

April 18, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-23-08590

597 Vanderbilt Avenue – Prospect Heights Historic District Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 899 5814 5262

Passcode: 014519

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.



**New Rear Yard Commercial Restaurant Addition
at 597 VANDERBILT AVENUE**





**New Rear Yard Commercial Restaurant Addition
at 597 VANDERBILT AVENUE**

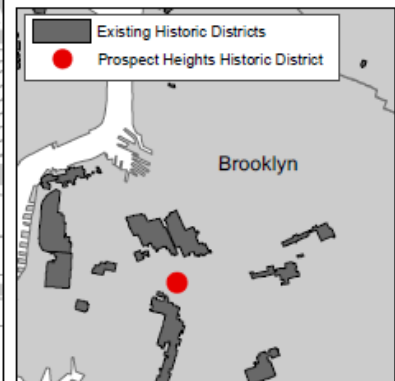
Prospect Heights Historic District

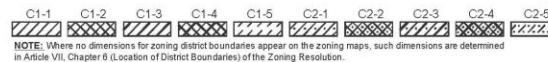
Prospect Heights
Historic District
Borough of Brooklyn, NY
Landmarks Preservation Commission

Calendared: July 15, 2008
Public Hearing: October 28, 2008
Designated: June 23, 2009

 Boundary of Historic District
 Tax Map Lots in Historic District

597 Vanderbilt Ave





THE NEW YORK CITY PLANNING COMMISSION

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

M – MANUFACTURING DISTRICT

AREA(S) REZONED

10-28-2009 C 090462 ZMK

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see **Page 10**.

