means of providing heat and power to the residential buildings on Parcel A.

The proposed location of the Mechanical Building will permit better site planning. The location of the Mechanical Building will enable the building to be built large enough to house the mechanical systems required to heat the entire residential complex on Parcel A. The location of the Mechanical Building is also built proximate to the utility entry point for Parcel A and will allow for easy reuse of existing distribution systems. Moreover, the Mechanical Building will provide an aesthetic transition from the residential portions of Parcel A to the south and the Con Edison plant directly north across East 13<sup>th</sup> Street.

Updating the boundaries of the LSRD will support the superior site planning established on the LSRD. Under the LSRD Approval, Former Parcel C was permitted 110,000 square feet of community facility floor area. While Former Parcel C was never developed, it was designated a public park on November 1, 1967. Therefore, removing Former Parcel C from the LSRD will not affect the distribution of floor area on the LSRD, and will maintain an open recreation area for the residents of the LSRD and the public.

- (c) That such distribution or location will not unduly increase the #bulk# of #buildings#, density of population, or intensity of #use# in any #block#, to the detriment of the occupants of #buildings# in the #block# or nearby #blocks#;**

The location of the Mechanical Building will not unduly increase the bulk of buildings, density of population, or intensity of use in any blocks to the detriment of the occupants of buildings in the block or nearby blocks. With a 1,040 square foot footprint and only 3,120 square feet of floor space, the Mechanical Building is a small addition to Parcel A which will not be calculated as floor area or lot coverage or occupy any required open space on the LSRD. The Mechanical Building will have a height of 32.13 feet and will not block any windows providing legal light and air to nearby buildings. Given that

the Mechanical Building will not contain dwelling units, the density of population will not increase on the LSRD or nearby blocks.

Updating the boundaries of the LSRD will not affect the bulk of the LSRD because Former Parcel C, as a public park, is not subject to zoning regulations.

**(d) That such distribution or location will not affect adversely any other #zoning lots# outside the #large-scale residential development# by restricting access to light and air or by creating traffic congestion;**

The LSRD did and will continue to meet the finding under ZR §78-313(d). The location of the Mechanical Building will not adversely affect any other zoning lots outside the LSRD by restricting access to light and air. The Mechanical Building will be located at the southeast corner of East 13<sup>th</sup> Street and Avenue C. Directly north across East 13<sup>th</sup> Street are utility buildings owned by Con Edison. The utility buildings have no windows on East 13<sup>th</sup> Street; therefore, no light and air will be adversely affected by the Mechanical Building.

East of Parcel A is the Church of Saint Emeric. The Mechanical Building will not adversely restrict light and air in the church because there are no windows on the west façade of the church and the church is approximately 350 feet away from the Mechanical Building.

Directly across Avenue C, from the Mechanical Building, is a 23-story residential building. The Mechanical Building will not adversely restrict light and air to this building because the Mechanical Building will be located approximately 90 feet from the nearest window in the residential building.

The Mechanical Building will not create traffic congestion. The Mechanical Building, as an accessory building to the four existing residential buildings on Parcel A, will not be open to the public or residents of the LSRD.

In addition, the act of removing Former Parcel C from the LSRD, and the continued use of Former Parcel C as a public park, will not restrict access to light and air or create traffic congestion.

**(e) Where portions of the total required #open space# are pooled in common #open space# areas or common parking areas, that such common areas will, by location, size, shape and other physical characteristics, and by their relationship to surrounding development and the circulation system, permit realization of the full community service of advantages for which such pooled areas are designed;**

Existing open spaces on the LSRD permit have and will continue to realize the full community service advantages for which such pooled areas are designed. Parcel A contains a pedestrian walkway which provides access between Avenue C and Szold Place along former East 12<sup>th</sup> Street. The walkway is landscaped and provides seating throughout. Two sets of stairs provide access from the pedestrian walkway to the landscaped roof of the Parcel A garage building, which provides access and contains planters and seating for residents of buildings 2-N, 3-N, and 4-N on Parcel A.

Parcel B contains a pedestrian walkway which provides access between Avenue C and Szold Place. As with Parcel A, the pedestrian walkway is landscaped and provides seating. Parcel B also contains a large landscaped roof above a four-story garage which may be accessed from the pedestrian walkway on East 11<sup>th</sup> Street.

The existing open spaces provide ample recreation and leisure space on the LSRD. The construction of the Mechanical Building will not be calculated as lot coverage or occupy any required open space on the LSRD. The Mechanical Building will be developed on a small fenced in area of Parcel A which is not utilized by residents of the LSRD or the public. In addition, updating the boundaries of the LSRD will not affect the available recreation and leisure space on the LSRD because the public park on Former Parcel C is open to the residents of the LSRD as well as the public.

- (f) **Where one or more #zoning lots# in the #large-scale residential development# do not #abut# mapped #streets#, that suitable private access to mapped #streets# will be provided conforming to standards which will ensure adequate circulation and make adequate provision for public services; and**

Not applicable.

- (g) **The modification of height and setback will not impair the essential character of the surrounding area and will not have adverse effects upon the access to light, air and privacy of adjacent properties.**

Not applicable.





NYC Digital Tax Map

Effective Date : 12-09-2008 12:15:40

End Date : Current

Manhattan Block: 382



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site





**NYC Digital Tax Map**

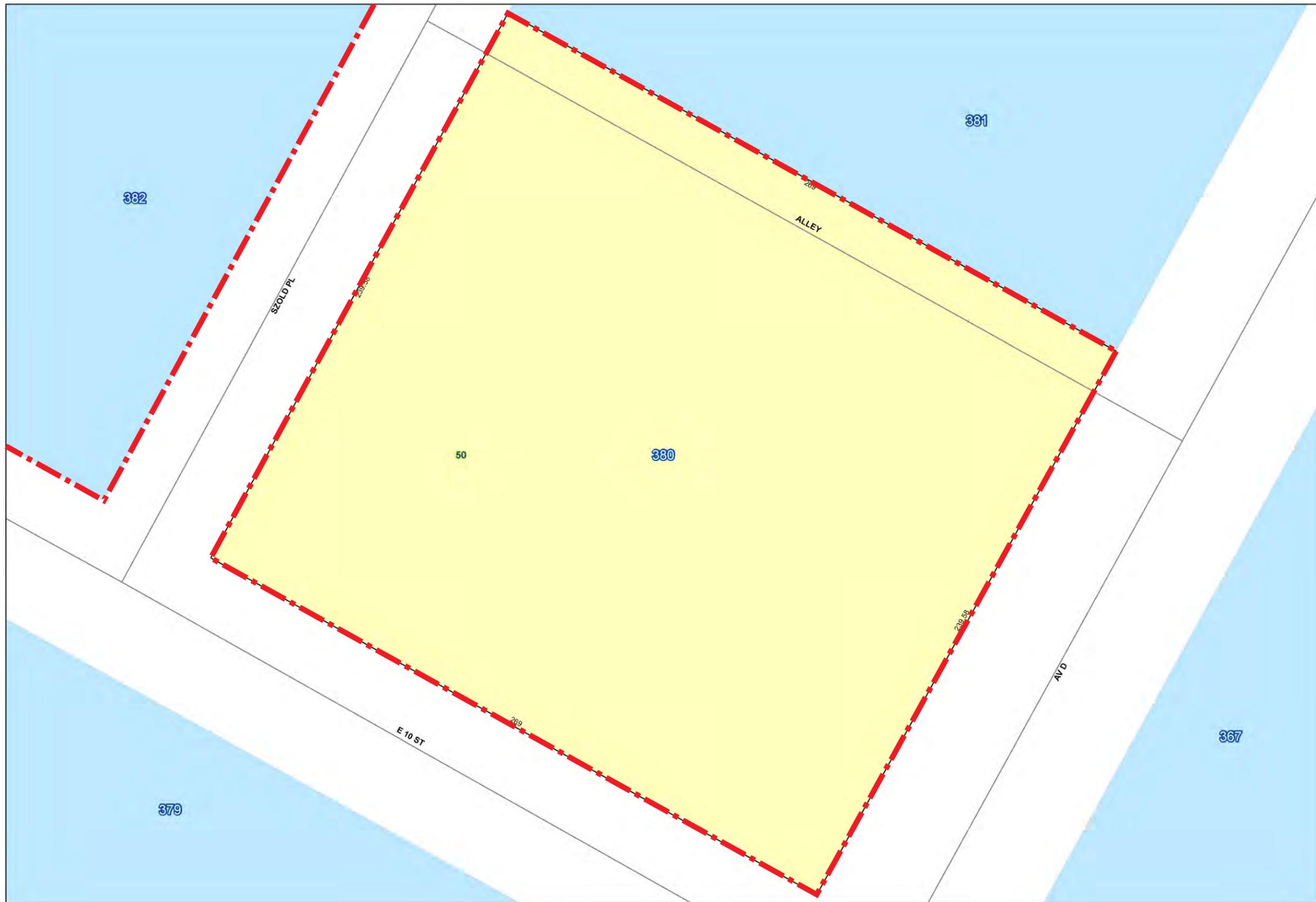
Effective Date : 12-09-2008 12:15:13

End Date : Current

Manhattan Block: 380

**Legend**

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Yellow Tax Lot Polygon
- Blue Tax Block Polygon
- Development Site





