

November 14, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-23-11767

**340 Malcolm X Boulevard, aka 340-344 Malcolm X Boulevard and 188-202
Bainbridge Street – Bedford-Stuyvesant/Expanded Stuyvesant Heights
Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 856 9969 3634

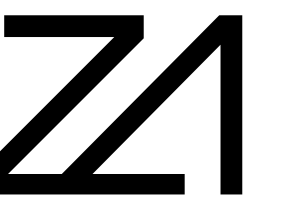
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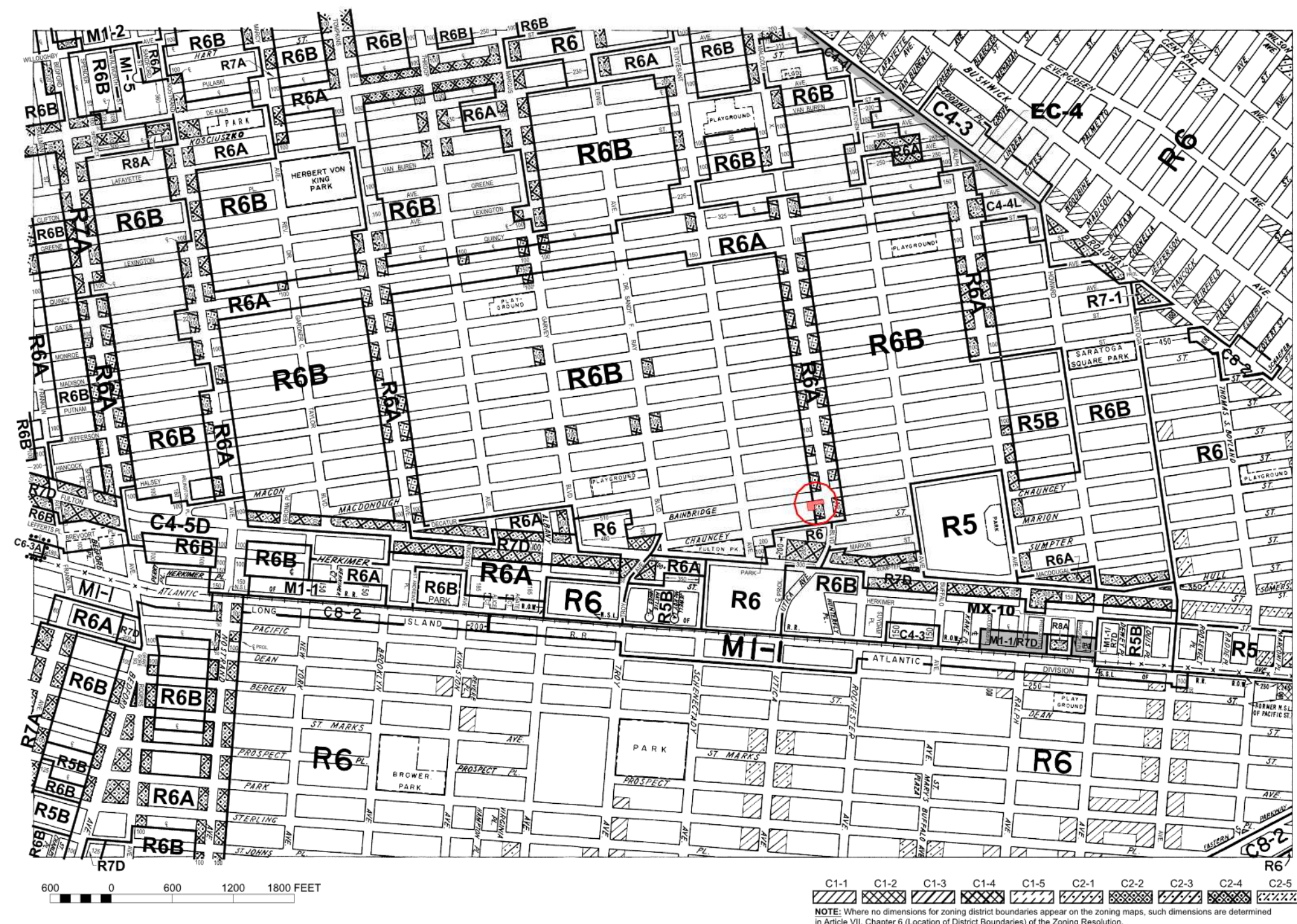
By Phone: 1 646-558-8656 US (New
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Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

Landmarks Preservation Commission Public Meeting Design Presentation

Date:





ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION

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

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT (See Districts with the Special Purpose designation in the text of the Zoning Resolution.)
- AREA(S) REZONED

Effective Date(s) of Rezoning:
11-23-2021 C 210276 ZMK

Special Requirements:
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 and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

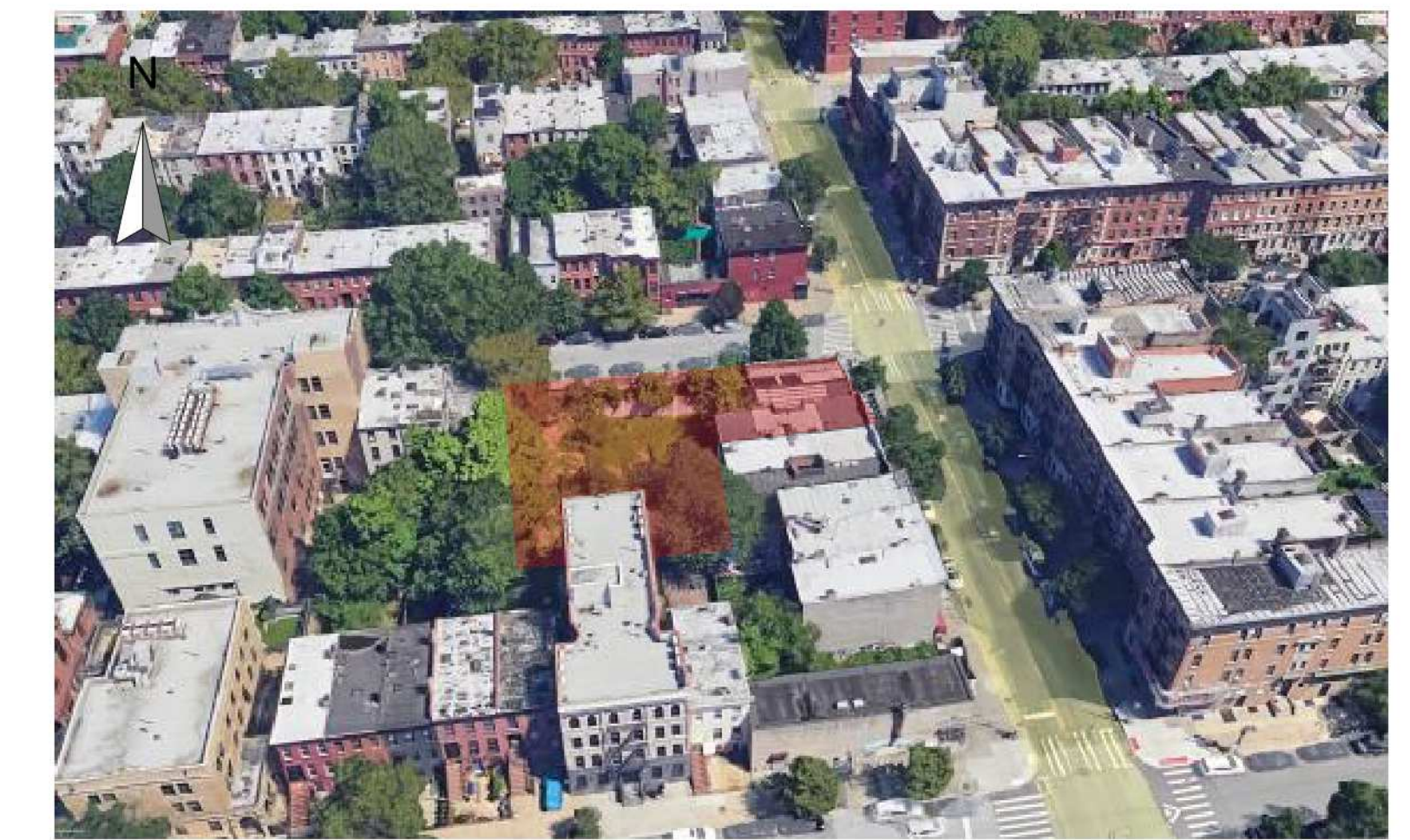
12d	13b	13d
16c	17a	17c
16d	17b	17d

© Copyright by the City of New York
ZONING MAP 17a

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/landmarks or contact the Zoning Information Desk at (212) 720-5291.

