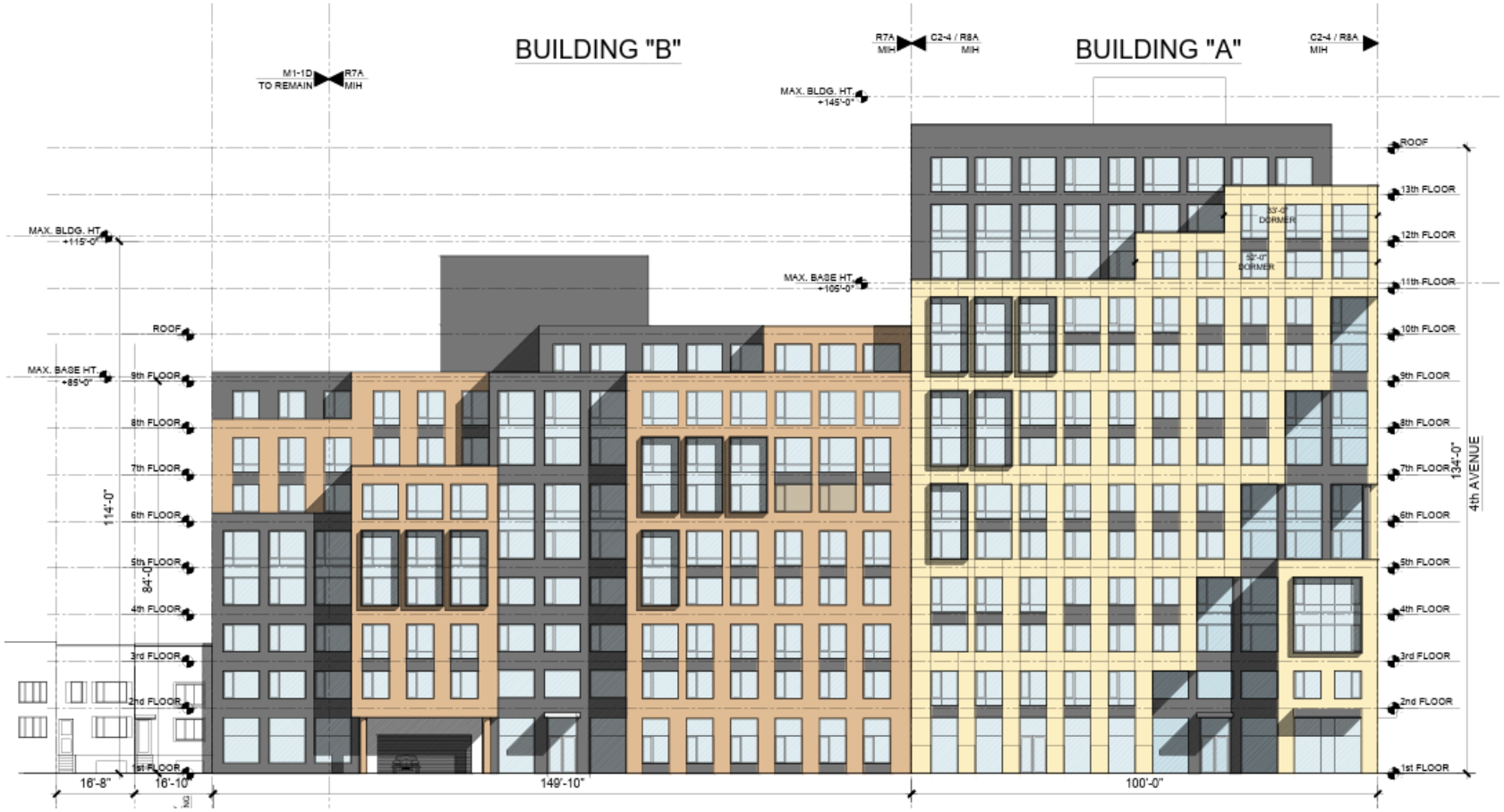


Illustrative

783 Fourth Avenue Rezoning

Review Session
September 8, 2026

NYC PLANNING

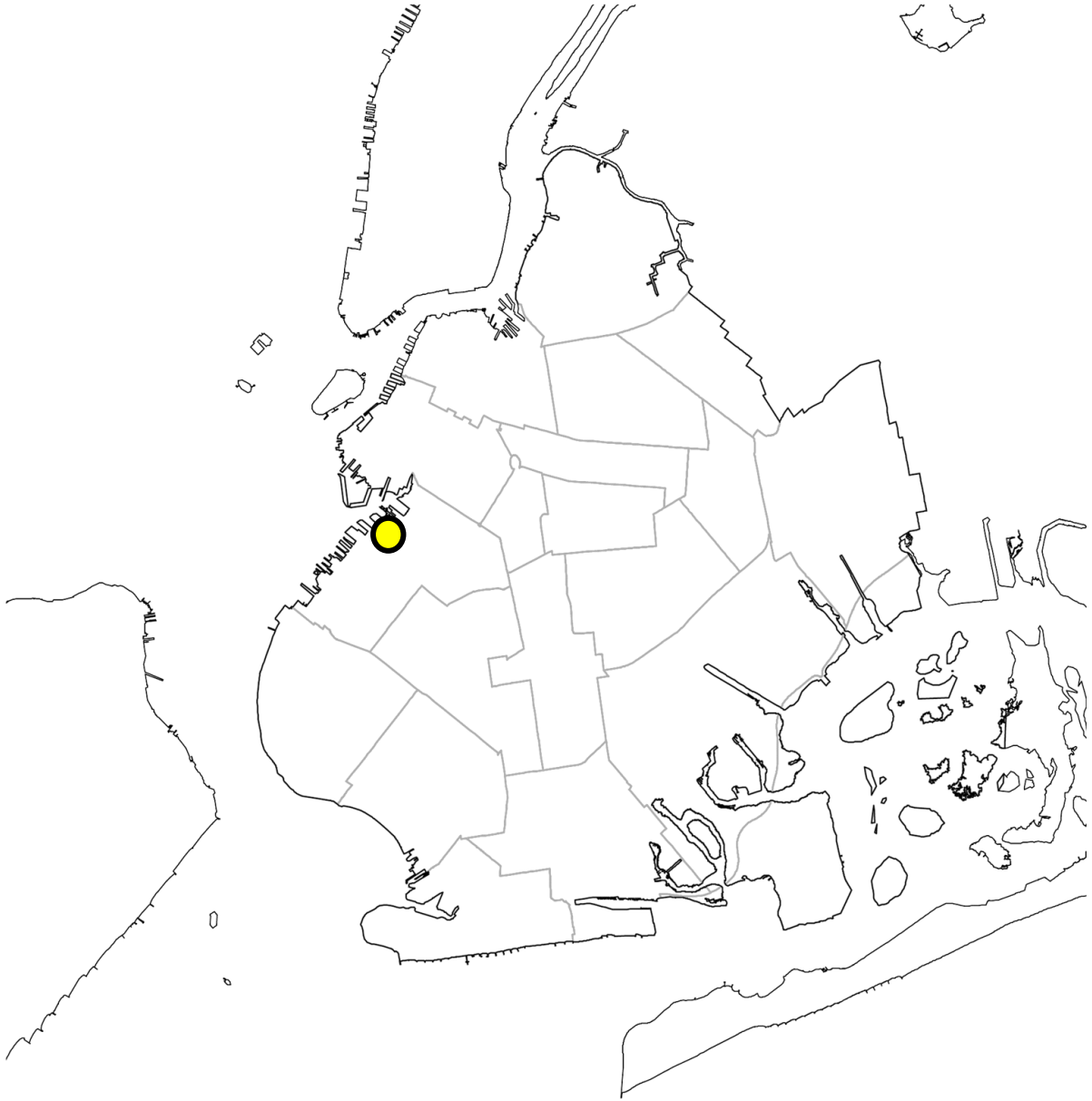
PROJECT SUMMARY

Applicant:
783 4th Ave LLC

Action:
Zoning map amendment (M1-1D → R8A/C2-4 and R7A)
Zoning text amendment (MIH)