597 Vanderbilt Ave

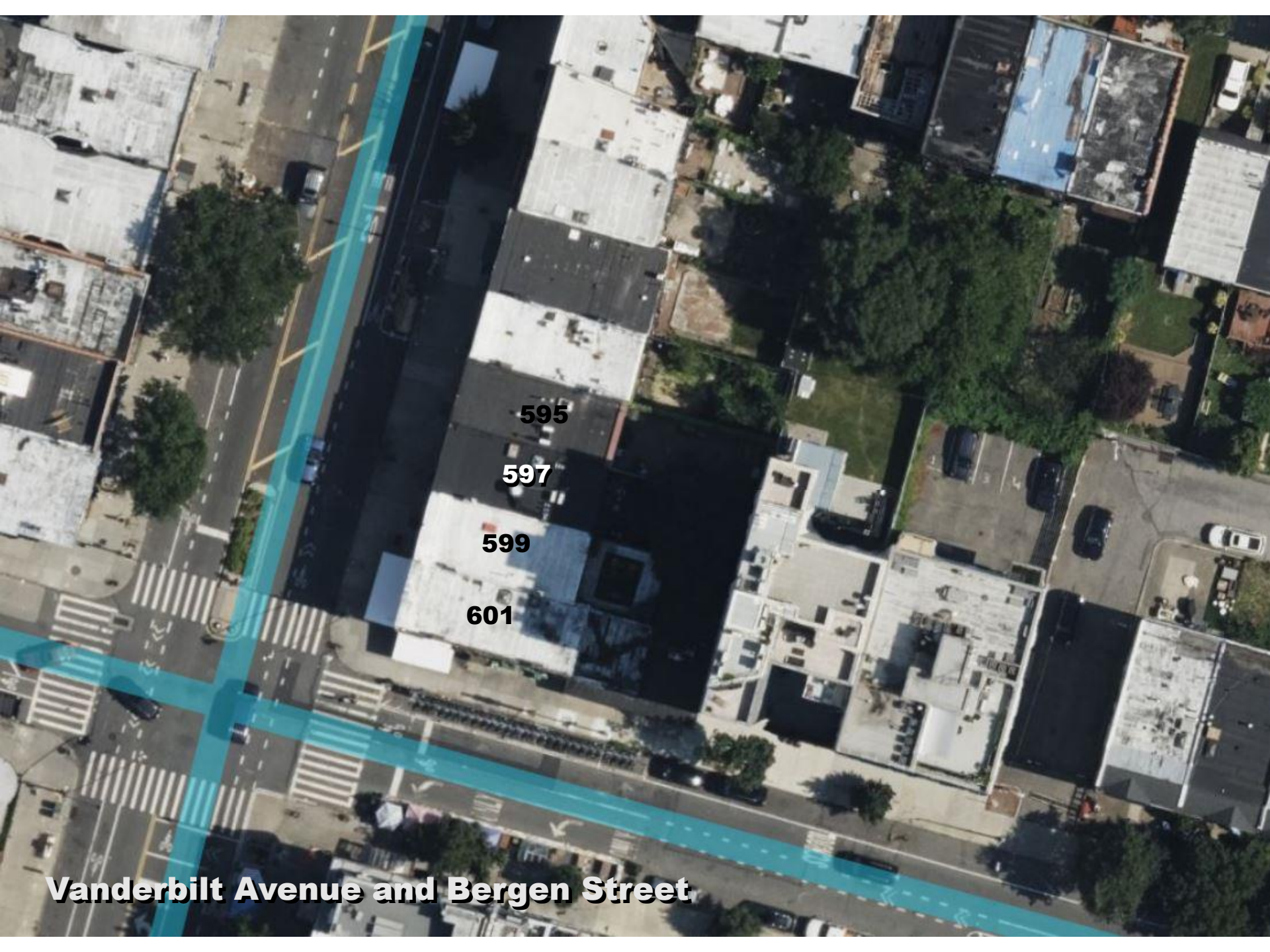
MAP KEY

12b	12d	13b
16a	16c	17a
16b	16d	17b

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

Zone – R7A / C1-4 Overlay



Vanderbilt Avenue and Bergen Street



595

**FULL
ADDITION**

597

599

**PATIAL
ADDITION**

601

**FULL
ADDITION**

Vanderbilt Avenue and Bergen Street



595

597

599

601

BERGEN
BROOKLYN

WINE EXCHANGE
585 VANDERBILT AVE. 718-783-7500

Inuka

THE BOUTIQUE ART AND GIFTS

VANDERBILT AV

Vanderbilt Avenue

**601
VANDERBILT**

PEQUENA

**653
BERGENST
BROOKLYN**

**653
BERGEN**

**651
BERGEN**



**601
VANDERBILT**

**653
BERGEN**

**651
BERGEN**



**601
VANDERBILT**

597

**653
BERGEN**

**651
BERGEN**





601
VANDERBILT

653
BERGEN

651
BERGEN



653

601

651

653 BERGEN ST

**651
BERGEN ST**

595

**597
Rear
Yard**

**599
Rear
Yard**

599



**599
REAR
YARD**

601

601

599





**593
UNDER
CONSTRUCTION**

An aerial photograph of a residential property. The top left shows a construction area with a wooden fence and various materials. The center features a large brick patio with a dark metal table and chairs. To the right, there's a white building with two air conditioning units. The bottom right is dominated by bare trees. Text labels are overlaid on the image to identify different sections.

**595
FULL ADDITION**

597 Rear Yard

595

597
REAR
YARD

601

599

601





**593
UNDER
CONSTRUCTION**

**595
FULL
ADDITION**

A photograph of a rear yard between two buildings. The building on the left has a red upper section and a white brick lower section with a white door. The building on the right is made of grey concrete blocks. The yard contains a brick-paved area, a concrete foundation, and various construction materials like pipes and lumber. Bare trees are in the foreground.

651 BERGEN

**599
REAR
YARD**

**599
ADDITION**

597 REAR YARD



597

**599 REAR
ADDITION**

595

**599 REAR
YARD**

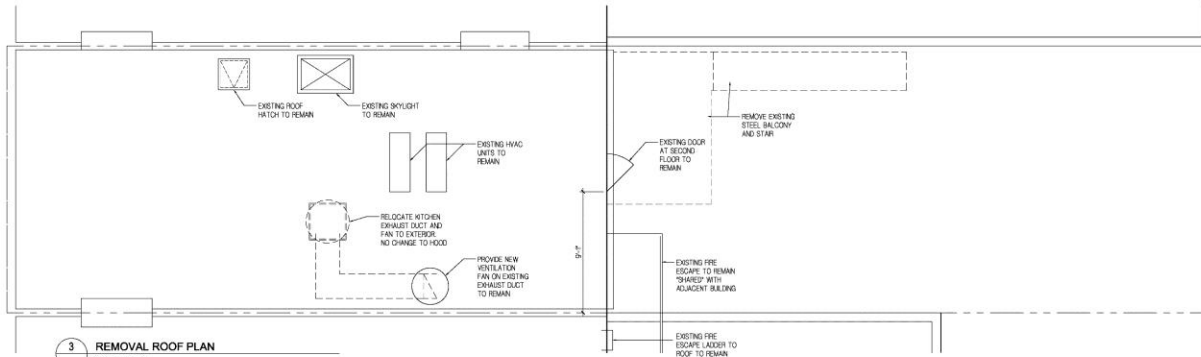
**597 REAR
YARD**

A photograph of a narrow rear yard. A tall, light-colored concrete wall runs across the background. Two bare trees stand in the yard. The ground is covered in gravel and debris. A blue metal frame is visible in the lower center. To the left, there's a grey storage unit. To the right, a white wall is partially visible. Text labels are overlaid on the image.

