1720 Atlantic Avenue Rezoning

Pre-Hearing Presentation

C 230316 ZMK
N 230315 ZRK

Brooklyn, Community District 8

September 2, 2025



Actions Requested:

- Zoning Map Amendment from M1-1 to C4-4D, R7A, and R7A/C2-4

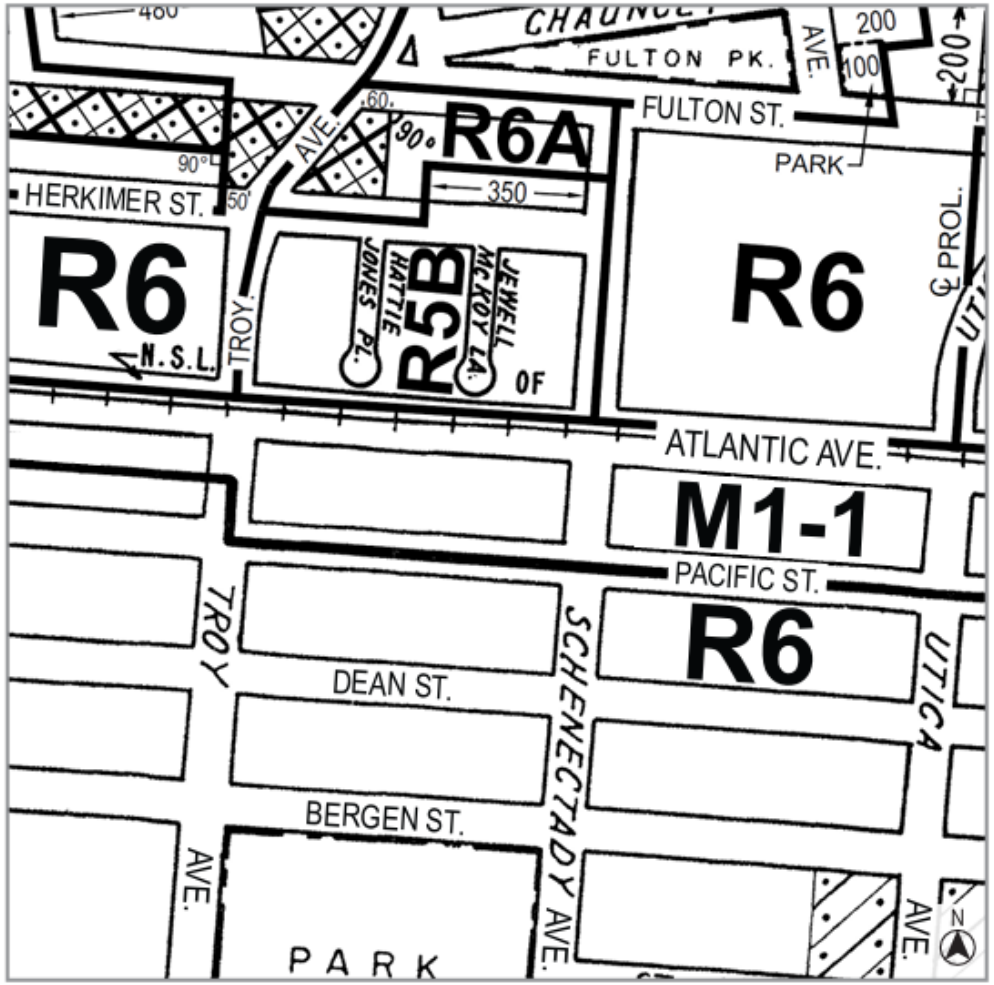
- Zoning Text Amendment to Appendix F to map MIH Option 1 and 2.

Proposed Development:

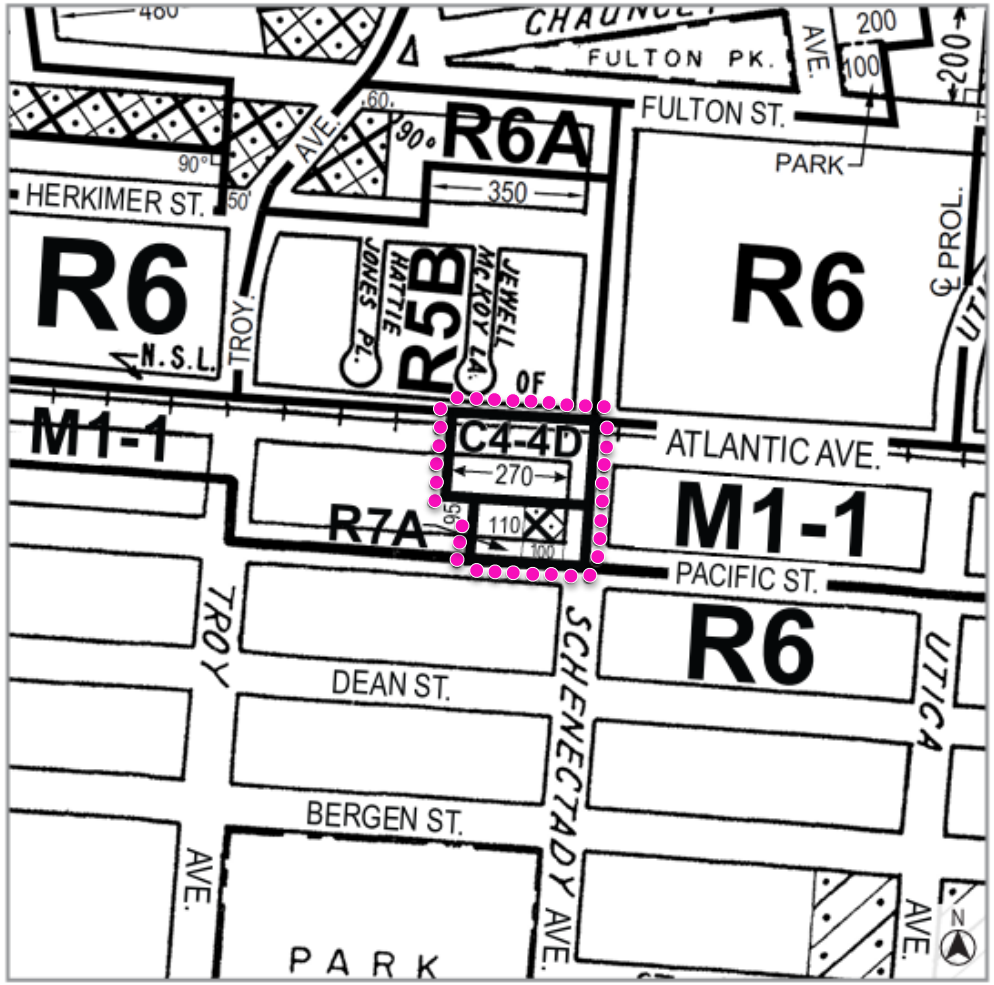
- 13-story mixed-use building
- 300 dwelling units (including 84 income-restricted)
- Total: 300,695 sq ft (6.23 FAR)
  - *50,397* square feet of commercial area on first and second floors
  - *19,909* square feet of community facility area on the second floor
- 112 parking spaces



Proposed Actions (Zoning Map Change) - Zoning Map Amendment: **M1-1 to C4-4D, R7A, and R7A/C2-4**



Current Zoning Map (17a)



Proposed Zoning Map (17a) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to C4-4D
Rezoning from M1-1 to R7A
Rezoning from M1-1 to R7A/C2-4

