



# Navigating New York City Streets: A Discussion of Zoning, Ownership and the Laws Governing Our Streets

June 10, 2015

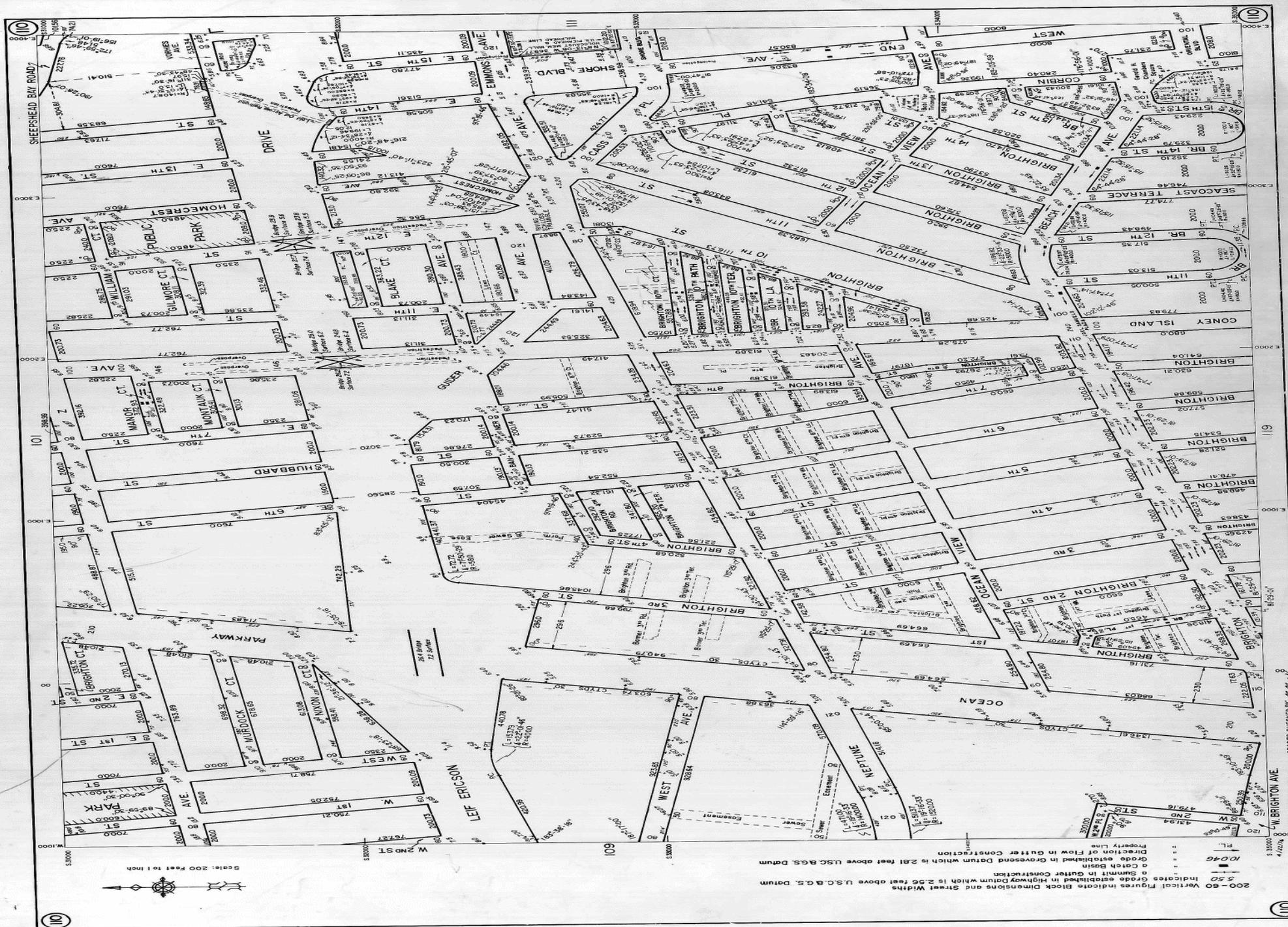
Susan Golden, Moderator, Counsel, Venable LLP

Kellie O'Brien, Brooklyn Borough President's Office- Topography Bureau

Michael J. Roberts, Chief Operating Officer and General Counsel, Royal Abstract Corporation

