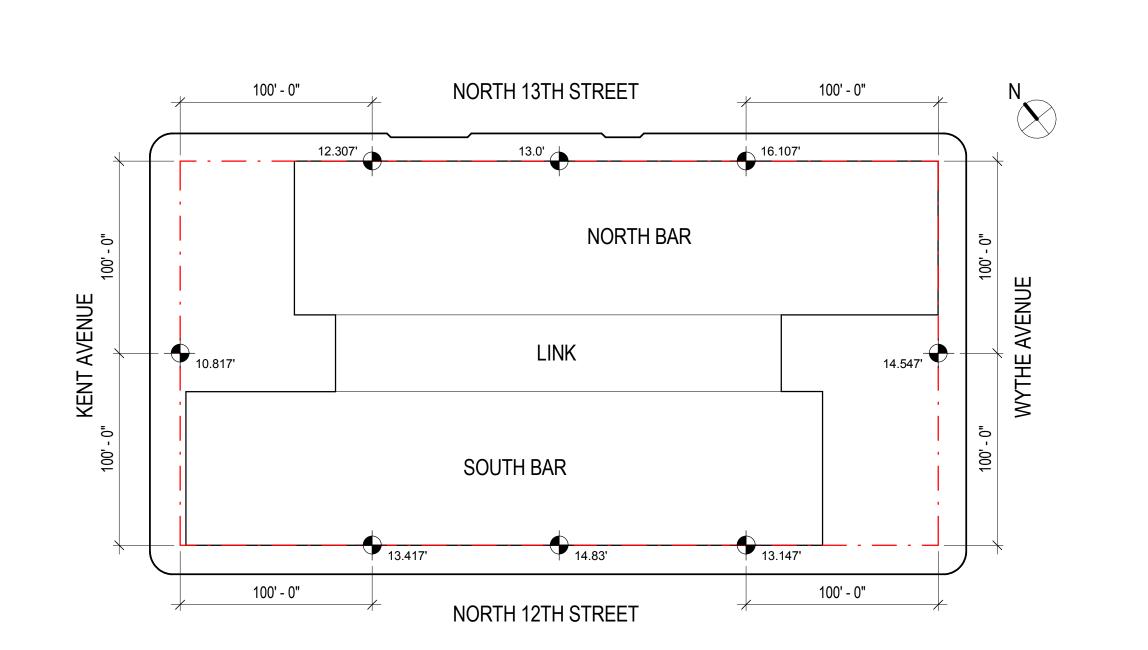
26-41 STREET TREES  1 TREE PER 25 LINEAR FEET OF STREET FRONTAGE OF ZONING LOT  1,200 LINEAR FEET OF STREET FRONTAGE OF FRONTAGE OF FRONTAGE / 25 LINEAR FEET PER TREE LOCATION SUBJECT TO NYC DEPT. OF PARKS ALL AT TREE OF STREET PER TREE	ZR	ITEM/DESCRIPTION	PERMITTED/REQUIRED BY UNDERLYING ZONING DISTRICT		PROPOSED		COMMENTS	
### PARTIES OF THE P			USE GROUPS 4-14, 16 & 17 ("PERMITTED USES")		PERMITTED USES		COMPLIES	
1982   1982	42-00	M1-2 DISTRICT					COMPLIES	
### 1400 전 140		REGULATIONS			"INCENTIVE USES" (AS DEFINED I	N §74-96)	COMPLIES	
# 1				MAX FAR	·	FAR		
10			COMMERCIAL/MANUFACTURING					
### 1200 MART 1		FAR	COMMUNITY FACILITY	4.8	PERMITTED USES	2.0	COMPLIES	
100					INCENTIVE USES	1.95*	*SPECIAL PERMIT PER ZR §74-96 REQUIRED	
Manual Part					BUSINESS ENHANCING USES	0.8*	*SPECIAL PERMIT PER ZR §74-96 REQUIRED	
CONTINUES			TOTAL PERMITTED	4.8	TOTAL PROPOSED	4.74*	*SPECIAL PERMIT PER ZR §74-96 REQUIRED	
1.00 A A A						FLOOR AREA		
100-09-00			COMMERCIAL/MANUFACTURING		PERMITTED USES	159,698 SF	COMPLIES	
10   10   10   10   10   10   10   10	43-12	FLOOR AREA	COMMUNITY FACILITY	384,000 SF		62 740 CE*	*CDECIAL DEDMIT DED 7D 574 OC DECIUDED	
10.1   10.1	43-122							
Marie   Mari			TOTAL PERMITTED	384,000 SF				
ACCUPATION   ACC	43-25	YARD					3. 1 c s 1 = 1 = 1 = 1 = 1 = 1 = 1 = 1 = 1 = 1	
NOTESTICAL SERVICE   TRANSPORT   TRANSPO							COMPLIES	
MINISTRATES   MARKET   MARKE			STANDARD HEIGHT & SETBACK					
19-22			MAX FRONT WALL HEIGHT	60 FEET OR 4 STORIES	N/A		N/A	
HERSE, STEAKE, AND STREETWALL CONCINSION OF RIGHTS SPECIAL PERSON   MINISTRANSPERSON   September   S			INITIAL SETBACK DISTANCE	20 FEET (NARROW STREET)	N/A		N/A	
MINISTER   MARKET			SKY EXPOSURE PLANE	2.7 TO 1 (NARROW STREET)	N/A		N/A	
COUNTY 4/05 FIRE OF COUN				T				
### ### #### #### ####################					55 FEET		•	
STREET HAND			DECLUDED SETRACK AROVE RASE HEIGHT	15 FEET (NARROW STREET)	15 FEET			