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

1720 Atlantic Avenue, Brooklyn

Area Map

Block: 1335, Lots: 28, 30 & 35

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

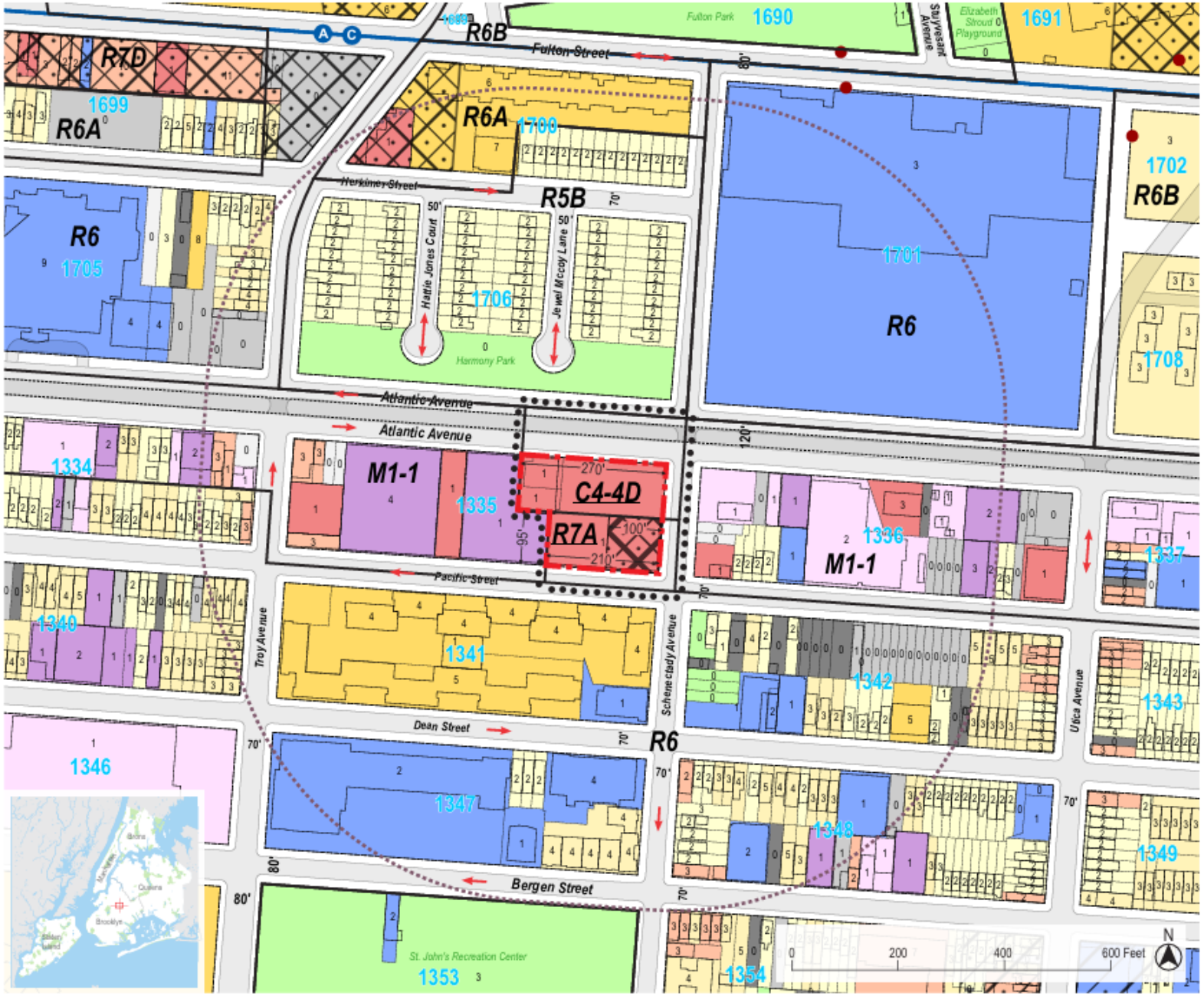
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors
- Elevated Rail Structure / Roadway Overpass

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

February 2022

Urban Cartographics



Community Board Recommendation

- **Community Board 8 public hearing held on 6/12/2025 and a vote on 6/12/2025 to recommend Conditional Approval of the proposal:**
  - In Favor: 30
  - Against: 0
  - Abstentions: 1

Conditions: "*The Board supports the application with the following condition: 35% Affordability set aside with the breakdown being 20% available at 40% AMI, 10% at 60% AMI - and 5% at 80% AMI.*"

The City of New York

COMMUNITY BOARD NO. 8

1291 ST. MARKS AVENUE • BROOKLYN, NEW YORK 11213

(718) 467-5620/5574 • BROOKLYNCB8.ORG • BROOKLYNCB8@GMAIL.COM

Irsa Weatherspoon
Chairperson

Michelle T. George
District Manager

Antonio Reynoso
Borough President

July 2, 2025

Mr. Daniel Garodnick, Chairperson
NYC Dept. of City Planning
22 Reade Street
New York, NY 10007-1216

Re: ULURP Number: N230315ZRK
ULURP Number: C230316ZMK
Bermuda Realty No. 2 LLC
1720 Atlantic Avenue

Borough President Recommendation

- **The Borough President voted on 7/25/2025 in favor of the application.**

Brooklyn Borough President Antonio Reynoso
Brooklyn Borough Hall
209 Joralemon Street, Brooklyn, NY 11201

City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
calendaroffice@planning.nyc.gov

Uniform Land Use Review Procedure (ULURP) Application

1720 ATLANTIC AVENUE REZONING – N230315ZRK C230316ZMK

IN THE MATTER OF Bermuda Realty No. 2 LLC seeking a Zoning Map Amendment from M1-1 to C4-4D, R7A, and R7A/C2-4 and a Zoning Text Amendment to map MIH and allow additional street wall flexibility to facilitate a new 13-story, 263,277 sq ft mixed-use development, including 191,429 sq ft of residential space (278 dwelling units with 70 income restricted), 50,427 sq ft of commercial space and 17,421 sq ft of community facility space in Community District 8, Brooklyn.