Joe Piscina, Associate, Venable LLP





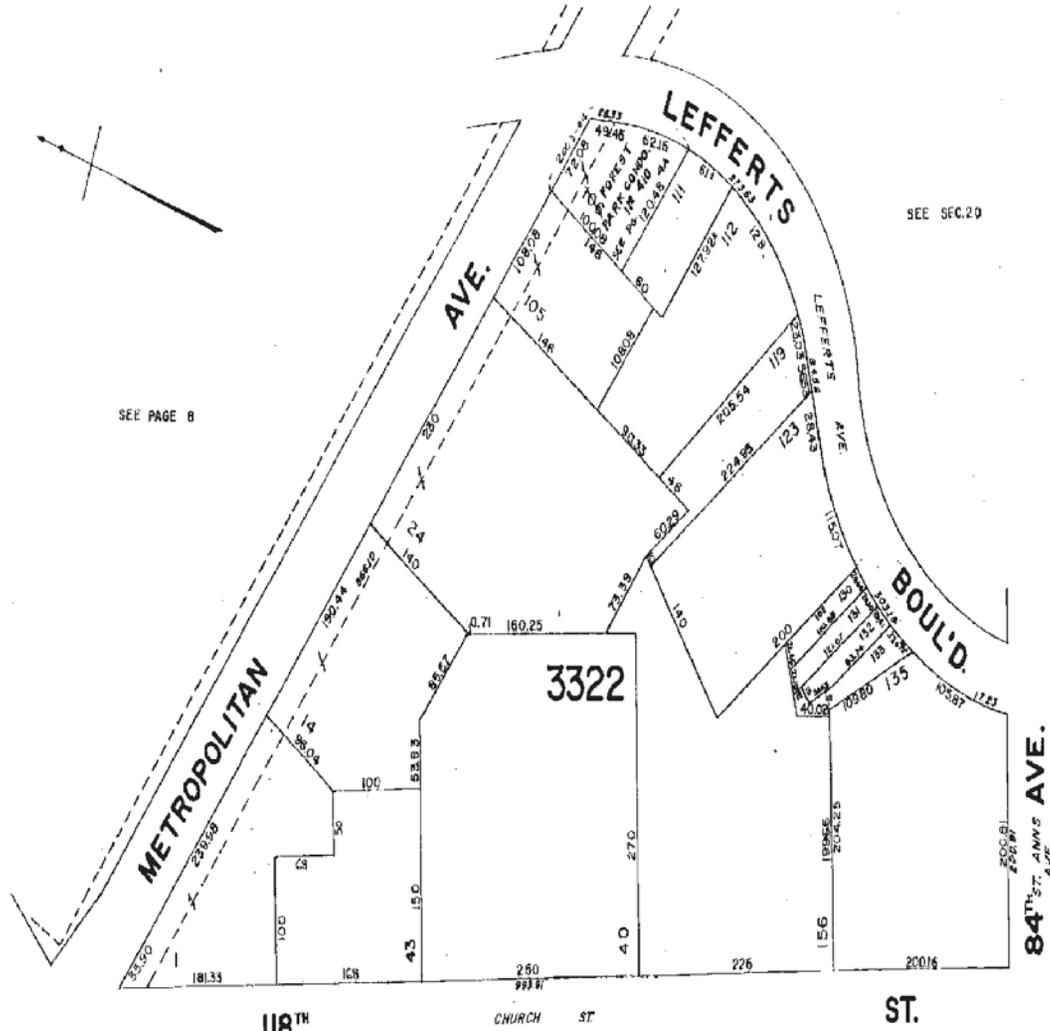
10  
 1427N  
 W BRIGHTON AVE  
 GRADES CHECKED BY M. W. C. N.  
 LINES CHECKED BY W. R.

