Project Description (LR Item 3)
No. 2023K0368

783 4th Avenue

April 2026

1. Introduction

Application by 783 4th Avenue LLC for Zoning Map Amendments and a Zoning Text Amendment ("the Proposed Actions") in the South Slope section of Brooklyn Community District #7. The Proposed Actions consist of:

1. Zoning map amendment to rezone Block 661, Lots 1, 2, 3, 4, 5, 13, 66, 68, 69 and portions of 14 from M1-1D to R7A and R8A/C2-4 (the "Rezoning Area"); and
2. Zoning text amendment to amend Appendix F (Inclusionary Housing Designated Areas) of the Zoning Resolution of the City of New York ("ZR") to establish the Project Area as a Mandatory Inclusionary Housing ("MIH") area (the "Proposed Actions").

The Proposed Actions would facilitate three new buildings (collectively, the "Proposed Development.") The Development Site itself is comprised of Block 661, Lots 5, 13, 14 & 66, stretching between 27th and 28th Streets on the east side of 4th Avenue. The Proposed Development is comprised of three buildings: The largest building (Building A) will be a 13-story, 134-foot-tall mixed-use building on the southeast corner of 4th Avenue and 27th Street, with 84,579 total square feet (3,800 square feet of which will be put to commercial use on the ground floor) and 98 dwelling units (23 of which will be permanently income-restricted). Building B will rise nine-stories and 94 feet and front on a midblock portion of 27th Street and contain 62,653 square feet of residential use and 68 dwelling units (17 of which will be permanently income-restricted). Building C will rise eight-stories and 84 feet and front on a midblock portion of 28th Street and contain 37,215 square feet as well as 2,743 square feet of community facility use and 48 dwelling units, all of which will be permanently affordable through a term sheet with NYC Housing Preservation and Development ("HPD"). 9 voluntary parking spaces would be provided, where none are required in the Inner Transit Zone.

In total, the Proposed Development will contain 184,445 square feet (5.66 FAR) and 214 dwelling units, 88 of which will be permanently income-restricted in compliance with "Option 1" of the Mandatory Inclusionary Housing ("MIH") Program, at an average of 55% AMI.

2. Background

In April 2005, the NYC Board of Standards and Appeals ("BSA") granted a variance under BSA Cal No. 361-02-BZ to permit a residential use in an existing industrial building in an M1-1D district at 214 25th Street (Block 655, Lot 13) located to the northeast of the Project Area.

The City rezoned the area immediately north of the Project Area in November of 2005, under the South Park Slope contextual rezoning (C 060054 ZMK and N 060053 ZRK). The Zoning Map and Zoning Text Amendments rezoned 50 blocks in the South Park Slope area in Community District #7 generally bounded by 15th Street to the north, 4th Avenue to the west, Prospect Park West to the east and 24th Street and Greenwood Cemetery to the south. Existing R5 and R6 districts were rezoned to R5B and R6B districts on midblock areas between 3rd Avenue and Prospect Park West. 4th Avenue, beginning south of 15th Street up to 24th Street was rezoned from R6 to R8A with a C2-4 commercial overlay. The rezoning intended to protect the pre-dominantly low-rise character of the neighborhood, reinforce several avenue corridors for mixed use buildings and provide opportunities for apartment house construction with incentives for affordable housing along 4th Avenue.

In 2009, the area to the south of the Rezoning Area was amended as part of the Sunset Park Rezoning (C 090387 ZMK and N 090386 ZRK). The Zoning Map and Zoning Text Amendments affected 28 blocks in the Sunset Park neighborhood bounded by Third Avenue, 28th Street, 63rd Street, and 8th Avenue. The rezoning amended R6 and C4-3 districts to R4A, R4-1, R6B, R6A, R7A, and C4-3A. The goal of the rezoning was to replace R6 districts in mid-block locations with contextual districts, such as R4A, R4-1, R6B, while providing avenues, such as 4th Avenue with opportunities for additional growth under R6A and R7A districts. An existing C4-3 district along Fifth Avenue was also replaced with C4-3A. In addition, commercial overlays were adjusted to reflect existing development patterns and preclude commercial intrusions into residential mid-blocks. The zoning text amendment associated with the rezoning made the R7A applicable as an (Voluntary) Inclusionary Housing area.

Subsequently on November 29, 2011, the NYC Council adopted the Special 4th Avenue Enhanced Commercial District (C 110386 ZMK and N 110387 ZRK). The Special Enhanced Commercial District (SECD) runs for 56 blockfronts along 4th Avenue from Atlantic Avenue to the north and 24th Street to the south in Brooklyn Community Districts 2, 6 and 7. The Special District was created to ensure the continued development of 4th Avenue as a lively, mixed-use neighborhood by establishing regulations to promote a vibrant mix of commercial and community facility uses on the ground floor of new developments and enlargements such as limitations on residential and parking uses. The Special District also established certain streetscape and sidewalk continuity guidelines to enhance the pedestrian environment such as transparency requirements and limitations on curb cuts.

In December 2017, the BSA granted a variance under BSA Cal No. 22-15-BZ to permit a residential building in an M1-1D zoning district located at 219 26th Street (Block 655, Lot 55), also east of the Development Site.

In April of 2021, a rezoning was approved for 737 4th Avenue (C200029 ZMK, N200030ZRK), which is located two blocks to the north of the Project Area. The rezoning included a zoning map amendment from M1-1D to R8A/C2-4 under MIH. In addition, the affected area was included as part of the Special Enhanced Commercial District (EC-1). These actions facilitated a new 14-story 108,119 square foot (7.2 FAR) mixed use (residential-commercial) building anticipated to contain a total of 142 dwelling units, 107 of which will be market-rate and 35 of which (25 %) would be permanently affordable to incomes averaging 60 % of Area Median Income (MIH Option 1).

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, the Rezoning was added to a new Inner Transit Zone, which waives residential parking requirements and reduces mixed-use parking requirements. In addition, certain mid-rise residential districts, such as the proposed R7A equivalent district, were enhanced to permit additional floor area and height with the inclusion of qualifying affordable units.

There are no other relevant approved land use actions within the last ten years within 1,000 feet of the proposed Project Area.

3. Description of the Surrounding Area

The surrounding area is categorized by a mix of building types and uses. The area is characterized by Greenwood Cemetery to the east and the Southwest Brooklyn Industrial Business Zone, located west of 3rd Avenue. The residential districts in the immediate surrounding area are R8A/C2-4, R7A/C2-4, R6A and R6B contextual districts. The medium density R6A and R6B contextual districts are mapped mid-block and along parts of 3rd, 5th and 6th Avenues respectively, while the R7A/C2-4 and R8A/C2-4 districts line Fourth Avenue to the north and south of the Project Area. The highest-density residential district in the immediate surrounding area is the R8A district mapped immediately north of the Project Area, which runs along 4th Avenue from Atlantic Avenue to 25th Street. A large C2-4 commercial overlay runs along both 4th Avenue and portions of 5th Avenue, which provide local neighborhood retail to the surrounding area. As mentioned, the retail corridor along 4th Avenue immediately north of the Project Area at 25th Street is located in the EC-1 Special Enhanced Commercial District, which was created to ensure that a majority of the ground floor space within buildings is occupied by commercial establishments that enliven the pedestrian experience along the street.

Building heights in the surrounding area typically range from one story commercial and manufacturing buildings to twelve story mixed use buildings along 4th Avenue. Much of the

residential building typology within the immediate surrounding area along the mid-block areas consist of 1-2 family buildings and multi-family walk-up buildings. Along Fourth Avenue, residential buildings range anywhere from 3-stories to 11-stories tall, most of which contain ground floor retail spaces. To the north of the Project Area, there is a six-story mixed use building spanning the whole block between 23rd and 24th Streets located at 725 4th Avenue (Block 649, Lot 1). A ten-story Brooklyn Way hotel is located at 764 4th Avenue, northwest of the Development Site (Block 654, Lot 34).

Notable community facility uses in the immediate surrounding area include the Our Lady of Czestochowa-St Casimir Parish Catholic Church, which occupies 3 tax lots to the north of the Project Area at 183 25th Street (Block 651, Lots 25, 47 and 51). The Parish consists of multiple buildings including a Church and a pre-school. Other notable community facility uses include P.S. 172 Beacon School of Excellence located at 825 4th Avenue (Block 669 Lot 1), two blocks south of the Development Site.

As mentioned, the Development Site is currently located in an M1-1D district, which is bounded by 4th Avenue to the west, 24th Street to the north, 5th Avenue to the east and mid-Block 665 between 28th and 29th Streets to the south. The district contains primarily low-rise 1-story manufacturing/commercial uses as well as low-rise 2-3 story walk-up multi-family buildings.

M1-1 districts typically include light industrial uses and permit offices, most retail uses at a maximum FAR of 1.0 and limited community facility uses at 2.4 FAR. No front yards and side yards are required unless the side yard is along a district boundary. Rear yards of 20 feet are usually required, except within 100 feet of a corner. Parking is required based on the use and size of the establishment. Loading berths could be required as well depending on size and type of use. M1-1D districts generally follow the same regulations as M1-1 districts except that M1-1D districts permit residential uses by authorization of the City Planning Commission.

A large M1-2D district is located directly west of the Project Area spanning approximately 21 blocks between 3rd and 4th Avenues, the Prospect Expressway and the midblock between 37th and 38th Streets. M1-2D districts allow residential uses by authorization but otherwise permit similar use groups to M1-1 districts with a greater permitted bulk with an FAR of 2.0 for commercial and light industrial uses and 4.8 for certain community facility uses (Use Group 4). Off-street parking and loading berth requirements also vary in M1-2 districts according to the type and size of the use on the property. Residential uses are permitted at an FAR of 1.65 pursuant to ZR 43-61.

R6A districts are mapped in areas along 5th Avenue and 3rd Avenue. R6A districts are contextual districts with a maximum residential FAR of 3.0 (3.9 with MIH or UAP). Quality Housing regulations are mandatory in this district. Above a maximum base height of 65 feet, the building must set back by at least 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 85 feet (95 feet with MIH or UAP). Off-street parking for residential units are waived in the Inner Transit Zone.

Large mid-block areas within the surrounding areas are zoned R6B. R6B districts are traditional rowhouse districts that preserve the scale and harmonious streetscape of neighborhoods. A maximum 2.0 FAR is permitted for residential uses – or up to 2.4 FAR with affordable units (UAP or MIH). Above a maximum base height of 45 feet, the building must set back by at least 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 55 feet or 65 feet with affordable units. Off-street parking for residential units are waived in the Inner Transit Zone.

A large R8A district is mapped to the north of the Project Area along the east side of Fourth Avenue to the north of 25th Street with C2-4 commercial overlays mapped at 100 feet in depth. R8A districts permit a maximum FAR of 6.02 under basic regulations and a maximum FAR of 7.2 with affordable units. Maximum lot coverage is 80 % for interior and through and 100 % on corner lots. Building heights may reach 125 feet or 145 feet with affordable units. Off-street parking for residential units are waived in the Inner Transit Zone.

A block to the south of the Project Area is an R7A/C2-4 district at 29th Street, which is a mid-rise contextual district, similar to R8A/C2-4. They permit a maximum FAR of 4.00 under basic regulations and a maximum FAR of 5.01 with affordable units. Maximum lot coverage is 80 % for interior and through and 100 % on corner lots. Building heights may reach 85 feet or 115 feet with affordable units. Off-street parking for residential units are waived in the Inner Transit Zone.

A C2-4 commercial overlay is mapped within the R8A and R7A districts along 4th Avenue and within the R6A district along 5th Avenue from 17th Street to 24th Street. The C2-4 district allows for a wide variety of commercial uses (Use Group VI–X) with an FAR of up to 2.0 (when mapped in R6-R10 districts). Parking requirements vary depending on size and use.