1. View of the Site facing north from East 10th Street.



2. View of East 10th Street facing west from Szold Place (Site at right).



3. View of the sidewalk along the north side of East 10th Street facing west from Szold Place (Site at right).





4. View of the sidewalk along the west side of Szold Place facing north from East 10th Street (Site at left).



5. View of Szold Place facing north from East 10th Street (Site at left).



6. View of the Site facing southwest from Szold Place.

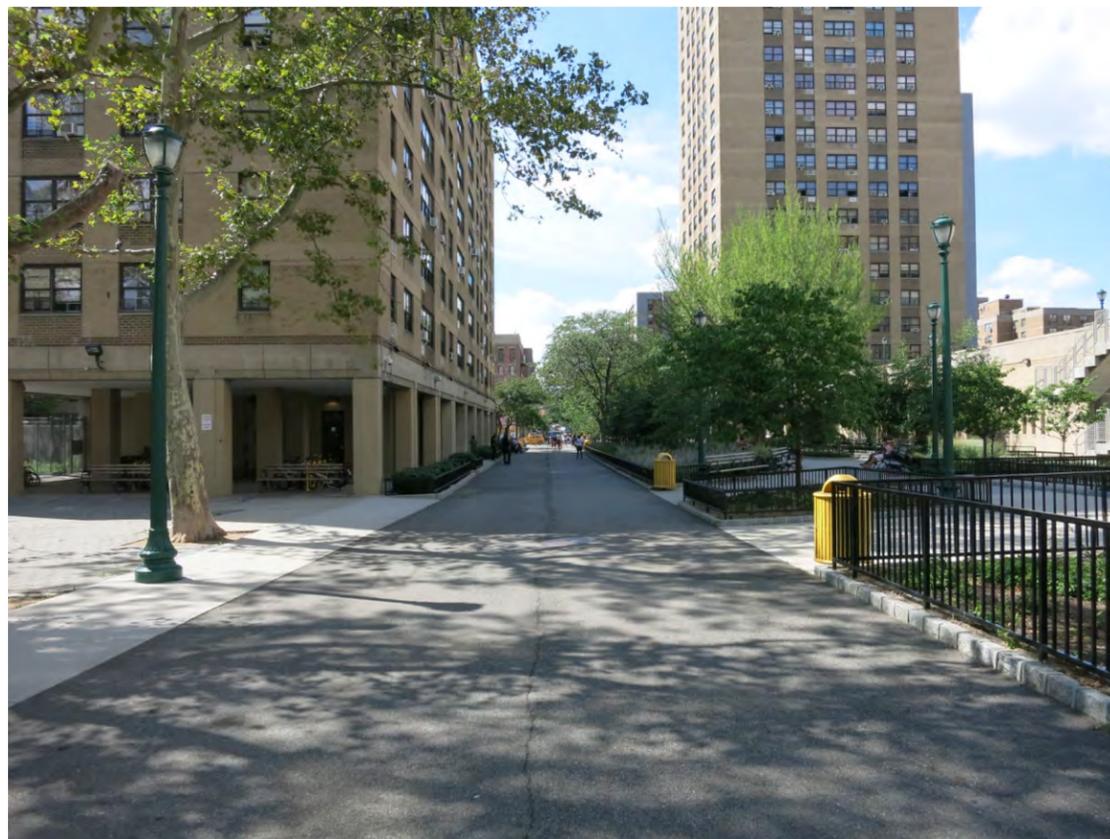




7. View of the Site facing northwest from Szold Place.



8. View of East 11th Street facing west from Szold Place (Site ahead).



9. View of East 12th Street facing west from Szold Place (Site ahead).





10. View of the sidewalk along the south side of East 13th Street facing west (Site at left).



11. View of East 13th Street facing west (Site at left).



12. View of the side of East 13th Street facing northeast from the Site.

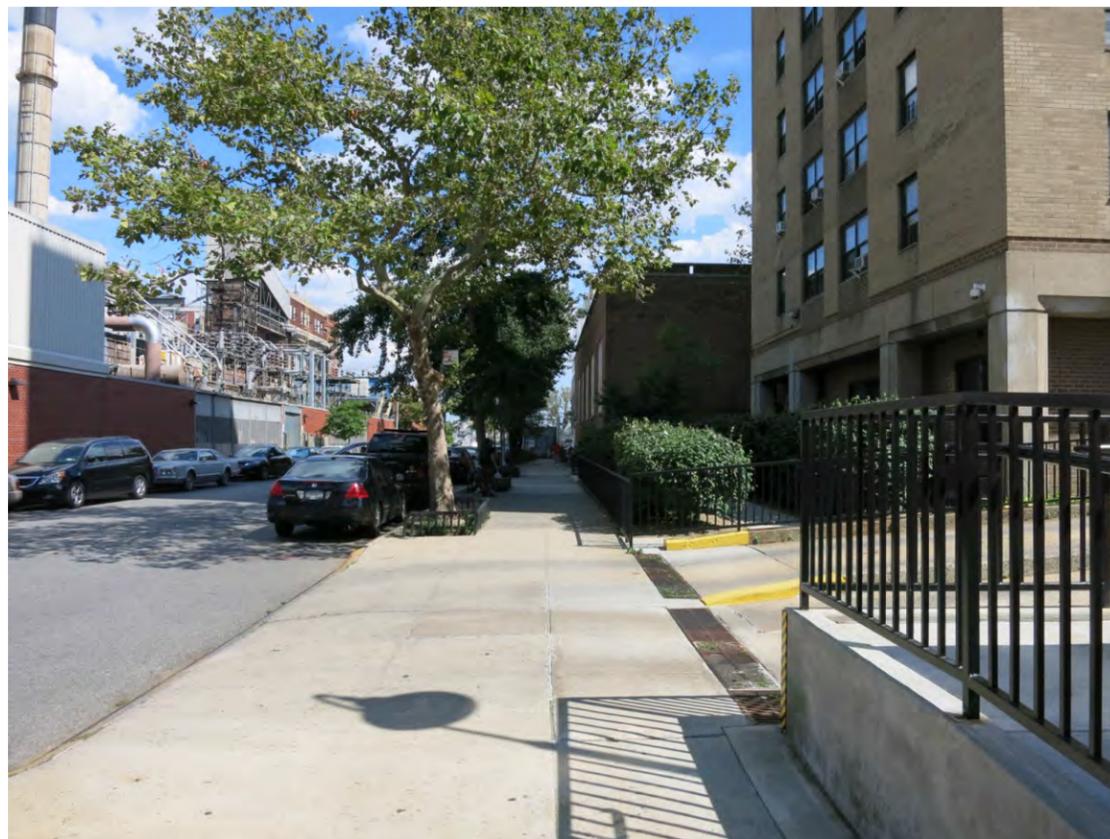




13. View of the Site facing southwest from East 13th Street.



14. View of the Site facing south from East 13th Street..



15. View of the sidewalk along the south side of East 13th Street facing east (Site at right).





16. View of the side of East 13th Street facing northwest from the Site.



17. View of the sidewalk along the south side of East 13th Street facing west (Site at left).



18. View of the Site facing southeast from East 13th Street.





19. View of the Site facing southwest from East 13th Street.



20. View of the side of East 13th Street facing northeast from the Site.



21. View of the Site facing south from East 13th Street.





22. View of the sidewalk along the south side of East 13th Street facing east from Avenue C (Site at right).



23. View of the intersection of East 13th Street and Avenue C facing north from the Site.



24. View of the sidewalk along the east side of Avenue C facing south from East 13th Street (Site at left).





25. View of Avenue C facing south from East 13th Street (Site at left).



26. View of the Site facing southeast from the intersection of Avenue C and East 13th Street.



27. View of East 13th Street facing east from Avenue C (Site at ahead at right).





28. View of the Site facing east from Avenue C.



29. View of the Site facing northeast from Avenue C.



30. View of the sidewalk along the east side of Avenue C facing north from East 12th Street (Site at right).





31. View of East 12th Street facing east from Avenue C (Site ahead).



32. View of the sidewalk along the east side of Avenue C facing south from East 12th Street (Site at left).



33. View of Avenue C facing north from East 12th Street (Site at right).





34. View of Avenue C facing south from East 12th Street (Site at left).



35. View of the Site facing southeast from Avenue C.



36. View of the Site facing northeast from Avenue C.

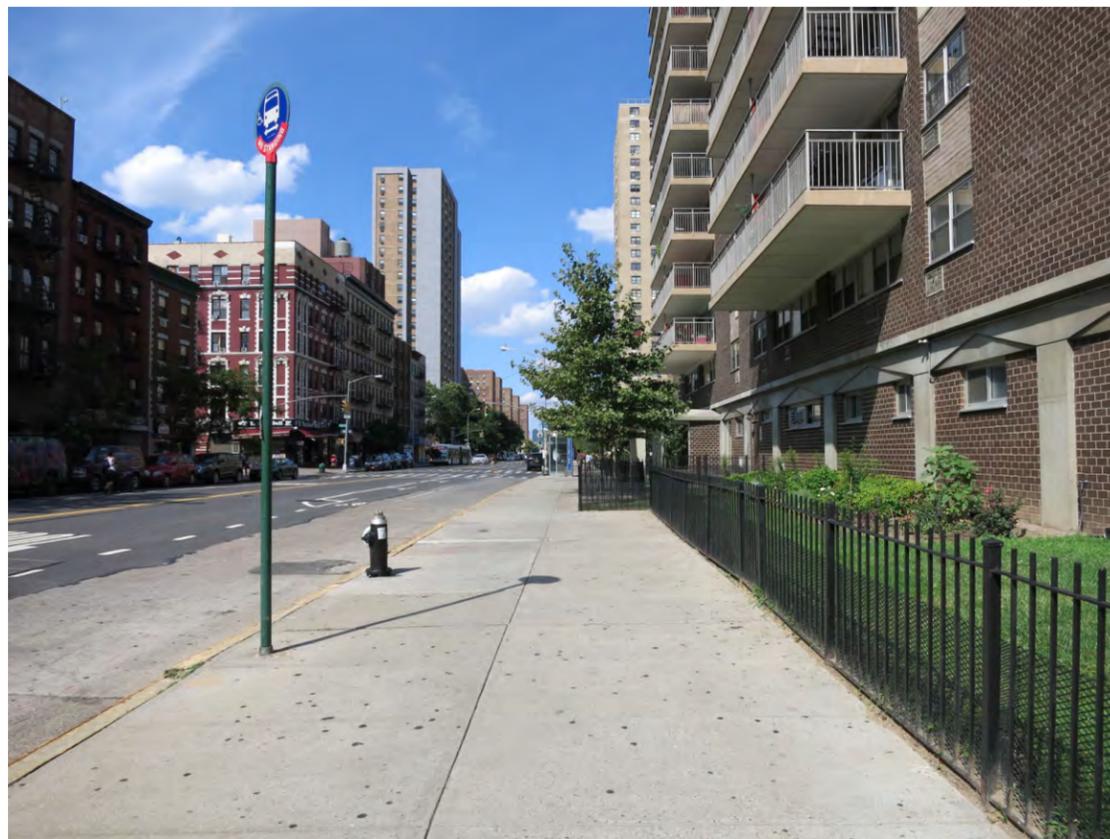




37. View of the Site facing southeast from Avenue C.

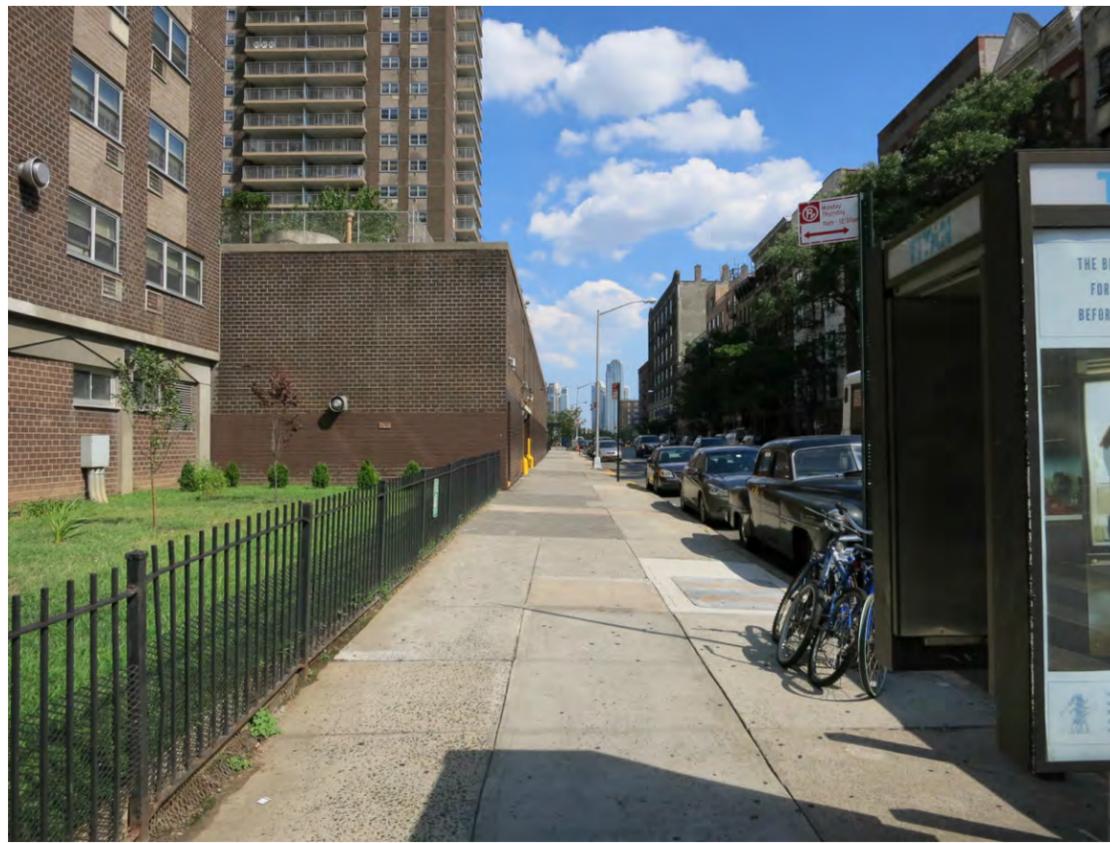


38. View of East 11th Street facing east from Avenue C (Site at ahead).

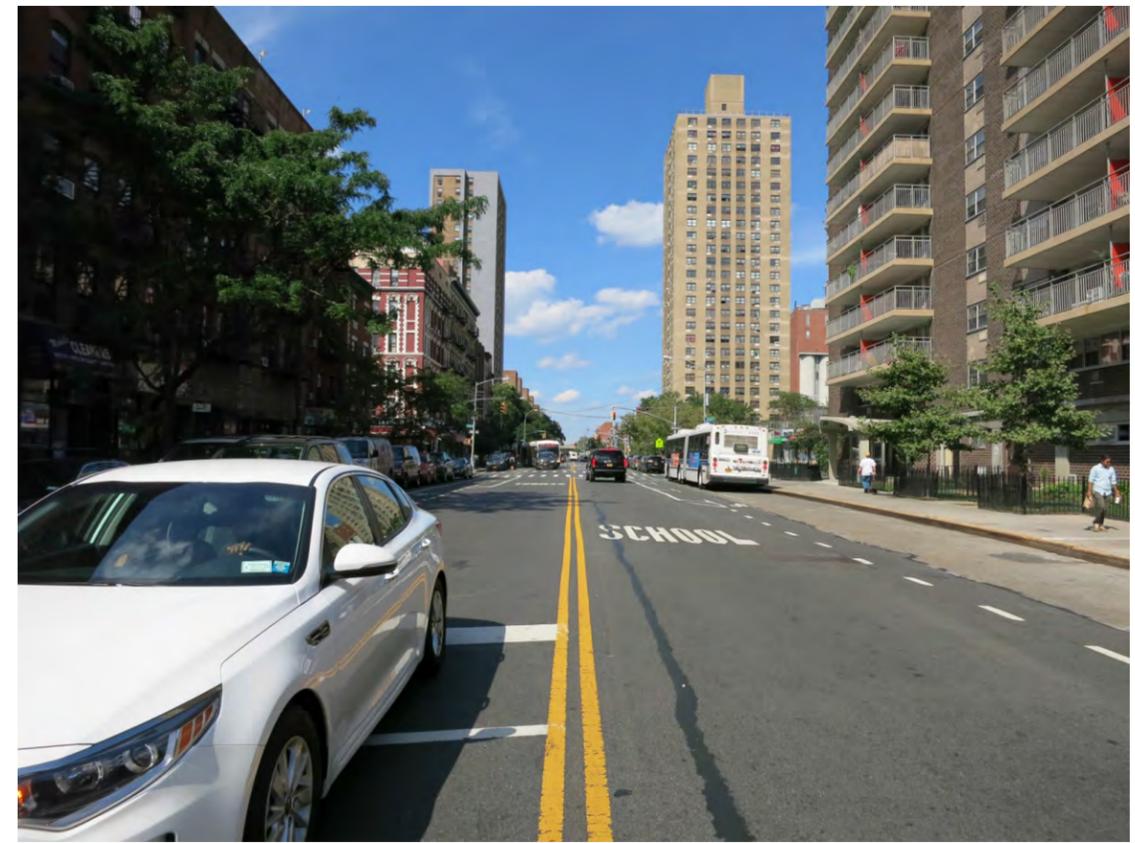


39. View of the sidewalk along the east side of Avenue C facing north from East 10th Street (Site at right).





40. View of the sidewalk along the north side of East 10th Street facing east from Avenue C (Site at left).



41. View of Avenue C facing north from East 10th Street (Site at right).



42. View of East 10th Street facing east from Avenue C (Site at left).



**Land Use/Area Map**  
**Tompkins Square, Manhattan**  
**Block 382, Lots 1 & 100**  
**Block 380, Lot 50**

**Project Information**

-  600' Radius
-  Development Site
-  Zoning Districts

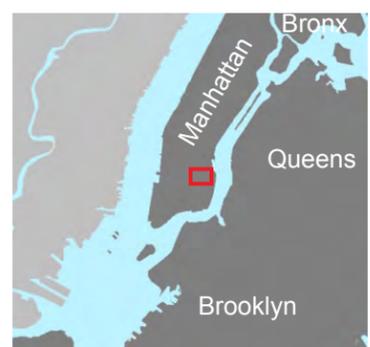
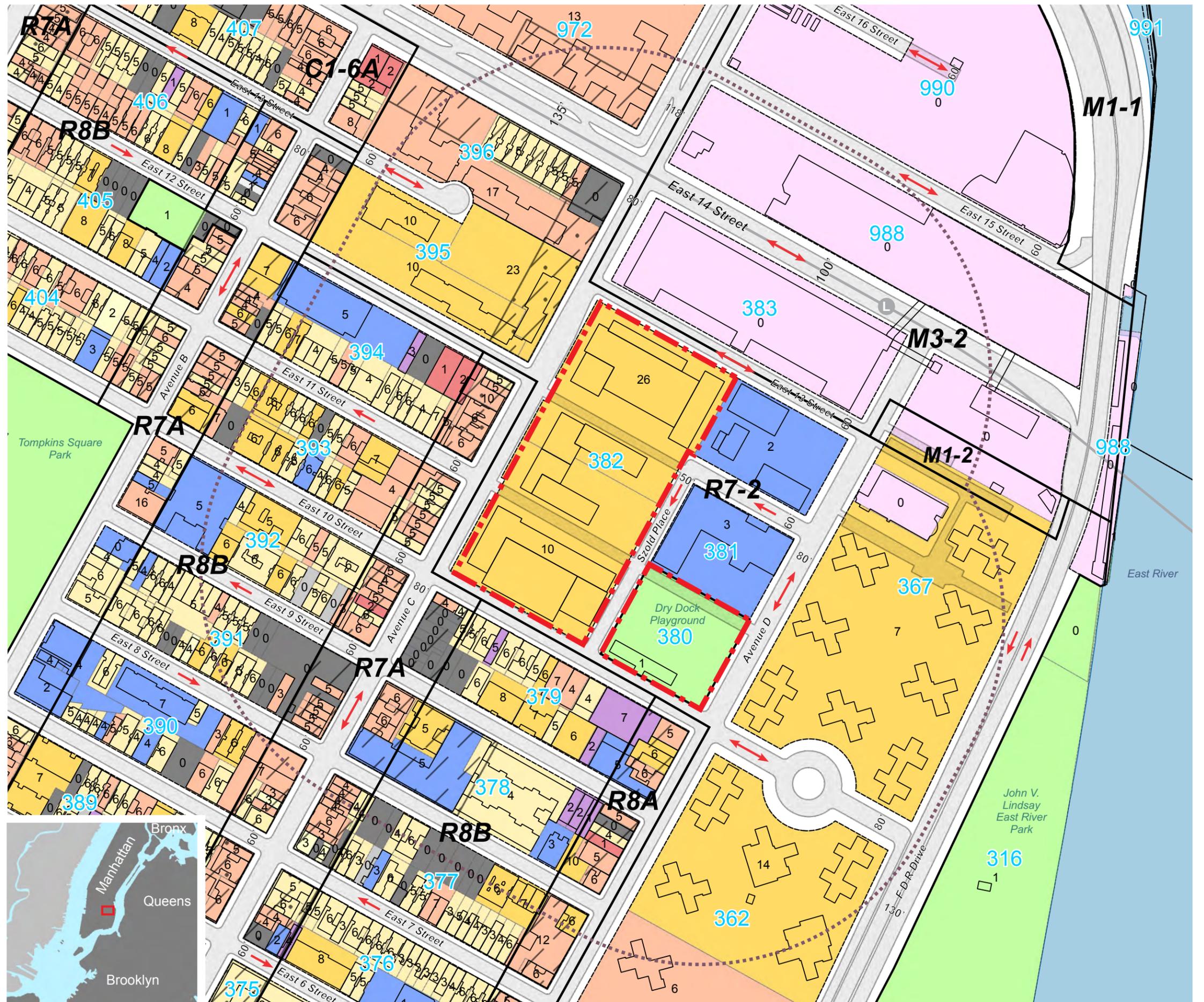
**Existing Commercial Overlays**

- |  |  |
|--|--|
|  C1-1 |  C2-1 |
|  C1-2 |  C2-2 |
|  C1-3 |  C2-3 |
|  C1-4 |  C2-4 |
|  C1-5 |  C2-5 |

-  Subway Entries
- 5037** Block Numbers
-  Property Lines
- 5** Number of Floors

**Land Uses**

-  One & Two Family Residential Buildings
-  Multi-Family Residential Buildings (Walk-up)
-  Multi-Family Residential Buildings (Elevator)
-  Mixed Residential & Commercial Buildings
-  Commercial/Office Buildings
-  Industrial/Manufacturing
-  Transportation/Utility
-  Public Facilities & Institutions
-  Open Space
-  Parking Facilities
-  Vacant Land
-  No Data/Other



**The City of New York  
Housing and Redevelopment Board**

**Tompkins Square Urban Renewal Project**

**Tompkins Square Area  
Manhattan**

**Application for Large Scale Residential Development**

**Lot Area of Site: 7.54 Acres**

**Dwelling Units: 810 (Estimated)**

**February 25, 1965  
Revised June 10, 1965  
Revised October 7, 2016**

Tompkins Square Urban Renewal Project  
Application For Large Scale Residential Development

The attached tables and site plan constitute the large scale residential development plan for the redevelopment area of the Tompkins Square Urban Renewal Project. This plan conforms with the Urban Renewal Plan contained in the Final Project Report submitted to the Federal Housing and Home Finance Agency and approved by the City Planning Commission on July 17, 1963, Calendar No. 42 and by the Board of Estimate on September 26, 1963, Calendar No. 7, as amended.

The large scale development area has been divided into three parcels. Parcel A (Tompkins Square North) and Parcel B (Tompkins Square South) will both be improved with moderate income, tax-abated housing. Parcel A is sponsored by the Tompkins Square Neighbors and Parcel B by the Tompkins Square Citizens Housing Advisory Council. Parcel C will be turned over to the Board of Education as a site for the expansion of Public School 34 and its playground.

Table 1 compares the total development proposed in terms of building bulk, zoning rooms, commercial floor area and off-street parking requirements against the controls of the Zoning Resolution. As shown in the table, the overall development proposed is within the limits established by the Zoning Resolution.

Authorizations Requested Under Article VII  
Chapter 8 of the Zoning Resolution

The zoning capacity of the parcels and the distribution of the proposed total bulk and zoning rooms between the three redevelopment parcels is shown in Table 2.

In attempting to achieve an improved site plan, while permitting the development authorized by the Urban Renewal Plan, it has been necessary to permit the bulk and zoning rooms proposed for Parcel B and the zoning rooms in Parcel A to exceed somewhat the zoning capacity for the parcels on apartment building to penetrate the sky exposure plane along an interior street located within the large scale development boundary, and the spacing between several buildings on Parcels A and B to be reduced slightly pursuant to Section 78-31. Permission is also requested to include commercial uses subject to Section 78-13.

Table 3 summarizes the authorizations requested, specifically the distribution of bulk and zoning rooms, accessory commercial use and the penetration of the sky exposure plan as shown on the Site Plan, which is attached, and spacing between buildings. Conformity of the proposed spacing between buildings with Section 78-31 is shown in Table 4.

No other waivers under the large scale provisions are requested.

## List of Documents

### Tables

1. Permitted and Proposed Controls for Entire Development, dated February 25, 1965
2. Distribution of Bulk, Zoning Rooms and Parking and Zoning Capacity of Parcels, dated October 7, 2016.
3. Authorizations Requested Under Large Scale Development Provisions, revised June 10, 1965
4. Supplementary Information: Minimum Spacing Between Buildings, dated June 10, 1965

### Maps

1. Site Plan, revised June 10, 1965

TOMPKINS SQUARE  
LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN

TABLE 1

PERMITTED AND PROPOSED CONTROLS FOR ENTIRE DEVELOPMENT

Zoning District		<u>Proposed Development</u> R7-2	<u>Permitted Development</u> R7-2	
Lot Area		328,404	328,404	
Lot Coverage				
	Residential	66,000	69,000	
	Commercial	13,000	13,100	
	Community Facility	-	-	(b)
Floor Area Total		890,000	1,232,900	
	Residential	866,000	888,900	
	Commercial	24,000	24,000	
	Community Facility	-	-	(b)
Floor Area Ratio for Entire Development		3.05	3.75	
Residential Controls				
	Residential Area	279,174	279,174	(a)
	Height Factor	11	11	
	Open Space Ratio	22.5	21.5	
	Lot Coverage	83,000	79,000	
Floor Area Ratio		3.19	3.27	
Floor Area		890,000	912,900	
Zoning Room Dwelling Units		3,520 810	3,544 810	(c)
Parking Spaces				
	Residential	405	405	
	Commercial/Community Facility	-	NONE	
	Maximum	-	1,039	

Notes:

- (a) The residential area is the total area of the large scale development less 49, 230 square feet of lot area reserved for zoning purposes for the expansion of the site of Public School 34
- (b) Based upon the adjusted institutional area of 49,230 square feet.
- (c) After lot area reservation for proposed commercial and professional apartment (community facility) floor area.