Proposed Development:
Three new 8-13 Story buildings totaling appx. 184,500 sf with 214 apartments, 88 income restricted

Project Location:
Sunset Park, Brooklyn
Community Board 7
Council District 38



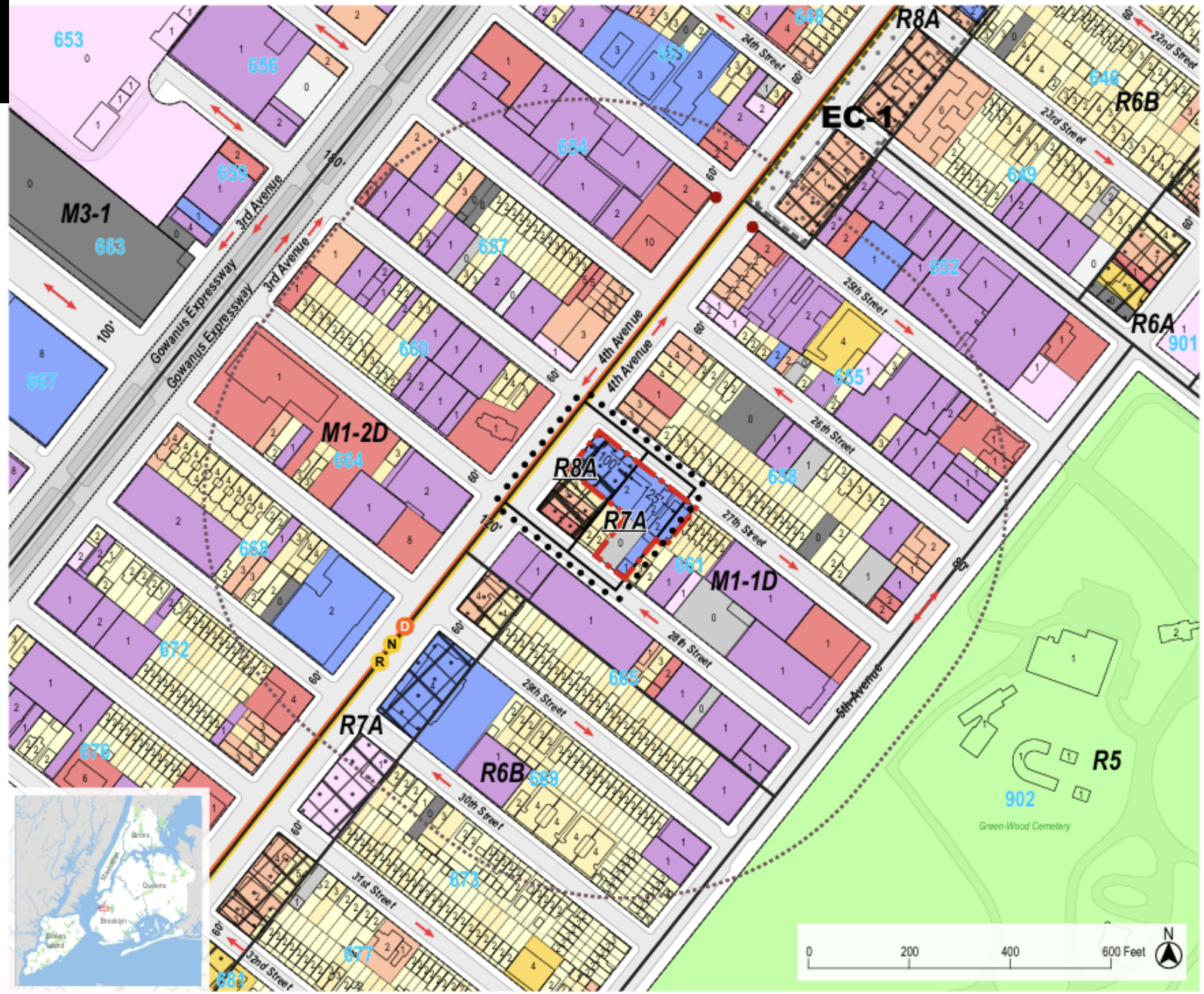
Surrounding Area



Surrounding Area



LAND USE & ZONING



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	

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

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

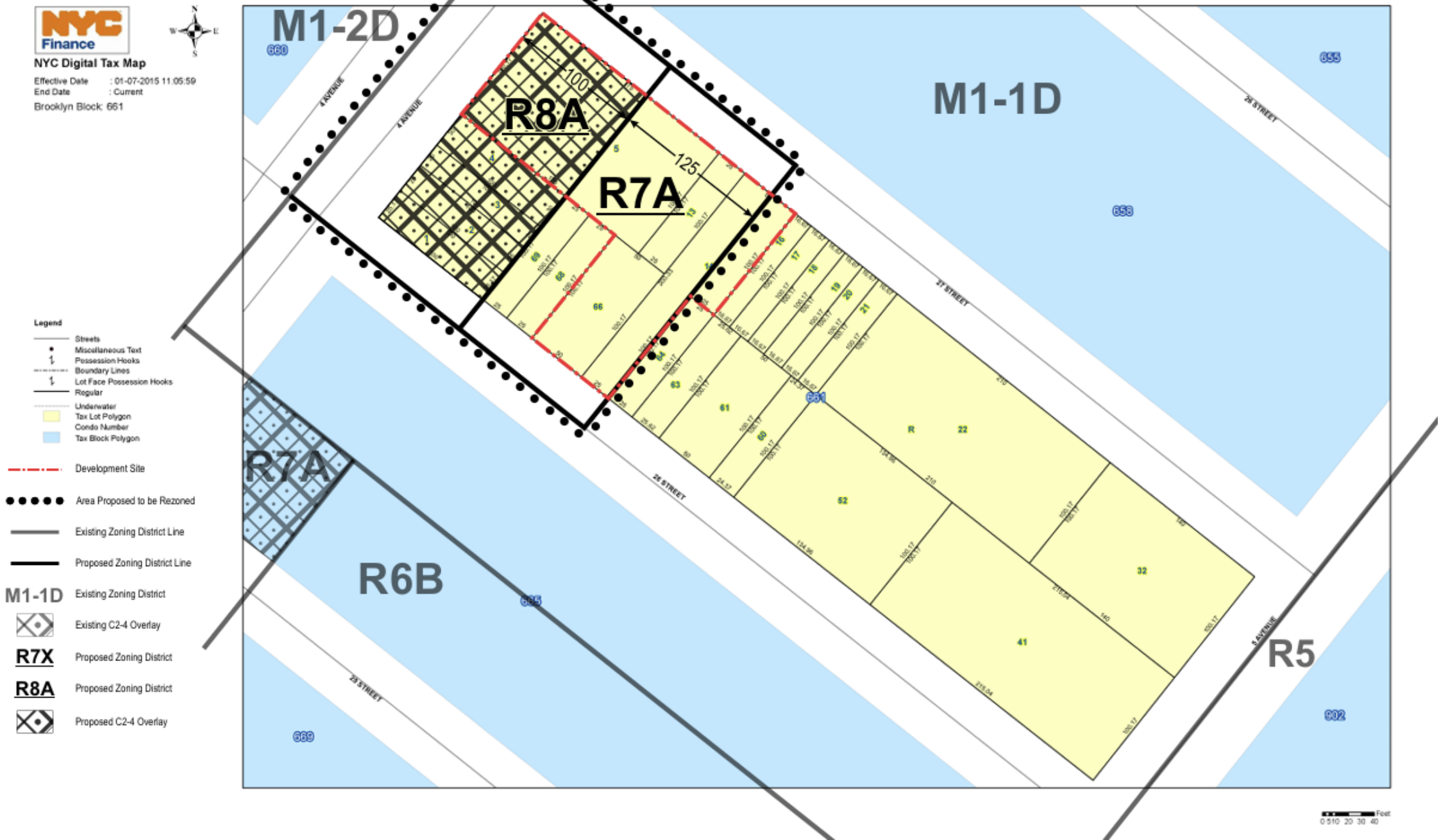
September 2023

Urban Cartographics

Project Area



Tax Map



NYC Finance
NYC Digital Tax Map
Effective Date : 01-07-2015 11:05:59
End Date : Current
Brooklyn Block: 661
Legend
Streets
Miscellaneous Text
Possession Hooks
Boundary Lines
Lot Face Possession Hooks
Regular
Underwater
Tax Lot Polygon
Condo Number
Tax Block Polygon
Development Site
Area Proposed to be Rezoned
Existing Zoning District Line
