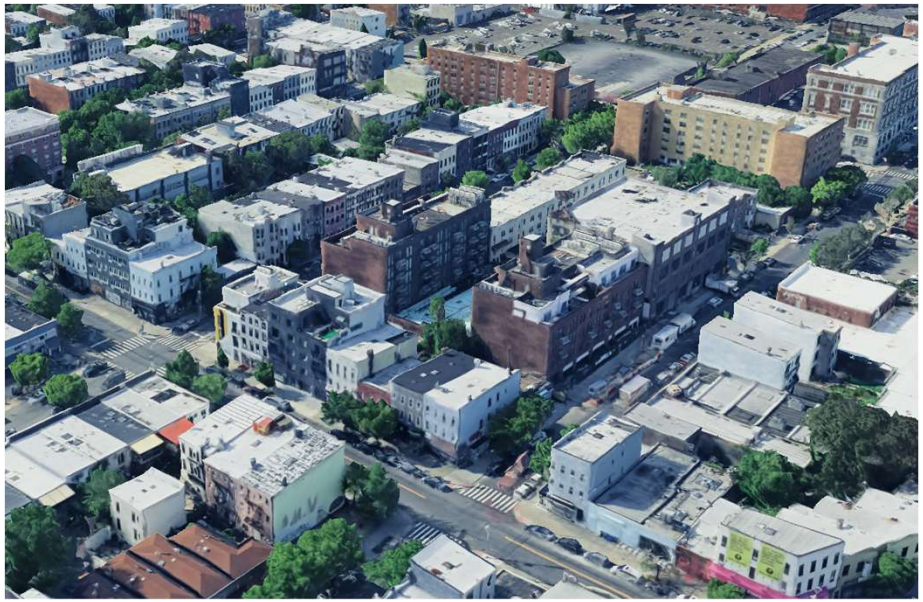
150 Noll Street

260269 ZMK

Brooklyn

Community District 4

June 15, 2026



Proposed Project and Location

Applicant:

Noll Street Realty USA LLC

Actions Requested:

ZM: R6 to R6/C2-4

Development:

Allow ground-floor commercial use in an existing five-story mixed-use building

Location:

150 Noll Street, Bushwick

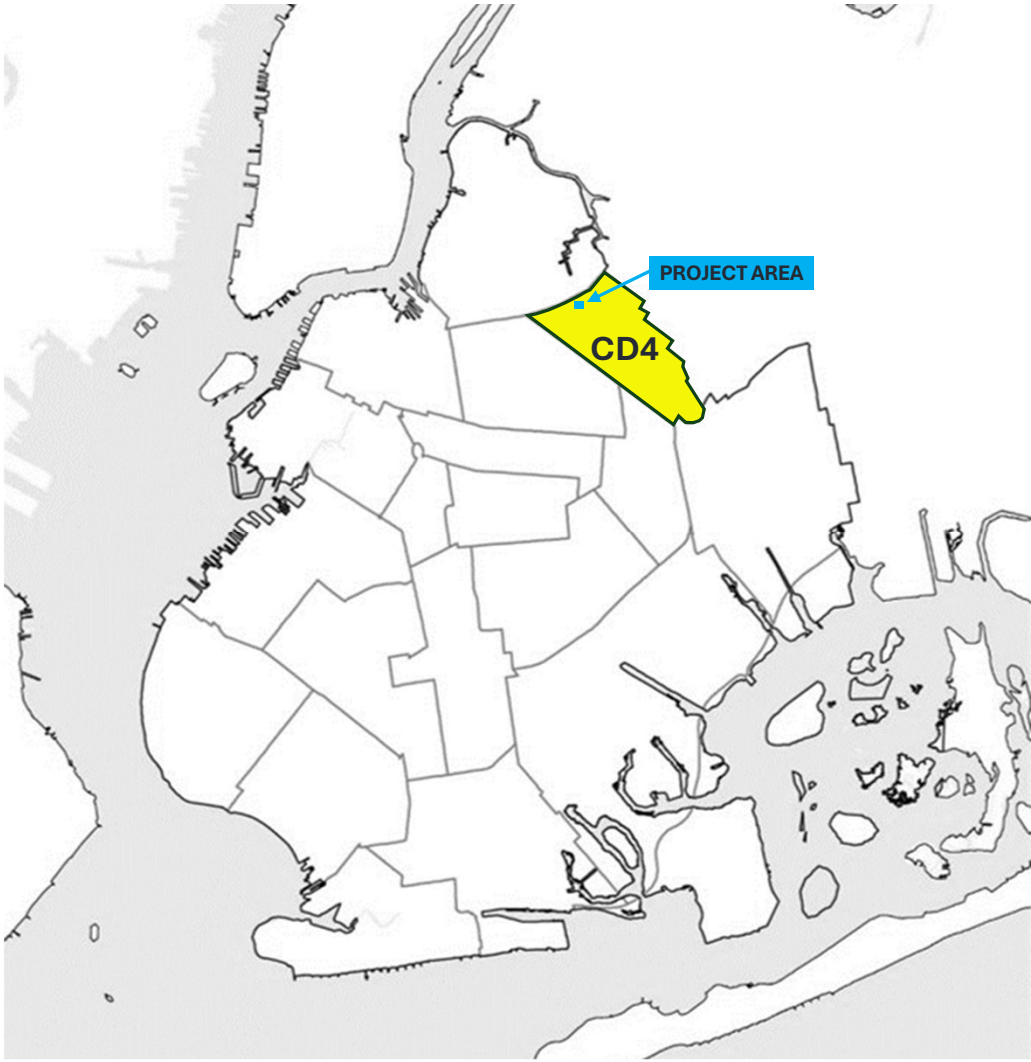
Block 3154, Lot 7501 (Development Site)

& Lots 29, 30, 31, 32, 33, 35, & 36 (Project Area)

Districts:

Brooklyn Community District 4

City Council District 34 (CM Jennifer Gutiérrez)



