

The current proposal is:

Preservation Department – Item 7, LPC-22-07187

144 Greenpoint Avenue – Greenpoint Historic District Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 873 1899 4372

Passcode: 278022

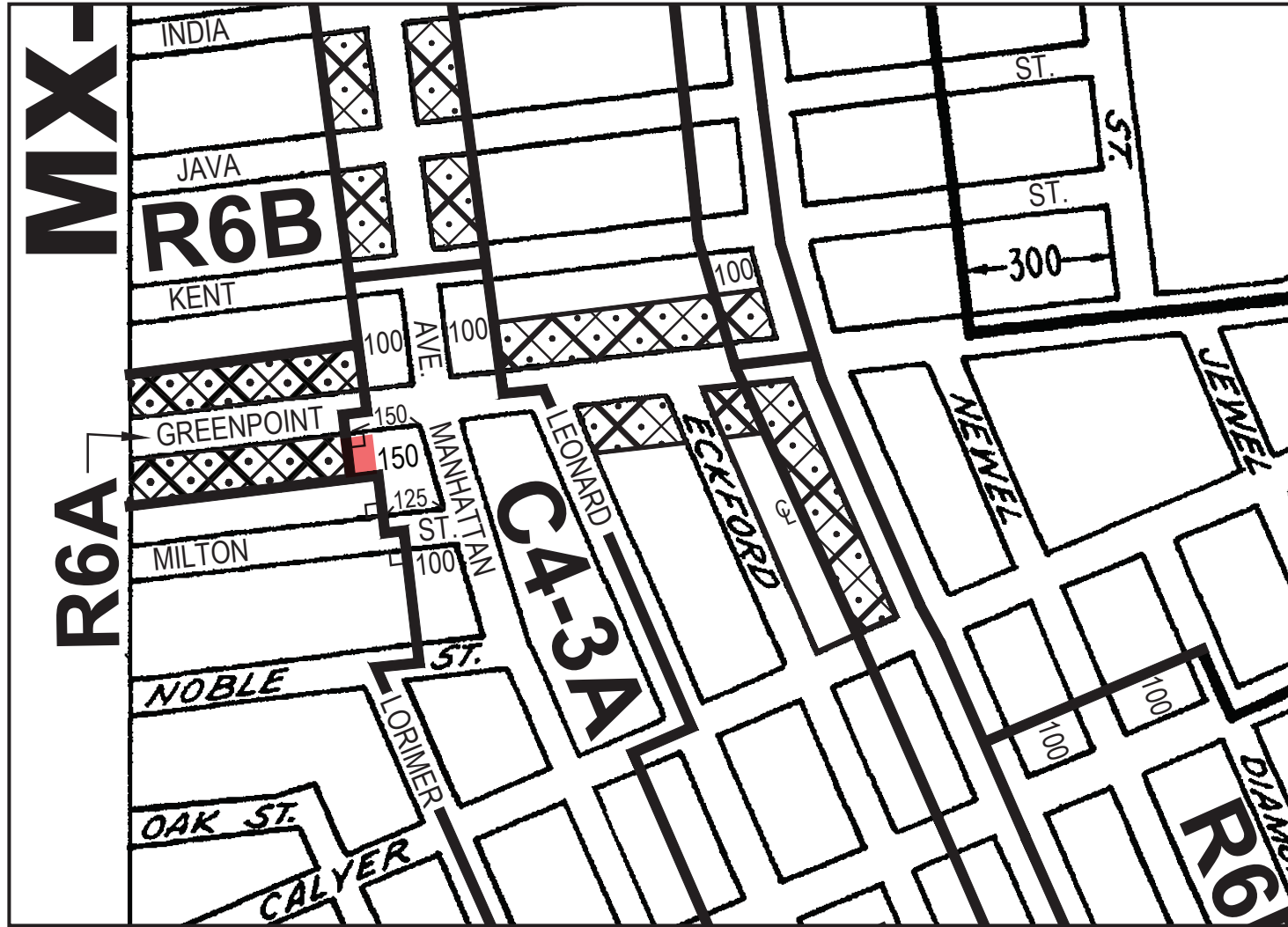
By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

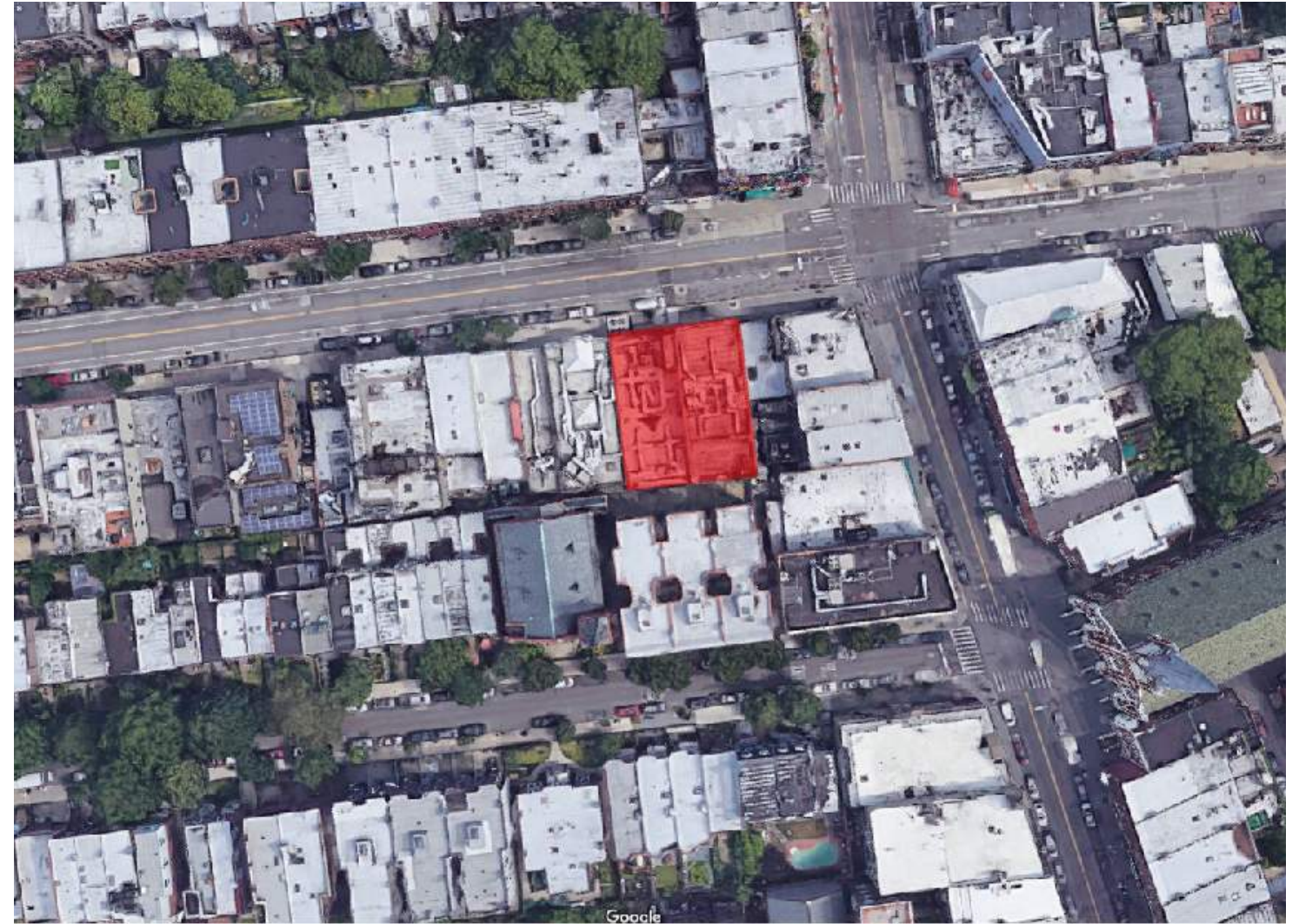
888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



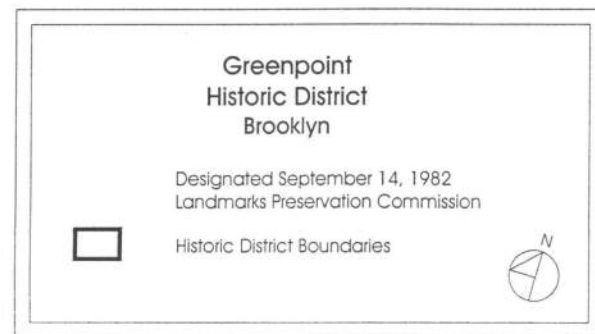


ZONING MAP



AERIAL VIEW OF SITE

 SITE: 144 GREENPOINT AVE



1980 TAX PHOTO

EXCERPT FROM 1982 DESIGNATION REPORT:

No. 144-150, the Polonaise Terrace catering hall, was originally built in 1898 by Charles Heidelberg and designed by Wilson & Dassau. The current hall is a combination of two of five one-story taxpayers and one two-story high building. The one-story structures have been covered with a blind arcade of aluminum and a false front of stucco and aluminum has been erected over the two-story portion.

SITE: 144 GREENPOINT AVE

TWO STORY AND ONE STORY BUILDINGS, ORIGINALLY BUILT IN 1898

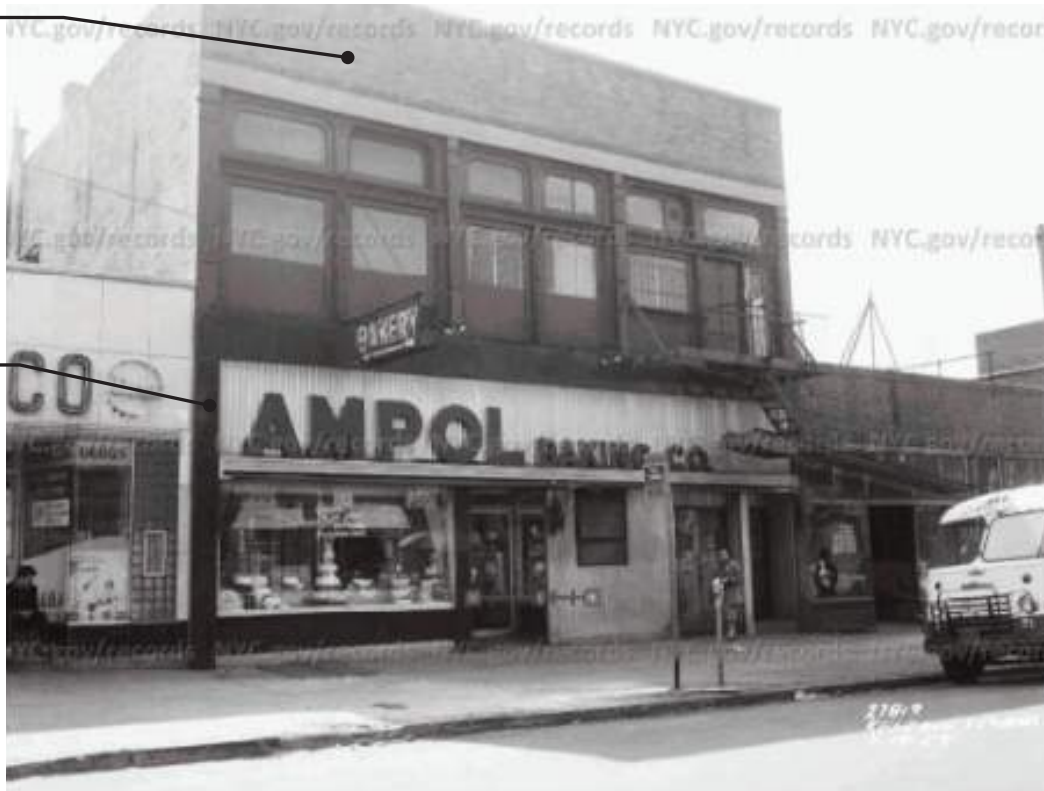


1928 SUBWAY CONSTRUCTION WORK PHOTO



1940 TAX PHOTO

ORIGINAL CORNICE AT TWO-STORY BUILDING WAS REMOVED BETWEEN 1940 AND 1950



1950 MUNICIPAL ARCHIVES PHOTO OF EAST BUILDING

ORIGINAL STOREFRONT REMOVED



1950 MUNICIPAL ARCHIVES PHOTO OF WEST BUILDING

ORIGINAL CORNICE AT ONE-STORY BUILDING WAS REMOVED BETWEEN 1940 AND 1950

ORIGINAL FACADE STRIPPED AND RECLAD. THE TWO BUILDINGS WERE COMBINED TO FORM THE POLONAISE CATERING HALL



1973 US PATENT & TRADEMARK OFFICE PHOTO



2006 PROPERTY SHARK PHOTO

BUILDING EXTERIOR IN 2006 IS SIMILAR TO THAT OF THE BUILDING IN 1982 WHEN GREENPOINT HISTORIC DISTRICT WAS DESIGNATED



2015 PHOTO



2021 PHOTO



EXISTING FACADE AT TWO STORY PORTION



EXISTING FACADE AT ONE STORY PORTION



EXISTING ENTRY AT TWO STORY PORTION



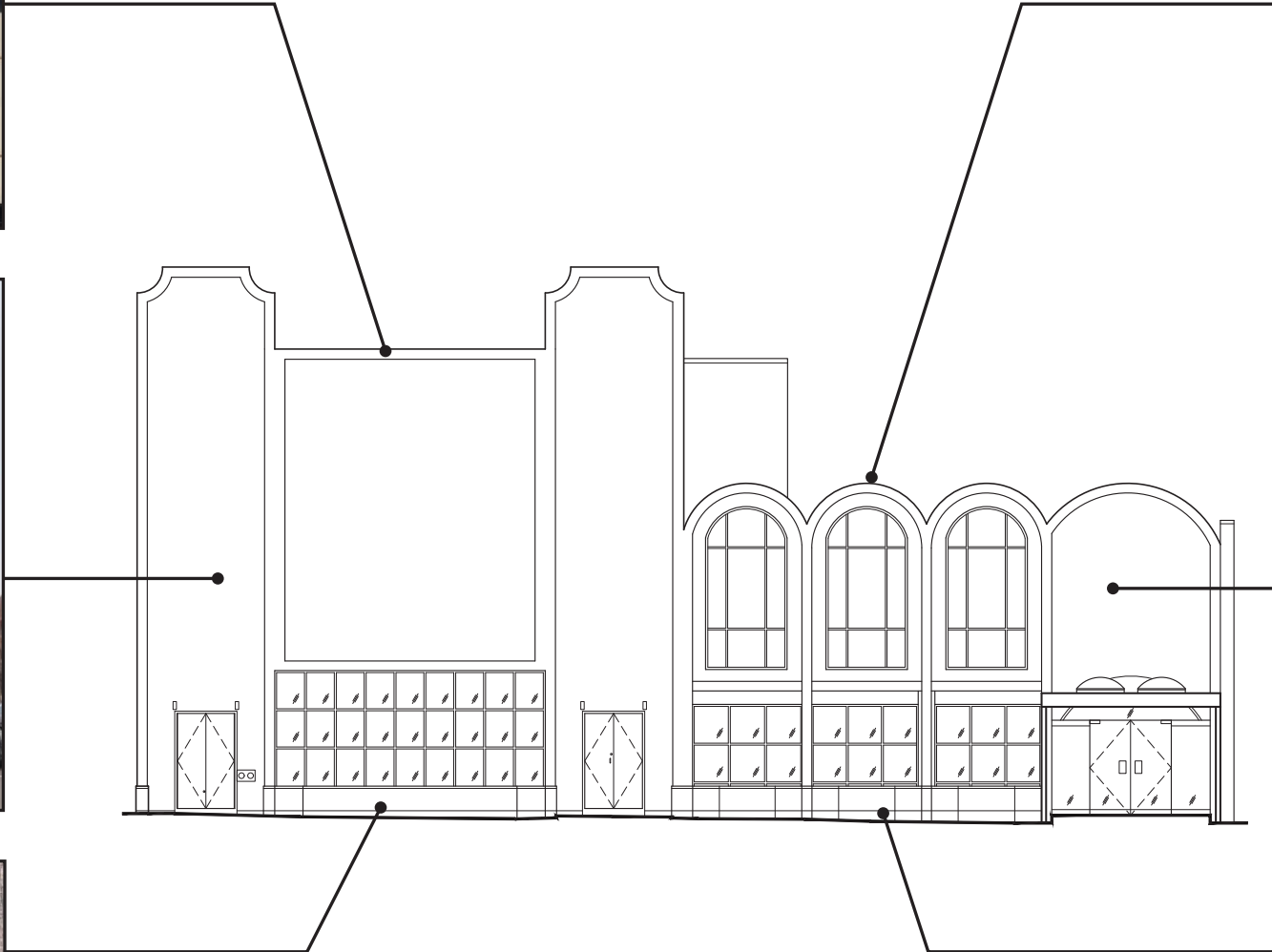
EXISTING ENTRY AND CANOPY AT ONE STORY PORTION

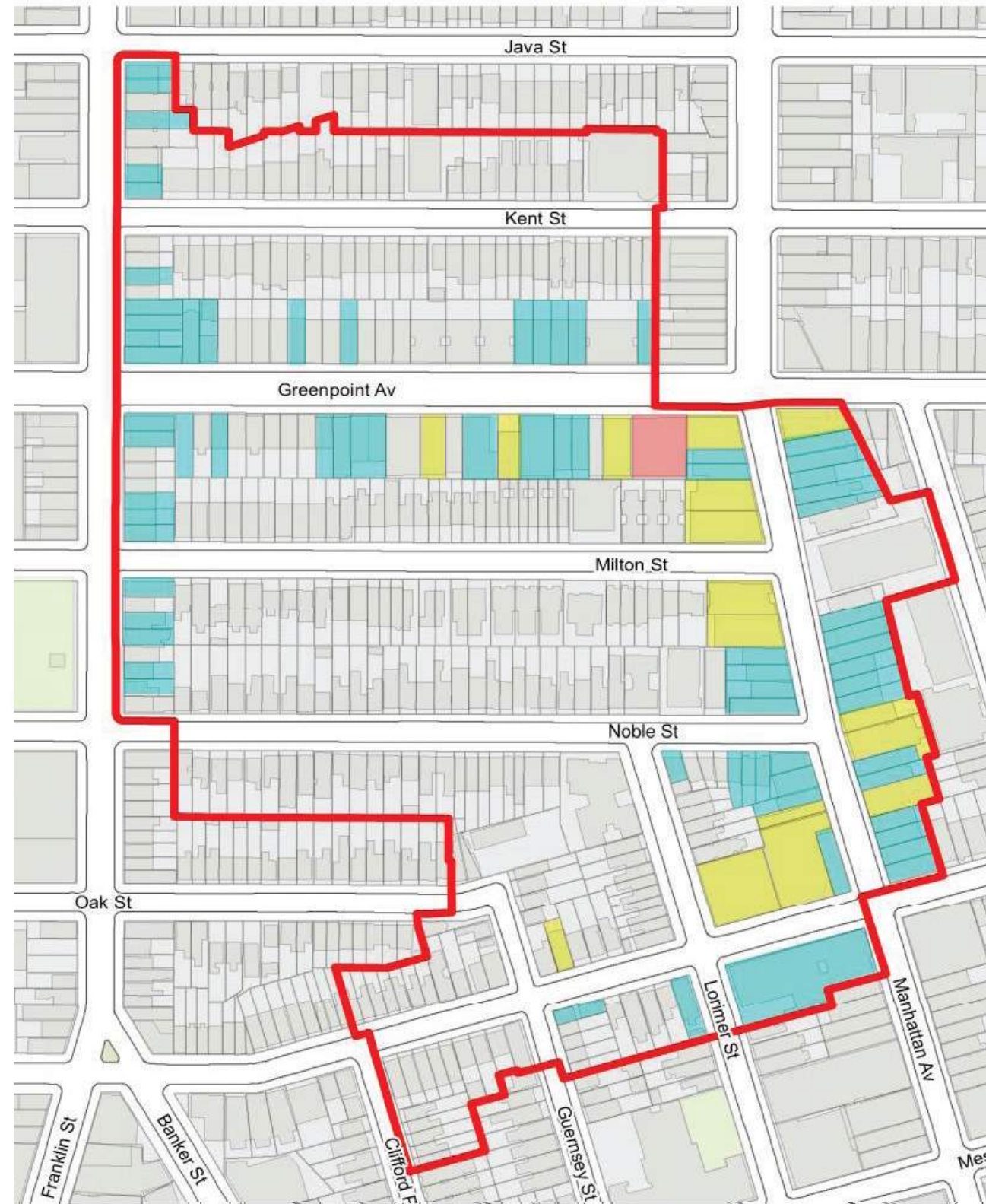


EXISTING PLANTER AT TWO STORY PORTION



EXISTING PLANTERS AT ONE STORY PORTION





- HISTORIC DISTRICT BOUNDARY
- SITE: 144 GREENPOINT AVE
- COMMERCIAL BUILDING
- MIXED COMMERCIAL & RESIDENTIAL



897 MANHATTAN AVE **144 GREENPOINT AVE** 140 138 136 134 130 128 126 124 122 118 114 112 110 108 106 104 102 100 98 96 94 142 FRANKLIN ST

GREENPOINT AVENUE ELEVATION LOOKING SOUTH



144 FRANKLIN ST 79 81 83 85 87 89 91 93 95 97 99 101 103 107 111 115 117 119 121 123 125 131 133 NOT IN HISTORIC DISTRICT

GREENPOINT AVENUE ELEVATION LOOKING NORTH



807



817 821 825 829 831 833 837



845 849 851 853 863



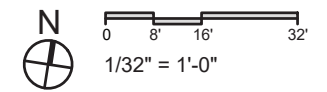
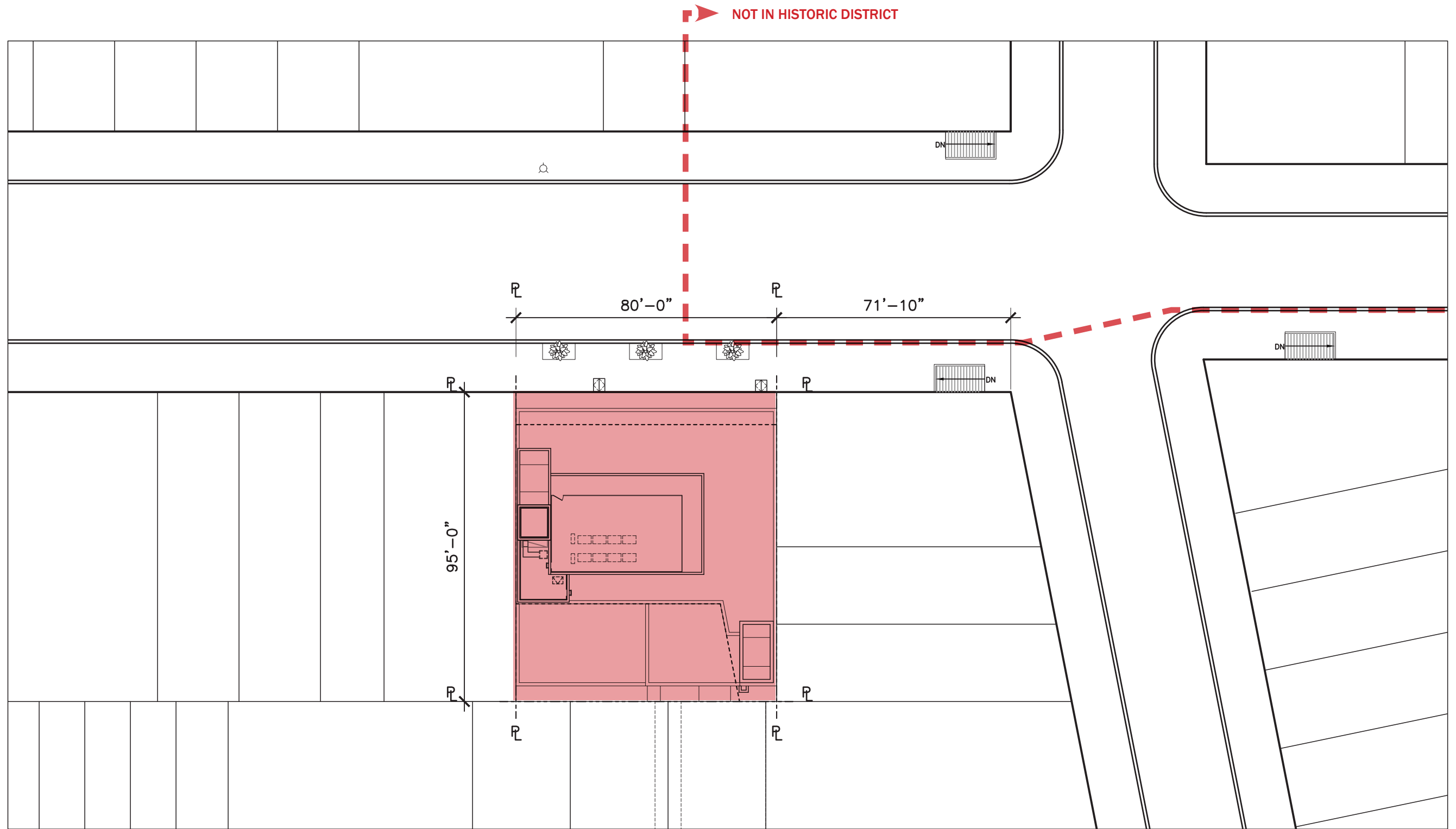
875 885 887 889 897