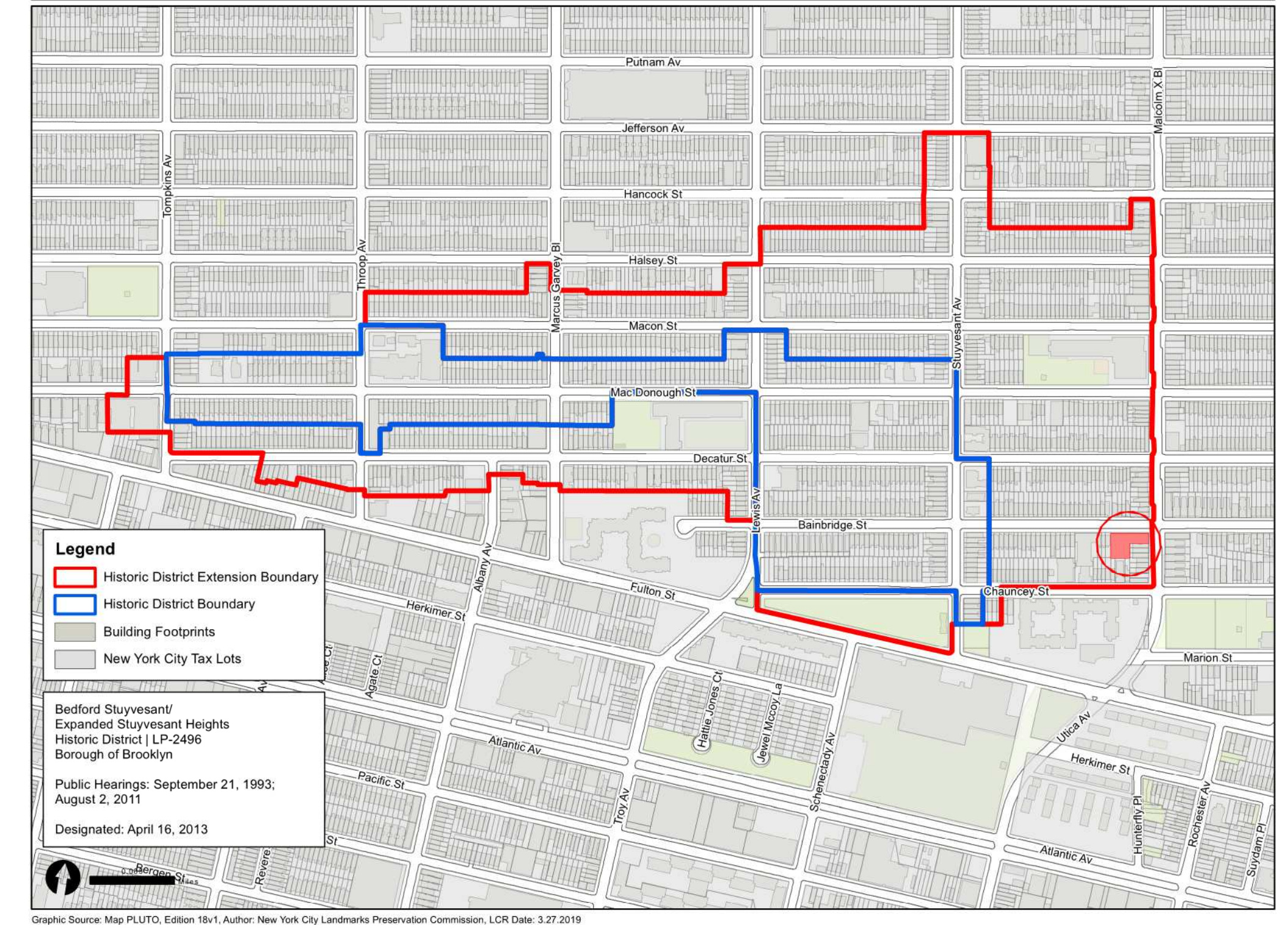


DIGITAL TAX MAP

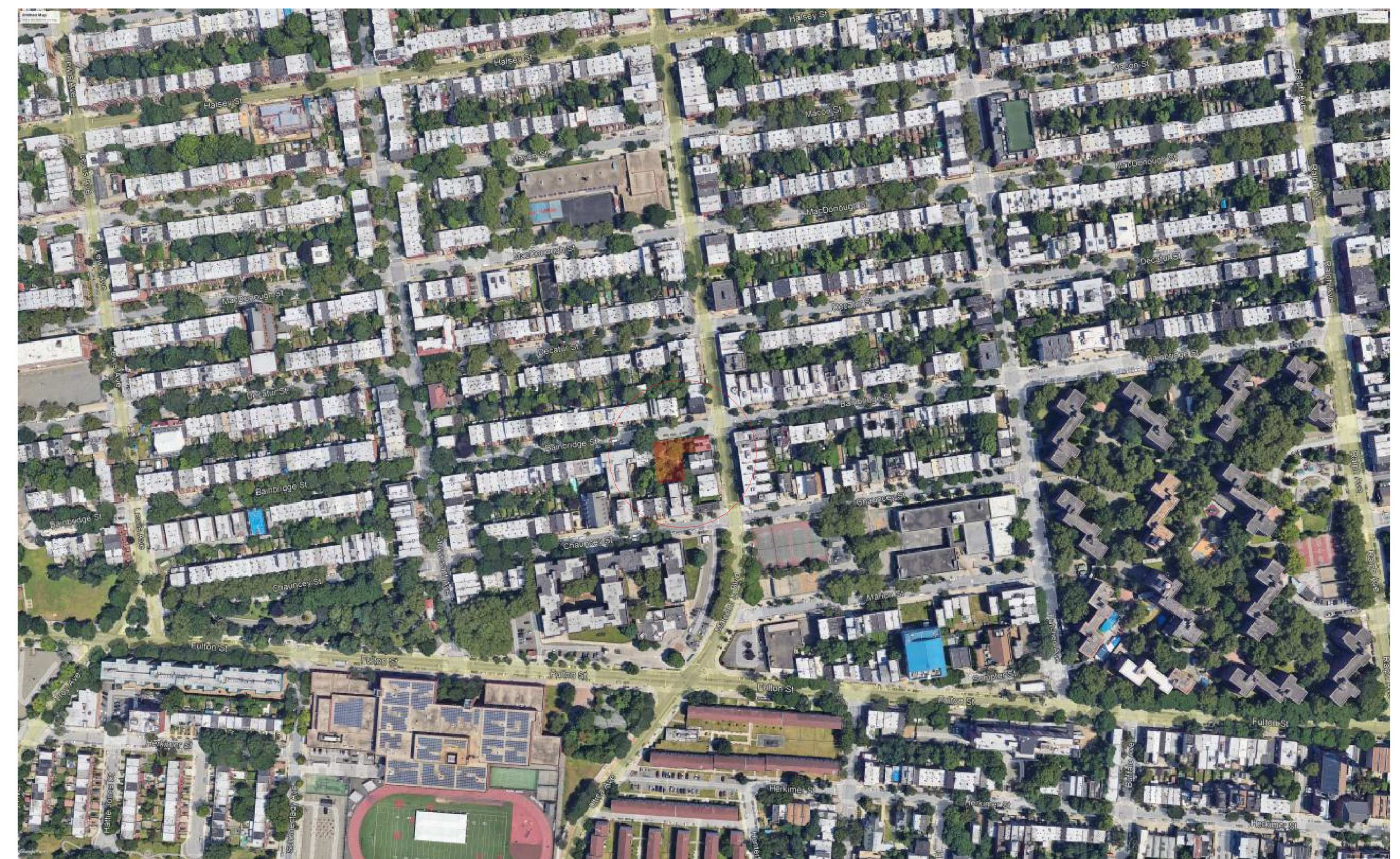


AERIAL VIEW FACING NORTH

Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District | LP-2496



LANDMARK DISTRICT MAP



AERIAL STREET VIEW



AERIAL VIEW / LOCATION KEY



CURRENT SITE / SOUTH WEST INTERSECTION



NORTH WEST INTERSECTION



AERIAL VIEW / LOCATION KEY



SOUTH EAST INTERSECTION / MULTI-FAMILY



NORTH EAST INTERSECTION / MULTI-FAMILY / LARGE SCALE CORNER



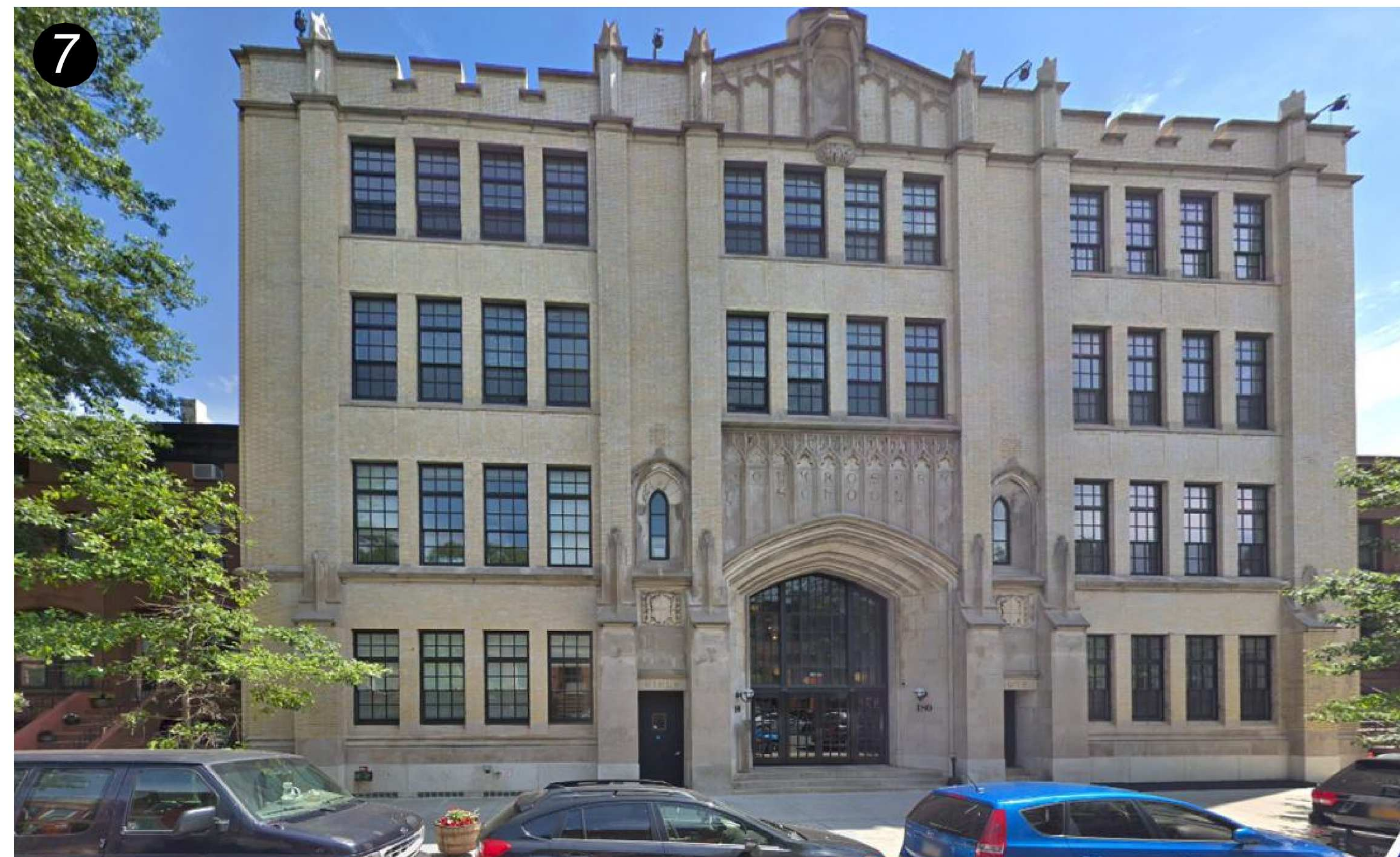
AERIAL VIEW / LOCATION KEY



BAINBRIDGE STREET NORTH SIDE / TYPICAL ROW STYLE



186 BAINBRIDGE / NEIGHBORING BUILDINGS / BAINBRIDGE STREET SOUTH SIDE



180 BAINBRIDGE / REPURPOSED APARTMENT BUILDING / BAINBRIDGE STREET SOUTH SIDE





THE EXISTING BUILDINGS ON THE CORNER OF MALCOLM X BOULEVARD AND BAINBRIDGE STREET, WAS FORMALLY A BAPTISH CHURCH AND TO BE DEMOLISHED, WERE DESIGNATED AS NON STYLE AND NOT CONTRIBUTING TO LANDMARK STATUS.





Google

THE SITE ON BAINBRIDGE STREET SIDE IS VACANT.



Google

EXISTING CONDITIONS

Proposed at:
188 Bainbridge St, Brooklyn, NY 11233



267-287 MACON STREET

TYPICAL ROW WITH ITALIANE STYLES, PEDIMENTED DOOR HOODS SUPPORTED BY SCROLLED BRACKETS, SEGMENTALLY-ARCH WINDOW OPENINGS WITH MOLDED AND BRACKET LINTELS AND PROJECTING CORNICES WITH FRIEZE PANELS AND DETILS
BUILT 1872-73



278-290 MACON STREET

TYPICAL ROW WITH QUEEN ANNE STYLE CHARACTERISTICS, ROUGH-FACED STONWORK, METAL-CLAD ORIELS FEATURING CLASSICAL DETAILS, FOLIATED PANELS, AND BRACKETED CORNICES DECORATED WITH DENTILS, ROSETTES, AND ANGULAR PANELS



575 HANCOCK STREET (285 STUYVESANT AVENUE)

MULTI-FAMILY / LARGE SCALE CORNER
 COLONIAL REVIVAL AND ARTS & CRAFT MIX
 BUILT 19020-21



LIBRARY COURT, 372 LEWIS AVENUE (405-409 MACON STREET)

MULTI-FAMILY / LARGE SCALE CORNER
 COLONIAL REVIVAL STYLE
 BUILT 1914



326-328 DECATUR STREET

RENAISSANCE REVIVAL STYLE ROW HOUSES WITH MARBLE, PILASTER WITH CARVED CAPITALS, SCROLLED AND FOLIATED BRACKETS, PANELED SPANDRELS, AND BRACKETED CORNICES WITH DENTILS