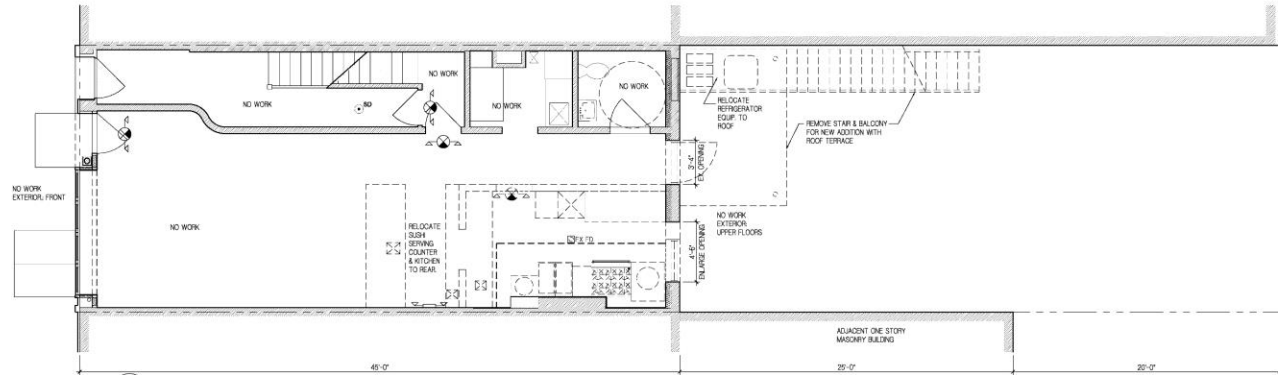
**595 REAR
ADDITION**

**653
BERGEN
STREET**

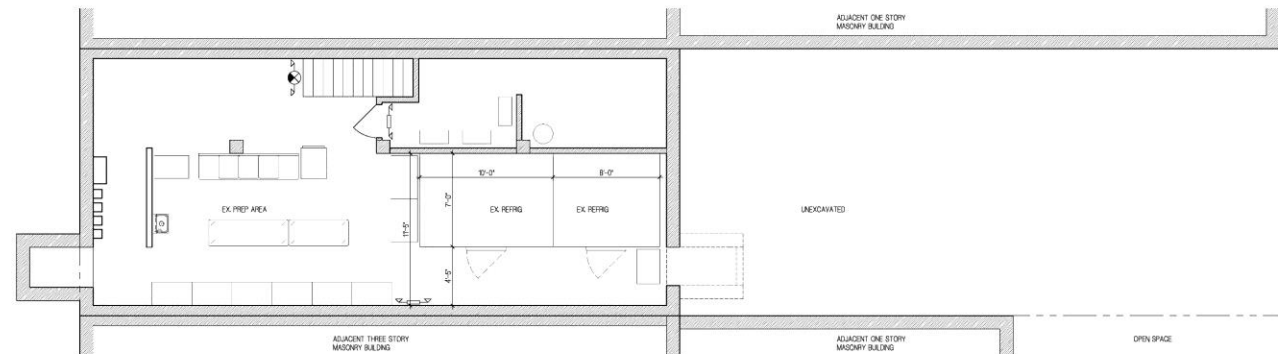
597 REAR YARD



3 REMOVAL ROOF PLAN
SCALE: 1/4"=1'-0"



2 REMOVALS FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



1 REMOVAL CELLAR FLOOR PLAN
SCALE: 1/4"=1'-0"

DEMOLITION NOTES:

DEMOLITION NOTES

- SCHEDULE OF BUILDING DEMOLITION ACTIVITIES. INDICATE THE FOLLOWING DATES FOR EACH ACTIVITY.
 - DETAILED SEQUENCE OF DEMOLITION WORK, WITH STARTING AND ENDING DATES FOR EACH ACTIVITY.
 - TEMPORARY INTERRUPTION OF UTILITY SERVICES.
- REGULATORY REQUIREMENTS. COMPLY WITH ALL GOVERNING NOTIFICATION REGULATIONS BEFORE BEGINNING DEMOLITION. COMPLY WITH HAILING AND WINDFALL REGULATIONS OF APPLICABLE JURISDICTION.
- STANDARDS. COMPLY WITH AISC AND AIA STANDARDS.
- OWNER ASSUMES NO RESPONSIBILITY FOR BUILDINGS AND STRUCTURES TO BE DEMOLISHED.
- HAZARDOUS MATERIALS. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK.
 - IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB IMMEDIATELY. NOTIFY ARCHITECT AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.
 - REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION PROVIDED BY OWNER. OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE SAME AS THOSE INDICATED IN PROJECT RECORD DOCUMENTS.
- ENGAGE A PROFESSIONAL ENGINEER TO PERFORM AN ENGINEERING SURVEY OF CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNEXPECTED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING BUILDING DEMOLITION OPERATIONS.
- TEMPORARY SHORING. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING BRACINGS OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OF COLLAPSE OF CONSTRUCTION BEING DEMOLISHED, STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF DEMOLITION.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORIZED HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND AUTHORIZED HAVING JURISDICTION. PROVIDE AT LEAST 72 HOURS NOTICE TO OCCUPANTS OF AFFECTED BUILDING IF SHUTDOWN OF SERVICE IS REQUIRED DURING CHANGEOVER.
- TEMPORARY PROTECTION. EFFECT TEMPORARY PROTECTION, SUCH AS WALKWAY FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION AND AS INDICATED.
- REMOVE TEMPORARY BARRIERS AND PROTECTIONS WHERE HAZARDOUS NO LONGER EXIST. WHERE OPEN EXCAVATIONS OR OTHER HAZARDOUS CONDITIONS REMAIN, LEAVE TEMPORARY BARRIERS AND PROTECTIONS IN PLACE.
- EXPLOSIVES. USE OF EXPLOSIVES IS NOT PERMITTED.
- PROCEED WITH DEMOLITION OF STRUCTURAL FRAMING MEMBERS SYSTEMATICALLY FROM HIGHER TO LOWER LEVELS. COMPLETE BUILDING DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TEN BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.
- BELOW-GRADE CONSTRUCTION. REMOVE BELOW-GRADE CONSTRUCTION, INCLUDING BASEMENTS, FOUNDATION WALLS AND FOOTINGS, COMPLETELY FOLLOW ADDITIONAL PROCEDURES OUTLINED ON STRUCTURAL DRAWINGS AND AS REQUIRED BY THE NEW YORK CITY BUILDING DEPARTMENT.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DIRT, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGIN.

DEMOLITION LEGEND

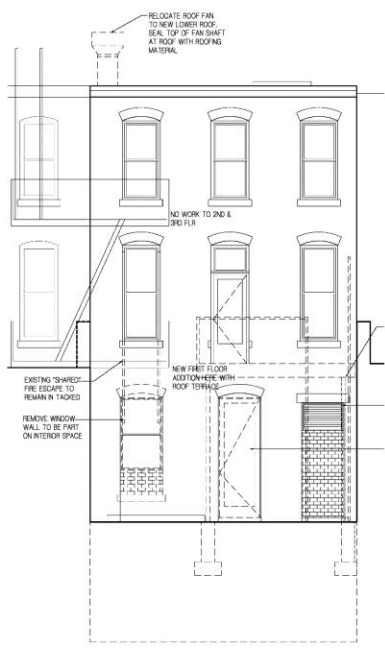
- DASHED EXISTING PARTITIONS TO BE REMOVED.
- DASHED EXISTING DOOR AND FRAME TO BE REMOVED.