MANHATTAN AVENUE ELEVATION LOOKING WEST



896 892 888 886 882 880 878 866 862 860 856 854 850 848 846 842 836 832 830 826 824 820 818 814

MANHATTAN AVENUE ELEVATION LOOKING EAST





1906 PHOTO OF UNION BANK AT 894 MANHATTAN AVE, CORNER VIEW



894 MANHATTAN AVE, CORNER VIEW



1982 PHOTO OF MECHANIC'S AND TRADER'S BANK AT 144 FRANKLIN ST, SOUTH VIEW



144 FRANKLIN ST, SOUTH VIEW



144 FRANKLIN ST, CORNER VIEW



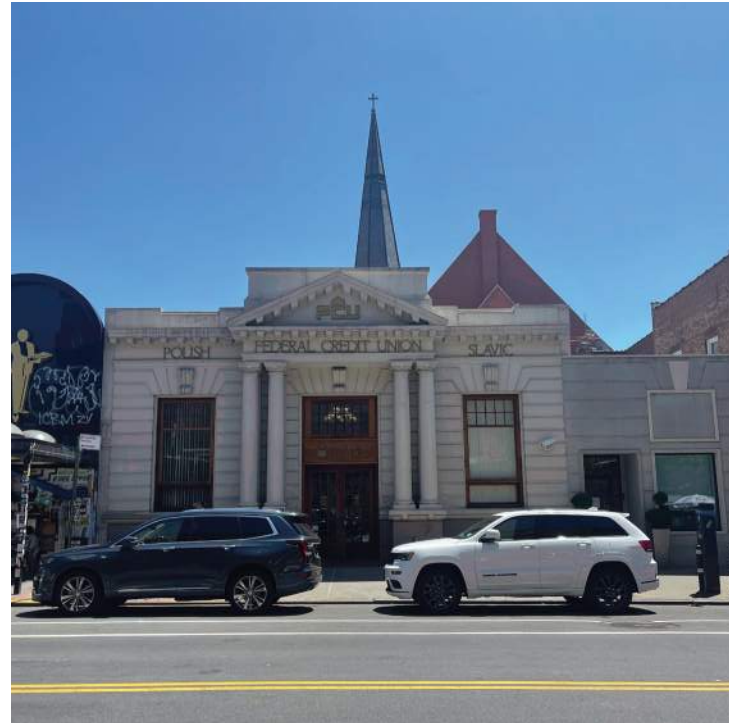
863 MANHATTAN AVE, EAST VIEW



863 MANHATTAN AVE, CORNER VIEW



128 GREENPOINT AVE



140 GREENPOINT AVE



875 MANHATTAN AVE



155 CALYER ST



885 MANHATTAN AVE



825 & 829 MANHATTAN AVE



826 MANHATTAN AVE



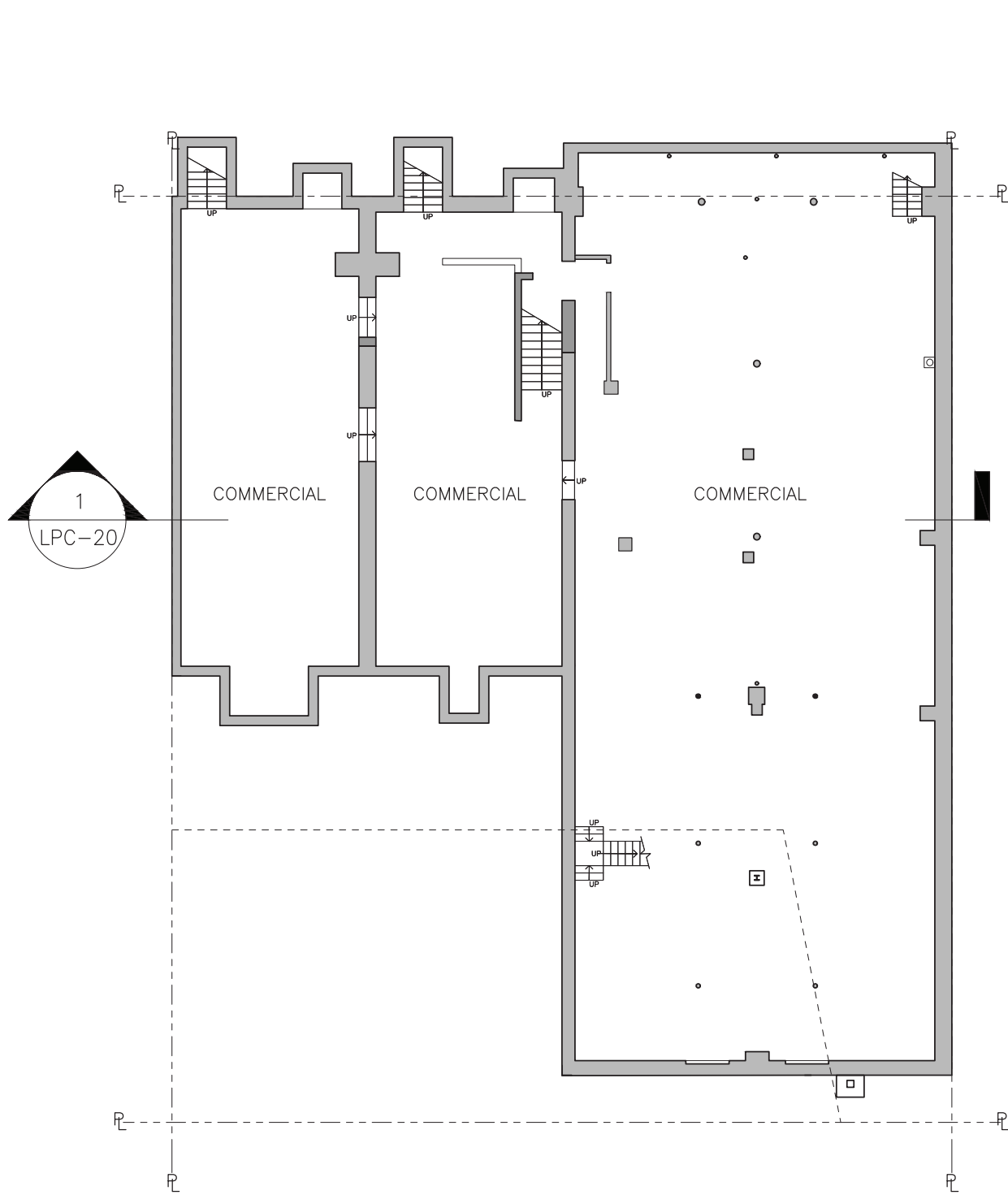
836 MANHATTAN AVE



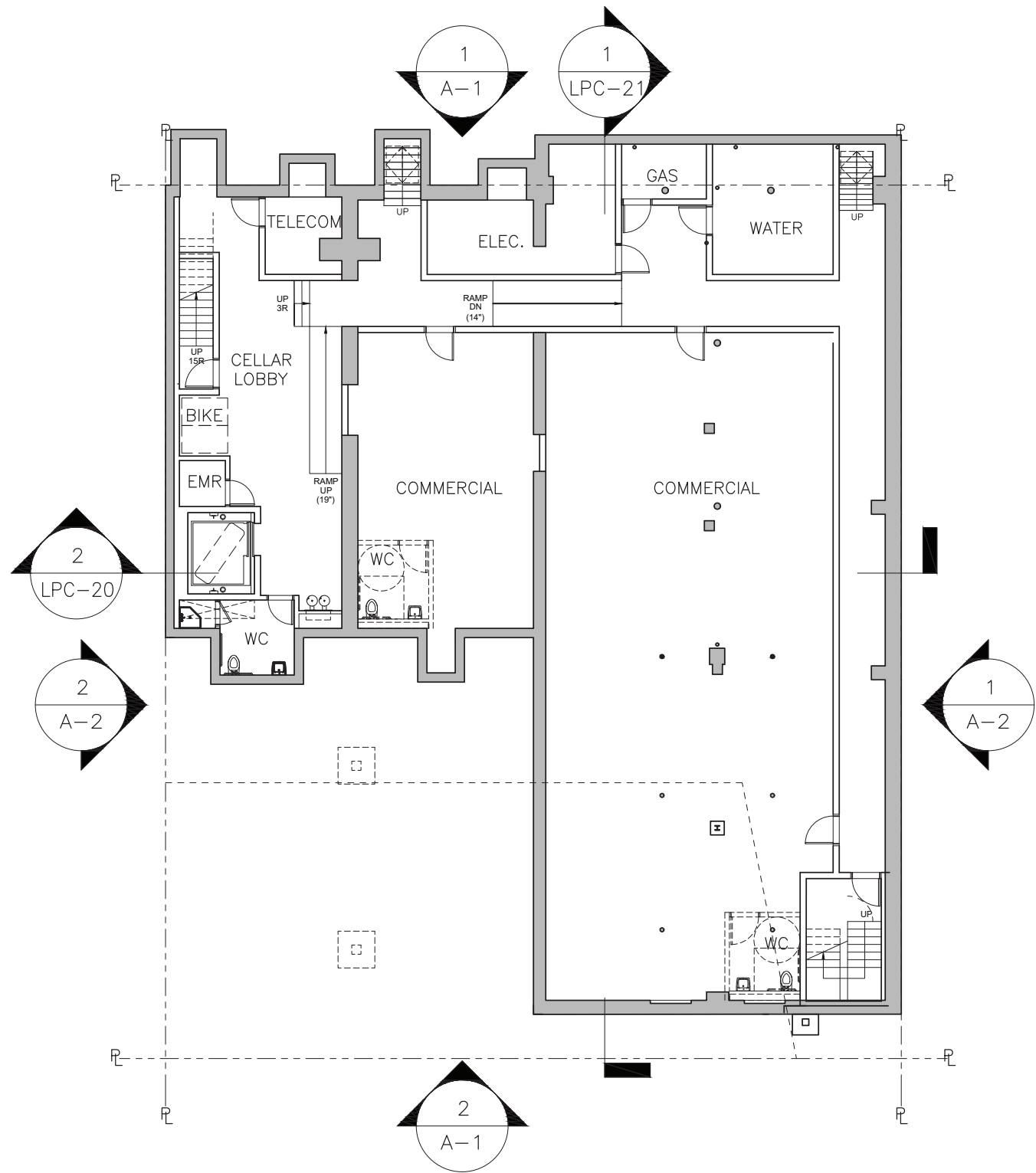
807 MANHATTAN AVE, CORNER VIEW



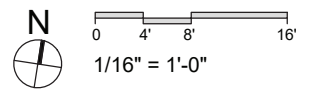
807 MANHATTAN AVE, SOUTH VIEW



EXISTING CELLAR FLOOR PLAN
6,116.59 GSF

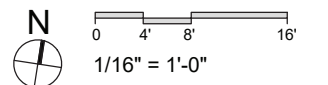
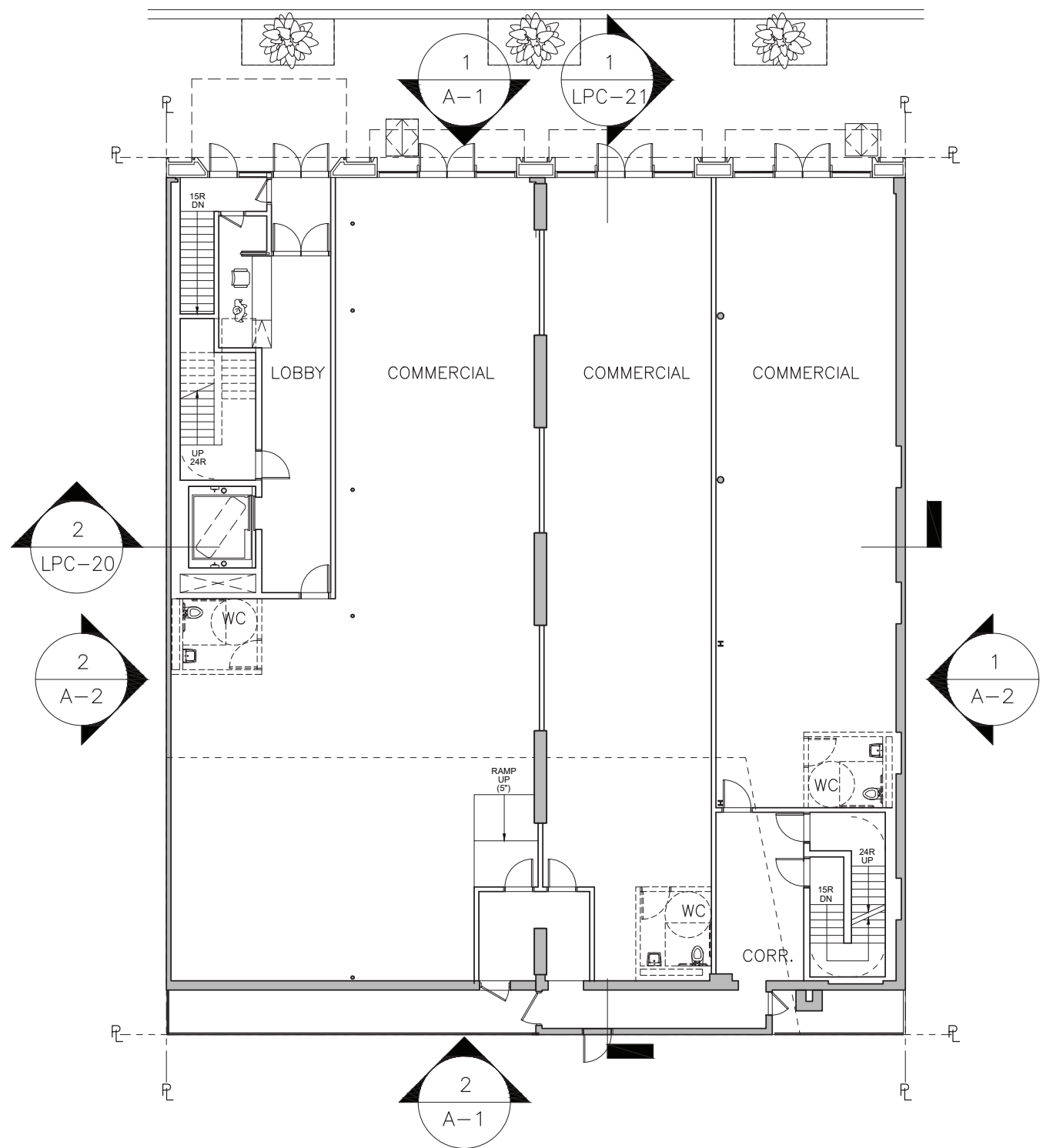
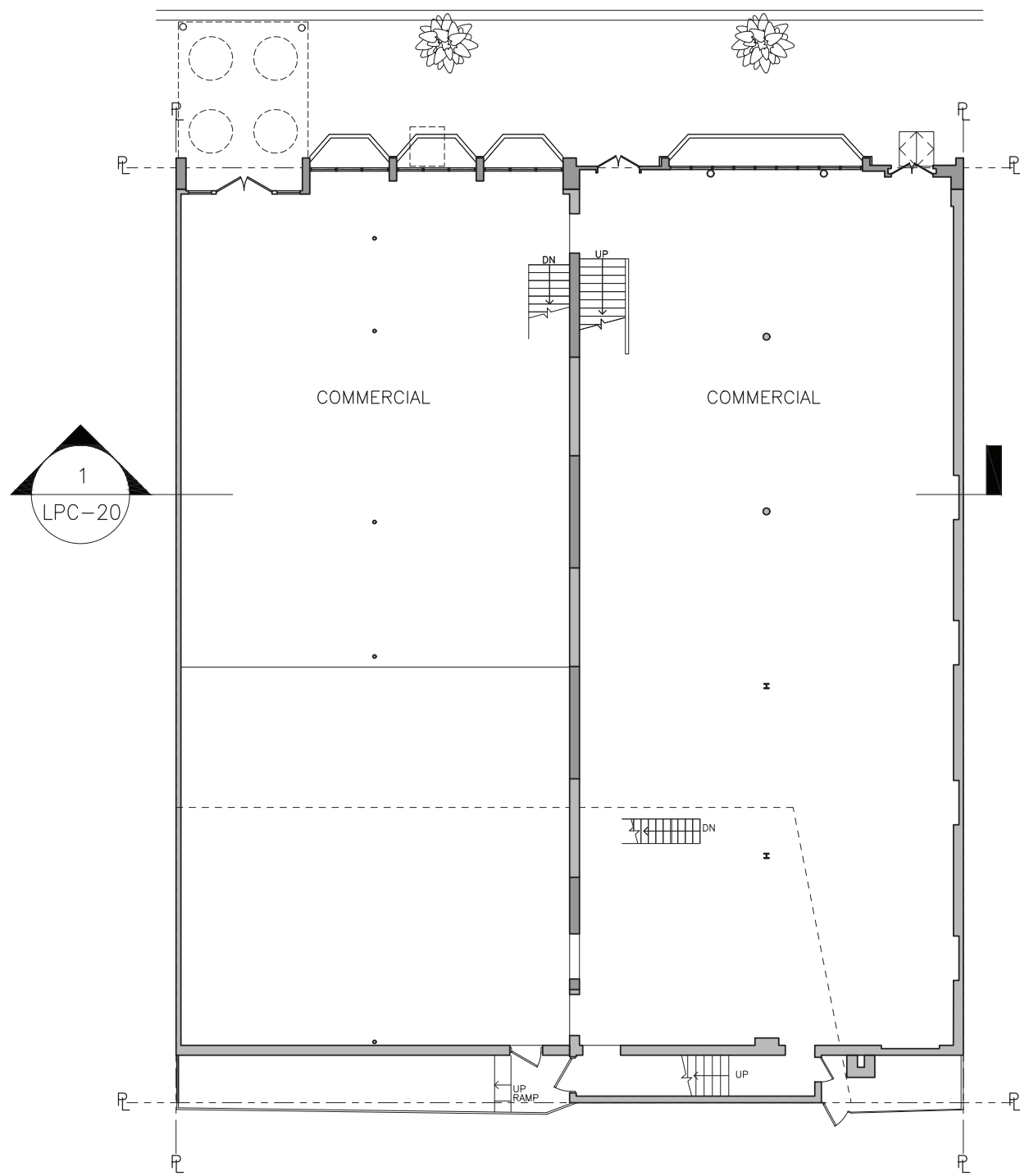


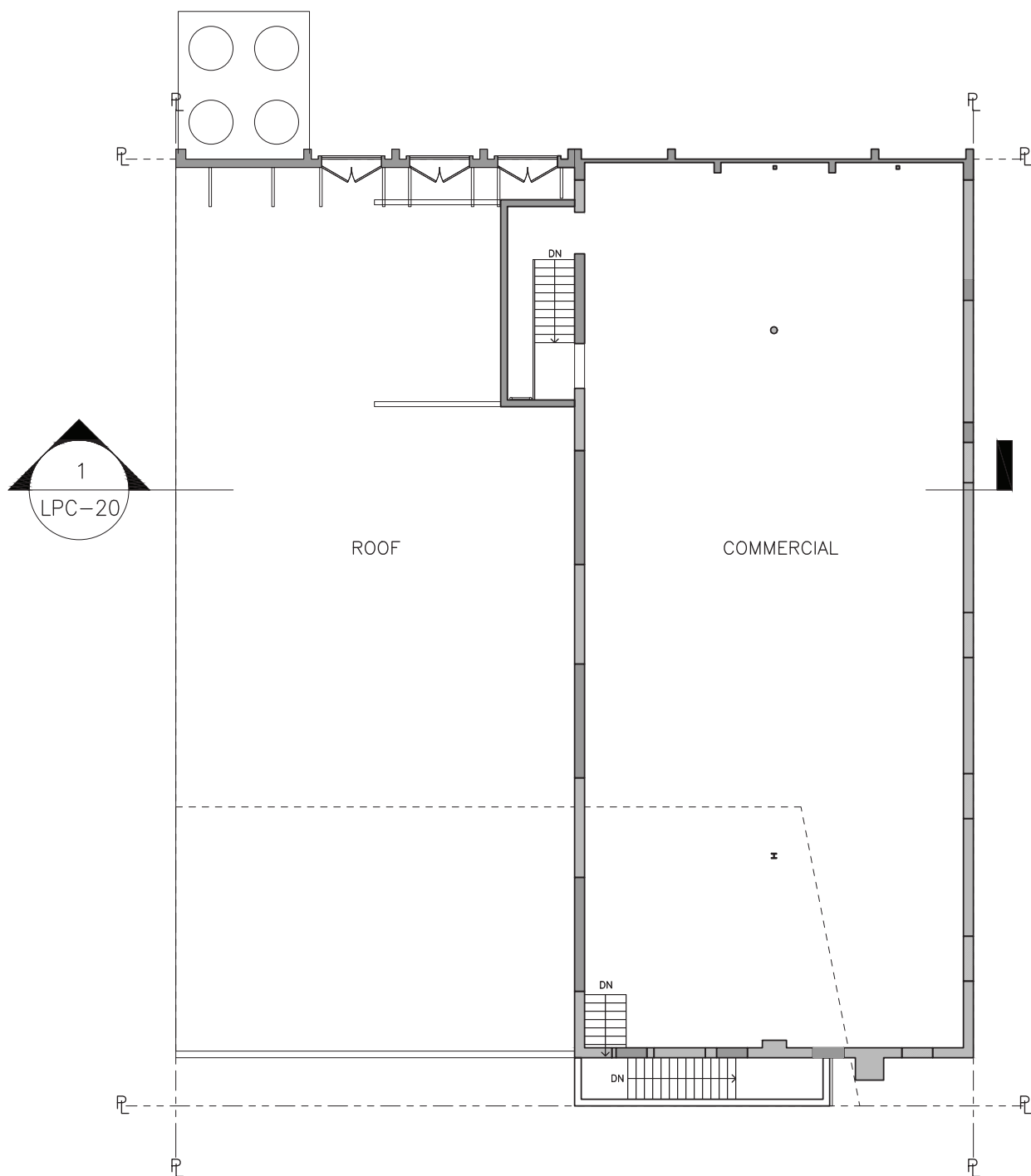
PROPOSED CELLAR FLOOR PLAN
0 ZSF
2,779.04 NSF