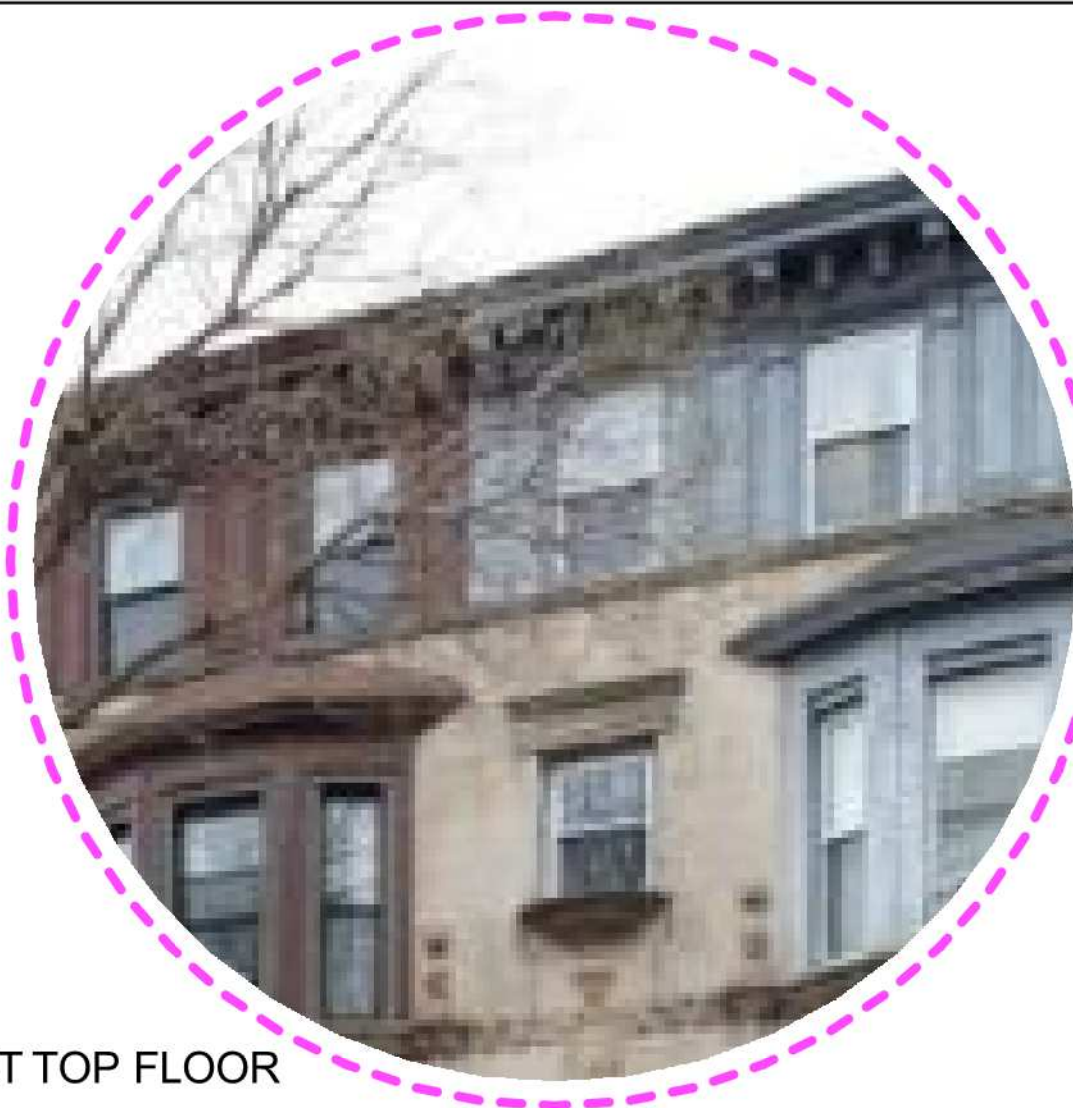


160 & 162 BAINBRIDGE STREET

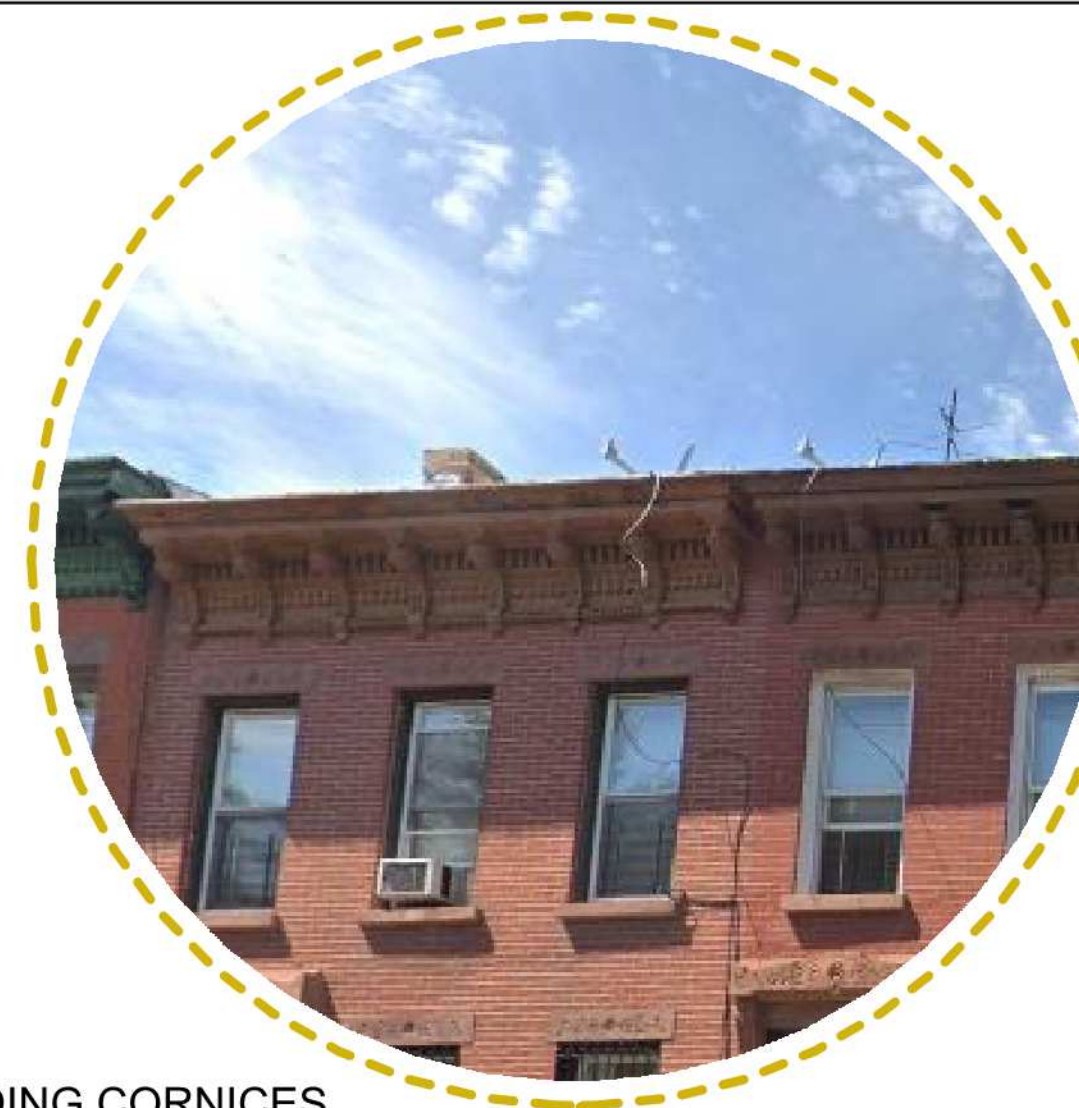
CHATEAUESQUE STYLE ROW HOUSES, WITH CARTOUCHES, FOLIATION, RIBBONWORK AND MOLDING ON FACADE BUILT 1892