Area Context



Land Use & Zoning

Project Information

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

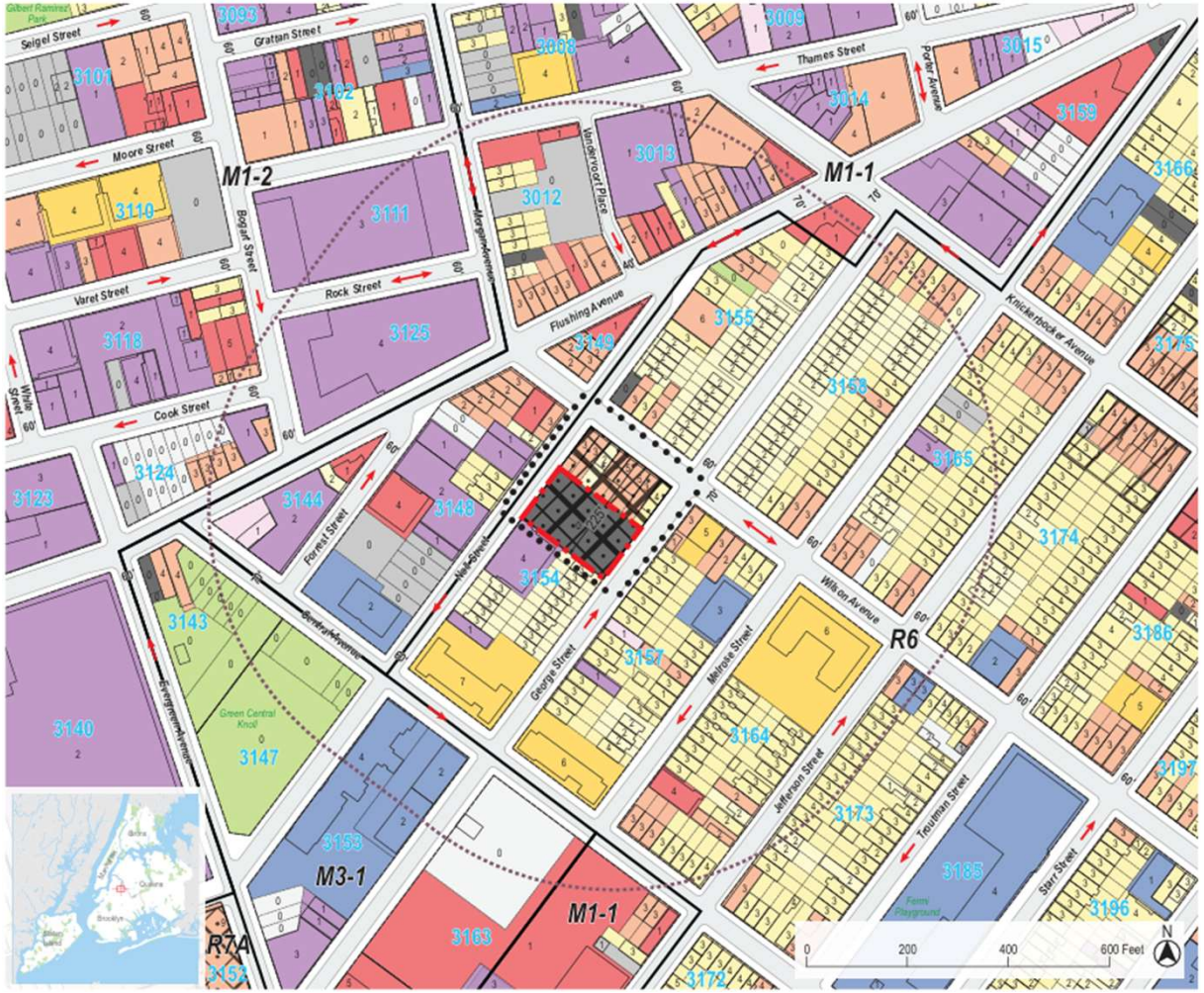
Existing Commercial Overlays & Zoning Districts

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

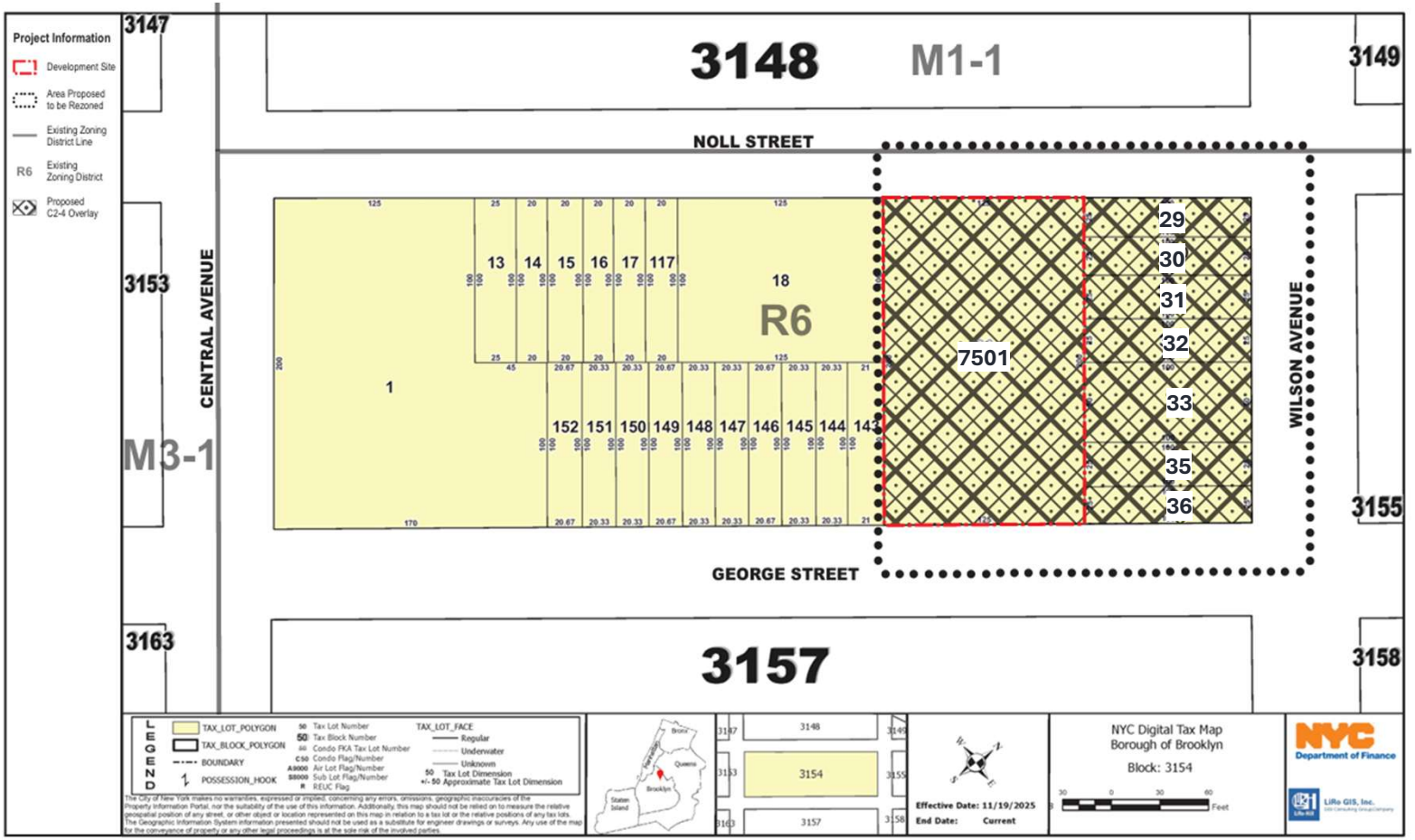
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

