



## E-mail/ Fax transmittal

<b>TO</b> Community District 10 Distribution	<b>FROM</b> Borough President Marty Markowitz
<b>DATE</b> August 15, 2007	<b>CONTACT</b> <b>Kevin Parris,</b> <b>Land Use &amp; Community Coordinator</b> Phone: (718) 802-3856 E-Mail: kparris@brooklynbp.nyc.gov
<b>RE:</b> <b>ULURP Recommendation</b> <b>070203 ZMK – 070204 ZSK</b> Century 21 Bay Ridge	<b>2</b> <b>NO. PAGES, INCLUDING COVER</b>

Attached is the recommendation report for ULURP application 070203 ZMK.

If you have any questions, please contact Kevin Parris at (718) 802-3856.

### Distribution

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# Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION  
22 Reade Street, New York, NY 10007  
FAX # (212) 720-3356

## INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION # 070203 ZMK / 070204 ZSK  
Century 21 Bay Ridge

In the matter of applications submitted by Century 21 Department Stores LLC and Michael Sonnaband LLC pursuant to Sections 197-c and 201 of the New York City Charter for: a) an amendment of the Zoning Map, Section No. 22b changing from a C8-2 District to a C4-2A District, and, b) the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to allow a seven-level unattended public parking garage with a maximum capacity of 279 spaces and to permit floor space on three levels up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 of the Zoning Resolution and to permit public parking spaces to be located on the rooftops of the public parking garage to facilitate the enlargement of a commercial development at 416 to 450 87<sup>th</sup> Street and 415 to 435 88<sup>th</sup> Street.

COMMUNITY DISTRICT NO.

10

BOROUGH OF BROOKLYN

## RECOMMENDATION

- APPROVE  
 APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE

## EXPLANATION OF RECOMMENDATION – MODIFICATIONS/CONDITIONS

- RECOMMENDATION ATTACHED  
 RECOMMENDATION TO FOLLOW

The borough president supports those applications that provide additional parking resources for Brooklyn's regional shopping districts. The availability of parking is vital to the sustainability for such regional shopping areas outside of Downtown Brooklyn that need to remain competitive with suburban centers. This proposed parking facility will increase the number of parking spaces available for the patrons of Century 21 and other nearby retailers. The borough president commends Century 21 for its commitment to make this facility available after store hours to area restaurants that provide valet service. Such use of the garage might make it less difficult for area residents to find parking during prime dining hours. The borough president believes that this proposed facility would be a valued resource.

Be it resolved that the Borough President of Brooklyn, pursuant to section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this amendment to the Zoning Map.



BOROUGH PRESIDENT

August 15, 2007

DATE