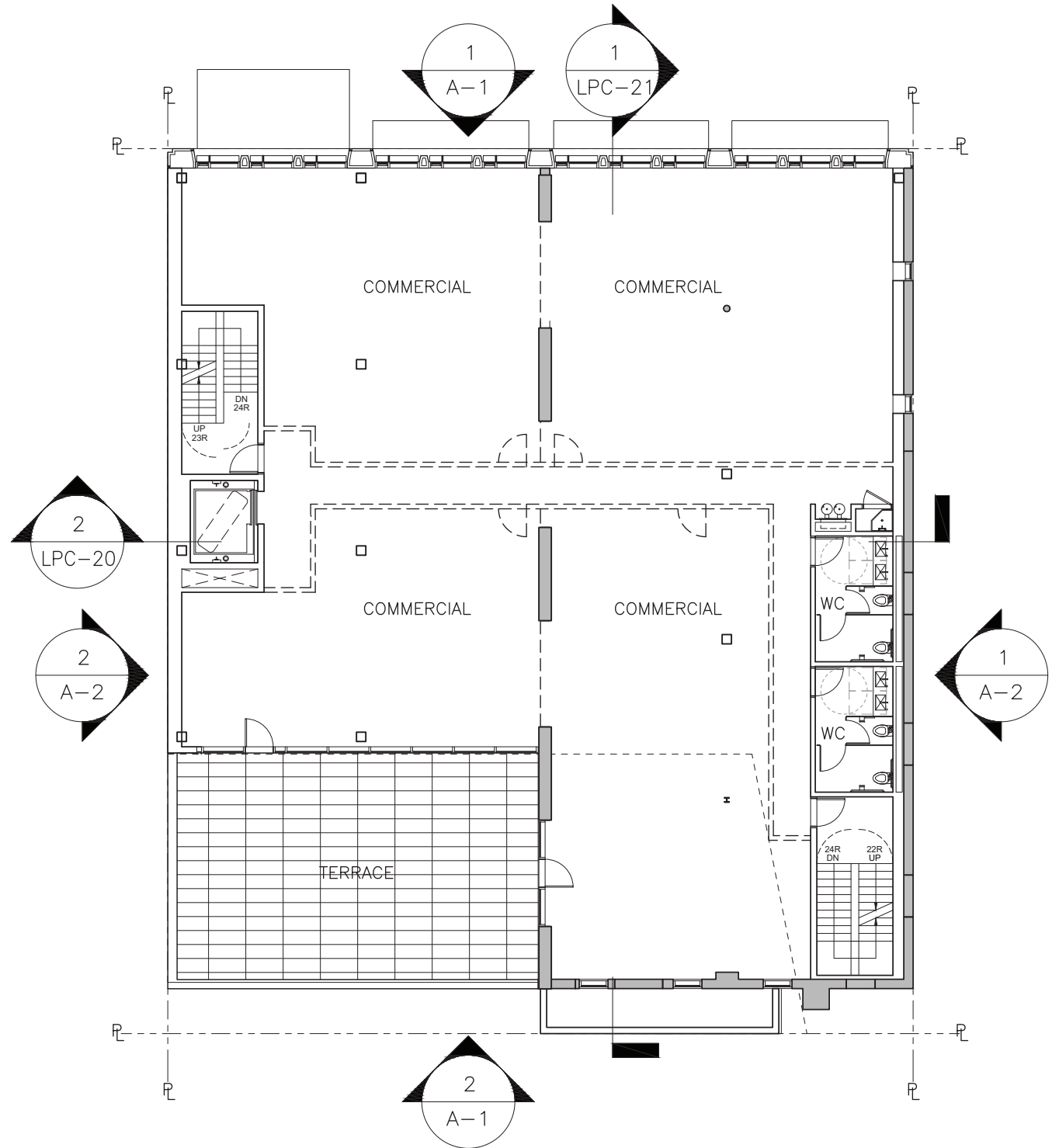
GREENPOINT AVENUE

GREENPOINT AVENUE

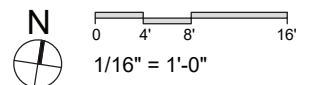


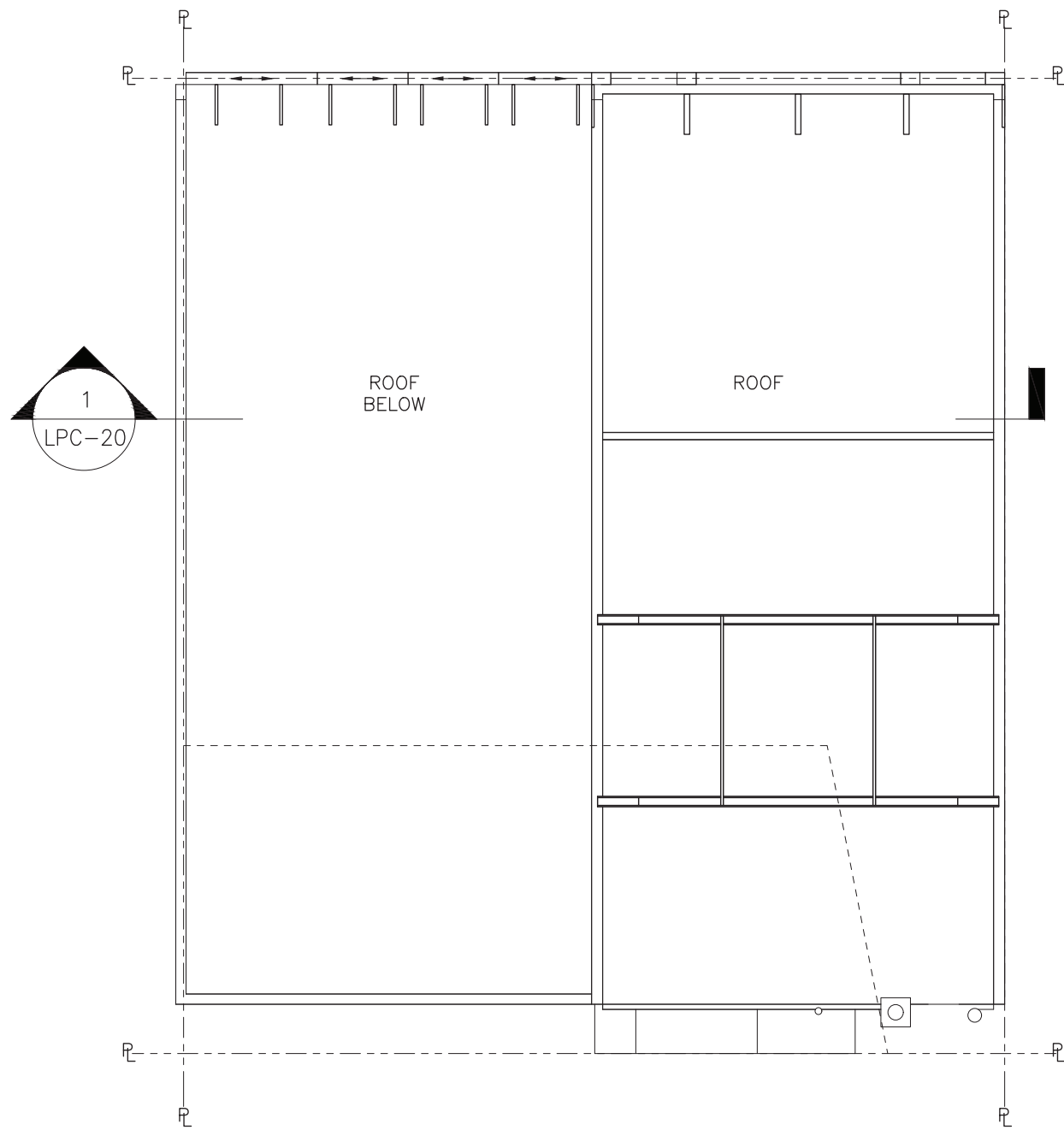


EXISTING SECOND FLOOR PLAN
3,832.71 GSF

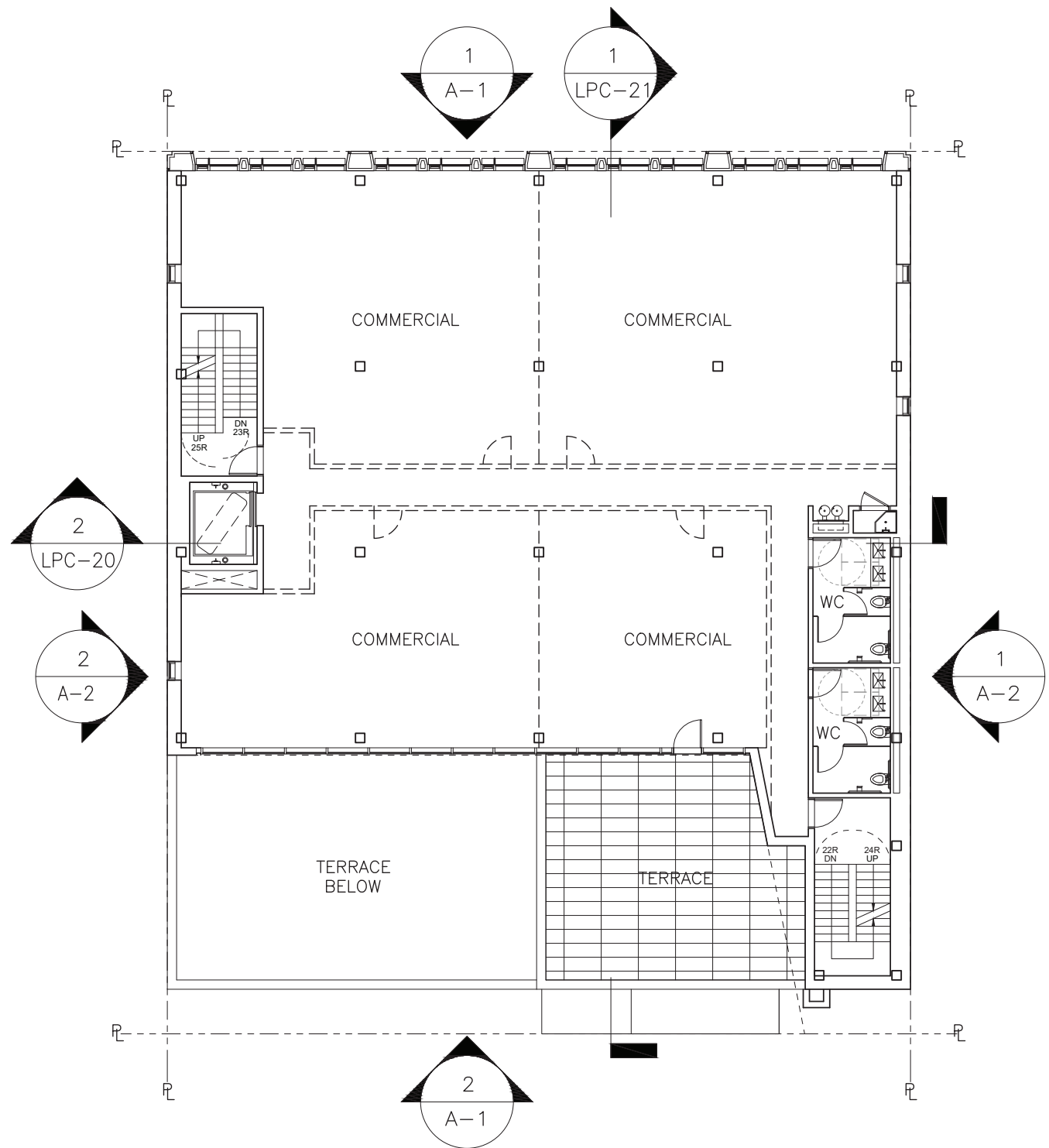


PROPOSED SECOND FLOOR PLAN
6,116.98 ZSF
4,931.66 NSF

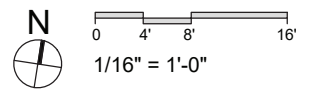


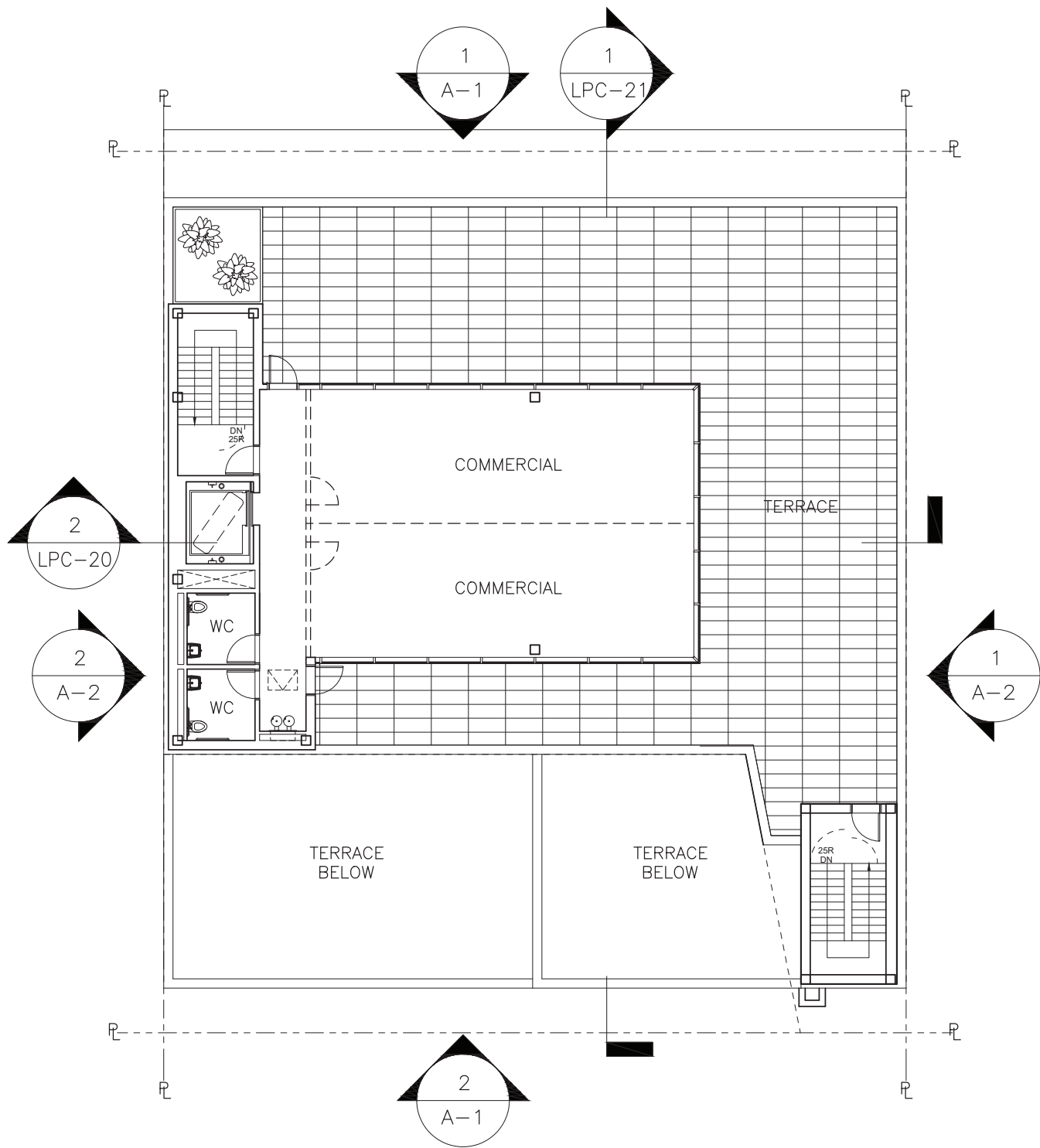


EXISTING ROOF PLAN

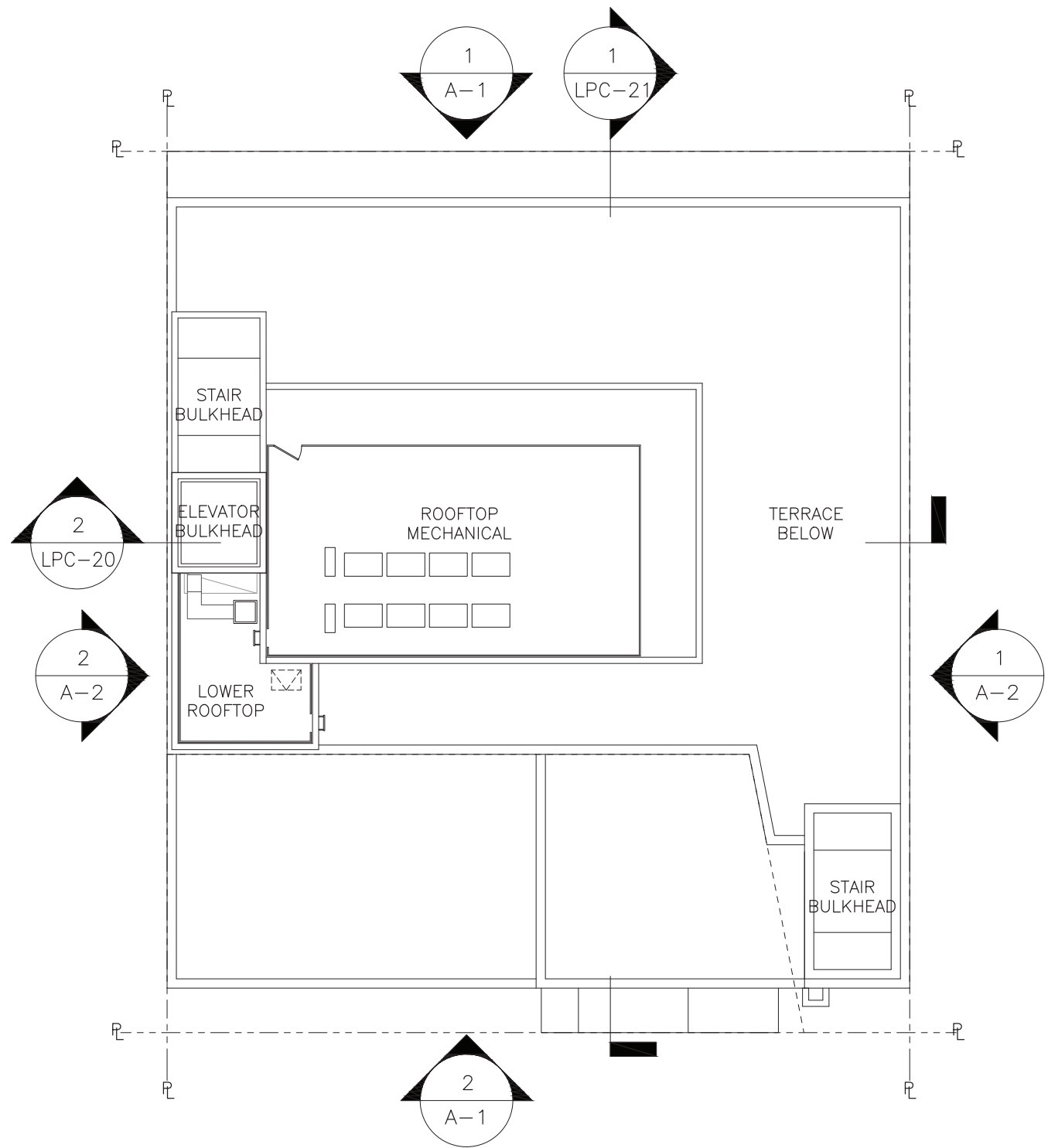


PROPOSED THIRD FLOOR PLAN
 5,390.37 ZSF
 4,307.21 NSF

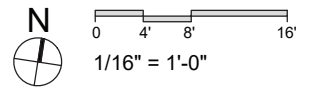


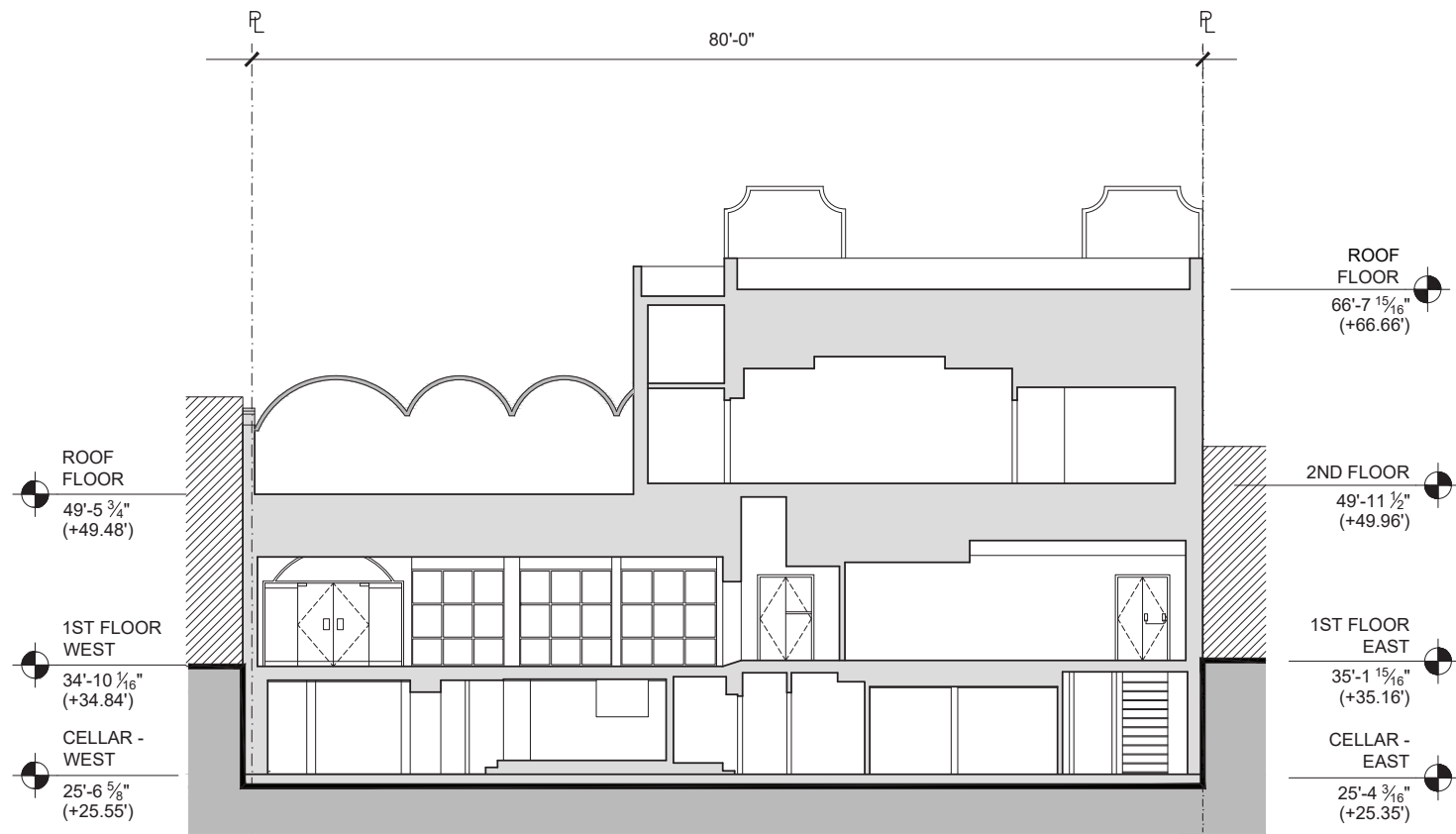


PROPOSED FOURTH FLOOR PLAN
 2,129.56 ZSF
 1,390.98 NSF

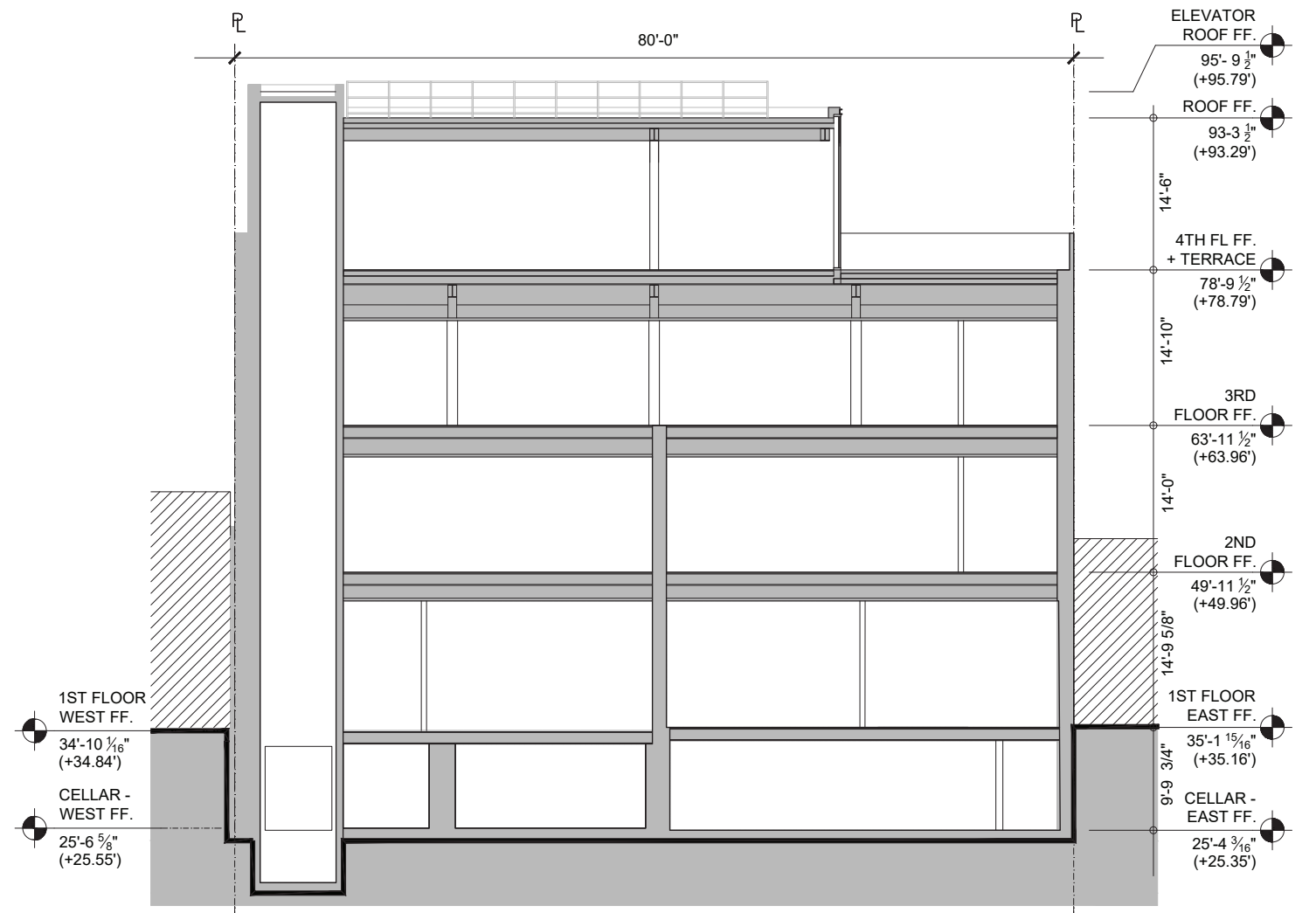


PROPOSED ROOF PLAN
 0 ZSF
 0 NSF

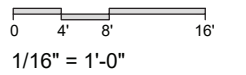


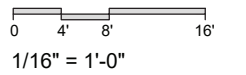
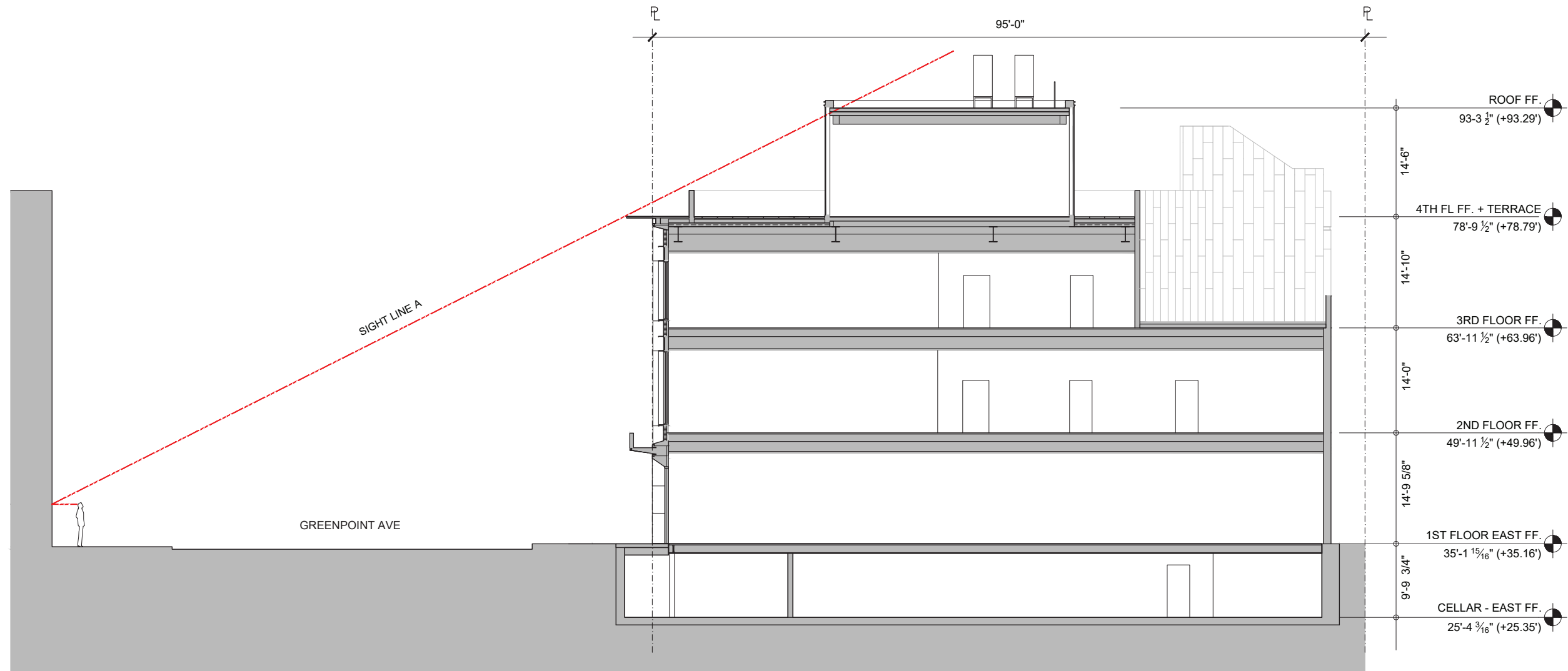