Proposed Zoning District Line
M1-1D Existing Zoning District
Existing C2-4 Overlay
R7X Proposed Zoning District
R8A Proposed Zoning District
Proposed C2-4 Overlay
M1-2D
M1-1D
R8A
R7A
R7A
R6B
R5
100
125
4 AVENUE
27 STREET
26 STREET
25 STREET
5 AVENUE
660
655
658
661
665
669
902

Site Photos



NYC PLANNING

Site Photos


Development Site
PROJECT AREA
4th Avenue (120ft)
28th Street (60ft)

Site Photos



NYC PLANNING

Site Photos



NYC PLANNING

Site Photos


NAPA
Joe's
NAPA
AUTO & TRUCK PARTS
TRUCK & AUTO PA
LIQUI MOLY
Development Site
27th Street (60ft)
28th Street (60ft)
PROJECT AREA
venue (120ft)

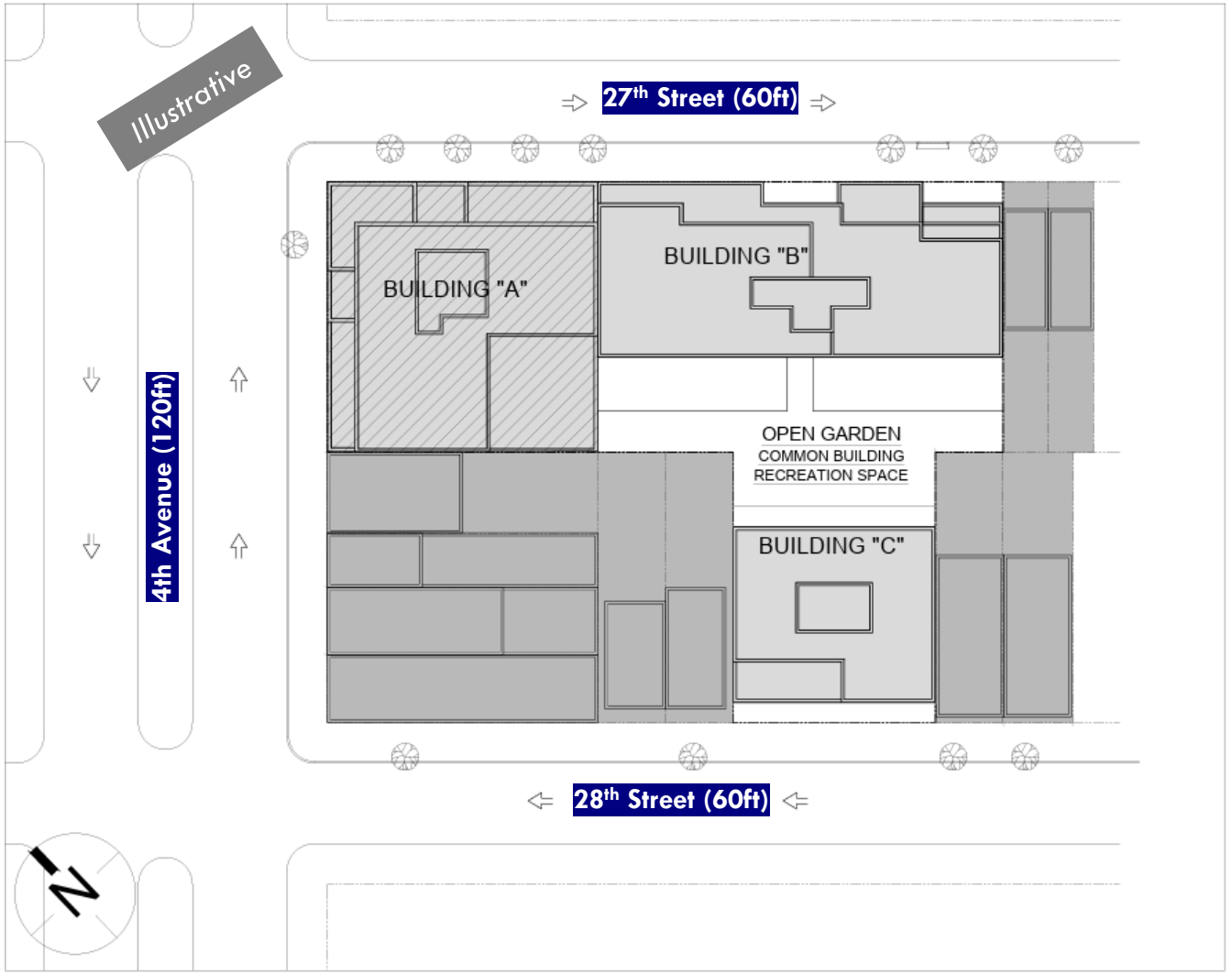
Site Photos



NYC PLANNING

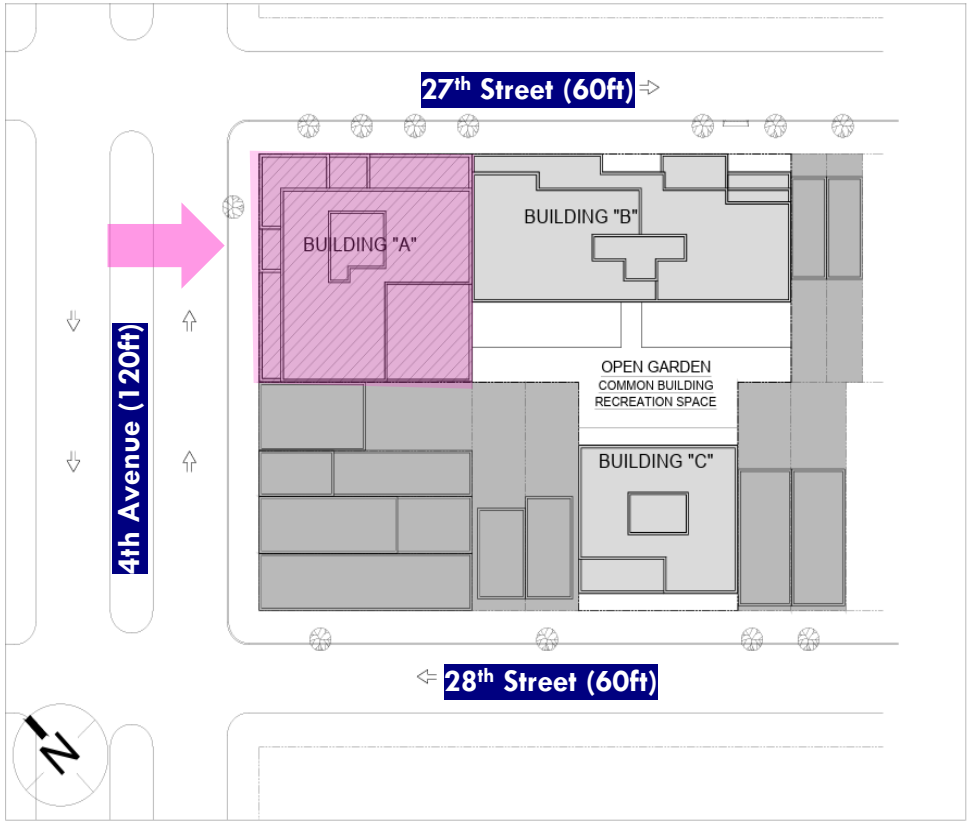
PROPOSED DEVELOPMENT

Proposed Development: Three new 8-13 Story buildings totaling appx. 184,500 sf with 214 apartments, 88 income restricted. 9 voluntary parking spots.