FIRE ESCAPE



METAL AT TOP FLOOR



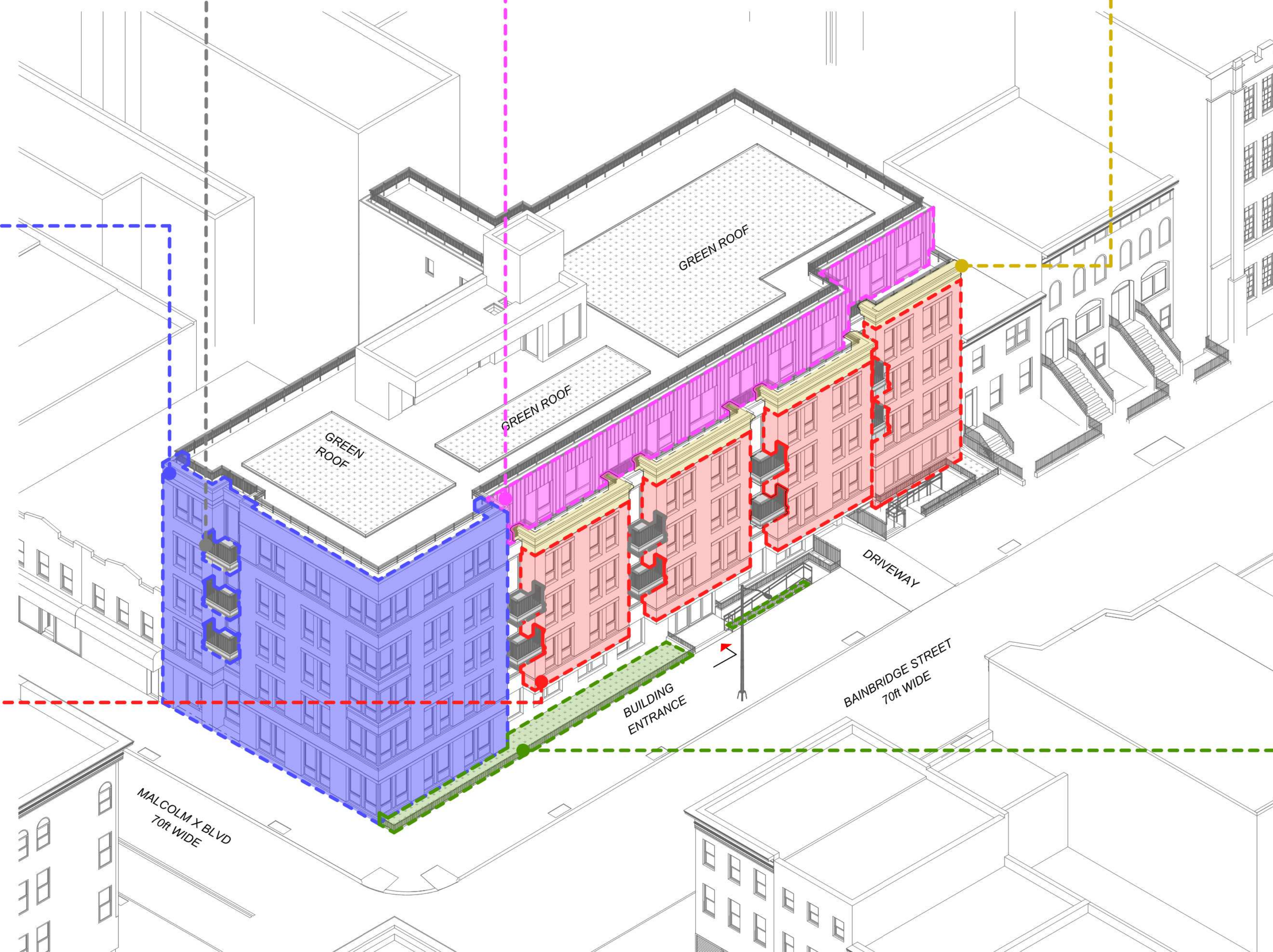
BUILDING CORNICES



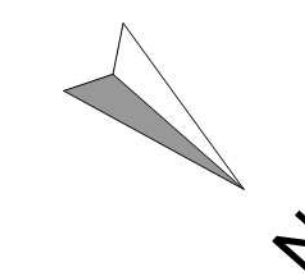
CORNER BULK



ROW STYLE HOUSES



PLANTING AREAS





AERIAL VIEW / LOCATION KEY



AERIAL VIEW / LOCATION KEY

AERIAL VIEW / LOCATION KEY



AERIAL VIEW / LOCATION KEY

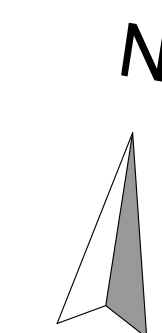


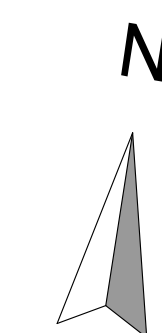


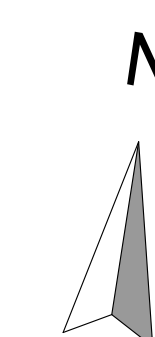
AERIAL VIEW / LOCATION KEY

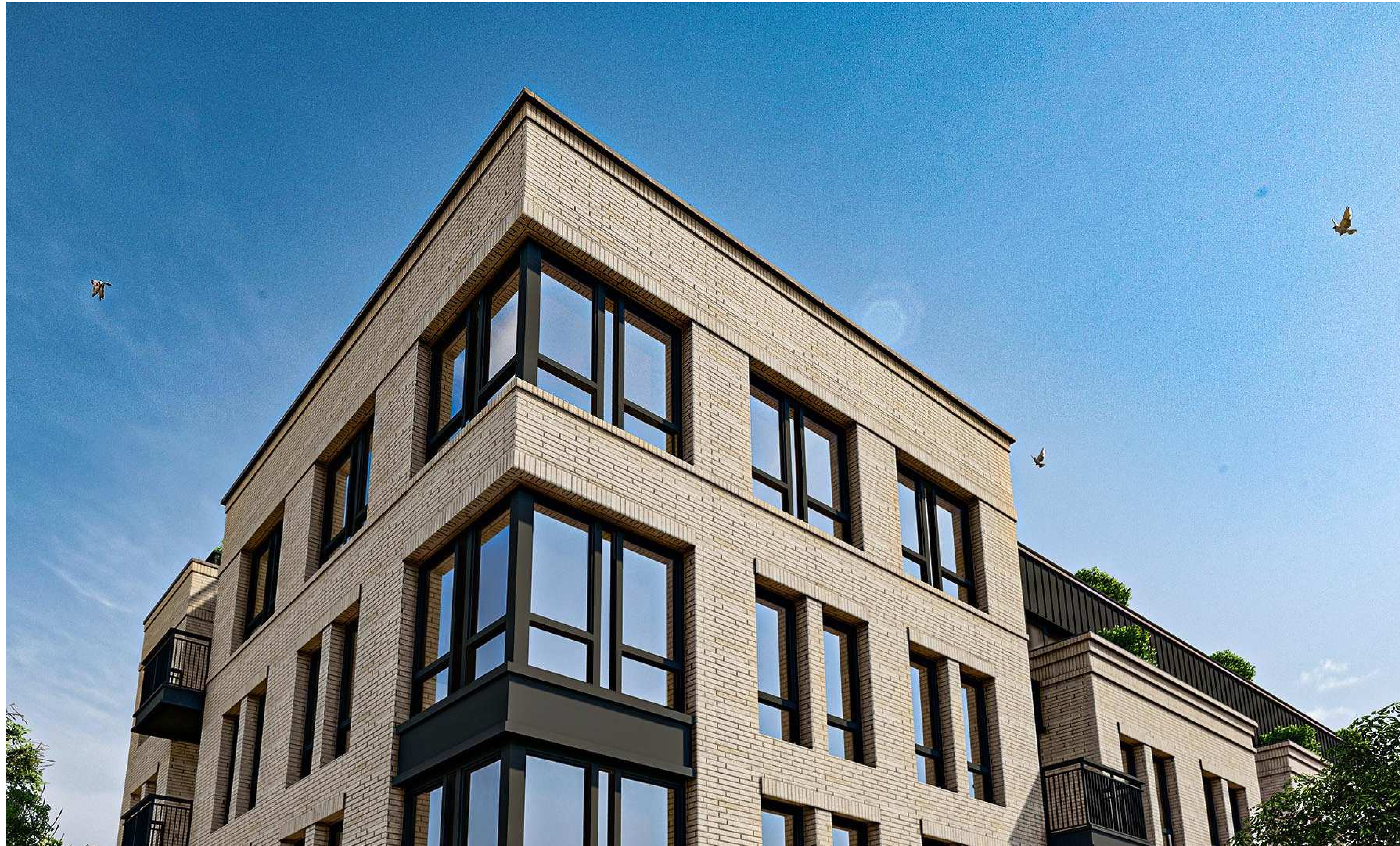


AERIAL VIEW LOCATION







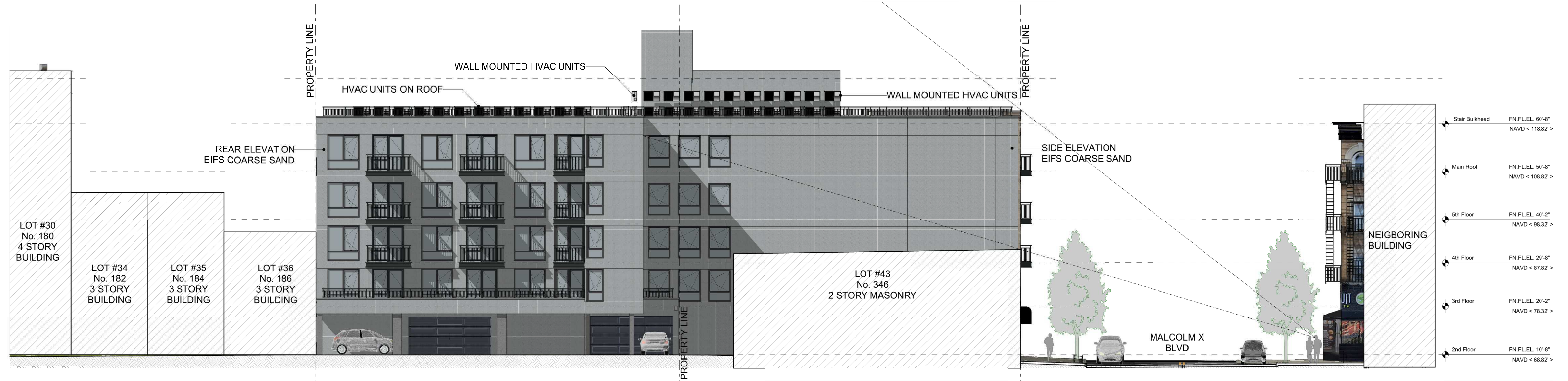




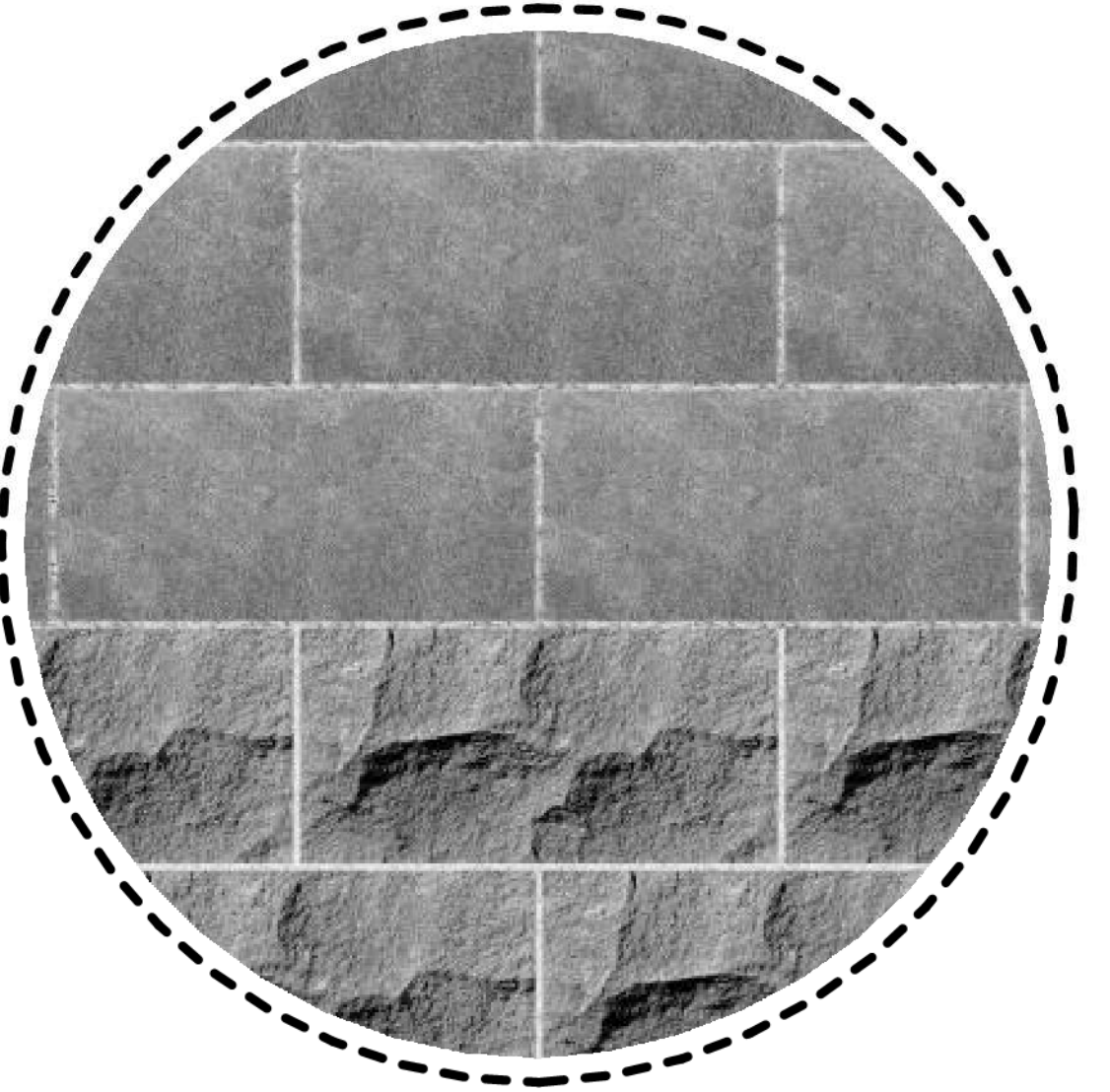
NORTH (BAINBRIDGE ST) ELEVATION



EAST (MALCOM X BLVD) ELEVATION



SECTION AT WEST ELEVATION



PARTIAL NORTH ELEVATION

Stair Bulkhead FN.FL.EL. 60'-8"
NAVD < 118.82' >

Main Roof FN.FL.EL. 50'-8"
NAVD < 108.82' >

5th Floor FN.FL.EL. 40'-2"
NAVD < 98.32' >

4th Floor FN.FL.EL. 29'-8"
NAVD < 87.82' >

3rd Floor FN.FL.EL. 20'-2"
NAVD < 78.32' >

2nd Floor FN.FL.EL. 10'-8"
NAVD < 68.82' >

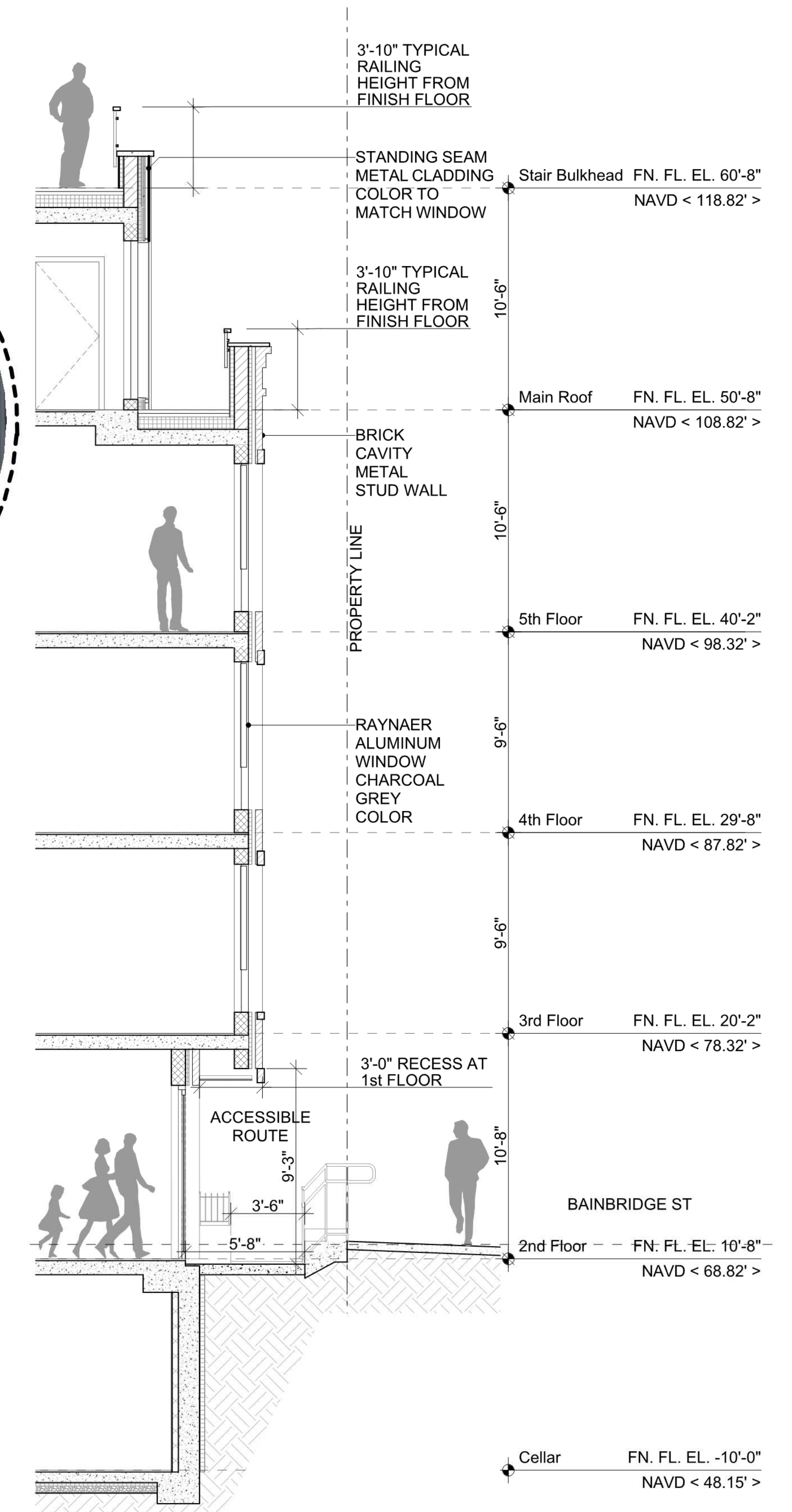
Cellar FN. FL. EL. -10'-0"
NAVD < 48.15' >



STANDING SEAM METAL CLADDING



STUCCO SAND COARSE FINISH



3'-10" TYPICAL RAILING HEIGHT FROM FINISH FLOOR

STANDING SEAM METAL CLADDING COLOR TO MATCH WINDOW

3'-10" TYPICAL RAILING HEIGHT FROM FINISH FLOOR

10'-6"

Stair Bulkhead FN. FL. EL. 60'-8"
NAVD < 118.82' >

Main Roof FN. FL. EL. 50'-8"
NAVD < 108.82' >

BRICK CAVITY METAL STUD WALL

10'-6"

PROPERTY LINE

5th Floor FN. FL. EL. 40'-2"
NAVD < 98.32' >

9'-6"

RAYNAER ALUMINUM WINDOW CHARCOAL GREY COLOR

4th Floor FN. FL. EL. 29'-8"
NAVD < 87.82' >

9'-6"

3rd Floor FN. FL. EL. 20'-2"
NAVD < 78.32' >

3'-0" RECESS AT 1st FLOOR

ACCESSIBLE ROUTE

9'-3"

3'-6"

5'-8"

10'-8"

