Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Land Use Application

Project ID number
2020K0454

Package Submission Date
2/4/2025

Section 1. Project Summary

Project Name:	1720 Atlantic Avenue Rezoning

Contact Person for this Application:		
Name	Phone	Email
Jay Goldstein	**6465353771**	**Jay@JayGoldsteinEsq.com**

Applicant(s)		
Organization	First Name	Last Name
Bermuda Realty No. 2 LLC	**Soly**	**Bawabeh**

Site Data

Street Address: **1706, 1708 and 1720 Atlantic Avenue, Brooklyn, NY**	City Council District(s): **36**
Community District(s): **8**	Zoning Sectional Map Number(s): **17a**
Existing Zoning District(s): **M1-1**	Special District(s): **N/A**

LIST ALL ACTIONS BY THEIR ACTION CODE

For applications seeking more than one type of action, each action must be listed separately.

Action code*	If Follow-up action, indicate previous approval Action code	Is applicant solely a public agency?	Application number	Data to differentiate multiple actions of same type
ZR		**No**	**230315ZRK**	**ZR: 35-664+MIH**
ZM		**No**	**230316ZMK**	

**See instructions for list of all action types and their appropriate codes.*

Does this project require a legal instrument to be recorded against the subject property? **No**

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE: THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

Certain projects are subject to requirements to submit a Racial Equity Report on Housing and Opportunity under Local Law 78 of 2021. Does this apply to this project? **Yes**

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Section 2. Applicants

APPLICANTS						
Organization	**First Name**	**Last Name**	**Address**	**City**	**State**	**Zip Code**
Bermuda Realty No. 2 LLC	Soly	Bawabeh	15 Ocean Avenue	Brooklyn	NY	11225

APPLICANT REPRESENTATIVE(S)						
First Name	**Last Name**	**Organization**	**Address**	**City**	**State**	**Zip Code**
Jay	Goldstein	Jay Goldstein	555 Willow Avenue	Cedarhurst	NY	11516

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Section 3. Environmental Review

Discuss with CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) lead agency before completing.

1. Who is the LEAD AGENCY *(responsible for the CEQR)*? **DCP**
2. CEQR NUMBER **23DCP139K**
3. Indicate CEQR Process type: **Type I**

Type II Category: _____ Date of Determination: _____

Section 4. Project Area and Development Site Data & Geography

PROPOSED PROJECT AREA

*The **proposed Project Area** is the entirety of all land parcels that are affected by all actions being sought.*

Do **ALL** actions being sought apply to:

the whole City?	**No**
the entirety of one or more Borough(s)?	**No**
Borough(s):	
the entirety of one or more Community District(s)?	**No**
Community District(s)	
Land or land underwater that is not associated with a tax block or lot?	**No**

Description of the geographic boundaries (especially for non-tax lots or irregular sites) by cross streets, bounding streets, dimensions, etc.

The Proposed Development Site consists of Block 1335, Lots 35, 30, and 28 (1720, 1708, and 1706 Atlantic Avenue). Lot 35 is an irregularly shaped corner lot, and Lots 30 and 28 are irregularly shaped interior lots. All three lots are currently zoned M1-1, and together comprise 48,300 square feet of lot area.

Section 4. (continued)

Existing zoning districts/special district: **M1-1**

Select all that apply to any portion of the **proposed Project Area:**

Located within the State Designated Coastal Zone Management (CZM) Area **No**

Located within a Historic District **No**

Historic District Name:

DEVELOPMENT SITE

*The **Development Site** is the specific parcel(s) that the applicant is seeking to develop. The Project Area and Development Site can be the same parcels of land or different, depending on the actions being sought. For instance, a special district may be mapped over a portion of a neighborhood (project area), but only certain parcels within it may be proposed for immediate development by the applicant (development site).*

Does the application result in the development of 500,000+ zoning square feet of floor area? **No**

If yes, development size:

Is the **Development Site** a *(New York City or Other)* Landmark or within a Historic District? **No**

Indicate Landmark or Historic District Name:

Section 4. (continued)

Fill in the table below for all tax lots that are within the **proposed Project Area.**

User Input Borough	User Input Tax Block	User Input Tax Lot	Development Site?	Partial Lot?	Validated Borough	Validated Block	Validated Lot	BBL Validated	BBL Validated Date
Brooklyn	**01335**	**0035**	**Yes**	**No**	**Brooklyn**	**01335**	**0035**	**Yes**	**4/30/2020**
Brooklyn	**01335**	**0028**	**Yes**	**No**	**Brooklyn**	**01335**	**0028**	**Yes**	**5/18/2020**
Brooklyn	**01335**	**0030**	**Yes**	**No**	**Brooklyn**	**01335**	**0030**	**Yes**	**5/18/2020**

** Leave column blank if all actions apply to all sites. See Instructions for list of action codes.*

Section 4. (continued)

The below addresses are associated with tax lots on previous table.

Address Number	Street or Place Name	Concatenated Address (Validated)	Validated Community District	Validated City Council District	Validated Zoning Map Number	Address Validated	Validated Date
1720	**ATLANTIC AVENUE**	**1720 ATLANTIC AVENUE**	**K08**	**36**	**17A**	**Yes**	**4/30/2020**
1706	**ATLANTIC AVENUE**	**1706 ATLANTIC AVENUE**	**K08**	**36**	**17A**	**Yes**	**5/18/2020**
1708	**ATLANTIC AVENUE**	**1708 ATLANTIC AVENUE**	**K08**	**36**	**17A**	**Yes**	**5/18/2020**

Section 5. Related Actions

1. List all **prior** site-specific actions by the **City, State or Federal Government** within the project area and describe in more detail in the attached Project Description.

Reference/ Application Number*	Description	Disposition or Status**	Calendar Number*	Date*

**If applicable*

2. List all **future** site-specific actions by the City, State, or Federal Government within the project area, and describe in more detail in the attached Project Description:

Reference/ Application Number*	Description	Status	Calendar Number*	Date*
C 070447 ZMK	Bedford-Stuyvesant South Rezoning	Approved	09/05/2007	9/5/2007

**If applicable*

Section 6. HOUSING PLANS; URBAN RENEWAL AREAS; URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP)

APPLIES TO: HA; HC; HD; HG; HN; HO; HP; HU

1. Select all that apply:
DESIGNATION: **No** PROJECT: **No** DISPOSITION: **No** *If disposition is sought, fill in Section 7.*

2. Fill in the table below for all the subject sites

Borough	Block	Lot	UR Site Number	Owner	Existing Number of Buildings	Existing Stories in each Building	Existing Uses	Existing Zoning	Community/Institutional facilities			Dwelling units	
									Number Occupied	Number Vacant	Number of Workers	Number Occupied	Number Vacant

3. Fill in the table below for all the subject sites (proposed conditions)

Borough	Block	Lot	UR Site Number	Address	Owner	PROPOSED	
						Uses	Is site to be disposed? (yes/no)

Section 7. DISPOSITION RELATED TO URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP) OR URBAN RENEWAL

APPLIES TO: HA, HD

1. Type of disposition:

HA (Urban Development Action Area – UDAAP)

HD (Disposition of Urban Renewal Site)

2. Manner of disposition:

If Direct Disposition, indicate:

From: *(Indicate city agency)*

To:

Indicate Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation)

If recipient has not been selected or disposition is not limited to a particular recipient, indicate "To be determined by agency"

3. Restrictions and conditions:

Section 8.
OFFICE SPACE LEASE, PUBLIC FACILITY SITE SELECTION OR ACQUISITION
APPLIES TO: PC, PQ, PS, PX

1. Action(s) requested:

   OFFICE SPACE LEASE _____

   ACQUISITION _____

   SITE SELECTION _____

2. Type of facility: _____

3. The Proposed facility is a(n):

   EXISTING FACILITY PROPOSED TO REMAIN _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY TO REMAIN AND EXPAND/ENLARGE _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY REPLACEMENT IN NEW LOCATION _____

   Where is the current facility located? _____

   NEW FACILITY _____

4. Is project listed in Citywide Statement of Needs? _____

   Indicate Fiscal Year(s) _____

   Indicate Page Number(s) _____

5. Did the Borough President propose an alternate site pursuant to charter section 204(f) or (g)? _____

   Identify Alternate Site _____

6. Capital budget line: _____

   For Fiscal Years: _____

Section 8. (continued)

Fill in the table below to describe proposed site(s).

PROPOSED SITE CHARACTERISTICS AND CONDITIONS

Borough	Block	Lot	Ownership	Uses on Site	Is the site Improved, Unimproved or Partly Improved?	Number of Dwelling Units*	Community Facility, Commercial or Industrial Uses		Describe any displacement or relocation*	If vacant for less than two years, describe previous uses*	Building(s) or site total square footage	Square footage to be acquired*	Number of floors in building*	Location on site/ in building
							Number of firms*	Number of employees*						

**If applicable*

Section 9. DISPOSITION

Applies to: PP

1. Type of disposition: _____

   From which City Agency? _____

   To Whom? _____

   Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation.

   If recipient has not been selected or disposition is not limited to a particular recipient, indicate: "To be determined by agency"

2. Restrictions and conditions:

Section 10. CHANGE IN CITY MAP

Applies to: MM, MY, ME

1. *Please select all requested map changes that apply:*

Establish/Delineate New:		**Eliminate/Remove Existing:**		**Change Existing:**	
STREET		STREET		STREET (Width)	
PARK		PARK		STREET (Alignment)	
PUBLIC PLACE		PUBLIC PLACE		STREET (Grade)	
GRADE		GRADE		EASEMENT	
EASEMENT		EASEMENT			

2. Is there a related Acquisition of Property?

No

3. Is there a related Disposition of Property?

4. Is the only proposed City Map Change the elimination of a mapped but unimproved street?

If yes, is the mapped but unimproved street being eliminated from the property of an owner-occupied, one- or two- family residence?

No

Section 11.
ZONING SPECIAL PERMITS, AUTHORIZATIONS AND CERTIFICATIONS

Applies to: ZS, ZA, ZC, CM, LD, RS, RA, RC

Use the following action codes to indicate action types in this section:

ZS new or modified zoning special permit

ZA new or modified zoning authorization

ZC new or modified zoning certification

CM renewal of a zoning special permit or authorization

LD Action pursuant to or modification of a legal document

South Richmond District

RS new or modified zoning special permit

RA new or modified zoning authorization

RC new or modified zoning certification

.

1. Is the Applicant *(Select all that apply)*

Owner of subject property	**No**
Lessee of subject property	**No**
Other (explain in attached project description)	**No**
In a contract to lease or buy the subject property	**No**

2. Are there other owners or long-term lessees of the subject property? **No**

Section 11. (continued)

5. In the table below, list all Special Permit, Authorization or Certification actions being sought *(including renewals, modifications, or legal document actions listed above)* and applicable information for each. Be sure to indicate previously approved application number for any follow-up actions. Leave blank if not applicable.