PROPOSED DEVELOPMENT

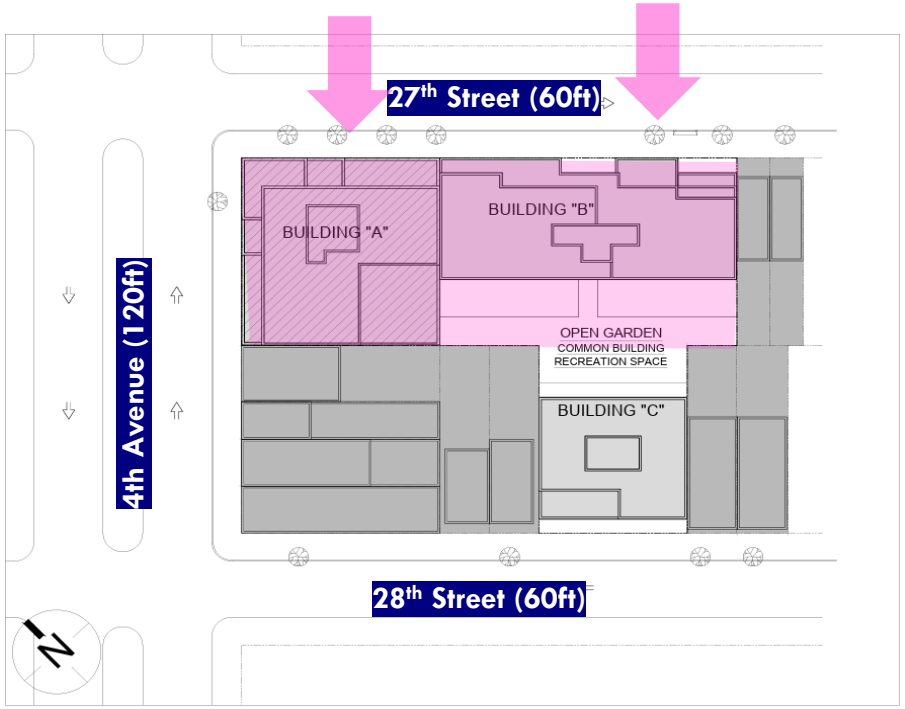
Building A: 13 stories appx 84k sf with 98 apartments, 3,800 sf retail space