October 7, 2016

TOMPKINS SQUARE LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN  
TABLE 2

DISTRIBUTION OF BULK, ZONING ROOMS, AND PARKING AND ZONING CAPACITY OF PARCELS

	Parcel A		Parcel B		LSRD Total* Proposed
	Proposed	Capacity	Proposed	Capacity	
Lot Area	131,071	131,071	130,195	130,195	261,266
Lot Coverage					
Maximum Lot Coverage	40,000	40,250	39,000	37,000	79,000
Residential	33,000	33,250	33,000	30,900	66,000
Commercial	7,000	7,000	6,000	6,100	13,000
Community Facility	-	-	-	-	-
Floor Area					
Total	420,000	443,000	470,000**	444,000	890,000**
Residential	406,500	429,500	459,500**	433,500	866,000**
Commercial	13,500	13,500	10,500	10,500	24,000
Community Facility	-	-	-	-	-
FAR Total					
F.A.R.	3.20	3.38	3.61**	3.41	3.40
Height Factor					
Residential Height Factor	10.5	11	12.1	12	11
Open Space Ratio	21.7	20.5	19.4	21.0	22.5
FAR	3.20	3.38	3.61**	3.41	3.19
Dwelling Units	372	-	438	-	810
Parking					
Residential	Required - Proposed 186	186	- 219	219	- 405
Commercial/Institutional	Required - Proposed 437	None 437	- 434	None 434	- 1,039

\* Note: Parcel "C" which was formerly part of the LSRD was subsequently mapped as Park and transferred to the DPR, is no longer included as part of the LSRD and is shown here for information purposes only.

\*\* Note: Includes floor area previously transferred from former Parcel "C".

TOMPKINS SQUARE  
LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN

TABLE 3

AUTHORIZATIONS REQUESTED UNDER LARGE SCALE DEVELOPMENT PROVISIONS

A. DISTRIBUTION OF BULK AND ZONING ROOMS AND  
ACCESSORY COMMERCIAL USE

	<u>Parcel A</u>	<u>Parcel B</u>	<u>Parcel C</u>
Lot Area (S.F.)	131,071	130,195	67,138
Lot Coverage (S.F.)	40,000	39,000	32,000
Floor Area: (S.F.)			
Total	420,000	470,000	110,000
Residential	406,500	459,000	-
Commercial	9,000	9,000	-
Community Facilities:			
Professional Apartments*	4,500	1,500	
Institutional (School)	-	-	110,000

Zoning Rooms

\*Any floor area not utilized for professional apartments may be added to the residential floor area.

B. HEIGHT AND SETBACK REQUIREMENTS

<u>Building Number</u>	<u>Location of Front Wall</u>	<u>Sky Exposure Plane Penetration Proposed (Feet)</u>	<u>Minimum Front Setback (Feet)</u>
S-3	Szold Place	104.5	15.0

C. SPACING BETWEEN BUILDINGS

<u>Building Number</u>		<u>Minimum Spacing Provided (Feet)</u>
<u>"A"</u>	<u>"B"</u>	68.0
N-2	N-4	46.0
N-4	N-3	73.5
N-2	N-5	60.0
S-2	S-4	65.0
S-1	S-5	

LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN

TABLE 4

SUPPLEMENTARY INFORMATION

MINIMUM SPACING BETWEEN BUILDINGS

BUILDING NUMBERS					DISTANCE IN FEET	
"A"	"B"	L <sub>A</sub> :L <sub>B</sub>	H <sub>A</sub>	H <sub>B</sub>	<u>Minimum Spacing (S)</u>	
					<u>Required*</u>	<u>Provided</u>
N-2	N-4	55.42	215.08	11.81	67.98	68.00
N-4	N-3	28.83	26.35	135.21	45.85	46.00
N-2	N-5	58.33	231.29	15.46	73.47	73.50
S-2	S-4	29.83	184.17	15.50	55.28	60.00
S-1	S-5	155.00	92.75	20.58	64.62	65.00

\*After second 15 percent reduction (Section 78-31 Z.R.)

NOTES:

1. L<sub>A</sub> equals L<sub>B</sub>
2. H<sub>A</sub> and H<sub>B</sub> MEASURED FROM NATURAL GRADE LEVEL (Section 23-711 Z.R) except that between buildings N-2 and N-4 height was measured from the connecting portion of the structure (Section 23-82 Z.R.).



OWNER  
WAVECREST MANAGEMENT TEAM, INC.  
87-14 116TH STREET  
RICHMOND HILL, NY 11418

MEP ENGINEER  
COLLADO  
2 HOLLAND AVENUE  
WHITE PLAINS, NY 10603

GEOTECHNICAL ENGINEER  
LANGAN  
21 PENN PLAZA  
360 WEST 31ST STREET, 8TH FLOOR  
NEW YORK, NY 10001

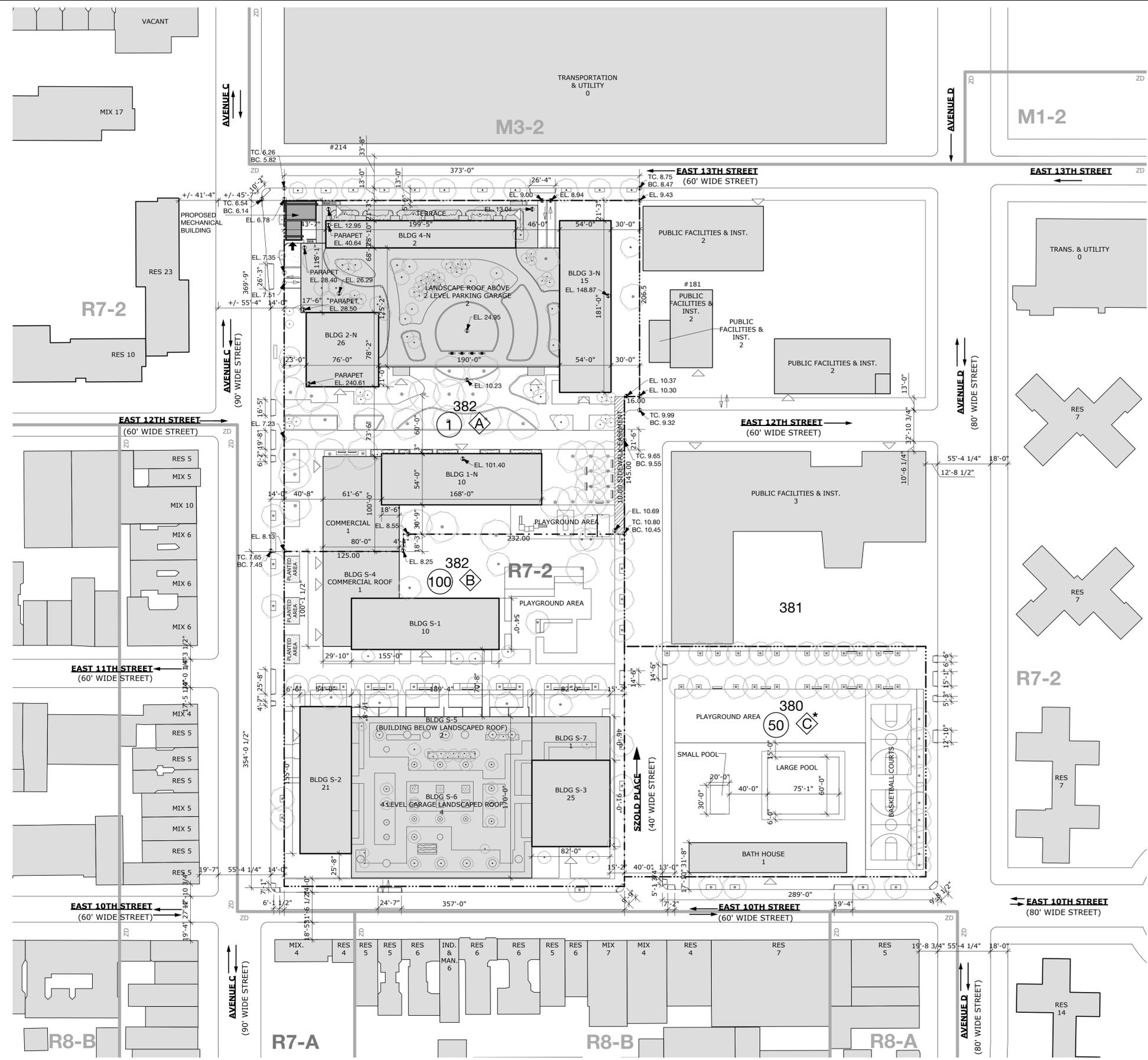
ELEVATOR CONSULTANT  
HUBERT H. HAYES, INC.  
1953 86TH STREET  
BROOKLYN, NY 11214

STRUCTURAL ENGINEER  
SILMAN  
32 OLD SLIP  
10TH FLOOR  
NEW YORK, NY 10005

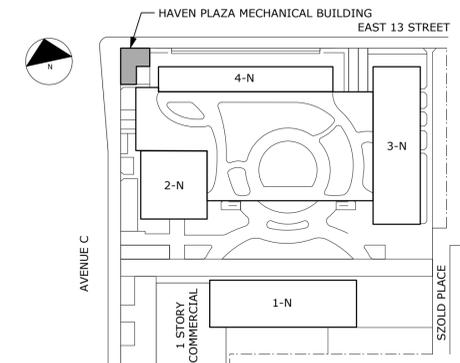
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### LEGEND

- R7-2** ZONING DISTRICT
- ZD ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- FORMER URBAN RENEWAL AREA/LARGE SCALE RESIDENTIAL DEVELOPMENT BOUNDARY
- Z-06 SECTION/ELEVATION LOCATION LINE
- EXISTING BUILDING
- PROPOSED MECHANICAL BUILDING
- 380** BLOCK NUMBER
- 50** LOT NUMBER
- A** LSRD PARCEL NUMBER
- NUMBER OF STORIES
- ELEVATION POINT
- EL ELEVATION POINT
- TC TOP OF CURB
- BC BOTTOM OF CURB
- PROPOSED MECHANICAL BUILDING ENTRY
- RESIDENTIAL/COMMERCIAL ENTRY
- VEHICULAR ACCESS
- TRAFFIC DIRECTION
- 10' SIDEWALK EASEMENT
- PLANTING AREA
- SOIL FILL
- STREET TREES



### KEY PLAN



PROJECT:  
**HAVEN PLAZA RESILIENCY PROJECT**  
**HAVEN PLAZA MECHANICAL BUILDING**  
**NEW YORK, NY 10009**

DRAWING TITLE:  
**LSRD SITE PLAN**

SEAL & SIGNATURE:	DATE: 07 OCTOBER 2016
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	CHECKED BY: TT/DA
	DWG No:

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87-14 116TH STREET  
RICHMOND HILL, NY 11418

MEP ENGINEER  
COLLADO  
2 HOLLAND AVENUE  
WHITE PLAINS, NY 10603

GEOTECHNICAL ENGINEER  
LANGAN  
21 PENN PLAZA  
360 WEST 31ST STREET, 8TH FLOOR  
NEW YORK, NY 10001

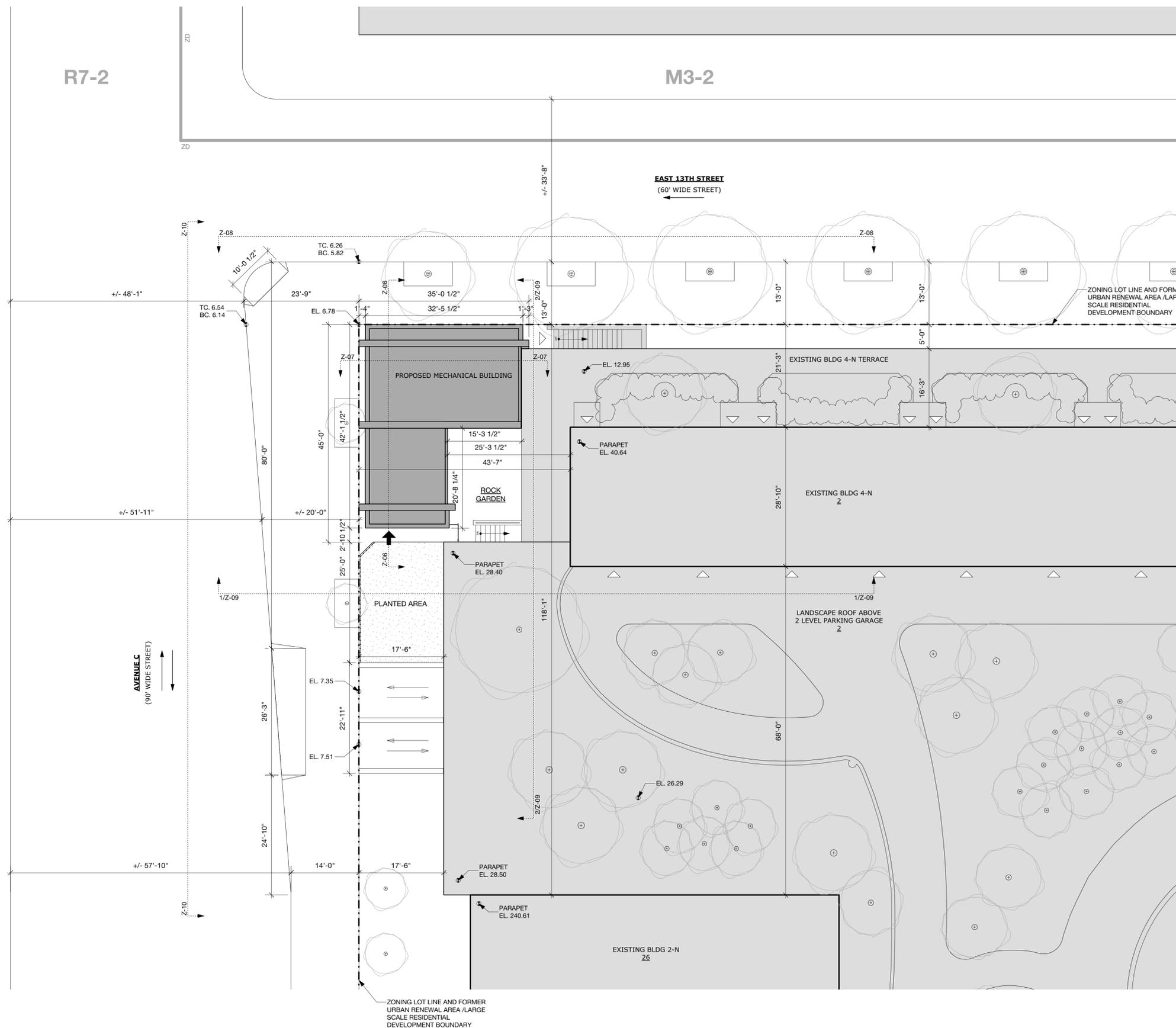
ELEVATOR CONSULTANT  
HUBERT H. HAYES, INC.  
1953 86TH STREET  
BROOKLYN, NY 11214

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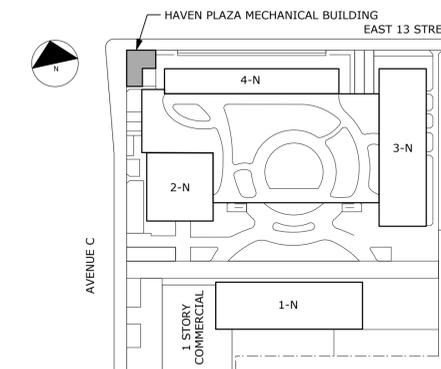
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10-07-16	ISSUED FOR DCP FILING	1

### LEGEND

- R7-2** ZONING DISTRICT
- ZD ZONING DISTRICT BOUNDARY
- ZONING LOT LINE AND FORMER URBAN RENEWAL AREA /LARGE SCALE RESIDENTIAL DEVELOPMENT BOUNDARY
- Z-06 Z-08 SECTION/ELEVATION LOCATION LINE
- EXISTING BUILDING
- PROPOSED MECHANICAL BUILDING
- \* FORMER PARCEL "C" PUBLIC PARK FORMERLY PART OF LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN CP-19928
- 380 BLOCK NUMBER
- 50 LOT NUMBER
- A LSRD PARCEL NUMBER
- NUMBER OF STORIES
- ELEVATION POINT
- EL ELEVATION POINT
- TC TOP OF CURB
- BC BOTTOM OF CURB
- PROPOSED MECHANICAL BUILDING ENTRY
- RESIDENTIAL/COMMERCIAL ENTRY
- VEHICULAR ACCESS
- TRAFFIC DIRECTION
- 10' SIDEWALK EASEMENT
- PLANTING AREA
- STREET TREES



### KEY PLAN



PROJECT:

## HAVEN PLAZA RESILIENCY PROJECT

### HAVEN PLAZA MECHANICAL BUILDING

NEW YORK, NY 10009

DRAWING TITLE:

## SITE PLAN -

### PROPOSED MECHANICAL BUILDING

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87-14 116TH STREET  
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COLLADO  
2 HOLLAND AVENUE  
WHITE PLAINS, NY 10603

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LANGAN  
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360 WEST 31ST STREET, 8TH FLOOR  
NEW YORK, NY 10001

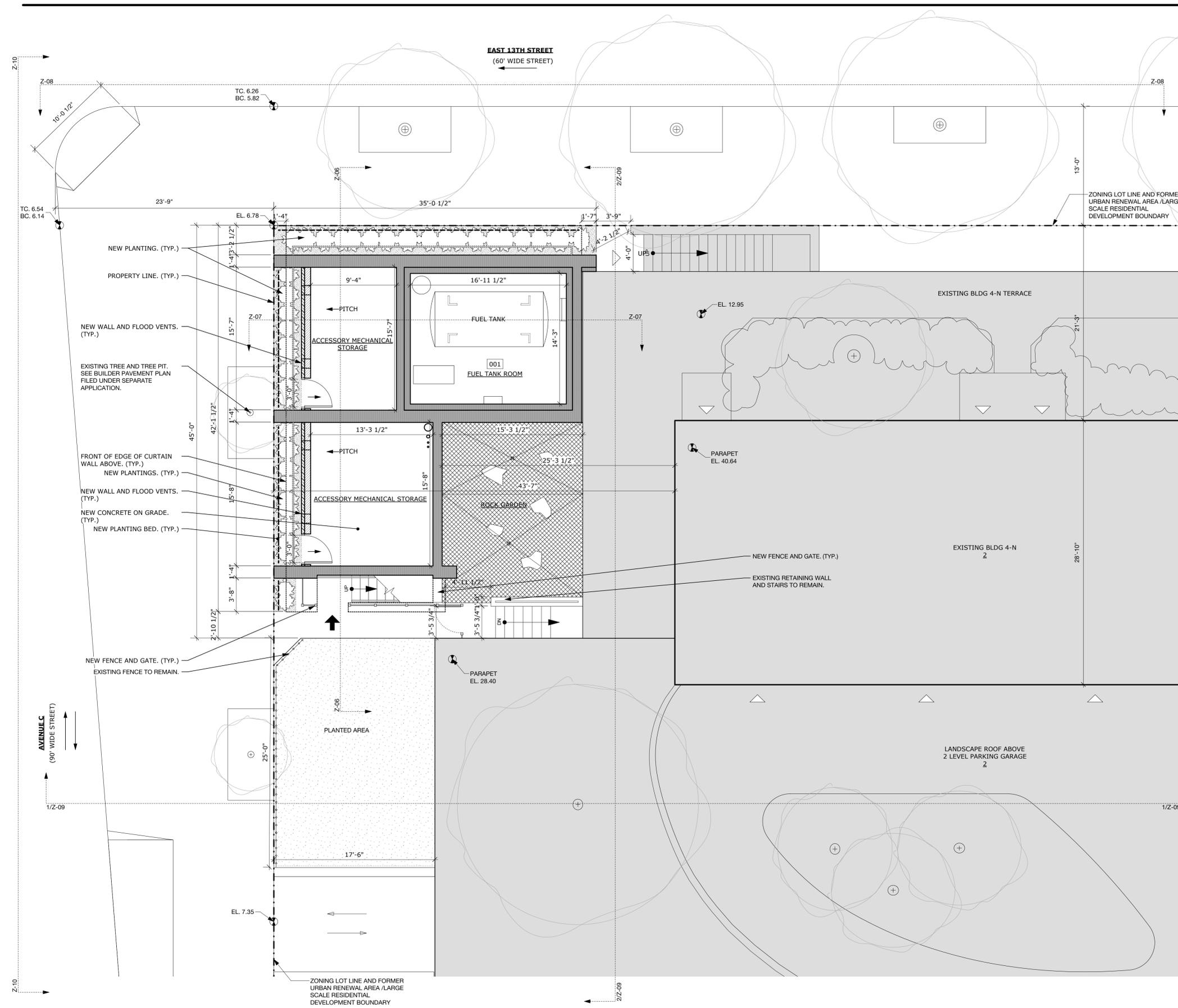
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BROOKLYN, NY 11214