1. EXISTING SECTION



2. PROPOSED SECTION







GREENPOINT AVENUE ELEVATION LOOKING SOUTH - EXISTING

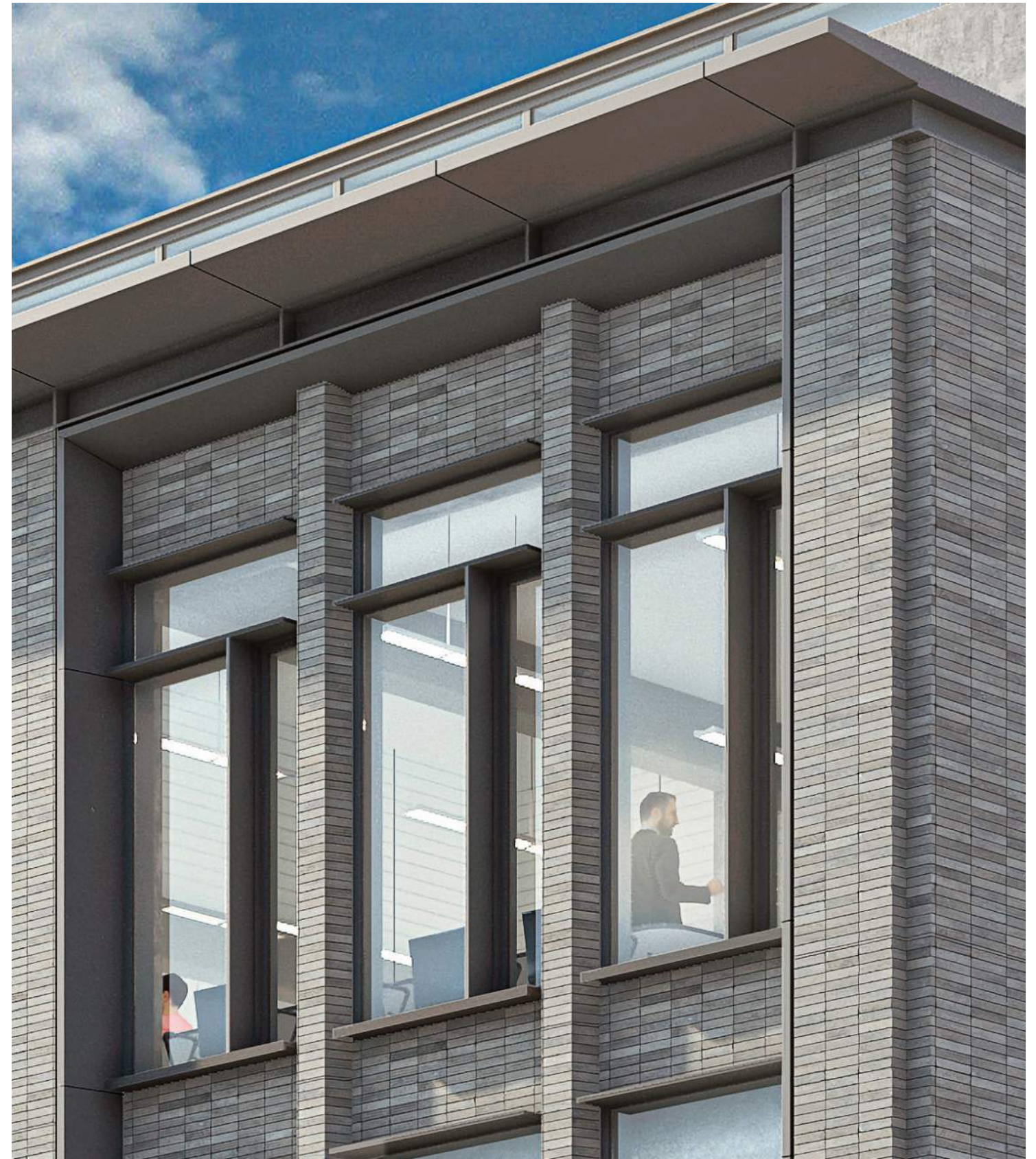


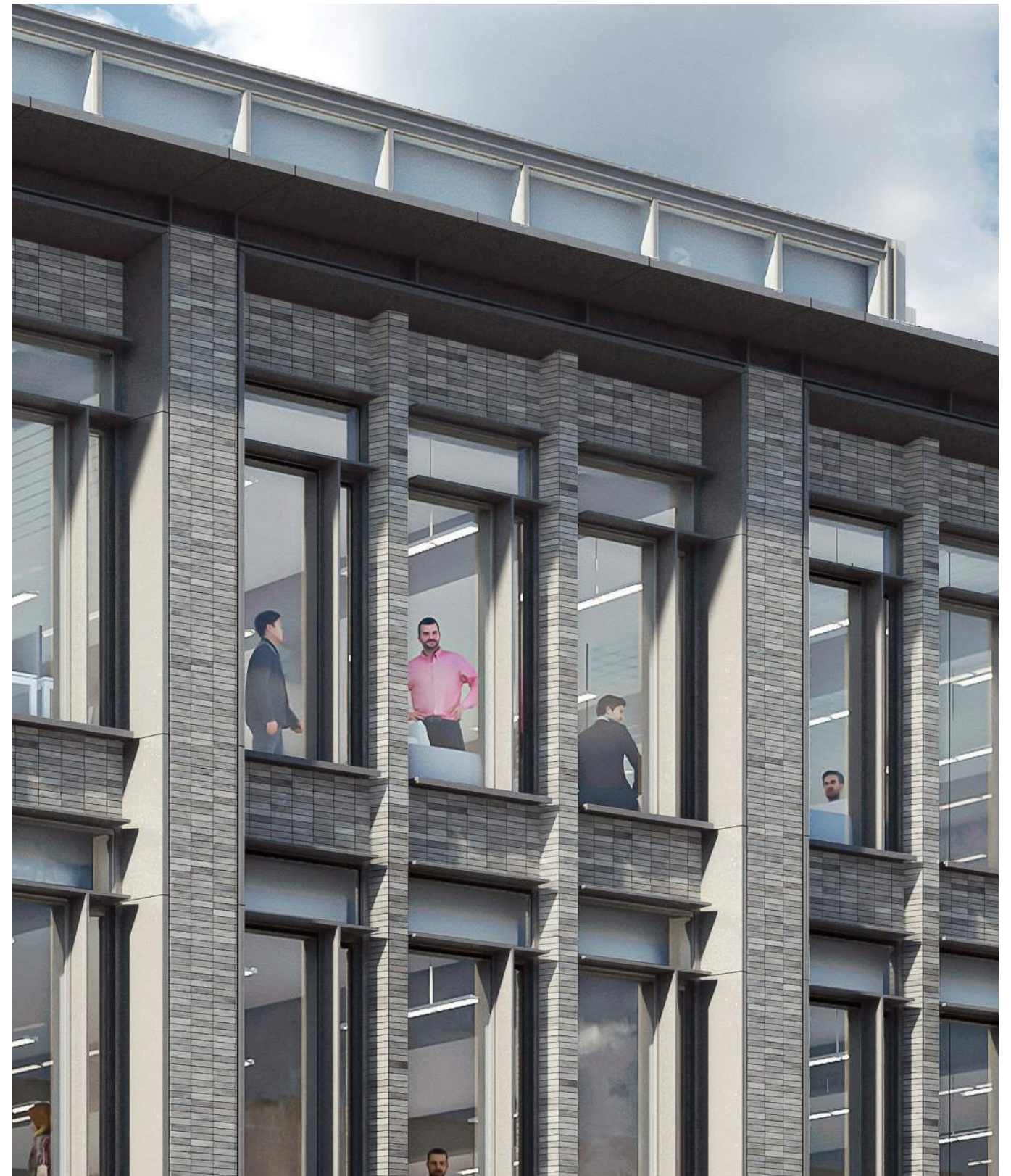
GREENPOINT AVENUE ELEVATION LOOKING SOUTH - PROPOSED









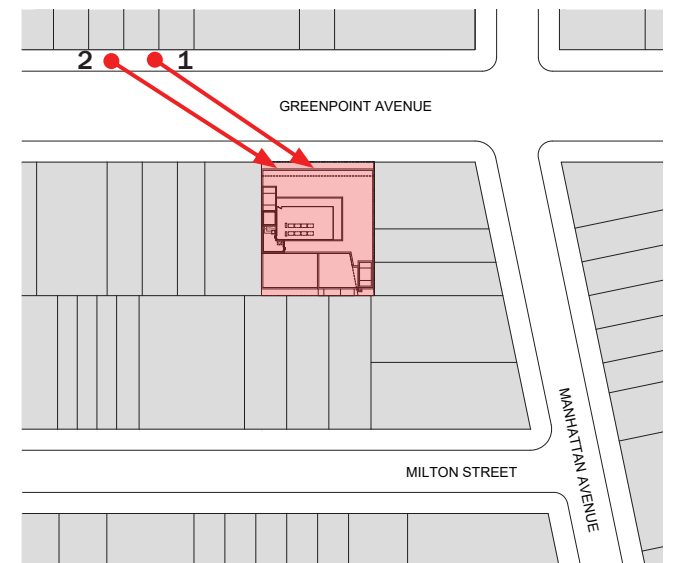




1. VIEW OF PROPOSED BUILDING FROM 125 GREENPOINT AVENUE



2. VIEW OF PROPOSED BUILDING FROM 123 GREENPOINT AVENUE

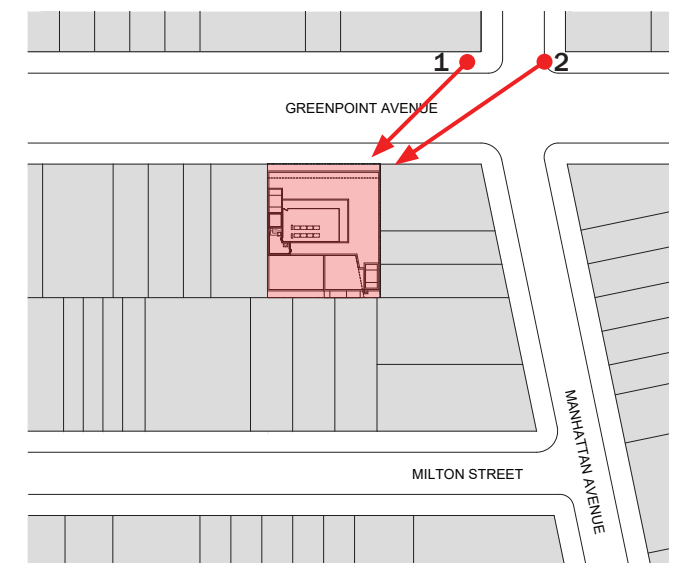


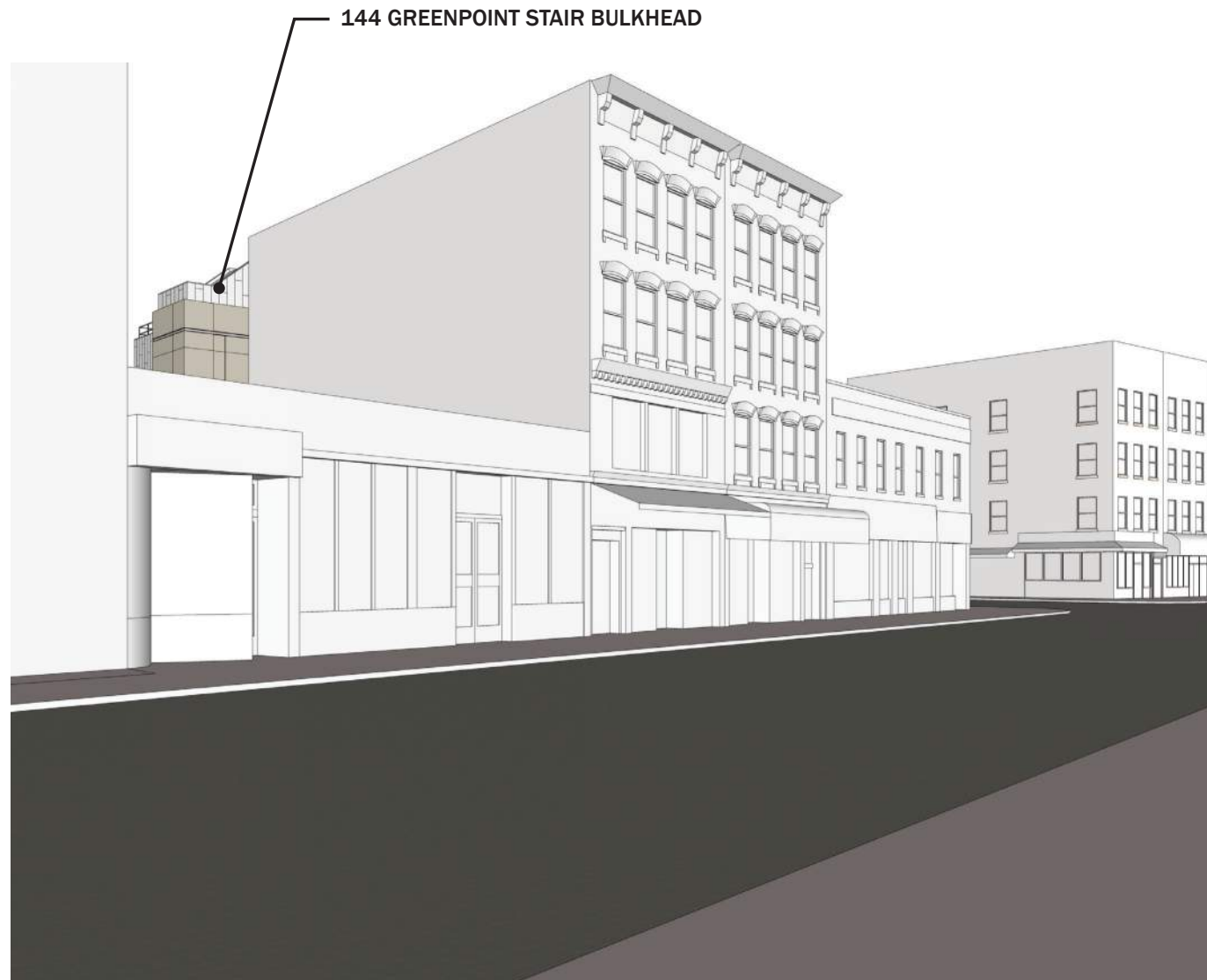


1. VIEW OF PROPOSED BUILDING FROM 135 GREENPOINT AVENUE



2. VIEW OF PROPOSED BUILDING FROM NE CORNER OF GREENPOINT AVENUE & MANHATTAN AVENUE INTERSECTION

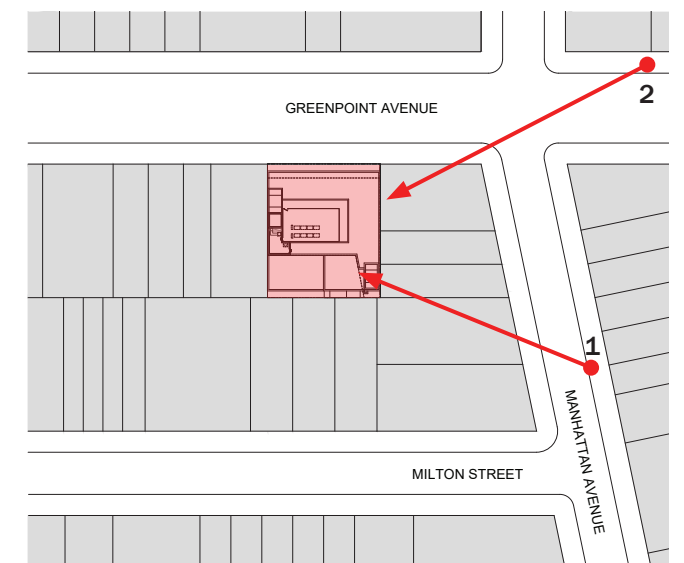




1. VIEW OF PROPOSED BUILDING FROM 878 MANHATTAN AVENUE