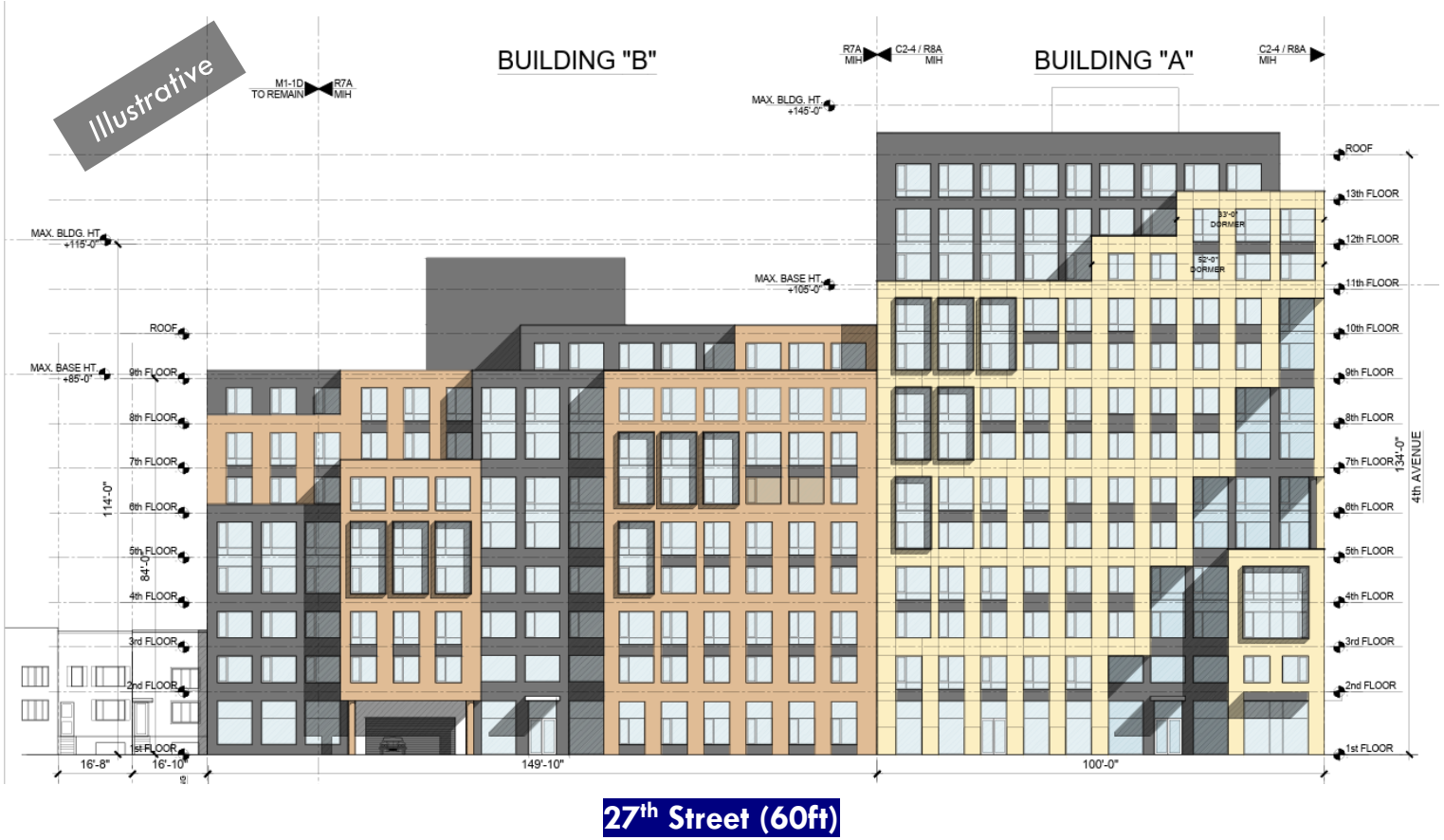




PROPOSED DEVELOPMENT

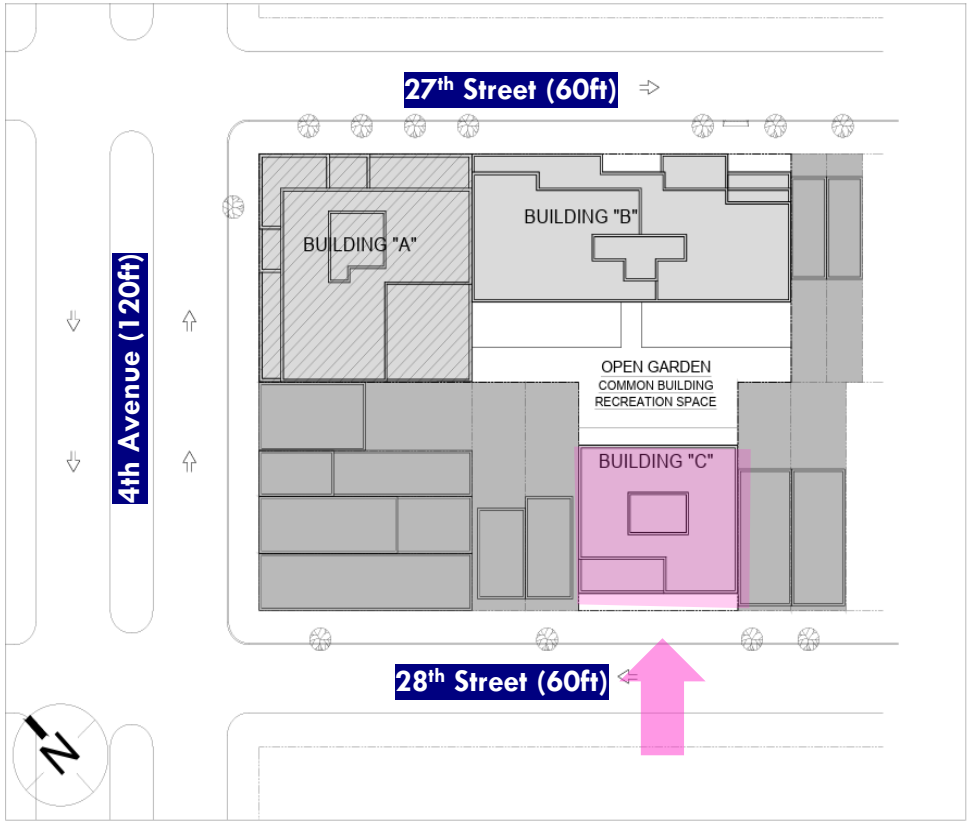
Building B: Nine story buildings totaling appx. 62k sf with 68 apartments



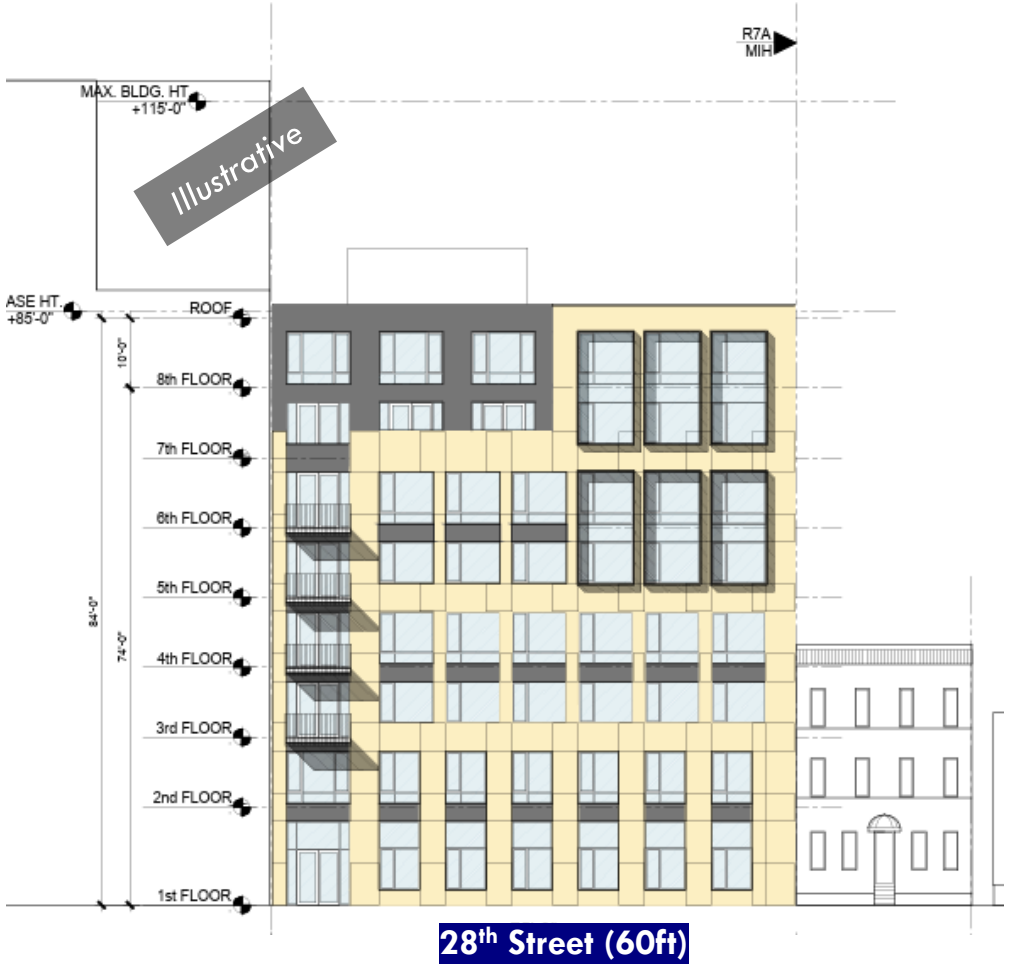


PROPOSED DEVELOPMENT

Building C: 8 story building totaling appx 37k sf, 48 apartments, 2,700sf cf space

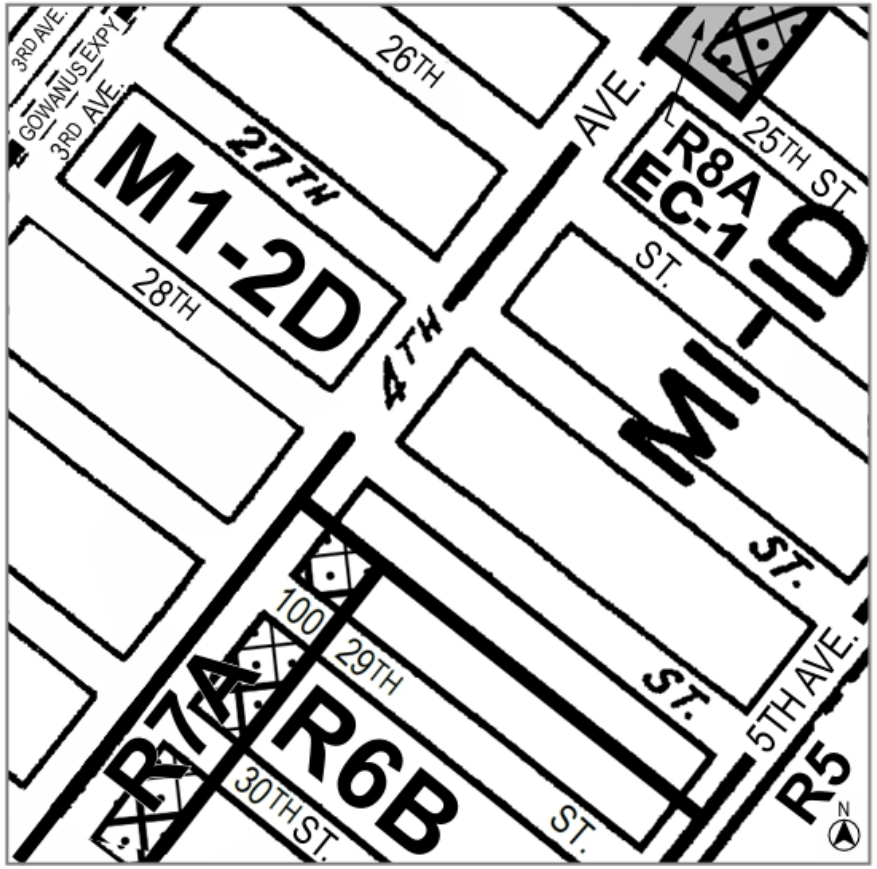


BUILDING "C"