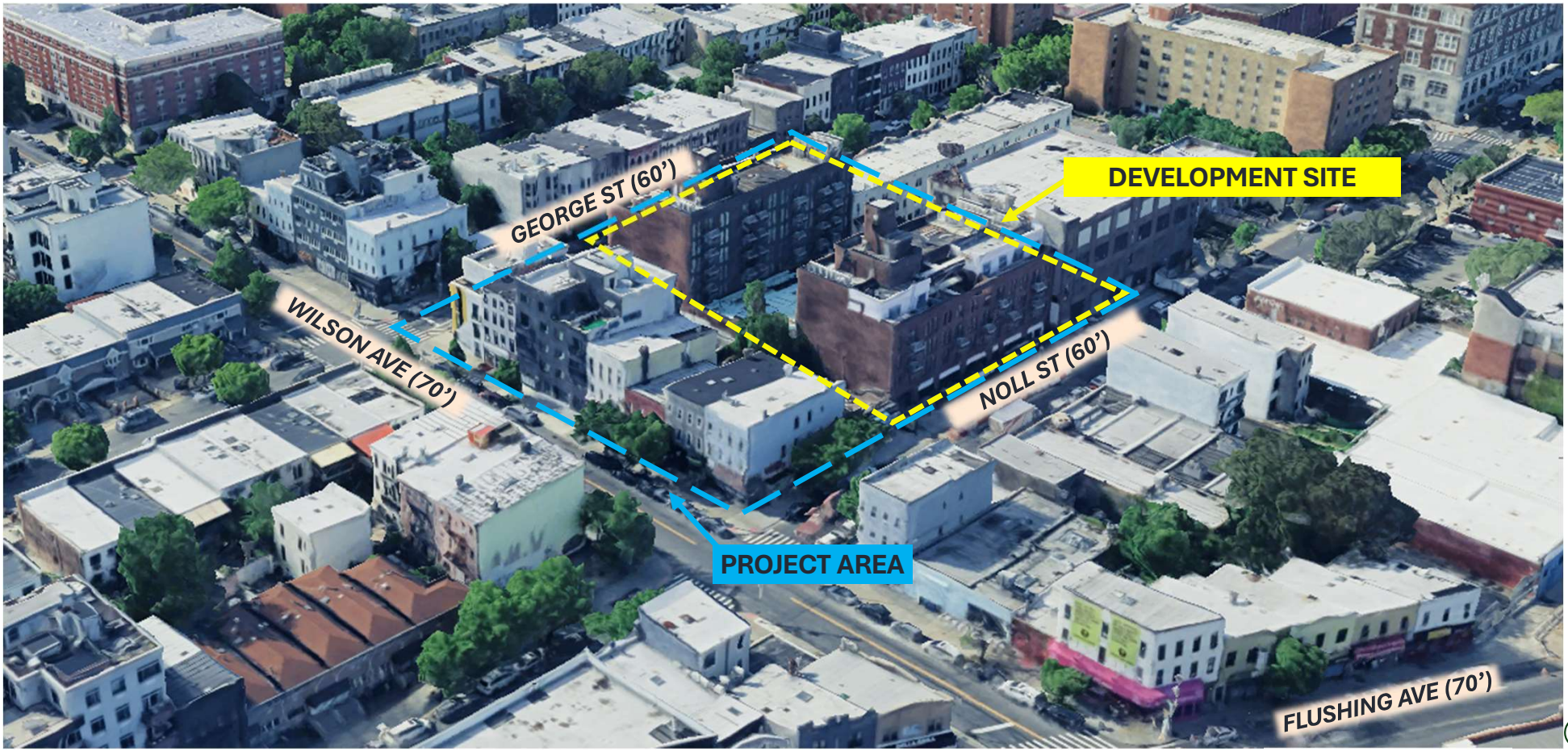
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open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