The surrounding area is well-served by public transit. The New York City Transit (NYCT) R Train has a stop to the north of the Project Area at 25th Street and Fourth Avenue. The B63 bus runs along 5th Avenue, one block to the east with service between Bay Ridge and Cobble Hill. The B37 bus runs along Third Avenue, one block to the west, with service between Bay Ridge and Boerum Hill. There are also multiple express bus lines that run along Third Avenue that provide service to Downtown and Midtown Manhattan.

4. Description of the Proposed Project Area

The Project Area is situated at the western end of Block 661, which is the east side of 4th Avenue between 27th and 28th Streets. Fourth Avenue is a wide arterial with 120 feet in width (wide in the ZR), while 27th and 28th Streets are smaller side streets, both with 60 feet in width (narrow in the ZR). The Proposed Project Area consists of the Development Site (Block 661, Lots 5, 13, 14 & 66) as well as some additional parcels that are not under the Applicant's control: Block 661, Lots 1, 2, 3, 4, 68 and 69. The Development Site is described in greater detail below.

Lot 1 (799 Fourth Avenue) is an approximately 2,516-sf corner lot that contains a one-story, approximately 2,500-gsf commercial/office building (0.86 FAR). There are no parking spaces located on this lot.

Lot 2 (797 Fourth Avenue) is an approximately 2,499-sf interior lot that contains a two-story, approximately 3,760-gsf mixed residential/commercial building containing one dwelling unit (1.34 FAR). There are no parking spaces or curb cuts located on this lot.

Lot 3 (795 Fourth Avenue) is an approximately 2,000-sf interior lot that contains a three-story, approximately 2,400-gsf mixed residential/commercial building containing two DUs (1.08 FAR). There are no parking spaces or curb cuts located on this lot.

Lot 4 (793 Fourth Avenue) is an approximately 3,000-sf interior lot that contains a three-story, approximately 4,320-gsf residential building containing six DUs (1.31 FAR). There are no parking spaces or curb cuts located on this lot.

Lot 68 (181 28th Street) is an approximately 2,504-sf interior lot that contains a two-story, approximately 1,760-gsf residential building containing three DUs (0.64 FAR). There are no parking spaces or curb cuts located on this lot.

Lot 69 (179 28th Street) is an approximately 2,504-sf interior lot that contains a two-story, approximately 2,536-gsf residential building containing three DUs (0.92 FAR). There are no parking spaces or curb cuts located on this lot.

5. <u>Description of Proposed Development Site</u>

The Development Site encompasses four properties (Block 661, Lots 5, 13, 14 & 66) which includes a corner property and series of three interior properties, that together form an L-shaped zoning lot with a corner portion and through lot portion totaling 32,524 square feet. The entire subject block is zoned M1-1D. The Development Site contains approximately 100 feet of frontage on the east side of Fourth Avenue, approximately 75 feet of frontage on the south side of 27th Street, and approximately 250 feet of frontage on the north side of 28th Street.

The Development Site currently contains Saint Rocco's Roman Catholic Church campus, which comprises five low-rise buildings ranging in height from one- to two-stories and totaling 26,645-gross square feet ("gsf"), as well as three existing curb cuts (one curb cut is located on Fourth Avenue and two curb cuts are located on 28th Street) that facilitate ingress and egress to 33 surface parking spaces.

Lot 5 (783 Fourth Avenue) is an approximately 17,500-sf corner lot that contains a two-story, approximately 19,545-gsf community facility use (0.97 FAR). There are approximately 13 parking spaces located on this lot.

Lot 13 (216 27th Street) is an approximately 2,504-sf interior lot that contains a two-story, approximately 1,600-gsf community facility building (0.56 FAR). There are no parking spaces located on this lot.

Lot 14 (220 27th Street) is an approximately 7,512-sf through lot that contains three public facility and institutional buildings, which range in height from one- to two-stories and total 5,500-gsf (0.64 FAR). There are approximately eight parking spaces located on this lot. It should be noted a portion of Lot 14 would be excluded from the proposed zoning map change.

Lot 66 (183 28th Street) is an approximately 5,008-sf interior lot that contains a surface parking facility (0.0 FAR) containing approximately 12 parking spaces.

6. Description of Proposed Development

The Proposed Actions would facilitate three new buildings (collectively, the "Proposed Development.") The Development Site itself is comprised of Block 661, Lots 5, 13, 14 & 66, stretching between 27th and 28th Streets on the east side of 4th Avenue. The Proposed Development is comprised of three buildings: The largest building (Building A) will be a 13-story, 134-foot-tall mixed-use building on the southeast corner of 4th Avenue and 27th Street, with 84,579 total square feet (3,800 square feet of which will be put to commercial use on the ground floor) and 98 dwelling units (23 of which will be permanently income-restricted). Building B will rise nine-stories and 94 feet and front on a midblock portion of 27th Street and contain 62,653 square feet of residential use and 68 dwelling units (17 of which will be permanently income-restricted). Building C will rise eight-stories and 84 feet and front on a midblock portion of 28th Street and contain 37,215 square feet as well as 2,743 square feet of community facility use and 48 dwelling units, all of which will be permanently affordable through a term sheet with NYC HPD. 9 voluntary parking spaces would be provided, where none are required in the Inner Transit Zone.

In total, the Proposed Development will contain 184,445 square feet (5.66 FAR) and 214 dwelling units, 88 of which will be permanently income-restricted in compliance with "Option 1" of the Mandatory Inclusionary Housing Program, at an average of 55% AMI.

Building A would consist of the 13-story corner parcel in the subject R8A/C2-4 district. This would contain approximately 84,579 zoning square feet and 98 dwelling units with the proposed ground-floor retail space totaling 3,800 zsf with storage area below in 5,000 gsf. The lobby of the building would be oriented towards 27th Street, with the retail fronting Fourth Avenue. The building would rise to 13-stories (134 feet) with a 10-foot setback at the 11th floor (approximately 104 feet in elevation). The 2nd and 11th floors would contain outdoor terrace spaces. Dormers would be provided at the 11th and 12th floors to articulate the building's bulk oriented towards Fourth Avenue.

Building B would be located along 27th Street and contain residential use (68 dwelling units) in 9-stories to total 62,652 zsf. The building would contain a 64-foot base height and set back 15 feet from 27th Street before rising to a roof height of approximately 84 feet. The 9 voluntary parking spaces would be located in this building at the ground floor, accessible from a new curb cut approximately 12-feet wide (with splays) oriented several feet away from eastern lot line. The 7th floor would contain outdoor terrace areas.

Building C would be located along 28th Street and contain residential use (48 dwelling units) in 37,215 zsf in 8-stories. The building itself would be set back approximately 7 feet from the lot line and rise to 74 feet. The roof height would be 84 feet. The rooftop would contain terrace areas. The building would contain 2,743 zsf of community facility space in the first floor that would serve as supportive services for the residents. This building is anticipated to be fully affordable under HPD's Extremely Low & Low-Income Affordability (ELLA) term sheet. ELLA provides for low income rents affordable to households earning up to 80% of Area Median Income (AMI). Up to 20% of the units may have rents affordable to moderate income households earning between 90% - 100% of AMI. At least 15% of units must be set aside for formerly homeless households. Given these requirements, the 48 dwelling units are anticipated to average 50% AMI with units between 30% and 80% AMI.

The area separating the buildings would consist of open space. Each building would contain required amenity space. Under a preliminary unit mix, the buildings would comprise 214 units, which would include 36 studio apartments, 59 one-bedrooms, 100 two-bedrooms and 19 three-bedrooms. In terms of affordability, Buildings A and B provide 25% of residential floor area as affordable, and Building C would be 100% affordable. This would result in 88 affordable units, or approximately 41% of residential floor area. These affordable units would average 55% AMI

It should be noted a small portion of the Development Site would remain in an M1-1D area (approximately 7.7%). However, pursuant to ZR 77-11, the entire zoning lot assumes residential use regulations pursuant to the proposed R8A/C2-4 and R7A districts on the remainder of the zoning lot. In addition, pursuant to ZR 77-22, approximately 12.8% of the permitted floor area from the R7A portion of the zoning lot – or 14,424 zsf – is reallocated into the R8A/C2-4 portion of the zoning lot, as that is within 100 feet of a wide street (4th Avenue).

7. Actions Necessary to Facilitate the Project

The Proposed Actions necessary to facilitate the Proposed Development consist of:

1. Zoning map amendment to rezone Block 661, Lots 1, 2, 3, 4, 5, 13, 66, 68, 69 and portions of 14 from M1-1D to R7A and R8A/C2-4; and

2. Zoning text amendment to amend Appendix F (Inclusionary Housing Designated Areas) of the Zoning Resolution of the City of New York ("ZR") to establish the Project Area as a Mandatory Inclusionary Housing ("MIH") area.

At this time, the Applicant proposes to pursue Option 1 of the MIH and provide 88 affordable housing units - or designate approximately 41 % of the proposed residential floor area as permanently affordable, to incomes averaging 55% AMI, which exceeds the 60% AMI requirement. Option 1 also requires at least 10% of affordable units at 40% AMI and below, with 27 units provided at that AMI level (or below) - approximately 13% - which exceeds the requirement for 214 units.

The proposed new R8A/C2-4 and R7A districts would facilitate a higher but appropriate density and would allow for residential uses to be built as-of-right. Currently, in the underlying M1-1D district, residential uses are generally allowed only on lots that already contain existing residences and fall outside designated manufacturing areas or a specific buffer zone along Third Avenue in Brooklyn. For all other lots, new or expanded residential uses up to 2.0 FAR require CPC authorization, and only on lots that met specific qualifying criteria. As mentioned above, R8A districts are higher density contextual residential districts where Quality Housing regulations are mandatory. They permit a maximum residential FAR of 7.2 with MIH. Community facility uses are permitted at a maximum FAR of 6.5. Maximum lot coverage is 80 % for interior and through lots and 100 % on corner lots. Under MIH, a base height of 60-105 feet is required and a maximum height of 145 is permitted. Parking is waived in the Inner Transit Zone for residential uses. C2-4 districts allow for a wide variety of commercial uses (Use Group VI - X) with an FAR of up to 2.0 (when mapped in R6-R10 districts). One parking space is required for every 1,000 square feet of general retail floor area, however, parking requirements are waived if the number of parking spaces required is less than 40.

Also mentioned above, R7A districts under MIH permit a maximum FAR of 4.6. Maximum lot coverage is 80 % for interior and through and 100 % on corner lots. Under MIH, a base height of 40 feet is required and a maximum height of 115 feet. Parking is waived for residential use in the Inner Transit Zone.

The proposed R8A/C2-4 district would be mapped at a depth of 100 feet, consistent with the pre-existing R8A/C2-4 district located to the north at 25th Street. The area beyond 100 feet would be mapped R7A, which would serve as a transition district between R8A/C2-4 and the M1-1D district.

The proposed R8A/C2-4 district would be a logical extension of the existing zoning along Fourth Avenue and therefore would be consistent with the underlying zoning in the area. The R7A district would serve as a mid-rise transition district away from Fourth Avenue, consistent with R6A districts on mid-blocks in the surrounding area. Since the 2005 zoning map amendment, which established the R8A/C2-4 district along Fourth Avenue, the area has experienced revitalization and growth through the creation of more housing opportunities for all income levels as well as economic opportunities for local businesses along Fourth Avenue. The Proposed Actions should

continue this trend of providing similar benefits to the community that will fit in with surrounding neighboring context. In addition, that R8A/C2-4 district was extended to 25th Street in 2021 under the 737 Fourth Avenue Rezoning and is now located only two blocks north of the Development Site, reflecting the necessary rezoning of this corridor to address the evolving character of the surrounding area and need for increased dwelling units located in close proximity to transit.