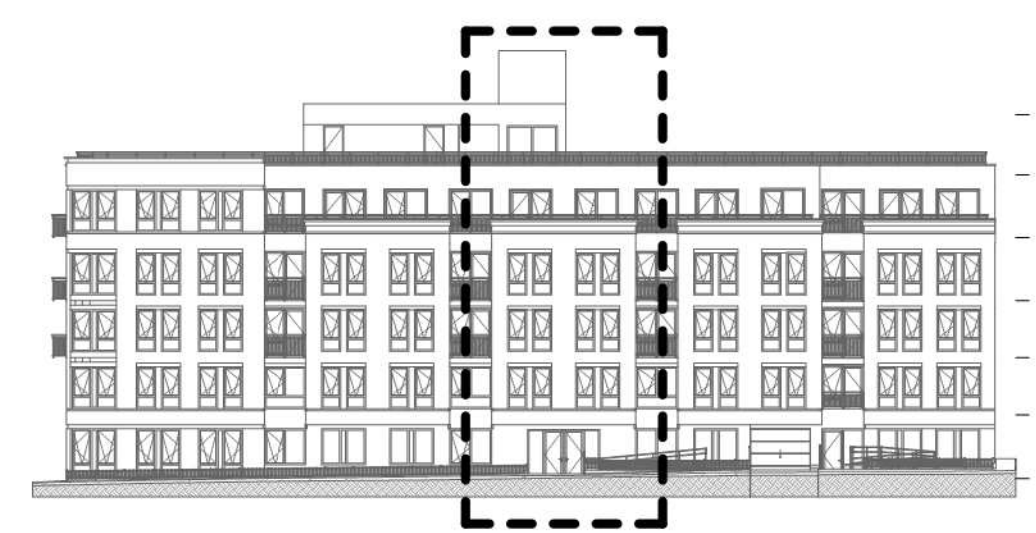
BAINBRIDGE ST

2nd Floor FN. FL. EL. 10'-8"
NAVD < 68.82' >

Cellar FN. FL. EL. -10'-0"
NAVD < 48.15' >

REYNAERS MASTERLINE 8 FUNCTIONAL WINDOW

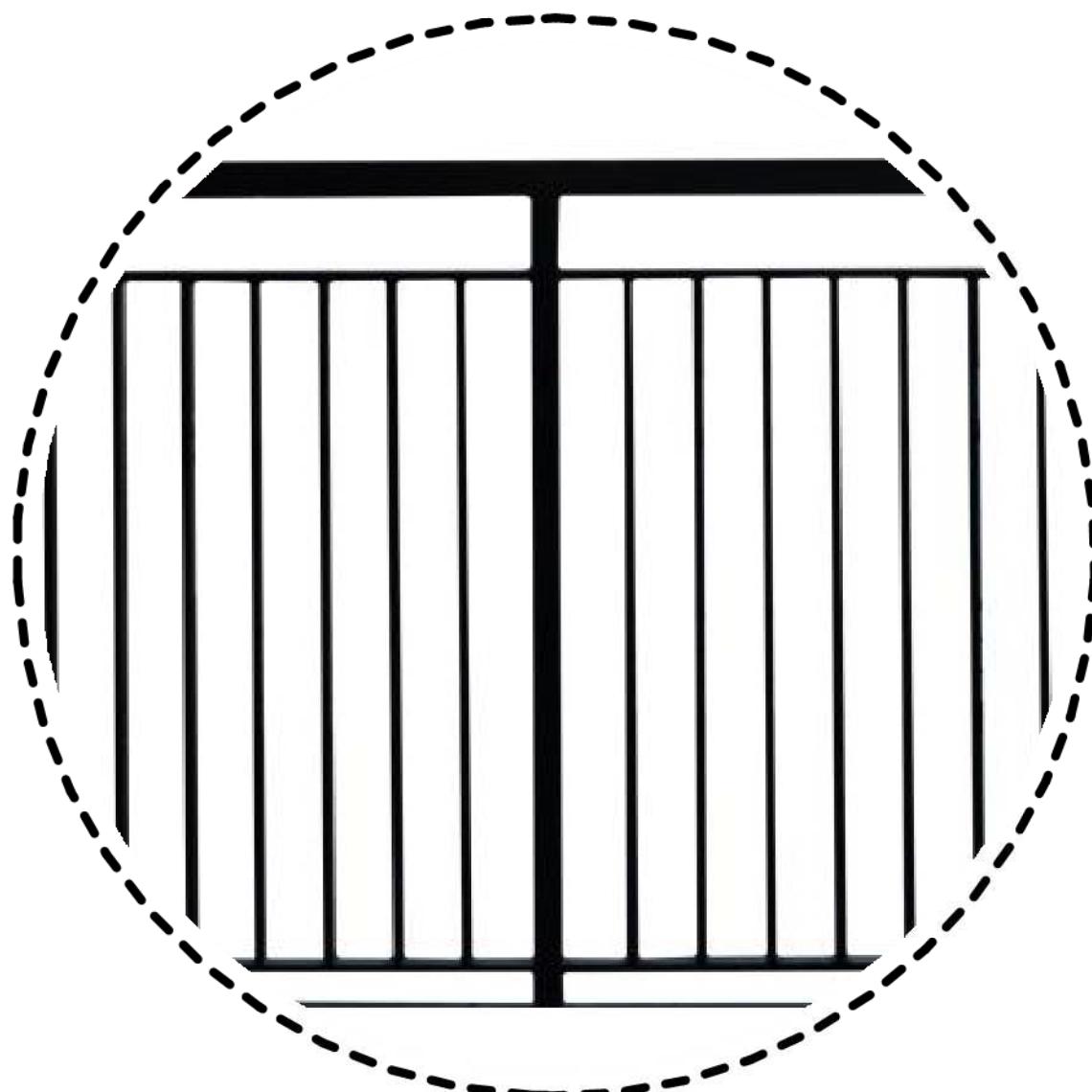
ARRISCRAFT BLACKSMITH CAMBRIDGE



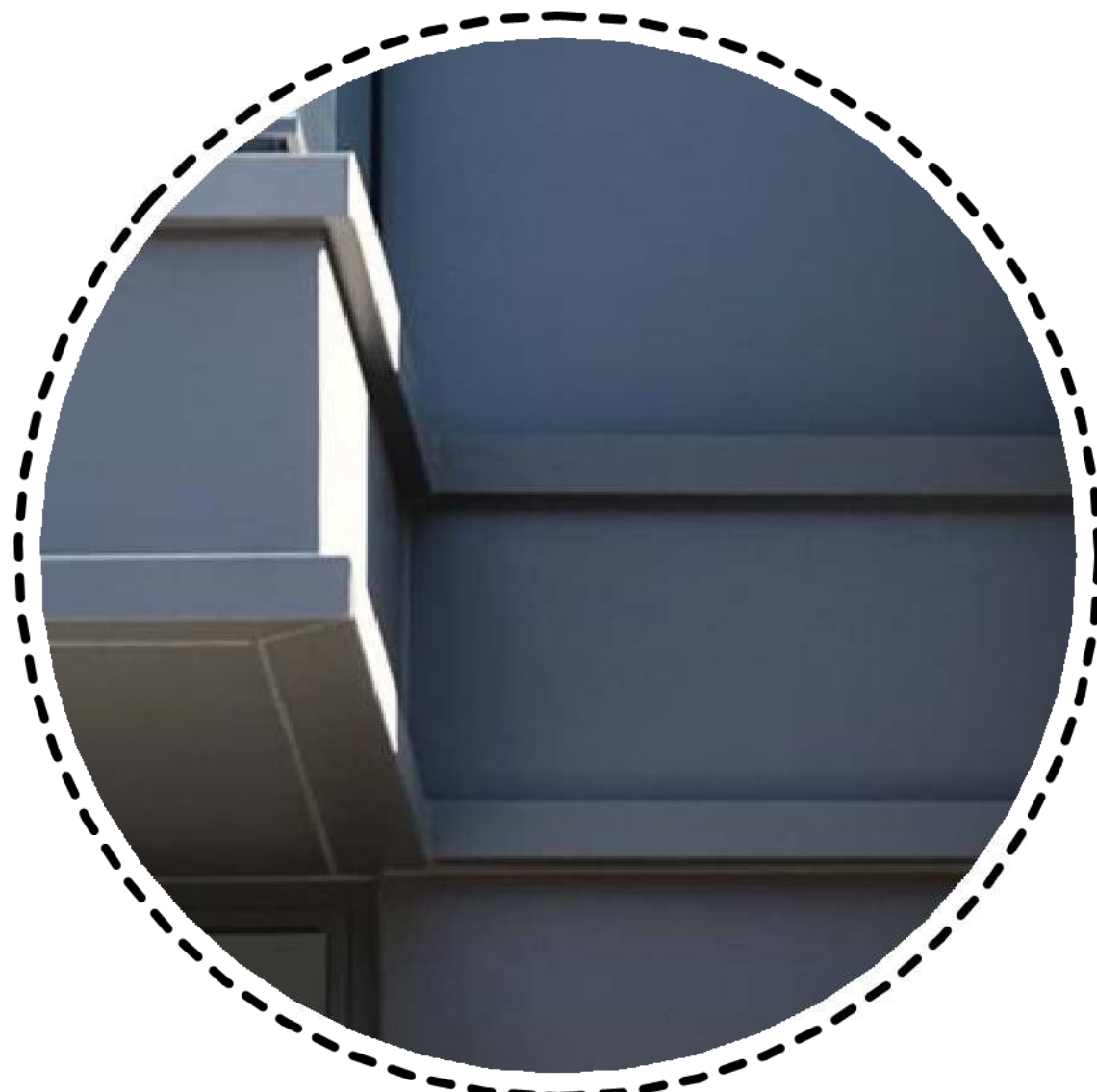


Charcoal Grey
#3C4142

METAL CLADDING COLOR



STEEL OR ALUMINUM RAILING



SAMPLE OF BALCONY PROFILE SHAPE

ALUMINUM CLADDING
COLOR TO MATCH WINDOW



PARTIAL ELEVATION EAST SIDE

Stair Bulkhead FN.FL.EL. 60'-8"
NAVD < 118.82' >

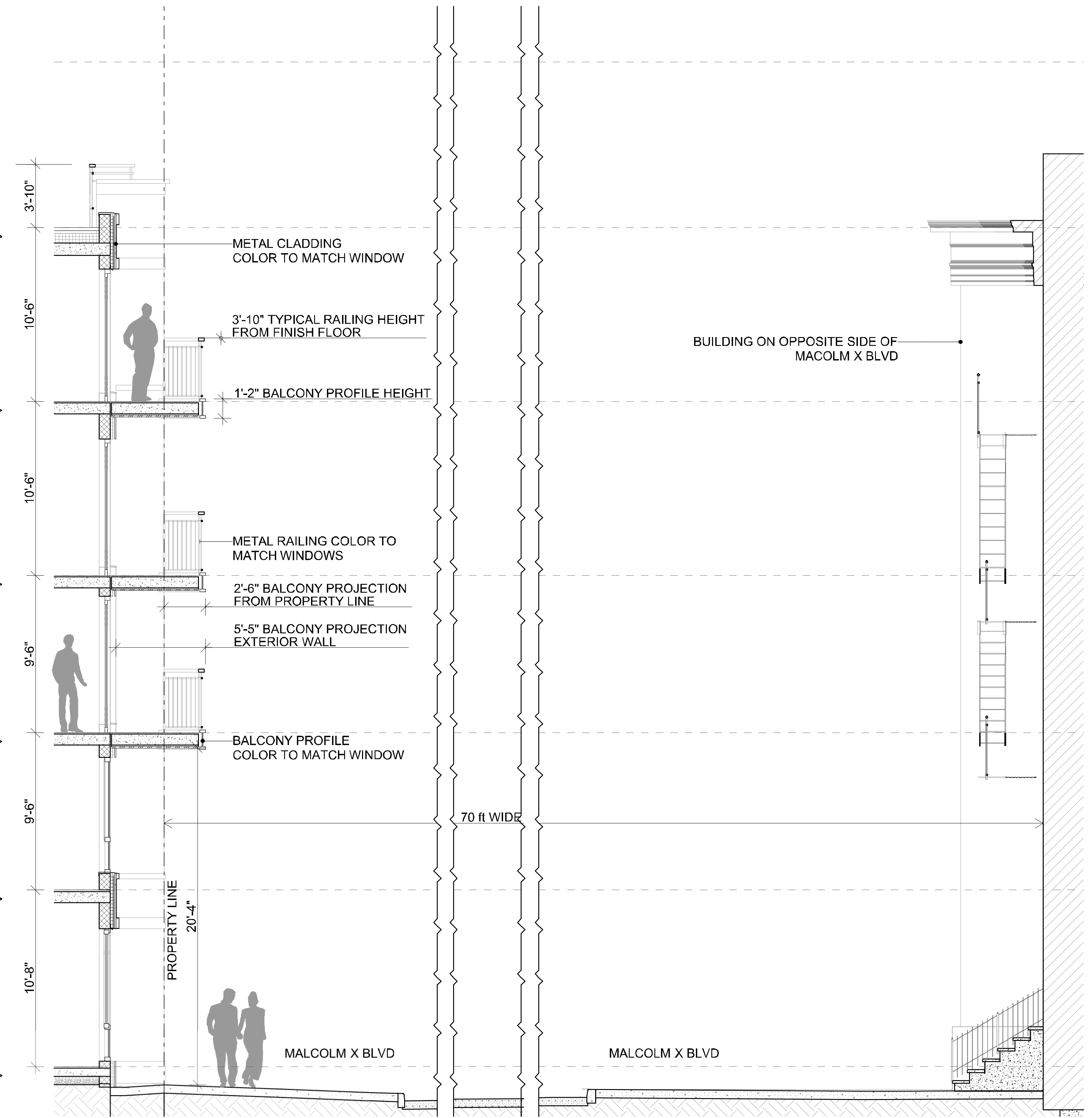
Main Roof FN.FL.EL. 50'-8"
NAVD < 108.82' >

5th Floor FN.FL.EL. 40'-2"
NAVD < 98.32' >

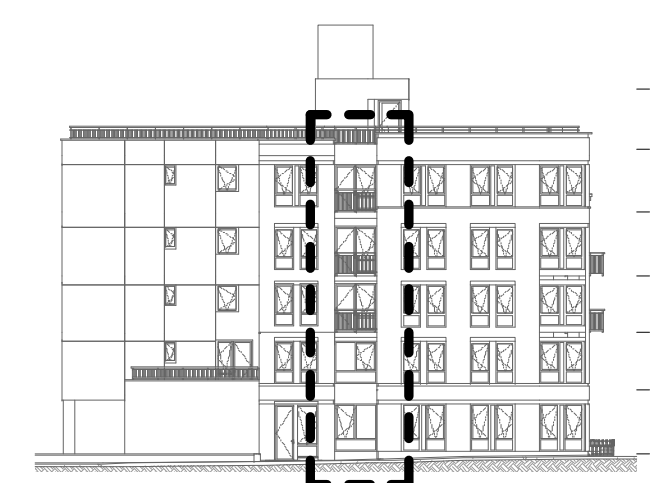
4th Floor FN.FL.EL. 29'-8"
NAVD < 87.82' >

3rd Floor FN.FL.EL. 20'-2"
NAVD < 78.32' >

2nd Floor FN.FL.EL. 10'-8"
NAVD < 68.82' >



SECTION THROUGH MALCOLM X BLVD



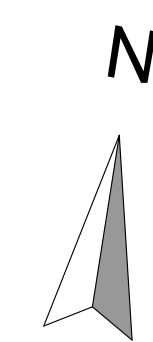
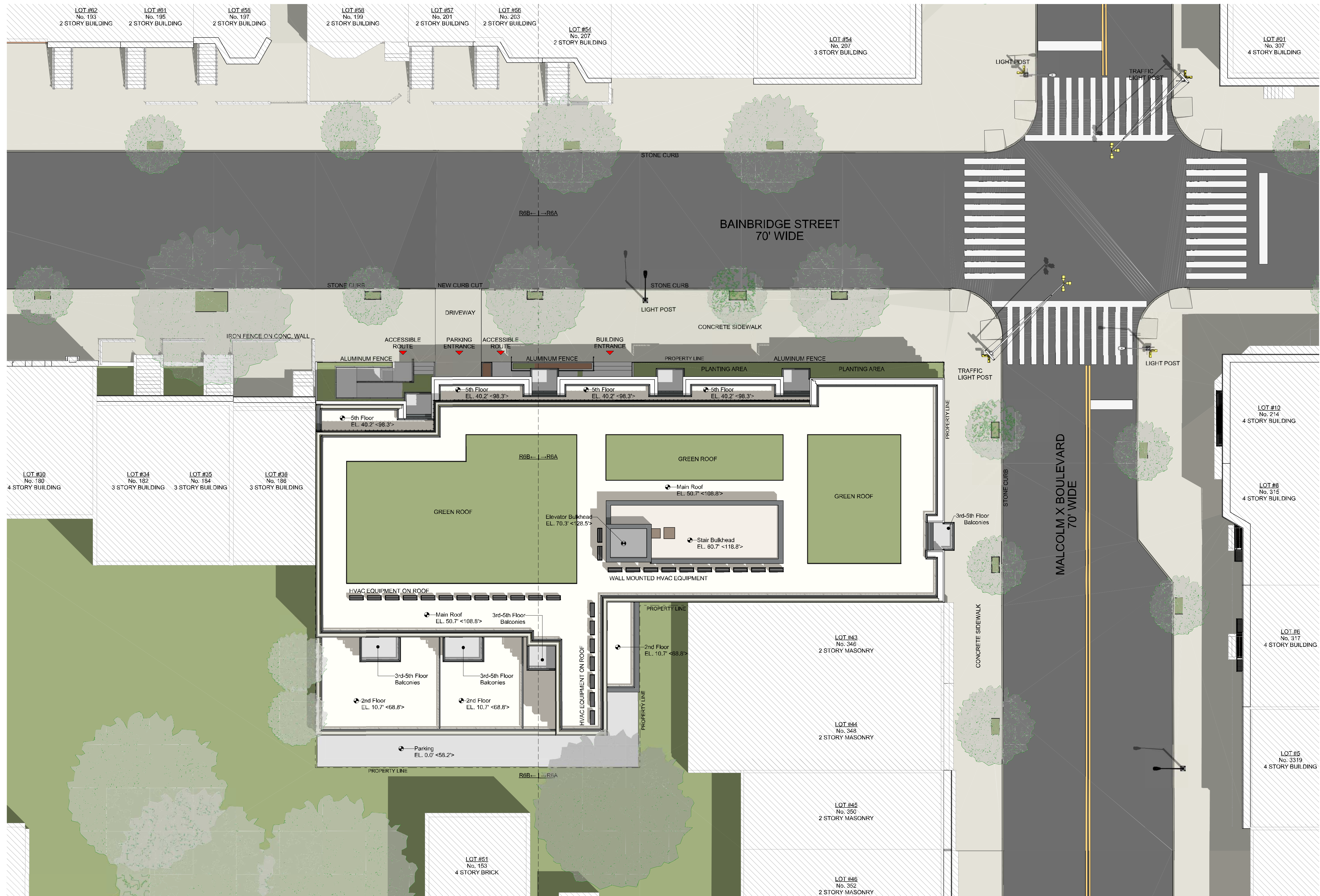
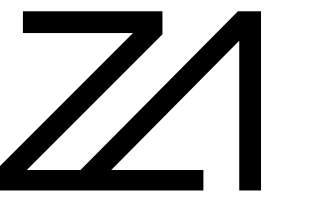
BUILDING ON OPPOSITE SIDE OF
MALCOLM X BLVD