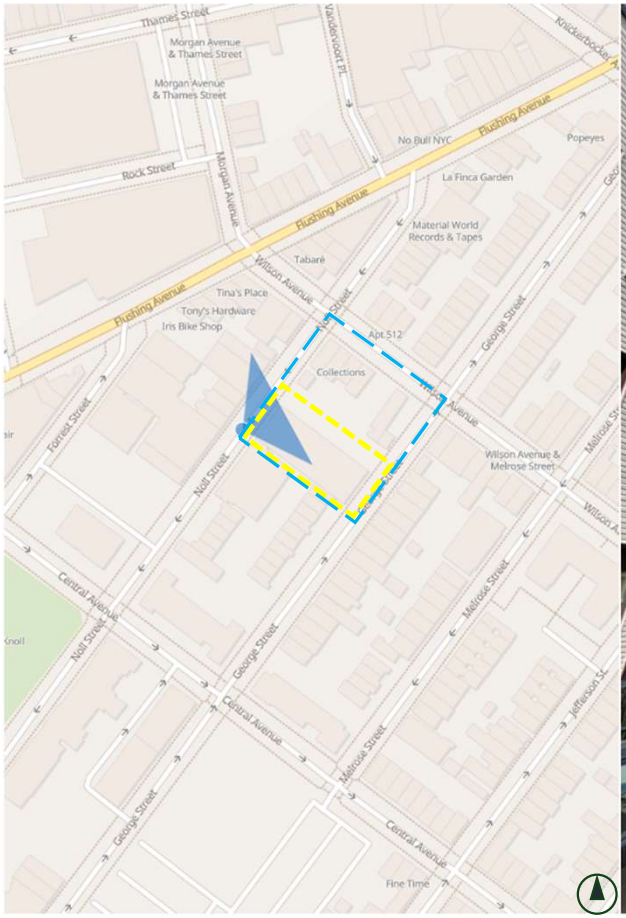
Tax Lot Map

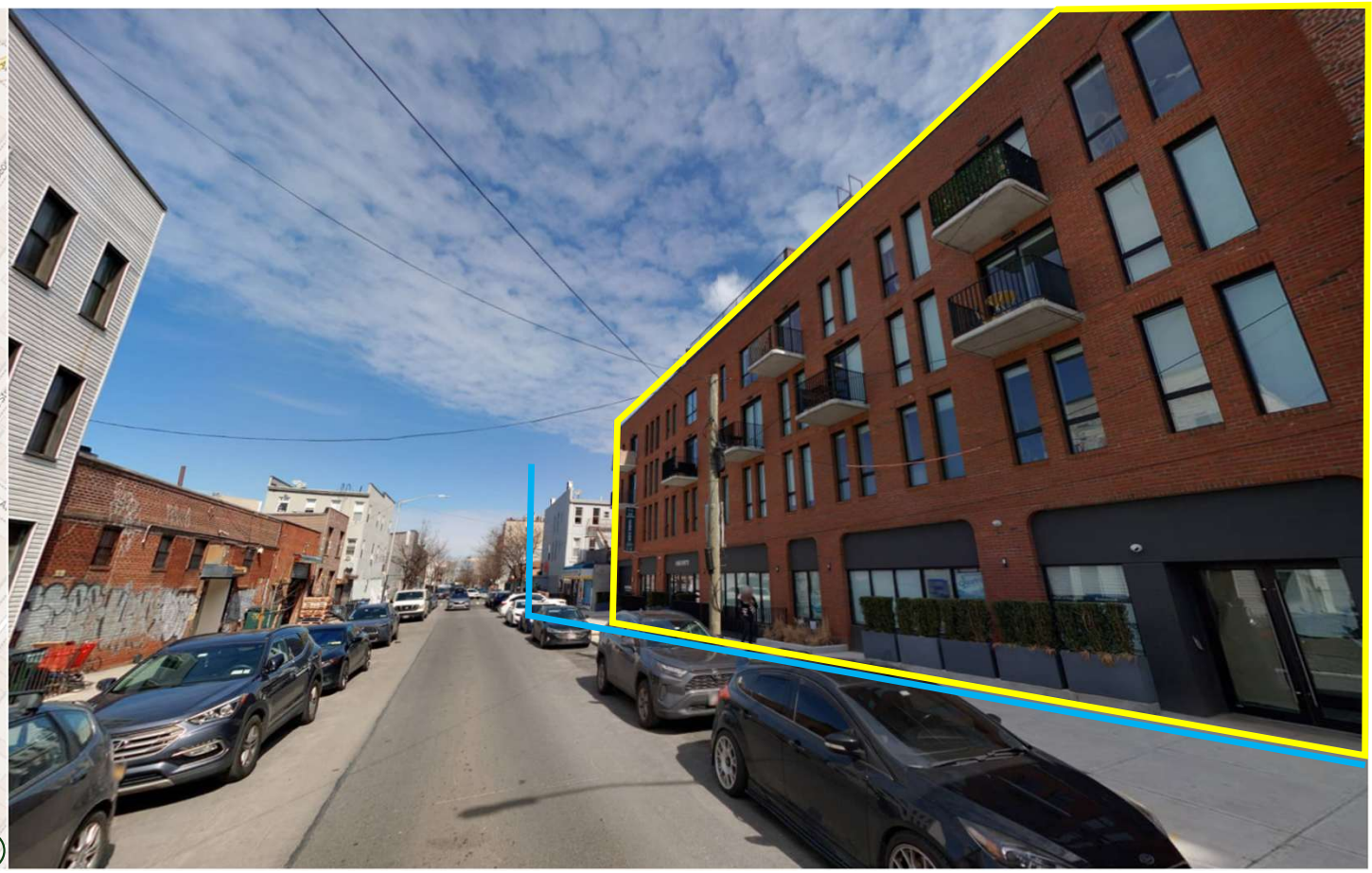

Project Information
Development Site
Area Proposed to be Rezoned
Existing Zoning District Line
R6 Existing Zoning District
Proposed C2-4 Overlay
3147
3148
M1-1
3149
NOLL STREET
3153
CENTRAL AVENUE
M3-1
13 14 15 16 17 117
18
R6
1
152 151 150 149 148 147 146 145 144 143
7501
29
30
31
32
33
35
36
WILSON AVENUE
3155
GEORGE STREET
3163
3157
3158
LEGEND
TAX_LOT_POLYGON
TAX_BLOCK_POLYGON
BOUNDARY
POSSESSION_HOOK
Tax Lot Number
Tax Block Number
Condo PKA Tax Lot Number
Condo Flag/Number
Air Lot Flag/Number
Sub Lot Flag/Number
REUC Flag
TAX_LOT_FACE
Regular
Underwater
Unknown
Tax Lot Dimension
Approximate Tax Lot Dimension
3154
Effective Date: 11/19/2025
End Date: Current
NYC Digital Tax Map
Borough of Brooklyn
Block: 3154
Feet
NYC Department of Finance
LiRo GIS, Inc.