Although the South Park Slope Rezoning (C 060054 ZMK) did not extend the R8A/C2-4 district to include the Project Area, the proposed density is appropriate as it is a logical extension of the 2005 and 2021 rezonings. The Proposed Actions would continue perpetuating the goals set forth in the 2005 Rezoning by providing new mixed-use housing with the provision for affordable units and reinforcing the avenue as a corridor for mixed retail/residential buildings.

As noted, in the above-referenced CPC Report, Fourth Avenue is an appropriate corridor to add such density, considering it is a 120-foot-wide corridor that is well-served by public transit. The existing M1-1D significantly limits the growth potential of the site, which is underutilized and nearing obsolescence. While the Development Site currently contains a community facility use, a campus for Saint Rocco's Roman Catholic Church, the facility is aging and in desperate need of repairs. The community that once attended the facility has declined in recent decades and while the campus still partially serves the surrounding community with space dedicated towards community service, overall, the facility has declined in recent years.

Under the Proposed Actions, this facility would be replaced with 214 new dwelling units, of which at least 88 would be permanently affordable (41% of residential floor area) for incomes averaging 55% AMI[1]. In addition to permitting residential use at an appropriate density, Fourth Avenue would include new commercial retail space that would serve to activate this blockfront and promote the pedestrian environment of this segment of the roadway - and provide new retail services for the surrounding community.

The proposed affordability program of MIH Option 1 and proposed HPD ELLA term sheet for Building C, enable an affordability program under the Proposed Development that exceeds the baseline MIH Option 1 requirement by 16%, where 25% of residential floor area is required for incomes averaging 60% AMI, and 41% of residential floor area is provided for incomes averaging 55% AMI. This is appropriate for Brooklyn Community Board 7, where the median household income is $84,767 for an average household size of 2.86[2], which corresponds to a neighborhood AMI of approximately 60% AMI. Therefore, the proposed 88 affordable units, averaging 55% AMI, would be affordable to those incomes.

[1] In 2025, 50% AMI corresponds to $72,900 a year for a family of three. For 60% AMI, it correlates to $87,480 for a family of three, per U.S. Department of Housing and Urban Development (HUD).
[2] U.S. Census American Community Survey (ACS), 2019-2023.

8. Conclusion

The Proposed Actions will facilitate the development of a new mixed-use building that will benefit the community while maximizing the potential of an under-utilized property on a site that can accommodate increased density, with a location along a wide and heavily trafficked mixed-use thoroughfare and in close proximity to transit. The Proposed Development will continue promoting the goals that the City set forth when it created the R8A/C2-4 north of the Project Area and extended in 2021 to 25th Street, two blocks north of the Project Area, with new higher-density residential developments with ground-floor retail space.

The Proposed Actions aim to enable new redevelopment with three new buildings totaling 214 dwelling units and approximately 184,445 square feet of development, including neighborhood-serving ground-floor retail and community facility space. Critically, the project delivers a robust affordability program—88 permanently income-restricted units, representing roughly 41% of residential floor area—through a combination of MIH Option 1 and an HPD ELLA term sheet for Building C, resulting in affordability averaging 55% AMI and exceeding baseline MIH requirements. The proposal would also address local needs by replacing an aging and declining church campus with new housing opportunities that support a mix of incomes and reinforce Fourth Avenue's continued revitalization as a neighborhood corridor. The resulting Proposed Development would promote the pedestrian environment of the Fourth Avenue corridor and promote economic development with new storefronts, as well as create permanently affordable housing, a demonstrated local and city-wide need.

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

Land Use Application

Project ID number
2023K0368

Package Submission Date
9/1/2026

Section 1. Project Summary

Project Name:	783 Fourth Avenue Rezoning

Contact Person for this Application:		
Name	Phone	Email
Eric Palatnik	**2124254343**	**eric@ericpalatnikpc.com**

Applicant(s)		
Organization	First Name	Last Name
783 4th Avenue LLC	**Shulem**	**Kessler**

Site Data	
Street Address: **783 4th Avenue**	City Council District(s): **38**
Community District(s): **7**	Zoning Sectional Map Number(s): **16d**
Existing Zoning District(s): **M1-1D**	Special District(s): **R8A/C2-4, R7A**

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
ZM		**No**	**250042ZMK**	
ZR		**No**	**250043ZRK**	**ZR: MIH only**

**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? **Unknown at this time**

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**
783 4th Avenue LLC	Shulem	Kessler	199 Lee Street - Suite 745	Brooklyn	NY	11211

APPLICANT REPRESENTATIVE(S)						
First Name	**Last Name**	**Organization**	**Address**	**City**	**State**	**Zip Code**
Eric	Palatnik	Eric Palatnik, P.C.	32 Broadway	New York	NY	10004

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.

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 **25DCP015K**
3. Indicate CEQR Process type: **Unlisted**

   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 Project Area consists of Block 661, Lots 1, 2, 3, 4, 5, 13, 68, 69 and portions of 14. The Development Site consists of Block 661, Lots 5, 13, 14 & 66. It should be noted not all of Lot 14 would be rezoned but the entire lot would be included in the Development Site.

Section 4. (continued)

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

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	**00661**	**0014**	**Yes**	**Yes**	**Brooklyn**	**00661**	**0014**	**Yes**	**4/24/2023**
Brooklyn	**00661**	**0068**	**No**	**No**	**Brooklyn**	**00661**	**0068**	**Yes**	**4/24/2023**
Brooklyn	**00661**	**0013**	**Yes**	**No**	**Brooklyn**	**00661**	**0013**	**Yes**	**4/24/2023**
Brooklyn	**00661**	**0066**	**Yes**	**No**	**Brooklyn**	**00661**	**0066**	**Yes**	**4/24/2023**
Brooklyn	**00661**	**0069**	**No**	**No**	**Brooklyn**	**00661**	**0069**	**Yes**	**4/24/2023**
Brooklyn	**00661**	**0004**	**No**	**No**	**Brooklyn**	**00661**	**0004**	**Yes**	**4/24/2023**
Brooklyn	**00661**	**0003**	**No**	**No**	**Brooklyn**	**00661**	**0003**	**Yes**	**4/24/2023**
Brooklyn	**00661**	**0001**	**No**	**No**	**Brooklyn**	**00661**	**0001**	**Yes**	**4/24/2023**
Brooklyn	**00661**	**0002**	**No**	**No**	**Brooklyn**	**00661**	**0002**	**Yes**	**4/24/2023**
Brooklyn	**00661**	**0066**	**Yes**	**No**	**Brooklyn**	**00661**	**0066**	**Yes**	**4/24/2023**
Brooklyn	**00661**	**0005**	**Yes**	**No**	**Brooklyn**	**00661**	**0005**	**Yes**	**4/24/2023**

** 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
181	**28 STREET**	**181 28 STREET**	**K07**	**38**	**16D**	**Yes**	**4/24/2023**
179	**28 STREET**	**179 28 STREET**	**K07**	**38**	**16D**	**Yes**	**4/24/2023**
216	**27 STREET**	**216 27 STREET**	**K07**	**38**	**16D**	**Yes**	**4/24/2023**
793	**4 AVENUE**	**793 4 AVENUE**	**K07**	**38**	**16D**	**Yes**	**4/24/2023**
795	**4 AVENUE**	**795 4 AVENUE**	**K07**	**38**	**16D**	**Yes**	**4/24/2023**
218	**27 STREET**	**218 27 STREET**	**K07**	**38**	**16D**	**Yes**	**4/24/2023**
797	**4 AVENUE**	**797 4 AVENUE**	**K07**	**38**	**16D**	**Yes**	**4/24/2023**
183	**28 STREET**	**183 28 STREET**	**K07**	**38**	**16D**	**Yes**	**4/24/2023**
799	**4 AVENUE**	**799 4 AVENUE**	**K07**	**38**	**16D**	**Yes**	**4/24/2023**
189	**28 STREET**	**189 28 STREET**	**K07**	**38**	**16D**	**Yes**	**4/24/2023**
783	**4 AVENUE**	**783 4 AVENUE**	**K07**	**38**	**16D**	**Yes**	**4/24/2023**

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*

**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?

3. Is there a related Disposition of Property? **No**

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
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
16D	**M1-1D**	**R8A/C2-4, R7A**

-END OF FORM-

783 4th Avenue, Brooklyn

Area Map

Block: 661, Lots: 1-5, 13, 14 (p/o), 66, 68 & 69

Project Information

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

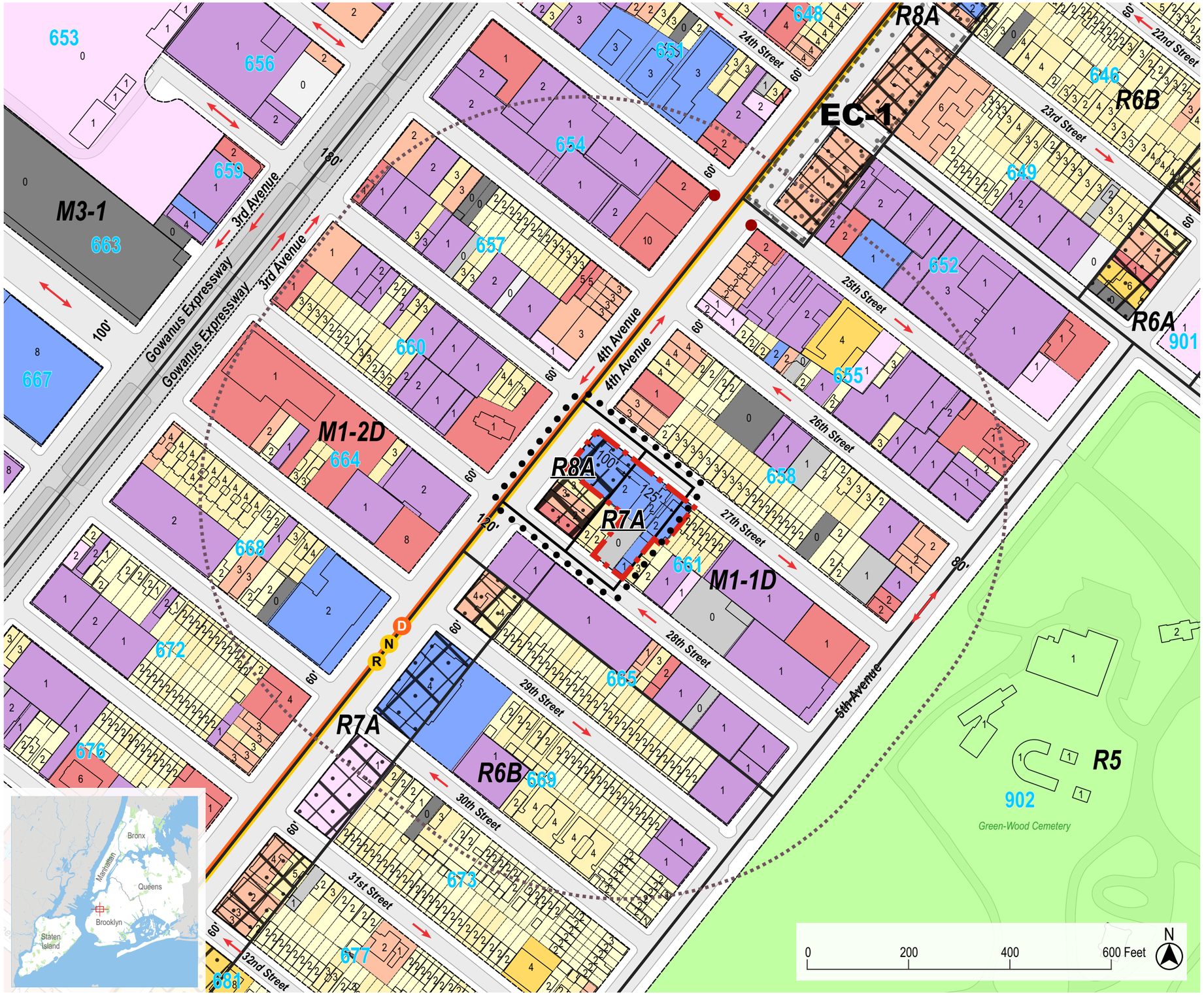
Existing Commercial Overlays & Zoning Districts