### ### ##############################	43-43	HEIGHT & SETBACK	NEQUINED SETBACK ABOVE BASE HEIGHT	STREET WALL AT STREET LINE OCCUPYING < 40% OF SHORT END OF	WALLS (SHORT ENDS OF BLOCK) RISE WITHOUT SETBACK			
MINIMAN PROPRINCE OF STREET VALUE OF STREET			MAXIMUM BUILDING HEIGHT	110 FEET (135 FEET WITH PUBLIC PLAZA)				
SPICE   PRINCE   SPICE   SPI					80 FEET OF KENT AVENUE STREET WALL SET BACK FOR BE SET BACK PUBLIC PLAZA; 80 FEET OF WYTHE AVENUE STREET WALL		COMPLIES WITH CONDITION OF 874-96	
WALL UP TO BASE HEICHT   70%   70%   70%   SPECIAL PERMIT			FEE I				•	
PERMITTED USES: 1 FER 300 SF				70%	70.7%			
BUSINESS ENHANCING USES: 1 PER 300 SF			MINIMUM SIDEWALK WIDTH	15 FEET	15 FEET		9	
A6-21   OFF-STREET   PARKING			PERMITTED USES: 1 PER 300 SF	159,848/300 = 533				
TOTAL = 1,267 SPACES   276 SPACES   276 SPACES   276 SPACES   380,097 SF / 10,000 SF   380,097 SF / 10,000 SF /	44-21		BUSINESS ENHANCING USES: 1 PER 300 SF	63,714/300 = 212				
44-50 BICYCLE PARKING 1 PER 10,000 SF 380,097 SF / 10,000 SF - 38 SPACES 150 SPACES COMPLIES  BUILDINGS WITH BOTH MANUFACTURING (BUSINESS ENHANCING) FLOOR AREA 50% OF TOTAL F			INCENTIVE USES: 1 PER 300 SF	·	<b>^-</b> ·			
BULDINGS WITH BOTH MANUFACTURING (BUSINESS ENHANCING) FLOOR AREA AND COMMERCIAL (PERMITTEDINCENTIVE) FLOOR AREA 50% OF TOTAL FLOOR AREA SUBJECT TO LOADING BERTH REQUIREMENT FOR MANUFACTURING USE  5 LOADING BERTHS REQUIRED FOR BETWEEN 140,001 SQ. FT. AND 220,000 SQ. FT. OF MANUFACTURING FLOOR AREA GENERATING REQUIRED LOADING BERTHS = 5 LOADING BERTHS  6 REMAINING FLOOR AREA SUBJECT TO MOST ONEROUS LOADING BERTH REQUIREMENT  7 LOADING BERTHS REQUIRED FOR BETWEEN 120,001 AND 200,000 SQUARE FEET OF COMMERCIAL FLOOR AREA  8 10,007 - 190,048.5 SQUARE FEET OF COMMERCIAL FLOOR AREA  1 TOTAL = 10 LOADING BERTHS REQUIRED  1 TOTAL = 10 LOADING BERTHS REQUIRED  1 TOTAL = 10 LOADING BERTHS PROVIDED  1 TOTAL = 10 LOADING BERTHS PROVIDED  1 TOTAL = 28 TREES TREES  1 TREE PER 25 LINEAR FEET OF STREET FRONTAGE OF 20 NOTE: 20 TREES TO BE LOCATED OF SITE: TREE 20 NOTE: 20 TREES TO BE LOCATED OF SPARS AND LOCATION SUBJECT TO INVO DEPT. OF PARKS AND LOC				· · · · · · · · · · · · · · · · · · ·				