4

19

Q 17-5

COND No 410  
BLCK 3322  
NEW -60 100/1040  
DROPPED LOT 106



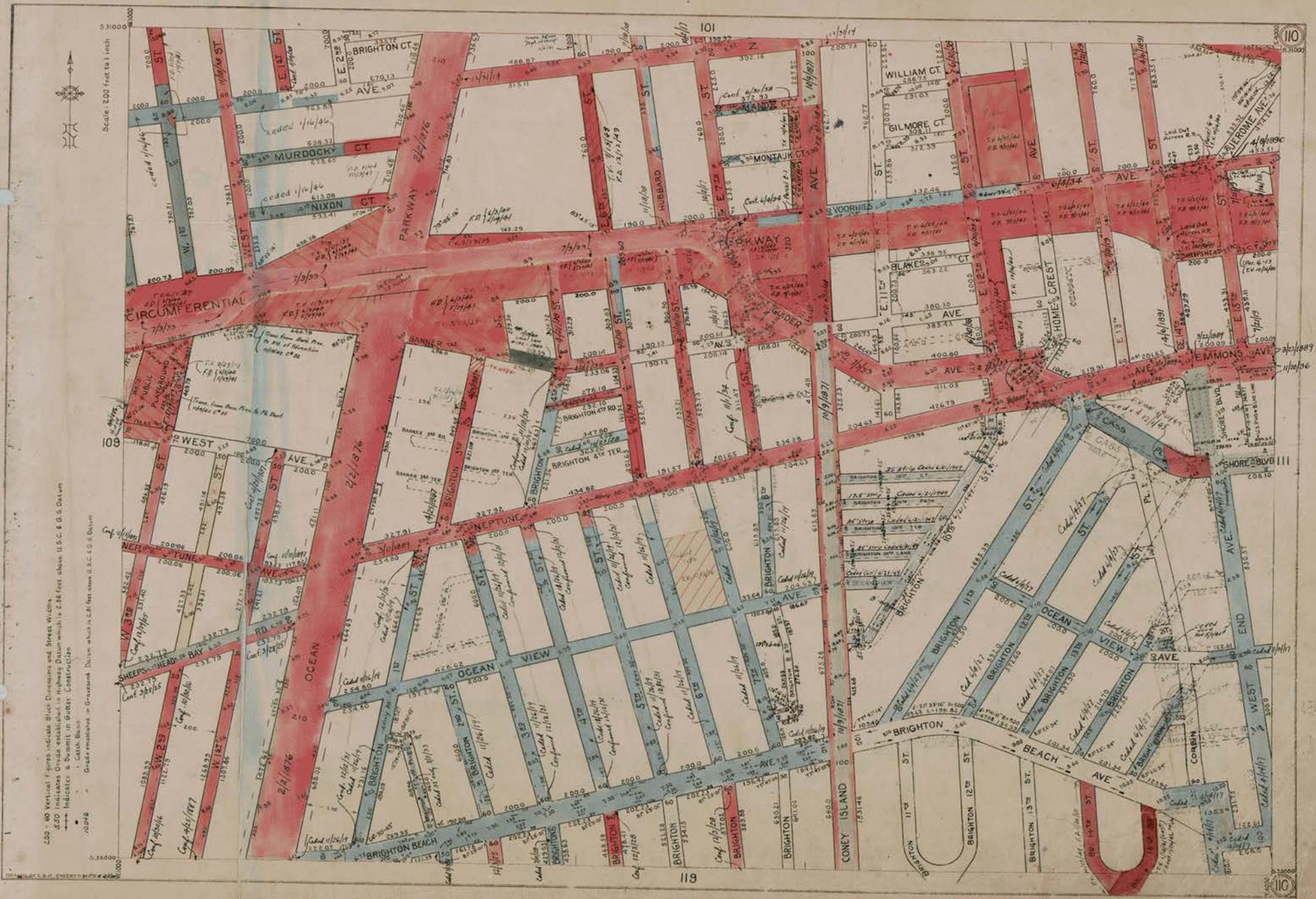