BROOKLYN COMMUNITY DISTRICT 8

RECOMMENDATION

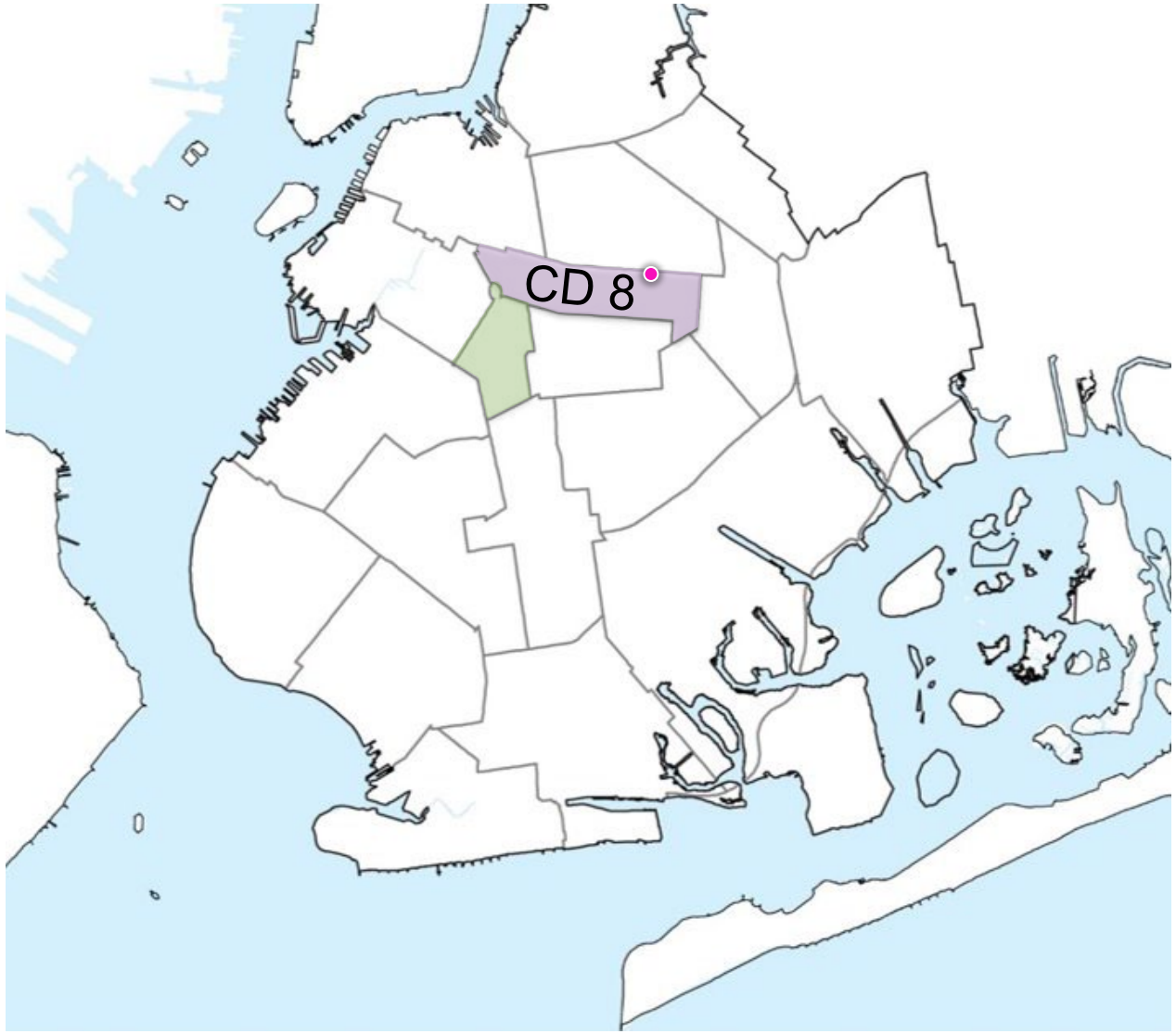
☒ **APPROVE**
☐ APPROVE WITH MODIFICATIONS/CONDITIONS
☐ DISAPPROVE
☐ DISAPPROVE WITH MODIFICATIONS/CONDITIONS

Appendix


DUNKIN' DONUTS
ATLANTIC PLAZA
DOLLAR TREE
Raisa
BEAUTY SUPPLY
INC.
KINGS FURNITURE
ASHLEY FURNITURE DEALER
FOOD UNIVERSE
MARKETPLACE
Golden Krust
CHECKS & MORE
ATLANTIC PHARMACY
GEM PAWNBROKERS
MATTRESS

Project Area & Development Site

- 1720 Atlantic Avenue, Brooklyn 11213
- Brooklyn, Community District 08
- City Council District 36 (Chi Ossé)



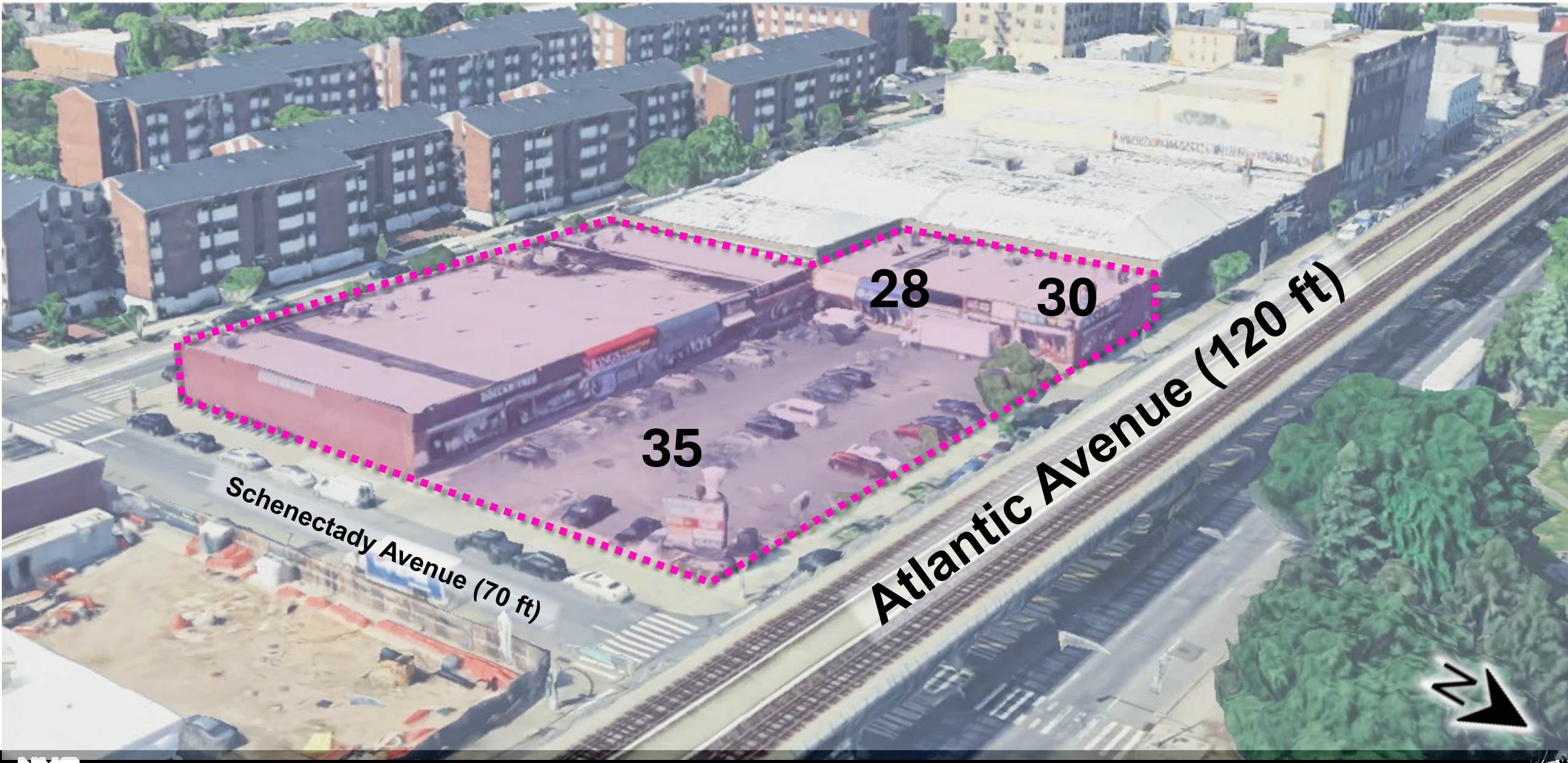
APPLICANT	▪ Bermuda Realty No. 2 LLC
ACTIONS REQUESTED	▪ Zoning Map Amendment from M1-1 to C4-4D, R7A, and R7A/C2-4 ▪ Zoning Text Amendment to Appendix F to map MIH Options 1 and 2.