ALL ZONING CERTIFICATIONS, AUTHORIZATIONS, SPECIAL PERMITS AND RENEWALS BEING SOUGHT

Action Code	Previously Approved Application Number(s)*	Zoning Resolution Section Action Is Pursuant To	Name of Zoning Resolution Section	Zoning Sections To Be Modified*	Number of Zoning Lots Affected**	Square Footage of Zoning Lot(s) Affected	Square Footage of the Proposed Development	Square Footage Associated with Transfer of Development Rights or Floor Area Bonus*	Proposed Number of Dwelling Units	Is the action to authorize or permit an open use?	Is the action to authorize commercial or community facility use?

* *If applicable*

***For subdivision-related actions, please indicate the resulting number of lots **after** subdivision*

6. In the chart below, list all follow-up actions (**Modification/Renewal/Legal Document actions**) being sought and applicable information for each. Be sure to indicate previously approved application number to be renewed in chart below. Leave blank if not applicable.

FOLLOW-UP ACTIONS

Action Code	Previously Approved Application Number(s)	Date of Previous Approval	Lapse Date of Previous Approval*	Is this a modification subject to Section 197-c of the City Charter? (y/n)	Is action a modification to or an action pursuant to a legal instrument*	Type of legal Instrument*	CRFN number*	Recordation Date*

**If applicable*

Section 12. Applies to: ZR

ZONING TEXT AMENDMENT

Indicate below the affected Zoning Resolution Sections by title and number:

Zoning Section Name	Zoning Section Number
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas	**Appendix F**

Section 13. Applies to: ZM

ZONING MAP AMENDMENT

1. What is the total area of all zoning lots in the area to the be rezoned? **40,000 to 69,999 square feet**

2. Please indicate all existing and proposed zoning districts in the table below:

Zoning Section Map(s) to be modified	EXISTING Zoning Districts	PROPOSED Zoning Districts
17a	**M1-1**	**R7A**
17a	**M1-1**	**R7A/C2-4**
17a	**M1-1**	**C4-4D**

-END OF FORM-

1720 Atlantic Avenue Rezoning

Brooklyn

February 2025

1. Introduction

This application is made on behalf of Bermuda Realty No. 2 LLC ("the Applicant"), for a zoning map amendment and zoning text amendments (the "Proposed Actions") in the Crown Heights area of Brooklyn Community District 8. The proposed zoning map amendment would rezone a portion of an M1-1 district to C4-4D, another portion from M1-1 to R7A, and a third from M1-1 to R7A/C2-4. In addition, a zoning text amendment would be made to Appendix F of the Zoning Resolution ("ZR") in order to make Option 1 of the Mandatory Inclusionary Housing ("MIH") program applicable to the affected area.

The Proposed Actions would facilitate a new 13-story mixed use building on Block 1335, Lots 35, 30 and 28 (the "Development Site"), to contain a total of approximately 300,695 zoning square feet ("zsf") of floor area (6.23 FAR). It would rise to 140', with a base height of 86' in the C4-4D portion; a base height of 75' in the R7A portion; and a base height of 48' in the R7A/C2-4 portion. The R7A and R7A/C2-4 portion would have a maximum height of 97 feet. The building would contain a total of approximately 50,397 zsf of commercial uses between the first and second floors, with approximately 19,909 zsf of community facility uses located at the second floor. The remainder of the floors would be devoted to residential uses, containing a total of 300 dwelling units. 84 of the proposed 300 dwelling units, or 25% of residential floor area, would be made permanently affordable through MIH Option 1 to households making 60% of the Average Median Income ("AMI"), with 10% of the units (30 units) being made affordable to incomes averaging 40% AMI (collectively, "the Proposed Development"). The Proposed Development would provide 116 accessory parking spaces between the cellar and first floor.

2. Background

The Development Site has been zoned M1-1 since the adoption of the Zoning Map in 1961.

In 2007, an area to the immediate north of the Development Site, consisting of approximately 206 blocks within the lower portion of the Bedford-Stuyvesant neighborhood, was rezoned through the Bedford-Stuyvesant South Rezoning (C 070447 ZMK). Through this action, all affected blocks were rezoned, either fully or partially, from R5, R6, M1-1, and C4-3 districts to R5B, R6B, R6A, R7D, C4-5D, and M1-1/R7D districts. In addition, a Zoning Text Amendment (N 070448 ZRY) officially established R7D, C4-5D, and MX-10 districts within the area, and made the Inclusionary Housing Program applicable to the proposed R7D and C4-5D districts. The purpose of these actions was twofold: To ensure the maintenance of a consistent character and scale of the neighborhood, and to encourage the development of mid-rise apartment buildings, overall residential growth, and affordable housing along appropriate corridors.

Most recently, the City of Yes for Housing Opportunity (CHO*)* text amendments were approved in December of 2024 (N 240290 ZRY). The text changes aim to facilitate the development of more housing across the city by creating floor area incentives and removing development barriers. As a result of this text amendment, Development Site was added to a new Inner Transit Zone, which waives residential and mixed-use parking requirements. In addition, certain mid-rise districts, such as the proposed R7A district, were enhanced to permit additional floor area and height with the inclusion of qualifying affordable units.

There are no other recently approved land use actions within 600’ of the proposed Development Site.

3. Description of the Surrounding Area

The Proposed Actions affect a portion of a single tax block in the Crown Heights neighborhood of Brooklyn Community District 8. Community District 8 is generally defined as the area north of Eastern Parkway, northwest of East New York Avenue, west of Ralph Avenue, south of Atlantic Avenue, and east of Flatbush Avenue. The area within 600’ of the Proposed Development Site is generally bound by Herkimer Street to the north, Troy Avenue to the west and northwest, Bergen Street to the south, and Utica Avenue to the east. Atlantic Avenue, just north of the Proposed Development Site, is a large thoroughfare 120’ in width, while Pacific Street, to its south, is 70’ in width. To the east, Schenectady Avenue is 70’ in width, as is Troy Avenue to the west. Eastern Parkway, approximately 10 blocks south of Site, is a major thoroughfare of 210’ in width.

The surrounding area is mixed in use, with residential, manufacturing/industrial, commercial/office, transportation/utility, community facility, and parking uses, as well as vacant land. One block south of the Development Site lie two NYCHA multi-family dwelling elevator buildings, each containing 137 units and standing at a respective 4 and 5 stories high. A 6-floor, 143-unit building lies two blocks north of the Site. To the immediate east of the Development

Site lie a gas station, parking facilities, and a 1-story commercial building. To the immediate west lies a 1-story manufacturing building.

The surrounding area contains several community facility uses. South of the Site, at 90 Schenectady Avenue, lies Bethel Tabernacle A.M.E. Church, with Our Lady of Charity Church, the International Christian Center, and Christ Life Bible Church all lying to the southeast on Dean Street (1669, 1673, and 1694 Dean Street, respectively). Immanuel Bible Institute & Seminary also lies southeast of the Site at 1541 Bergen Street. P.S. 243 (the "Weeksville School") lies to the south of the Site at 117 Troy Avenue, as does P.S. 83 at 1634 Dean Street. Commercial retail uses in the area, primarily located on Atlantic and Troy Avenues and Pacific Street, include neighborhood retail uses such as eating and drinking establishments. The area also contains parkland, with Harmony Park, a Parks and Recreation (DPR) park, located just north of the Development Site on Atlantic Avenue.

The surrounding area contains M1-1 and R6 districts to the east and west of the Development Site. To the north lies an R5B district that becomes R6B as one travels further north. An R6 district lies to the south of Site.

The R6 zoning district is a general medium-density residential zoning district that permits buildings pursuant to both quality housing and height factor regulations. The height factor regulations for R6 districts encourage small apartment buildings on small zoning lots, and tall, narrow buildings that are set back from the street on larger lots. Quality housing regulations encourage buildings with higher lot coverage set at or near the street line, and height limitations ensure that these buildings are often more compatible with older buildings in the neighborhood. As an incentive for developers to choose the Quality Housing option, a higher floor area ratio (3.0 FAR) is permitted for buildings on or within 100 feet of a wide street than would be permitted under height factor regulations. For buildings located away from a wide street, 2.2 FAR is permitted. For height factor regulations, the district allows a maximum FAR from 0.78 to 2.43 and the required open space ratio (OSR) ranges from 27.5 to 37.5 percent. With the inclusion of qualifying affordable units, 3.9 FAR is permitted. Community facility uses are permitted at 4.8 FAR. For quality housing buildings on standard sites, a minimum base height of 30-40 feet is permitted, a maximum base height of 45-65 feet is permitted and a maximum height of 55-75 feet is permitted, depending on proximity to a wide roadway. For buildings containing qualifying affordable units, a max height of 85-95 feet is permitted, depending on proximity to a wide roadway. In the Inner Transit Zone, parking is not required for residential units.

The R6B district is a typical row house district that includes height limits and street wall lineup provisions to ensure that new buildings are consistent with the scale of the existing built context. R6B permits residential and community facility uses to a maximum FAR of 2.0 or 2.4 FAR with qualifying affordable units. Building base heights must be between 30 and 45 feet, with a 55-foot

maximum building height that can be increased to 65 feet with qualifying affordable units. New development in the proposed R6B district would be required to line up with adjacent structures to maintain the continuous street wall character. New multifamily residences waive residential parking requirements in the Inner Transit Zone.

The R5B district permits detached and semi-detached residential buildings but is primarily a three-story rowhouse district. The maximum FAR is 1.50, which is increased to 2.0 for Qualifying Residential Sites, which are sites with 5,000 square feet or more in lot area and frontage along a wide roadway (75 feet or greater in width) or along the short side of a block. A maximum height of 35 is permitted for standard sites and 55 feet for Qualifying Residential Sites. The front yard must be at least five feet deep, and it must be at least as deep as one adjacent front yard and no deeper than the other, but it need not exceed a depth of 20 feet. Attached rowhouses do not require side yards but there must be at least eight feet between the end buildings in a row and buildings on adjacent zoning lots. Curb cuts are prohibited on zoning lot frontages less than 40 feet. No parking is required in the Inner Transit Zone.

The M1-1 district permits commercial and light-to-medium manufacturing/industrial uses (Use Group 4-14, 16-17). Commercial and industrial/manufacturing uses are permitted up to 1.00 FAR, while limited community facility uses are permitted up to 2.40 FAR. Building height and setbacks are governed by a sky exposure plane. Parking requirements are governed by the size and type of the use. For most types of commercial uses, the M1-1 district requires 1 space for every 300 square feet of floor area (1 space for every 600 square feet of floor area for low-traffic-generating uses). Non-profit community institutions require 1 space per 10 persons (rated capacity).

The Development Site and the surrounding area are located within a Food Retail Expansion to Support Health (FRESH) area and qualify for zoning and discretionary tax incentives to provide a qualifying FRESH use. The area is also within the Transit Zone.

Approximately 0.3 miles north of the Site lies the Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District, located between Fulton and Jefferson Avenues and Malcolm X Boulevard and Marcy Avenue. The Crown Heights North III historic district is located approximately 0.3 miles to the west, between Atlantic Avenue and Eastern Parkway and Brooklyn and Troy Avenues. Finally, approximately half a mile to the west of the Development Site lies the Alice and Agate Courts Historic District, surrounding Alice and Agate Courts between Atlantic Avenue and Herkimer Street and Kingston and Albany Avenues.