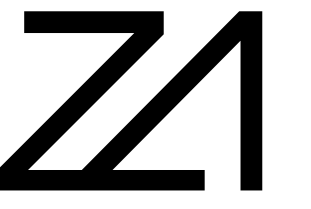
70 ft WIDE

PROPERTY LINE
20'-4"

MALCOLM X BLVD

MALCOLM X BLVD

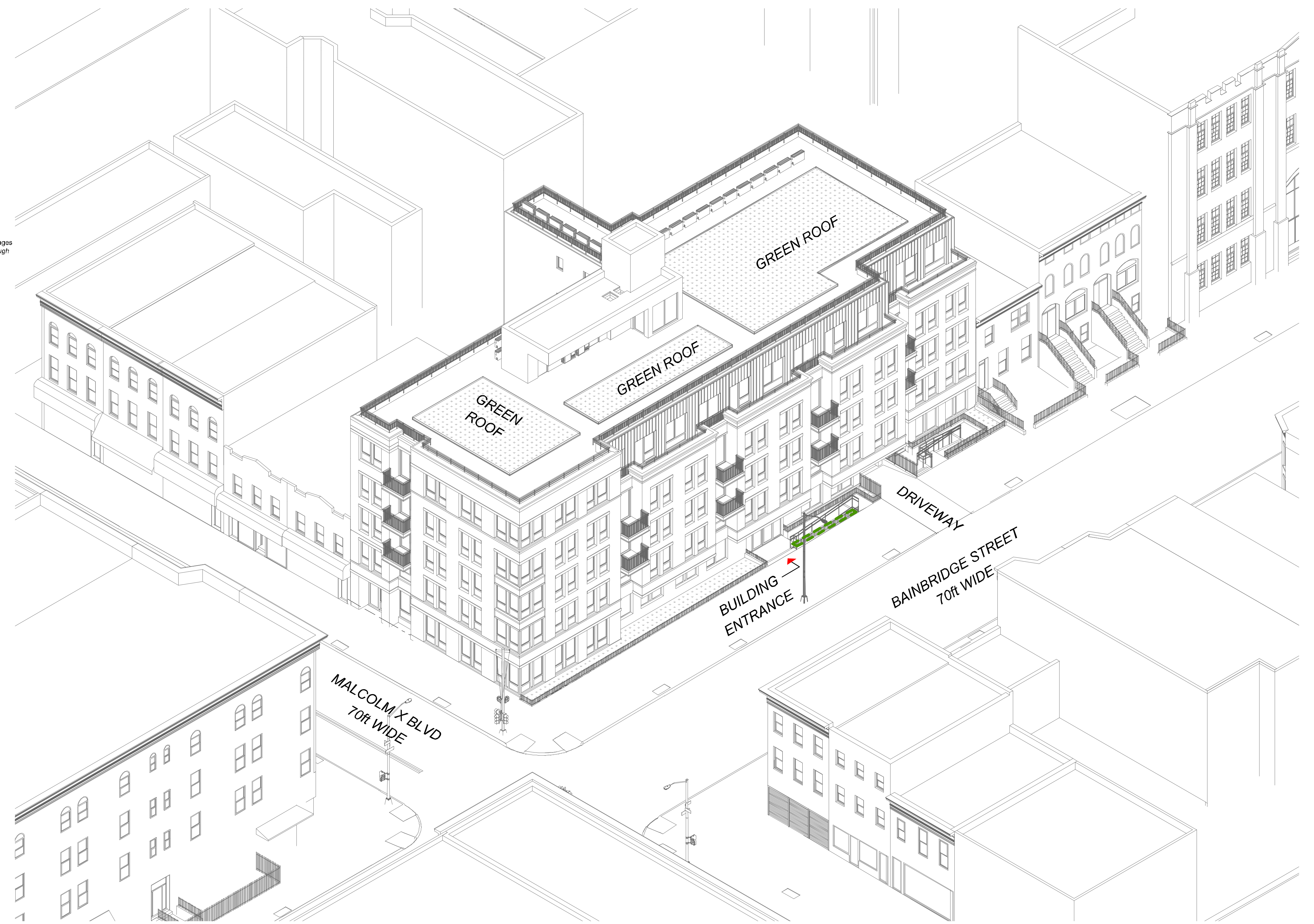




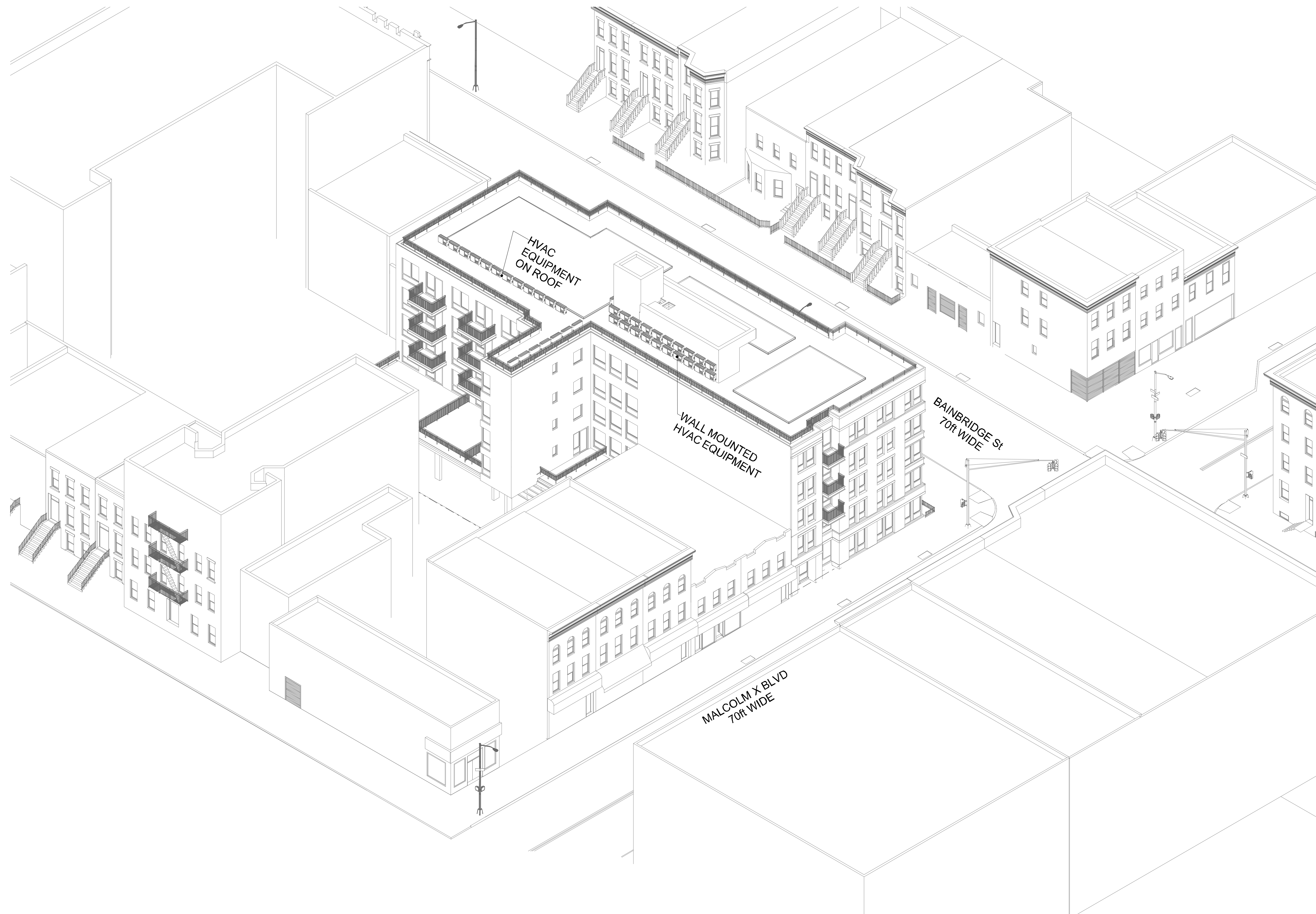
1 SITE INFORMATION	
ZA JOB#	23002
SCOPE	NEW PROPOSED 5 STORY AND CELLAR
ADDRESS:	340-344 MALCOLM X BOULEVARD, 188 BAINBRIDGE STREET, BROOKLYN NY 11233
LANDMARK	BEDFORD-STUYVESANT HEIGHTS HISTORIC DISTRICT EXTENSION
BLOCK	1388
LOT	40
ZONING MAP	17a
ZONING DISTRICT	R6A/C2-4, R6B
COMMUNITY BOARD	303
BN#	3047814
C OF O	NA
USE GROUP	2
OCCUPANCY GROUP	R-2
CONSTRUCTION CLASS	18
FIRE INDEX	I.F.D.
TYPE OF LOT:	CORNER LOT
DISTANCE IN (FT) FROM NEAREST CORNER:	0'
LOT SIZE IN R6A IN (SQ. FT.)	7,000
LOT SIZE IN R6B IN (SQ. FT.)	5,500
TOTAL LOT SIZE:	155'-0" x 100'-0" IRREGULAR
TOTAL LOT AREA IN (SQ. FT.)	12,500.00
STREET FRONTAGES:	NARROW STREET 70'-0" ON MALCOLM X BOULEVARD, NARROW STREET 70'-0" ON BAINBRIDGE STREET
FLOOD MAP DESIGNATION	LOCATED OUTSIDE ANY SPECIAL DISTRICT OR LITTLE "E" DESIGNATION LOCATION, NOT WITHIN ANY AREA WITH FLOOD HAZARD

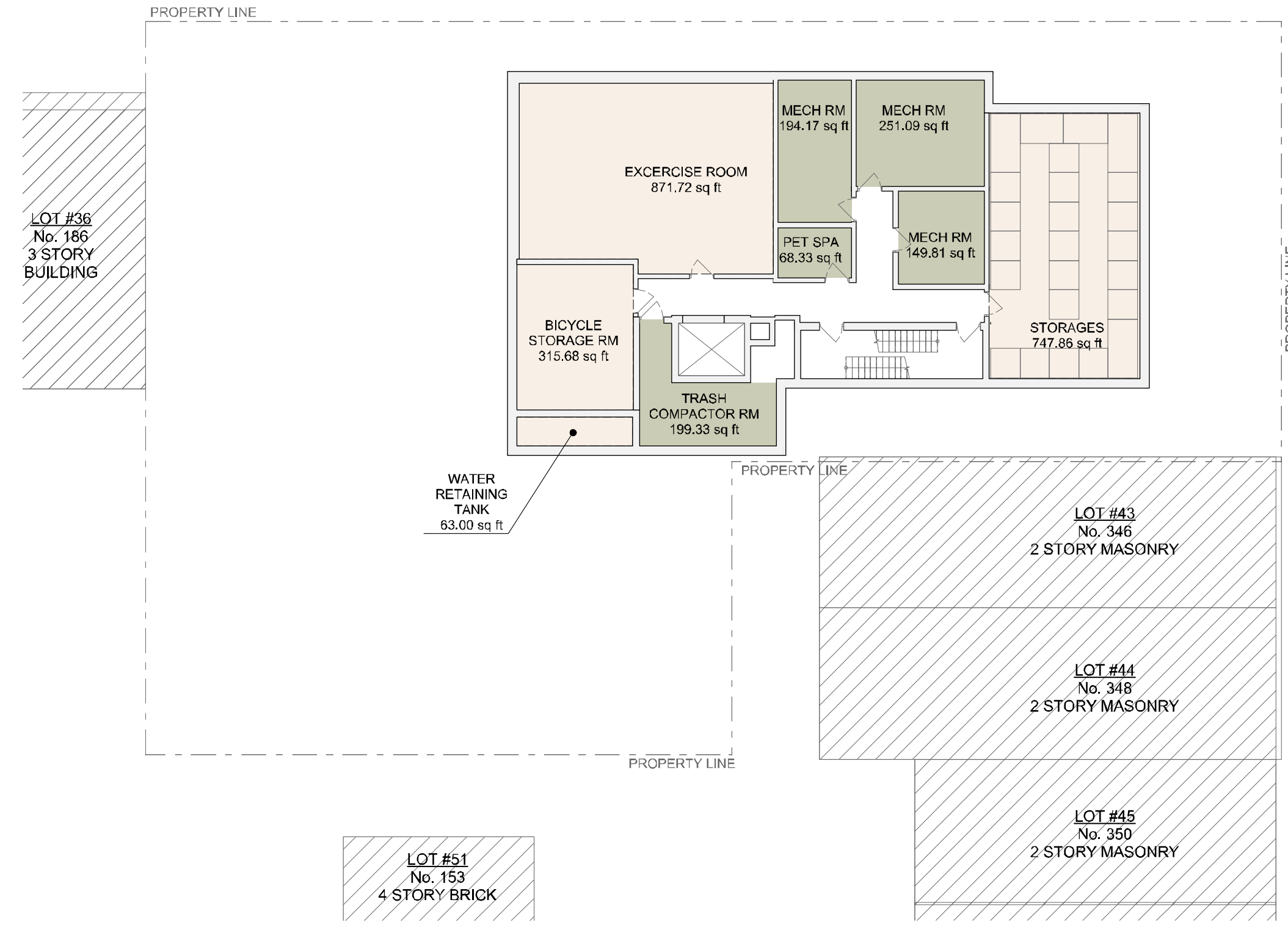
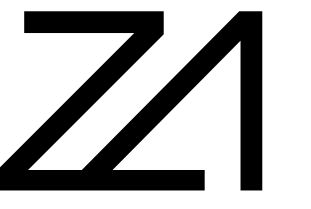
3 FLOOR AREA SUMMARY		GROSS	DEDUCTIONS	ZONING	F.A.R.
BULKHEAD		104.20	104.20	0.00	0.00
MAIN ROOF		460.31	312.93	147.38	0.01
5th FLOOR		8,616.36	1,438.95	7,177.41	0.57
4th FLOOR		9,323.75	1,860.18	7,463.57	0.60
3rd FLOOR		9,323.75	1,860.18	7,463.57	0.60
2nd FLOOR		9,323.75	1,860.18	7,463.57	0.60
1st FLOOR RESIDENTIAL		10,530.76	8,351.60	2,179.16	0.17
CELLAR RESIDENTIAL		6,674.50	6,674.50	0.00	0.00
TOTAL		54,357.38	22,462.72	31,894.66	2.55