PROPOSED DEVELOPMENT	▪ 13-story mixed-use building
	▪ 300 dwelling units (including 84 income-restricted)
	▪ Total: 300,695 sq ft (6.23 FAR)
	  ▪ 50,397 square feet of commercial area on first and second floors
	  ▪ 19,909 square feet of community facility area on the second floor
	▪ 112 parking spaces

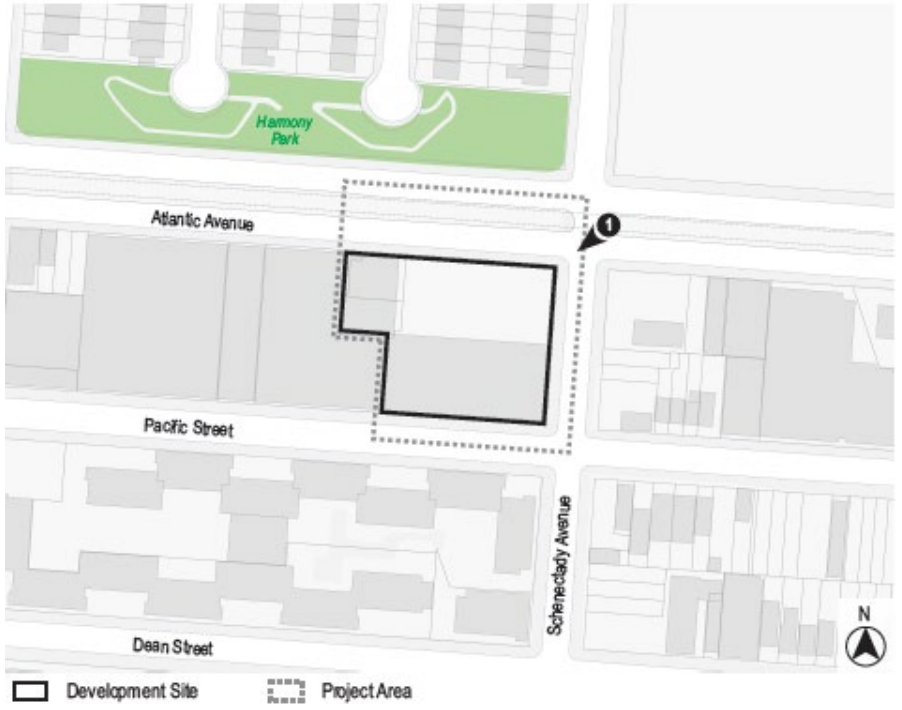
Project Area & Development Site



Project Area & Development Site



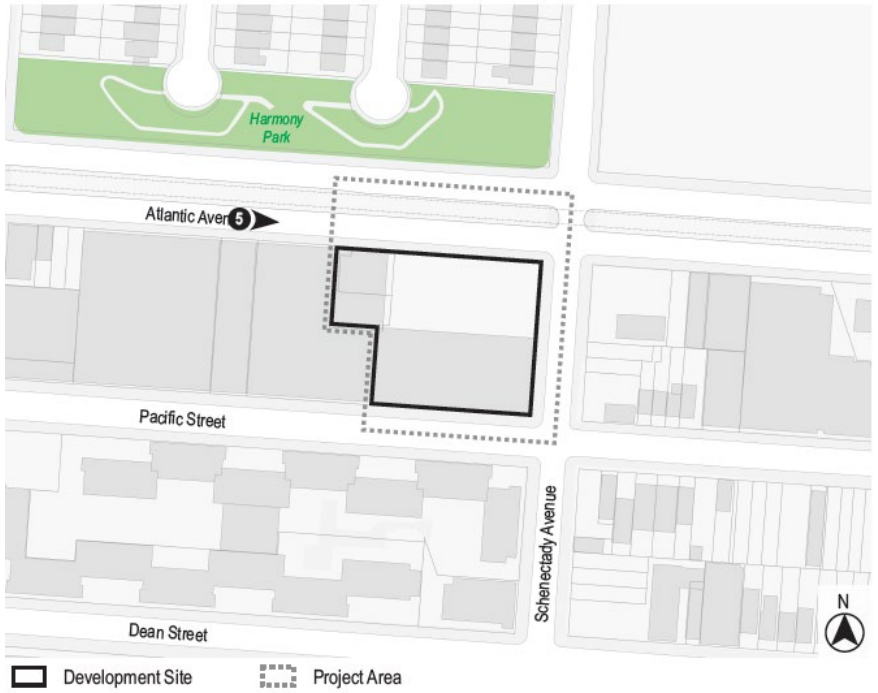




1. View of the Development Site facing southwest from the intersection of Atlantic Avenue and Schenectady Avenue.

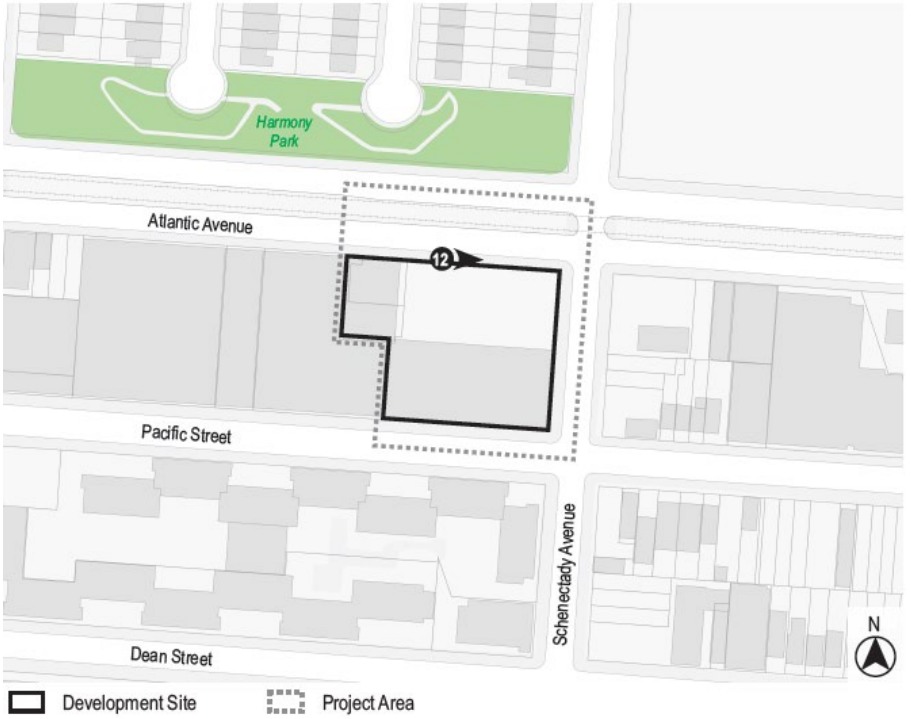


5. View of Atlantic Avenue facing east (Development Site at right).