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

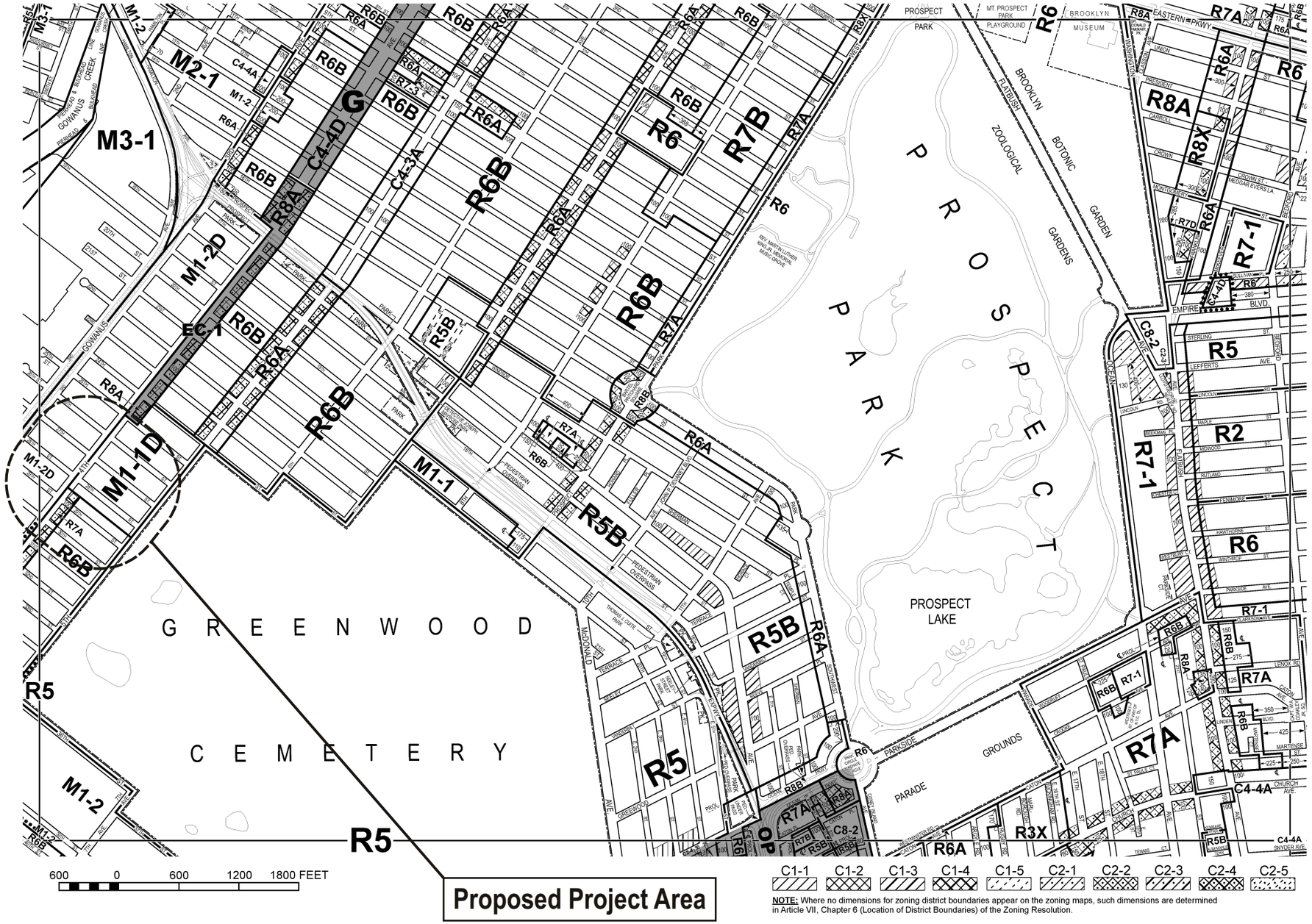
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open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



September 2023

Urban Cartographics

783 4th Avenue, Brooklyn



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
06-11-2025 C 230309 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

16a	16c	17a
16b	**16d**	17b
22a	22c	23a

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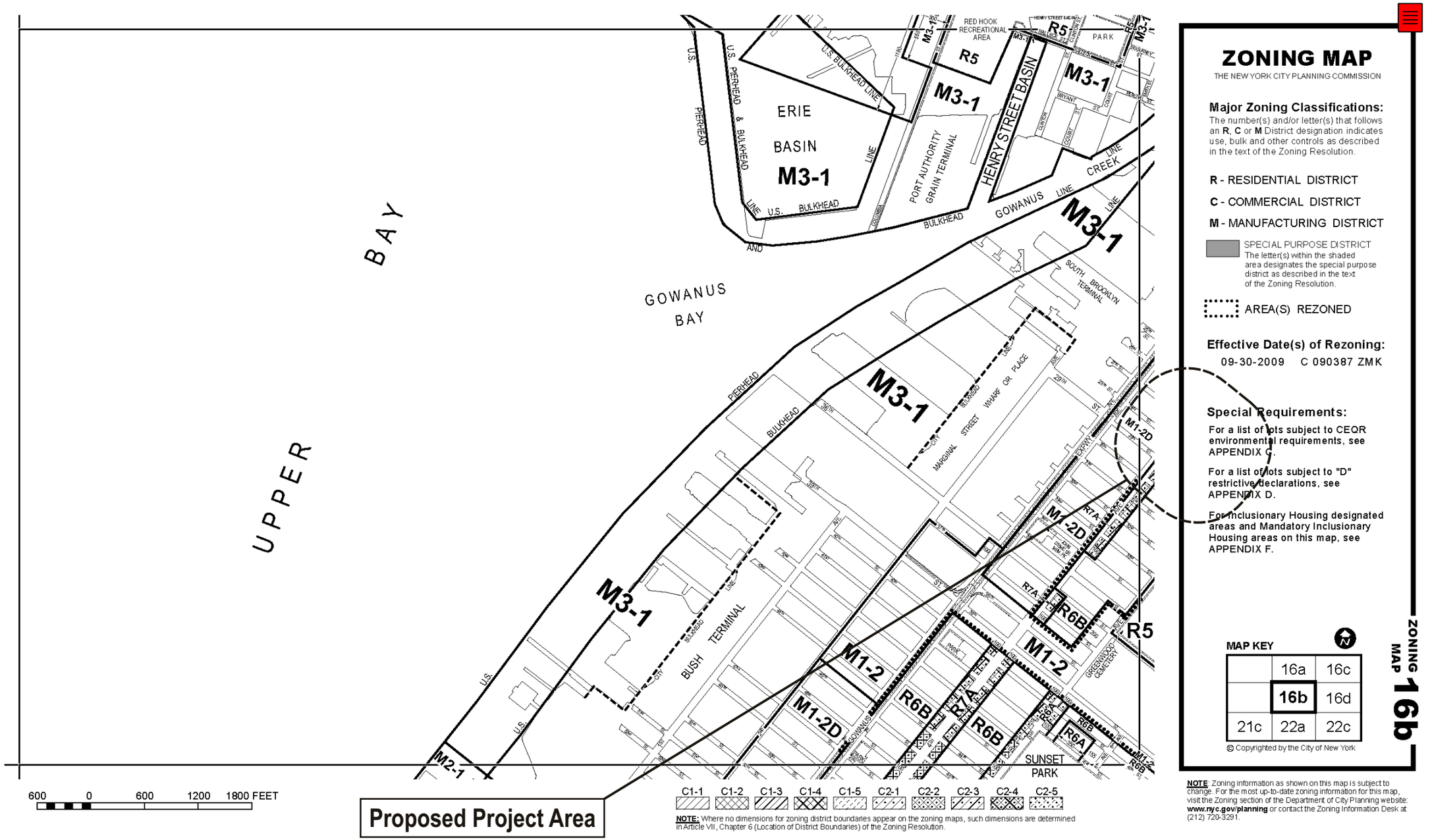
ZONING MAP **16d**

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.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