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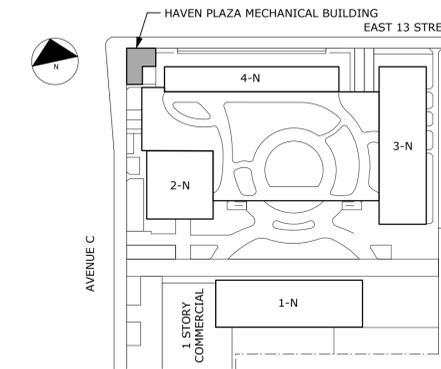
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### LEGEND

- R7-2** ZONING DISTRICT
- ZD** ZONING DISTRICT BOUNDARY
- - - - -** ZONING LOT LINE AND FORMER URBAN RENEWAL AREA /LARGE SCALE RESIDENTIAL DEVELOPMENT BOUNDARY
- - - - -** SECTION/ELEVATION LOCATION LINE
- █** EXISTING BUILDING
- █** PROPOSED MECHANICAL BUILDING
- \*** FORMER PARCEL "C" PUBLIC PARK FORMERLY PART OF LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN CP-19928
- 380** BLOCK NUMBER
- (50)** LOT NUMBER
- (A)** LSRD PARCEL NUMBER
- 5** NUMBER OF STORIES
- ⊕** ELEVATION POINT
- EL** ELEVATION POINT
- TC** TOP OF CURB
- BC** BOTTOM OF CURB
- ➔** PROPOSED MECHANICAL BUILDING ENTRY
- ◁** RESIDENTIAL/COMMERCIAL ENTRY
- ➔** VEHICULAR ACCESS
- ➔** TRAFFIC DIRECTION
- ▨** 10' SIDEWALK EASEMENT
- ▨** PLANTING AREA
- ⊕** STREET TREES



### KEY PLAN



PROJECT:

## HAVEN PLAZA RESILIENCY PROJECT

### HAVEN PLAZA MECHANICAL BUILDING NEW YORK, NY 10009

DRAWING TITLE:

## PROPOSED MECHANICAL BUILDING - BASEMENT PLAN

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87-14 116TH STREET  
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MEP ENGINEER  
COLLADO  
2 HOLLAND AVENUE  
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GEOTECHNICAL ENGINEER  
LANGAN  
21 PENN PLAZA  
360 WEST 31ST STREET, 8TH FLOOR  
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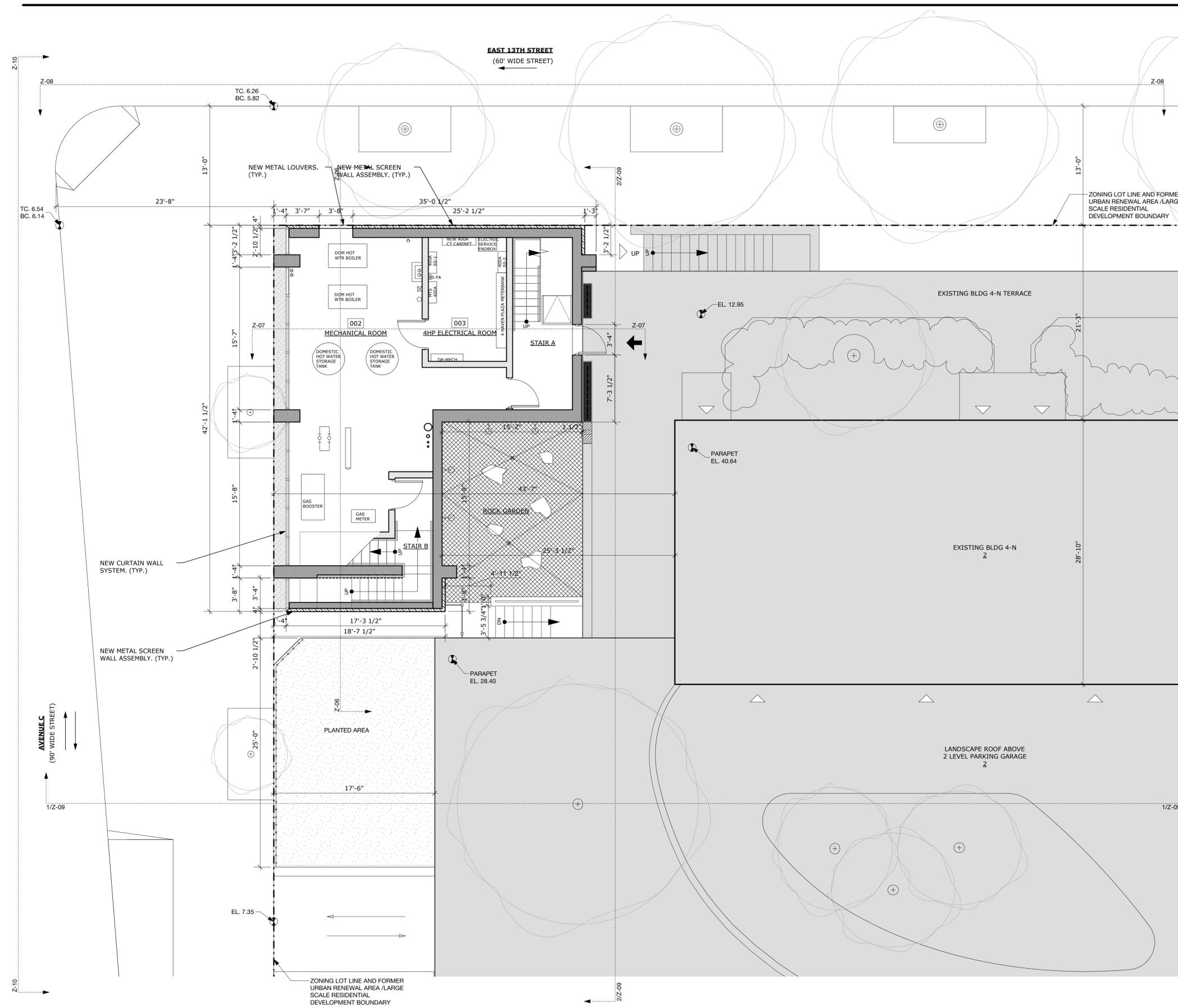
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HUBERT H. HAYES, INC.  
1953 86TH STREET  
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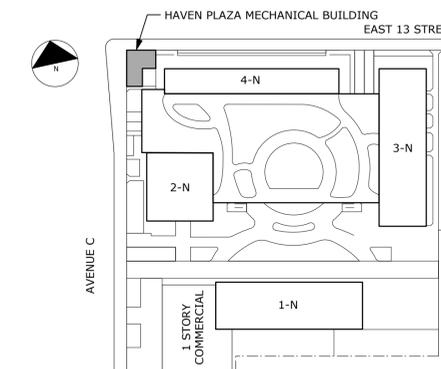
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### LEGEND

- R7-2** ZONING DISTRICT
- ZD** ZONING DISTRICT BOUNDARY
- - - - -** ZONING LOT LINE AND FORMER URBAN RENEWAL AREA /LARGE SCALE RESIDENTIAL DEVELOPMENT BOUNDARY
- - - - -** SECTION/ELEVATION LOCATION LINE
- [Grey Box]** EXISTING BUILDING
- [Dark Grey Box]** PROPOSED MECHANICAL BUILDING
- \*** FORMER PARCEL "C" PUBLIC PARK FORMERLY PART OF LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN CP-19928
- 380** BLOCK NUMBER
- (50)** LOT NUMBER
- (A)** LSRD PARCEL NUMBER
- 5** NUMBER OF STORIES
- ⊕** ELEVATION POINT
- EL** ELEVATION POINT
- TC** TOP OF CURB
- BC** BOTTOM OF CURB
- ➔** PROPOSED MECHANICAL BUILDING ENTRY
- ◁▷** RESIDENTIAL/COMMERCIAL ENTRY
- ↔** VEHICULAR ACCESS
- ➔** TRAFFIC DIRECTION
- [Hatched Box]** 10' SIDEWALK EASEMENT
- [Dotted Box]** PLANTING AREA
- ⊕** STREET TREES



### KEY PLAN



PROJECT:

## HAVEN PLAZA RESILIENCY PROJECT

### HAVEN PLAZA MECHANICAL BUILDING NEW YORK, NY 10009

DRAWING TITLE:

## PROPOSED MECHANICAL BUILDING - 1ST FLOOR PLAN

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2 HOLLAND AVENUE  
WHITE PLAINS, NY 10603

GEOTECHNICAL ENGINEER  
LANGAN  
21 PENN PLAZA  
360 WEST 31ST STREET, 8TH FLOOR  
NEW YORK, NY 10001

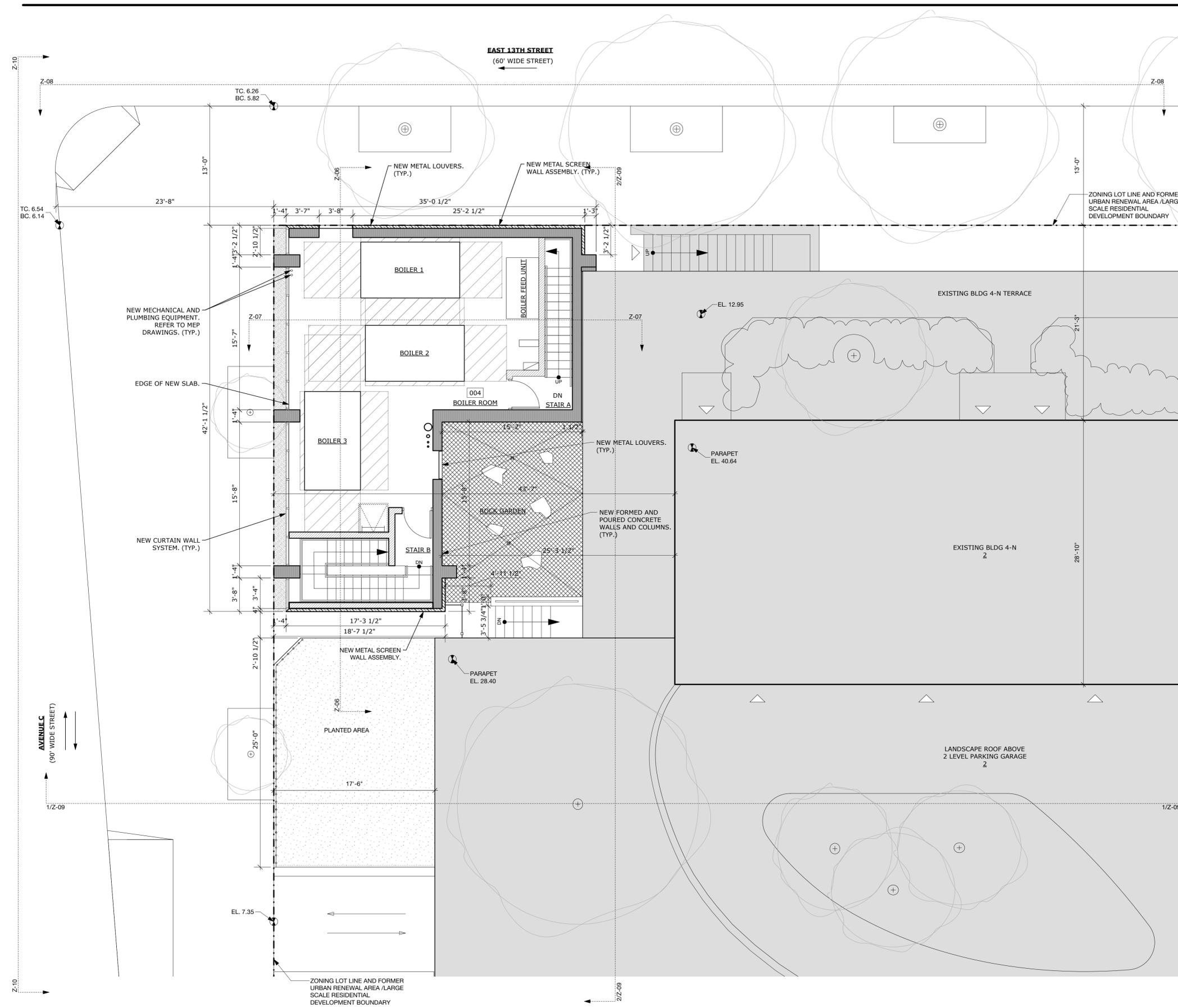
ELEVATOR CONSULTANT  
HUBERT H. HAYES, INC.  
1953 86TH STREET  
BROOKLYN, NY 11214

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SILMAN  
32 OLD SLIP  
10TH FLOOR  
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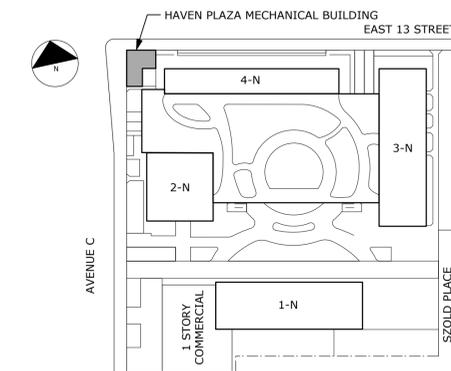
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10-07-16	ISSUED FOR DCP FILING	1

### LEGEND

- R7-2** ZONING DISTRICT
- ZD** ZONING DISTRICT BOUNDARY
- - - - -** ZONING LOT LINE AND FORMER URBAN RENEWAL AREA /LARGE SCALE RESIDENTIAL DEVELOPMENT BOUNDARY
- - - - -** SECTION/ELEVATION LOCATION LINE
- [Hatched Box]** EXISTING BUILDING
- [Solid Grey Box]** PROPOSED MECHANICAL BUILDING
- \*** FORMER PARCEL "C" PUBLIC PARK FORMERLY PART OF LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN CP-19928
- 380** BLOCK NUMBER
- (50)** LOT NUMBER
- (A)** LSRD PARCEL NUMBER
- 5** NUMBER OF STORIES
- ⊕** ELEVATION POINT
- EL** ELEVATION POINT
- TC** TOP OF CURB
- BC** BOTTOM OF CURB
- ←** PROPOSED MECHANICAL BUILDING ENTRY
- ↙** RESIDENTIAL/COMMERCIAL ENTRY
- ↔** VEHICULAR ACCESS
- TRAFFIC DIRECTION
- [Hatched Box]** 10' SIDEWALK EASEMENT
- [Dotted Box]** PLANTING AREA
- (+)** STREET TREES



### KEY PLAN



PROJECT:

## HAVEN PLAZA RESILIENCY PROJECT

### HAVEN PLAZA MECHANICAL BUILDING NEW YORK, NY 10009

DRAWING TITLE:

## PROPOSED MECHANICAL BUILDING - 2ND FLOOR PLAN

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WAVECREST MANAGEMENT TEAM, INC.  
87-14 116TH STREET  
RICHMOND HILL, NY 11418

