

396-400 Avenue X

Post-Hearing
February 20, 2024

Certified December 11, 2023

C 230381 ZMK
N 230382 ZRK
Brooklyn CD 15

396-400 Avenue X

CPC Vote

Wednesday, March 6, 2024

Applicant:

PG Realty Investments, LLC

Location:

Gravesend, Brooklyn (CD 15)

Proposed Development

- New mixed-use development including 41,000 sf of residential space (45 units,12 income-restricted) and 5,000 sf of ground-floor commercial space

Proposed Actions:

- Zoning Map Amendment from R4/OP to R7A/C2-4/OP
- Zoning Text Amendment to Appendix F to map a Mandatory Inclusionary Housing (MIH) Area



Appendix

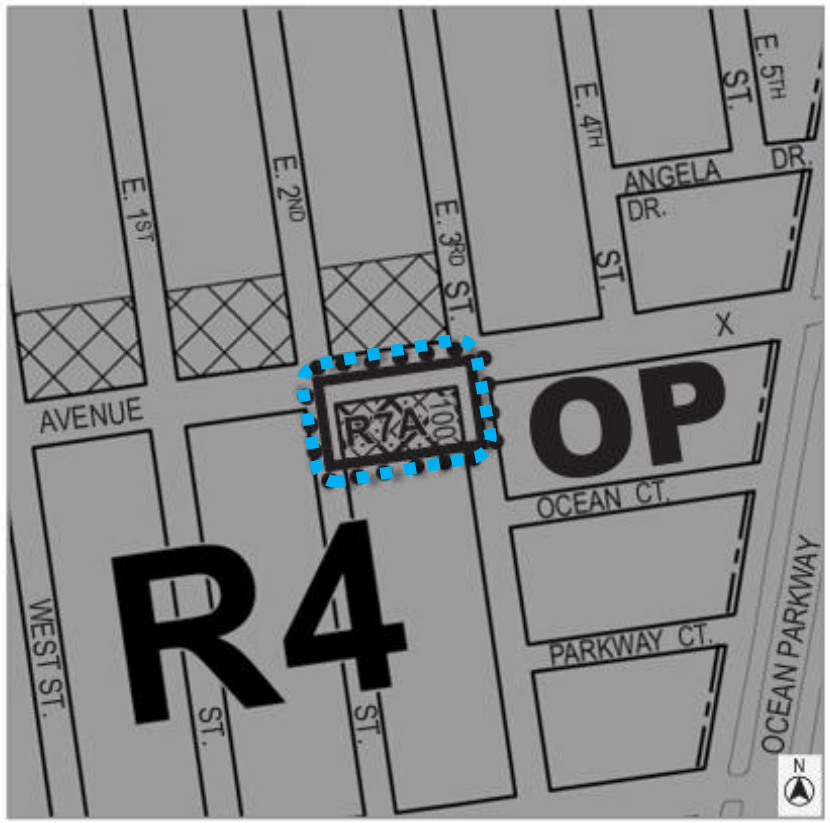
Proposed Actions (Zoning Map Change and Zoning Text Amendment)

Zoning Map Amendment to rezone the project area from a R4/OP to a R7A/C2-4/OP district

Zoning Text Amendment to Appendix F (MIH)



Current Zoning Map (28c)



Proposed Zoning Map (28c) - Area being rezoned is outlined with dotted lines

Rezoning from R4 (OP) to R7A/C2-4 (OP)



Community Board 15 Recommendation

Public Hearing held on December 19, 2023

Voted to recommend **conditional approval of the project**

35 in favor

0 opposed

0 abstentions

Consideration: Proposed development can accommodate triple stackers in the cellar for 45 parking spaces.

Borough President Recommendation

Public Hearing held on January 16, 2024

Recommendation submitted on January 19, 2024 **to recommend approval of the project with one condition**

Condition: The applicant is to provide no more than the number of parking spaces as required per the Zoning Resolution

Summary

Actions Requested:

- Zoning Map Amendment to change a R4/OP district to a R7A/C2-4/OP district
- Zoning Text Amendment to map an MIH area coterminous with the rezoning area

Proposed Development:

- Seven story mixed-use building (4.56 FAR)
- Approx. 41,000 sf residential and 5,000 sf ground-floor commercial
- 45 units, 12 income restricted

Rendering from East 2nd Street



Rendering of Interior Courtyard



Sectional


65'-9"
18'-3"
15'-0"
BULKHEAD/ CORE
T.O. Bulkhead
85'-0"
Rooftop
75'-0"
Seventh Floor
65'-0"
Sixth Floor
55'-0"
Fifth Floor
45'-0"
Fourth Floor
35'-0"
Third Floor
25'-0"
Second Floor
15'-0"
First Floor - Grade
0"
COMMERCIAL STORES
COMMERCIAL STORES
COMMERCIAL STORES
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
15'-0"
20'-0"
65'-0"
95'-0" MAXIMUM BUILDING HEIGHT
RES.
COMMERCIAL

Coastal Flood Zone Map

NYC Coastal Zone Boundary map