783 4th Avenue, Brooklyn



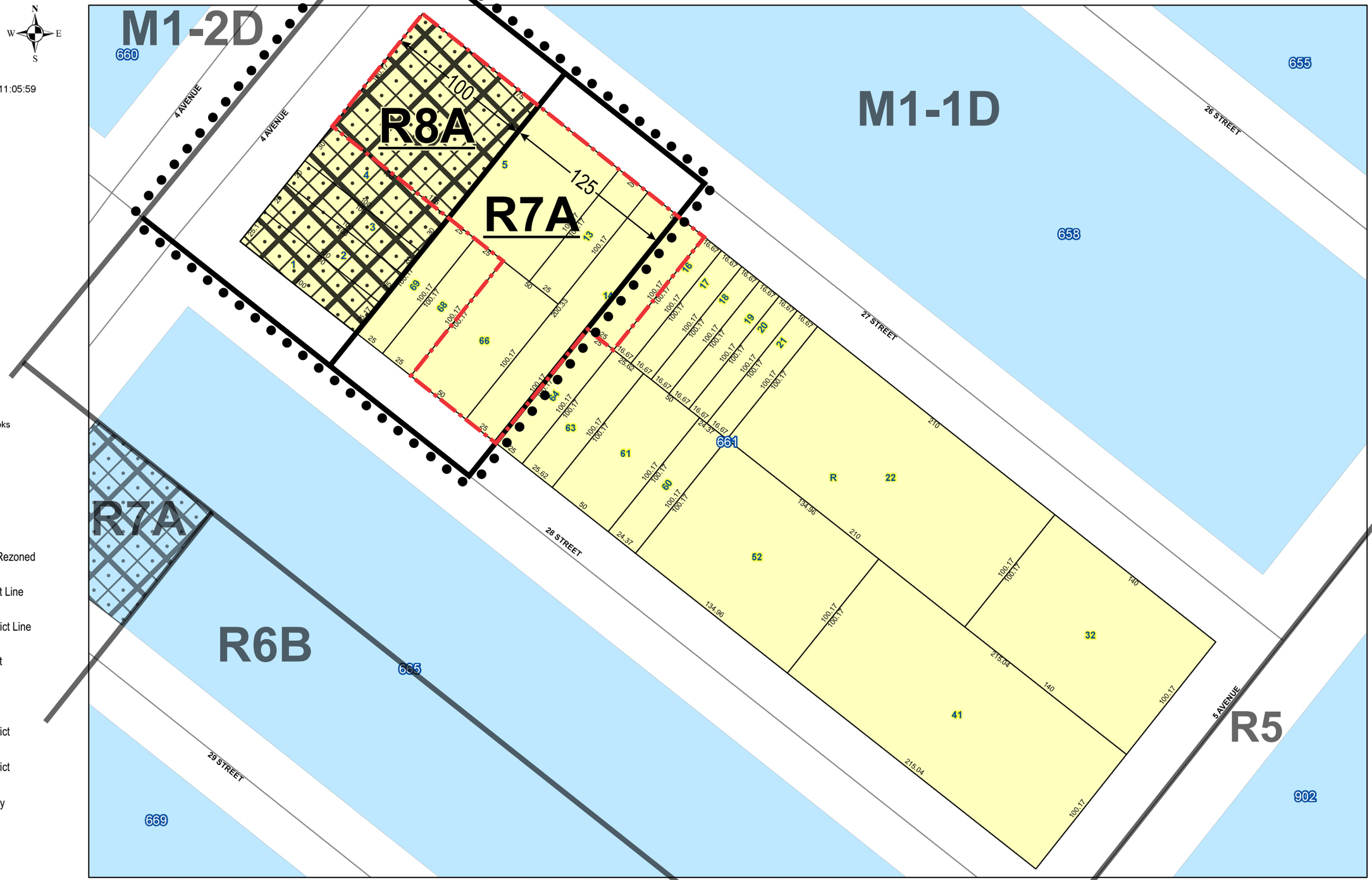
783 4th Avenue, Brooklyn

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



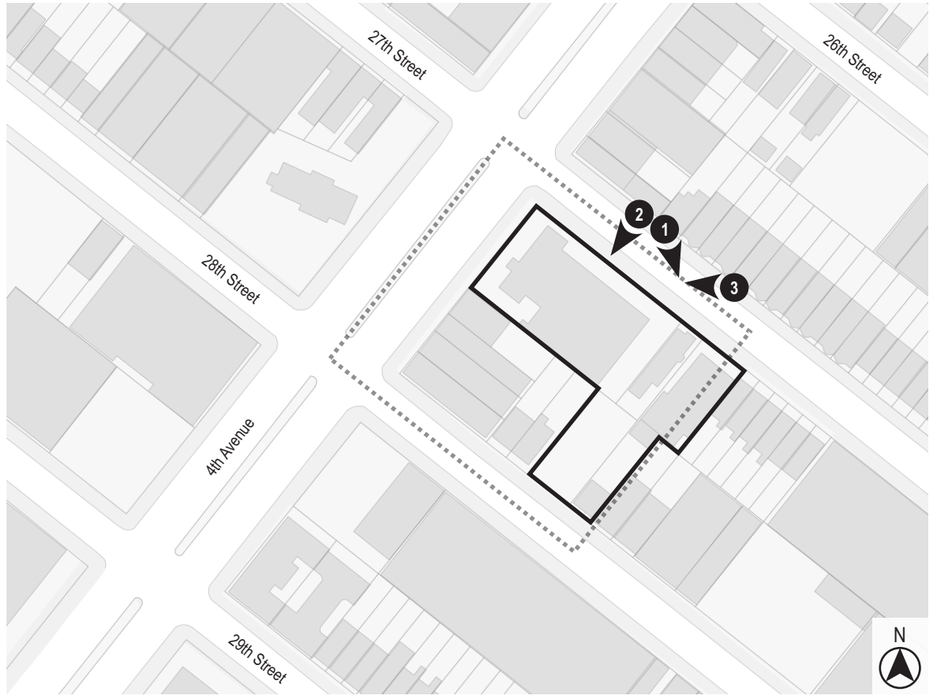
1. View of the Development Site facing southeast from 27th Street.



2. View of the Development Site facing southwest from 27th Street.



3. View of the Development Site facing west from 27th Street.





4. View of the sidewalk along the south side of 27th Street facing northwest (Development Site at left).



5. View of the north side of 27th Street facing east from the Development Site.



6. View of 27th Street facing northwest (Development Site at left).





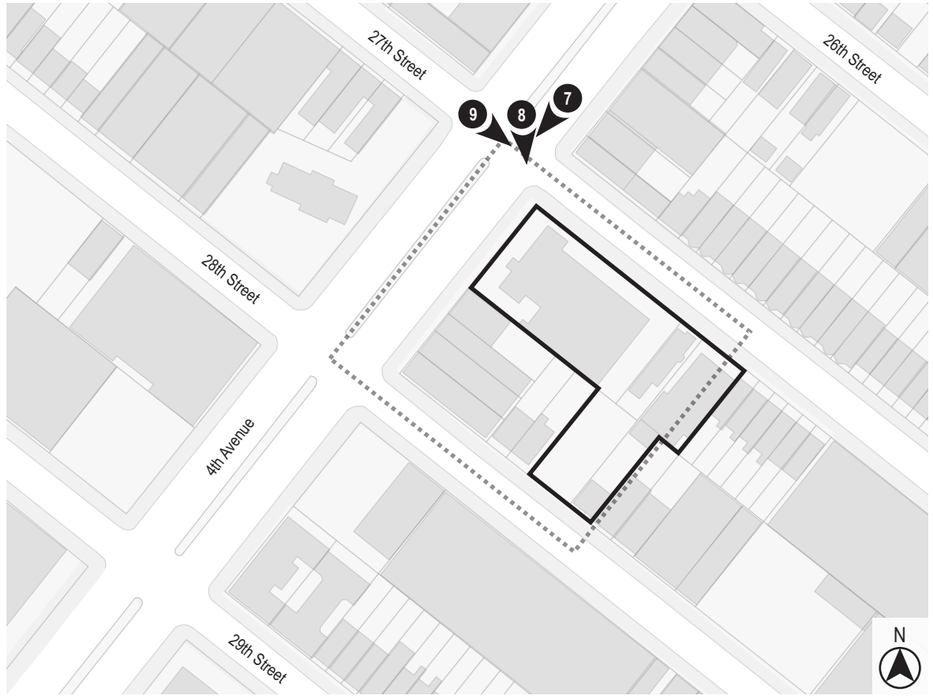
7. View of 4th Avenue facing southwest from 27th Street (Development Site at left).



8. View of the Development Site facing south from the intersection of 4th Avenue and 27th Street.



9. View of 27th Street facing southeast from 4th Avenue (Development Site at right).





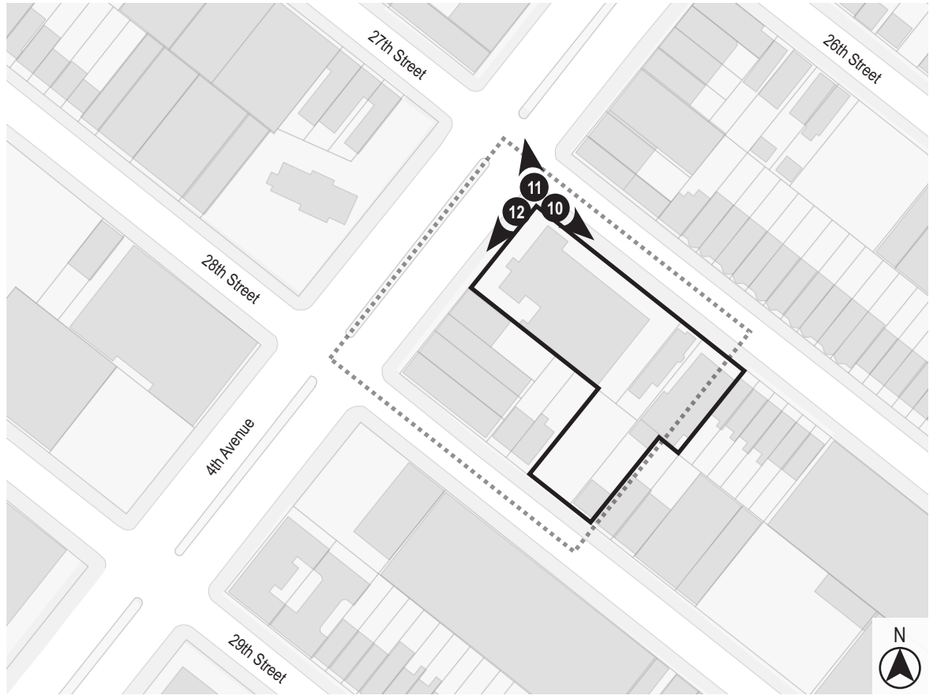
10. View of the sidewalk along the south side of 27th Street facing southeast from 4th Avenue (Development Site at right).



12. View of the sidewalk along the east side of 4th Avenue facing southwest from 27th Street (Development Site at left).



11. View of the intersection of 4th Avenue and 27th Street facing north from the Development Site.





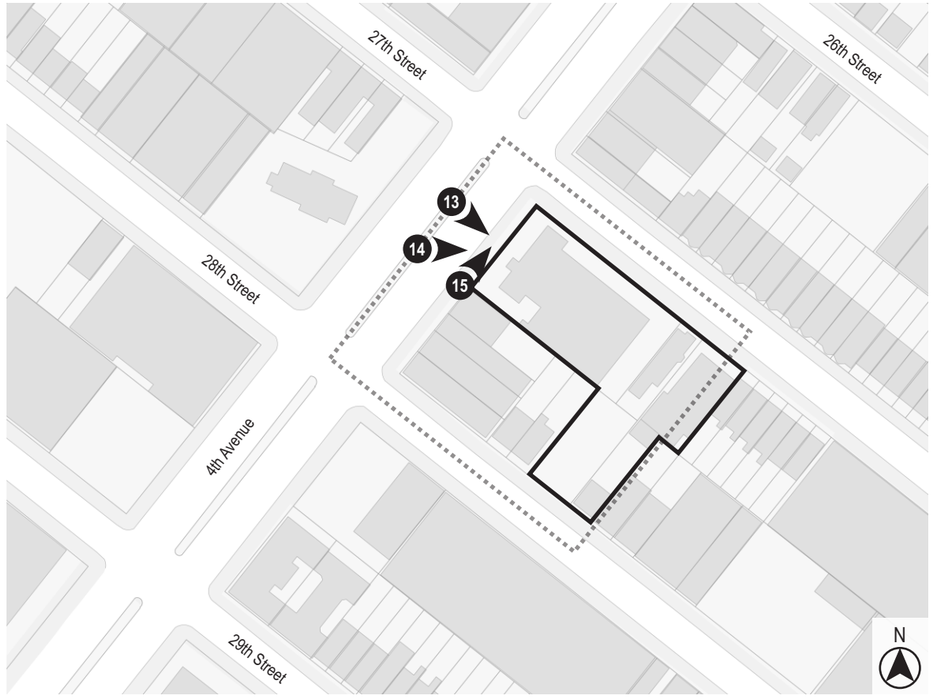
13. View of the Development Site facing southeast from 4th Avenue.



14. View of the Development Site facing east from 4th Avenue.



15. View of the sidewalk along the east side of 4th Avenue facing northeast (Development Site at right).





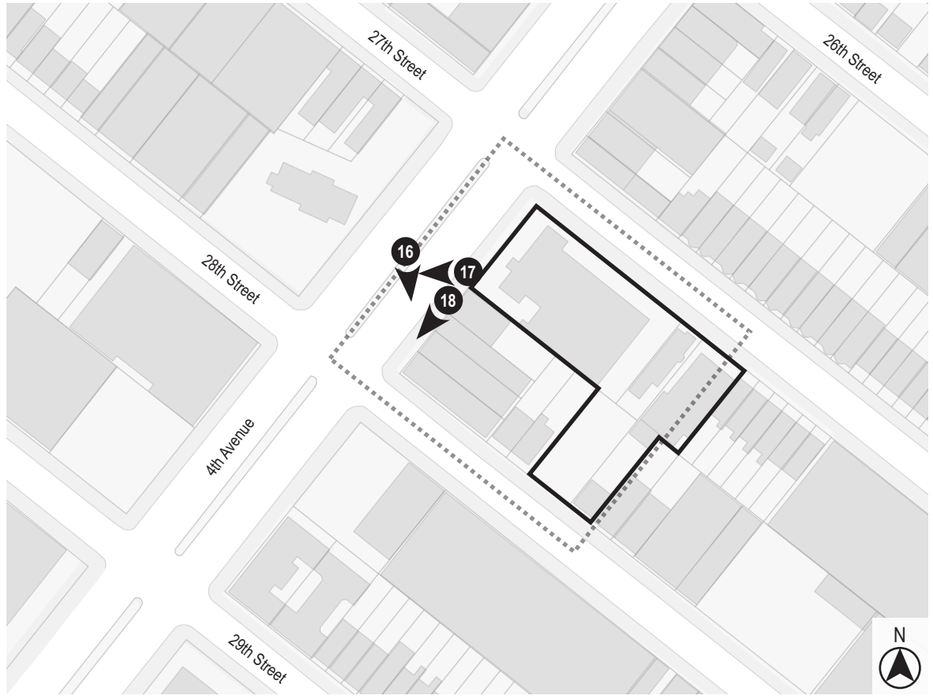
16. View of the Project Area facing south from 4th Avenue.