SEE SEC.20

SEE SEC.20

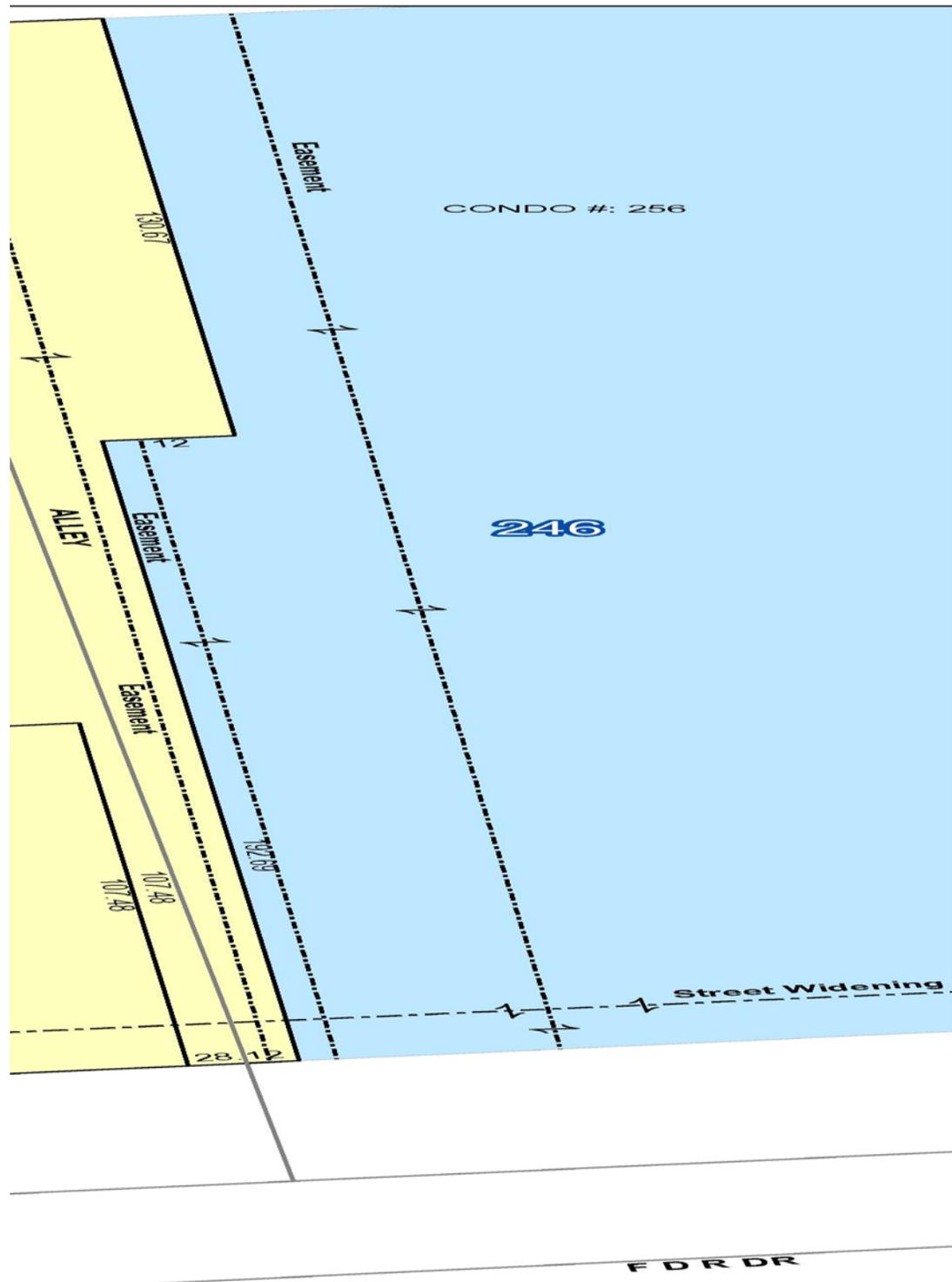
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4