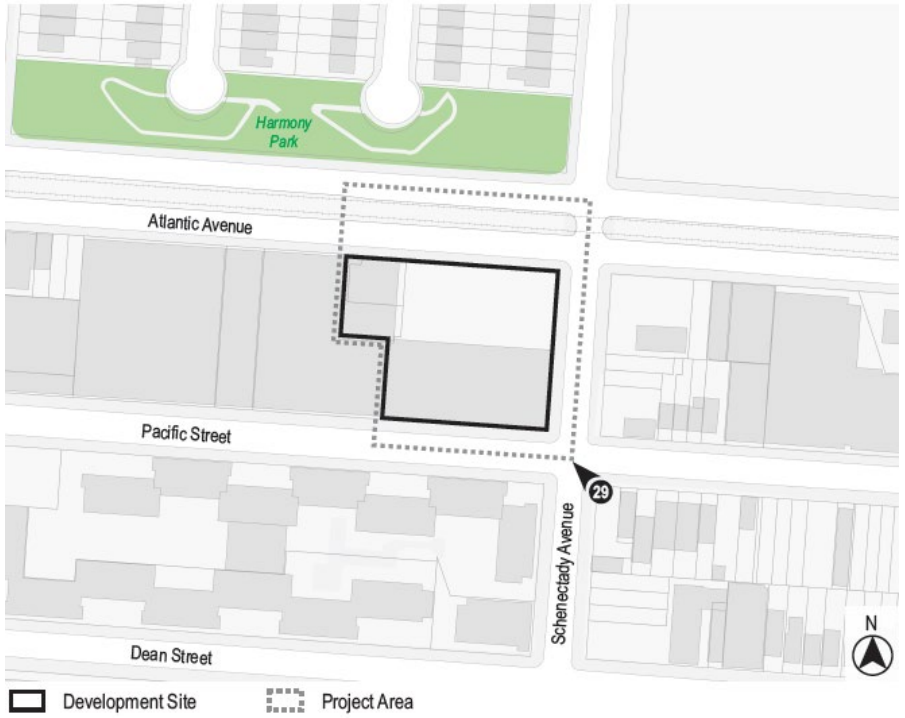


12. View of the sidewalk along the south side of Atlantic Avenue facing east (Development Site at right).



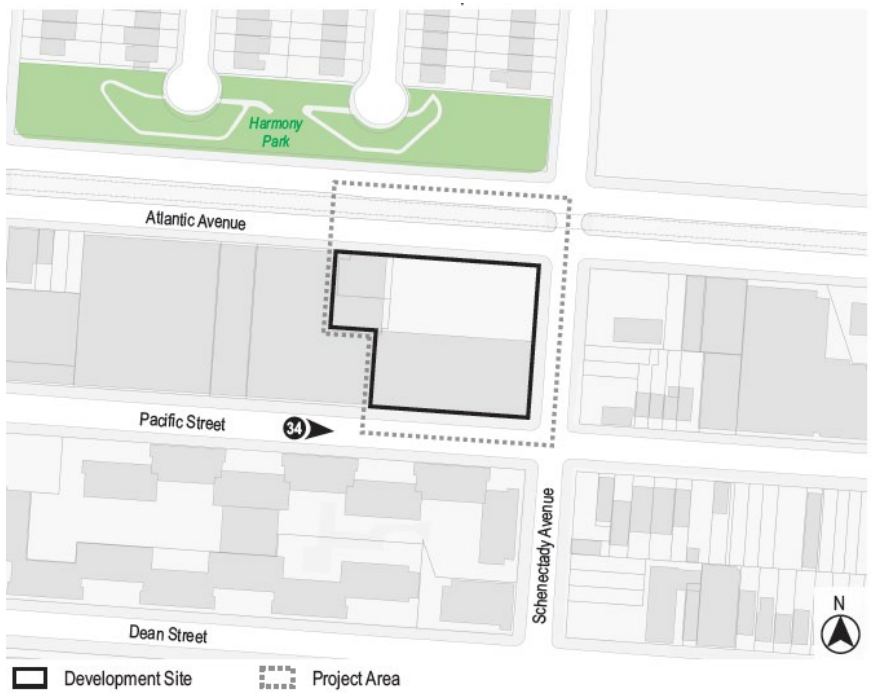


29. View of the Development Site facing northwest from the intersection of Schenectady Avenue and Pacific Street.



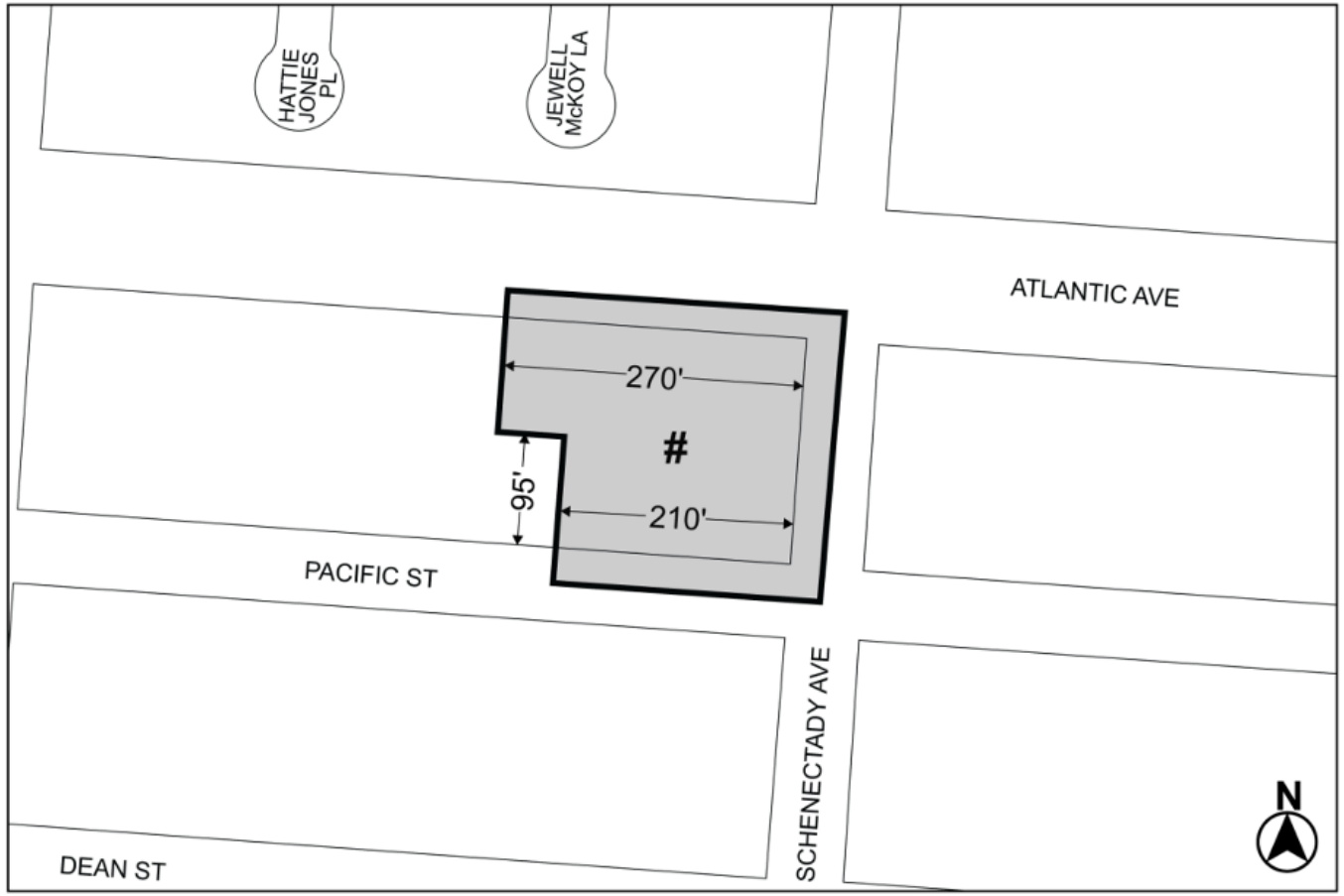


34. View of Pacific Street facing east (Development Site at left).



Proposed Actions (Zoning Text Amendment)

A Zoning Text Amendment to establish an MIH area coterminous with project area



Amend **Appendix F** to designate the project as an MIH area with Options 1 and 2.

MIH Option 1:

- *84 units (25%) will be income restricted under MIH Option 1.*

Proposed Development

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- Total: 300,695 sq ft (6.23 FAR)
  - *50,397 square feet of commercial area on first and second floors*
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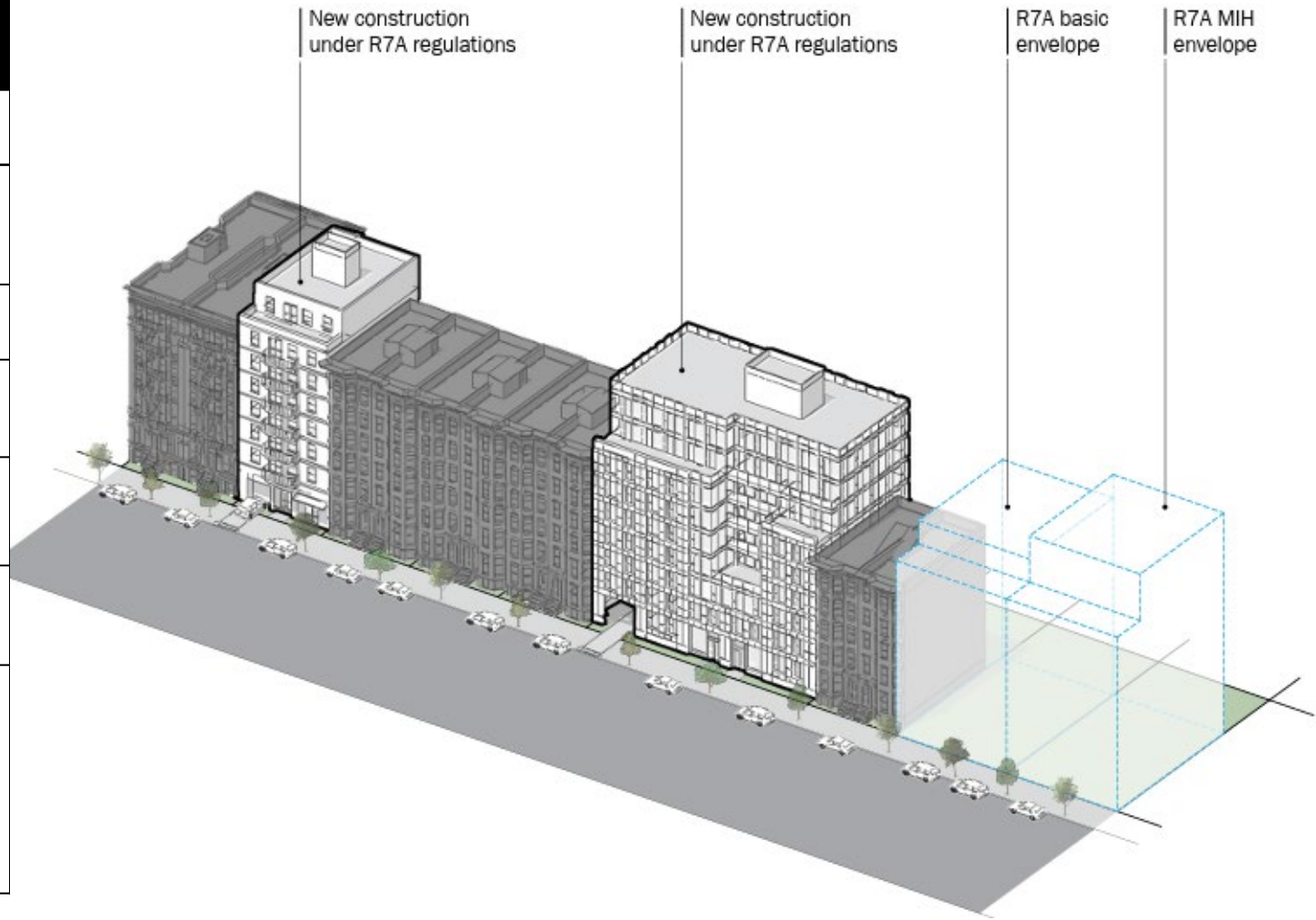
- 112 parking spaces



Proposed Actions (Zoning Map Change)

Zoning Map Amendment: M1-1 to R7A and R7A/C2-4

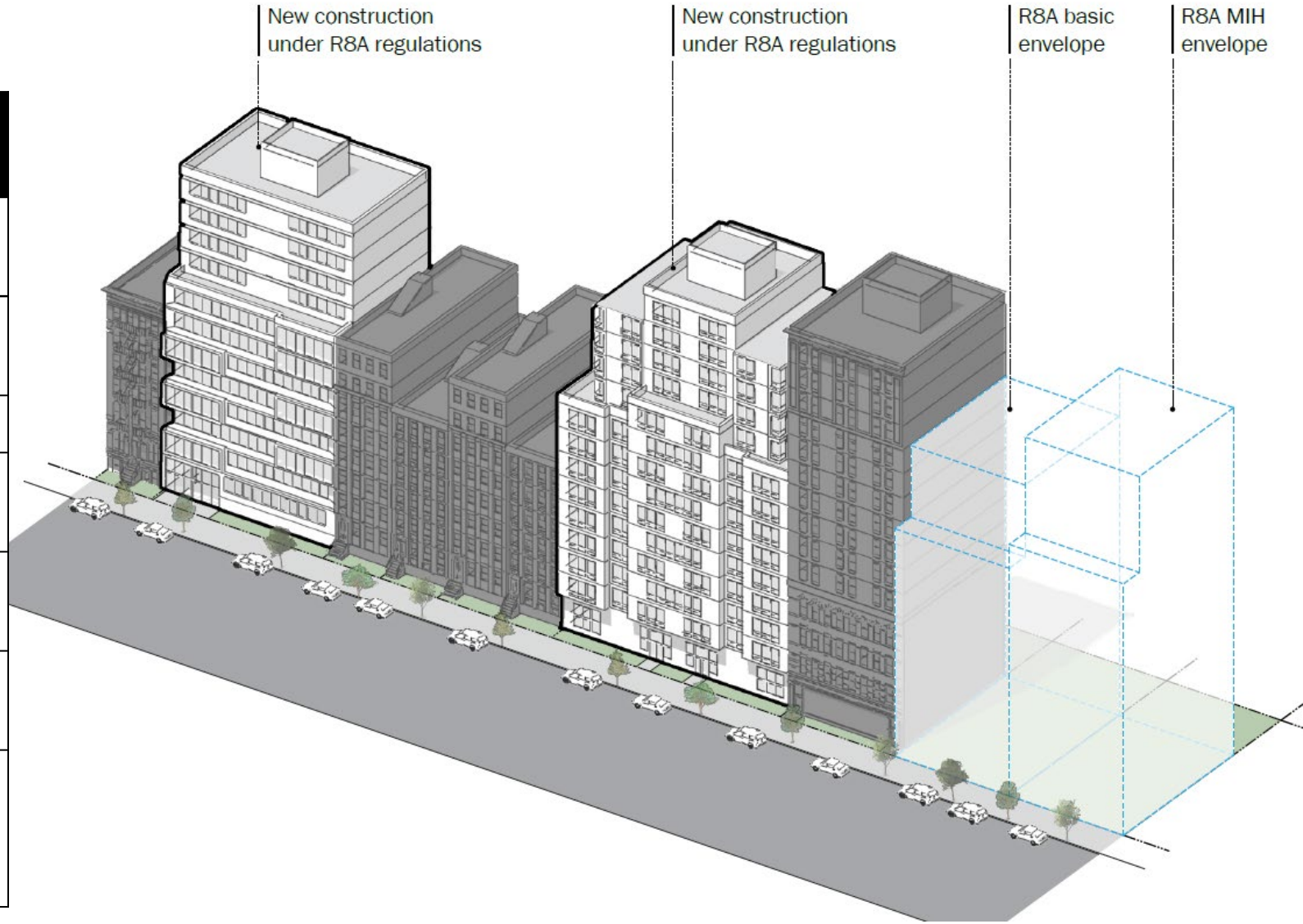
R7A/C2-4	
Max Building Height (w/ QGF)	115 ft
Max Base Height (w/ QGF)	85 ft
Min Rear Yard	20-30 ft
Max Residential	5.01 FAR
Max Commercial	2.0 FAR
Max Community Facility	4.0 FAR
Required Parking	No Parking Required in the Inner Transit Zone



Proposed Actions (Zoning Map Change)

Zoning Map Amendment: M1-1 to C4-4D

C4-4D (R8A Equivalent)	
Max Building Height (w/ QGF)	140 feet
Max Base Height (w/ QGF)	105 feet
Min Rear Yard	30 feet
Max Residential FAR	7.2 FAR
Max Commercial	3.4 FAR
Max Community Facility	6.5 FAR
Required Parking	No Parking Required in the Inner Transit Zone