The immediate area is well served by Metropolitan Transit Authority (MTA) subways. The Development Site is located approximately half a mile north of the Crown Heights-Utica Avenue subway station, with 3 and 4 Train service, and approximately 0.3 miles southwest of the Utica

Avenue/Fulton Street subway station, with A and C service. In terms of bus service, the B15 and B65 lines both make stops approximately 0.1 miles southwest of the Development Site. The B15 line offers service between Bedford Stuyvesant and JFK Airport, while the B65 line connects Downtown Brooklyn and Crown Heights. Additionally, the B25 line stops approximately 0.2 miles northeast of the Development Site, providing service between Broadway Junction and Downtown Brooklyn. The Development Site also lies near the Atlantic Line of the Long Island Railroad, with the Nostrand Avenue stop approximately one mile west of the Site.

4. Description of the Proposed Project Area

The Proposed Project Area consists of the Applicant-owned Development Site, further described below. Together, the three lots on the Site house a single-story commercial shopping center. Lot 35 is currently improved with 20,980 square feet of gross floor area and 56 accessory parking spaces, located on 40,150 square feet of lot area (0.52 FAR). Lot 30 is improved with 4,152 square feet of gross floor area on 4,152 square feet of lot area (1.00 FAR). Lot 28 is improved with 3,548 square feet of gross floor area on 3,548 square feet of lot area (1.00 FAR).

5. Description of the Proposed Development Site

The Proposed Development Site consists of Block 1335, Lots 35, 30, and 28 (1720, 1708, and 1706 Atlantic Avenue). All three lots are owned by the Applicant. Lot 35 is an irregularly shaped corner lot, Lot 30 is an irregularly shaped interior lot, and Lot 28 is an irregularly shaped interior lot. All three lots are currently zoned M1-1, and together comprise 48,300 square feet of lot area, with approximately 270’ of frontage along Atlantic Avenue (120’ in width), 200’ of frontage along Schenectady Avenue (70’ in width), and 210’ of frontage along Pacific Street (70’ in width).

6. Description of Proposed Development

The Proposed Actions would facilitate a new mixed-use building on the Development Site, to contain approximately 300,695 zsf of floor area (6.23 FAR). This would include a total of approximately 50,397 zsf of commercial floor area at the first and second floors, with approximately 19,909 zsf of community facility floor area on the second floor. The building would also include approximately 52,635 gross square feet (“gsf”) of enclosed accessory parking space between the cellar level and first floor, housing 116 parking spaces. The remaining 11 floors would contain 300 dwelling units, spread out over approximately 230388 zsf of residential floor area. Pursuant to MIH Option 1, 25% of the proposed residential floor area (84 units) would be made affordable to households with incomes at 60% AMI, with 10% of the units (30) being made affordable to households with incomes at 40% AMI.

While the building will rise to 13 stories on the corner of Atlantic and Schenectady Avenues, the remainder of the proposal will have staggered heights. The portion of the building within the C4-4D district would rise to a base height of 86' and set back 10' before rising to a maximum height of 140' (13 stories). The portion of the building within the R7A district would rise to a base height of 75' and set back 15' before rising to a maximum height of 97' (9 stories).

To serve the open space needs of residents, the Applicant is proposing terraces on the 3rd, 9th, 11th, and 13th floors that would not be closed to the public, along with private paved terraces on the 5th-9th floors. As part of the Proposed Development, an occupiable green rooftop space will also be provided. Parking at the cellar and first floor would be accessed through a proposed 20' curb cut along Pacific Street.

7. Actions Necessary to Facilitate the Project

The Applicant seeks a zoning map amendment that would rezone portions of an existing M1-1 district to C4-4D, R7A, and R7A/C2-4 districts, respectively. In addition, a zoning text amendment to Appendix F of the Zoning Resolution (ZR) would be required to make MIH Option 1 applicable to the Proposed Project Area. The proposed zoning text amendment to MIH under Option 1 would require that 25% percent of the proposed residential floor area, or approximately 83 of the proposed 300 dwelling units, be made affordable to households with incomes at 60% AMI. Additionally, of the 300 units, 10% (30 units) must be made available to households with incomes at 40% AMI.

The C4-4D district is proposed for the eastern 270 feet of the subject block lining Atlantic Avenue, to permit additional mixed-use density along Atlantic Avenue, given the 120 feet of width present and proximity to transit. The southern end of the subject block lining Pacific Street (70 feet wide) would be mapped R7A and R7A/C2-4, reflecting lesser density along that roadway and Schenectady Avenue. The eastern 100 feet of the southern block frontage along Pacific Street, with frontage along Schenectady Avenue (70 feet wide) would contain a new R7A/C2-4 district to permit mid-rise mixed-use density, while the area beyond 100 feet of Schenectady Avenue would only be mapped R7A, to reflect the residential mid-block character of the street. These R7A/C2-4 and R7A districts would also serve as transition districts between the C4-4D along Atlantic Avenue and blocks to the south that are zoned R6. In tandem with the Proposed Development, the sidewalk adjoining the Development Site along Atlantic Avenue could be widened up to 20'. The sidewalk widening would afford a safer, more aesthetically pleasing sidewalk that will help promote active ground floor commercial use. All Proposed Actions would affect the Development Site, consisting of Block 1335, Lots 35, 30, and 28.

The C4-4D district permits Use Groups I through X, consisting of residential, community facility, and commercial uses. The district has the residential bulk equivalent of an R8A district,

permitting a residential FAR of 7.20 under MIH. C4-4D districts allow a maximum community facility FAR of 6.50, with a maximum commercial FAR of 3.40. Under MIH requirements, a base height of 60'-105' is permitted, with a maximum building height of 145 feet. Parking is waived for residential units in the Inner Transit Zone. Parking requirements for commercial and community facility uses vary by use.

The R7A/C2-4 district permits Use Groups I through X, consisting of residential, community facility, and commercial uses. This district would allow a residential FAR of 5.01 for developments under MIH, as well as a community facility FAR of 4.00 and a commercial FAR of 2.00. With qualifying affordable units, a base height of 40'-85' would be permitted, with a maximum building height of 115 feet. Parking is waived for residential units in the Inner Transit Zone. Parking requirements for commercial and community facility uses vary by use.

The R7A district follows Quality Housing regulations and allows residential, and community facility uses (Use Groups I to III). Under MIH, a maximum residential FAR of 5.01 is permitted, with a maximum community facility FAR of 4.00. With qualifying affordable units, a base height of 40'-85' would be permitted, with a maximum building height of 115 feet. Parking is waived for residential units in the Inner Transit Zone.

The Proposed Actions would facilitate the redevelopment of the Development Site with a new mixed-use building to contain commercial and community facility spaces, as well as 300 new dwelling units. The Proposed Project Area is located in close proximity not only to the main thoroughfare of Atlantic Avenue, but to multiple lines of public transportation. Due to its location, this area is heavily trafficked by neighborhood residents, who would derive great benefit from both the new mixed-income housing capacity and the commercial and community facility uses being proposed. The community facility and commercial uses proposed under the instant application are also expected to create new jobs for residents of the surrounding area. Finally, the Proposed Actions would result in approximately 83 new affordable dwelling units, a recognized need in all areas of the City.

The proposed zoning map amendment is necessary because the current M1-1 zoning district does not permit residential uses. In order to provide a substantial number of the aforementioned new dwelling units, and thereby meet community needs, a high-density district such as C4-4D is required. The C4-4D district alone could accommodate the proposed number of units; nevertheless, the Proposed Actions also aim to rezone the southern portion of the Proposed Project Area as R7A and R7A/C2-4. This incorporates into the building design a smooth transition from the neighboring M1-1 district to the C4-4D district, which will face Atlantic Avenue and the transit rail.

The Proposed Project Area is already in close proximity to residential districts with commercial, community facility, and residential uses. This suggests that the Proposed Development would blend into its surroundings. The Proposed Actions would be of greater advantage to the area than the current use, increasing economic and residential opportunities for local residents while also providing valuable neighborhood amenities. Based on the above, the Proposed Actions are appropriate for this Site.

8. Conclusion

The Proposed Actions seek to amend the zoning district of three lots in Crown Heights, Brooklyn Community District 8, in order to accommodate a new, 13-story mixed use development. The Proposed Actions would fill important neighborhood needs by instituting commercial establishments, community services, and new housing in a highly trafficked area. Additionally, it would result in 83 new affordable housing units, meeting an important demand within the City. The Proposed Actions would allow the most productive use possible on the Development Site, provide the greatest convenience and benefit to neighborhood residents, and enable the Site to blend nicely with its surroundings. Based on the above, the Proposed Actions are appropriate for this area.

1720 Atlantic Avenue, Brooklyn

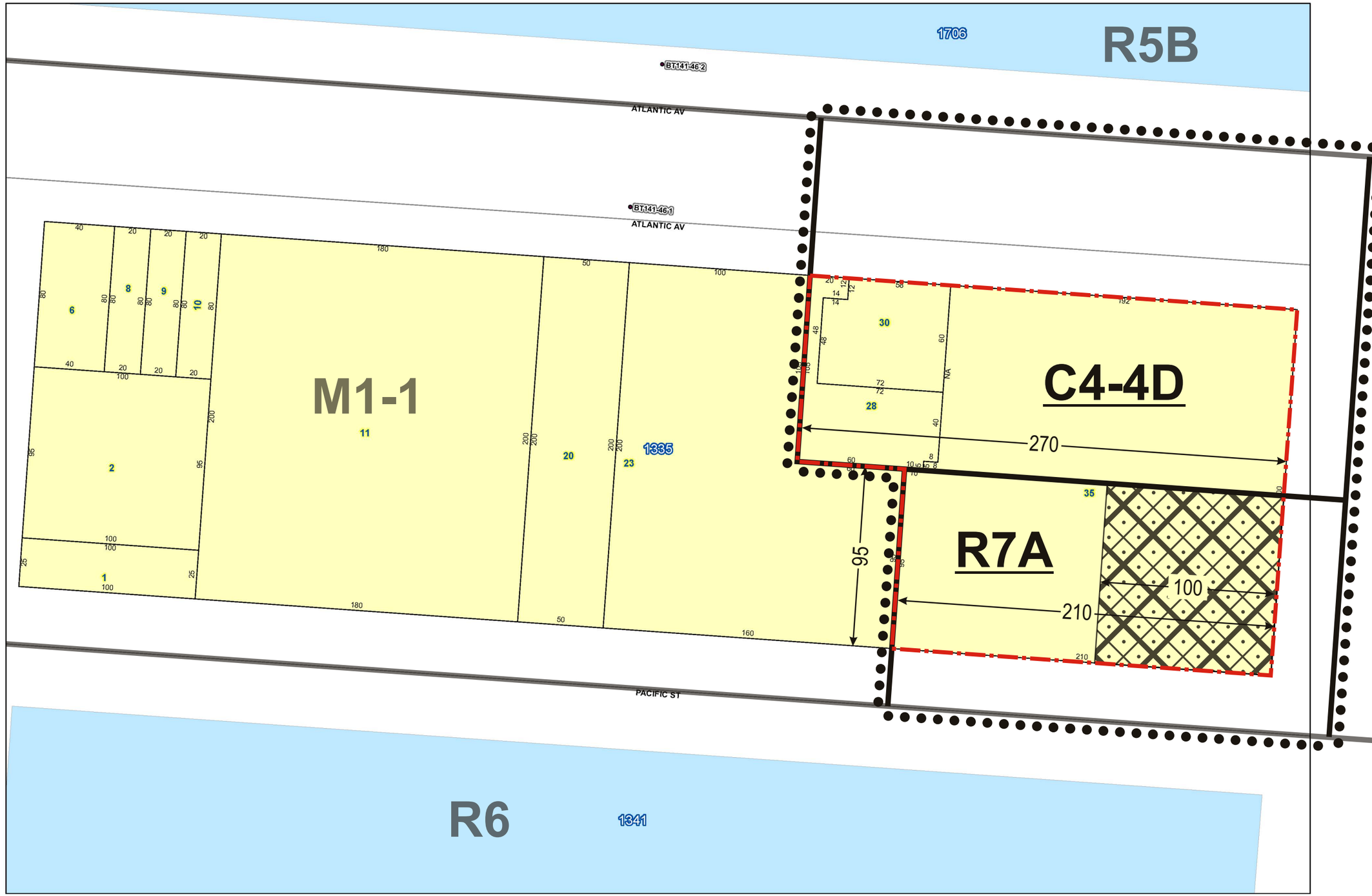
FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