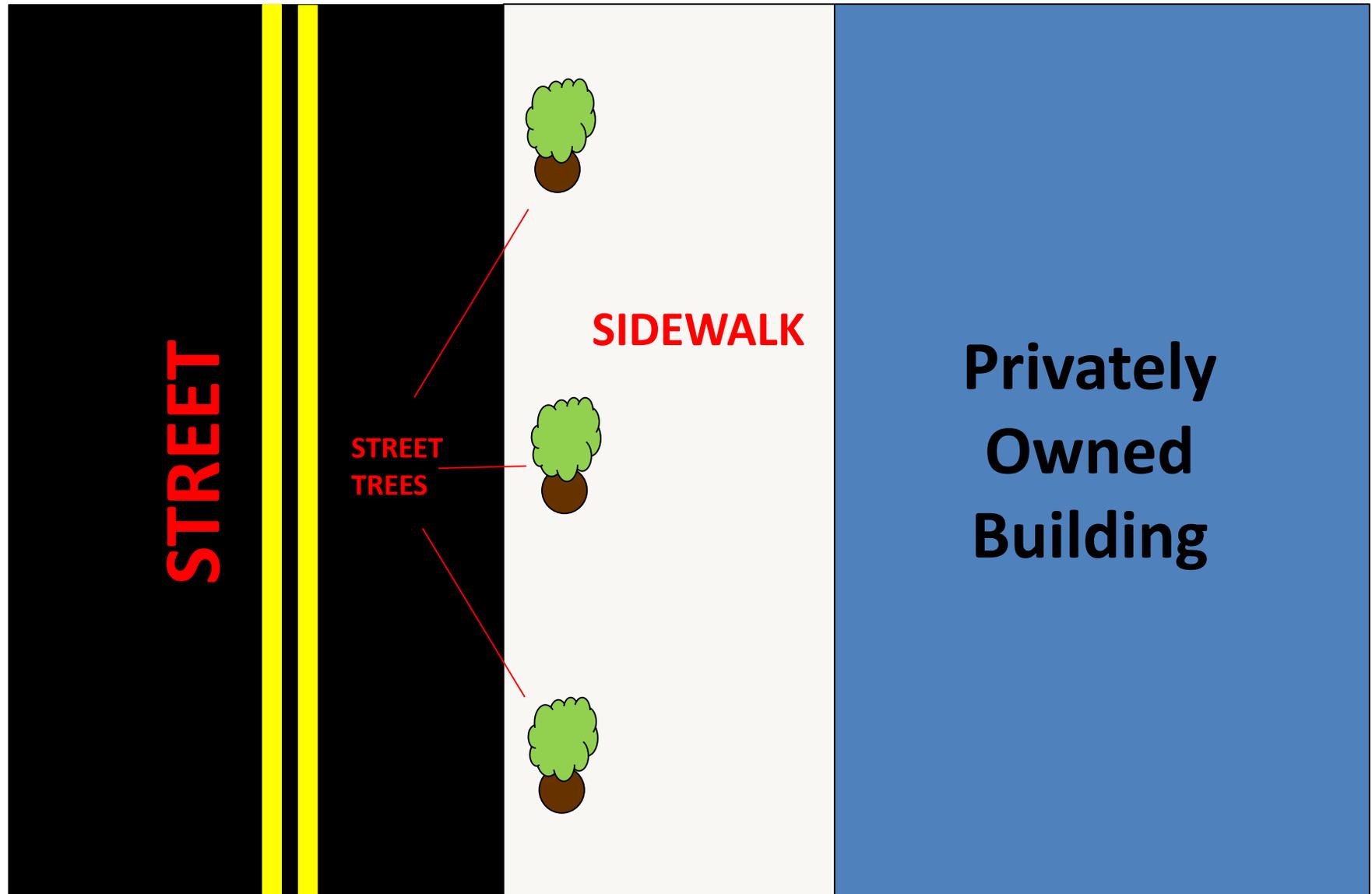




200 = 60 Vertical Feathers indicate Block Dimensions and Street Widths.  
 520 Indicates Grade established in Highway Datum which is 2.58 feet above U.S.C. & G.S. Datum.  
 --- Indicates a Summit in Gutter Construction.  
 --- Catch Basin.  
 --- Grade established in Grounded. Datum which is 2.41 feet above U.S.C. & G.S. Datum.