ZONING MAP AMENDMENT

Existing: M1-1D

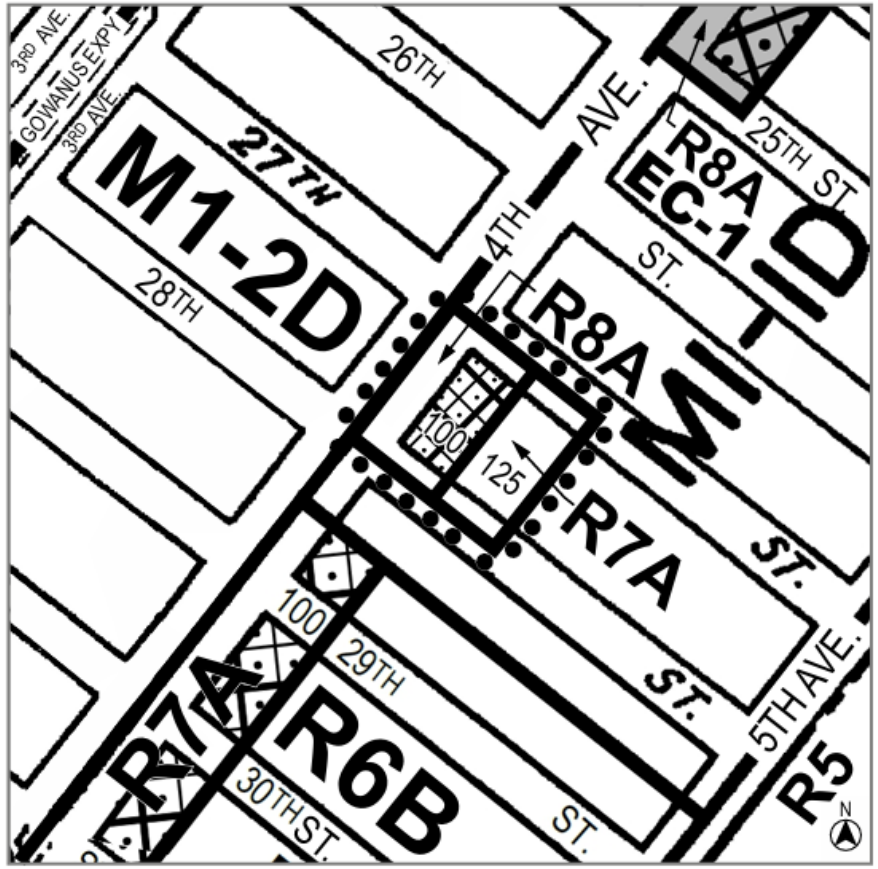


Current Zoning Map (16b & 16d)

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.

Proposed: R8A/C2-4 and R7A



Proposed Zoning Map (16b & 16d) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1D to R8A/C2-4
Rezoning from M1-1D to R7A

ZONING DISTRICTS

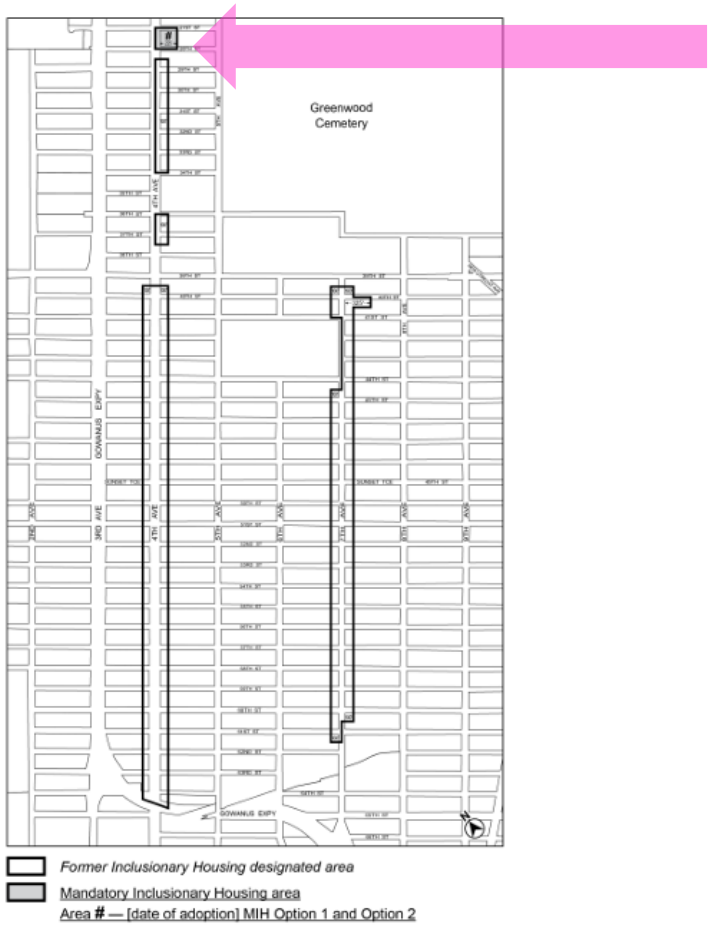
	M1-1D Existing Zoning (Residential permitted on certain lots/by authorization)	R7A Proposed Zoning	R8A/C2-4 Proposed Zoning
Max Building Height (QAH)	45 feet	115 feet	145 feet
Max Base Height (QAH)	35 feet	105 feet	105 feet
Max Residential FAR (QAH)	1.5	5.01	7.2
Max Comm. Facility FAR	2.4	5.0	6.5
Community Facility and Commercial Parking	Varies by use	Non-residential parking in a mixed building is waived in the Inner Transit Zone	
Residential Parking	Off-street parking is not required for residential us es within the Inner Transit Zone	Off-street parking is not required for residential uses within the Inner Transit Zone	

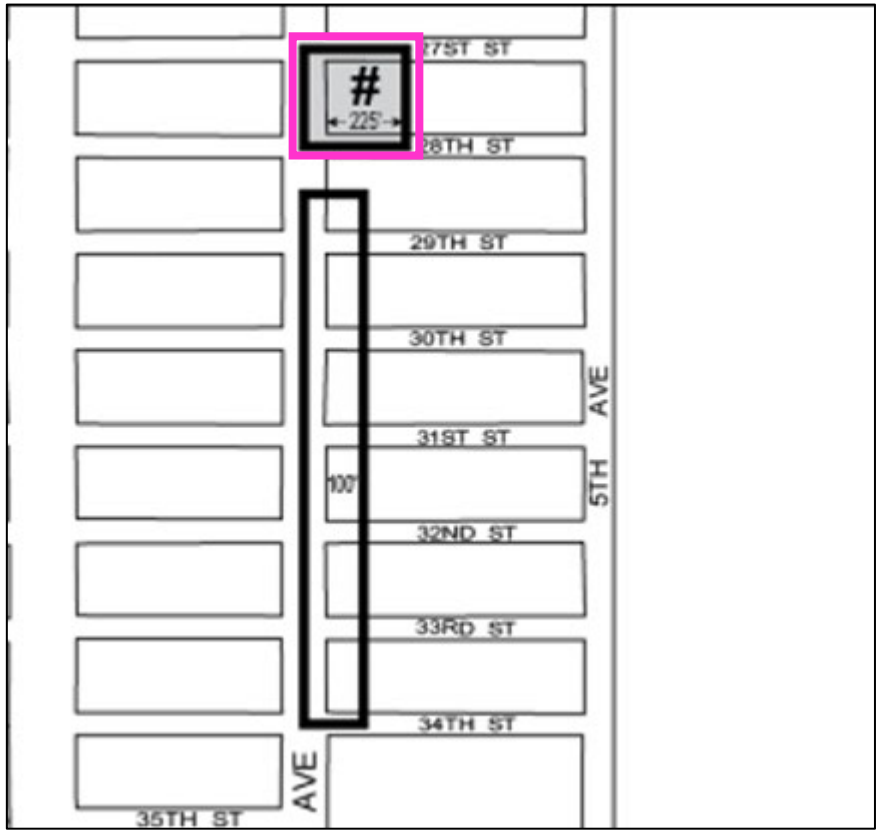
NYC PLANNING

ZONING TEXT AMENDMENT

Map 2 – [date of adoption]