17. View of the west side of 4th Avenue facing west from the Development Site.



18. View of the sidewalk along the east side of 4th Avenue facing southwest from the Development Site (Project Area at left).





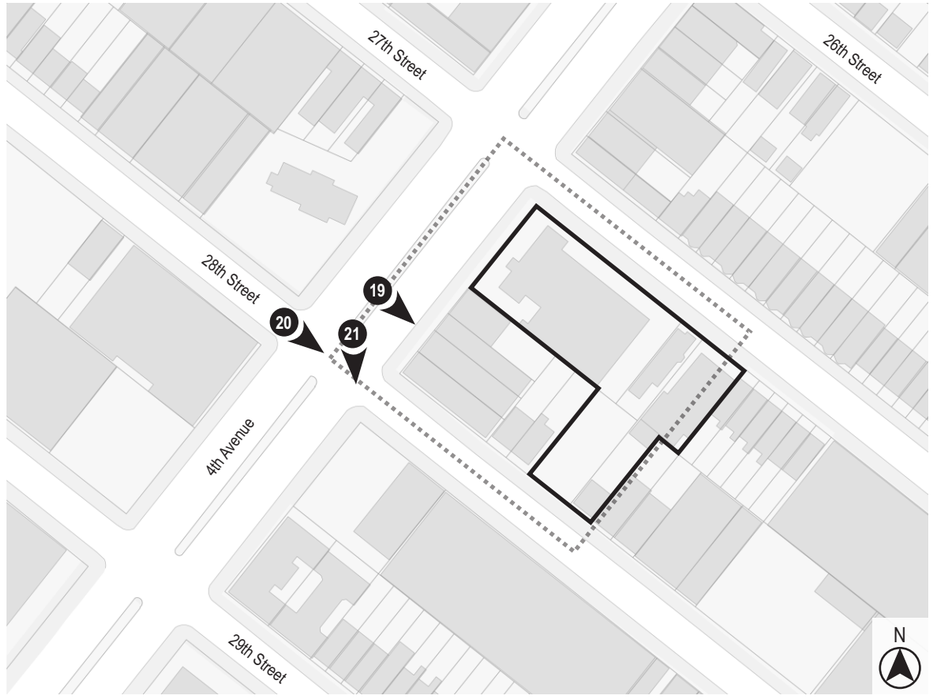
19. View of the Project Area facing southeast from 4th Avenue.



20. View of 28th Street facing southeast from 4th Avenue (Project Area at left).



21. View of the Project Area facing south from the intersection of 4th Avenue and 28th Street.

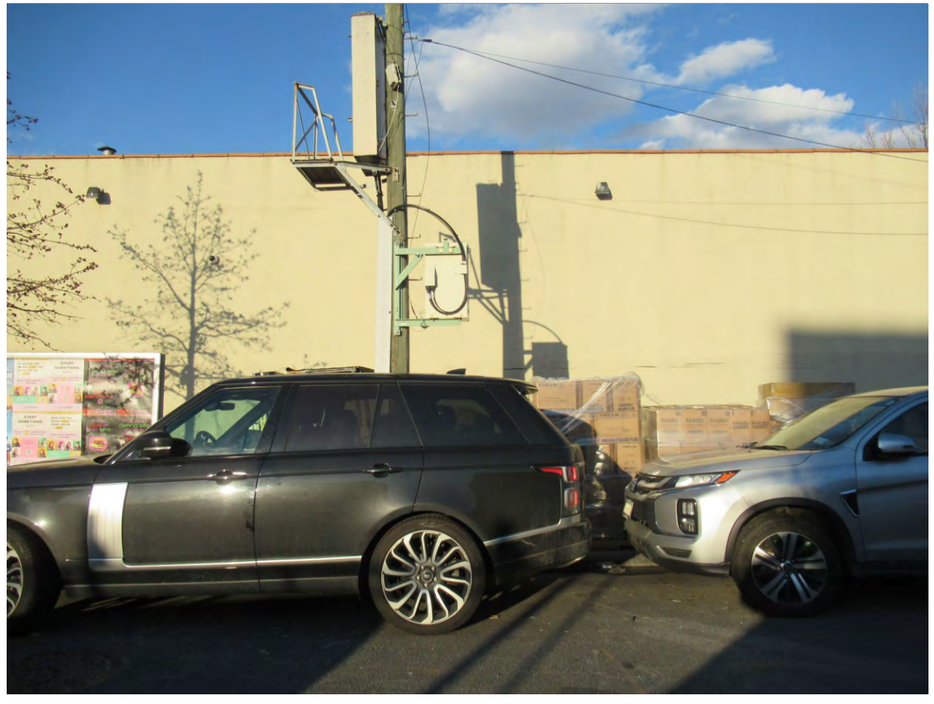




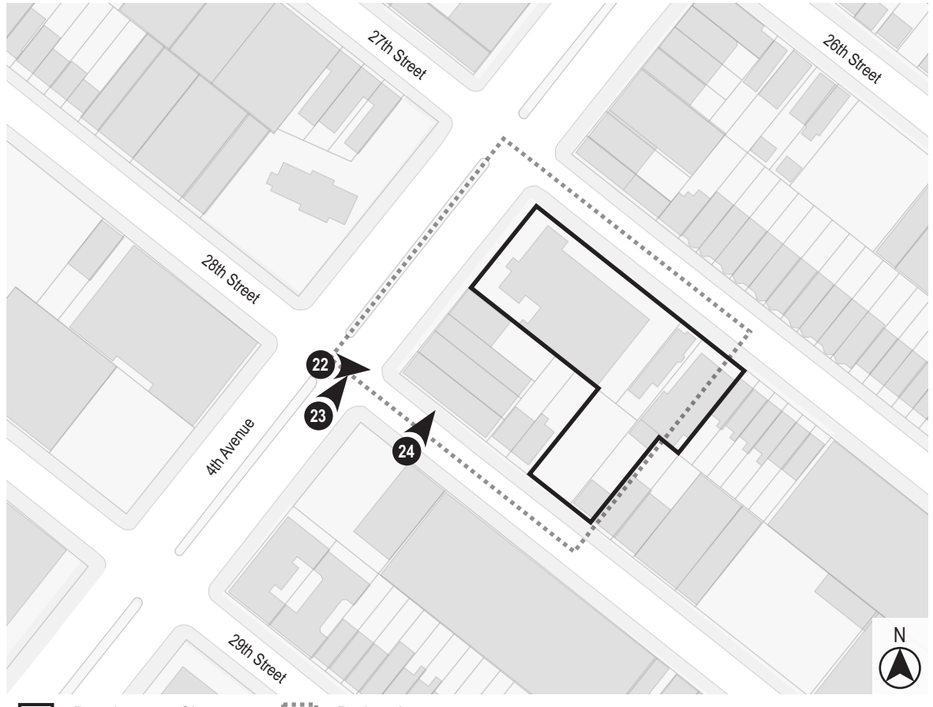
22. View of the Project Area facing east from the intersection of 4th Avenue and 28th Street.



23. View of 4th Avenue facing northeast from 28th Street (Project Area at right).



24. View of the Project Area facing northeast from 28th Street.





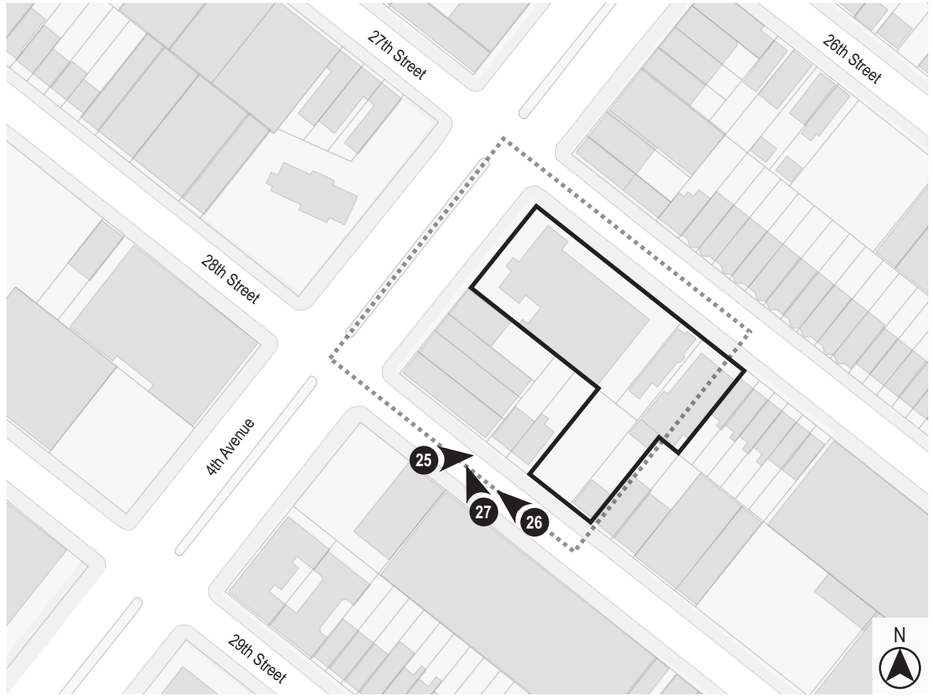
25. View of the Project Area facing east from 28th Street.



26. View of 28th Street facing northwest (Project Area at right).



27. View of the Project Area facing northwest from 28th Street.





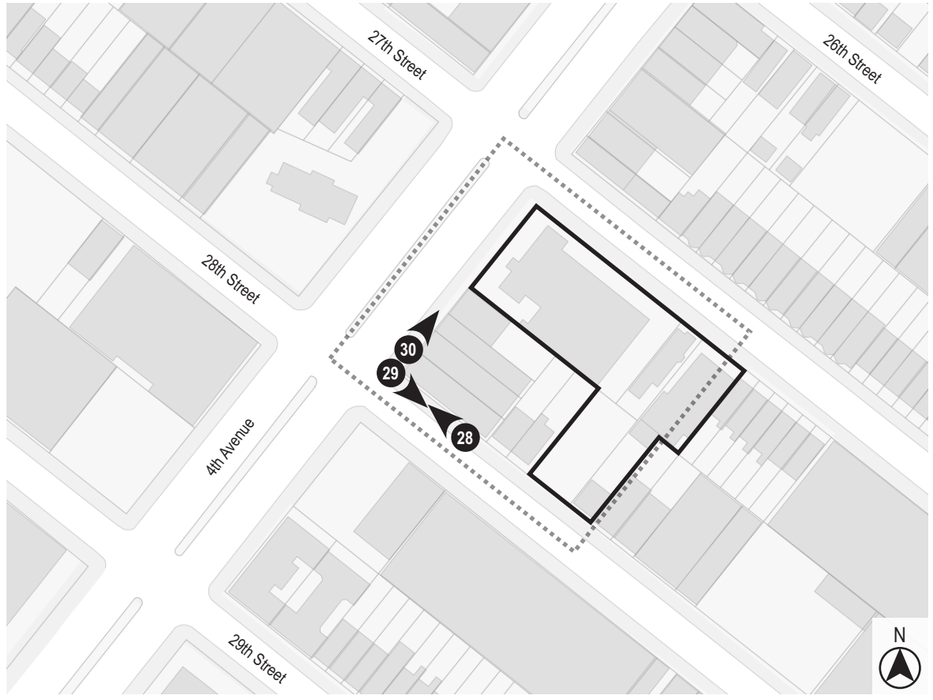
28. View of the sidewalk along the northeast side of 28th Street facing northwest (Project Area at right).