N
W E
S

NYC Digital Tax Map

Effective Date : 12-04-2008 15:47:31
End Date : Current

Brooklyn Block: 1335



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
- M1-1 Existing Zoning District
- C4-4D Proposed Zoning District
- R7A Proposed Zoning District
- Proposed C2-4 Overlay



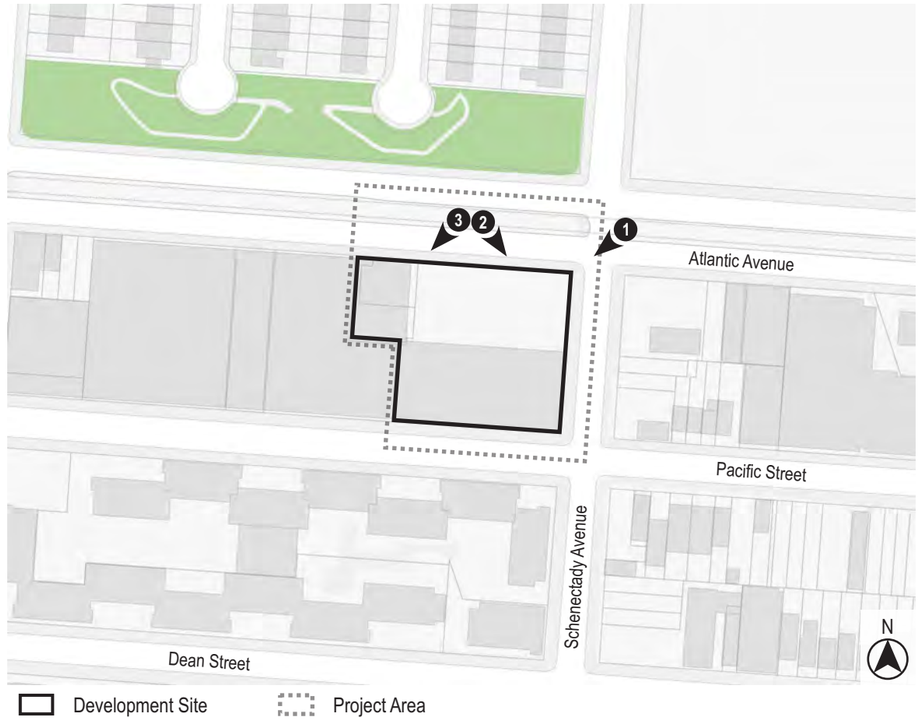
1. View of the Development Site facing southwest from the intersection of Atlantic Avenue and Schenectady Avenue.



2. View of the Development Site facing southeast from Atlantic Avenue.



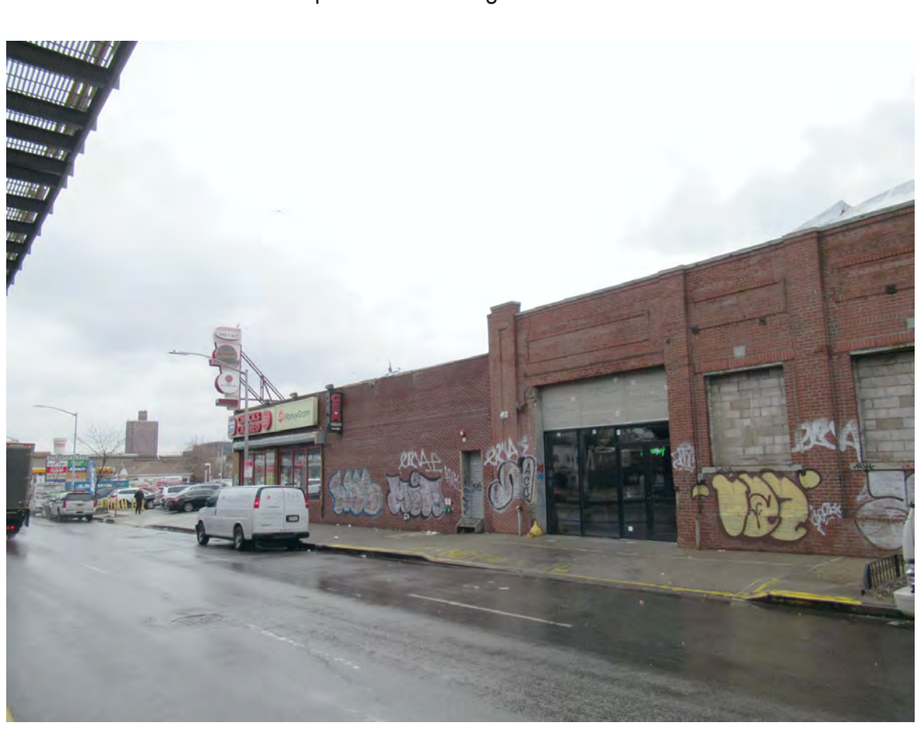
3. View of the Development Site facing southwest from Atlantic Avenue.



Urban Cartographics



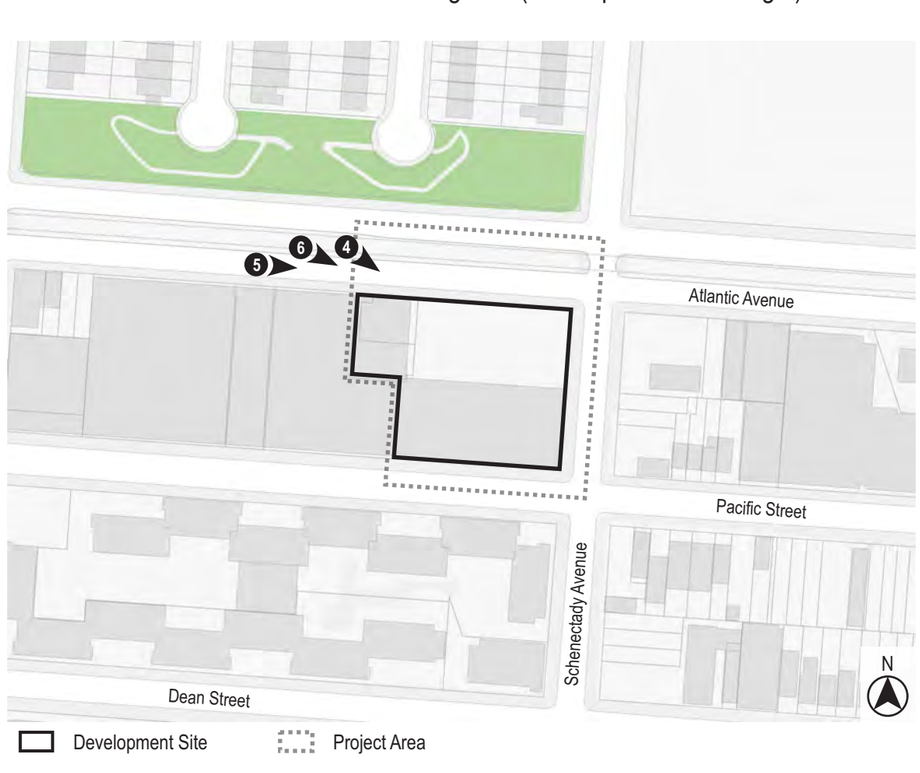
4. View of the Development Site facing southeast from Atlantic Avenue.



6. View of the Development Site facing southeast from Atlantic Avenue.



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





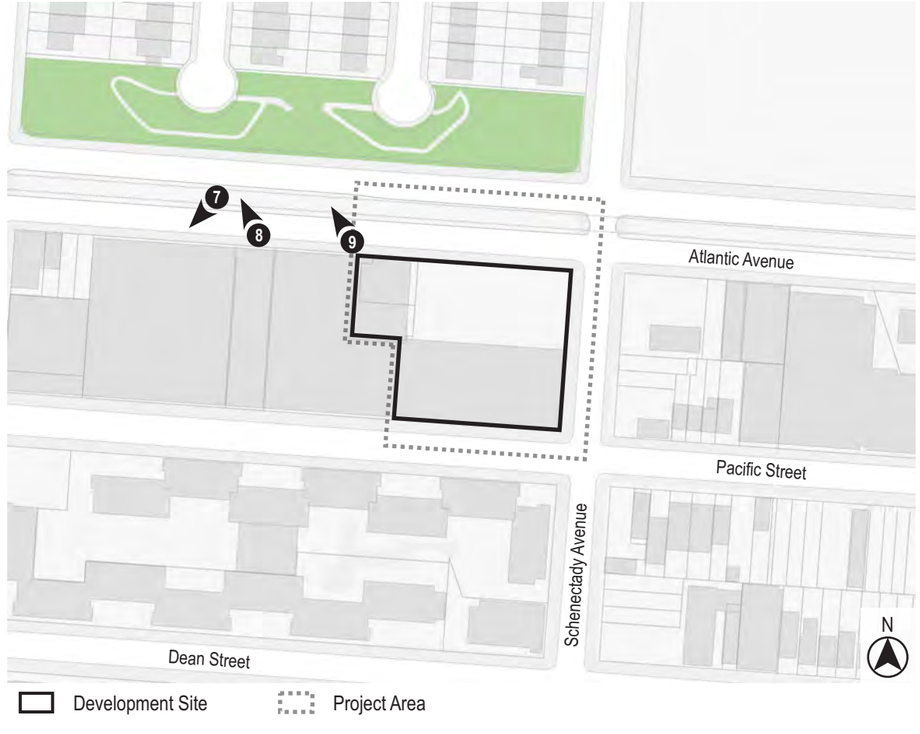
7. View of the south side of Atlantic Avenue facing southwest.