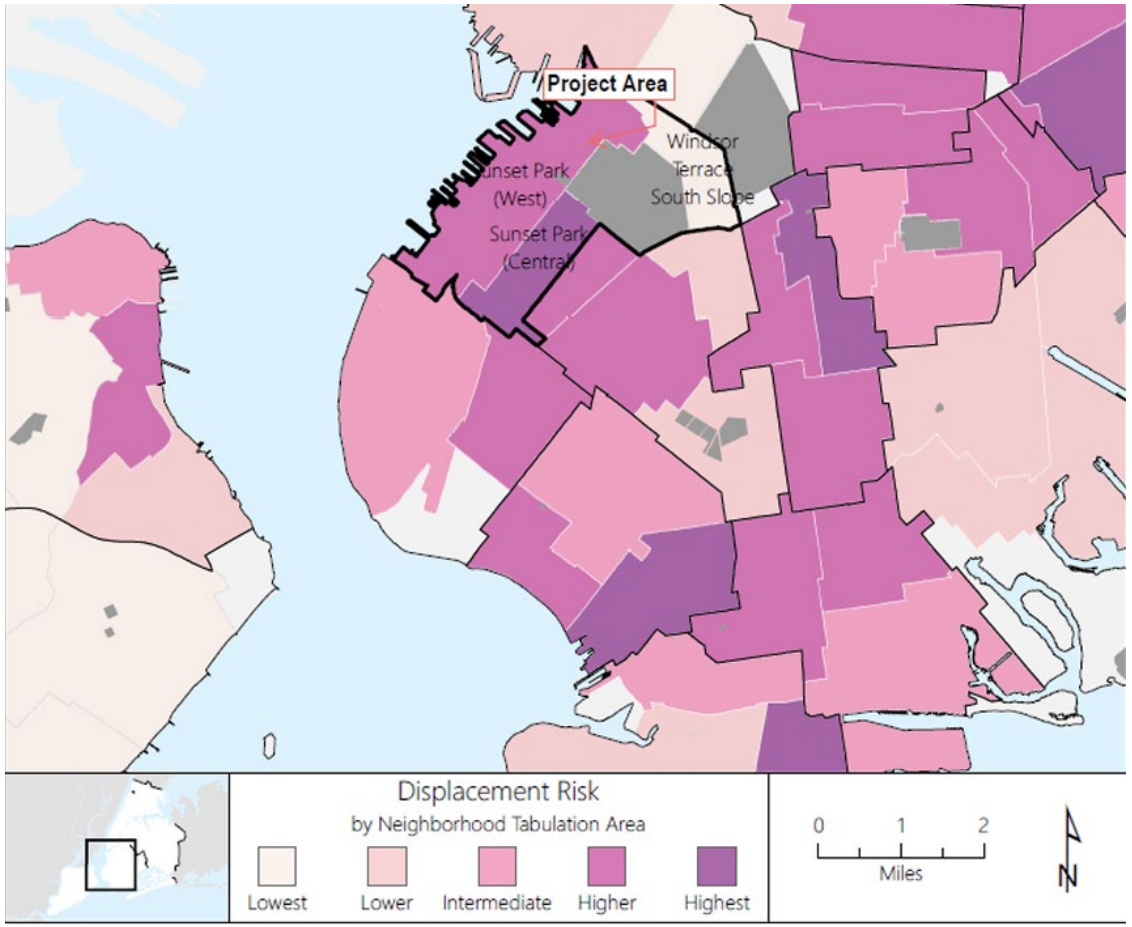
[PROPOSED MAP]





Portion of Community District 7, Brooklyn

Applicant Data from Racial Equity Report on Housing and Opportunity



Annual Median Household Income:

$84,156

Sunset Park and Windsor Terrace: Public Use Microdata Area (PUMA) 4307

Greater than Brooklyn and NYC

Income Restriction	Units		AMI Band	Rent (2025)		Eligible Income (2025)	
				Studio	1-Bedroom	1-person House-hold	5-person House-hold
Extremely Low Income	13	6%	30%	$850	$1260	$34,000	$52,000
Very Low Income	14	7%	40%	$1,130	$1,690	$45,400	$70,000
Very Low Income	26	12%	50%	$1,420	$2,110	$56,700	$87,500
Low Income	11	5%	60%	$1,700	$2,530	$68,000	$105,00
Low Income	24	11%	80%	$2,270	$3,370	$90,700	$140,000
Not Income Restricted	126	59%	n/a	$2,880	$5,500	$122,000	$240,000
Total	214	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.*

NYC PLANNING

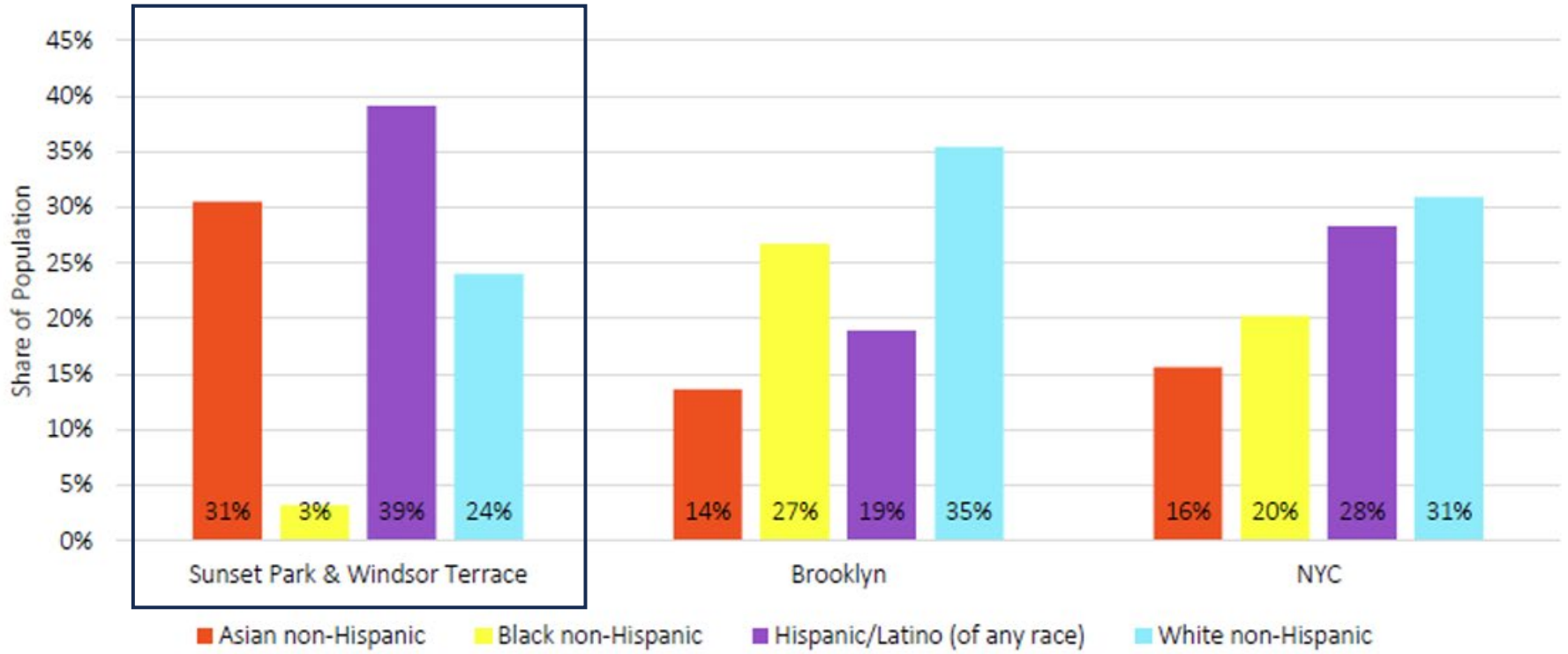
Applicant Data from Racial Equity Report on Housing and Opportunity

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]."