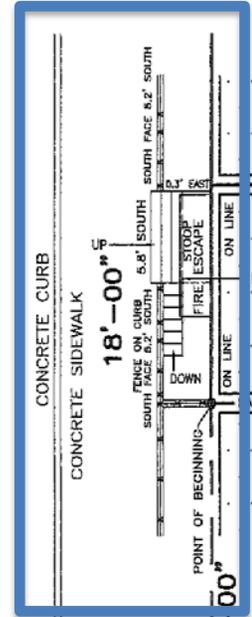


# Streetscape Stewardship

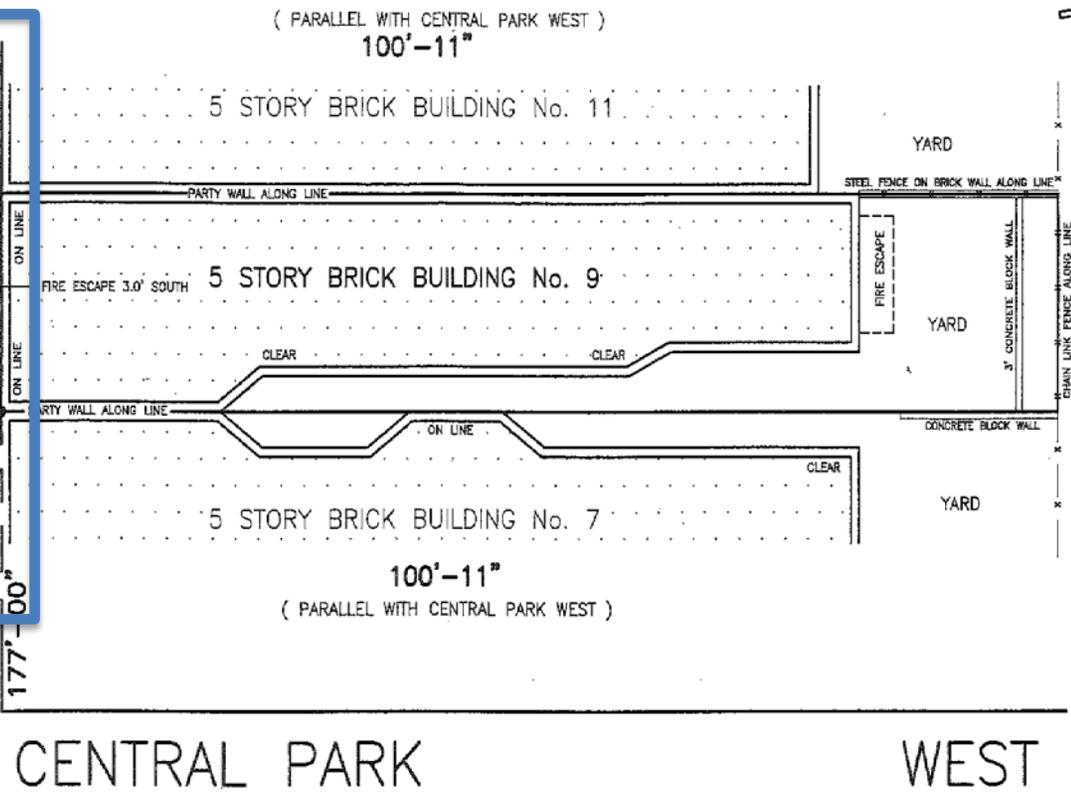


NOTES:  
 1. THIS SURVEY WAS DONE FOR ROYAL ABSTRACT OF NEW YORK LLC AND IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY.  
 2. THIS MAP WAS MADE AT A SCALE OF 1" = 10' WHEN ORIGINALLY DRAWN.  
 3. PROPERTY CORNER ADJUSTMENTS WERE NOT PLACED AS PART OF THIS SURVEY.  
 4. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING REGULATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.  
 5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITHIN AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

WEST 103rd STREET



- PROJECTIONS:  
 SECURITY CAMERAS 1.2'  
 TRIM UP TO 1.4'  
 WINDOWILLS 0.3'  
 UNITS 0.6'  
 ROOF CORNICE 2.0'  
 LIGHTS UP TO 1.8'  
 A/C UNITS UP TO 1.0'



**CERTIFIED TO:**  
 9 WEST 103rd, LLC  
 NEW YORK COMMUNITY BANK,  
 ITS SUCCESSORS AND/OR ASSIGNS  
 ROYAL ABSTRACT OF NEW YORK LLC  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

TITLE NO. 907179

TAX MAP  
 SECTION  
 BLOCK 1839  
 LOT 125

FILED MAP  
 SECTION  
 BLOCK  
 LOT

DATE SURVEYED: FEBRUARY 27, 2004  
 BROUGHT TO DATE: MAY 14, 2015

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 PROFESSIONAL LAND SURVEYORS  
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 TEL. 718-321-1231  
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 BOROUGH OF MANHATTAN  
 COUNTY OF NEW YORK  
 STATE OF NEW YORK

GERALD T. O'BUCKLEY, P.L.S.  
 NEW YORK LICENSE 039834



# Title Insurance for Minor Encroachments

- *“Policy insures mortgagee against monetary loss by reason of the enforced removal of any variations, encroachments and/or projections shown on the above survey reading.”*