8. View of the north side of Atlantic Avenue facing northwest.



9. View of the north side Atlantic Avenue facing northwest from the Development Site.





10. View of the sidewalk along the south side 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).



11. View of the sidewalk along the south side of Atlantic Avenue facing west (Development Site at left).



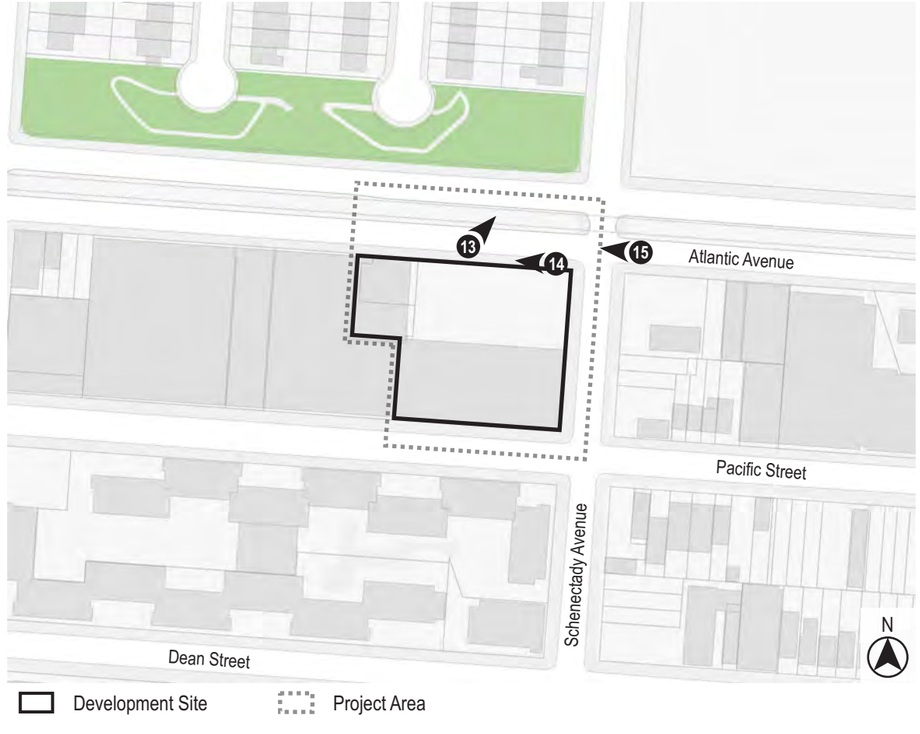
13. View of the north side of Atlantic Avenue facing northeast from the Development Site.



14. View of the sidewalk along the south side of Atlantic Avenue facing west from Schenectady Avenue (Development Site at left).



15. View of Atlantic Avenue facing west from Schenectady Avenue (Development Site at left).





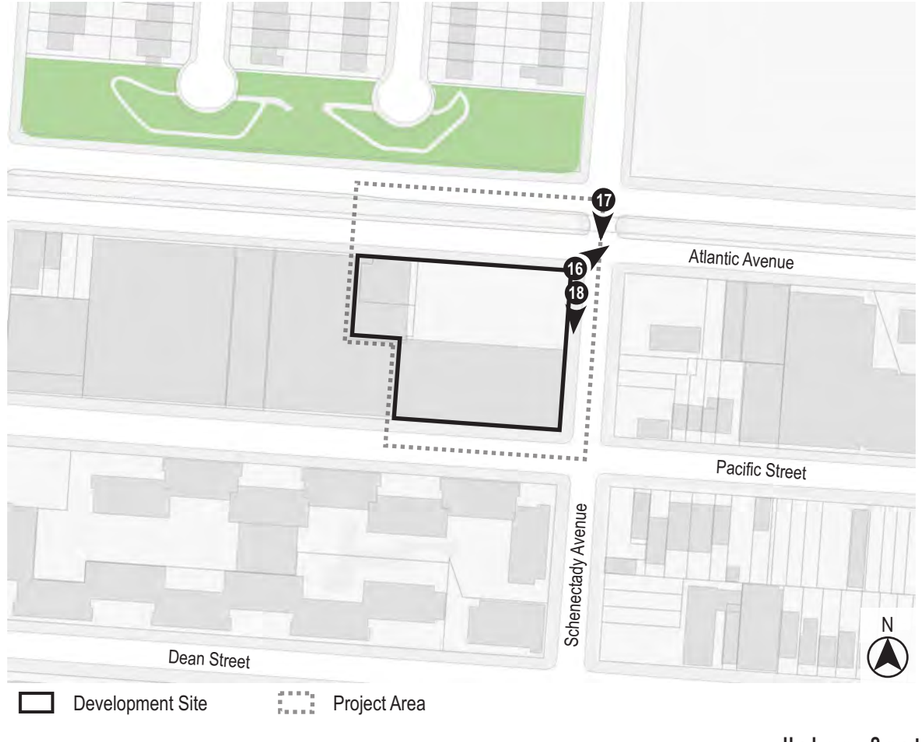
16. View of the intersection of Atlantic Avenue and Schenectady Avenue facing northeast from the Development Site.



17. View of Schenectady Avenue facing south from Atlantic Avenue (Development Site at right).



18. View of the sidewalk along the west side of Schenectady Avenue facing south from Atlantic Avenue (Development Site at right).





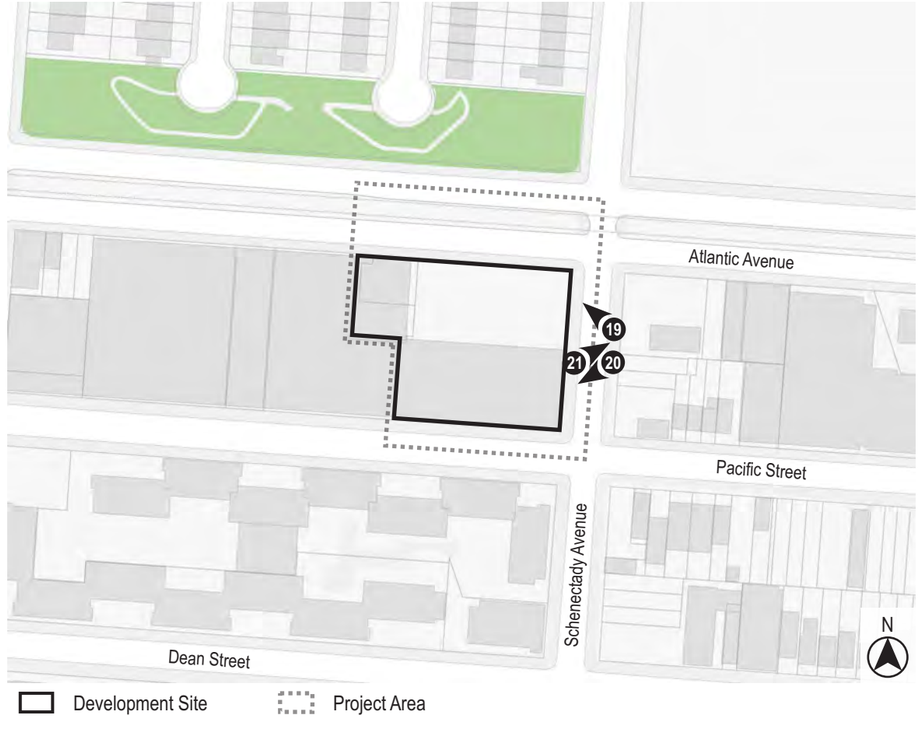
19. View of the Development Site facing northwest from Schenectady Avenue.



20. View of the Development Site facing southwest from Schenectady Avenue.



21. View of the east side of Schenectady Avenue facing northeast from the Development Site.





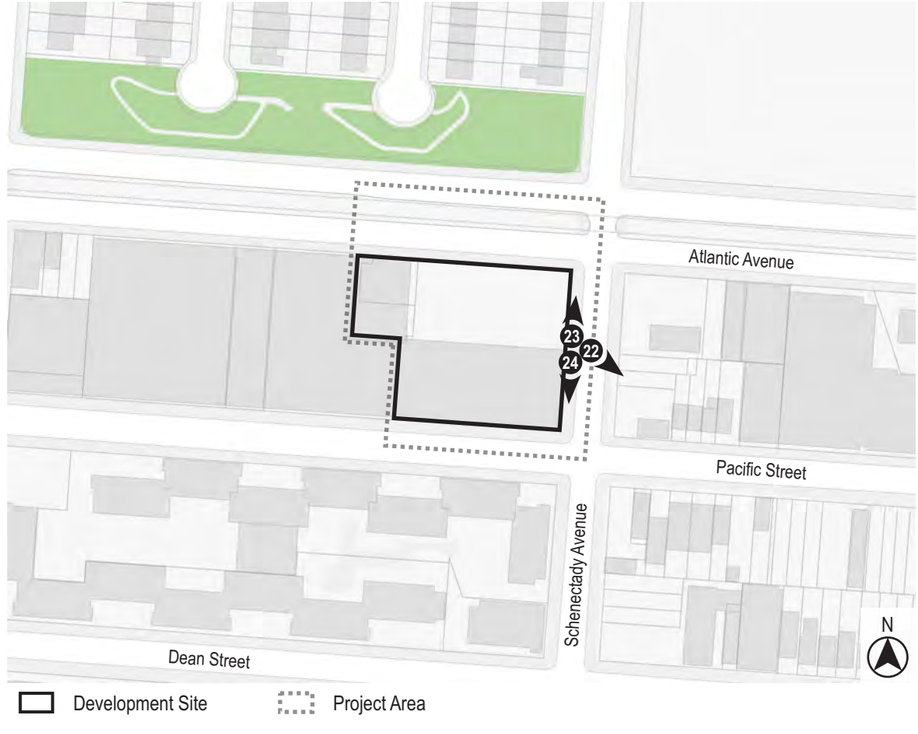
22. View of the east side of Schenectady Avenue facing southeast from the Development Site.



24. View of the sidewalk along the west side of Schenectady Avenue facing south (Development Site at right).



23. View of the sidewalk along the west side of Schenectady Avenue facing north (Development Site at left).





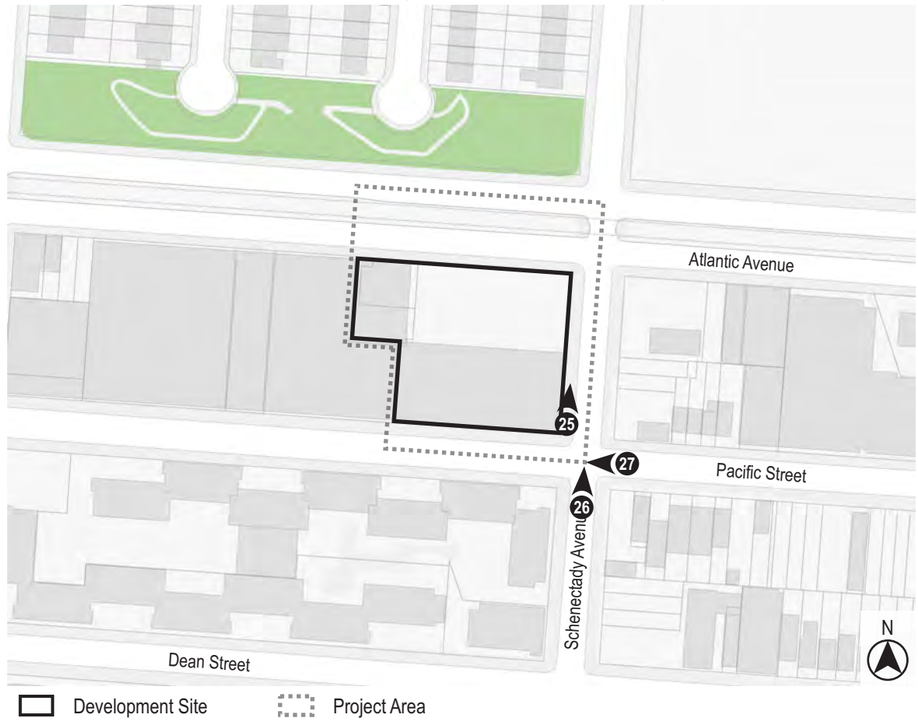
25. View of the sidewalk along the west side of Schenectady Avenue facing north from Pacific Street (Development Site at left).