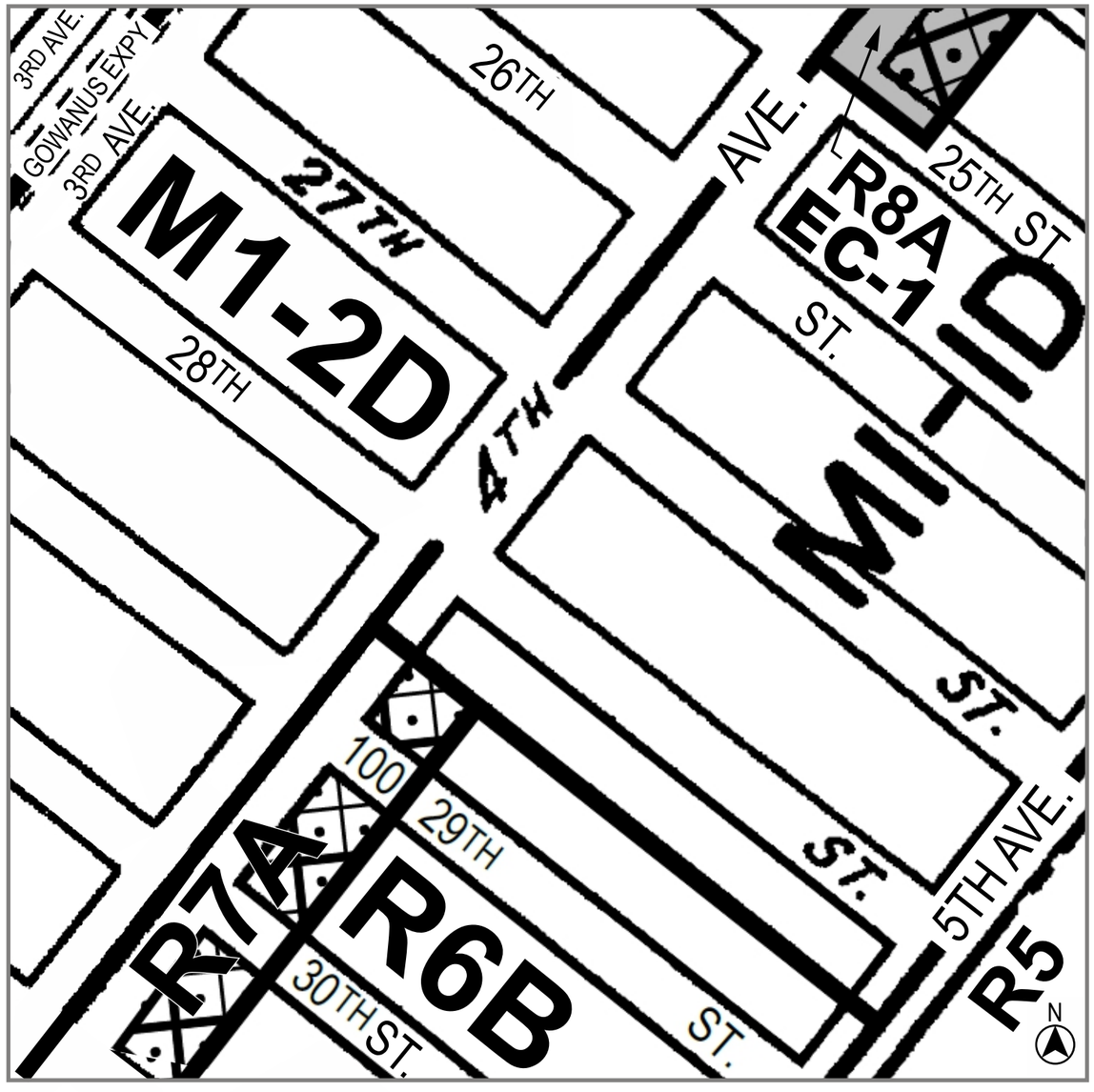
29. View of the sidewalk along the north side of 28th Street facing southeast from 4th Avenue (Project Area at left).



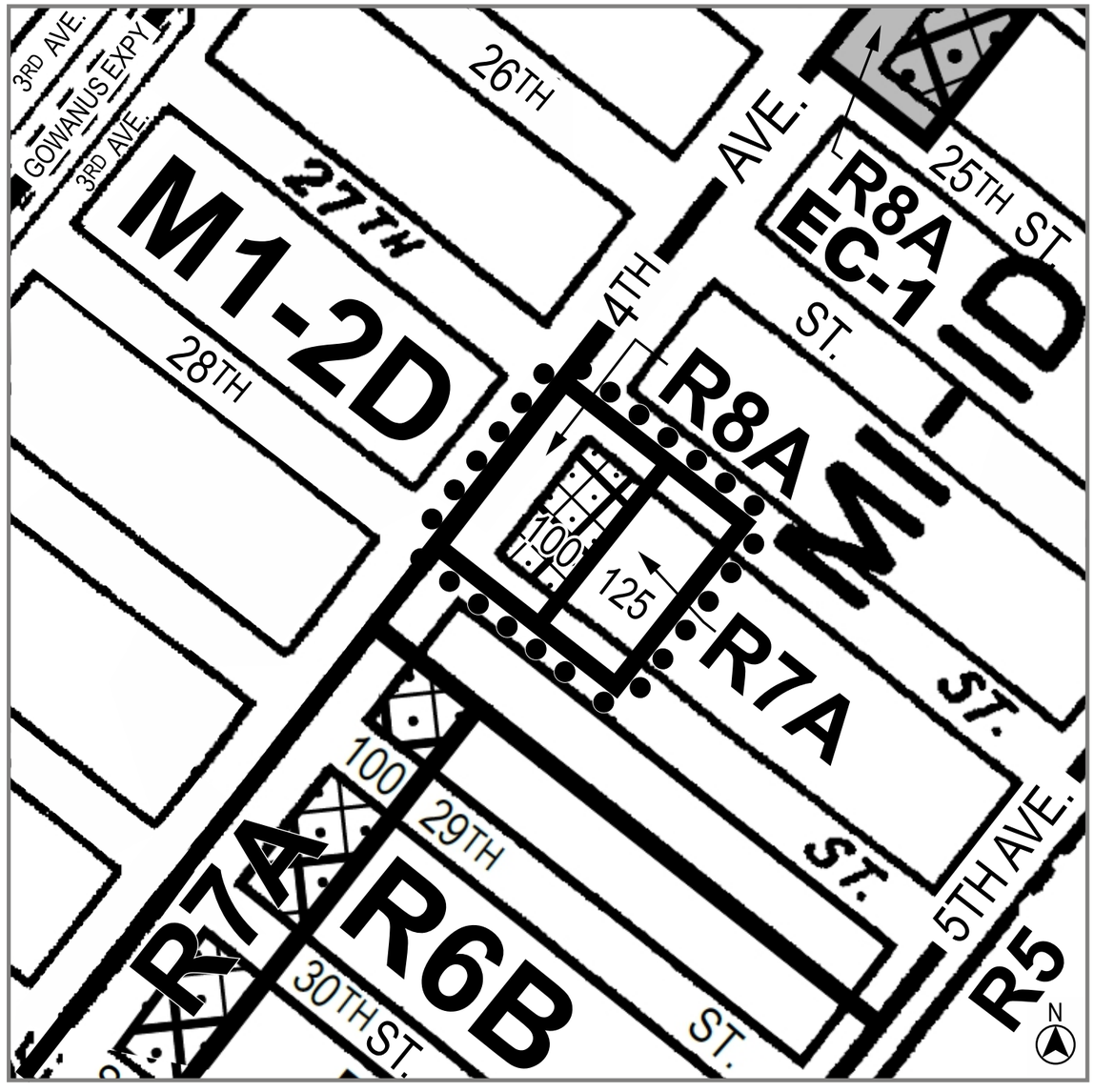
30. View of the sidewalk along the east side of 4th Avenue facing northeast from 28th Street (Project Area at right).



Zoning Change Map



Current Zoning Map (16b & 16d)



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

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.

783 4th Avenue, Brooklyn

Zoning Comparison Table

	Existing/Proposed Zoning					
	Existing Zoning (M1-1D)		Proposed Zoning (R7A) Under MIH Zoning		Proposed Zoning (R8A/C2-4) Under MIH Zoning	
	ZR Section #	M1-1D	ZR Section #	R7A (MIH)	ZR Section #	R8A/C2-4 (MIH)
USE GROUPS	42-10	I, III(B)-X	22-10	I-IV	22-10 / 32-10	I-IV, VI-X
Residential	43-61 / 23-21	2.0	23-22	4.0	23-22	6.02
Qualifying Affordable / Senior Housing	43-61 / 23-21	2.0	23-22	5.01	23-22	7.2
Community Facility	43-122	2.4	24-11	4.0	33-121 / 24-11	6.5
Commercial	43-12	1.0	n/a	n/a	33-121	2.0
Manufacturing	43-12	1.0	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	23-322	None	n/a	n/a
Minimum Side Yard	43-25 / 43-61 / 34-232	None or 8' (Manufacturing), None or 5' (Residential)	23-334	Two of 5' (Detached), None or 5' (All Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	43-26 / 43-61	20' (Manufacturing), 30' (Residential)	23-342	20' or 30' (Varies)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	23-432	40'	23-432^	60'
Maximum Base Height	43-43 / 43-61 / 23-424	60'/4-Stories (Manufacturing), 45'	23-432	85'*	23-432^	105'*
Maximum Building Height	43-43 / 43-61 / 23-424	Sky Exposure Plane (Manufacturing), 55' (Residential)	23-432	115'*	23-432^	145'*
Sky Exposure Plane	43-43	2.7 to 1 (narrow) / 5.6 to 1 (wide)	n/a	n/a	n/a^	n/a
Setbacks from Narrow Streets	43-43 / 43-61 / 23-423	20' (Manufacturing), 15' (Residential)	23-433	15'	23-433^	15'
Setbacks from Wide Streets	43-43 / 43-61 / 23-423	15' (Manufacturing), 10' (Residential)	23-433	10'	23-433^	10'
LOT COVERAGE						
Interior/Through Lot	43-61 / 23-361	60%	23-362	80%	23-362	80%
Corner Lot	43-61 / 23-361	80%	23-362	100%	23-362	100%
DENSITY						
Maximum Number of Dwelling Units	43-61 / 23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	43-61 / 23-52	n/a	23-52	None	23-52	n/a
PARKING						
Residential	43-61 / 25-111	None (Inner Transit Zone)	25-111	None (Inner Transit Zone)	25-111	None (Inner Transit Zone)
Commercial/Manufacturing	44-20	By Use	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	43-61 / 25-111	None (Inner Transit Zone)	25-111	None (Inner Transit Zone)	25-111	None (Inner Transit Zone)
Qualifying Senior Housing	43-61 / 25-111	None (Inner Transit Zone)	25-111	None (Inner Transit Zone)	25-111	None (Inner Transit Zone)
Bicycle Parking (Residential)	43-61 / 25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	43-61 / 25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	n/a	n/a	36-711	By Use
LOADING						
Commercial/Manufacturing	44-52	By Use	n/a	n/a	36-62	By Use

*When providing qualifying affordable housing or qualifying senior housing

^Per ZR Section 33-40, commercial uses in R8A districts are subject to Height and Setback regulations in ZR Section 23-43