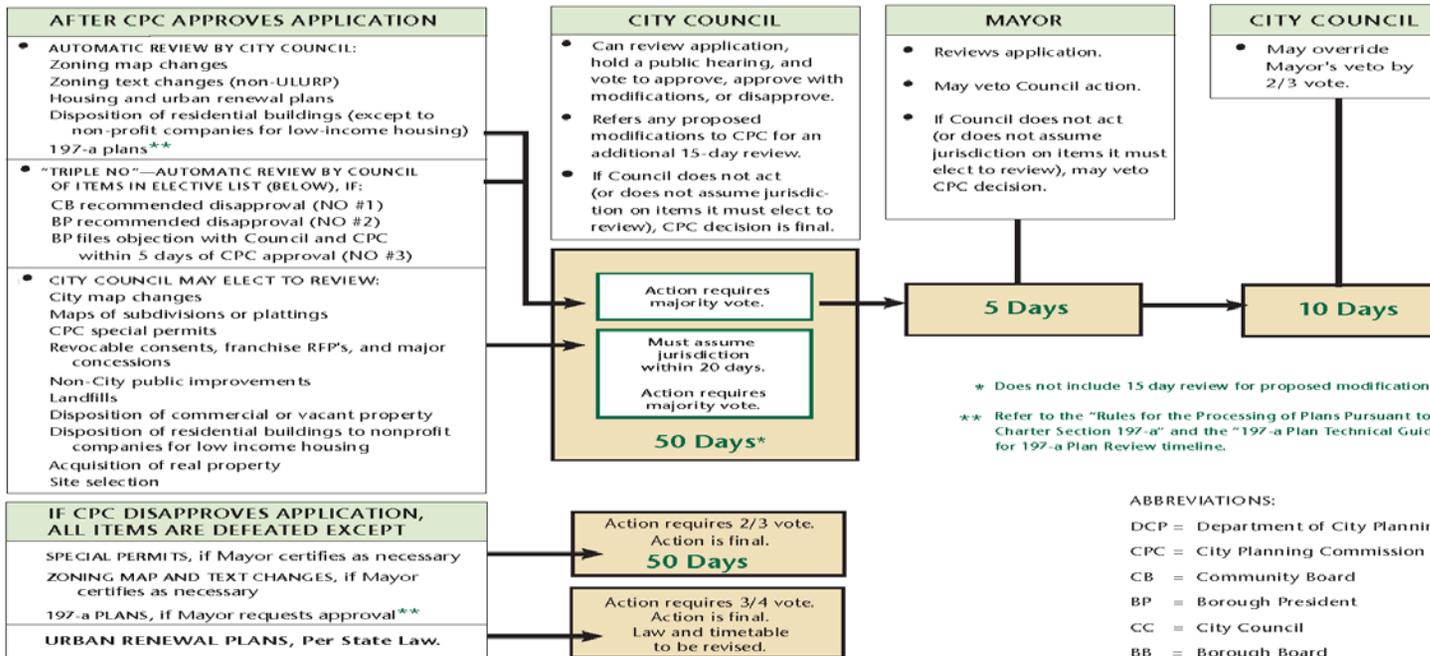


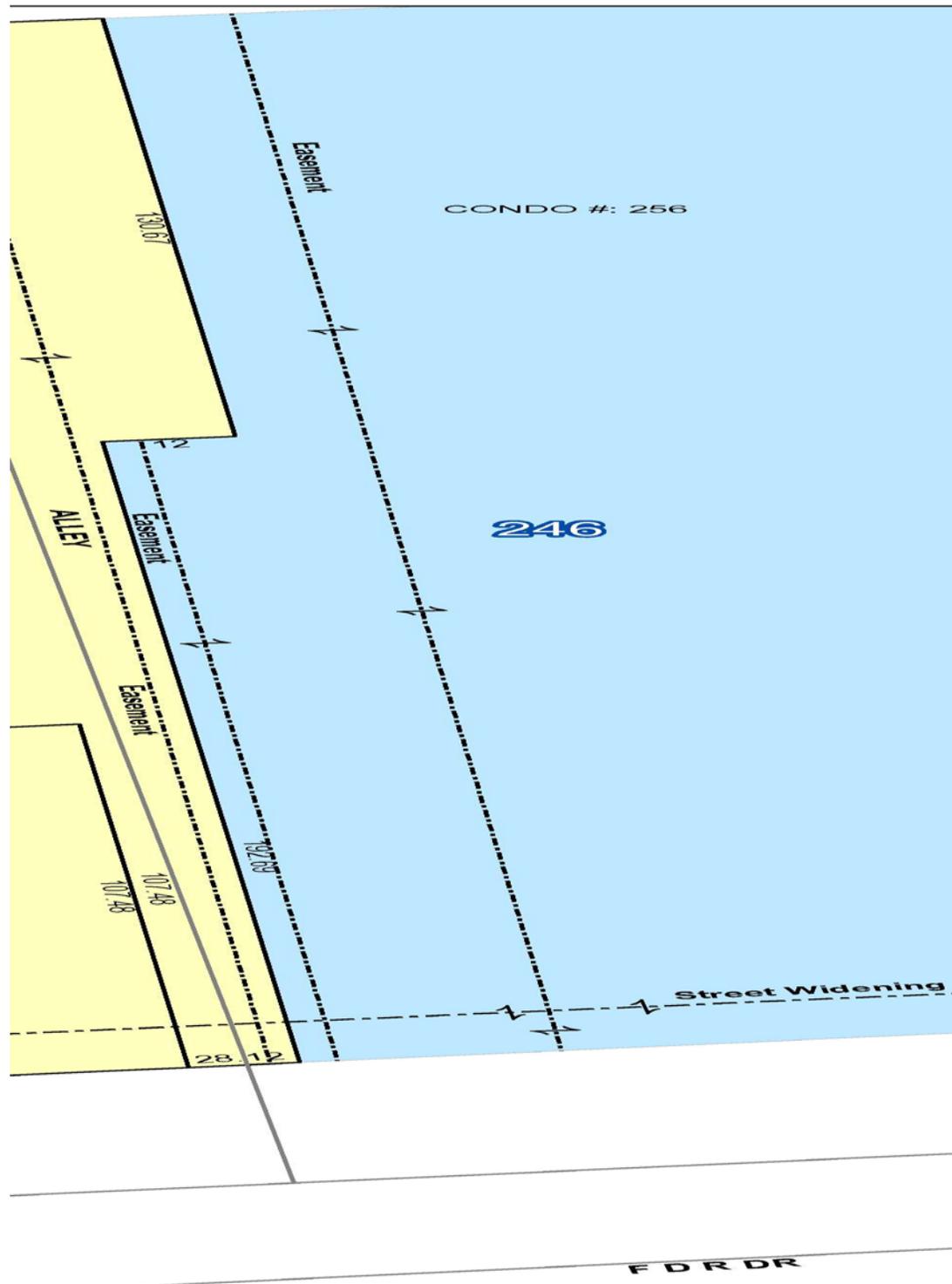
## Title Exception for Building in Street Bed