26. View of Schenectady Avenue facing north from Pacific Street (Development Site at left).



27. View of Pacific Street facing west from Schenectady Avenue (Development Site at right).





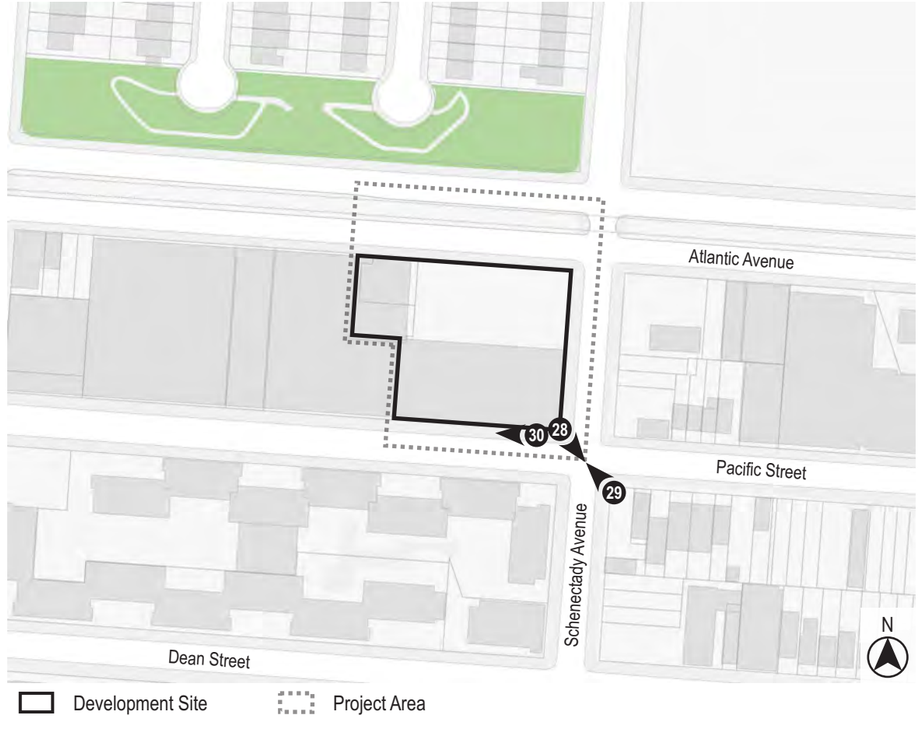
28. View of the intersection of Schenectady Avenue and Pacific Street facing southeast from the Development Site.



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



30. View of the sidewalk along the north side of Pacific Street facing west from Schenectady Avenue (Development Site at right).



Urban Cartographics



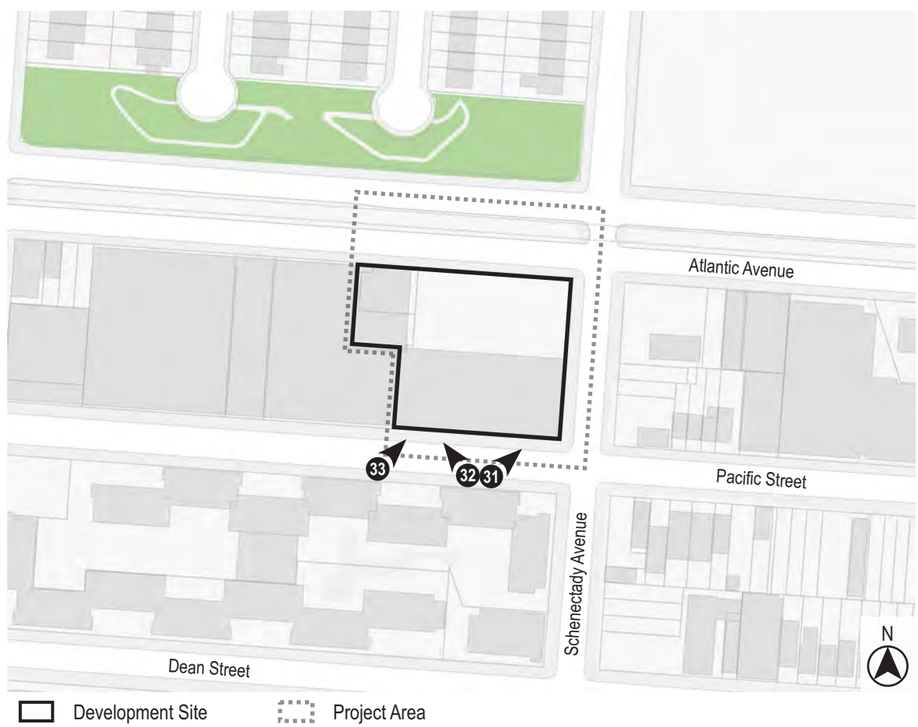
31. View of the Development Site facing northeast from Pacific Street.



32. View of the Development Site facing northwest from Pacific Street.

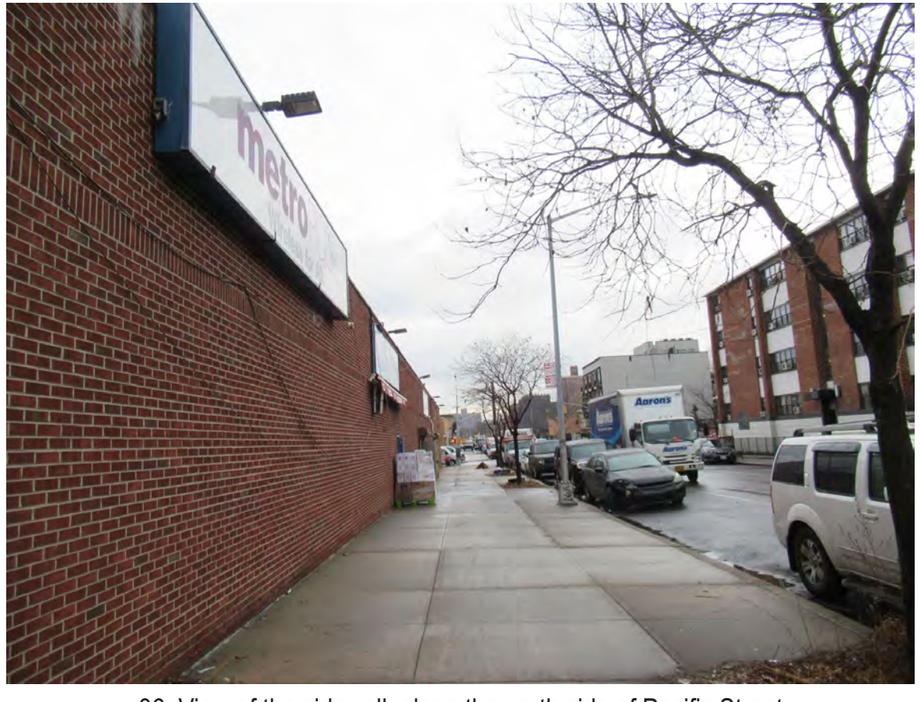


33. View of the Development Site facing northeast from Pacific Street.





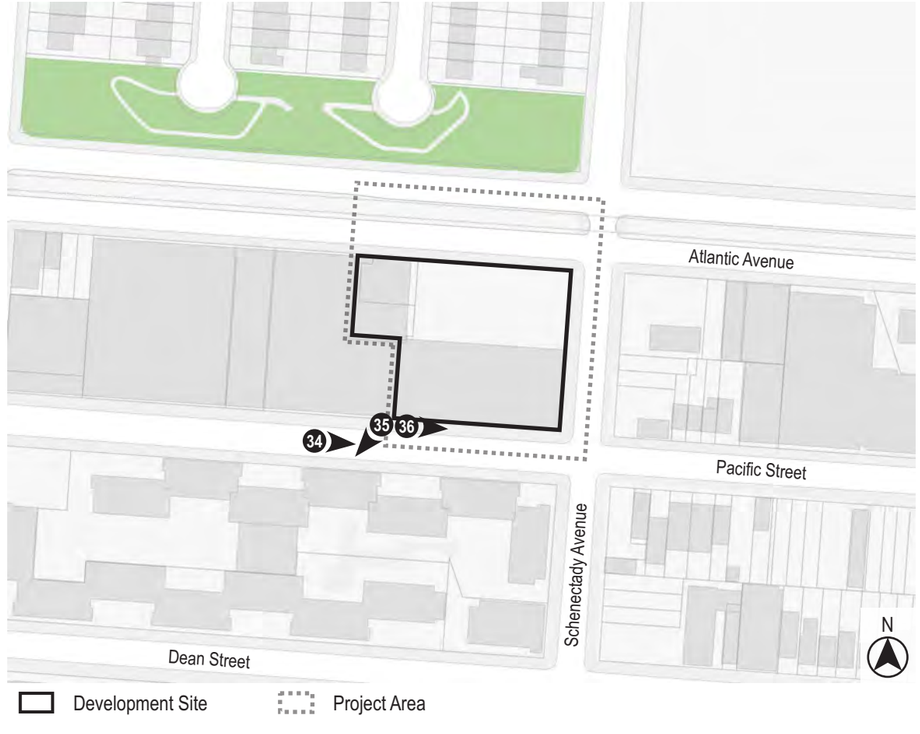
34. View of Pacific Street facing east (Development Site at left).