2 ZONING ANALYSIS		REQUIRED	PROPOSED
ZR23-153	FLOOR AREA REGULATIONS IN R6A		
	RESIDENTIAL F.A.R.	3.00	
	RESIDENTIAL MAX F.A.	21,000.00	
	FLOOR AREA REGULATIONS IN R6B		
	RESIDENTIAL F.A.R.	2.00	
	RESIDENTIAL MAX F.A.	11,000.00	
	MAX PERMITTED FA ON THE ZONING LOT	32,000.00	31,894.66
	MAX ADJUSTED FAR FOR ENTIRE ZONING LOT	2.56	2.55
ZR77-24	If a zoning lot divided by a boundary between two or more districts is partly a corner lot and partly an interior lot or through lot, separate adjusted maximum percentages of lot coverage shall be computed for such corner lot and for such interior lot or through lot and applied separately to such corner lot and to such interior lot or through lot, as though each were a separate zoning lot.		
ZR23-153	LOT COVERAGE IN R6A FOR Q.H. BUILDING		
	MAX RESIDENTIAL COVERAGE WITHIN 100 FEET OF THE CORNER	100%	84.1%
		7,000.00	5,890.00
	LOT COVERAGE IN R6B FOR Q.H. BUILDING		
	MAX RESIDENTIAL COVERAGE FOR INTERIOR PORTION OF THE ZONING LOT	60%	60.0%
		3,300.00	3,300.00
ZR23-661(a)	HEIGHT AND SETBACK REGULATIONS		
	STREET WALL IN R6A ON WIDE STREET (MALCOLM X BLVD)	1. The street wall shall be located no closer to the street line than the closest street wall, or portion thereof, of an existing adjacent building on the same or an adjoining zoning lot located on the same street frontage, that is both within 10 feet of the street line and within 25 feet of such Quality Housing building.	PROPOSED STREET WALL ON MALCOLM X SIDE IS ALIGNED WITH EXISTING FRONT WALL OF THE NEIGHBORING EXISTING BUILDING
		2. On corner lots, the street wall location provisions of paragraph (a)(1) shall apply along only one street line.	
ZR23-661(b)	STREET WALL IN R6B ON NARROW STREET (BAINBRIDGE STREET)	1. On zoning lots with at least 50 feet of frontage along a street line, the street wall shall be located no closer to the street line than the closest street wall, or portion thereof, of an existing adjacent building on the same or an adjoining zoning lot located on the same street frontage, that is both within 15 feet of the street line and within 25 feet of such Quality Housing building.	PROPOSED STREET WALL ON BAINBRIDGE ST. SIDE IS ALIGNED WITH EXISTING FRONT WALL OF THE NEIGHBORING EXISTING BUILDING WITHIN 25 FEET
ZR12-10	BASE PLANE DEFINITION AND CALCULATION	a. (2) Where a base plane other than curb level is established, the average elevation of the final grade adjoining the street wall of the building or building segment, excluding the entrance to a garage within the street wall, shall not be lower than the level of the base plane. b. For all buildings, where base planes of different elevations apply to different portions of a building, only that portion of the building to which such base plane applies may be used to determine such base plane.	BASE PLANE ON MALCOLM X BLVD SIDE: 56.79+57.83/2= 57.31 BASE PLANE ON BAINBRIDGE STREET SIDE: 57.83+59.83/2= 58.83 SEPARATE BASE PLANES USED FOR DIFFERENT STREET WALLS
ZR23-662	BUILDING HEIGHT		
	IN R6B DISTRICT (BAINBRIDGE STREET SIDE)	MIN BASE HEIGHT: 30'-0" MAX BASE HEIGHT: 40'-0" 58.83+40.00=98.83 (NAV) MAX BUILDING HEIGHT: 50'-0" 58.83+50.00=108.83 (NAV)	PROPOSED: 98.32 (NAV) PROPOSED: 108.82 (NAV)
	IN R6A DISTRICT (MALCOLM X BLVD SIDE)	MIN BASE HEIGHT: 40'-0" 57.31+40.00=97.31 (NAV) MAX BASE HEIGHT: 60'-0" 57.31+60.00=117.31 (NAV) MAX BUILDING HEIGHT: 70'-0" 57.31+70.00=127.31 (NAV)	PROPOSED: 98.32 (NAV) PROPOSED: 98.32 (NAV) PROPOSED: 108.82 (NAV)
ZR23-662(c)(1)	BUILDING SETBACKS	At a height not lower than the minimum base height or higher than the maximum base height specified for the applicable district in paragraph (b) of this Section, a setback with a depth of at least 10 feet shall be provided from any street wall fronting on a wide street, and a setback with a depth of at least 15 feet shall be provided from any street wall fronting on a narrow street.	NO SETBACK IS REQUIRED ON MALCOLM X BLVD SIDE SINCE BUILDING DOES NOT RISE ABOVE MAX BASE HEIGHT
ZR23-662(c)(2)		The depth of such required setback may be reduced by one foot for every foot that the street wall is located beyond the street line, but in no event shall a setback of less than seven feet in depth be provided	THE STREET WALL IS ALIGNED WITH THE NEIGHBOR ON BAINBRIDGE SIDE AND SET BACK 10'-0" FROM FRONT PROPERTY LINE. THEREFORE 10' REDUCTION IS ALLOWED. 15'-10"=5'-0" SETBACK IS REQUIRED. MIN 7'-0" SETBACK ABOVE BASE HEIGHT IS PROVIDED
ZR23-44	YARD REGULATIONS		
	REAR YARD REQUIRED FOR INTERIOR PORTION OF THE ZONING LOT	30'	30'-0"
	SIDE YARD	MIN 8'-0"	8'-0"
	FRONT YARD	NOT REQUIRED	4'-0" and 10'-0"