Development Site & Project Area

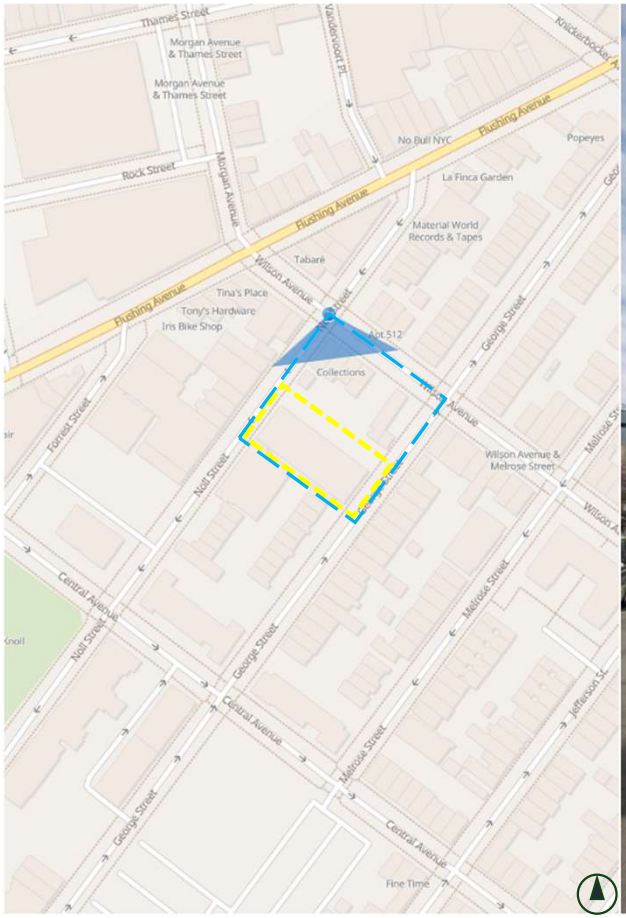


Looking North along Noll Street with Development Site at Right



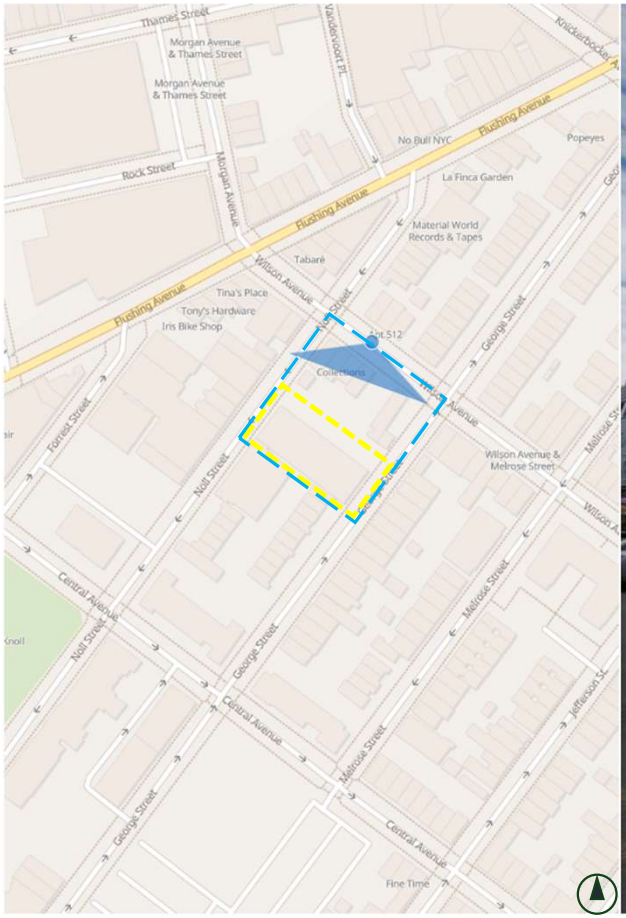


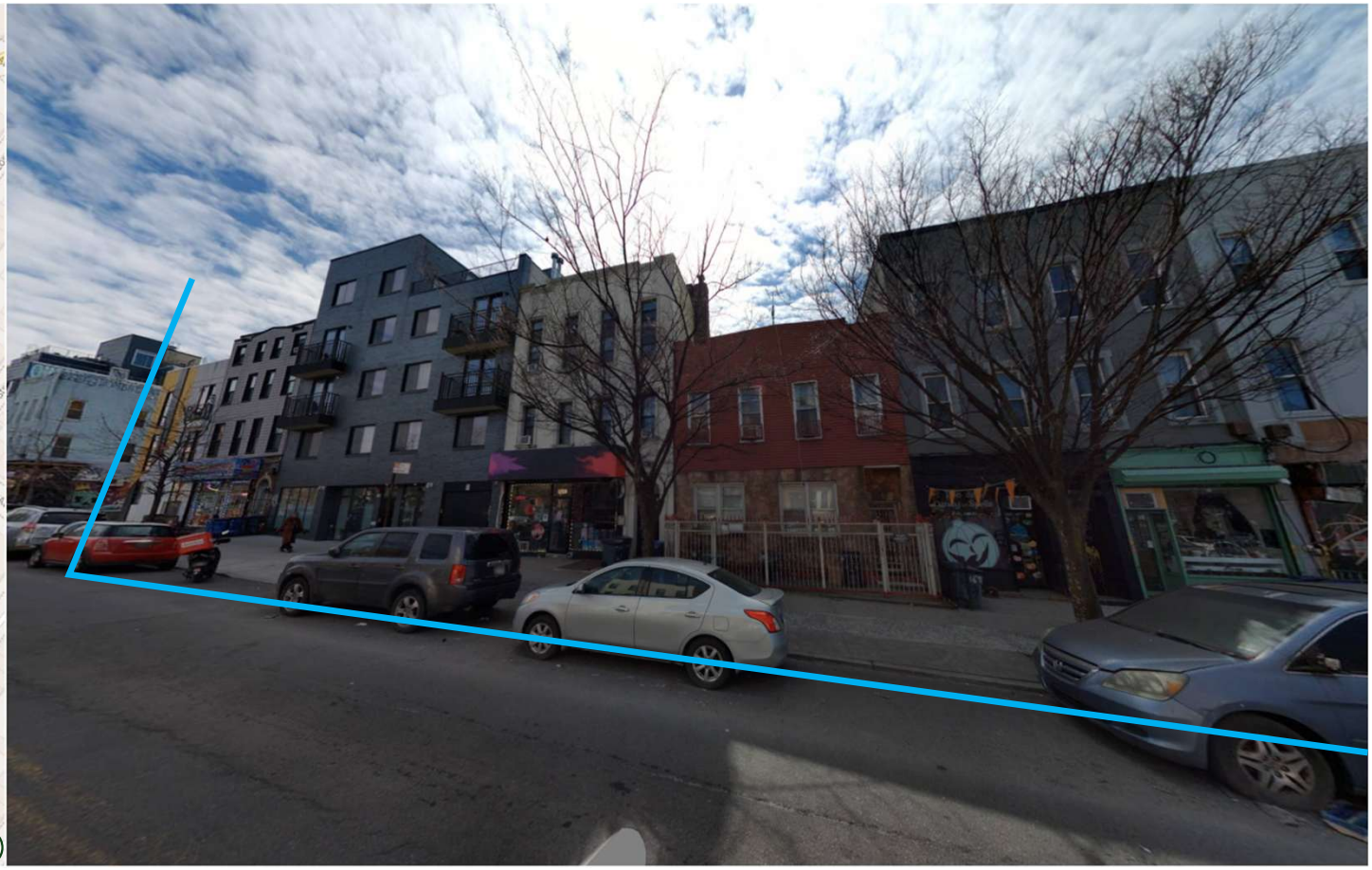
View of Project Area, Southeast Intersection of Noll Street and Wilson Avenue