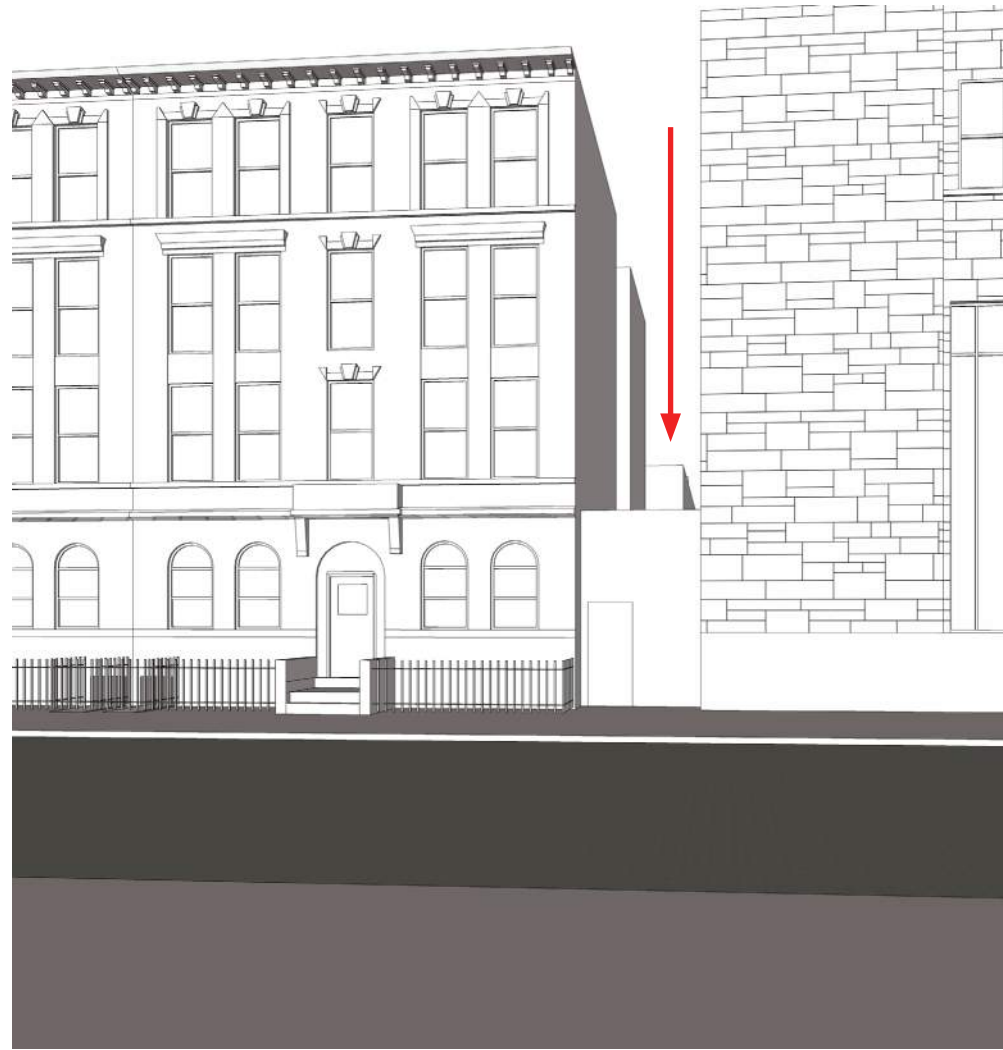


2. VIEW OF PROPOSED BUILDING FROM 151 GREENPOINT AVENUE

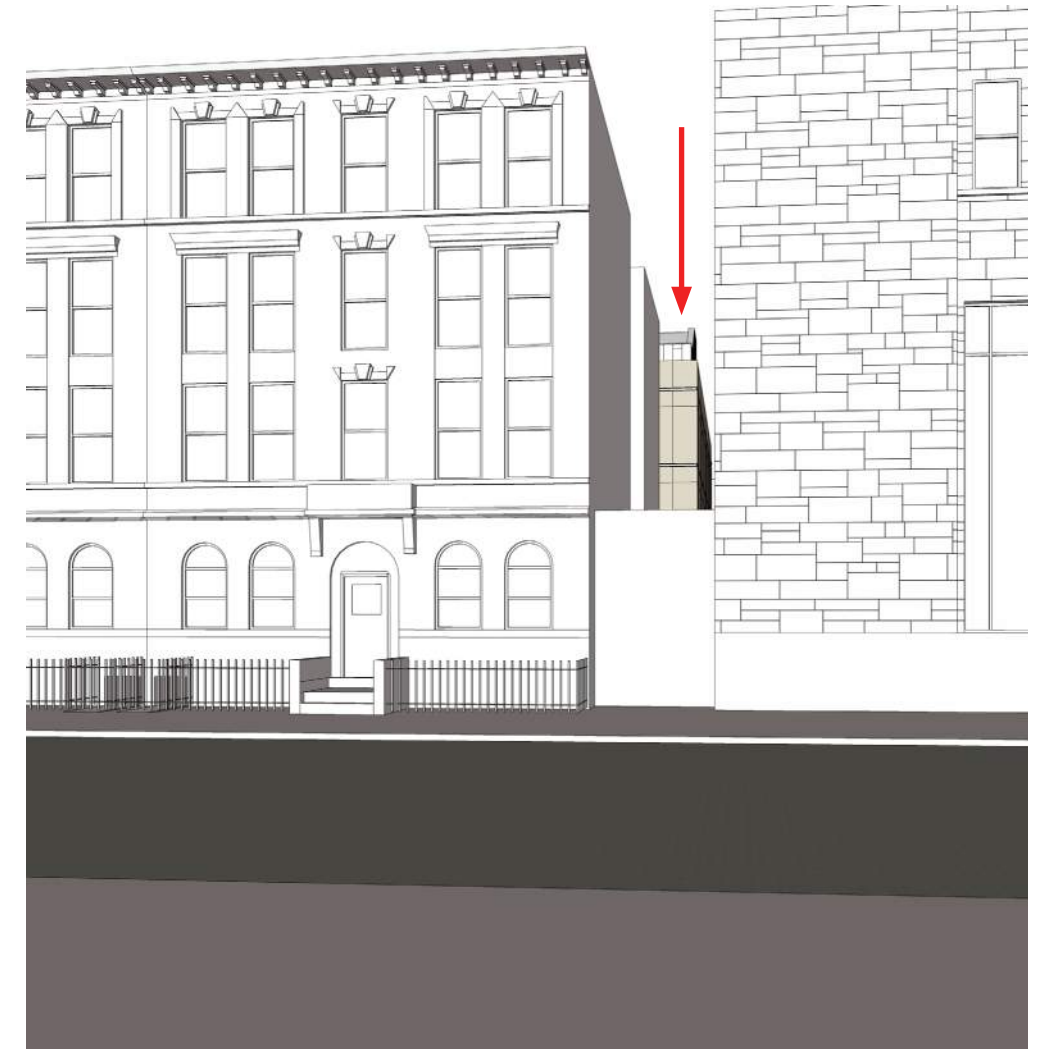




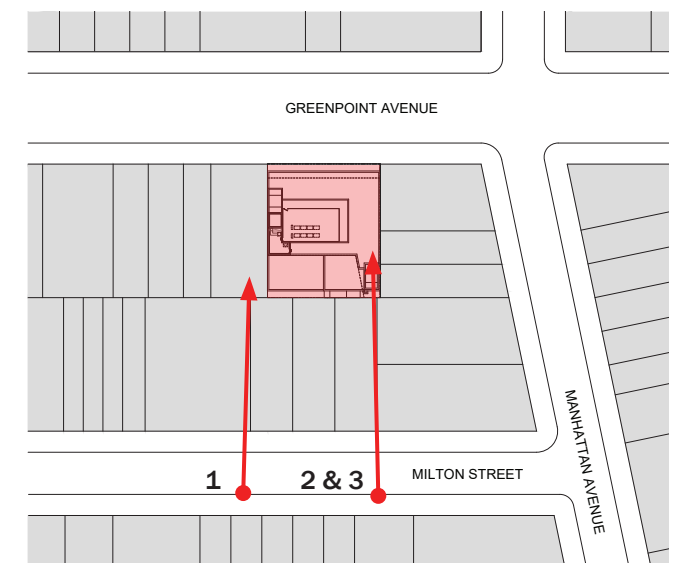
1. VIEW LOOKING DOWN ALLEYWAY AT 159 MILTON STREET

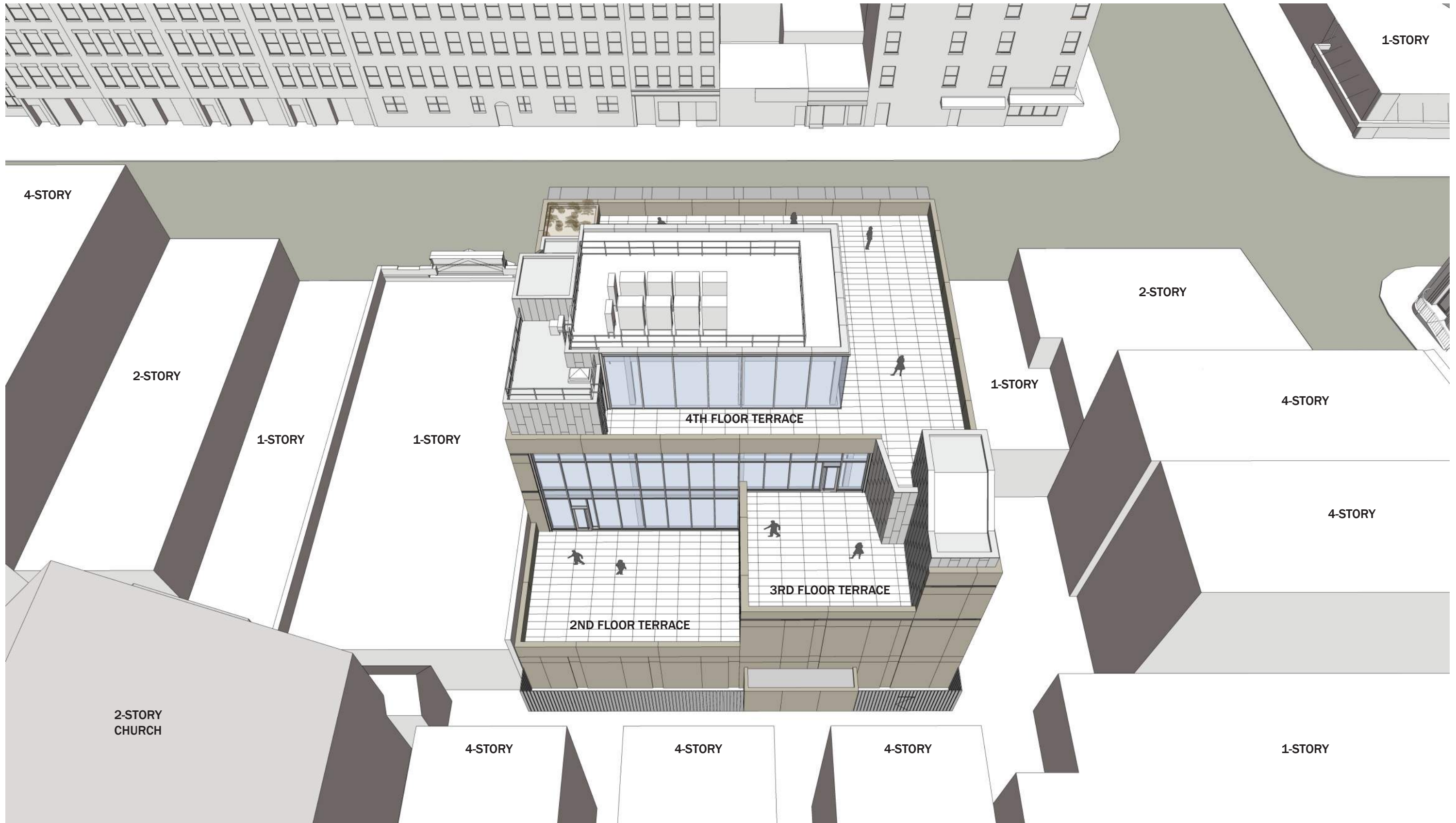


2. VIEW LOOKING DOWN ALLEYWAY AT 163 MILTON STREET - EXISTING

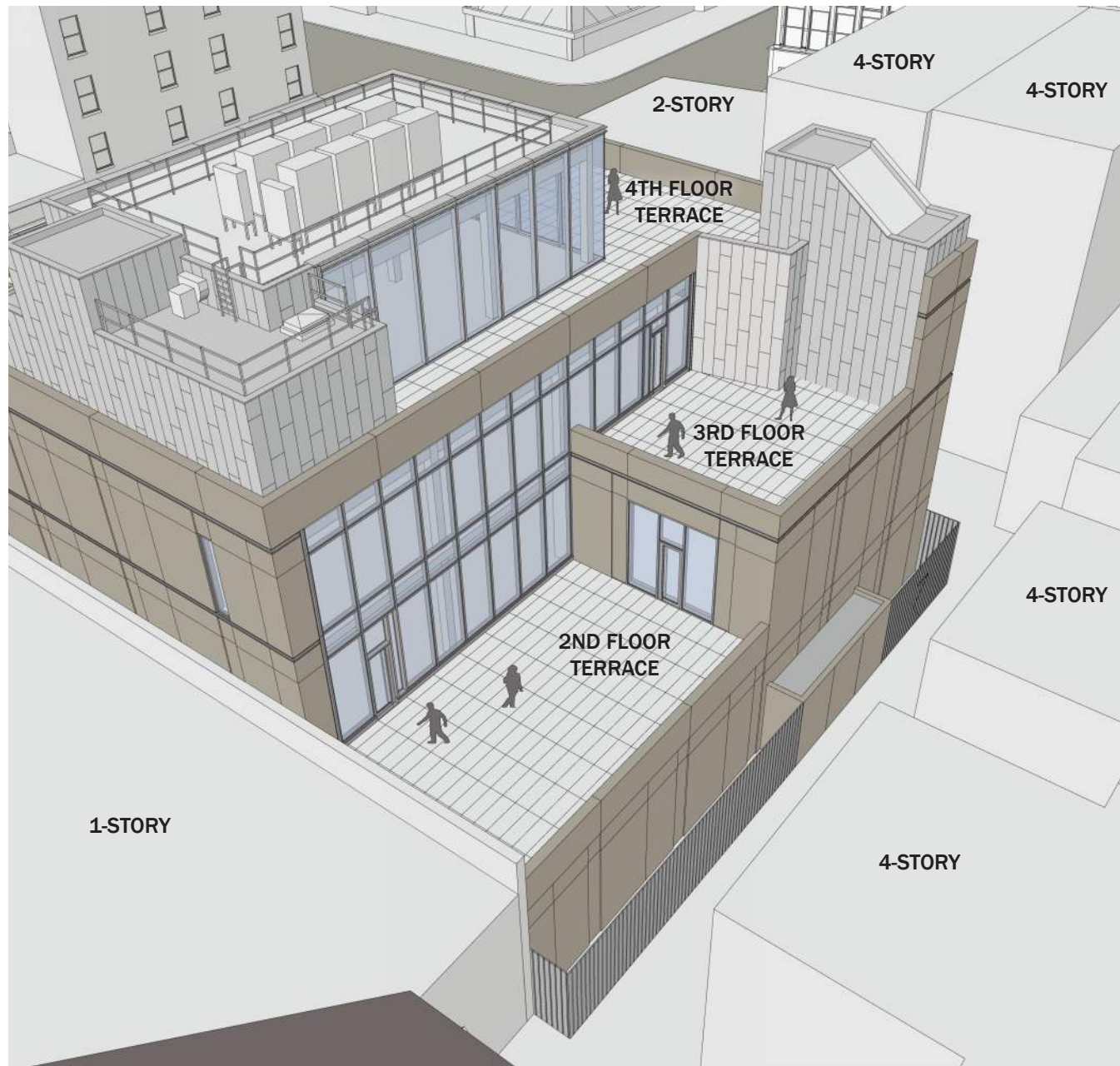


3. VIEW LOOKING DOWN ALLEYWAY AT 163 MILTON STREET - PROPOSED

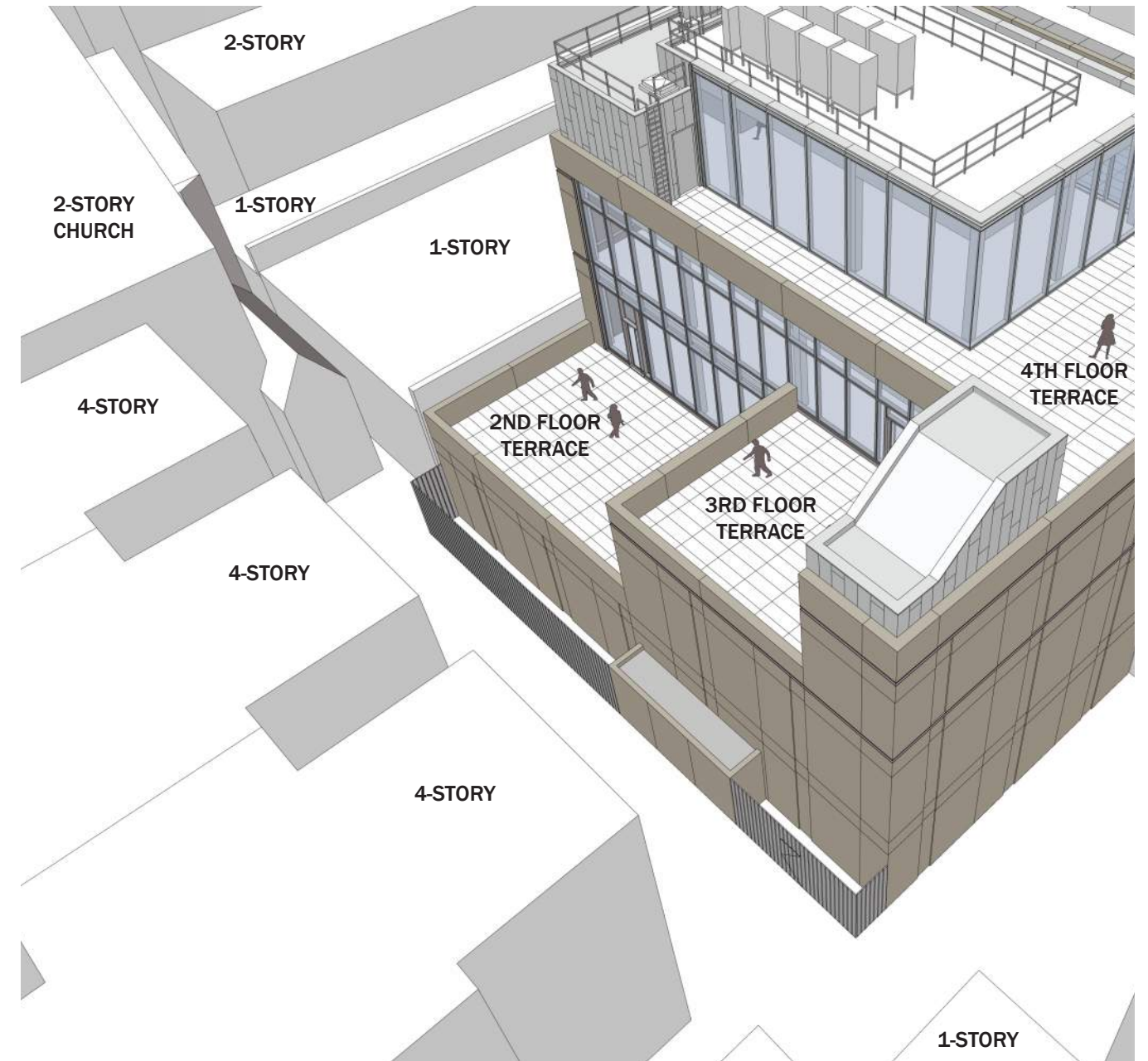




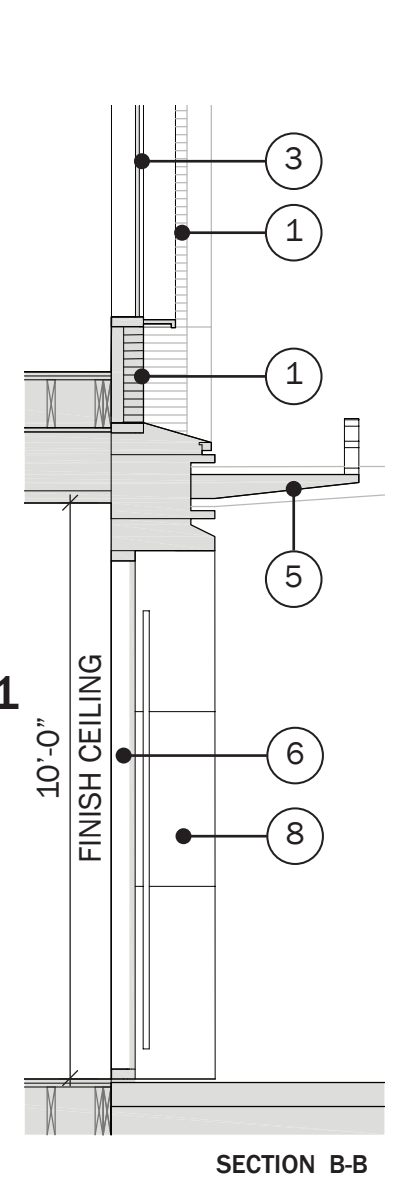
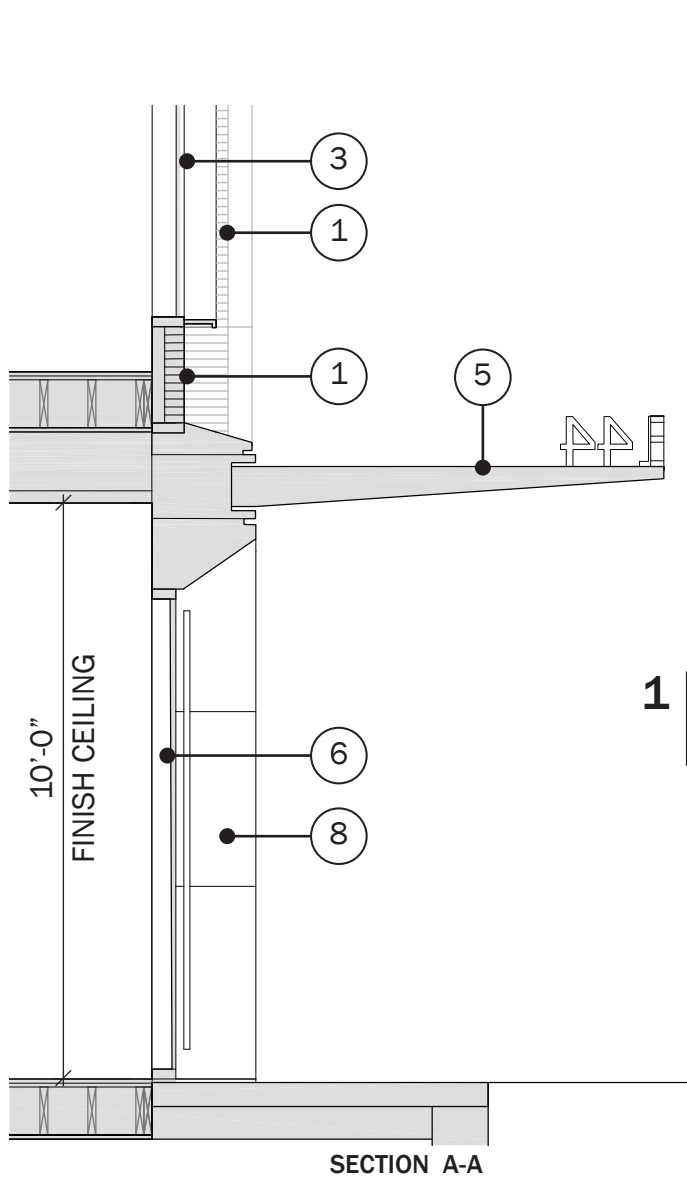
VIEW OF PROPOSED BUILDING TERRACES FROM SOUTH



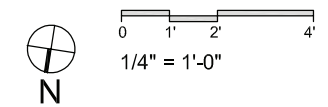
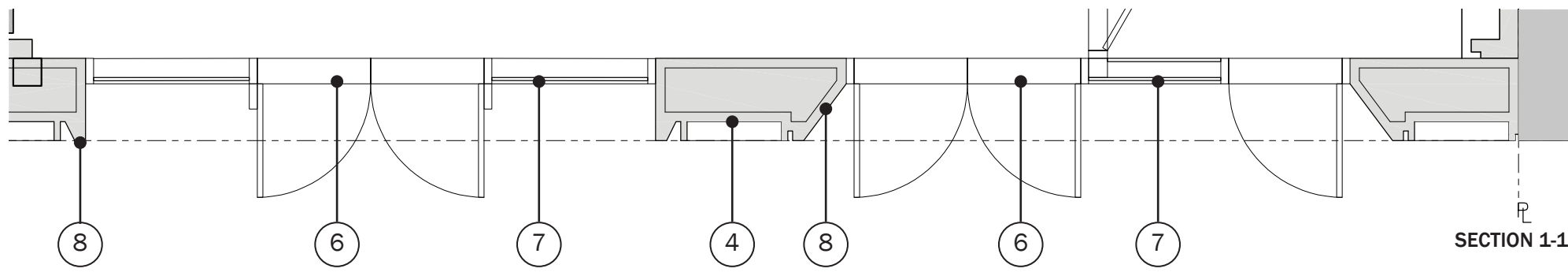
VIEW OF PROPOSED BUILDING TERRACES FROM SW CORNER