AREA AND COMMERCIAL (PERMITTEDINCENTITIE) FLOOR AREA 50% OF TOTAL FLOOR AREA SUBJECT TO LOADING BERTH REQUIREMENT FOR MANUFACTURING USE  5 LOADING BERTHS REQUIRED FOR BETWEEN 140,001 SQ. FT. AND 220,000 SQ. FT. OF MANUFACTURING FLOOR AREA  OFF-STREET LOADING  44-52 44-54  OFF-STREET LOADING  REMAINING FLOOR AREA SUBJECT TO MOST ONEROUS LOADING BERTH REQUIRED LOADING BERTHS = 5 LOADING BERTHS  SLOADING BERTHS REQUIRED FOR BETWEEN 120,001 AND 200,000 SQUARE FEET OF COMMERCIAL FLOOR AREA = 5 LOADING BERTHS REQUIRED  TOTAL = 10 LOADING BERTHS REQUIRED  3 LOADING BERTHS PROVIDED*  *SPECIAL PERMIT PER ZR §74-96 REQUIRED  ODES NOT COMPLY  NOTE: 20 TREES TO BE LOCATED OFF SITE: TREE  28 TREET TREES  THEEL TO COMMERCIAL FLOOR AREA SUBJECT TO MOST ONEROUS LOADING BERTH REQUIRED  TOTAL = 10 LOADING BERTHS REQUIRED  TOTAL = 10 LOADING BERTHS REQUIRED  TOTAL = 10 LOADING BERTHS PROVIDED*  TOTAL = 10 LOADING BERTHS PROVIDED  THEEL TREES  THEEL TO STREET FRONTAGE OF TREET FRONTAGE OF TREET FRONTAGE OF TREET FRONTAGE (25 LINEAR FEET OF STREET) PER TREE  TOTAL = 190,048.5 SQ. FT. OF MANUFACTURING FOR TREE TO STREET FRONTAGE OF TREE TO STREET FRONTAGE OF TREE TO STREET FRONTAGE (25 LINEAR FEET OF STREET)  TOTAL = 10 LOADING BERTHS PROVIDED  THE TREE TREES  THEE TREE TREE TO STREET FRONTAGE OF TREE TREE TO STREET FRONTAGE (25 LINEAR FEET OF STREET)  THE TREE TREE TREE TREE TO STREET FRONTAGE OF TREE TREE TO STREET FRONTAGE (25 LINEAR FEET OF STREET)  THE TREE TREE TREE TO STREET FRONTAGE OF TREE TREE TO STREET FRONTAGE OF TREE TREE TO STREET FRONTAGE (25 LINEAR FEET OF STREET)  THE TREE TREE TREE TO STREET FRONTAGE OF TREE TREE TO STREET FRONTAGE OF TREE T	44-60	BICYCLE PARKING	1 PER 10,000 SF	380,097 SF / 10,000 SF = 38 SPACES	150 SPACES		COMPLIES	