BUILDING DEPARTMENT NOTES

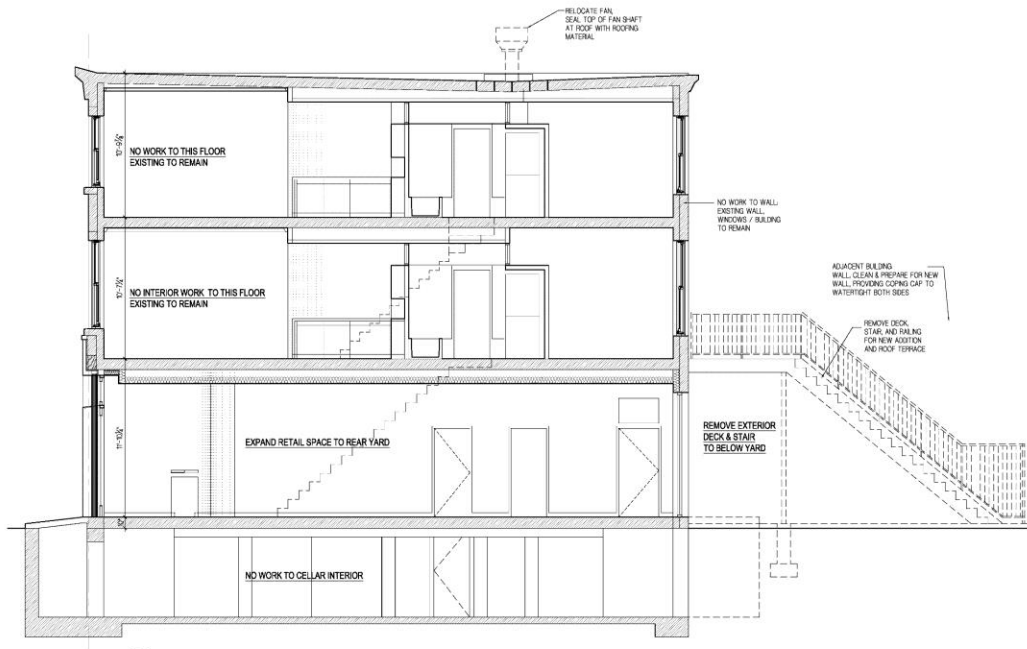
THE FOLLOWING NOTES SHALL APPLY THROUGHOUT

- WORK SHALL BE EXECUTED IN FULL COMPLIANCE WITH THE APPLICABLE PROVISIONS OF ALL LAWS, BY-LAWS, STATUTES, ORDINANCES, CODES, RULES, REGULATIONS AND LAWS, ORDERS OF PUBLIC AUTHORITIES BEARING ON THE PERFORMANCE AND EXECUTION OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE AUTHORITY OF ANY PORTIONS OF THE WORK IN THE CONTRACT DOCUMENTS THAT ARE AT VARIANCE WITH:
 - ALL MATERIALS, ASSEMBLIES, FORMS, METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
 - THEY SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD OF STANDARDS AND APPEALS.
 - THEY SHALL HAVE BEEN ADOPTED FOR THE USE UNDER THE PRESCRIBED TEST METHODS BY THE COMMISSIONER OR:
 - APPROVED BY THE BOARD OF STANDARDS AND APPEALS (1002).

2	06/08/22	01/10/22	DATE	NO.
GRAPHIC LEGEND				
SUBMITTAL:				
REVISED 01-10-2012				
NEW RESTAURANT				
587 VANDERBILT AVE BROOKLYN NEW YORK 11211				
AMOIYA CODY ARCHITECTS				
PO BOX 1242 BRIDGEHAMPTON NEW YORK 11932 P 631.586.1258 F 631.514.4395 info@amoiyacody.com				
DRAWN BY:				
CHECKED BY:				
SCALE: 1/4"=1'-0"				
DATE: 03/19/22				
TITLE:				
REMOVAL, FLOORS AND ROOF PLAN				
SHEET NO.				
DM101.00				
5 = 10				



2 REMOVAL REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 REMOVAL SECTION
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION
2	05/09/12	REVISIONS FOR PLUMBING RISER AND FAN SCHEDULE
1	01/10/12	REVISIONS FOR ENERGY CODE, STOREFRONT AND PLUMBING