MEP ENGINEER  
COLLADO  
2 HOLLAND AVENUE  
WHITE PLAINS, NY 10603

GEOTECHNICAL ENGINEER  
LANGAN  
21 PENN PLAZA  
360 WEST 31ST STREET, 8TH FLOOR  
NEW YORK, NY 10001

ELEVATOR CONSULTANT  
HUBERT H. HAYES, INC.  
1953 86TH STREET  
BROOKLYN, NY 11214

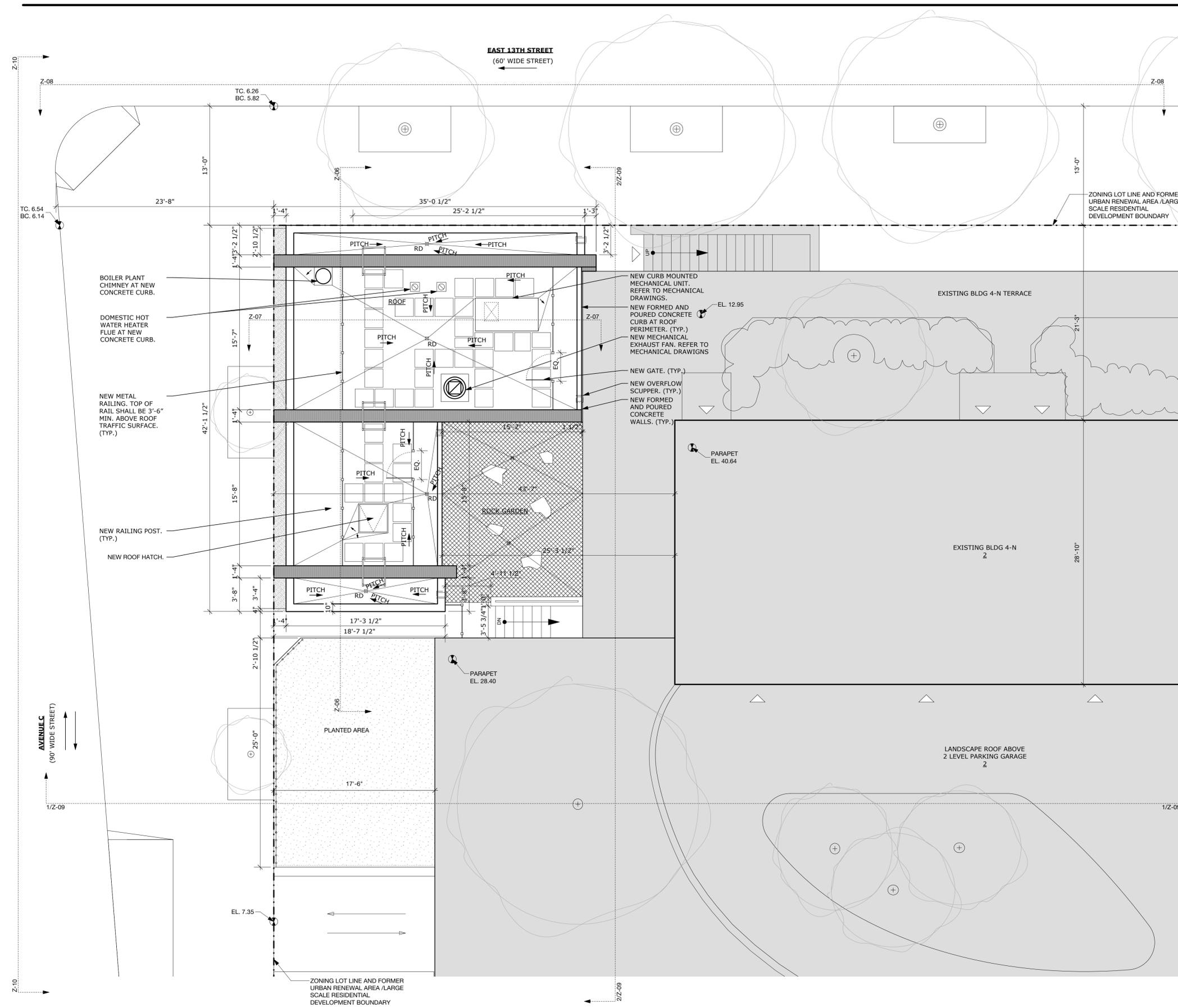
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10TH FLOOR  
NEW YORK, NY 10005

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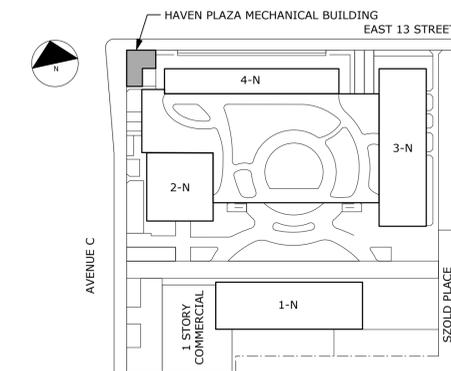
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R7-2 ZONING DISTRICT

- ZD ZONING DISTRICT BOUNDARY
- ZONING LOT LINE AND FORMER URBAN RENEWAL AREA /LARGE SCALE RESIDENTIAL DEVELOPMENT BOUNDARY
- SECTION/ELEVATION LOCATION LINE
- EXISTING BUILDING
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- \* FORMER PARCEL "C" PUBLIC PARK FORMERLY PART OF LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN CP-19928
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- 50 LOT NUMBER
- A LSRD PARCEL NUMBER
- 5 NUMBER OF STORIES
- E ELEVATION POINT
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- TC TOP OF CURB
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- PROPOSED MECHANICAL BUILDING ENTRY
- RESIDENTIAL/COMMERCIAL ENTRY
- VEHICULAR ACCESS
- TRAFFIC DIRECTION
- 10' SIDEWALK EASEMENT
- PLANTING AREA
- STREET TREES



### KEY PLAN



PROJECT:

## HAVEN PLAZA RESILIENCY PROJECT

### HAVEN PLAZA MECHANICAL BUILDING NEW YORK, NY 10009

DRAWING TITLE:

## PROPOSED MECHANICAL BUILDING - ROOF PLAN

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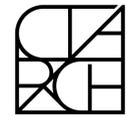
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 CHECKED BY: TT/DA  
 DWG No:



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NOTE: SEE ELEVATION DRAWINGS ON SK-08 TO SK-11 FOR ELEVATION DATUMS AND DESIGN FLOOR ELEVATIONS



CTA ARCHITECTS P.C.

151 West 26th Street - 8th Floor  
New York, New York 10001-6810  
Tel: 212.243.7404 info@ctaarchitects.com

OWNER  
WAVECREST MANAGEMENT TEAM, INC.  
87-14 116TH STREET  
RICHMOND HILL, NY 11418

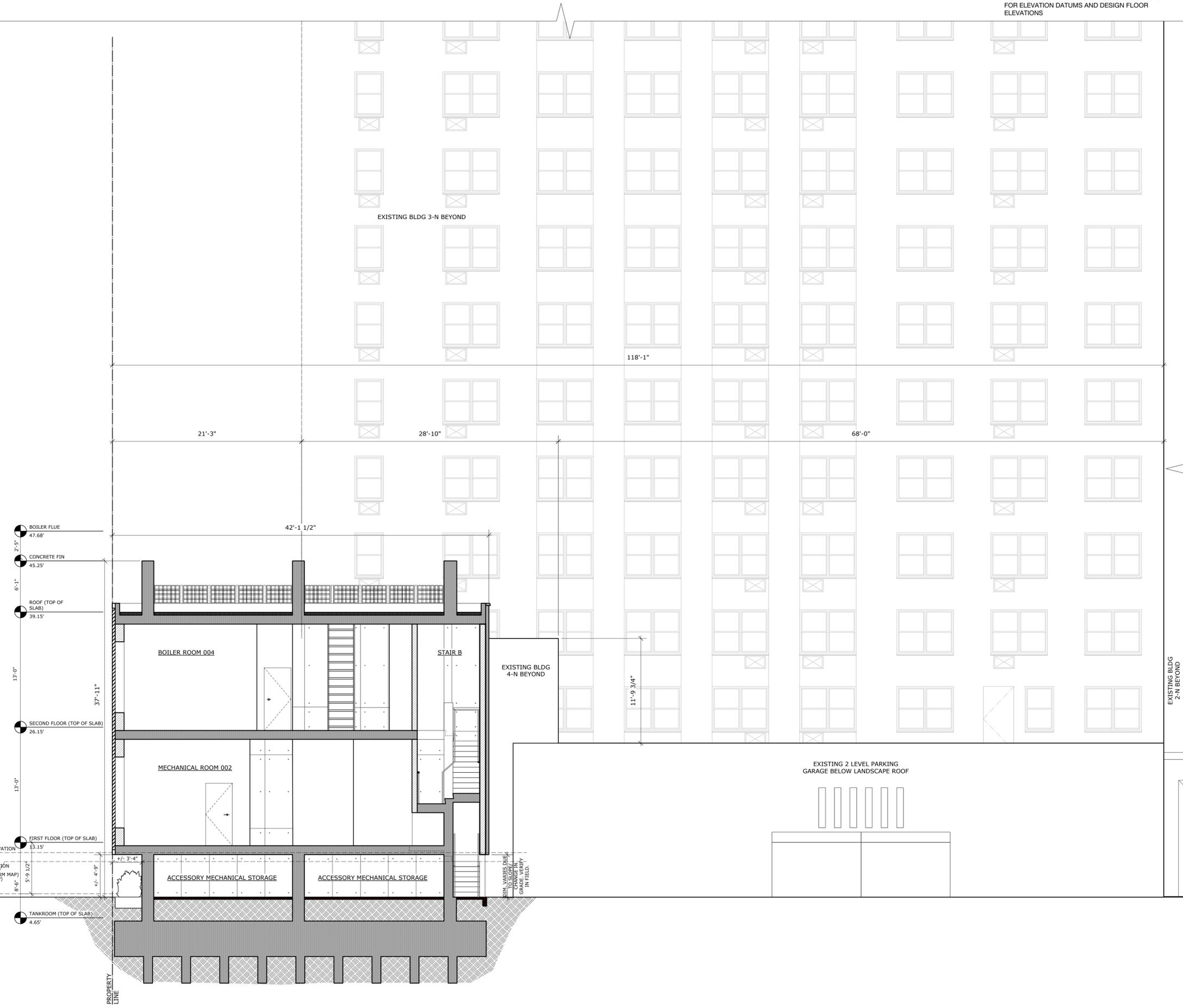
MEP ENGINEER  
COLLADO  
2 HOLLAND AVENUE  
WHITE PLAINS, NY 10603

GEOTECHNICAL ENGINEER  
LANGAN  
21 PENN PLAZA  
360 WEST 31ST STREET, 8TH FLOOR  
NEW YORK, NY 10001

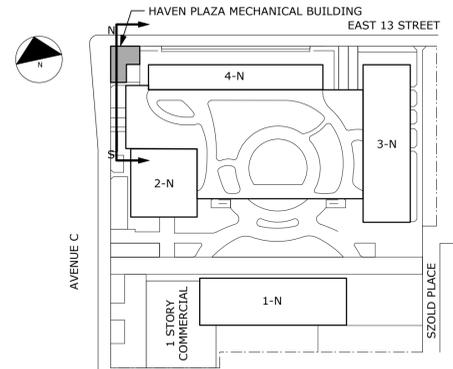
ELEVATOR CONSULTANT  
HUBERT H. HAYES, INC.  
1953 86TH STREET  
BROOKLYN, NY 11214

STRUCTURAL ENGINEER  
SILMAN  
32 OLD SLIP  
10TH FLOOR  
NEW YORK, NY 10005

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KEY PLAN



PROJECT:

**HAVEN PLAZA RESILIENCY PROJECT**  
**HAVEN PLAZA MECHANICAL BUILDING**  
**NEW YORK, NY 10009**

DRAWING TITLE:

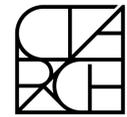
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**NORTH-SOUTH**

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	PROJECT No:	15474
	DRAWING BY:	AM
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	DWG No:	

**Z-06.00**

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NOTE: SEE ELEVATION DRAWINGS ON SK-08 TO SK-11 FOR ELEVATION DATUMS AND DESIGN FLOOR ELEVATIONS



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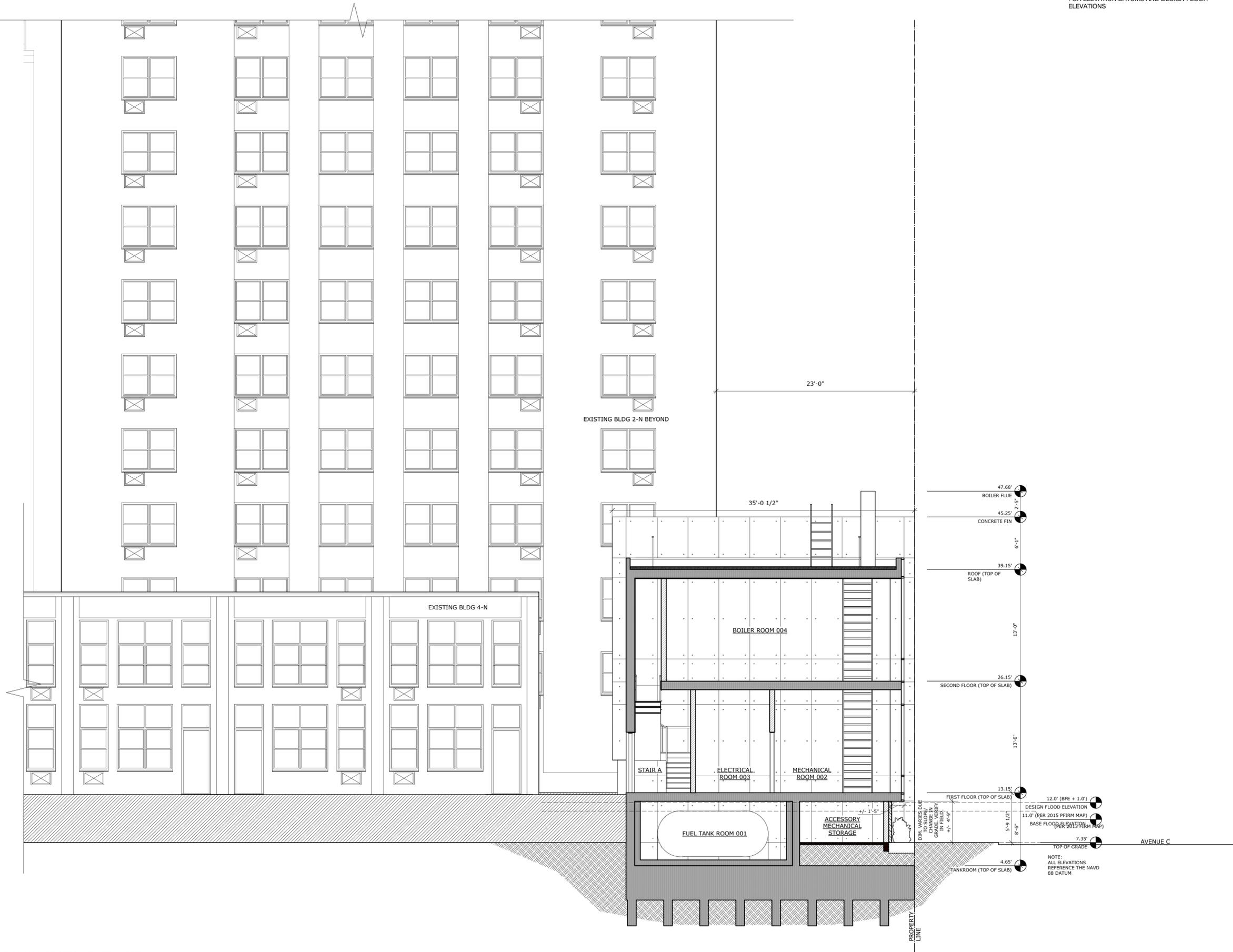
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360 WEST 31ST STREET, 8TH FLOOR  
NEW YORK, NY 10001

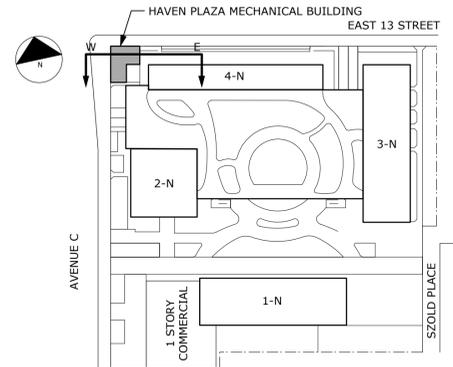
ELEVATOR CONSULTANT  
HUBERT H. HAYES, INC.  
1953 86TH STREET  
BROOKLYN, NY 11214

STRUCTURAL ENGINEER  
SILMAN  
32 OLD SLIP  
10TH FLOOR  
NEW YORK, NY 10005

DATE	REVISION	NO.
10-07-16	ISSUED FOR DCP FILING	1



KEY PLAN



PROJECT:

**HAVEN PLAZA RESILIENCY PROJECT**  
**HAVEN PLAZA MECHANICAL BUILDING**  
**NEW YORK, NY 10009**

DRAWING TITLE:

**ZONING SECTION**  
**EAST-WEST**

SEAL & SIGNATURE:



DATE: 07 OCTOBER 2016  
PROJECT No: 15474  
DRAWING BY: AM  
CHECKED BY: TT/DA  
DWG No:

**Z-07.00**

CADD FILE No: 8 OF 13



OWNER  
WAVECREST MANAGEMENT TEAM, INC.  
87-14 116TH STREET  
RICHMOND HILL, NY 11418

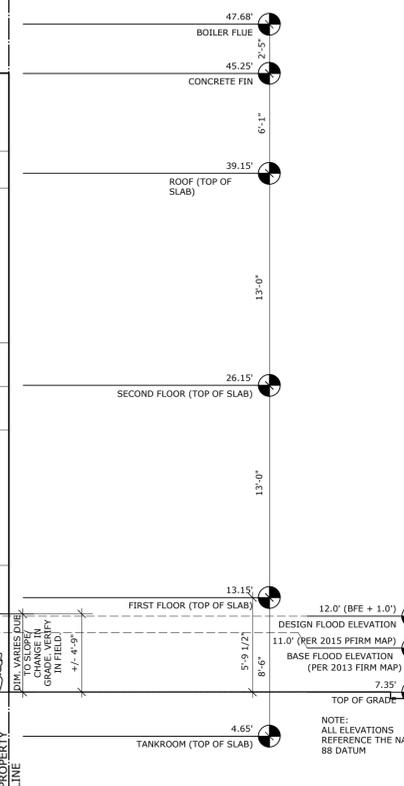
MEP ENGINEER  
COLLADO  
2 HOLLAND AVENUE  
WHITE PLAINS, NY 10603

GEOTECHNICAL ENGINEER  
LANGAN  
21 PENN PLAZA  
360 WEST 31ST STREET, 8TH FLOOR  
NEW YORK, NY 10001

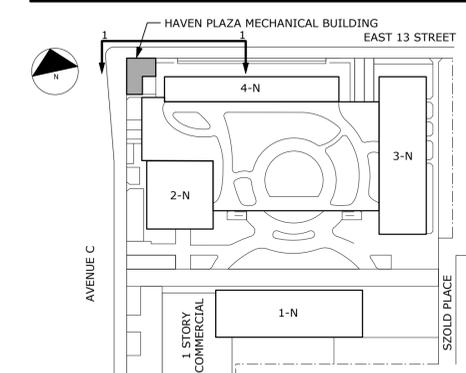
ELEVATOR CONSULTANT  
HUBERT H. HAYES, INC.  
1953 86TH STREET  
BROOKLYN, NY 11214

STRUCTURAL ENGINEER  
SILMAN  
32 OLD SLIP  
10TH FLOOR  
NEW YORK, NY 10005

DATE	REVISION	NO.
10-07-16	ISSUED FOR DCP FILING	1



KEY PLAN



PROJECT:  
**HAVEN PLAZA RESILIENCY PROJECT**  
**HAVEN PLAZA MECHANICAL BUILDING**  
**NEW YORK, NY 10009**

DRAWING TITLE:  
**PARCEL A**  
**BUILDING ELEVATIONS - NORTH**

SEAL & SIGNATURE:	DATE: 07 OCTOBER 2016
	PROJECT No: 15474
	DRAWING BY: AM
	CHECKED BY: TT/DA
	DWG No:

**Z-08.00**

1 NORTH ELEVATION - 13TH STREET (ILLUSTRATIVE)  
Scale: 3/16" = 1'-0"



OWNER  
WAVECREST MANAGEMENT TEAM, INC.  
87-14 116TH STREET  
RICHMOND HILL, NY 11418

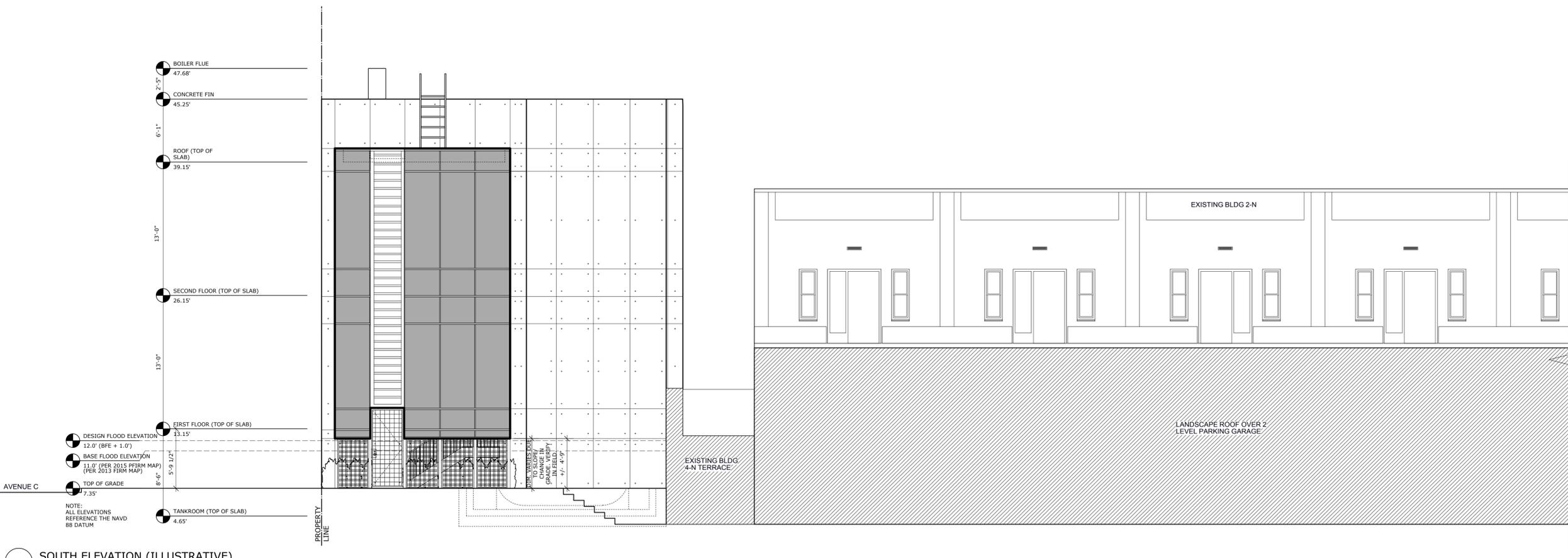
MEP ENGINEER  
COLLADO  
2 HOLLAND AVENUE  
WHITE PLAINS, NY 10603

GEOTECHNICAL ENGINEER  
LANGAN  
21 PENN PLAZA  
360 WEST 31ST STREET, 8TH FLOOR  
NEW YORK, NY 10001

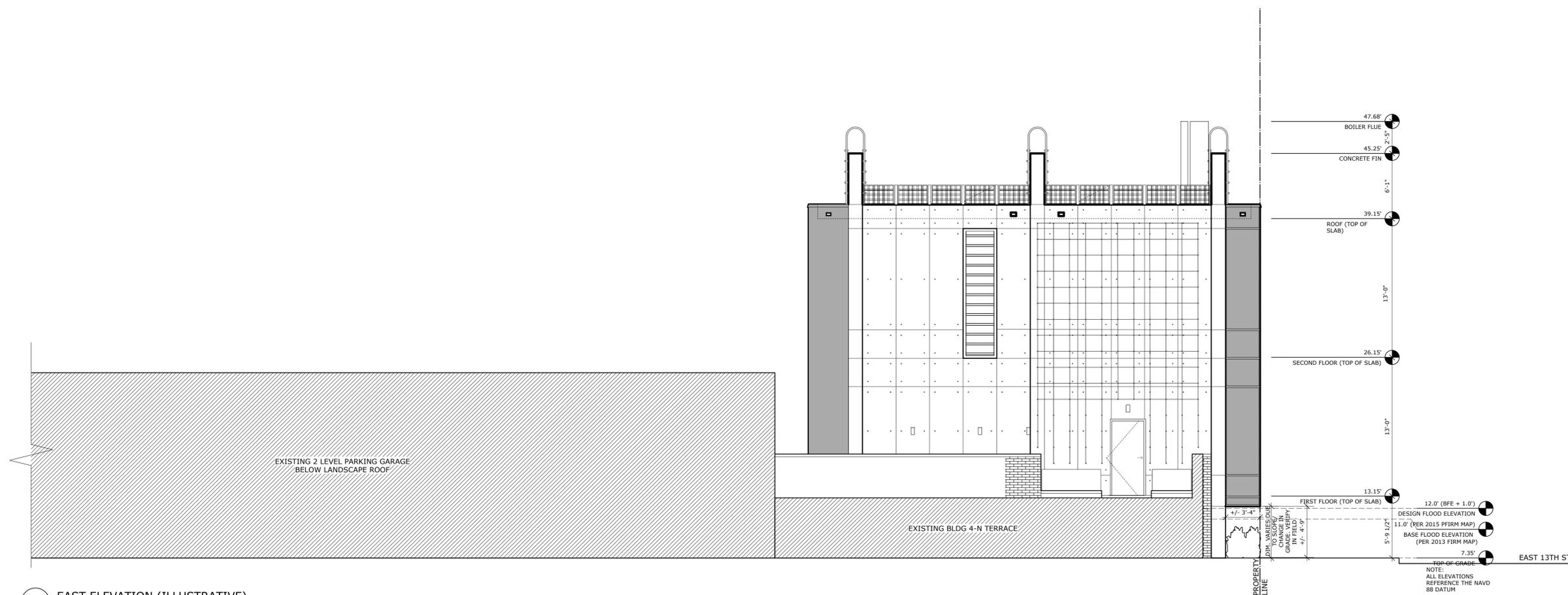
ELEVATOR CONSULTANT  
HUBERT H. HAYES, INC.  
1953 86TH STREET  
BROOKLYN, NY 11214

STRUCTURAL ENGINEER  
SILMAN  
32 OLD SLIP  
10TH FLOOR  
NEW YORK, NY 10005

DATE	REVISION	NO.
10-07-16	ISSUED FOR DCP FILING	1

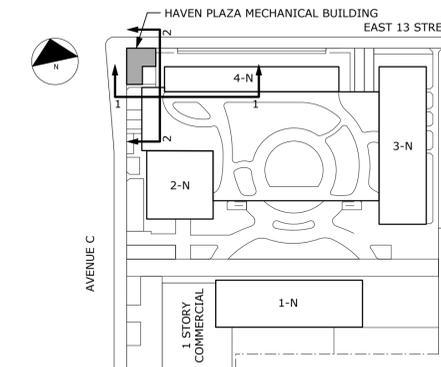


1 SOUTH ELEVATION (ILLUSTRATIVE)  
Scale: 3/16" = 1'-0"



2 EAST ELEVATION (ILLUSTRATIVE)  
Scale: 3/16" = 1'-0"

KEY PLAN



PROJECT:

**HAVEN PLAZA RESILIENCY PROJECT**  
**HAVEN PLAZA MECHANICAL BUILDING**  
**NEW YORK, NY 10009**

DRAWING TITLE:

**PARCEL A**  
**BUILDING ELEVATIONS - EAST**

SEAL & SIGNATURE:

DATE:	07 OCTOBER 2016
PROJECT No:	15474
DRAWING BY:	AM
CHECKED BY:	TT/DA
DWG No:	



**Z-09.00**



OWNER  
WAVECREST MANAGEMENT TEAM, INC.  
87-14 116TH STREET  
RICHMOND HILL, NY 11418

MEP ENGINEER  
COLLADO  
2 HOLLAND AVENUE  
WHITE PLAINS, NY 10603

GEOTECHNICAL ENGINEER  
LANGAN  
21 PENN PLAZA  
360 WEST 31ST STREET, 8TH FLOOR  
NEW YORK, NY 10001

ELEVATOR CONSULTANT  
HUBERT H. HAYES, INC.  
1953 86TH STREET  
BROOKLYN, NY 11214

STRUCTURAL ENGINEER  
SILMAN  
32 OLD SLIP  
10TH FLOOR  
NEW YORK, NY 10005

DATE	REVISION	NO.
10-07-16	ISSUED FOR DCP FILING	1

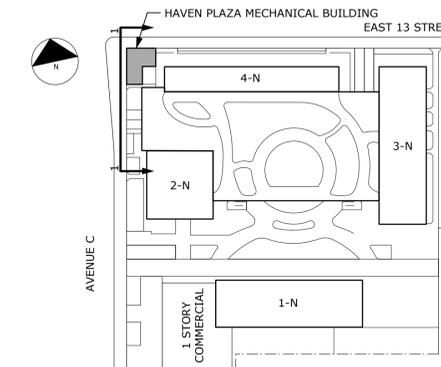
EXISTING BUILDING 3-N BEYOND

EXISTING BUILDING 4-N

EXISTING BLDG 2-N

LANDSCAPE ROOF OVER 2 LEVEL PARKING GARAGE

KEY PLAN



PROJECT:

**HAVEN PLAZA RESILIENCY PROJECT**  
**HAVEN PLAZA MECHANICAL BUILDING**  
**NEW YORK, NY 10009**

DRAWING TITLE:

**PARCEL A**  
**BUILDING ELEVATIONS - WEST**

SEAL & SIGNATURE:

DATE: 07 OCTOBER 2016

PROJECT No: 15474

DRAWING BY: AM

CHECKED BY: TT/DA

DWG No:

**Z-10.00**

CADD FILE No: 11 OF 13



BOILER FLUE 47.68'  
CONCRETE FIN 45.25'

ROOF (TOP OF SLAB) 39.15'

SECOND FLOOR (TOP OF SLAB) 26.15'

FIRST FLOOR (TOP OF SLAB) 23.15'

TANKROOM (TOP OF SLAB) 4.65'

DESIGN FLOOD ELEVATION 12.0' (RFE + 1.0')  
BASE FLOOD ELEVATION 11.0' (PER 2015 FIRM MAP) (PER 2013 FIRM MAP)  
TOP OF GRADE 8.5'

NOTE:  
ALL ELEVATIONS  
REFERENCE THE NAVD  
88 DATUM

EAST 13TH STREET

1 WEST ELEVATION - AVENUE C (ILLUSTRATIVE)  
Scale: 3/16" = 1'-0"



OWNER  
WAVECREST MANAGEMENT TEAM, INC.  
87-14 116TH STREET  
RICHMOND HILL, NY 11418

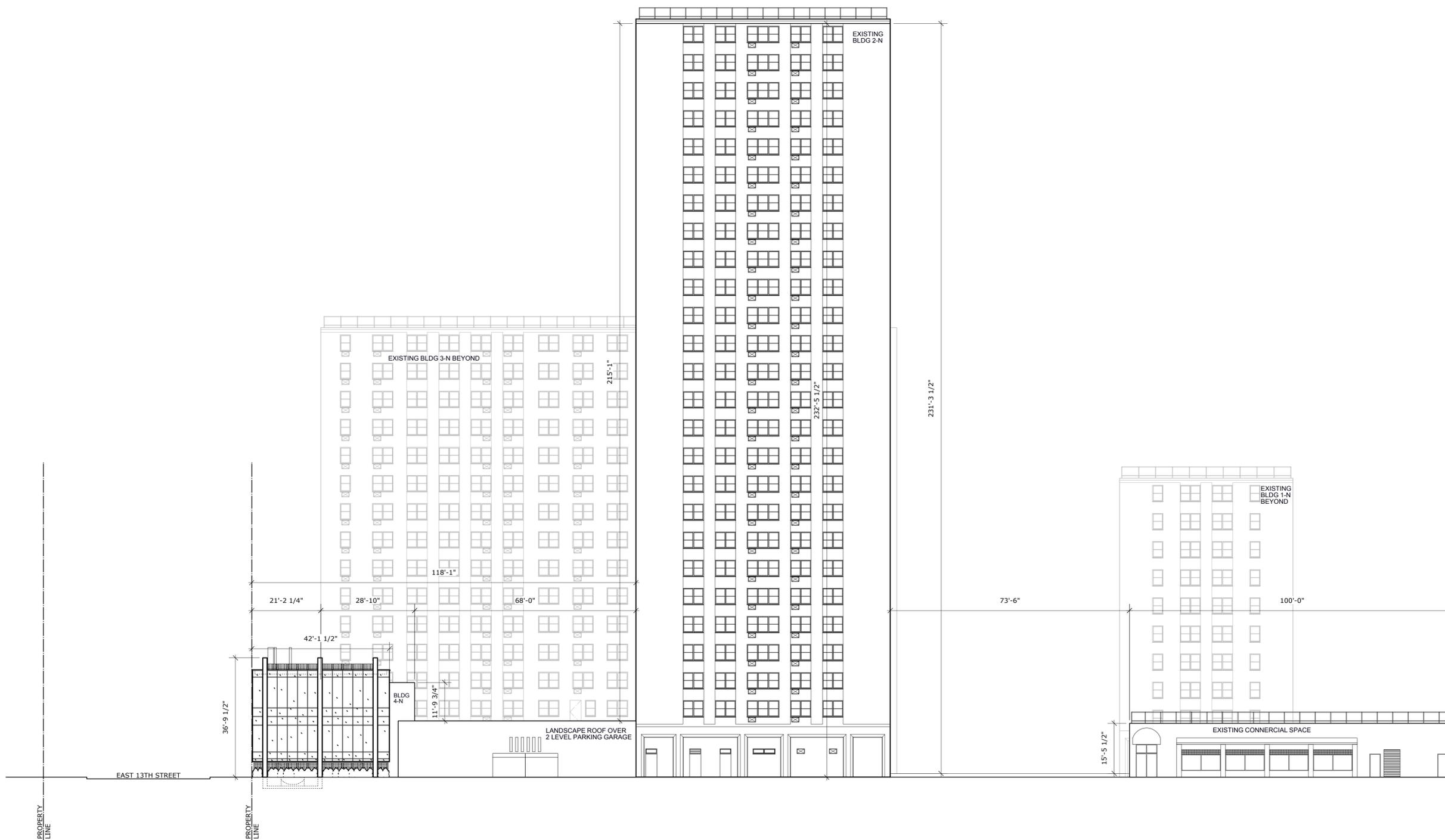
MEP ENGINEER  
COLLADO  
2 HOLLAND AVENUE  
WHITE PLAINS, NY 10603

GEOTECHNICAL ENGINEER  
LANGAN  
21 PENN PLAZA  
360 WEST 31ST STREET, 8TH FLOOR  
NEW YORK, NY 10001

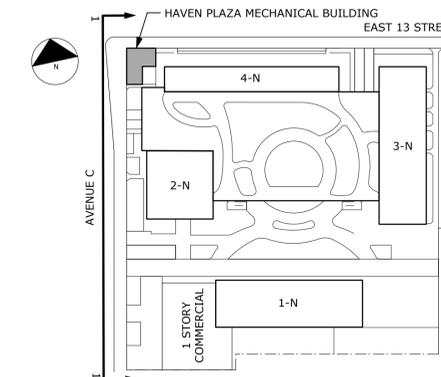
ELEVATOR CONSULTANT  
HUBERT H. HAYES, INC.  
1953 86TH STREET  
BROOKLYN, NY 11214

STRUCTURAL ENGINEER  
SILMAN  
32 OLD SLIP  
10TH FLOOR  
NEW YORK, NY 10005

DATE	REVISION	NO.
10-07-16	ISSUED FOR DCP FILING	1



KEY PLAN



PROJECT:

**HAVEN PLAZA RESILIENCY PROJECT**  
**HAVEN PLAZA MECHANICAL BUILDING**  
**NEW YORK, NY 10009**

DRAWING TITLE:

**PARCEL A**  
**WEST ELEVATION**

SEAL & SIGNATURE:

DATE: 07 OCTOBER 2016

PROJECT No: 15474

DRAWING BY: AM

CHECKED BY: TT/DA

DWG No:

**Z-12.00**

CADD FILE No: | 12 OF 13



1 PARCEL A - WEST ELEVATION (ALONG AVENUE C)  
Scale: 1/16" = 1'-0"



OWNER  
WAVECREST MANAGEMENT TEAM, INC.  
87-14 116TH STREET  
RICHMOND HILL, NY 11418

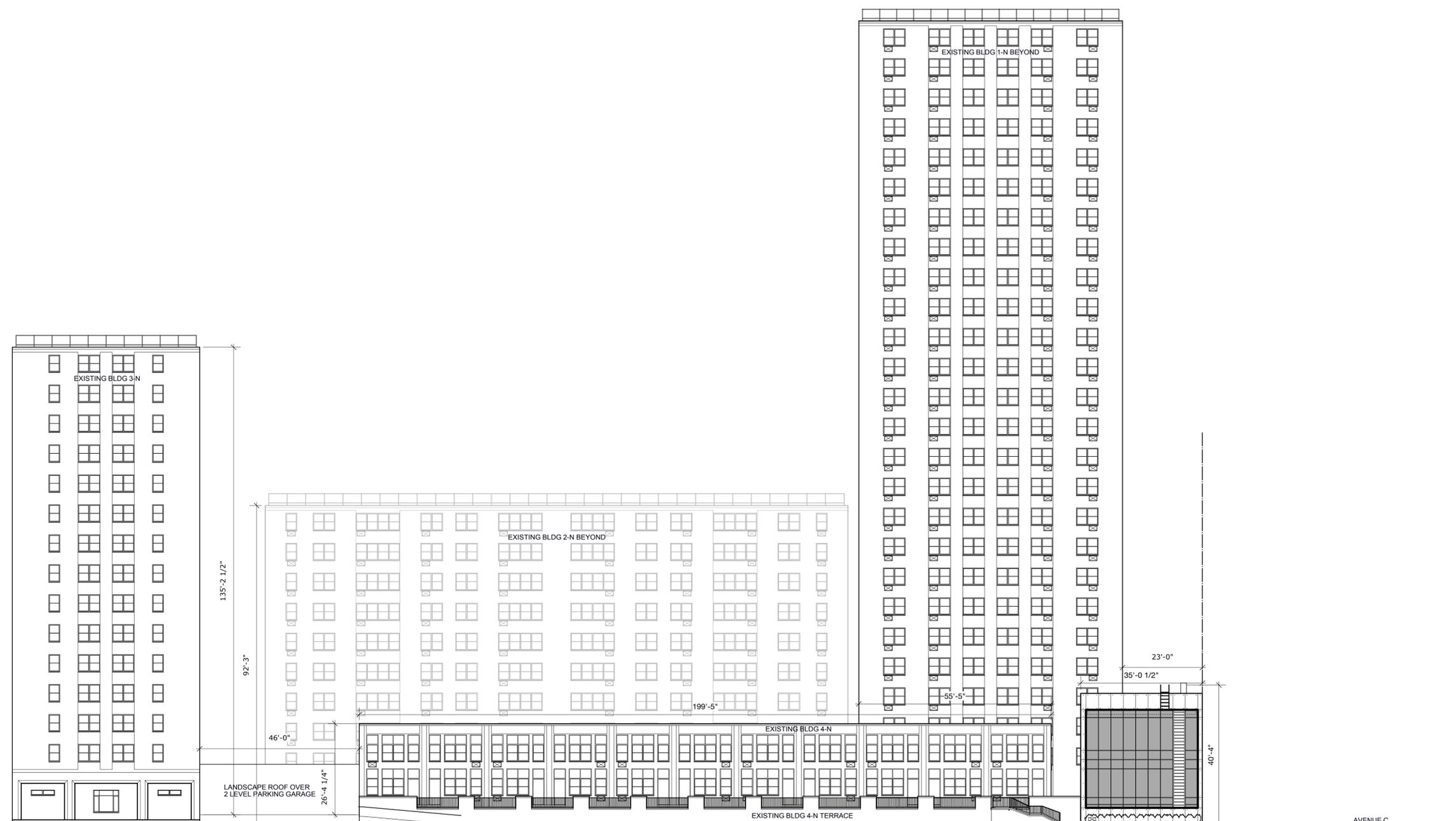
MEP ENGINEER  
COLLADO  
2 HOLLAND AVENUE  
WHITE PLAINS, NY 10603

GEOTECHNICAL ENGINEER  
LANGAN  
21 PENN PLAZA  
360 WEST 31ST STREET, 8TH FLOOR  
NEW YORK, NY 10001

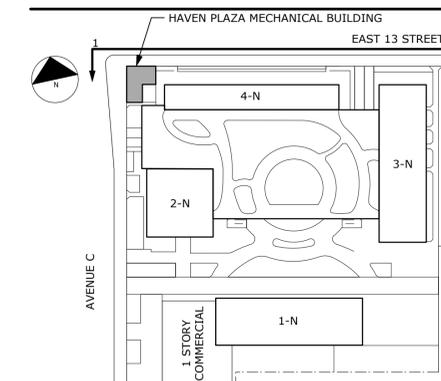
ELEVATOR CONSULTANT  
HUBERT H. HAYES, INC.  
1953 86TH STREET  
BROOKLYN, NY 11214

STRUCTURAL ENGINEER  
SILMAN  
32 OLD SLIP  
10TH FLOOR  
NEW YORK, NY 10005

DATE	REVISION	NO.
10-07-16	ISSUED FOR DCP FILING	1



KEY PLAN



PROJECT:

**HAVEN PLAZA RESILIENCY PROJECT**  
**HAVEN PLAZA MECHANICAL BUILDING**  
**NEW YORK, NY 10009**

DRAWING TITLE:

**PARCEL A**  
**NORTH ELEVATION**

SEAL & SIGNATURE:

DATE: 07 OCTOBER 2016

PROJECT No: 15474

DRAWING BY: AM

CHECKED BY: TT/DA

DWG No:



**Z-13.00**

CADD FILE No: | 13 OF 13

PROPERTY LINE

1 PARCEL A - NORTH ELEVATION (ALONG EAST 13TH STREET)  
Scale: 1/16" = 1'-0"

# HAVEN PLAZA RESILIENCY PROJECT URBAN DESIGN PRESENTATION

## PROPOSED HAVEN PLAZA MECHANICAL BUILDING NEW YORK, NY 10009



SITE OF PROPOSED  
HAVEN PLAZA  
MECHANICAL BUILDING

05

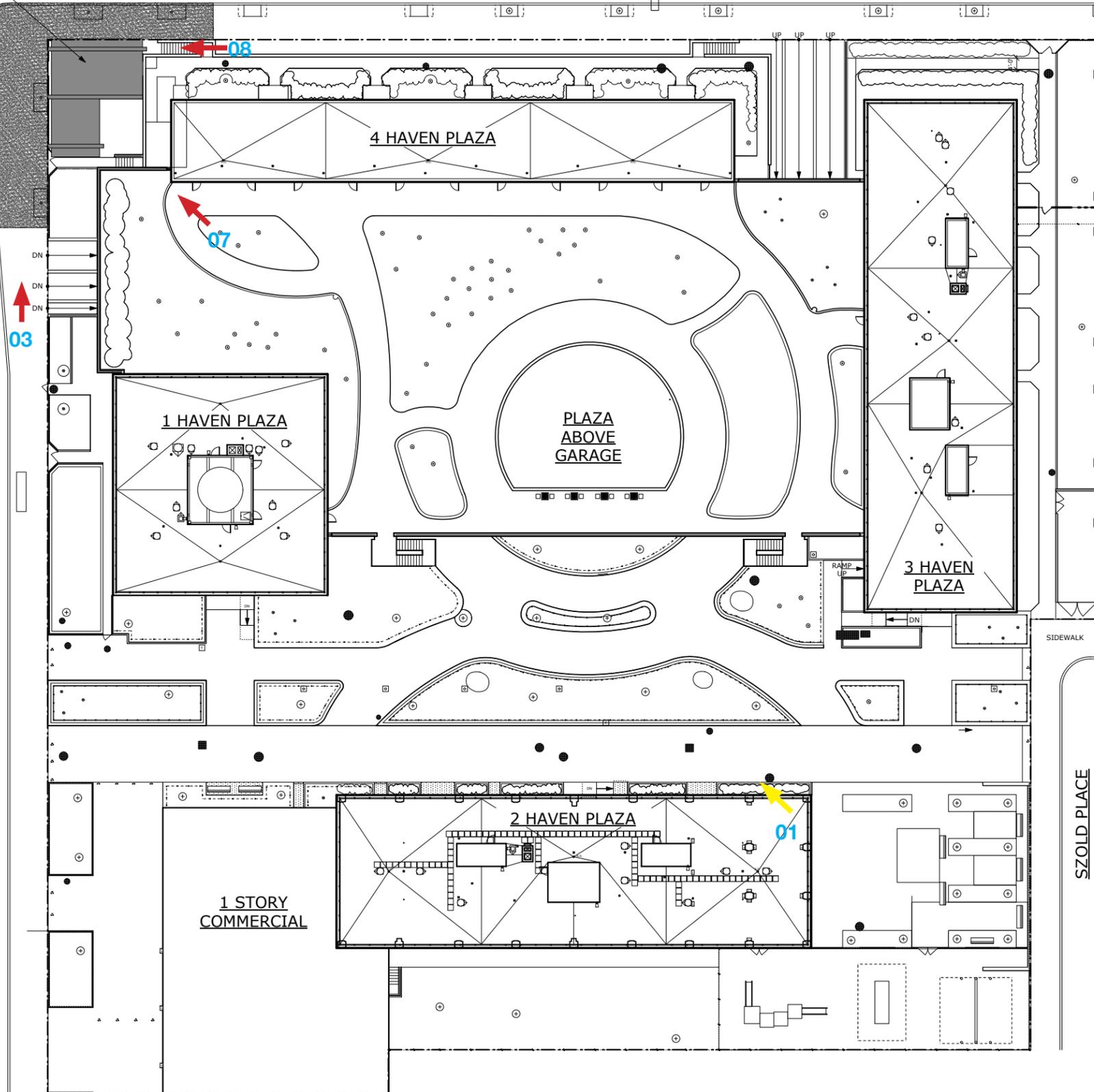
0 HAVEN PLAZA  
NEW MECHANICAL  
BUILDING FOR HAVEN  
PLAZA COMPLEX.