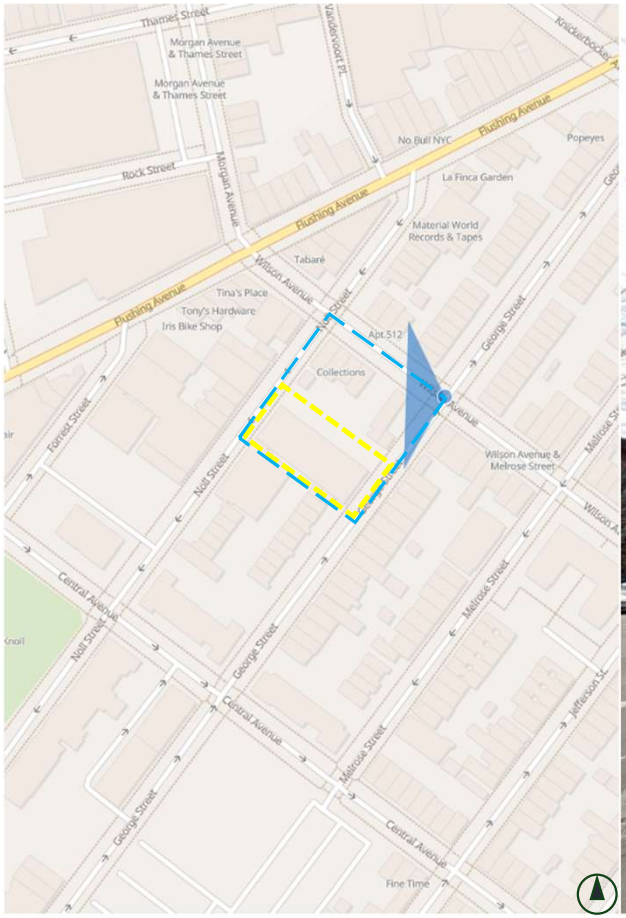


View of Project Area along Wilson Avenue between Noll and George Streets



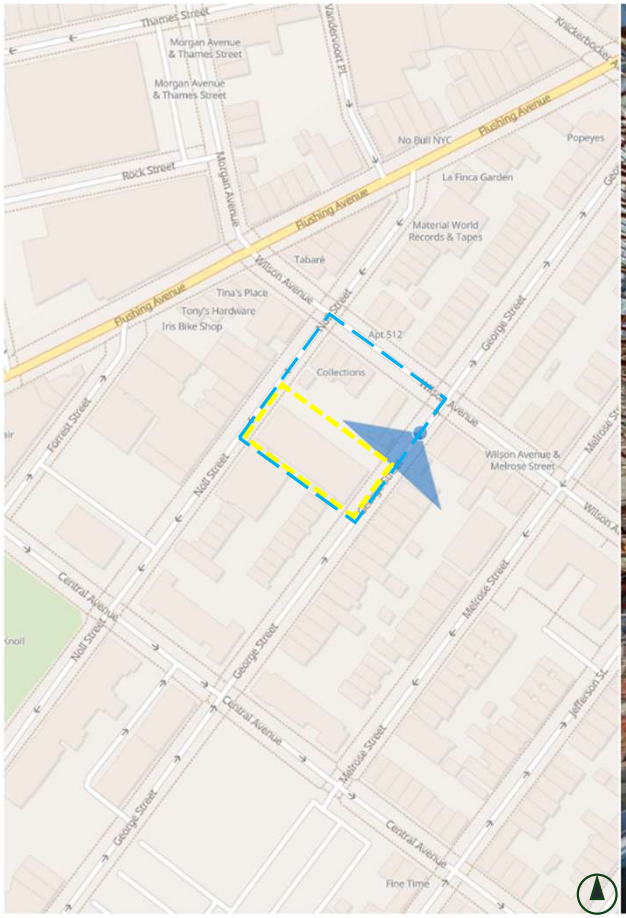


View of Project Area, Southwest Intersection of Noll Street and Wilson Avenue



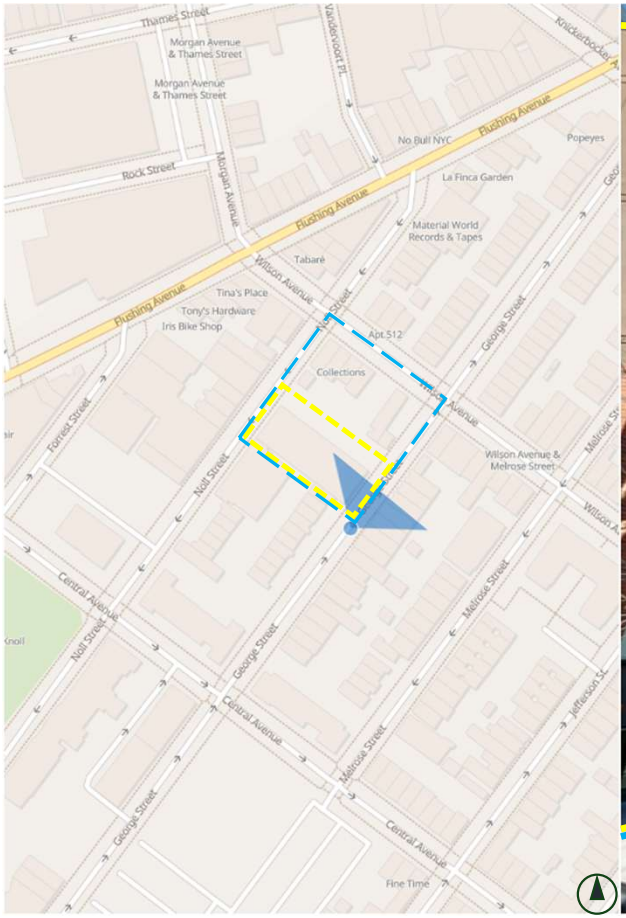


Looking South along George Street with Development Site at Center Right





Looking North along George Street with Development Site at Left



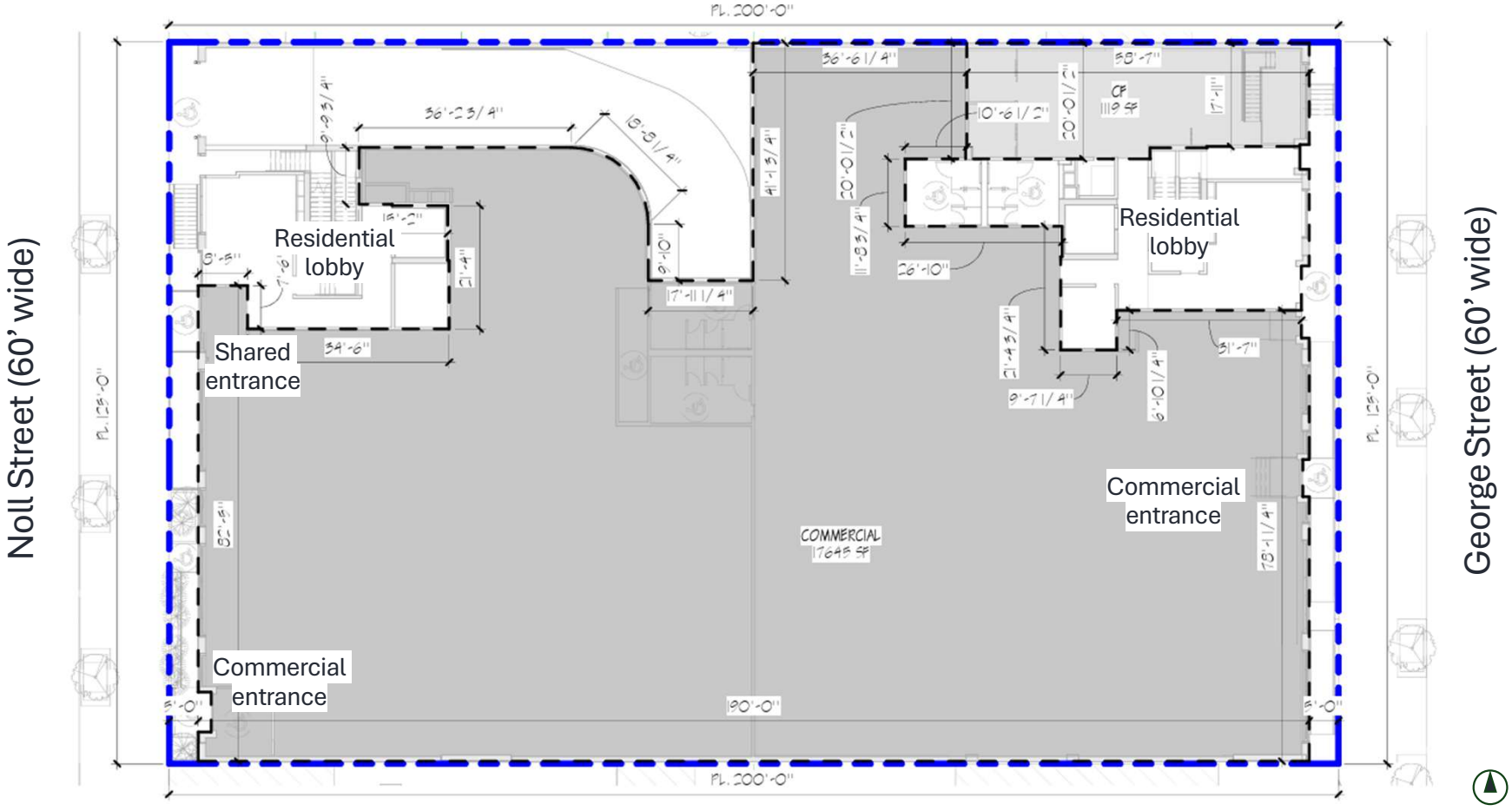


150 Noll Street / 87 George Street