GRAPHIC LEGEND	
	EXISTING WALL
	NEW WALL
	REMOVAL LINE

SUBMITTAL:
REVISED:
01-10-2012

NEW RESTAURANT

587 VANDERBILT AVE
BROOKLYN
NEW YORK 11211

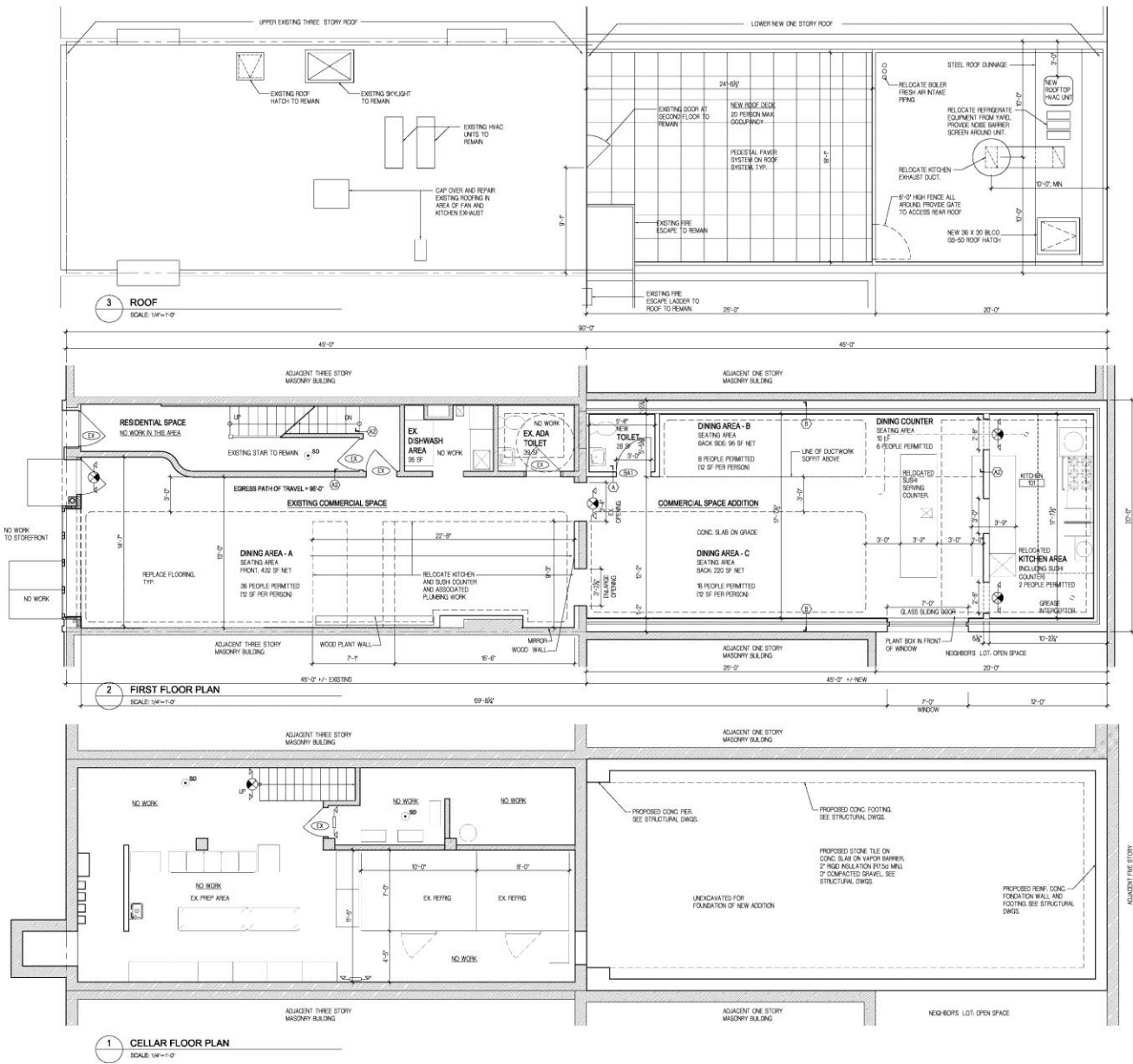
AMOA CODY ARCHITECTS

PO BOX 1242
BROOKHAMPTON
NEW YORK 11902
P 631.586.1208 F 631.514.4386
HFC@amocody.com

DRAWN BY:
CHECKED BY:
SCALE: 1/4"=1'-0"
DATE: 03/03/12

TITLE:
BUILDING SECTIONS AND BUILDING ELEVATION
SHEET NO.
DM201.00

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GENERAL NOTE:
THE CONTRACTOR, AS PART OF THE REQUIRED STRUCTURAL STABILITY PLAN, SHALL SUBMIT TO THE ARCHITECT A SEQUENCE OF OPERATIONS FOR EXCAVATION & STABILITY OF EXISTING OVERLAIN PRIOR TO COMMENCEMENT OF WORK. THE SEQUENCE OF OPERATIONS SHALL CLEARLY INDICATE THE PROCEDURE FOR STABILIZING THE REMAINS OF THE BUILDING.

WINDOW ENERGY CODE COMPLIANCE:
ALL WINDOWS TO BE REPLACED IN EXISTING OPENINGS SHALL HAVE A U-VALUE AS LOW AS POSSIBLE. THE CONTRACTOR TO PROVIDE CUT SHEETS DEMONSTRATING ENERGY CODE VALUES PRIOR TO PURCHASE AND INSTALLATION.

ENERGY CODE COMPLIANCE:
ALL DOORS THAT ARE LESS THAN 14 SQUARE FEET OF OPENING TO BE SOLID CORE AND ARE EXEMPT FROM THE ENERGY CODE REQUIREMENTS.

ENERGY CODE COMPLIANCE:
WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.5 CM PER SQUARE FOOT (15 L/HR) AND SLIDING DOORS NO MORE THAN 0.5 CM PER SQUARE FOOT (15 L/HR) WHEN TESTED ACCORDING TO NFRC 400 OR ANAMA/ WARMER (TESTED) BY AN ACCREDITED INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.

TYPICAL BATHROOM NOTES:
PROVIDE THE FOLLOWING IN ALL BATHROOMS AND LAUNDRY ROOMS:
1. WATERPROOFING SYSTEM BY SCULLY/STRAHL OF APPROVED Q.C.
2. 1/2" MUD-SET 1" ON STONE FLOOR TILE PROVIDED BY OWNER.
3. 1/2" CEMENT BOARD SUBFLOOR FOR TUB AREA.
4. 1/2" MUD-SET RESISTANT OVER THROUGHOUT TUB.
5. FULL HEIGHT CERAMIC TILE ON WALLS TILE PROVIDED BY OWNER.
6. FULL WITH STONE BACKS TO MATCH FLOOR TILE.
7. ALL FIXTURES AND FAUCETS BY OWNER.
8. CONTRACTOR TO PROVIDE AND INSTALL SHOWERS/TUB MATH-POINT MATH-POINT VALVE, HAND-GRADE, THICK UNIVERSAL PLUS, PLUS FLOOR DRAIN TO BE PROVIDED.
9. 1/2" MUD-SET TILE TYP.