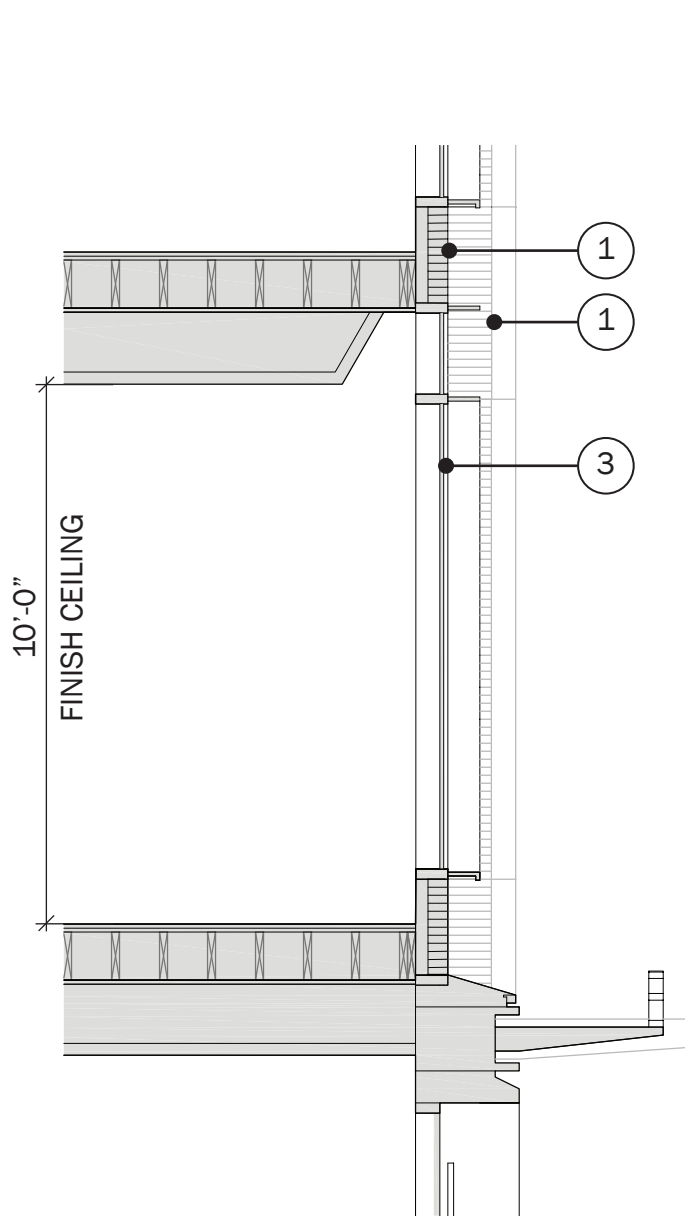


VIEW OF PROPOSED BUILDING TERRACES FROM SE CORNER

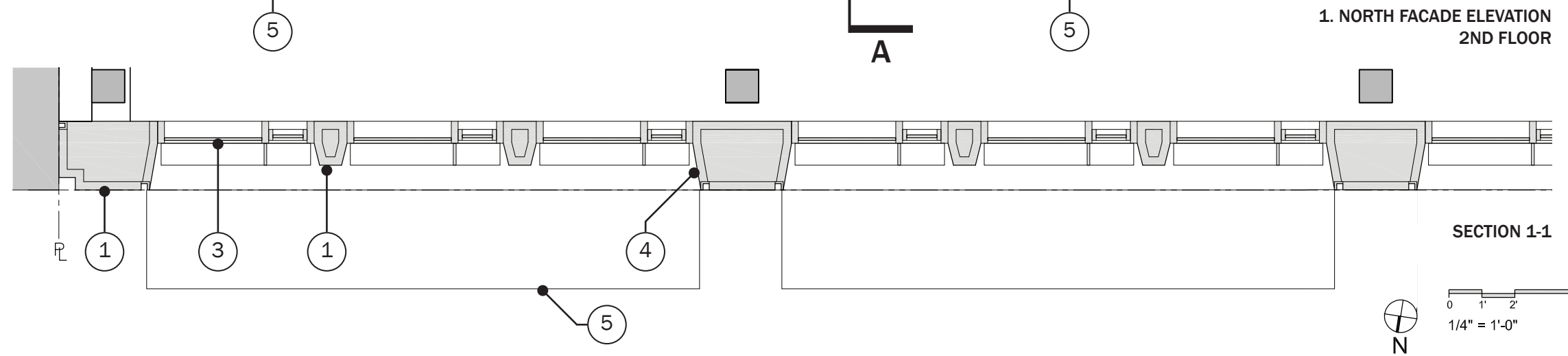


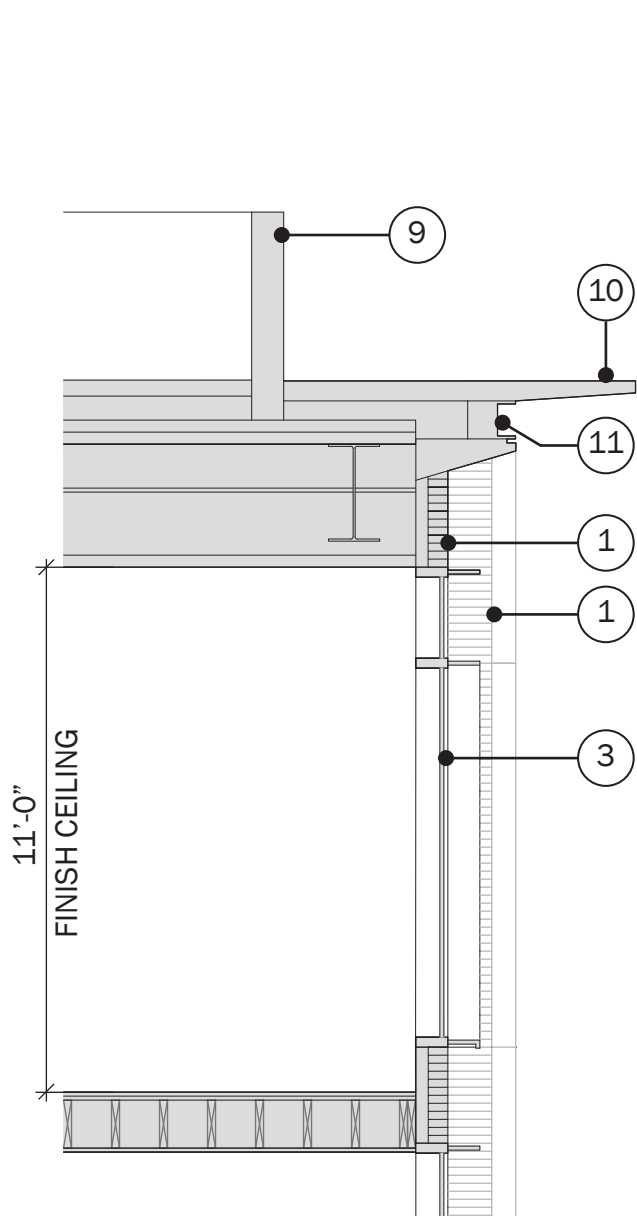
- KEY ○
1. PANELIZED BRICK ON METAL STUD ASSEMBLY, STACK BOND
 2. NOT USED
 3. PAINTED ALUMINUM AND GLASS WINDOW WALL ASSEMBLY
 4. PAINTED ALUMINUM PANEL
 5. PAINTED ALUMINUM METAL PANEL CANOPY
 6. PAINTED ALUMINUM AND GLASS DOOR ASSEMBLY
 7. PAINTED ALUMINUM AND GLASS STOREFRONT
 8. GFRC PANEL ASSEMBLY
 9. STUCCO PARAPET WALL
 10. PAINTED ALUMINUM CORNICE ASSEMBLY
 11. PAINTED ALUMINUM CHANNEL ASSEMBLY
 12. FORMED AND PAINTED METAL STANDING SEAM CLADDING
 13. FORMED AND PAINTED ALUMINIUM PIN LETTERS
 14. PAINTED STEEL PIPE RAILING (TYP. AT ROOF)
 15. MECHANICAL EQUIPMENT





- KEY ○
1. PANELIZED BRICK ON METAL STUD ASSEMBLY, STACK BOND
 2. NOT USED
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 4. PAINTED ALUMINUM PANEL
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 6. PAINTED ALUMINUM AND GLASS DOOR ASSEMBLY
 7. PAINTED ALUMINUM AND GLASS STOREFRONT
 8. GFRC PANEL ASSEMBLY
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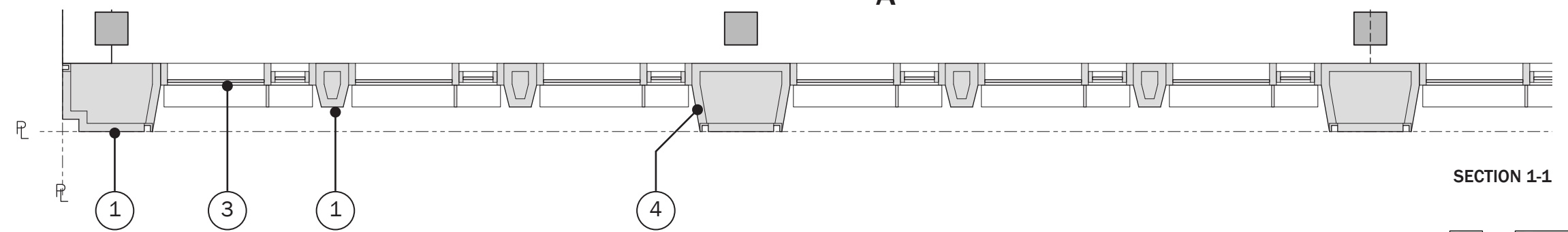


KEY ○

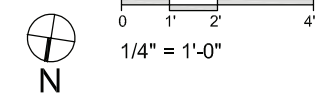
SECTION A-A

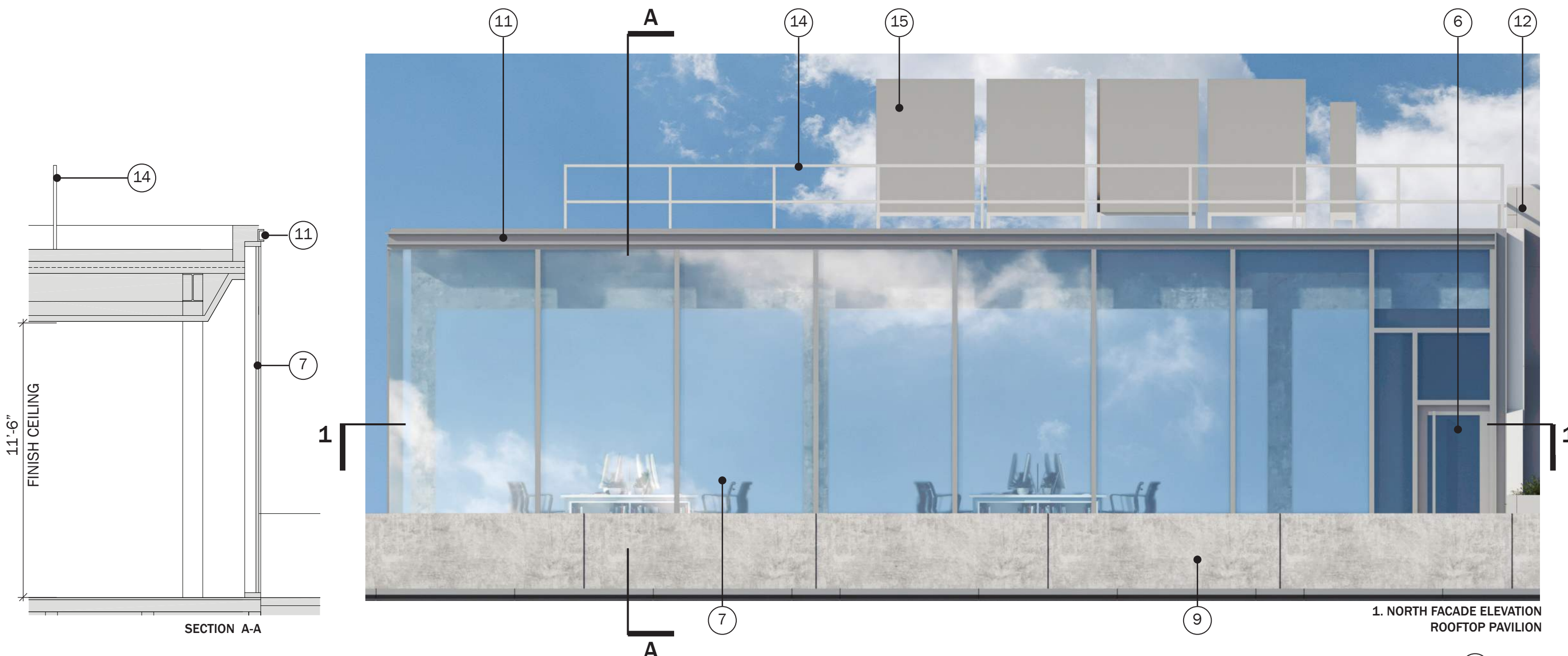
1. NORTH FACADE ELEVATION
3RD FLOOR

1. PANELIZED BRICK ON METAL STUD ASSEMBLY, STACK BOND
2. NOT USED
3. PAINTED ALUMINUM AND GLASS WINDOW WALL ASSEMBLY
4. PAINTED ALUMINUM PANEL
5. PAINTED ALUMINUM METAL PANEL CANOPY
6. PAINTED ALUMINUM AND GLASS DOOR ASSEMBLY
7. PAINTED ALUMINUM AND GLASS STOREFRONT
8. GFRC PANEL ASSEMBLY
9. STUCCO PARAPET WALL
10. PAINTED ALUMINUM CORNICE ASSEMBLY
11. PAINTED ALUMINUM CHANNEL ASSEMBLY
12. FORMED AND PAINTED METAL STANDING SEAM CLADDING
13. FORMED AND PAINTED ALUMINIUM PIN LETTERS
14. PAINTED STEEL PIPE RAILING (TYP. AT ROOF)
15. MECHANICAL EQUIPMENT



SECTION 1-1



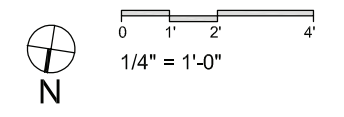


1. NORTH FACADE ELEVATION
ROOFTOP PAVILION

SECTION A-A

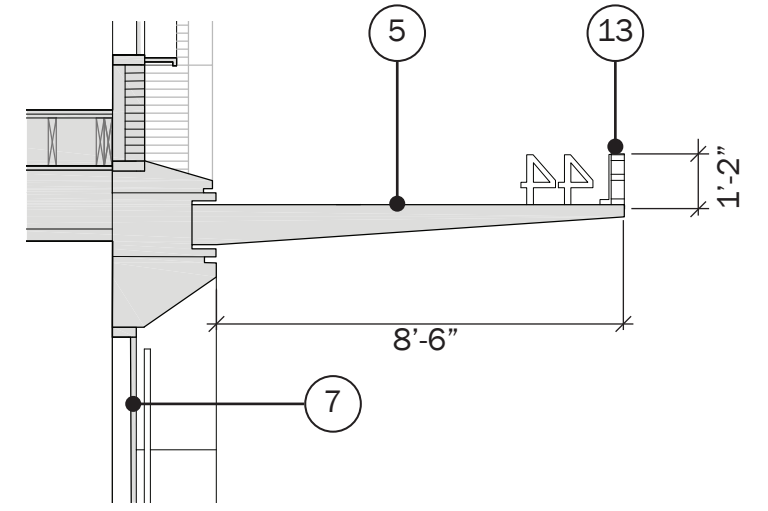
SECTION 1-1

- KEY ○
1. PANELIZED BRICK ON METAL STUD ASSEMBLY, STACK BOND
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 15. MECHANICAL EQUIPMENT

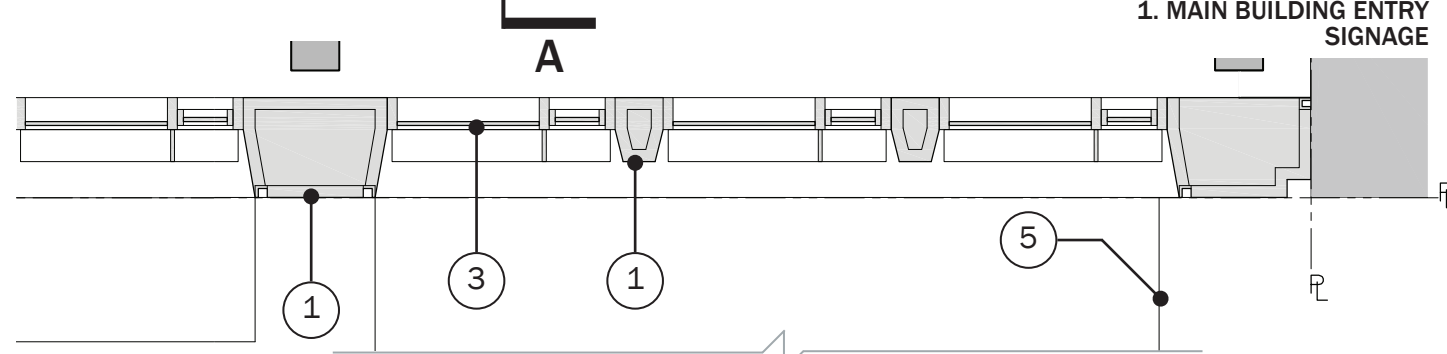




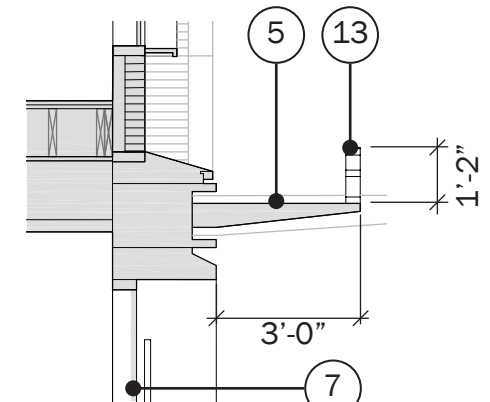
1. MAIN BUILDING ENTRY SIGNAGE



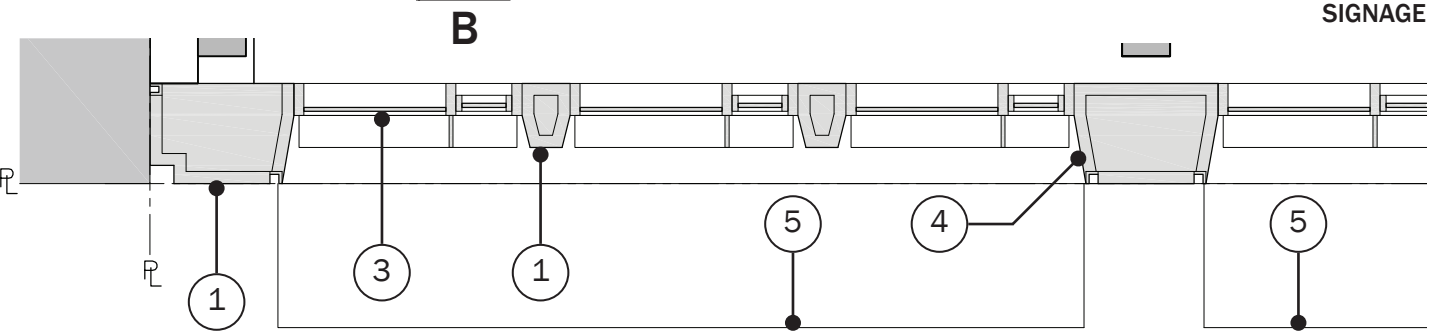
SECTION A-A



2. TYPICAL RETAIL CANOPY SIGNAGE

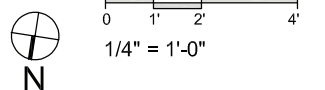


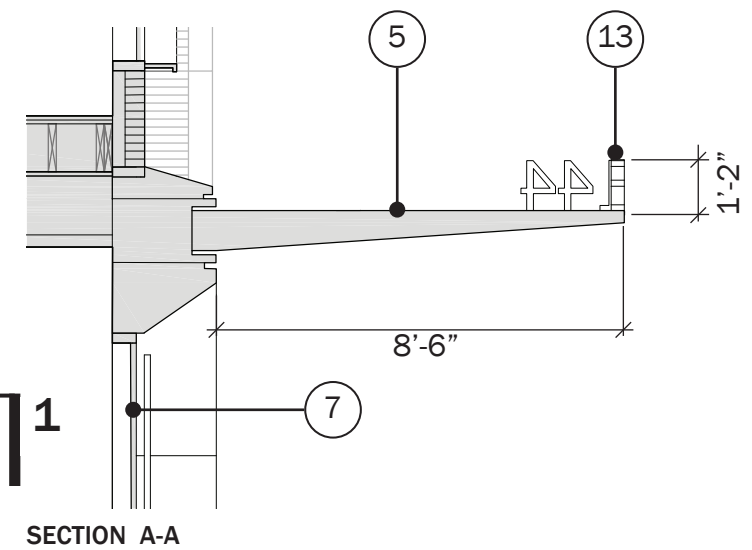
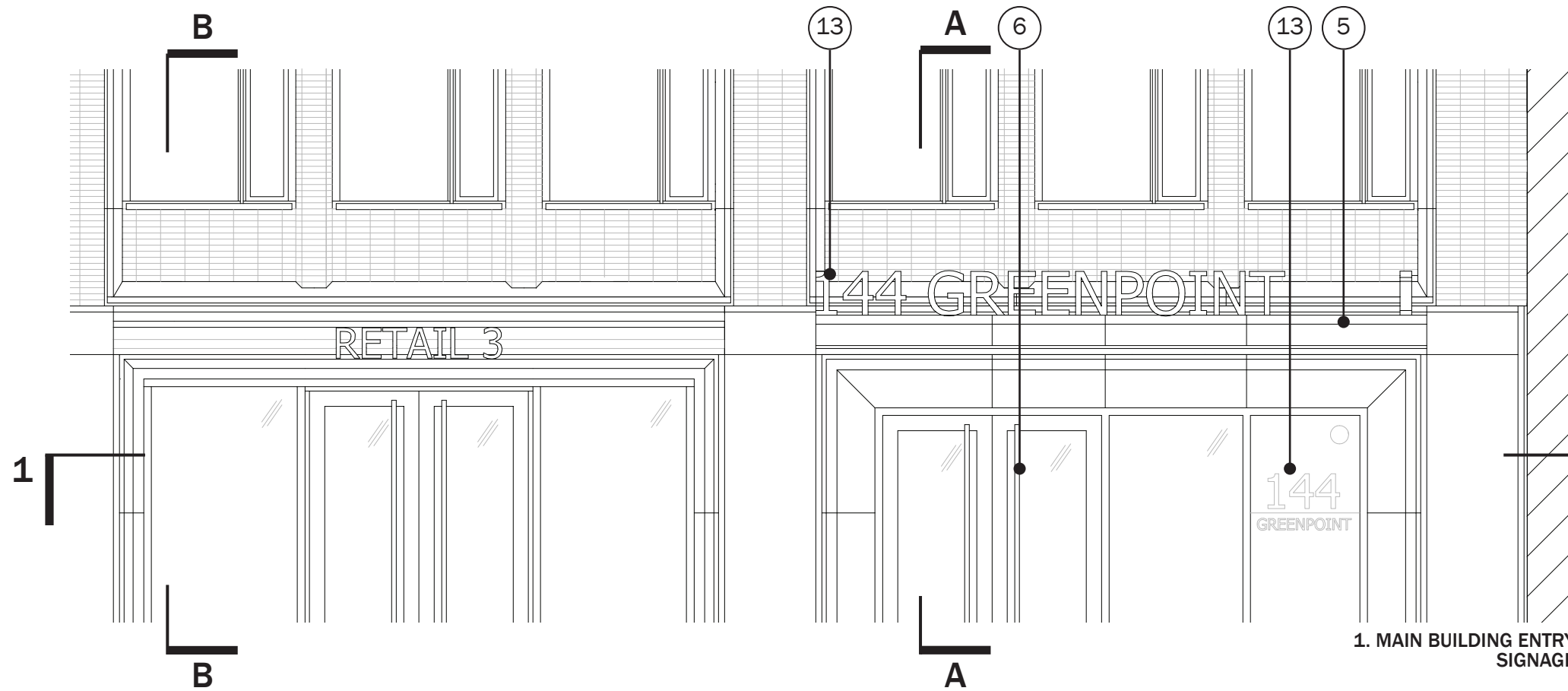
SECTION B-B