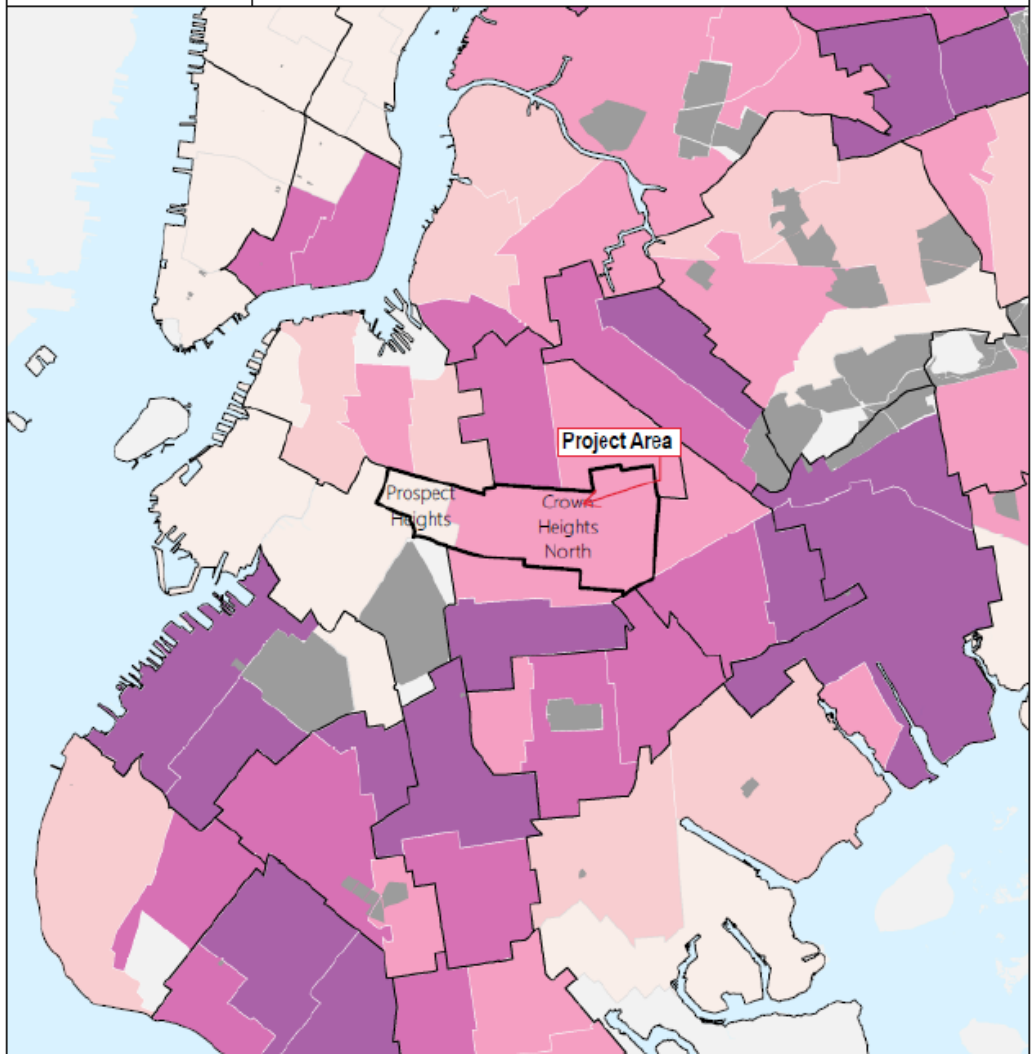
DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY

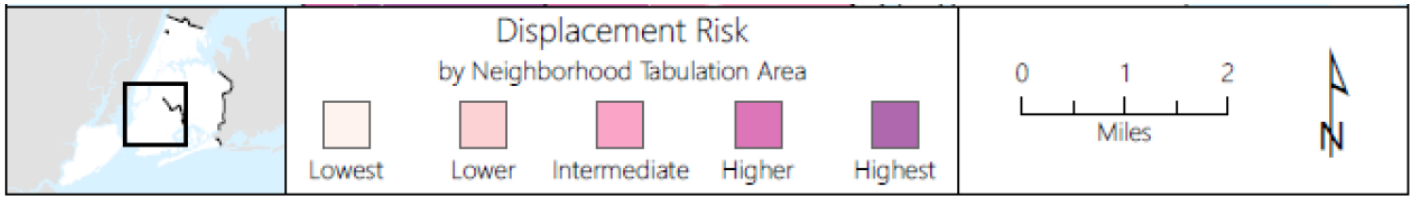
Crown Heights North & Prospect Height

PUMA 4006

The city's Displacement Risk Index (DRI) estimates comparative levels of residential displacement risk for New York City's neighborhoods. The DRI ranks neighborhoods from lowest to highest risk based on recent population characteristics, housing conditions, and market pressures.

There are five ranks with equal numbers of neighborhoods. For example, neighborhoods ranked "lowest" are among the 20% of NYC neighborhoods with the least intense displacement risk factors while neighborhoods ranked "highest" are among the 20% of neighborhoods with most intense displacement risk factors.





Income Restriction	Units		Anticipated Affordability*				
			AMI Band	Rent (2022)		Eligible Income (2022)	
				Studio	3-Bedroom	1-person House-hold	5-person House-hold
Very Low Income	30	10%	**40%**	$1,090	$1,620	$43,500	$67,100
Low Income	24	8%	**60%**	$1,630	$2,420	$65,200	$100,600
Low Income	30	10%	80%	$2,170	$3,230	$87,000	$134,200
Not Income Restricted	**216**	72%	n/a	$3,150	$4,800	$126,000	$192,000
Total	**300**	100%					

Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2022 AMI, rounded to the nearest $10)* ***and will change.*** *Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

Annual Median Household Income:

$72,335

Crown Heights & Prospect Heights (PUMA 4006)