PROVIDE FLASHING AND COUNTERFLASHING TO ADJACENT BRICK CORNER, HATCH SKYLIGHT AND GUTTER SYSTEM.

ROOF:
1. SP/SLAST SEE W/ ENERGY CAP COMPRISED OF:
SYSTEM: BRICK/FLYING, CONCRETE PINE BY GEORGIA PACIFIC OR SECURCOR BY USG CORP., HAVING A THICKNESS OF 14 INCH, MECHANICALLY ATTACHED USING APPROVED FASTENERS ACCORDING TO THE APPROVED FASTENING FREQUENCY.
2. ROOF SYSTEM: PARANENE 30, APPLIED IN PA-301 M ADHESIVE.
3. FLASHING SYSTEM: PARANENE 30, APPLIED IN PA-301 M ADHESIVE.
4. ENERGY COATING: NO. 207 ELASTOMERIC ROOF COATING, KODAK, WHITE COATING DESIGNED FOR USE OVER SP/SLAST ROOF SYSTEMS.

ROOFING NOTE:
AS PER UL 58 & 180519-10
NEW ROOF TO COMPLY WITH ONE OF THE FOLLOWING:
1. A MINIMUM 1/4" SOLAR REFLECTANCE OF 0.7 IN ACCORDANCE WITH ASTM C 849 OR ASTM E 1918, AND A MINIMUM THERMAL EMITTANCE OF 0.75 AS DETERMINED IN ACCORDANCE WITH ASTM C 827 OR ASTM E 438, OR
2. A MINIMUM R-10 OF 10 IN AS DETERMINED IN ACCORDANCE WITH ASTM E 1918.

NOTE:
CONTRACTOR TO PROVIDE PHOTOGRAPHS OR EQ. THROUGH NEW ROOFING SYSTEM. EACH TRADE SHALL COORDINATE WITH ROOFING INSTALLER FOR MANUFACTURER'S RECOMMENDATIONS. DETAIL AS TO NOT VIOLE THE WARRANTY OF THE ROOFING SYSTEM. CONTRACTOR MAKING THE PENETRATION SHALL BE MADE RESPONSIBLE FOR THE DRAINAGE SYSTEM. THE PENETRATION IS NOT MADE FOLLOWING THE ROOFING MANUFACTURER'S GUIDELINES AND SPECIFICATIONS.

STEEL DUNNAGE FOR A/C UNITS: PROVIDE DOUBLE STEEL JOISTS IN SPACING REQUIRED TO SUPPORT UNITS AS PER MANUFACTURER'S RECOMMENDATIONS BEARING TO BEAR ONTO EXISTING MASONRY PARTS. PROVIDE BASE PLATE INTO MASONRY AT LATCHING.

REVISIONS FOR PLUMBING, MECHANICAL AND ELECTRICAL	
NO.	DATE
1	01/10/21
2	05/03/23

GRAPHIC LEGEND

SUBMITTAL:
REVISED:
01-10-2012

NEW
RESTAURANT

587 VANDERBILT AVE
BROOKLYN 11211

AMOA CODY
ARCHITECTS

PO BOX 104
BRIDGEHAMPTON
NEW YORK 11962
P 631.388.1208 F
631.514.4398
info@amocody.com