36. View of the sidewalk along the north side of Pacific Street facing east (Development Site at left).



35. View of the south side of Pacific Street facing southwest from the Development Site.



1720 Atlantic Avenue

January 27th, 2025

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F
Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

* * *

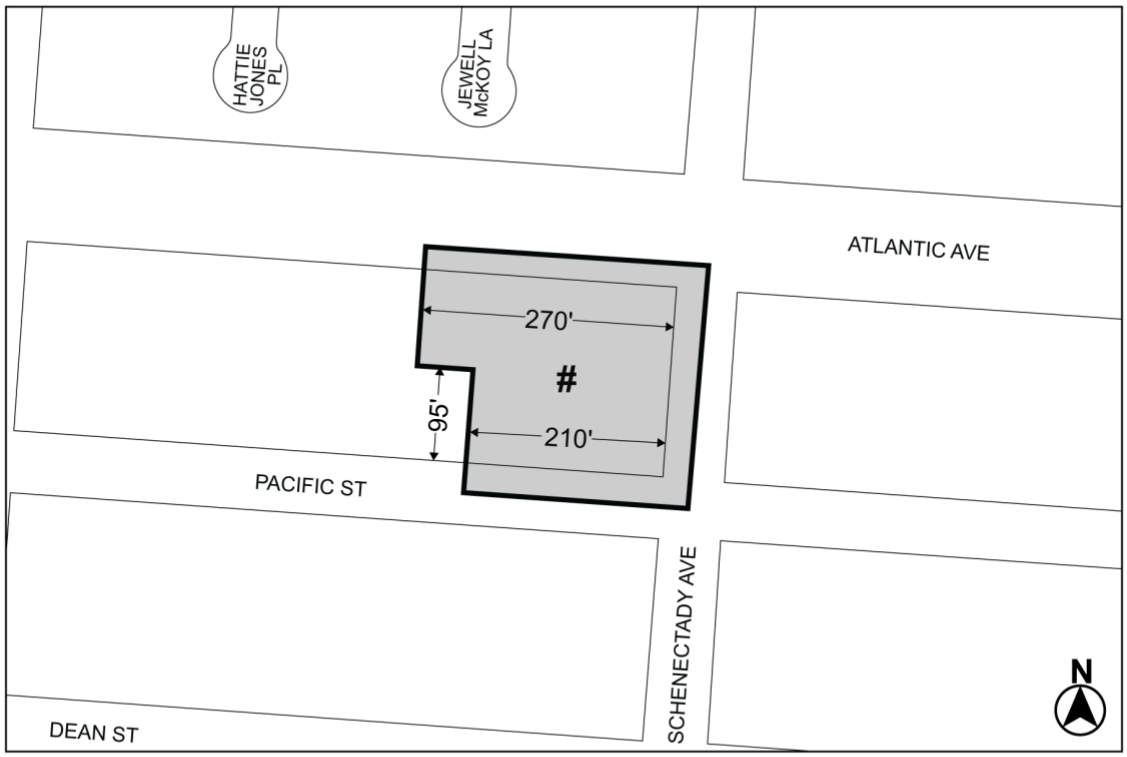
BROOKLYN

* * *

Brooklyn Community District 8

* * *

Map 5 – [date of adoption]



Mandatory Inclusionary Housing area

Area # — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 8, Brooklyn

* * *

1720 Atlantic Avenue, Brooklyn
Zoning Comparison Table

1/9/25

	M1-1 **Existing Zoning**		**R7A** **Proposed Zoning** **(MIH)**		**R7A/C2-4** **Proposed Zoning** **(MIH)**		**C4-4D** **Proposed Zoning** **(MIH)**	
	ZR Section #	**M1-1**	**ZR Section #**	**R7A**	**ZR Section #**	**R7A/C2-4**	**ZR Section #**	**C4-4D**
USE GROUPS								
Permitted Use Groups	42-10	I, III-X	22-10	I-IV	22-10 / 32-10	I-X	22-10 / 32-10	I-X
MAXIMUM FAR								
Residential	n/a	n/a	23-22*	5.01	23-22*	5.01	34-112 / 23-22*	7.2
Community Facility	43-122	2.4	24-11	4.0	24-11	4.0	33-123	6.5
Commercial	43-12	1.0	n/a	n/a	33-121	2.0	33-122	3.4
Commercial and Community Facility	43-122	2.4	n/a	n/a	33-121	4.0	33-123	6.5
Manufacturing	43-12	1.0	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	23-334	Two of 5' Each (Detached One- & Two-Family), None or 5' (All Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	33-25 / 34-232	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	43-26	20'	23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***	23-342 / 33-26	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Commercial)	33-26 / 23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Commercial)
HEIGHT AND SETBACKS								
Minimum Base Height	n/a	n/a	23-432	40'	23-432^	40'	34-112 / 23-342	60'
Maximum Base Height	43-43	30' or 2-Stories	23-432	85'*	23-432^	85'*	34-112 / 23-342*	105'
Maximum Building Height	43-43	Sky Exposure Plane	23-432	115'*	23-432^	115'*	34-112 / 23-342*	145'
Sky Exposure Plane	43-43	1 to 1	n/a	n/a	n/a^	n/a	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	23-433	15'	23-433^	15'	34-112 / 23-433	15'
Setbacks from Wide Streets	43-43	15'	23-433	10'	23-433^	10'	34-112 / 23-433	10'
LOT COVERAGE								
Interior/Through Lot	n/a	n/a	23-362	80%	23-362	80%	23-362	80%
Corner Lot	n/a	n/a	23-362	100%	23-362	100%	23-362	100%
DENSITY								
Maximum Number of Dwelling Units	n/a	n/a	23-52	680 sf/DU, None****	23-52	680 sf/DU, None****	23-52	680 sf/DU, None****
PARKING								
Residential	n/a	n/a	25-211	None	25-211	None	25-211	None
Commercial	44-21	By Use	n/a	n/a	36-21	By Use	36-21	By Use
Qualifying Affordable Housing	n/a	n/a	25-211	None	25-211	None	25-211	None
Qualifying Senior Housing	n/a	n/a	25-211	None	25-211	None	25-211	None
Bicycle Parking (Residential)	n/a	n/a	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60 / 36-711	By Use	n/a	n/a	36-711	By Use	36-711	By Use
LOADING								
Commercial/Manufacturing	44-52	By Use	n/a	n/a	36-62	By Use	36-62	By Use

*When providing affordable housing pursuant to the Mandatory Inclusionary Housing Program or Universal Affordability Program