06

EAST 13 STREET



04



 EXISTING  
CONDITION  
 PROPOSED  
BUILDING



A EXISTING VIEW AT AVENUE C



B PROPOSED SOUTH ELEVATION



A EXISTING VIEW AT AVENUE C FROM ACROSS STREET



B PROPOSED WEST ELEVATION



A EXISTING VIEW AT AVENUE C FROM CORNER



B PROPOSED WEST ELEVATION



A EXISTING NORTH VIEW FROM EAST 13TH STREET



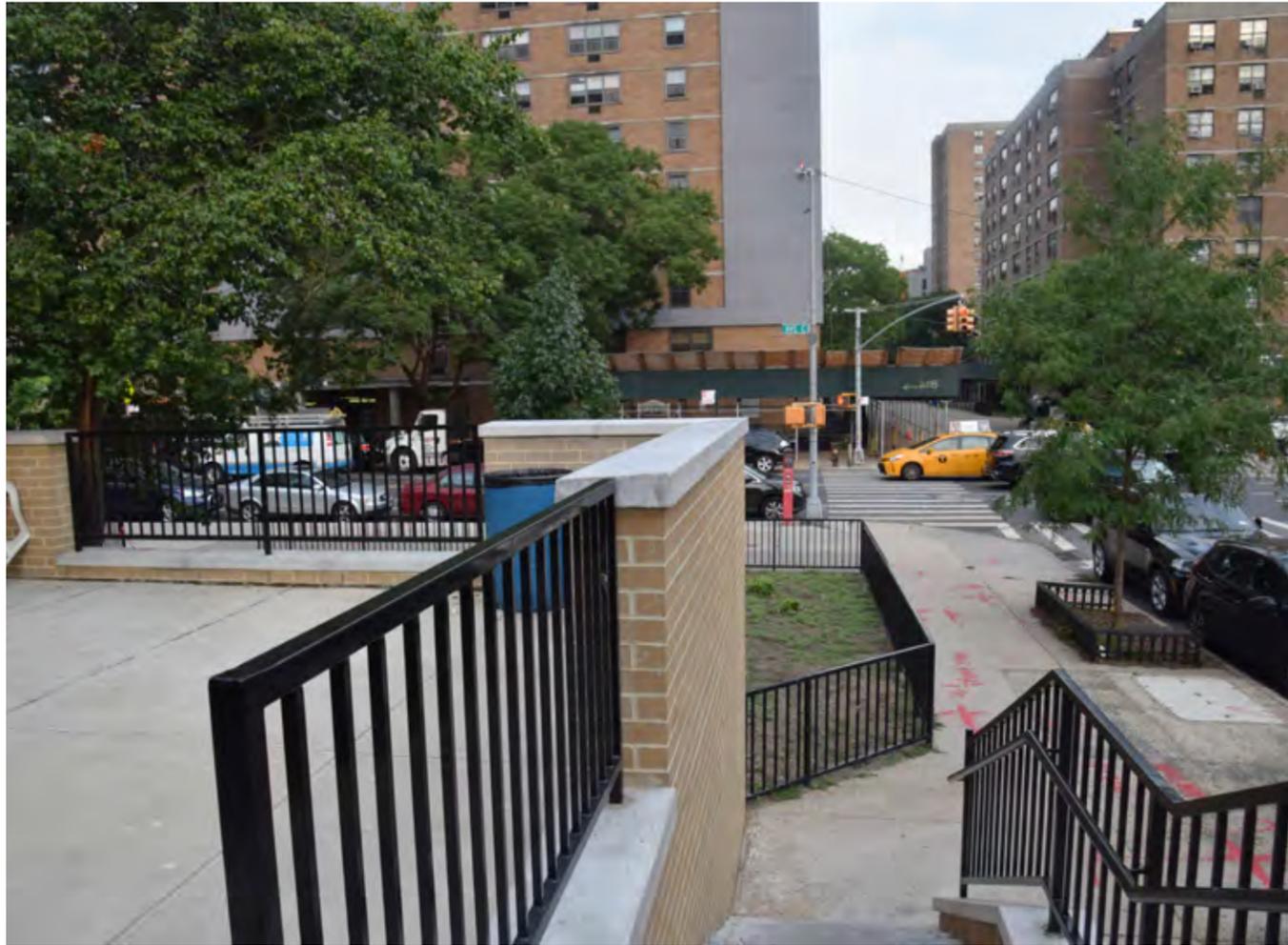
B PROPOSED NORTH ELEVATION



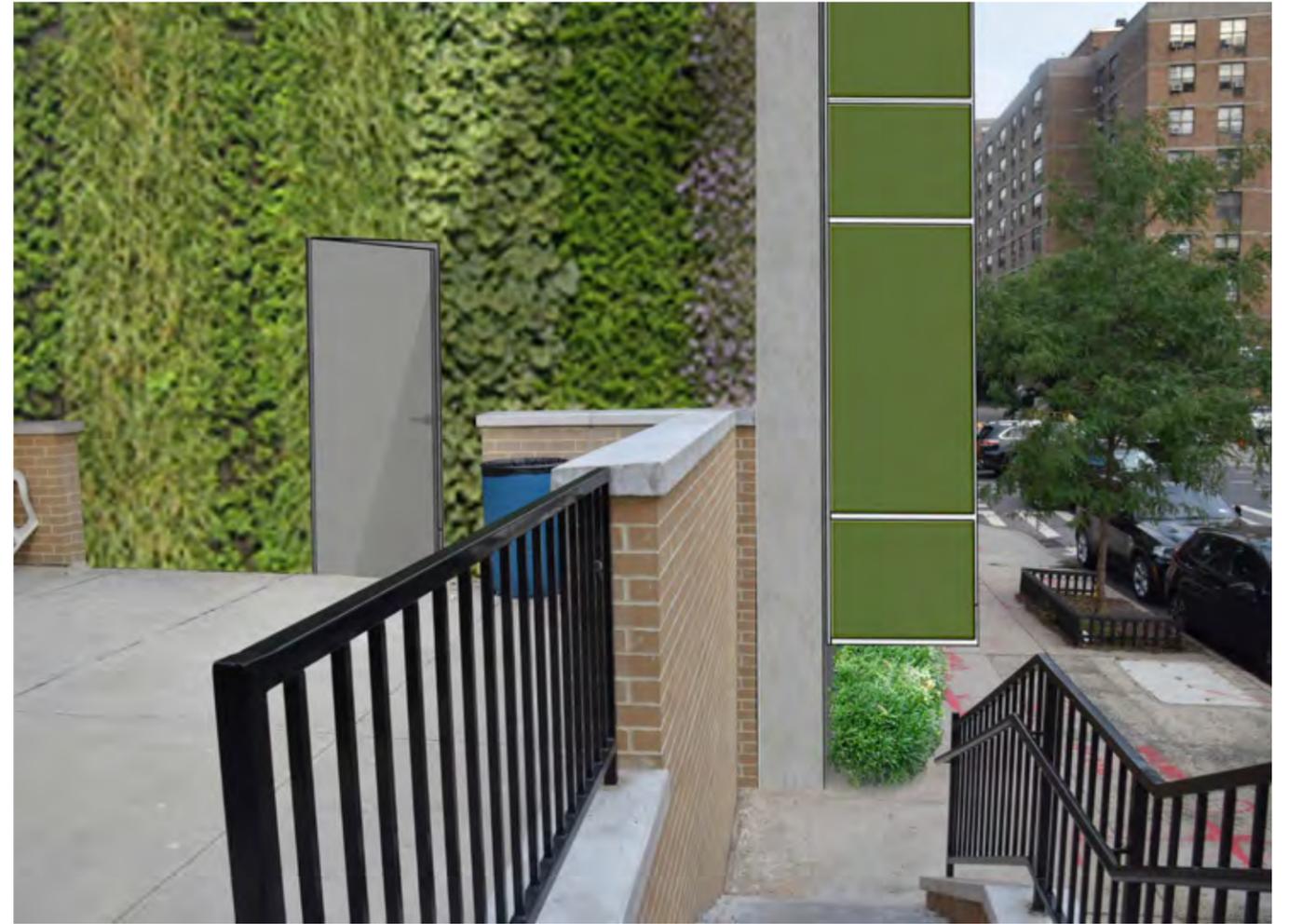
A EXISTING NORTH VIEW AT PLAZA WALKING WEST



B PROPOSED SOUTH ELEVATION



A EXISTING EAST VIEW AT TERRACE WALKING WEST



B PROPOSED EAST ELEVATION

OWNER  
 WAVECREST MANAGEMENT TEAM, INC.  
 87-14 116TH STREET  
 RICHMOND HILL, NY 11418

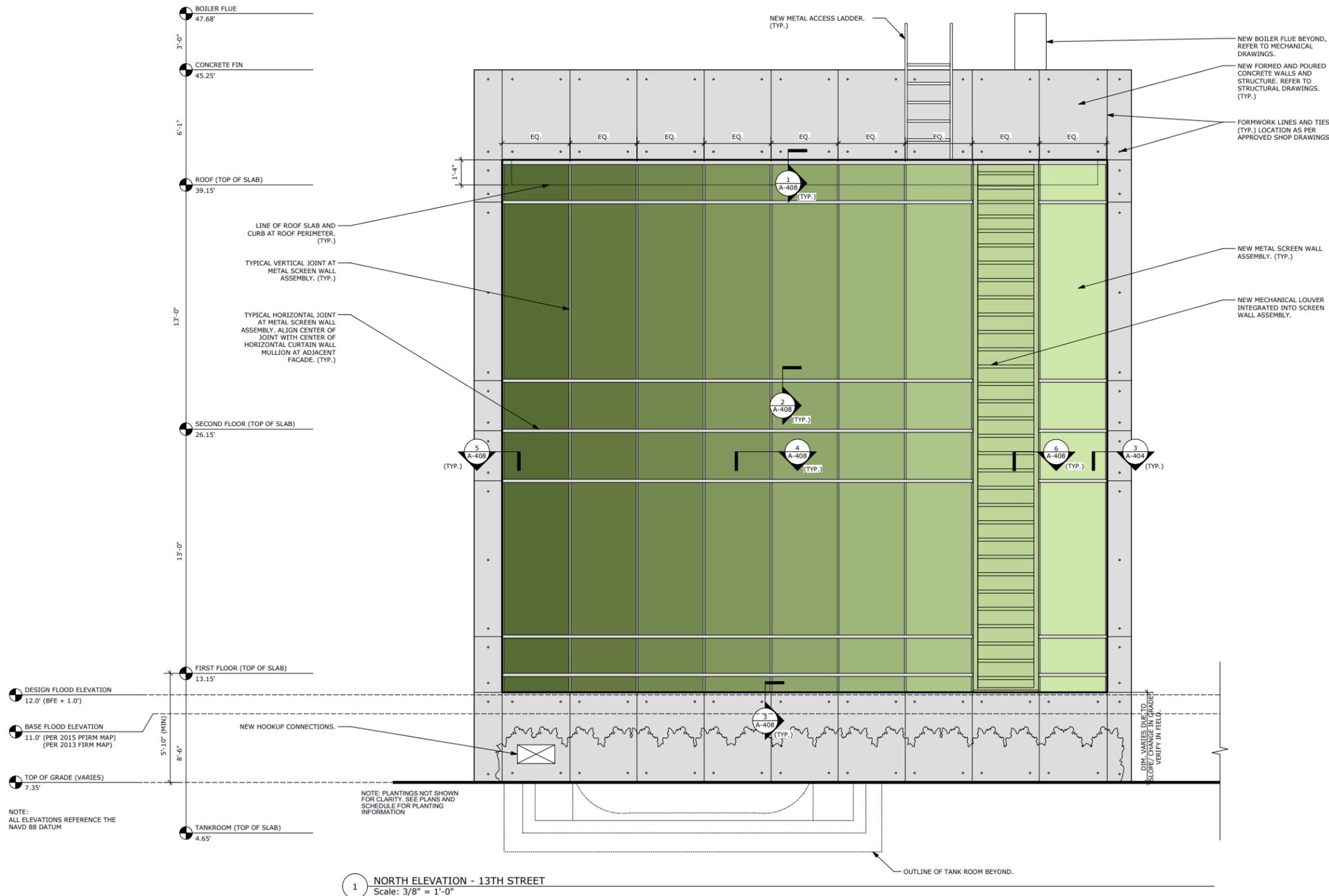
MEP ENGINEER  
 COLLADO  
 2 HOLLAND AVENUE  
 WHITE PLAINS, NY 10603

GEOTECHNICAL ENGINEER  
 LANGAN  
 21 PENN PLAZA  
 360 WEST 31ST STREET, 8TH FLOOR  
 NEW YORK, NY 10001

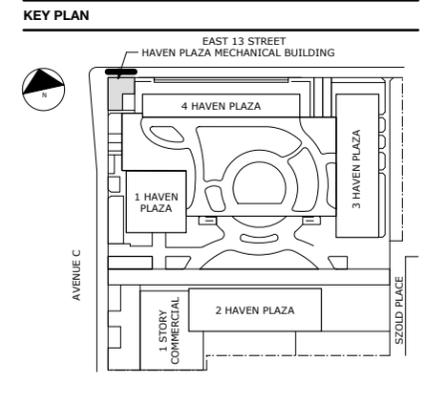
ELEVATOR CONSULTANT  
 HUBERT H. HAYES, INC.  
 1953 86TH STREET  
 BROOKLYN, NY 11214

STRUCTURAL ENGINEER  
 SILMAN  
 32 OLD SLIP  
 10TH FLOOR  
 NEW YORK, NY 10005

DATE	REVISION	NO.
05/20/2016	SCHEMATIC DESIGN	1
06/17/2016	DESIGN DEVELOPMENT - HDC ENGINEER REVIEW	2
07/25/2016	DOB FILING SET	3
08/25/2016	HDC REVIEW SET	4
09/02/2016	ISSUE FOR BID	5



1 NORTH ELEVATION - 13TH STREET  
 Scale: 3/8" = 1'-0"



PROJECT:  
**HAVEN PLAZA RESILIENCY PROJECT**  
**HAVEN PLAZA MECHANICAL BUILDING**  
**NEW YORK, NY 10009**

DRAWING TITLE:  
**NORTH ELEVATION**

SEAL & SIGNATURE:	DATE: 02 SEPTEMBER 2016
	PROJECT No: 15474
	DRAWING BY: LBM/TT
	CHECKED BY: DA & TJ
	DWG No:
<b>A-200.00</b>	
CADD FILE No: 15474	7 of 25

OWNER  
 WAVECREST MANAGEMENT TEAM, INC.  
 87-14 116TH STREET  
 RICHMOND HILL, NY 11418

MEP ENGINEER  
 COLLADO  
 2 HOLLAND AVENUE  
 WHITE PLAINS, NY 10603

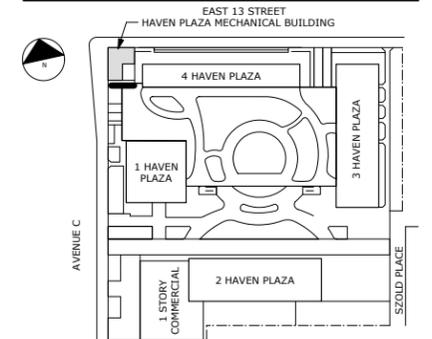
GEOTECHNICAL ENGINEER  
 LANGAN  
 21 PENN PLAZA  
 360 WEST 31ST STREET, 8TH FLOOR  
 NEW YORK, NY 10001

ELEVATOR CONSULTANT  
 HUBERT H. HAYES, INC.  
 1953 86TH STREET  
 BROOKLYN, NY 11214

STRUCTURAL ENGINEER  
 SILMAN  
 32 OLD SLIP  
 10TH FLOOR  
 NEW YORK, NY 10005

DATE	REVISION	NO.
05/20/2016	SCHEMATIC DESIGN	1
06/17/2016	DESIGN DEVELOPMENT - HDC ENGINEER REVIEW	2
07/25/2016	DOB FILING SET	3
08/25/2016	HDC REVIEW SET	4
09/02/2016	ISSUE FOR BID	5

**KEY PLAN**



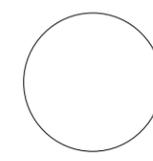
PROJECT:

**HAVEN PLAZA RESILIENCY PROJECT  
 HAVEN PLAZA MECHANICAL BUILDING  
 NEW YORK, NY 10009**

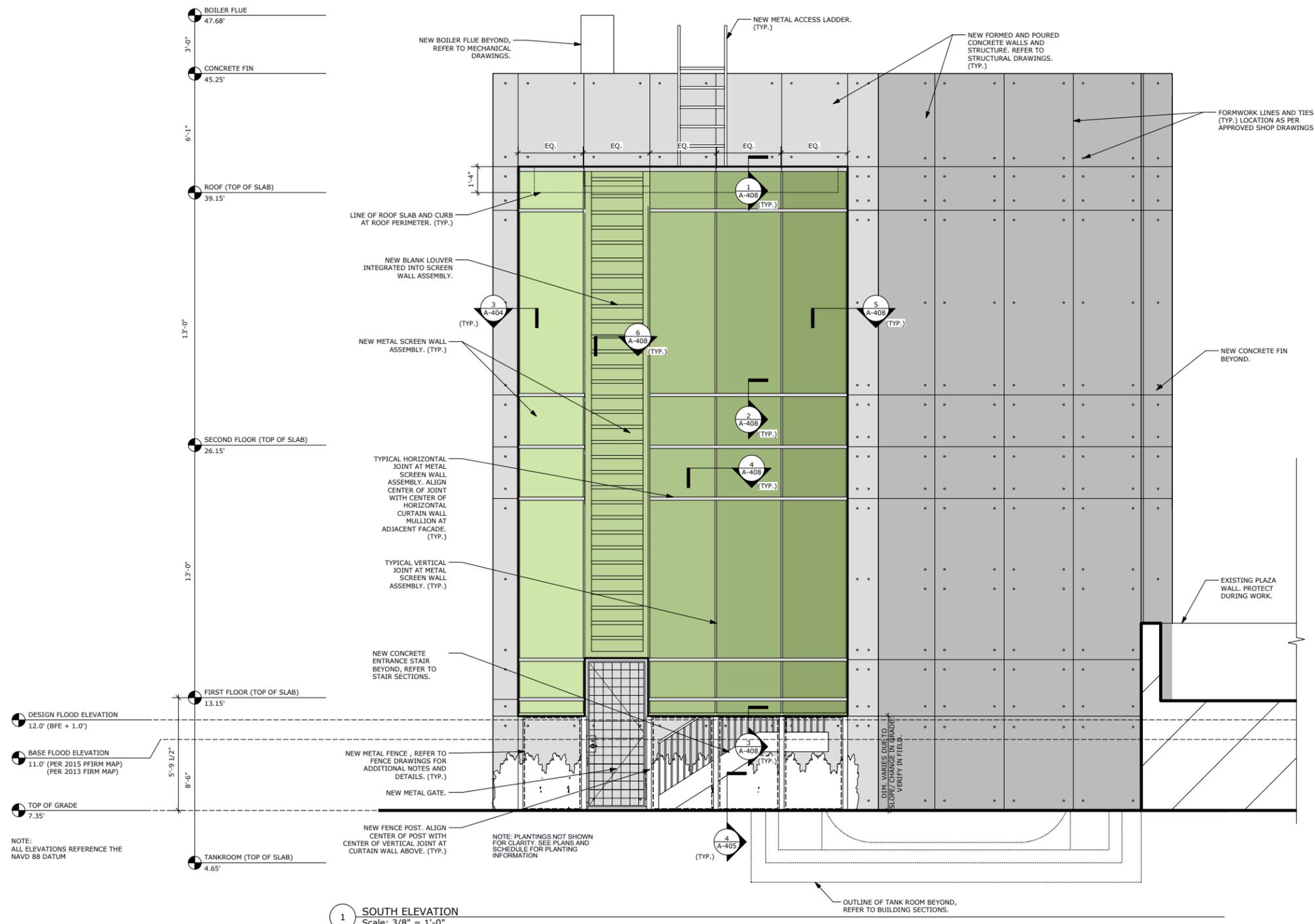
DRAWING TITLE:

**SOUTH ELEVATION**

SEAL & SIGNATURE:



DATE: 02 SEPTEMBER 2016  
 PROJECT No: 15474  
 DRAWING BY: LBM/TT  
 CHECKED BY: DA & TJ  
 DWG No:  
**A-202.00**  
 CADD FILE No: 9 of 25  
 15474



**1 SOUTH ELEVATION**  
 Scale: 3/8" = 1'-0"

**HAVEN PLAZA HOUSING DEVELOPMENT FUND COMPANY, INC.**  
**c/o Comerford & Dougherty, LLP**  
**1122 Franklin Avenue, Suite 406**  
**Garden City, New York 11530**

Dated as of August 16, 2016

New York City Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, New York 10271

Re: Minor Modification of the  
Tompkins Square Area Large Scale Residential Development,  
Block 382, Lots 1 and 100  
Borough of Manhattan (the "LSRD")

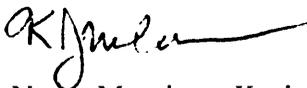
To Whom It May Concern:

I, Monsignor Kevin Nelan, am the President of Haven Plaza Housing Development Fund Company, Inc., the fee owner of the properties located at Block 382, Lot 1 within the LSRD. Haven Plaza Housing Development Fund Company, Inc. hereby authorizes Haven Square LLC, the New York City Department of Housing Preservation and Development ("HPD"), and the New York City Housing Development Corporation ("HDC"), and their representatives to file a Minor Modification application to the LSRD (approved by the City Planning Commission on November 10, 1965, application number CP-19170) within the former Tompkins Square Urban Renewal Area. This Minor Modification will facilitate the development of a two-story and basement mechanical building on Block 382, Lot 1, and update the boundaries of the LSRD to remove the Dry Dock Playground.

Thank you for your consideration.

Sincerely,

HAVEN PLAZA HOUSING DEVELOPMENT FUND COMPANY, INC.



Name: Monsignor Kevin Nelan  
Title: President

cc: Joel Kolkman, Project Manager, DCP  
Deborah Morris, Director of Resiliency Planning, HPD  
Sean Almonte, Director – Multifamily Storm Recovery Program, HPD  
Diana Glaternik, Assistant Vice President of Portfolio Integrity, HDC  
Stuart Beckerman, Slater & Beckerman, P.C.

VILLAGE EAST TOWERS, INC.  
c/o Kagan Lubic Lepper Finkelstein & Gold, LLP  
200 Madison Avenue, 24<sup>th</sup> Floor  
New York, New York 10016

Dated as of August 29, 2016

New York City Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, New York 10271

Re: Minor Modification of the  
Tompkins Square Area Large Scale Residential Development,  
Block 382, Lots 1 and 100  
Borough of Manhattan (the "LSRD")

To Whom It May Concern:

I, Richard Heitler, am the President of the Board of Village East Towers, Inc., the fee owner of the properties located at Block 382, Lot 100 within the LSRD. Village East Towers, Inc., hereby authorizes Haven Square LLC, the New York City Department of Housing Preservation and Development ("HPD"), and the New York City Housing Development Corporation ("HDC"), and their representatives to file a Minor Modification application to the LSRD (approved by the City Planning Commission on November 10, 1965, application number CP-19170) within the former Tompkins Square Urban Renewal Area. This Minor Modification will facilitate the development of a two-story and basement mechanical building on Block 382, Lot 1, and update the boundaries of the LSRD to remove the Dry Dock Playground.

Thank you for your consideration.

Sincerely,



VILLAGE EAST TOWERS, INC.

Name: Richard Heitler  
Title: President of the Board

cc: Joel Kolkman, Project Manager, DCP  
Deborah Morris, Director of Resiliency Planning, HPD  
Sean Almonte, Director – Multifamily Storm Recovery Program, HPD  
Diana Glaternik, Assistant Vice President of Portfolio Integrity, HDC  
Stuart Beckerman, Slater & Beckerman, P.C.



Department of  
Housing Preservation  
& Development

nyc.gov/hpd

Office of Development

## Departmental Memorandum

To: File for CEQR No.17HPD019M

From: Aaron Werner, Director of Environmental Planning



CC: V. Simmons, K. Parris, A. Freeman, D. Morris, F. Camillo

Date: September 30, 2016

**Re: Type II Determination**

Haven Plaza Resiliency Project

Southeast corner of East 13<sup>th</sup> Street and Avenue C, Manhattan  
(Block 382, Lot 1)

---

Pursuant to Title 6 of the New York State Code of Rules and Regulations, Part 617, New York State Environmental Quality Review Act ("SEQRA"), it has been determined that the above referenced proposal is a Type II action not likely to have any significant environmental impacts and therefore, requires no further environmental review.

The proposal involves an application by Haven Square LLC, the New York City Department of Housing Preservation and Development (HPD), and the New York City Housing Development Corporation (HDC) (collectively, the "Applicants") to: 1) facilitate the development of a two-story (with basement) approximately 3,120 square foot mechanical building (the "Mechanical Building") at the southeast corner of East 13th street and Avenue C (188 Avenue C, Block 382, Lot 1), in the Borough of Manhattan, Community District 3 (the "Development Site" or "Parcel A"); and 2) update the boundaries of the Tompkins Square Area Large Scale Residential Development encompassing Block 382, Lots 1 and 100 (the "LSRD" or "Project Area"). The proposed Mechanical Building will contain new boilers, water tanks, an electrical room, and a gas booster which will provide heat and hot water for four existing residential buildings, containing a total of 371 affordable dwelling units, on Parcel A. The Mechanical Building will be constructed on a small underutilized portion of Parcel A and comply with flood resilience regulations under the Zoning Resolution and Appendix G of the 2014 Building Code.

Parcel A is part of the Tompkins Square Area Large Scale Residential Development which encompasses Parcel A and Block 382, Lot 100 ("Parcel B"). The LSRD was approved by the City Planning Commission ("CPC") on November 10, 1965 by Resolution CP-19170 (the "LSRD



Approval”). At that time, the LSRD also included Block 380, Lot 50 (“Parcel C”), which has since been designated a Public Park and is no longer part of the LSRD. Through the LSRD Approval, CPC authorized, among other things, the distribution of floor area, open space, and zoning rooms without regard to lot lines, a reduction in the spacing required between several buildings, and the inclusion of accessory commercial uses within the LSRD.

The Applicants are seeking a minor modification of the LSRD Approval to facilitate the development of the Mechanical Building. The Mechanical Building, which will be constructed on an unutilized portion of Parcel A, will improve the resiliency, sustainability, and efficiency of operations on Parcel A and permit better site planning. Given that the Mechanical Building will only contain mechanical equipment, the building will not increase the existing floor area or lot coverage or occupy required open space on the LSRD.

As requested by the Department of City Planning, the minor modification will also update the boundaries of the LSRD. The LSRD Approval originally included Parcels A, B, and C. On November 1, 1967, by Resolution CP-19928, CPC mapped a Public Park on Parcel C. Public Parks are not subject to zoning regulations. As a result, Parcel C was effectively removed from the LSRD. However, the boundaries of the LSRD and the LSRD Approval were never updated to reflect the removal of Parcel C. This application therefore seeks to update the boundaries of the LSRD by removing Parcel C and keeping Parcels A and B.

In accordance with 6 NYCRR Part 617.5(c)(7), the construction of the proposed Mechanical Building on Parcel A constitutes “construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 gross square feet of floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities.” In addition, in accordance with 6 NYCRR Part 617.5(c)(20), the removal of Parcel C from the LSRD constitutes “routine or continuing agency administration and management.” Therefore, it has been determined that these actions are considered Type II actions that do not exceed any of the thresholds for a Type I or Unlisted action set forth in 6 NYCRR Part 617 and no further environmental review is required.



## ENVIRONMENTAL REVIEW

**Project number:** HOUSING PRESERVATION AND DEV. / 17HPD019M  
**Project:** HAVEN PLAZA UTILITY BUILDING  
**Address:** 188 AVENUE C, **BBL:** 1003820001  
**Date Received:** 9/23/2016

---

**No architectural significance**

**No archaeological significance**

**Designated New York City Landmark or Within Designated Historic District**

**Listed on National Register of Historic Places**

**Appears to be eligible for National Register Listing and/or New York City Landmark Designation**

**May be archaeologically significant; requesting additional materials**

*Gina Santucci*

9/23/2016

---

SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 31811\_FSO\_DNP\_09292016.doc