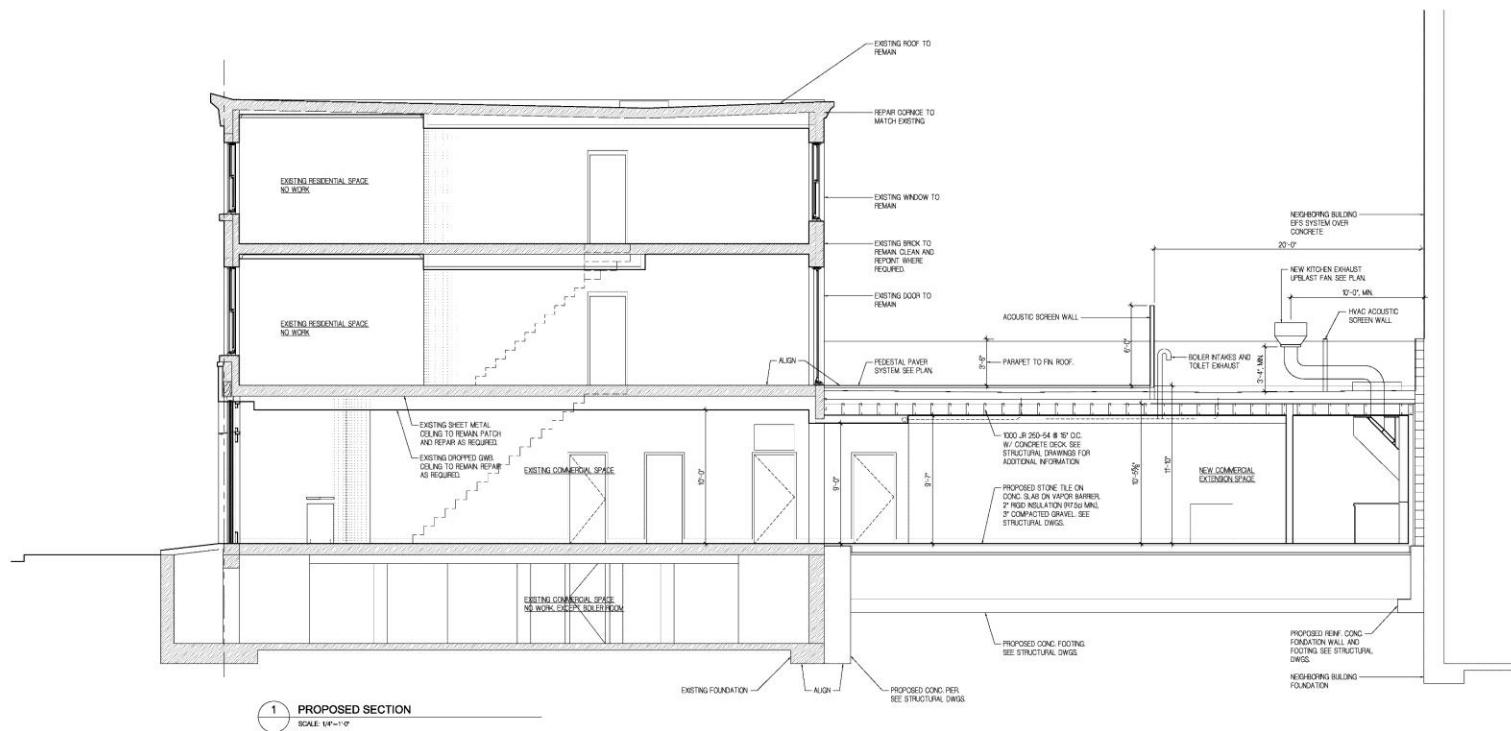
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DATE: 05/03/23

TITLE:
FLOOR PLANS
AND ROOF PLAN

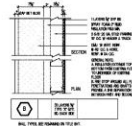
SHEET NO.
A101.00

6 of 10

7 or 10



ENERGY CODE COMPLIANCE:
ALL DOORS THAT ARE LESS THAN 24 SQUARE FEET (3'-0"x8'-0") TO BE SOLID CORE AND ARE EXEMPT FROM THE ENERGY CODE REQUIREMENTS.

[illegible]

GRAPHIC LEGEND

 EXISTING ROAD

 NEW ROAD

 WATERWAY

NEW
RESTAURANT

PO BOX 1242
BRIDGEHAMPTON
NEW YORK 11902
P 631.355.1328 F
631.614.4366
info@amciacody.com

SCALE:

A202.00

	8 or 10
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Kitchen Exhaust

506.3.13 Exhaust outlets serving Type I hoods.

Exhaust outlets for grease ducts serving Type I hoods shall conform to the requirements of Sections 506.3.13.1 through 506.3.13.3.

506.3.13.1 Termination above the roof.

Exhaust outlets that terminate above the roof shall have the discharge opening located not less than 40 inches (1016 mm) above the roof surface. The exhaust flow shall be directed away from the surface of the roof.

506.3.13.2 Termination through an exterior wall.

Exhaust outlets shall be permitted to terminate through exterior walls where the smoke, grease, gases, vapors and odors in the discharge from such terminations do not create a public nuisance or a fire hazard. Such terminations shall not be located where protected openings are required by the New York City Building Code. Other exterior openings shall not be located within 3 feet (914.4 mm) of such terminations.

506.3.13.3 Termination location.

Exhaust outlets shall be located not less than 10 feet (3048 mm) horizontally from parts of the same or contiguous buildings, adjacent buildings and adjacent property lines and shall be located not less than 10 feet (3048 mm) above the adjoining grade level. Exhaust outlets shall be located not less than 10 feet (3048 mm) horizontally from and not less than 3 feet (914.4 mm) above air intake openings into any building.

Exception:

Exhaust outlets shall terminate not less than 5 feet (1524 mm) horizontally from parts of the same or contiguous building, an adjacent building, adjacent property line and air intake openings into a building where air from the exhaust outlet discharges away from such locations.

April 18, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-23-08590

597 Vanderbilt Avenue – Prospect Heights Historic District Borough of Brooklyn

To Testify Please Join Zoom

Webinar ID: 899 5814 5262

Passcode: 014519

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

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

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