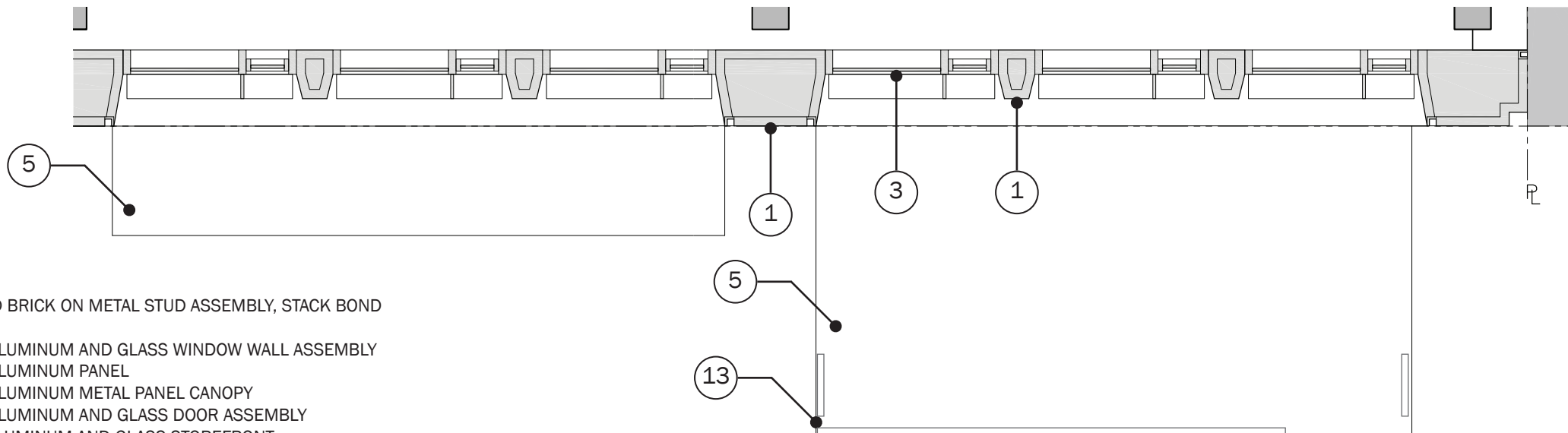
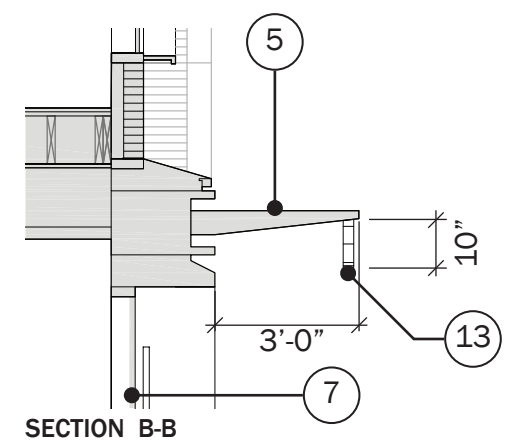
KEY ○

- 1. PANELIZED BRICK ON METAL STUD ASSEMBLY, STACK BOND
- 2. NOT USED
- 3. PAINTED ALUMINUM AND GLASS WINDOW WALL ASSEMBLY
- 4. PAINTED ALUMINUM PANEL
- 5. PAINTED ALUMINUM METAL PANEL CANOPY
- 6. PAINTED ALUMINUM AND GLASS DOOR ASSEMBLY
- 7. PAINTED ALUMINUM AND GLASS STOREFRONT
- 8. GFRC PANEL ASSEMBLY
- 9. STUCCO PARAPET WALL
- 10. PAINTED ALUMINUM CORNICE ASSEMBLY
- 11. PAINTED ALUMINUM CHANNEL ASSEMBLY
- 12. FORMED AND PAINTED METAL STANDING SEAM CLADDING
- 13. FORMED AND PAINTED ALUMINIUM PIN LETTERS
- 14. PAINTED STEEL PIPE RAILING (TYP. AT ROOF)
- 15. MECHANICAL EQUIPMENT



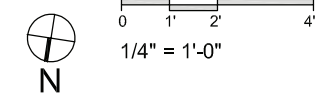


1. MAIN BUILDING ENTRY SIGNAGE



KEY ○

- 1. PANELIZED BRICK ON METAL STUD ASSEMBLY, STACK BOND
- 2. NOT USED
- 3. PAINTED ALUMINUM AND GLASS WINDOW WALL ASSEMBLY
- 4. PAINTED ALUMINUM PANEL
- 5. PAINTED ALUMINUM METAL PANEL CANOPY
- 6. PAINTED ALUMINUM AND GLASS DOOR ASSEMBLY
- 7. PAINTED ALUMINUM AND GLASS STOREFRONT
- 8. GFRC PANEL ASSEMBLY
- 9. STUCCO PARAPET WALL
- 10. PAINTED ALUMINUM CORNICE ASSEMBLY
- 11. PAINTED ALUMINUM CHANNEL ASSEMBLY
- 12. FORMED AND PAINTED METAL STANDING SEAM CLADDING
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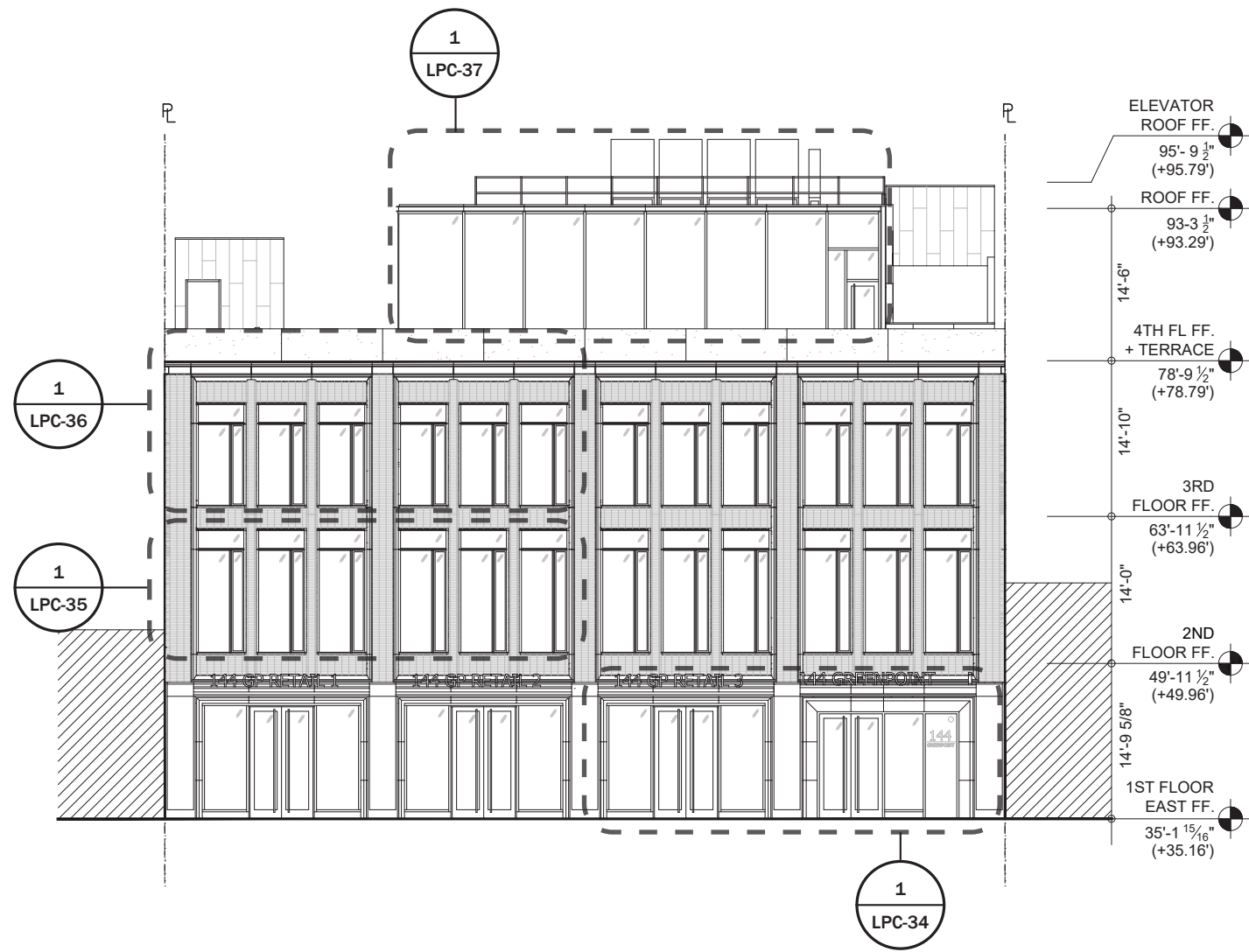


2021 PHOTO OF EXISTING BUILDING

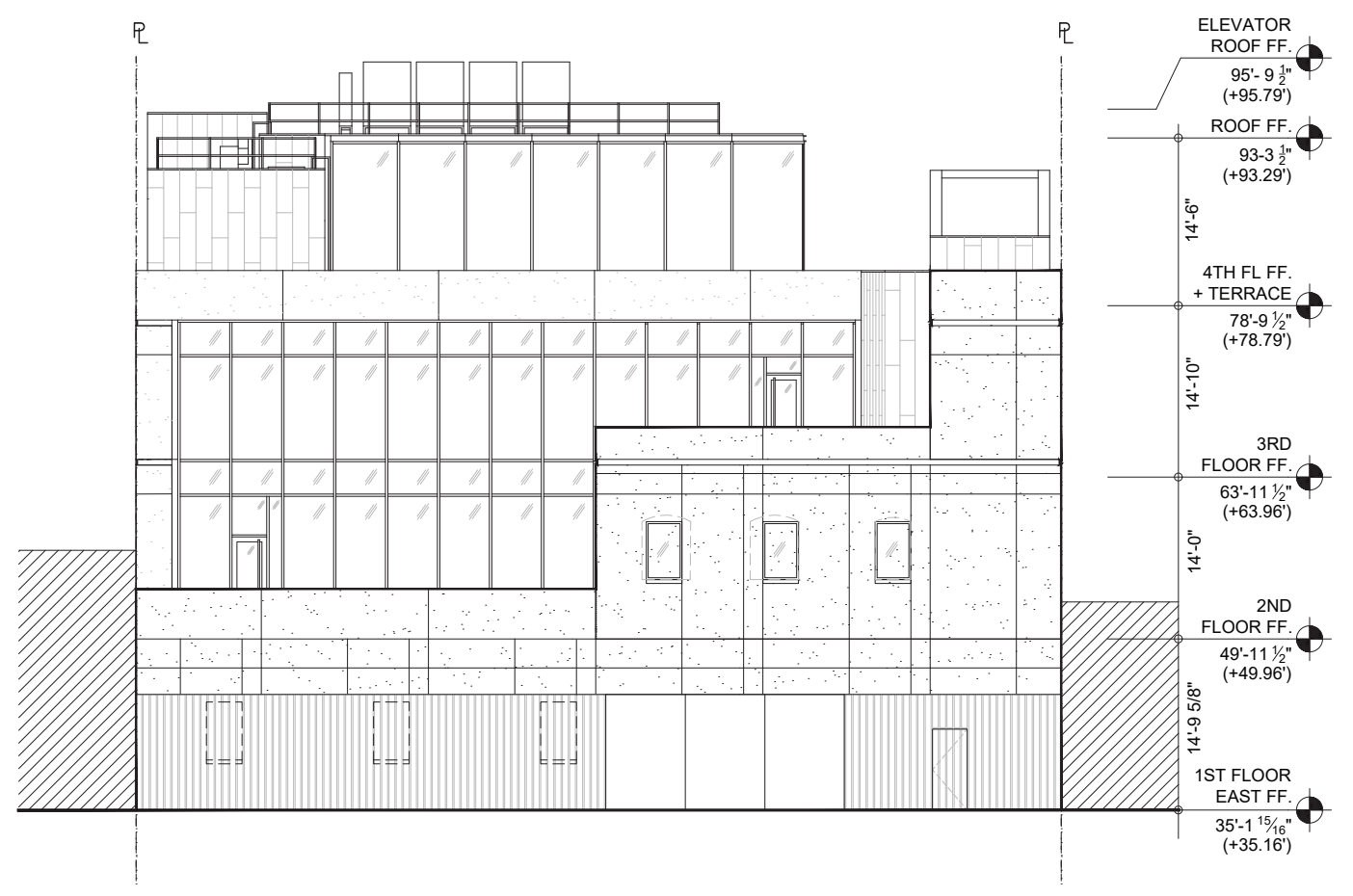


VIEW OF PROPOSED BUILDING

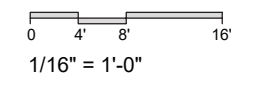
APPENDIX

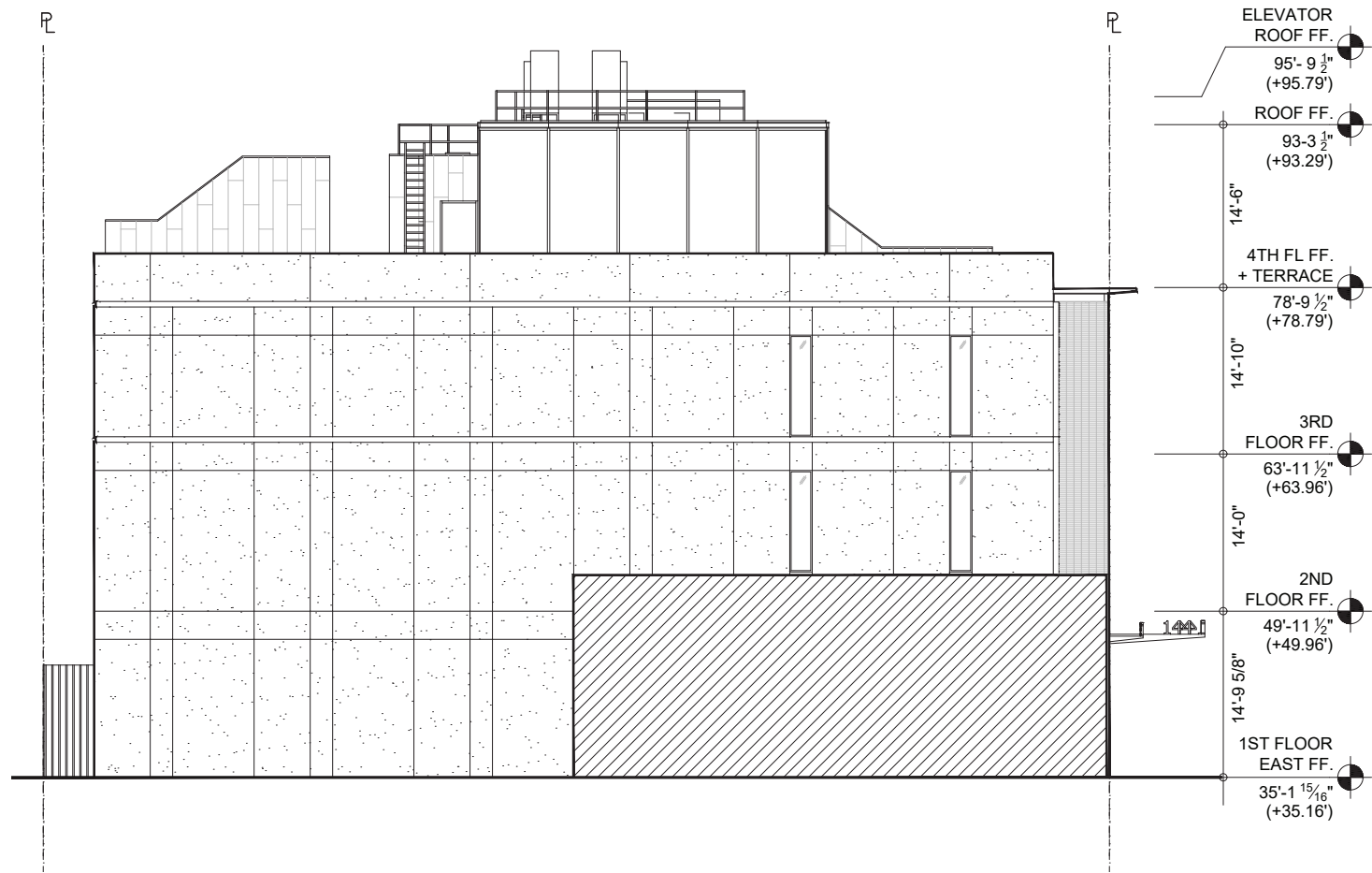


1. NORTH ELEVATION

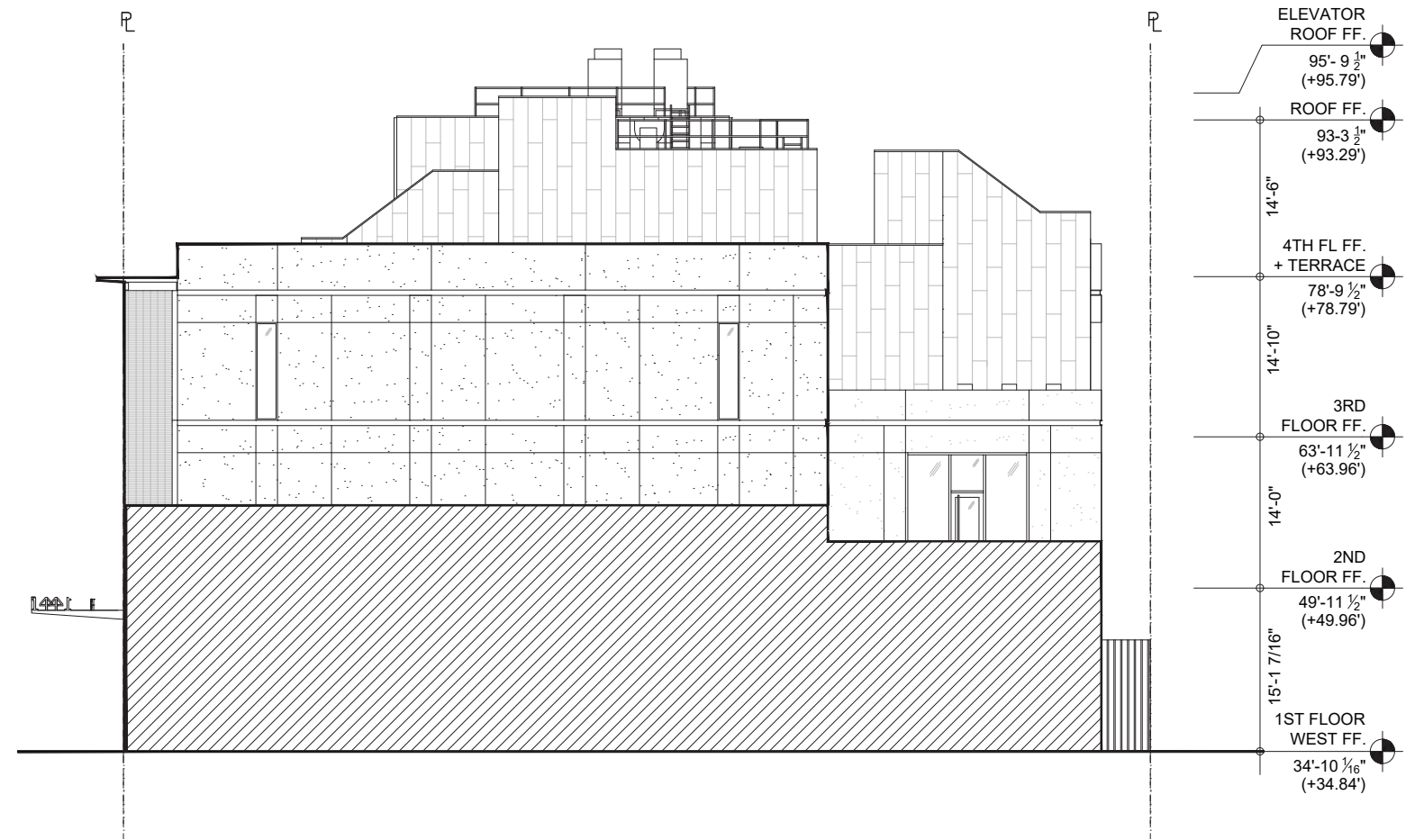


2. SOUTH ELEVATION

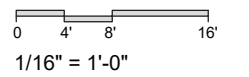




1. EAST ELEVATION



2. WEST ELEVATION

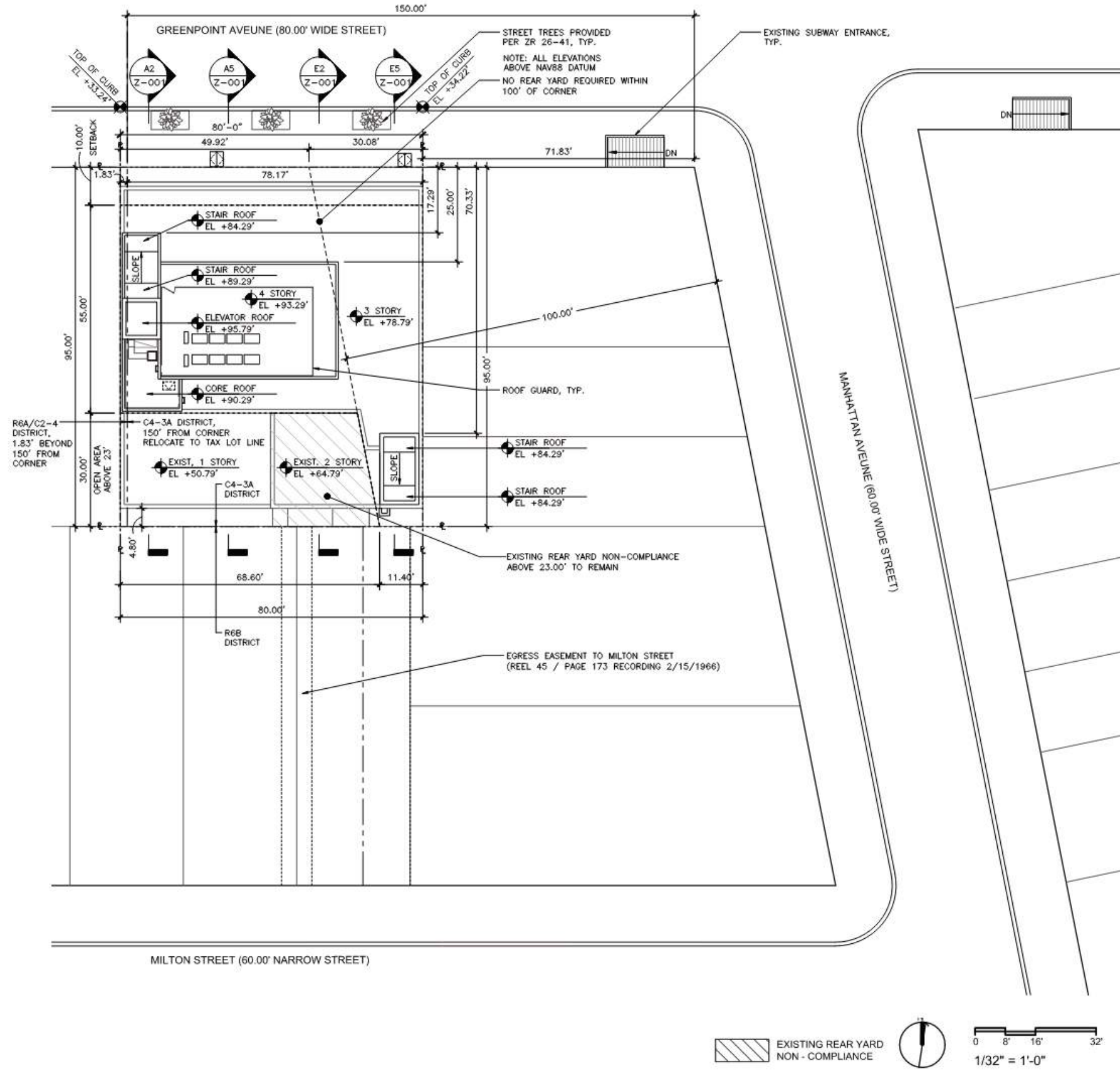


ZONING ANALYSIS

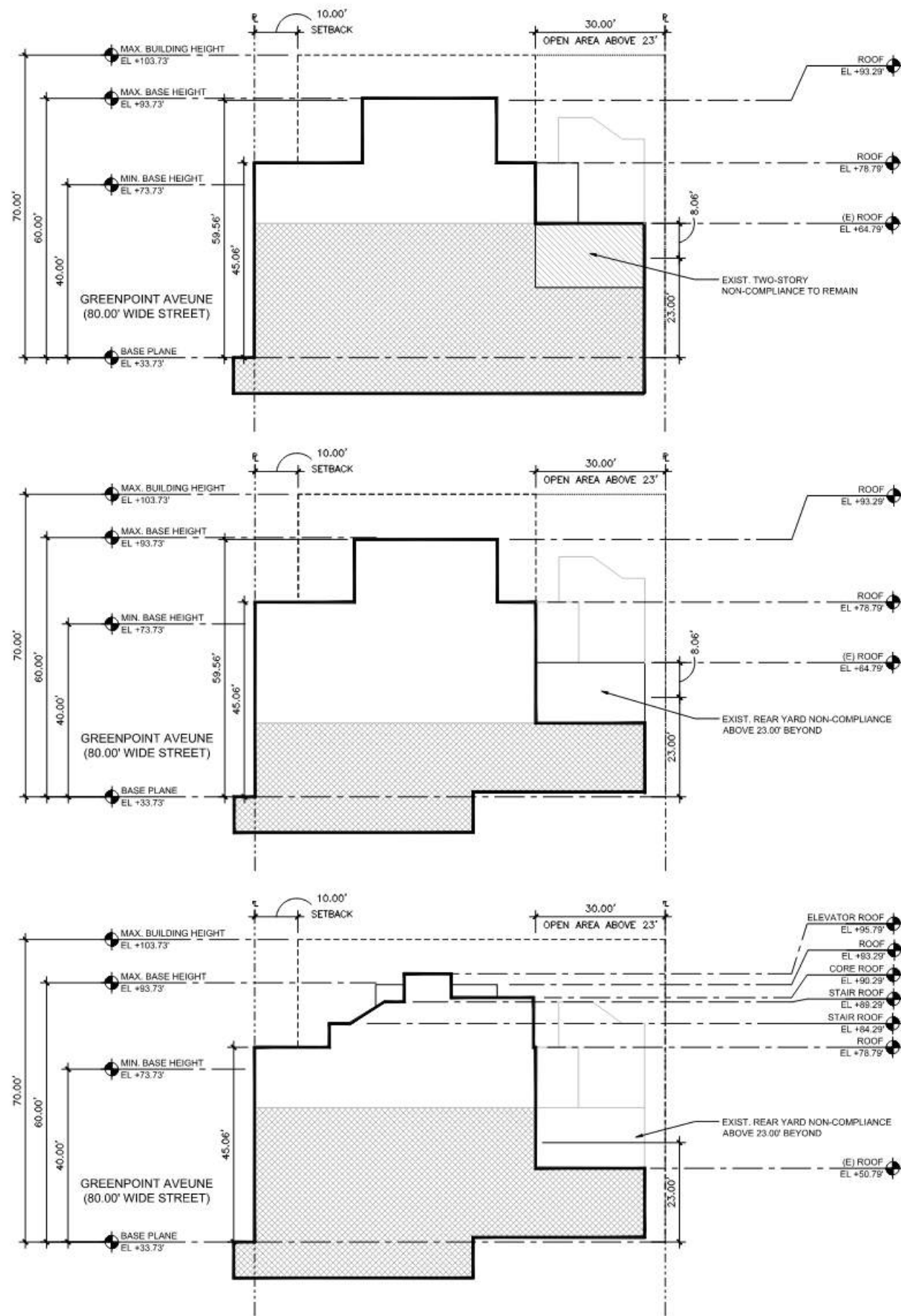
APPLICABLE SECTIONS

NOTES:

MAP 13A	1. BOROUGH: BROOKLYN BLOCK: 2563 LOT: 37		
	2. ZONING DISTRICT C4-3A (R6A EQUIVALENT)		
	3. LOT AREA: 7,600 SF		
32-00	4. USES PERMITTED C4 : USE GROUP 1 - 6, 8-10 & 12		
32-15	5. USES PROVIDED EXISTING USES: UG 6.9 - RETAIL / SERVICE ESTABLISHMENT NEW USES: UG 6A - CONVENIENCE RETAIL / SERVICE ESTABLISHMENT UG 6B - OFFICES		
77-11	6. CONDITIONS FOR APPLICATION OF USE REGULATIONS TO ENTIRE ZONING LOT WHENEVER A ZONING LOT IS DIVIDED BY A BOUNDARY BETWEEN DISTRICTS IN WHICH DIFFERENT USES ARE PERMITTED, THE USE REGULATIONS APPLICABLE TO THE DISTRICT IN WHICH MORE THAN 50% OF THE LOT AREA OF THE ZONING LOT IS LOCATED MAY APPLY TO THE ENTIRE ZONING LOT, PROVIDED THAT THE GREATEST DISTANCE FROM THE MAPPED DISTRICT BOUNDARY TO ANY LOT LINT OF SUCH ZONING LOT IN THE DISTRICT IN WHICH LESS THAN 50% OF ITS AREA IS LOCATED DOES NOT EXCEED 25 FT. A. LOT AREA: 7,600 SF B. ZONING DISTRICT C4-3A LOT COVERAGE: 78.17' * 95.00' = 7,426.15 SF 7,426.15 / 7,600 SF = 97.72% C. ZONING DISTRICT R6A/C2-4 BOUNDARY DISTANCE: 1.83' BEYOND 150' FROM CORNER	97.72% > 50%	COMPLIES, REFER TO ZONING SITE PLAN COMPLIES, REFER TO ZONING SITE PLAN
33-122	7. FLOOR AREA PERMITTED A. MAXIMUM FAR PERMITTED: COMMERCIAL B. MAXIMUM FLOOR AREA PERMITTED: C4-3A = 3.00 X 7,600 SF = FLOOR AREA PROVIDED A. EXISTING TO REMAIN B. FLOOR AREA PROPOSED C. TOTAL 20,988.91 SF < 22,800 SF	3.00 22,800 SF 11,193.71 SF 9,795.20 SF 20,988.91 SF	COMPLIES
33-23 (b) (3) 33-26 33-292 33-301	8. REAR YARD REQUIREMENTS A. MINIMUM REQUIRED REAR YARD INTERIOR PORTION: B. PERMITTED OBSTRUCTIONS IN REAR YARD OR REAR YARD EQUIVALENTS ALLOWED WITHIN 23 FT ABOVE CURB LEVEL C. 30' DEEP OPEN AREA ABOVE 23 FT HIGH ADJOINING RESIDENTIAL REAR LOT LINE D. NO REAR YARD REQUIRED WITHIN 100' OF CORNER	20.00'	COMPLIES, SEE Z-001 EXITING NON-COMPLIANT TO REMAIN EXITING NON-COMPLIANT TO REMAIN COMPLIES
23-662 (C) (1) 33-40 35-652	9. HEIGHT AND SETBACK REGULATIONS: A. MINIMUM BASE HEIGHT = B. MAXIMUM BASE HEIGHT = C. MAXIMUM BUILDING HEIGHT = 10' SETBACK DEPTH ON WIDE STREET	40.00' 60.00' 70.00'	COMPLIES, SEE Z-001 COMPLIEZ, SEE Z-001 COMPLIES, SEE Z-001



ZONING ANALYSIS (cont.)



APPLICABLE SECTIONS	NOTES:
36-21 36-231	<p>10. ACCESSORY OFF-STREET PARKING</p> <p>A. REQUIRED NUMBER OF PARKING SPACES FOR UG 6: 1 PER 400 SF</p> <p>B. MIN. NUMBER OF PARKING SPACES REQUIRED 25</p> <p>C. BUILDING PROPOSED FLOOR AREA SUBJECT TO PARKING ENLARGEMENT REQUIREMENT 9,795.20 SF / 400 SF = 24.48 SPACES</p> <p>D. 24.48 < 25 SPACES, 0 SPACES REQUIRED</p> <p>COMPLIES</p>
36-62	<p>11. OFF-STREET LOADING</p> <p>A. UG 6B FLOOR AREA = 9,795.20 SF</p> <p>B. 9,795.20 SF < 25,000 SF, 0 LOADING REQUIRED</p> <p>COMPLIES</p>
36-711 36-73	<p>12. REQUIRED BICYCLE PARKING</p> <p>A. SPACES FOR UG 6B ENLARGEMENT 9,795.20 SF / 7,500 SF = 1.31</p> <p>TOTAL BICYCLE PARKING REQ'D (1) SPACE TOTAL BICYCLE PARKING PROVIDED (1) SPACE</p> <p>COMPLIES</p> <p>B. SIZE OF THE BICYCLE PARKING SPACES 15 SF PER SPACE 15 SF PROVIDED</p> <p>COMPLIES</p>
33-03 26-41	<p>13. STREET TREES REQUIREMENT DEVELOPMENTS OR ENLARGEMENTS THAT INCREASE THE FLOOR AREA OF A ZONING LOT BY 20 PERCENT OR MORE SHALL PROVIDE STREET TREES IN ACCORDANCE WITH SECTION 26-41.</p> <p>A. EXISTING FLOOR AREA = 11,193.71 SF ENLARGEMENT FLOOR AREA = 9,795.20 SF PERCENT INCREASE = 87.5% > 20%</p> <p>B. (1) TREE / 25.00' FOR STREET FRONTAGE</p> <p>C. 80.00' / 25 = 3.2 = (3) TREES</p> <p>(3) PROVIDED COMPLIES</p>

FLOOR AREA SCHEDULES

FLOOR	UG	EXISTING GROSS FLOOR AREA	EXISTING ZONING FLOOR AREA	PROPOSED GROSS FLOOR AREA	DEDUCTIONS	PROPOSED ZONING FLOOR AREA	ZONING FLOOR AREA TOTALS
CELLAR	6A	6,116.59 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
FIRST FLOOR	6A	7,361.00 SF	7,361.00 SF	0.00 SF	0.00 SF	0.00 SF	7,361.00 SF
SECOND FLOOR	6B	3,832.71 SF	3,832.71 SF	2,341.34 SF	-57.08 SF	2,284.27 SF	6,116.98 SF
THIRD FLOOR	6B	0.00 SF	0.00 SF	5,447.44 SF	-57.08 SF	5,390.37 SF	5,390.37 SF
FOURTH FLOOR	6B	0.00 SF	0.00 SF	2,169.51 SF	-48.95 SF	2,120.56 SF	2,120.56 SF
GRAND TOTAL		17,310.30	11,193.71 SF	9,958.30	-163.10 SF	9,795.20 SF	20,988.91

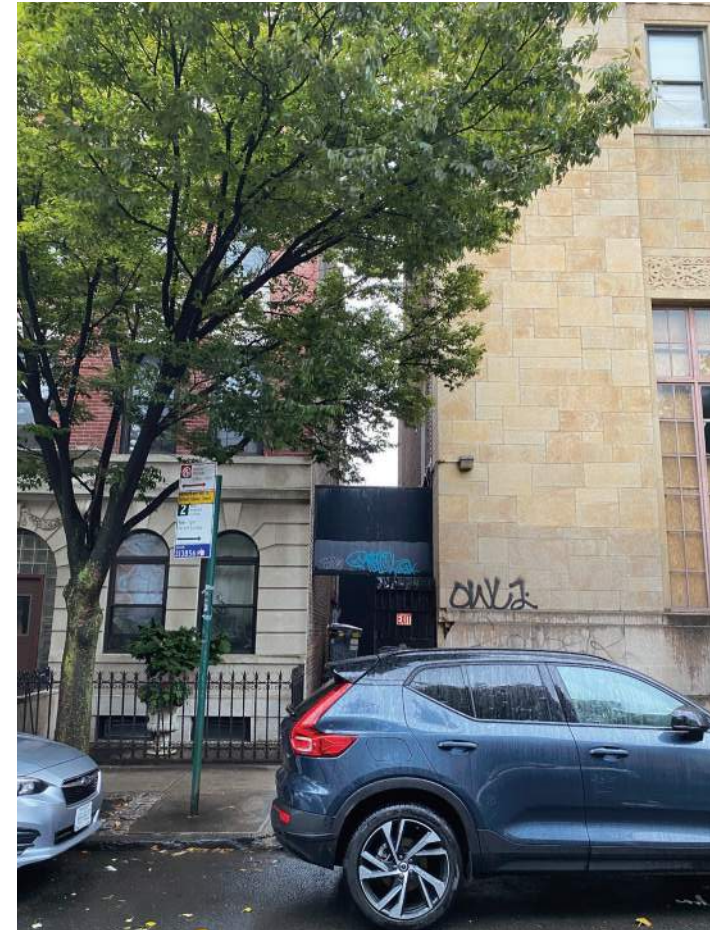
UG	EXISTING GROSS FLOOR AREA	EXISTING ZONING FLOOR AREA	PROPOSED GROSS FLOOR AREA	DEDUCTIONS	PROPOSED ZONING FLOOR AREA	ZONING FLOOR AREA TOTALS
6A	13,477.59 SF	7,361.00 SF	0.00 SF	0.00 SF	0.00 SF	7,361.00 SF
6B	3,832.71 SF	3,832.71 SF	9,958.30 SF	-163.10 SF	9,795.20 SF	13,627.91 SF



VIEW LOOKING DOWN ALLEYWAY AT 159 MILTON FROM SOUTH SIDE OF MILTON STREET.



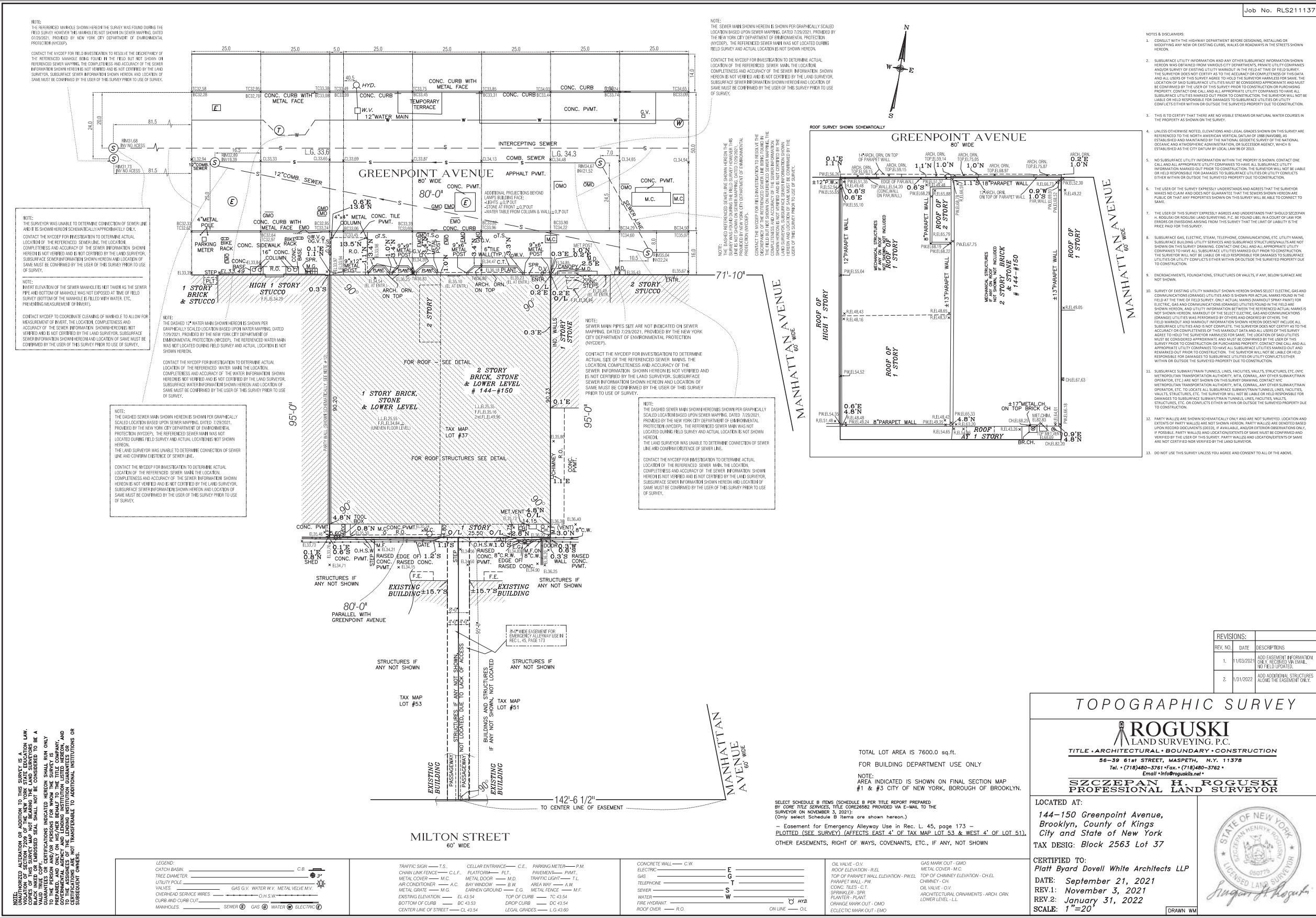
EGRESS EASEMENT LOCATED AT 161 & 163 MILTON STREET.



VIEW LOOKING DOWN ALLEYWAY AT 163 MILTON FROM SOUTH SIDE OF MILTON STREET.



VIEW LOOKING DOWN ALLEYWAY AT 163 MILTON FROM NORTH SIDE OF MILTON STREET.



NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF THE SURVEYING LAW. ANY SUCH ALTERATION OR ADDITION SHALL BE CONSIDERED TO BE A VIOLATION OF THE SURVEYING LAW AND SHALL BE SUBJECT TO THE PENALTIES THEREOF. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AS SHOWN ON THESE PLANS. THE SURVEYOR DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AS SHOWN ON THESE PLANS. THE SURVEYOR DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

LEGEND:

CATCH BASIN	C.B.
TREE DIAMETER	Ø
UTILITY POLE	○
VALVES	○
OVERHEAD SERVICE WIRES	—
CURB AND CURB CUT	—
MANHOLES:	○
SEWER	⊙
GAS	⊙
WATER	⊙
ELECTRIC	⊙

TRAFFIC SIGN	T.S.	CELLAR ENTRANCE	C.E.	PARKING METER	P.M.
CHAIN LINK FENCE	C.L.F.	PLATFOORM	P.L.T.	PAVEMENT	P.V.M.T.
METAL COVER	M.C.	METAL DOOR	M.D.	TRAFFIC LIGHT	T.L.
AIR CONDITIONER	A.C.	BAY WINDOW	B.W.	AREA WAY	A.W.
METAL GRATE	M.G.	BARNEN GROUND	B.G.	METAL FENCE	M.F.
EXISTING ELEVATION	E.L.	TOP OF CURB	T.C.	DC-43.54	
BOTTOM OF CURB	B.C.	DROP CURB	D.C.	DC-43.54	
CENTER LINE OF STREET	C.L.	LEGAL GRADES	L.G.	LG-43.60	

CONCRETE WALL	C.W.	ELECTRIC	E	ROOF ELEVATION - REL	R.E.
GAS	G	TOP OF PARAPET WALL ELEVATION - PWEL	P.W.E.L.	TOP OF CHIMNEY ELEVATION - CHEL	C.H.E.L.
TELEPHONE	T	CONC. TILES - C.T.	C.T.	CHIMNEY - CH	
SEWER	S	SPRINKLER - SPR	SPR.	ARCHITECTURAL ORNAMENTS - ARCH ORN	
WATER	W	PLASTER - PLNT	PLNT.	ARCHITECTURAL - ARCH	
FIRE HYDRANT	F.H.	ORANGE MARK OUT - OMO	O.M.O.	LOWER LEVEL - LL	
ROOF OVER	R.O.	ELECTRIC MARK OUT - EMO	E.M.O.		

OIL VALVE - O.V.		GAS MARK OUT - G.M.O.	
ROOF ELEVATION - REL	R.E.	METAL COVER - M.C.	
TOP OF PARAPET WALL ELEVATION - PWEL	P.W.E.L.	TOP OF CHIMNEY ELEVATION - CHEL	C.H.E.L.
CONC. TILES - C.T.	C.T.	CHIMNEY - CH	
SPRINKLER - SPR	SPR.	ARCHITECTURAL ORNAMENTS - ARCH ORN	
PLASTER - PLNT	PLNT.	ARCHITECTURAL - ARCH	
ORANGE MARK OUT - OMO	O.M.O.	LOWER LEVEL - LL	
ELECTRIC MARK OUT - EMO	E.M.O.		

TOPOGRAPHIC SURVEY

ROGUSKI
LAND SURVEYING, P.C.

TITLE - ARCHITECTURAL BOUNDARY CONSTRUCTION
56-39 61st STREET, MASPETH, N.Y. 11378
Tel. • (718)480-3761 • Fax. • (718)480-3762 •
Email - info@roguski.net

SZCZEPAN H. ROGUSKI
PROFESSIONAL LAND SURVEYOR

LOCATED AT:
144-150 Greenpoint Avenue,
Brooklyn, County of Kings
City and State of New York
TAX DESIG: Block 2563 Lot 37

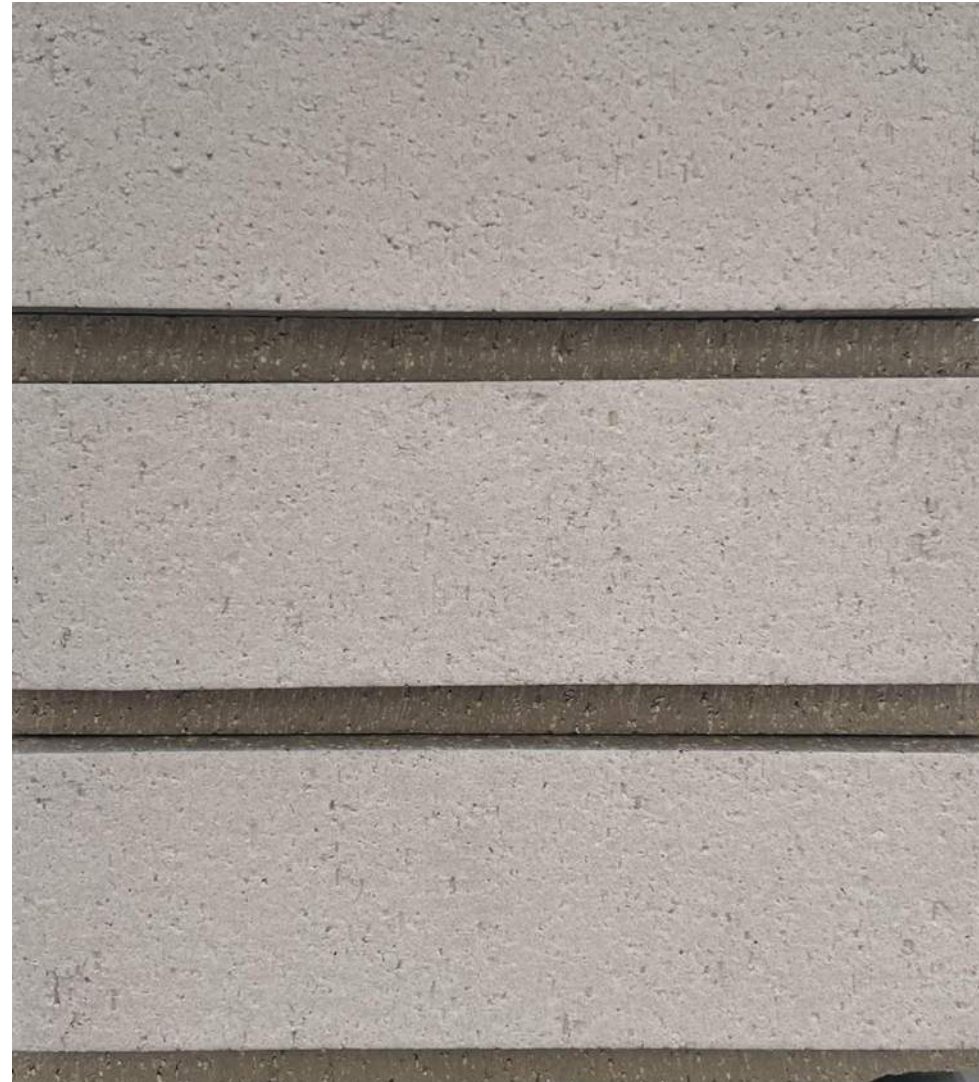
CERTIFIED TO:
Platt Byard Dovell White Architects LLP

DATE: September 21, 2021
REV.1: November 3, 2021
REV.2: January 31, 2022
SCALE: 1"=20'

DRAWN WM



*NOT TO SCALE



SILVER CITY WIRECUT BY GLEN-GERY

COLOR - GREY

TEXTURE/FINISH - WIRECUT

PATTERN - STACK BOND

SIZE - NORMAN 2-1/4" H x 11-5/8' L

The current proposal is:

Preservation Department – Item 7, LPC-22-07187

**144 Greenpoint Avenue – Greenpoint Historic District
Borough of Brooklyn**

To Testify Please Join Zoom

Webinar ID: 873 1899 4372

Passcode: 278022

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.