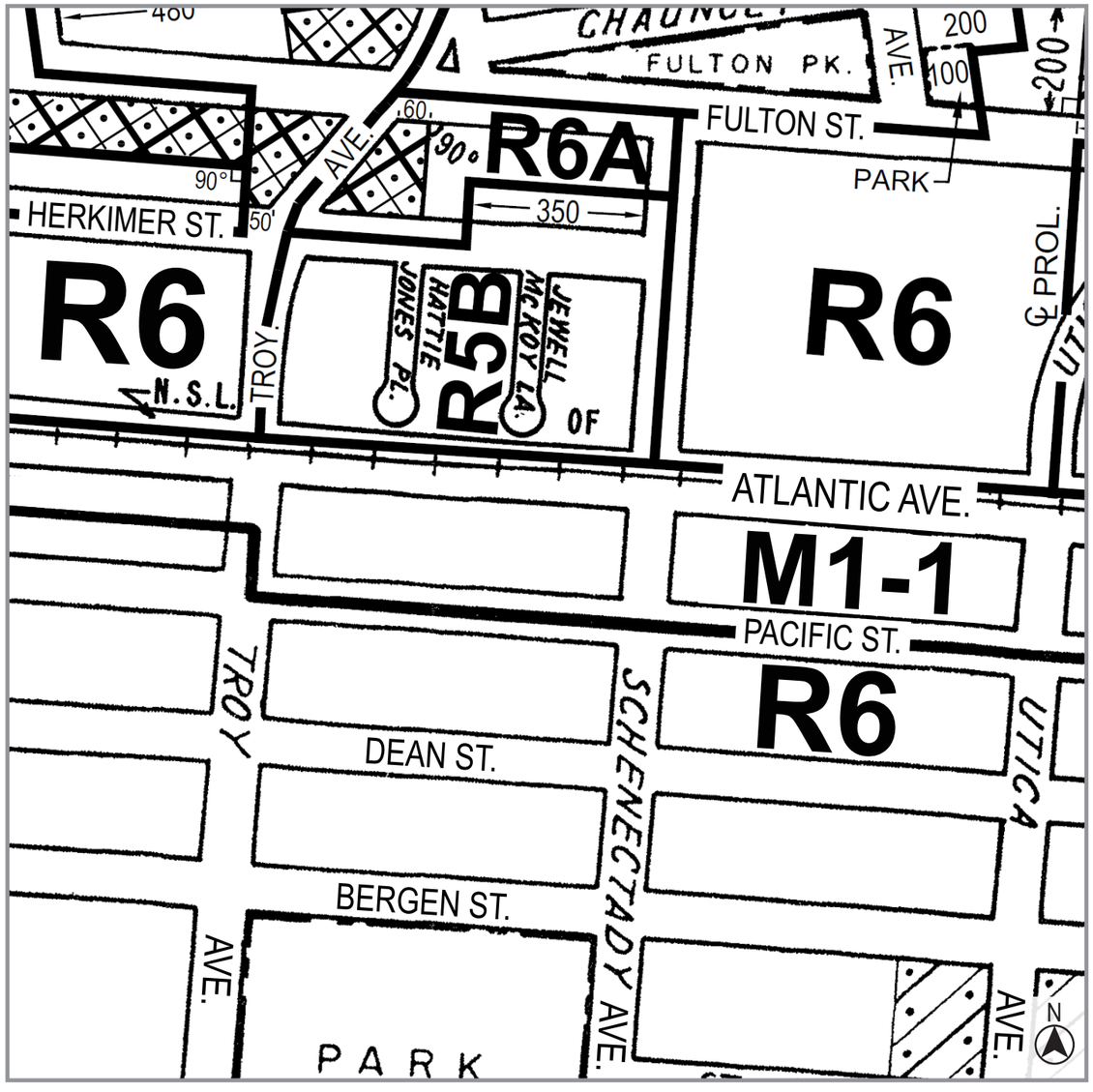
**If lot is less than 40' wide

***If lot is equal to or greater than 40' wide

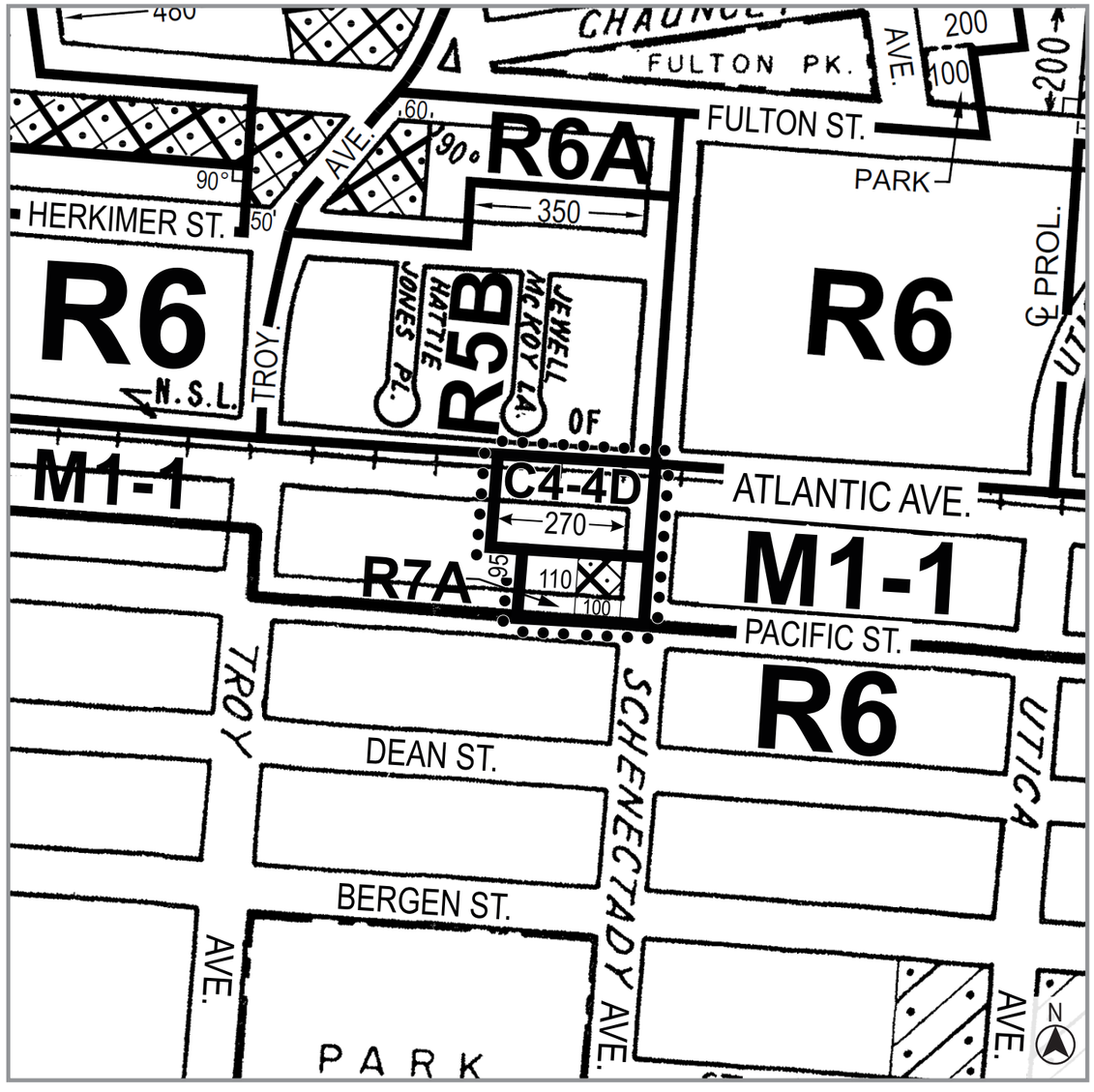
****There is no dwelling unit factor for developments or enlargements in special density areas, qualifying senior housing, or conversions

^Per ZR Section 33-40, commercial uses in R7A districts are subject to the height and setback regulations in ZR Section 23-43

Zoning Change Map



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		

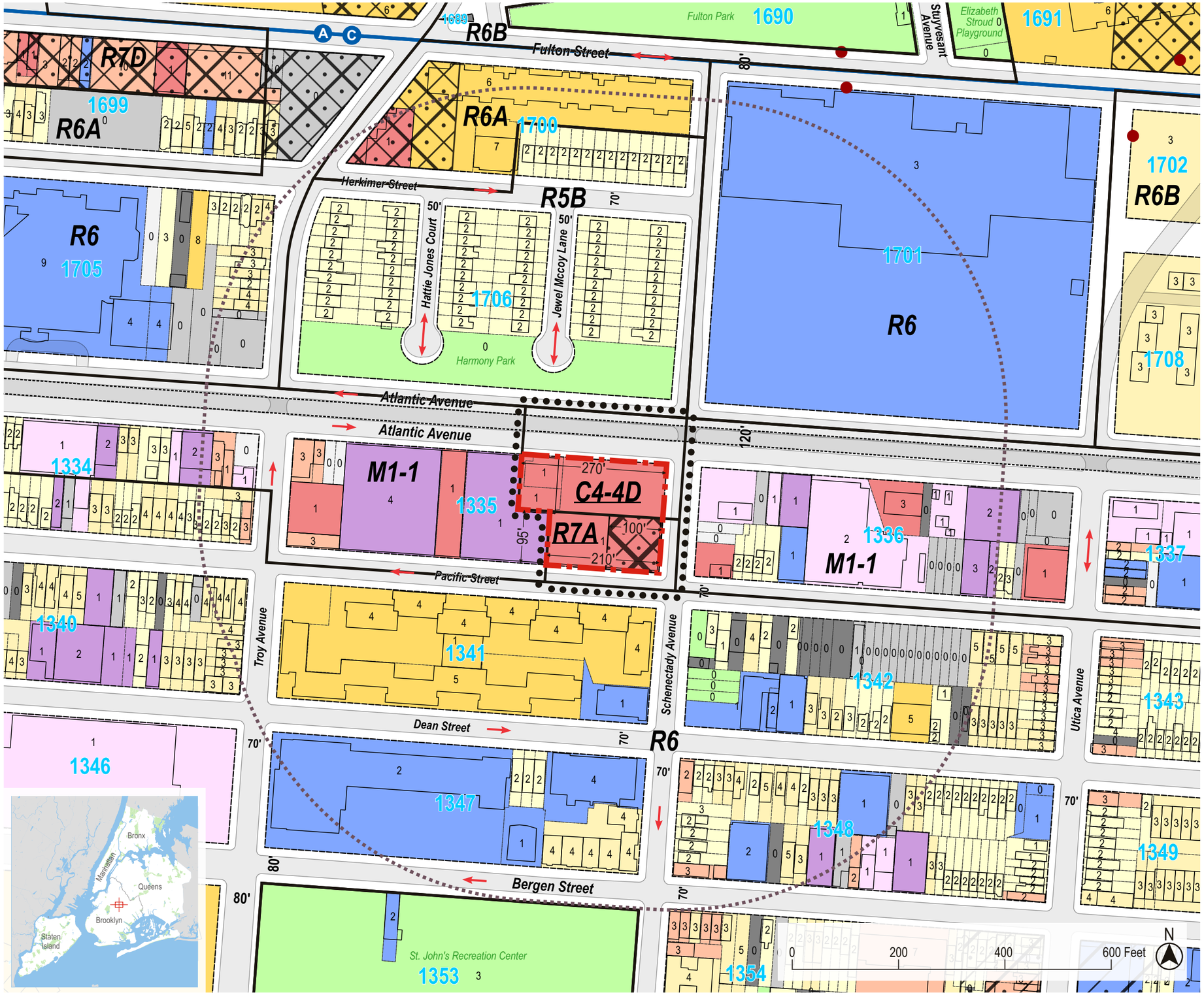
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors
- Elevated Rail Structure / Roadway Overpass

Land Uses

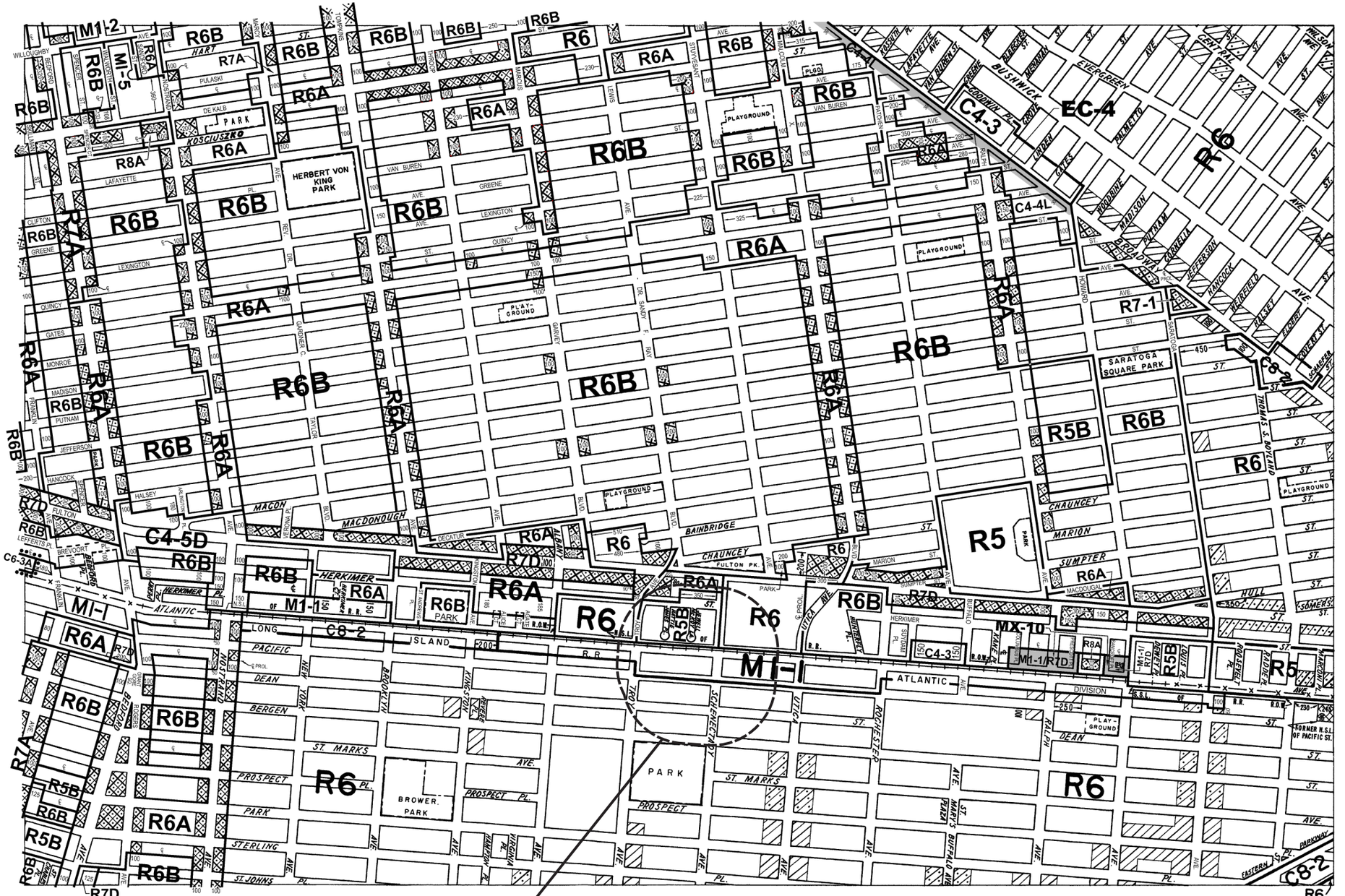
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open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

February 2022

Urban Cartographics



1720 Atlantic Avenue, Brooklyn


M1-2
R6B
R7A
M1-5
R8A
R6A
R6
R6B
HERBERT VON KING PARK
PARK
PLAYGROUND
C4-3
EC-4
C4-4L
R7-1
SARATOGA SQUARE PARK
R5B
R5
R6B
C4-5D
C6-3A
C8-2
M1-1
MX-10
M1-1/R7D
R7D
R6A
R6B
R6
R5
R5B
R5D
R7A
R6A
R6B
R6
R5B
R6B
R6A
R7D
R6
R6B
R6
R6
R6