- *“Approximately \* feet of the premises described in Schedule A lie in the bed of\*, as the same is laid out on the Official Map of The City of New York for the Borough\* This portion of the premises is subject to the restricted use imposed by the provisions of Section 35 of the General City Law.”*

# Uniform Land Use Review Procedure (ULURP)

CITY MAP CHANGES MAPS OF SUBDIVISIONS PLATTINGS ZONING MAP CHANGES CPC SPECIAL PERMITS REVOCABLE CONSENTS FRANCHISE RFP'S MAJOR CONCESSIONS NON-CITY PUBLIC IMPROVEMENTS HOUSING AND URBAN RENEWAL PLANS LANDFILLS DISPOSITION OF REAL PROPERTY ACQUISITION OF REAL PROPERTY SITE SELECTION	DEPARTMENT OF CITY PLANNING Application and Pre-Certification	COMMUNITY BOARD	BOROUGH PRESIDENT and BOROUGH BOARD	CITY PLANNING COMMISSION	SEE FLOW CHART BELOW FOR THE PROCESS FOR CITY COUNCIL AND MAYORAL REVIEW (Charter Section 197-d)
	<ul style="list-style-type: none"> <li>Receives application and related documents.</li> <li>Forwards application and documents within 5 days to CB, BP, and CC (and BB, if project affects more than one CB).</li> <li>Certifies application as complete.</li> </ul>	<ul style="list-style-type: none"> <li>Notifies public.</li> <li>Holds public hearing.</li> <li>Submits recommendation to CPC, BP (and BB).</li> <li>Can waive rights on franchise RFP's and leases.</li> </ul>	<ul style="list-style-type: none"> <li>BP submits recommendation to CPC or waives right to do so.</li> <li>BB (if project affects more than one CB) may hold a public hearing and submit recommendation to CPC or waive right to do so.</li> </ul>	<ul style="list-style-type: none"> <li>Holds public hearing.</li> <li>Approves, modifies or disapproves application.</li> <li>Files approvals and approvals with modifications with City Council.</li> <li>Disapprovals are final, except for zoning map changes, special permits, and urban renewal plans.</li> </ul>	
PROCESS TAKES	No Specified Time Limit (after 6 months, applicant or BP in some cases, may appeal to CPC for certification).	<b>60 Days</b>	<b>30 Days</b>	<b>60 Days</b>	
<i>Clock = 1 Year</i>					
TOTAL DAYS		<b>60 Days</b>	<b>90 Days</b>	<b>150 Days</b>	





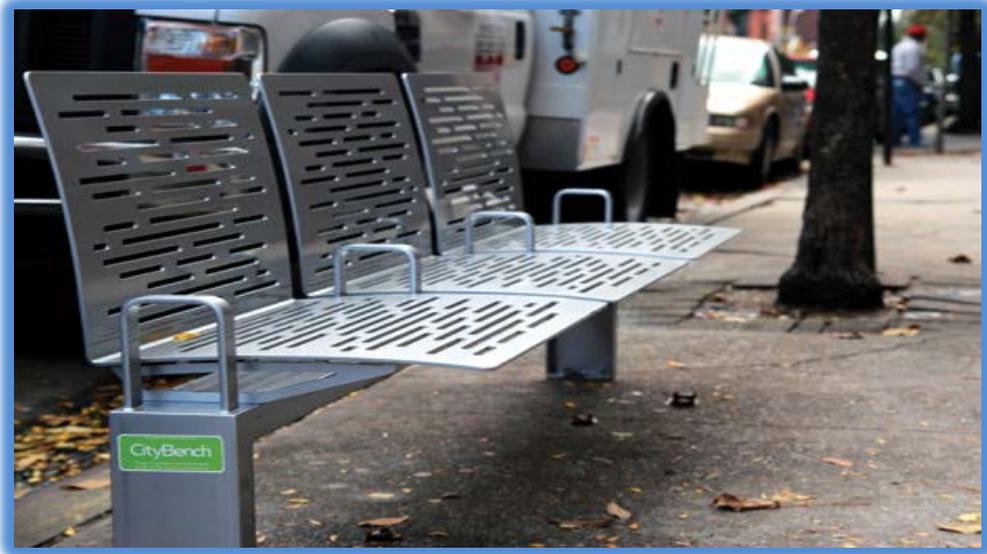
# Vaults



# Sidewalk Cafe



# Street Furniture



# Revocable Consents