OFF-STREET LOADING  OFF-STREET LOADING  OFF-STREET LOADING  REMAINING FLOOR AREA SUBJECT TO MOST ONEROUS LOADING BERTH REQUIRED LOADING BERTHS = 5			AREA AND COMMERCIAL (PERMITTED/INCENTIVE) FLOOR AREA: 50% OF TOTAL FLOOR AREA SUBJECT TO LOADING BERTH REQUIREMENT FOR					
REMAINING FLOOR AREA SUBJECT TO MOST ONEROUS LOADING BERTH REQUIREMENT  5 LOADING BERTHS REQUIRED FOR BETWEEN 120,001 AND 200,000 SQUARE FEET OF COMMERCIAL FLOOR AREA  TOTAL = 10 LOADING BERTHS REQUIRED  TOTAL = 10 LOADING BERTHS PROVIDED*  *SPECIAL PERMIT PER ZR §74-96 REQUIRED  TOTAL = 10 LOADING BERTHS PROVIDED*  TOTAL = 10 LOADING BERTHS		OFF-STREET LOADING	,	MANUFACTURING FLOOR AREA GENERATING REQUIRED LOADING				
REQUIREMENT  5 LOADING BERTHS REQUIRED FOR BETWEEN 120,001 AND 200,000 SQUARE FEET OF COMMERCIAL FLOOR AREA = 5 LOADING BERTHS  TOTAL = 10 LOADING BERTHS REQUIRED  26-41  STREET TREES  1 TREE PER 25 LINEAR FEET OF STREET FRONTAGE OF ZONING LOT  1,200 LINEAR FEET OF STREET FRONTAGE OF FRONTAGE POWNERS AND ADDRESS AND								
26-41 STREET TREES  1 TREE PER 25 LINEAR FEET OF STREET FRONTAGE OF ZONING LOT  26-25 LINEAR FEET OF STREET FRONTAGE OF FRONTAGE / 25 LINEAR FEET OF STREET FRONTAGE / 25 LINEAR FEET PER TREE LOCATION SUBJECT TO NYC DEPT. OF PARKS ALL AND THE PER CONTROL TO THE			REQUIREMENT 5 LOADING BERTHS REQUIRED FOR BETWEEN 120,001 AND 200,000 SQUARE	FEET OF COMMERCIAL FLOOR AREA =				
26-41 STREET TREES 1 TREE PER 25 LINEAR FEET OF STREET FRONTAGE OF 1,200 LINEAR FEET OF STREET OF STREET STORES TO BE LOCATED OFF SITE; TREE CONTROL OF PARKS AND ASTREET OF STREET OF STR				TOTAL = 10 LOADING BERTHS REQUIRED	3 LOADING BERTHS PROVIDED*		*SPECIAL PERMIT PER ZR §74-96 REQUIRED	
= 48 TREES REQUIRED RECREATION	26-41	STREET TREES		·	28 TREES PROVIDED		NOTE: 20 TREES TO BE LOCATED OFF SITE; TREE LOCATION SUBJECT TO NYC DEPT. OF PARKS AND	