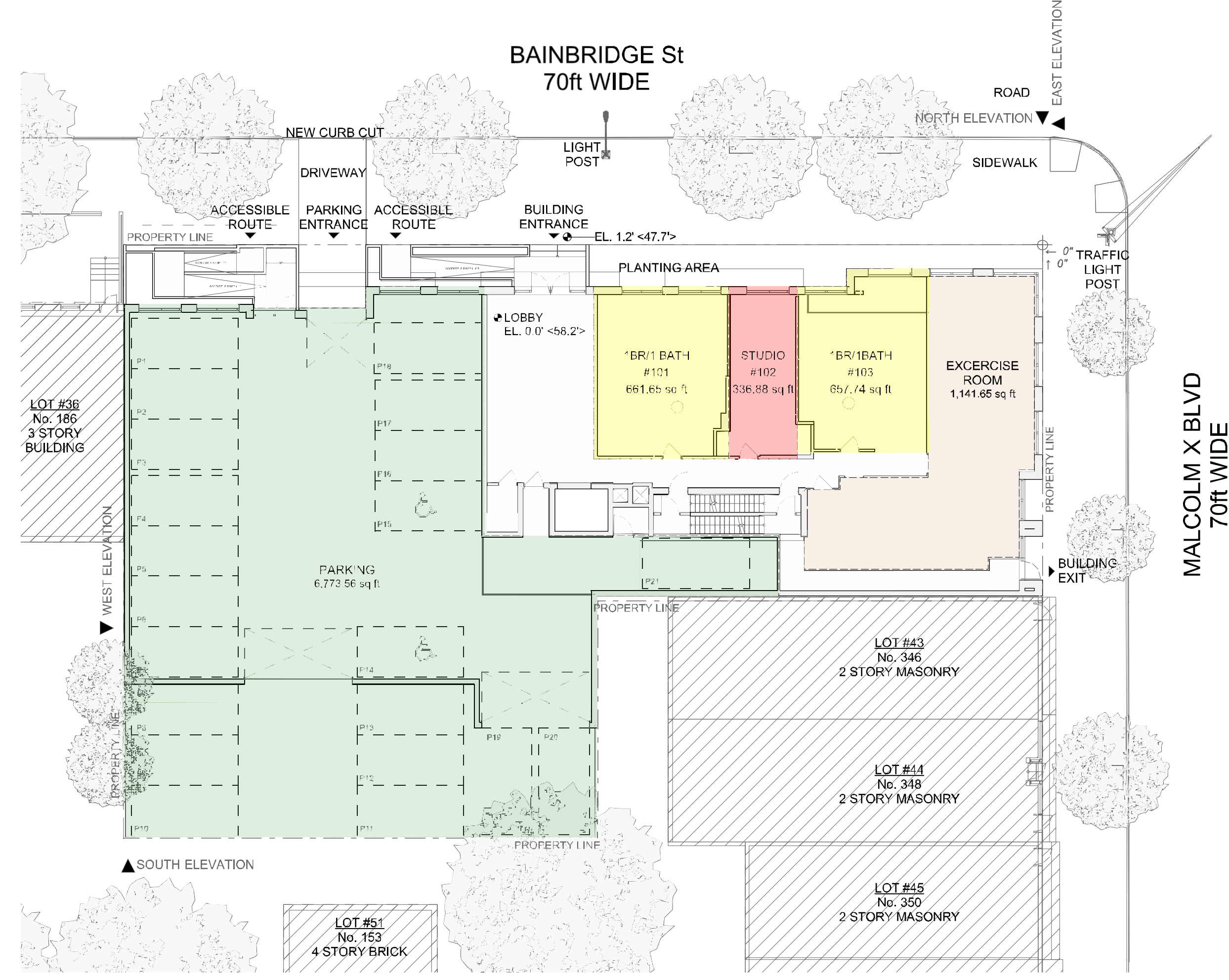


Zoning Mass 1

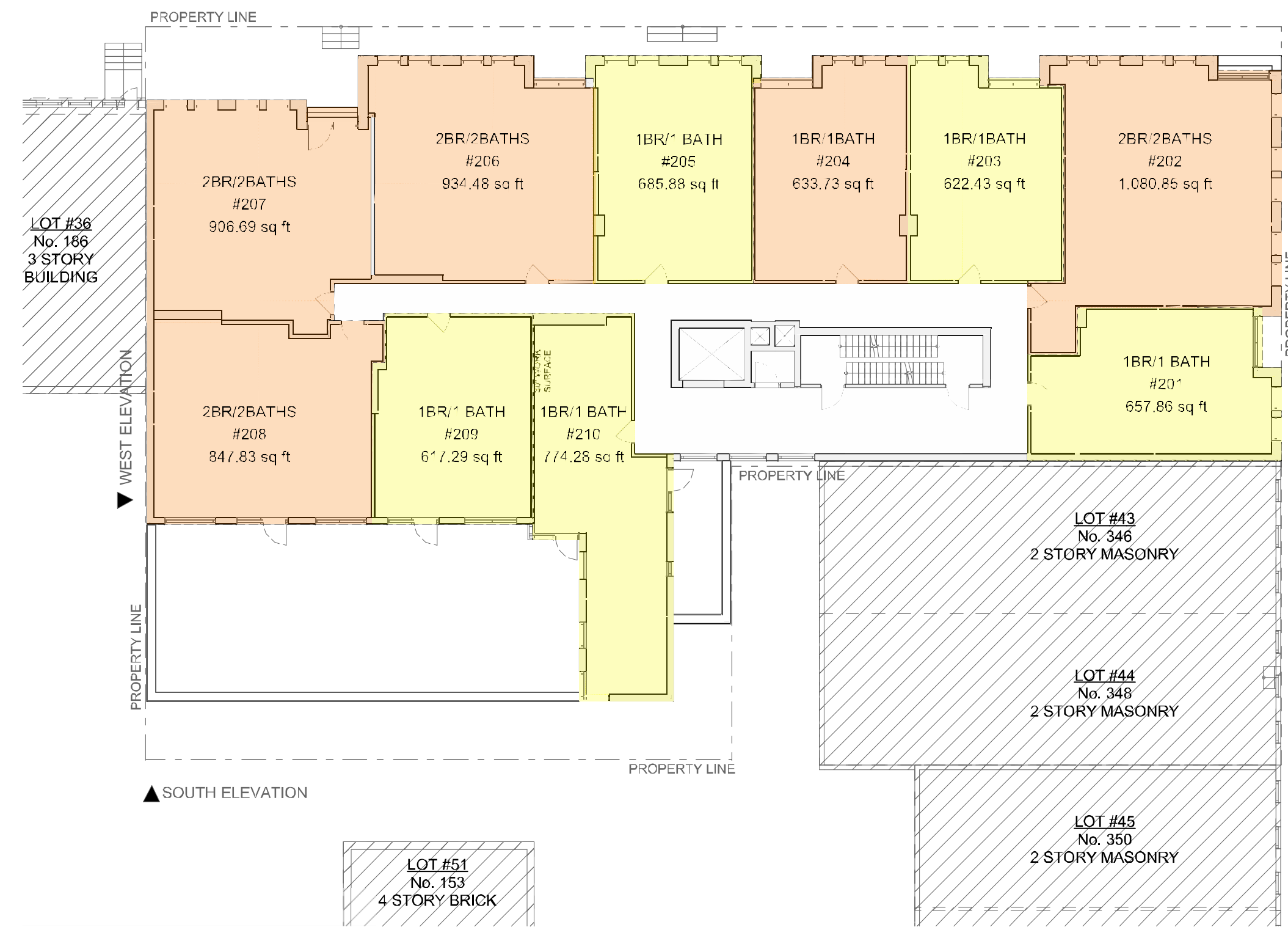




Cellar



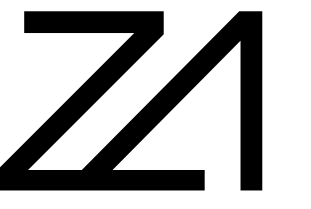
1st Floor



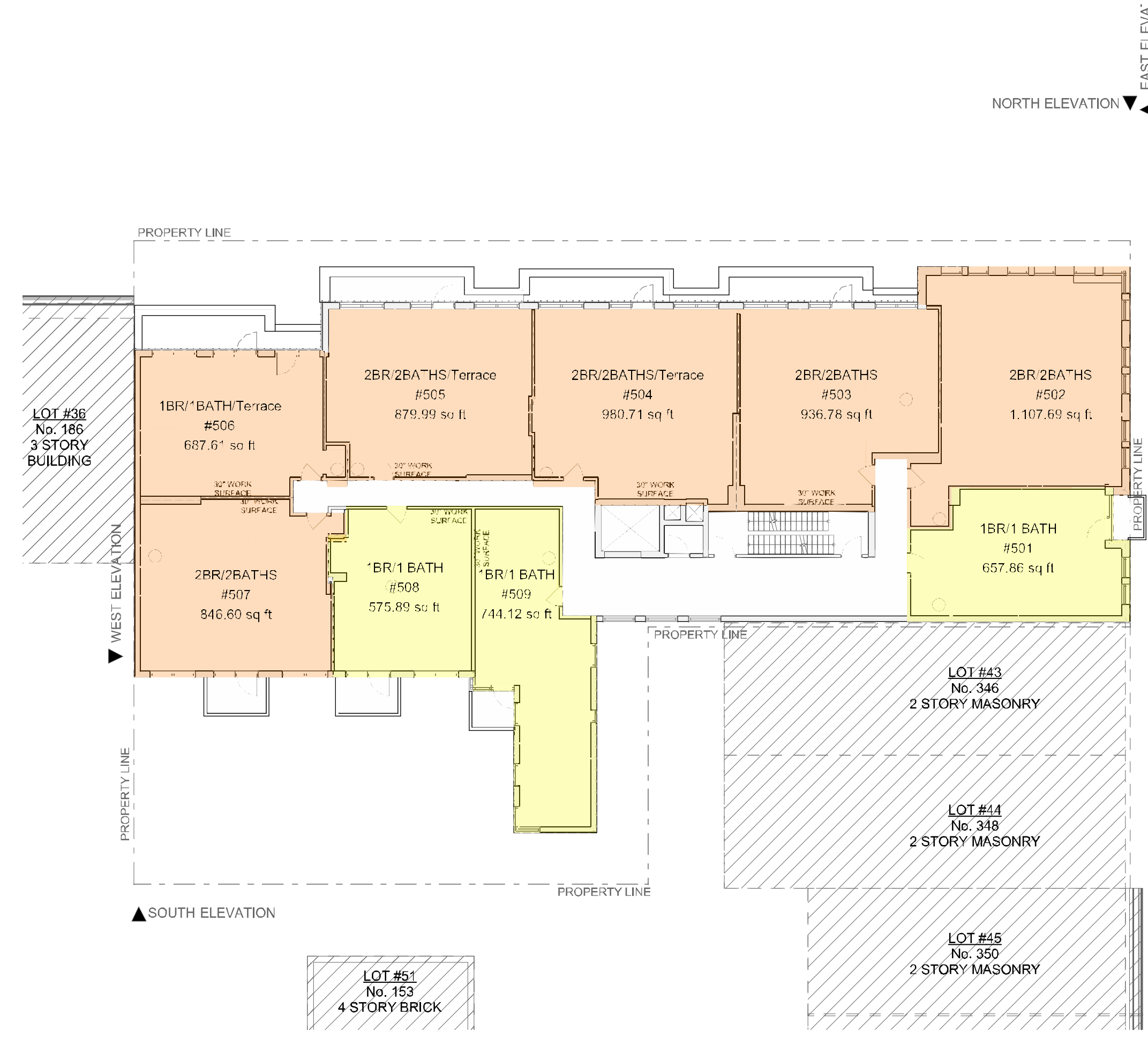
2nd Floor



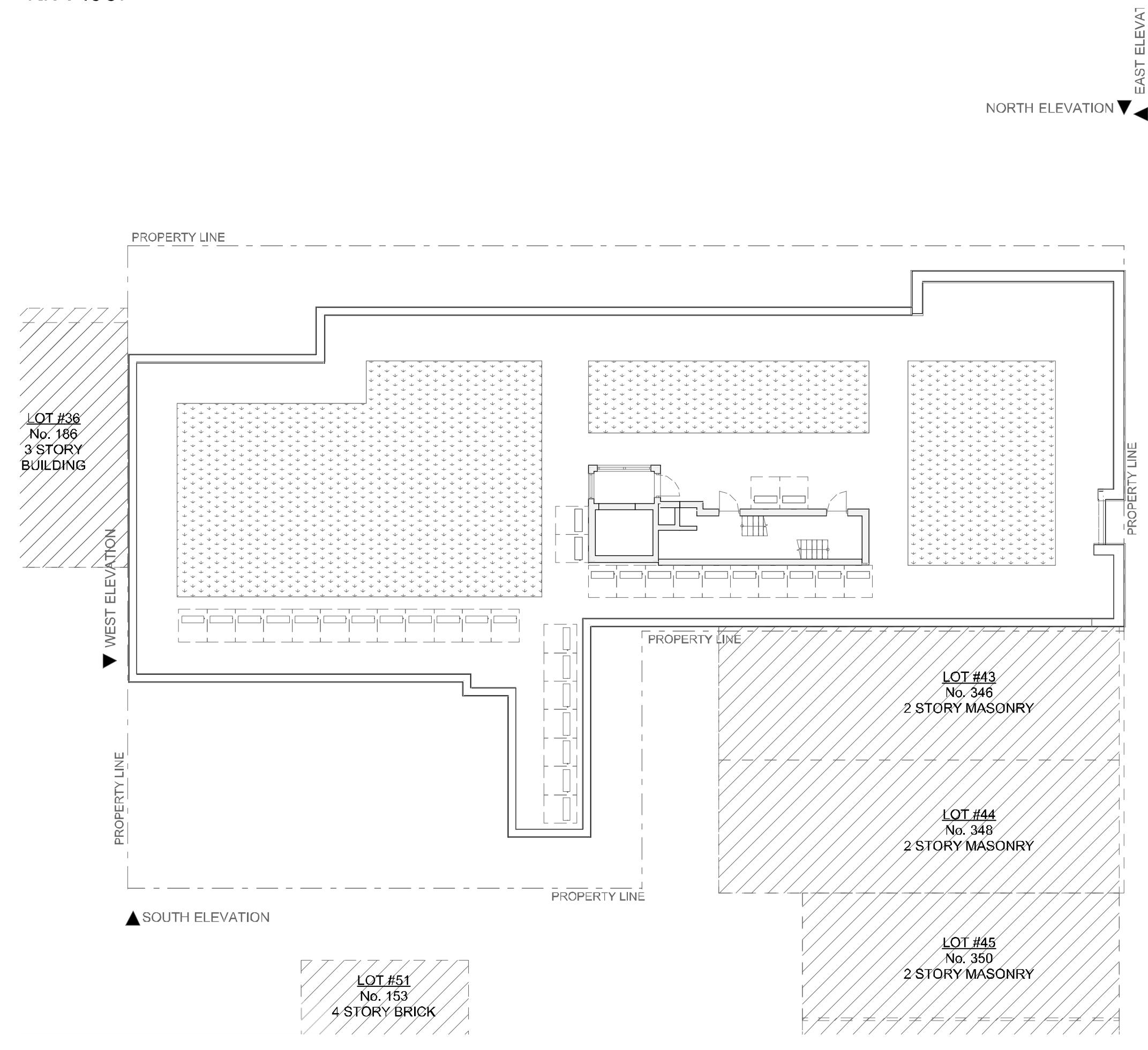
3rd Floor



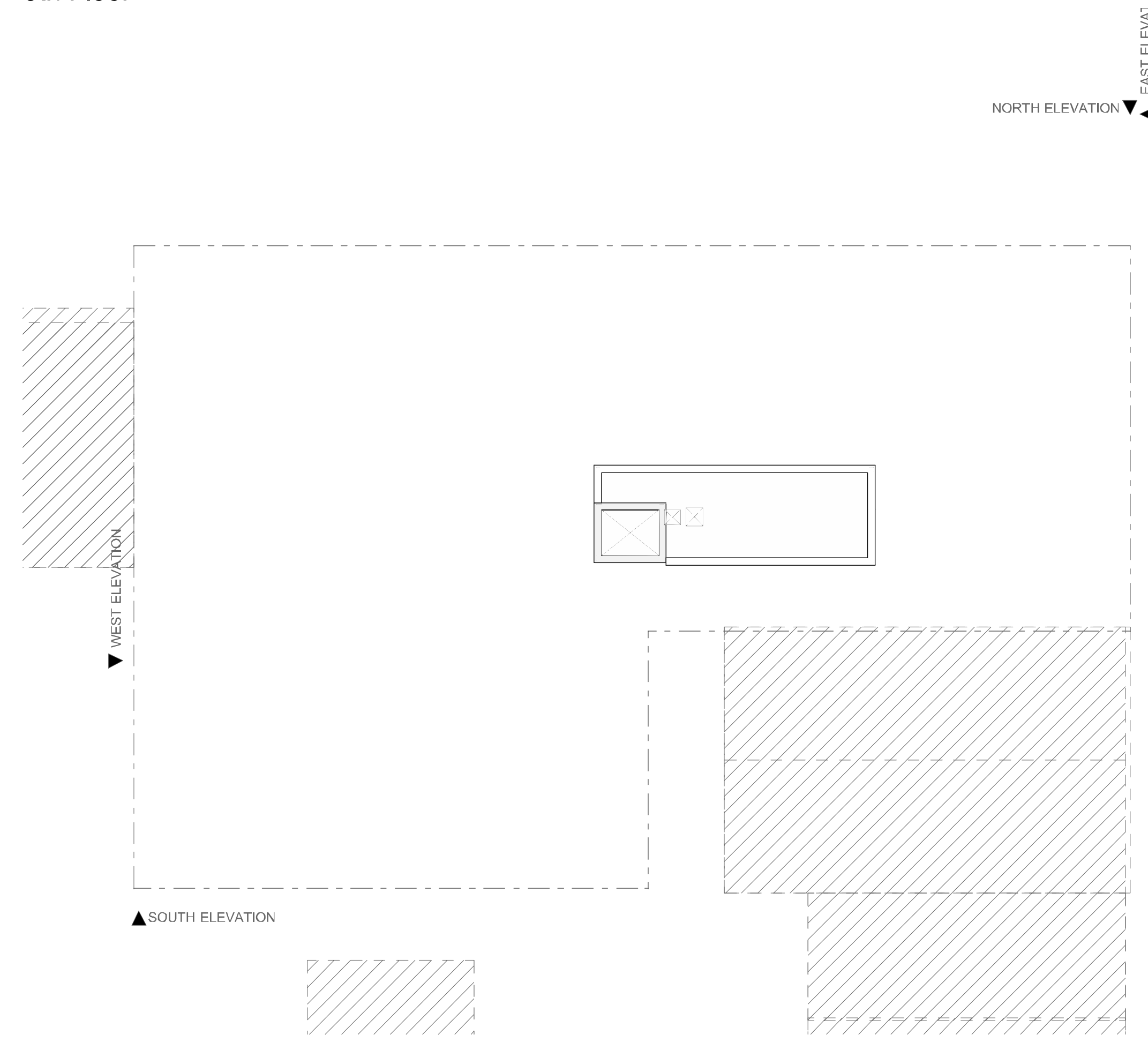
4th Floor



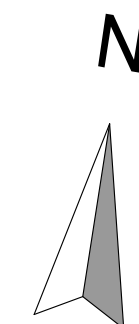
5th Floor



Main Roof



Stair Bulkhead



November 14, 2023
Public Hearing

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Bainbridge Street – Bedford-Stuyvesant/Expanded Stuyvesant Heights
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