783 4th Avenue

September 1st, 2026

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

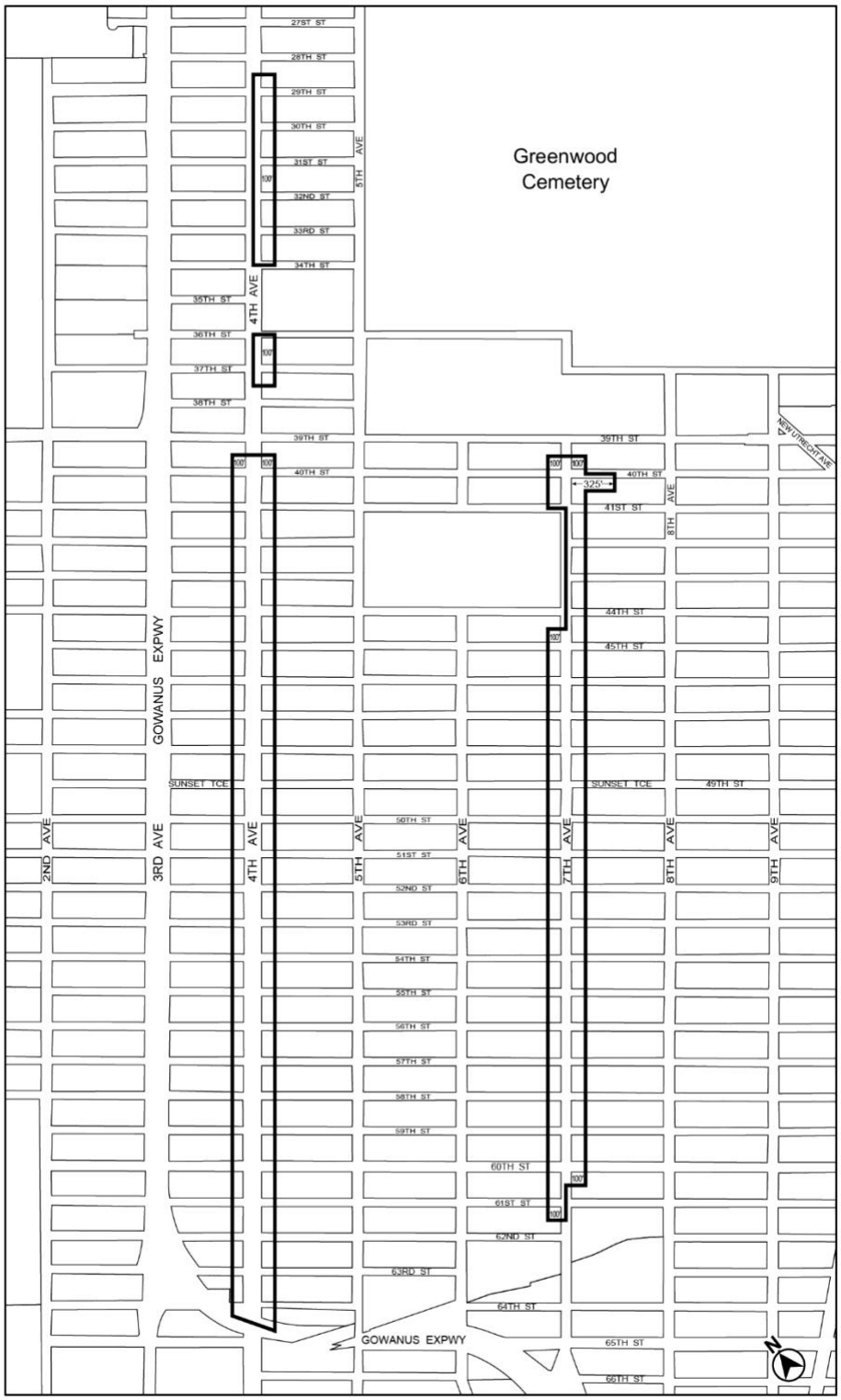
* * *

Brooklyn Community District 7

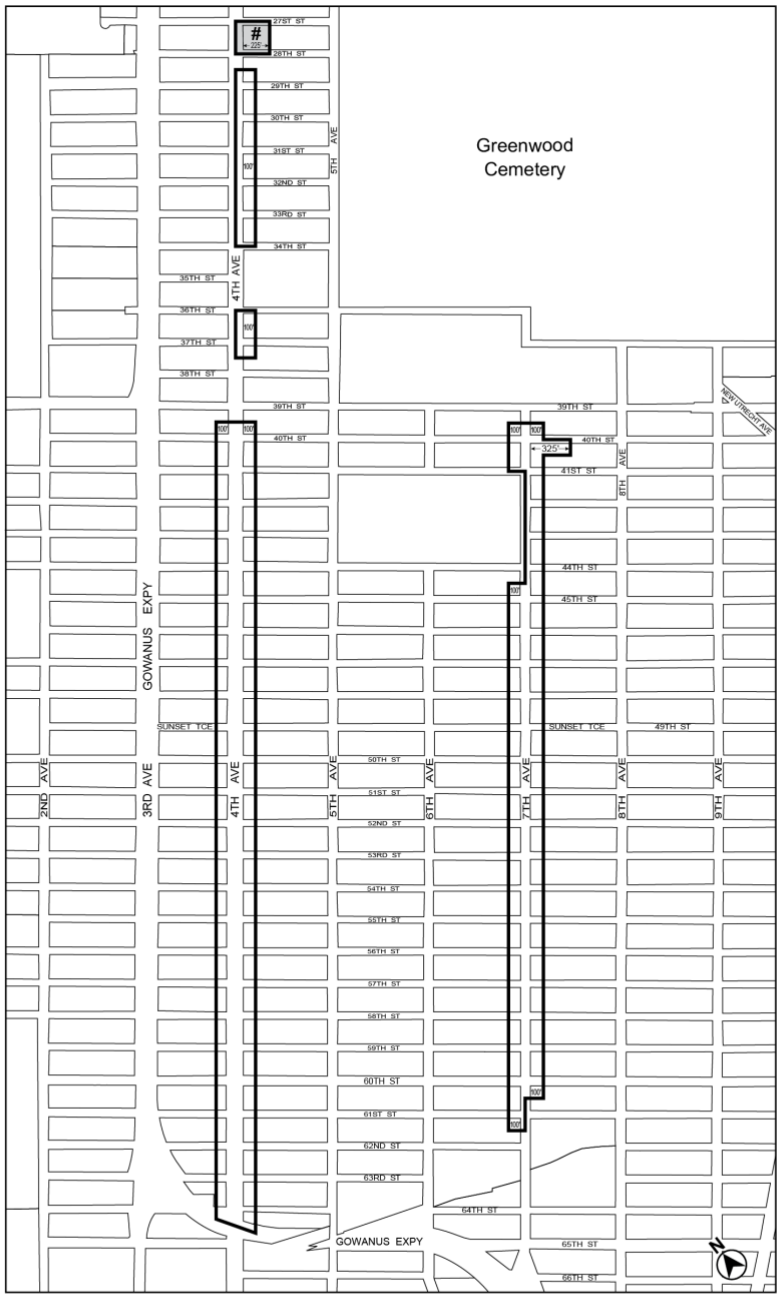
* * *

Map 2 – [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Former Inclusionary Housing designated area

Mandatory Inclusionary Housing area

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

Portion of Community District 7, Brooklyn

* * *

783 4th Avenue, Brooklyn

5/6/2025

Land Use, Conformance and Compliance Table

Zoning Map Amendment

Existing Conditions								Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR	Built FAR	Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR***	Compliance
Applicant's Properties												
661	5	M1-1D	Community Facility	Yes	2.4	1.12	Yes	R8A/C2-4	Mixed-Use (Residential/Commercial)	Yes	7.2 (res.)/2.0 (comm.)	Yes
661	13	M1-1D	Community Facility	Yes	2.4	0.64	Yes	R7A	Residential	Yes	5.01	Yes
661	14	M1-1D	Community Facility	Yes	2.4	0.73	Yes	R7A	Residential	Yes	5.01	Yes
661	66	M1-1D	Parking	Yes	1.0	0.0	Yes	R7A	Residential	Yes	5.01	Yes
Other Properties												
661	1	M1-1D	Commercial	Yes	1.0	0.99	Yes	R8A/C2-4	No Change	Yes	7.2 (res.)/2.0 (comm.)	Yes
661	2	M1-1D	Mixed -Use (Residential/Commercial)	No	1.0	1.43	No	R8A/C2-4	No Change	Yes	7.2 (res.)/2.0 (comm.)	Yes
661	3	M1-1D	Mixed -Use (Residential/Commercial)	No	1.0	1.2	No	R8A/C2-4	No Change	Yes	7.2 (res.)/2.0 (comm.)	Yes
661	4	M1-1D	Residential	No	1.0	1.44	No	R8A/C2-4	No Change	Yes	7.2 (res.)/2.0 (comm.)	Yes
661	68	M1-1D	Residential	No	1.0	0.7	Yes	R7A	No Change	Yes	5.01	Yes
661	69	M1-1D	Residential	No	1.0	1.01	No	R7A	No Change	Yes	5.01	Yes
Total # of Lots*	**10**		**% of Conformance****	**50%**		**% Compliant**	**60%**		**% of Conformance****	**100%**	**% Compliant**	**100%**

**All Properties including development sites*

***Calculate vacant lots as in conformance and compliance*

****When providing qualifying affordable housing or qualifying senior housing*

December 18, 2023

Re: ***Representation at the New York City Department of City Planning***
783 4th Avenue
Block 661, Lots 5, 13, 14 & 66
Brooklyn, New York (the "Premises")

The undersigned, being duly sworn hereby deposes and says:

1. I, Shulem Kessler, am the principal of 783 4th Avenue LLC, who is the lessee of the Premises, of all that certain lot, piece or parcel of land in the Borough of Brooklyn the City of New York, and known and designated as Block 661, Lots 5, 13, 14 & 66 and House number: 783 4th Avenue.

2. I hereby authorize Eric Palatnik, P.C. to make an application at the Department of City Planning for a ULURP application affecting the subject Premises.

Signature: _____

Print: SHULEM KESSLER

Sworn to before me this 18
Day of Dec, 2023.

_____
Notary Public

JACOB EHRENTHAL
Notary Public, State of New York
No. 01EH6429232
Qualified in Kings County
Commission Expires February 07 2026

ST. ROCCO ROMAN CATHOLIC CHURCH

216 27TH STREET
BROOKLYN, NEW YORK 11232

January 10, 2024

Re: ***Representation at the New York City Department of City Planning***
783 4th Avenue
Block 661, Lots 5, 13, 14 & 66
Brooklyn, New York (the "Premises")

The undersigned, being duly sworn hereby deposes and says:

1. I, Coleen A. Ceriello, am the representative of Saint Rocco Catholic Church, who is the owner in fee of the Premises, of all that certain lot, piece or parcel of land in the Borough of Brooklyn the City of New York, and known and designated as Block 661, Lots 5, 13, 14 & 66 and House number: 783 4th Avenue.

2. I hereby authorize 783 4th Avenue LLC, the lessee, to make an application at the Department of City Planning for a ULURP application affecting the subject Premises.

Signature: Coleen A Ceriello

Print: Coleen A. Ceriello

Sworn to before me this 10th
Day of January, 2024.

Emily Fiero
Notary Public

EMILY FIERO
Notary Public, State of New York
No. 01FI6266328
Qualified in Kings County
Commission Expires 07/23/2024

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

783 4th Avenue
PROJECT NAME

2023K0368
PROJECT ID NUMBER

9/1/26
SUBMISSION DATE

Signature Form

Section 1. Package & Project Information

Land Use
Package Type
(e.g. PAS, Land Use, EAS, WRP, EIS)

FLUA 4
Package Name
(Indicated on applicant portal or ask Lead Planner)

Action Code	Action Type
ZM	Zoning Map Amendment
ZR	Zoning Text Amendment

Section 2. Signature

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. A PERSON WHO IS A SIGNATORY FOR A DOCUMENT SHALL BE CONSIDERED TO HAVE SUBMITTED SUCH DOCUMENT.

783 4th Avenue LLC
Printed Name of Applicant
(name, company/agency or organization)

Eric Palatnik, Esq.
Printed Name of Applicant Attester
(person authorized to sign the application, if different from 'Applicant' above)

Land Use Counsel
Title

Eric Palatnik
Signature by or on behalf of* Applicant

9/1/26
Date

*Note that signatures on behalf of an applicant may require the submission of materials that demonstrate the authority of the signer to sign on behalf of the company/agency/organization. Please contact the Lead Planner to determine if this is necessary.