## SITE DATA

Borough: BROOKLYN Block: 2282 Address: 25 Kent Avenue, Williamsburg, Brooklyn, NY Zoning District: M1-2
Lot area: 80,000SQFT

Community District: 1 BROOKLYN
Boundary Streets: North 13th Street, North 12 Street , Wythe Avenue, Kent Avenue

	AREA C	HART		
USE	GFA	DEDUCTIONS	ZFA	FAF
CELLAR LEVEL 1	T	T	I	
PARKING / TENANT AMENITY	80,000 SF	80,000 SF	0 SF	0.00
	80,000 SF	80,000 SF	0 SF	0.00
LEVEL 01				
PERMITTED USES	62,800 SF	4,739 SF	58,061 SF	0.73
	62,800 SF	4,739 SF	58,061 SF	0.73
LEVEL 02				
ENHANCED BUSINESS AREA REQUIRED USES	23,406 SF	1,625 SF	21,781 SF	0.27
INCENTIVE USES	23,406 SF	2,057 SF	21,349 SF	0.27
	46,812 SF	3,682 SF	43,130 SF	0.54
LEVEL 03				
ENHANCED BUSINESS AREA REQUIRED USES	44,111 SF	2,143 SF	41,968 SF	0.52
INCENTIVE USES	13,844 SF	672 SF	13,172 SF	0.16
	57,955 SF	2,815 SF	55,140 SF	0.69
LEVEL 04				
INCENTIVE USES	52,045 SF	2,815 SF	49,230 SF	0.62
	52,045 SF	2,815 SF	49,230 SF	0.62
LEVEL 05				
INCENTIVE USES	48,609 SF	2,815 SF	45,794 SF	0.57
	48,609 SF	2,815 SF	45,794 SF	0.57
LEVEL 06				
INCENTIVE USES	28,042 SF	1,533 SF	26,509 SF	0.33
PERMITTED USES	19,919 SF	1,282 SF	18,637 SF	0.23
T ETWITTED COLO	47,961 SF	2,815 SF	45,146 SF	0.56
LEVEL 07				
PERMITTED USES	15 612 SE	2 015 CE	42 927 SE	0.54
PERIVITIED USES	45,642 SF	2,815 SF	42,827 SF	0.54
	45,642 SF	2,815 SF	42,827 SF	0.54
LEVEL 08	10.015.5=		101-0-	<b>A</b> = -
PERMITTED USES	43,210 SF	3,037 SF	40,173 SF	0.50
	43,210 SF	3,037 SF	40,173 SF	
Grand total	485,034 SF	105,533 SF	379,501 SF	4.74



N/W CORNER	<u> 11</u>
12.307'	13
<u>10.817'</u>	
23.124'/ 2= 11.562'	
S/W CORNER	<u>Th</u>
10.817'	14
<u>13.417'</u>	
24.234'/ 2= 12.117'	

13.147' 14.547' 27.694'/ 2= 13.847' THRU LOT N. 12TH ST. S/E CORNER

**AVERAGE CURB ELEVATION** 11.562'- N/W CORNER 13.0'- THRU LOT NORTH 13 ST 13.847'- N/E CORNER 15.327'- S/E CORNER 14.83'- THRU LOT NORTH 12 ST 12.117'- S/W CORNER 80.682' / 6 = **13.447' BASE PLANE** (CURB LEVEL)

## 19 KENT ACQUISITION LLC

25 KENT AVENUE WILLIAMSBURG BROOKLYN

**Borough: BROOKLYN** Block: 2282 Lot: 1 **ULURP: 160124ZSK** 

160125**ZSK** Address: 25 Kent Avenue, Williamsburg, Brooklyn, NY **Zoning District: M1-2** Lot area: 80,000SQFT **Community District: 1** BROOKLYN **Boundary Streets: North 13th** 

Street, North 12 Street,

Wythe Avenue, Kent Avenue

Rockefeller Center 1230 Avenue of the Americas

Suite 1500
New York NY 10020
212.492.1400
212.492.1472

**DESIMONE** 

18 West 18th Street 10th Floor

New York NY 10011 Telephone 212.532.2211 Facimile 212.481.6108

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New York NY 10121 Telephone 212.615.3600 Facimile 212.615.3700

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**Construction Consulting** 

**Associates** 

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**MPFP** 

10 01.04.16 ULURP SUBMISSION

120 Broadway
20th Floor
New York NY 10271
Telephone 212.477.6366
Facimile 212.346.0813

<u> </u>	ue Date & I	Issue Description	Ву	Chec
4	06.03.15	ULURP SUBMISSION		
5	10.02.15	<b>ULURP SUBMISSION</b>		
8	11.30.15	<b>ULURP SUBMISSION</b>		
9	12.30.15	ULURP SUBMISSION		

11 11.02.16 SUBSTANTIAL COMPLIANCE SUBMISSION

Seal/Signature



Warning: It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

25 KENT AVENUE

**Project Number** 06.9535.000

Description ZONING ANALYSIS - ULURP

PRINT NOT IN SCALE

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**Z-002**