Higher than Brooklyn and NYC

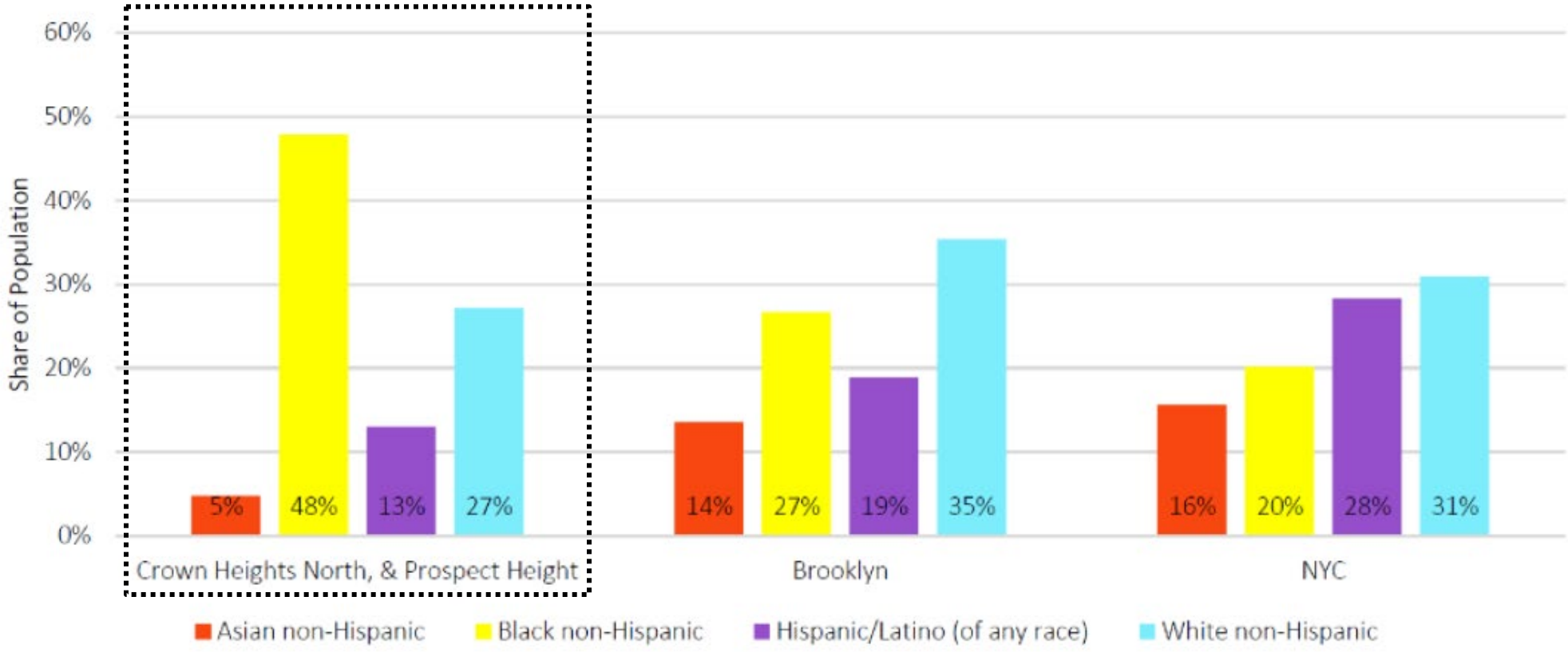
NYC PLANNING

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



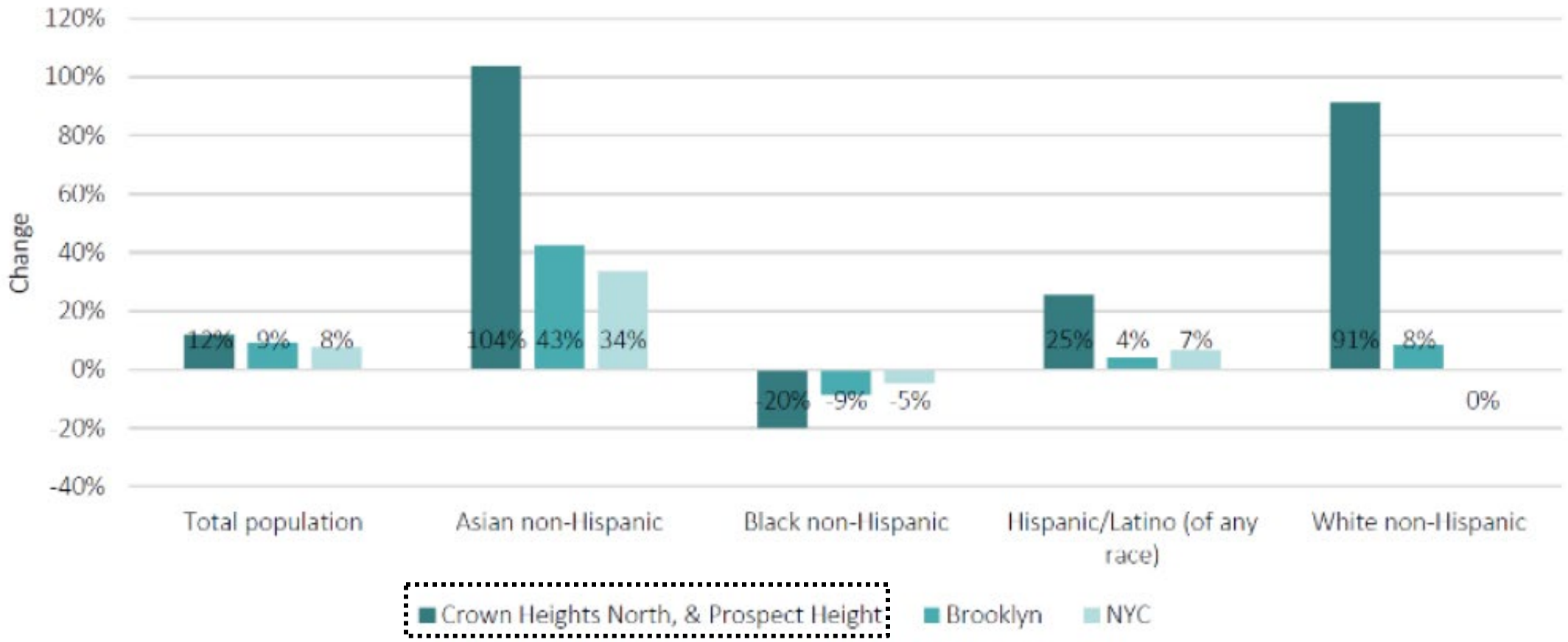
Source: Census 2020; Community Profile Table 1.01

DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



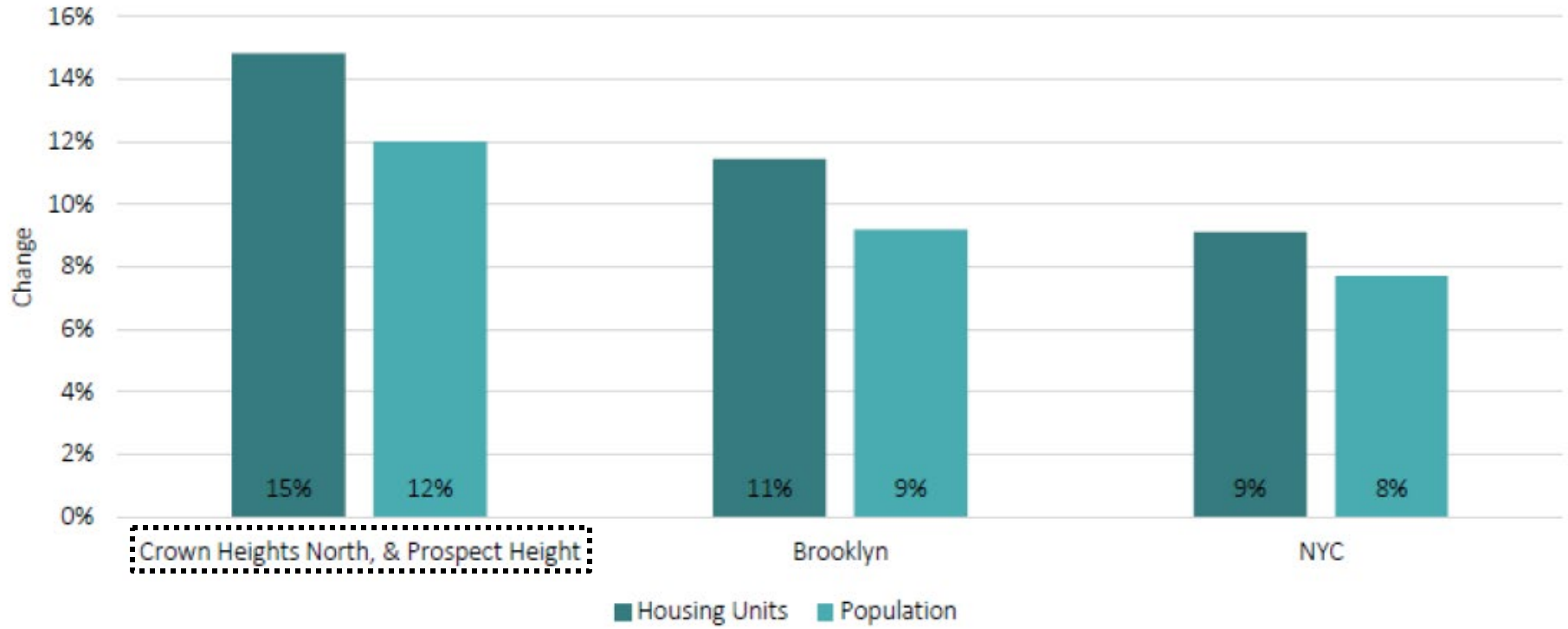
Source: Census 2010, 2020; Community Profile Table 1.01

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2023

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"From 2010 to 2023, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2023 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01