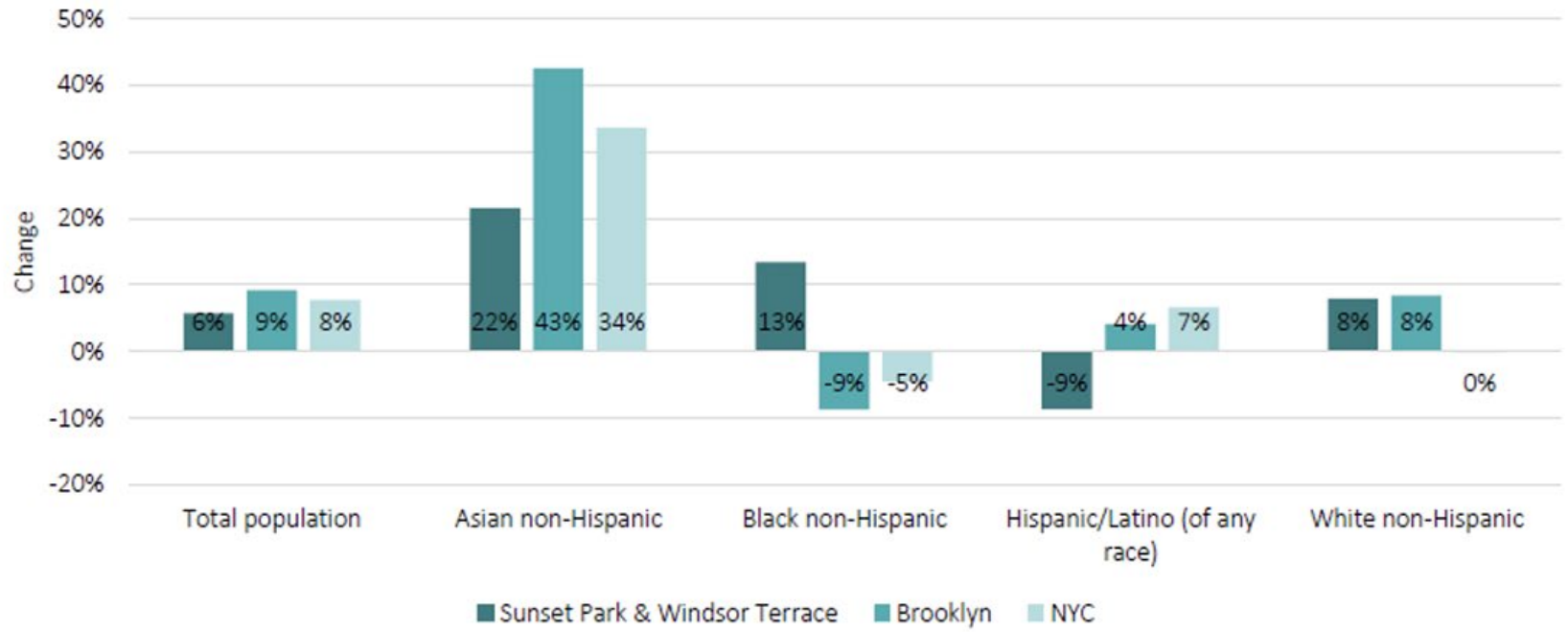
Source: Census 2020; Community Profile Table 1.01

Applicant Data from 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

Applicant Data from Racial Equity Report on Housing and Opportunity

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2024

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

"From 2010 to 2024, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2024 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

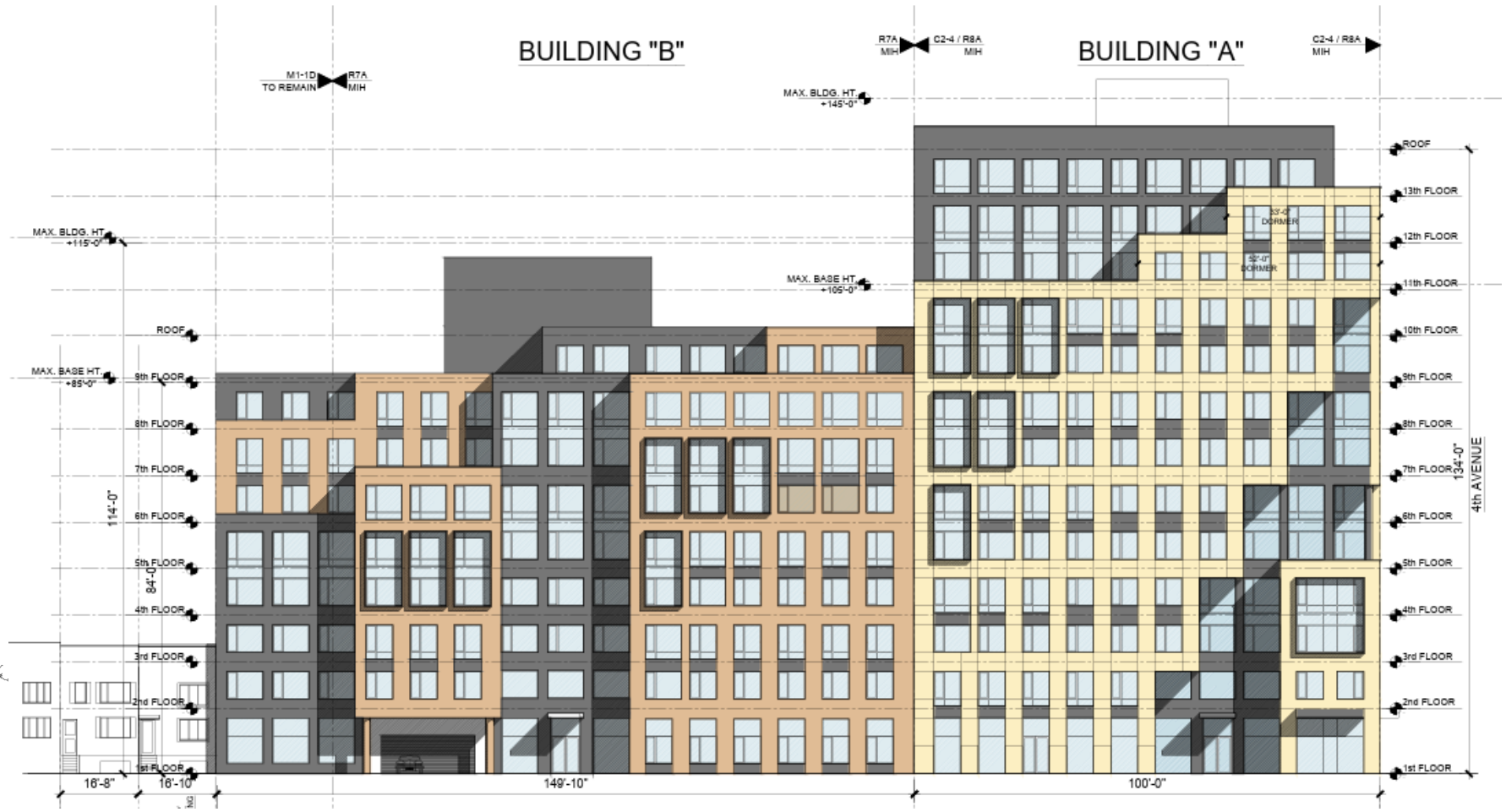
SUMMARY

Applicant:
Shulem Kessler

Action:
Zoning map amendment
Zoning text amendment

Proposed Development:
Three new 8-13 Story buildings totaling appx. 184,500 sf with 214 apartments, 88 income restricted

Project Location:
Sunset Park,
Brooklyn
CB 7



Illustrative