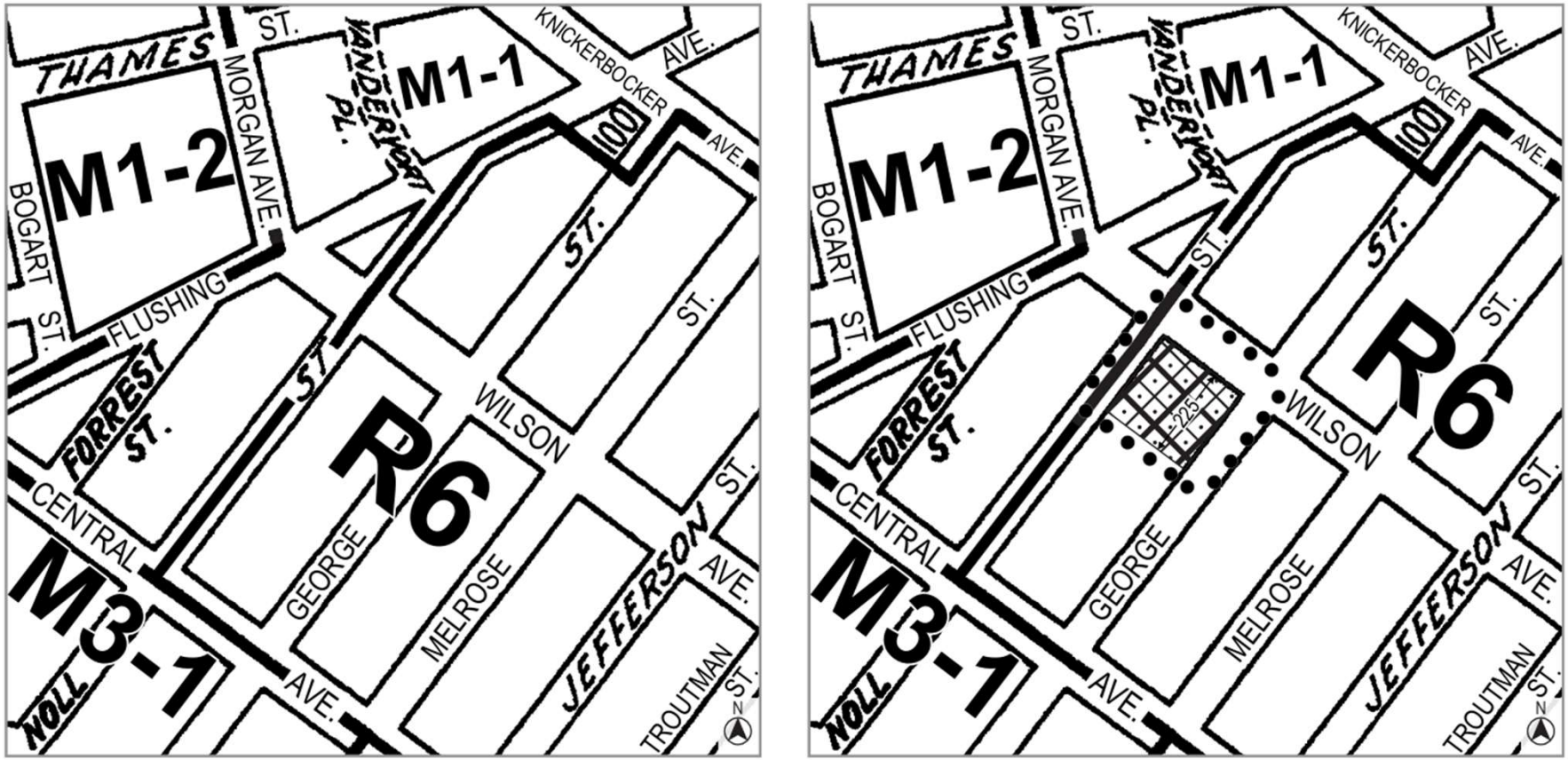
- Built 2024 as-of-right
- 5 stories with basement and cellar
- 81 dwelling units
- 25,000 sf through-lot
- 108,118 gsf; 73,852 zsf
  - 2.95 FAR in pre-CHO R6
  - 17,859 zsf of commercial space



Proposed ground floor plan with commercial use

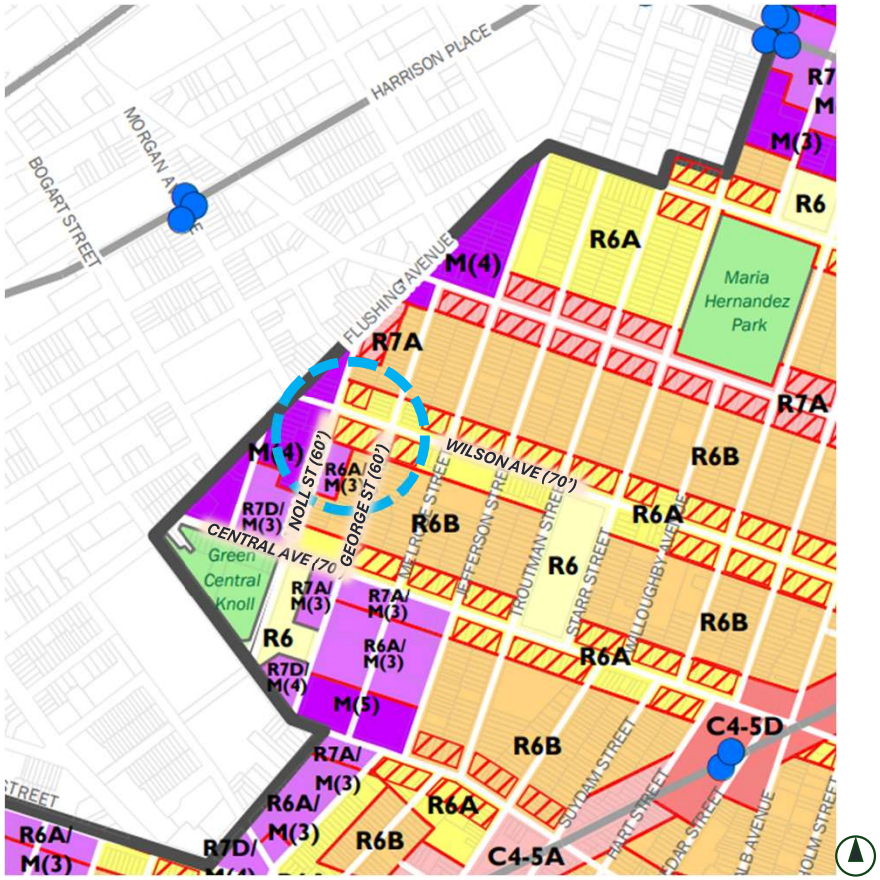


Proposed Action: Zoning Map Amendment



Zoning Map Amendment: C2-4

	R6	C2-4
Permitted Use Groups (Fully or mostly AOR)	I-III	**I-IV, VI-VIII**
Commercial FAR	n/a	**2.0**
Parking	25 percent (waived below 15 spaces in Outer Trainsit Zone)	**1 per 1,000 square feet (waived below 40 spaces)**



Summary

Applicant:
Noll Street Realty USA LLC

Actions Requested:
Zoning Map Amendment: R6 to R6/C2-4

Proposed Development:
Allow ground-floor commercial use in an existing building

Location:
150 Noll Street, Bushwick
Block 3154, Lot 7501 (Development Site)
& Lots 29, 30, 31, 32, 33, 35, & 36 (Project Area)

Districts:
Brooklyn Community District 4
City Council District 34 (CM Jennifer Gutiérrez)

