

Illustrative Rendering

19 Maspeth Avenue

240406 ZMK
N 240407 ZRK

Brooklyn, Community District 1

November 18, 2024

APPLICANT	▪ Capscar III LLC
ACTIONS REQUESTED	▪ Zoning map amendment from C8-2 to R7D/C2-4 ▪ Zoning text amendment to Appendix F to map MIH options 1 and 2
PROPOSED DEVELOPMENT	▪ Six-story residential and commercial building ▪ 15 dwelling units, four income-restricted ▪ Ground-floor commercial

PROJECT LOCATION

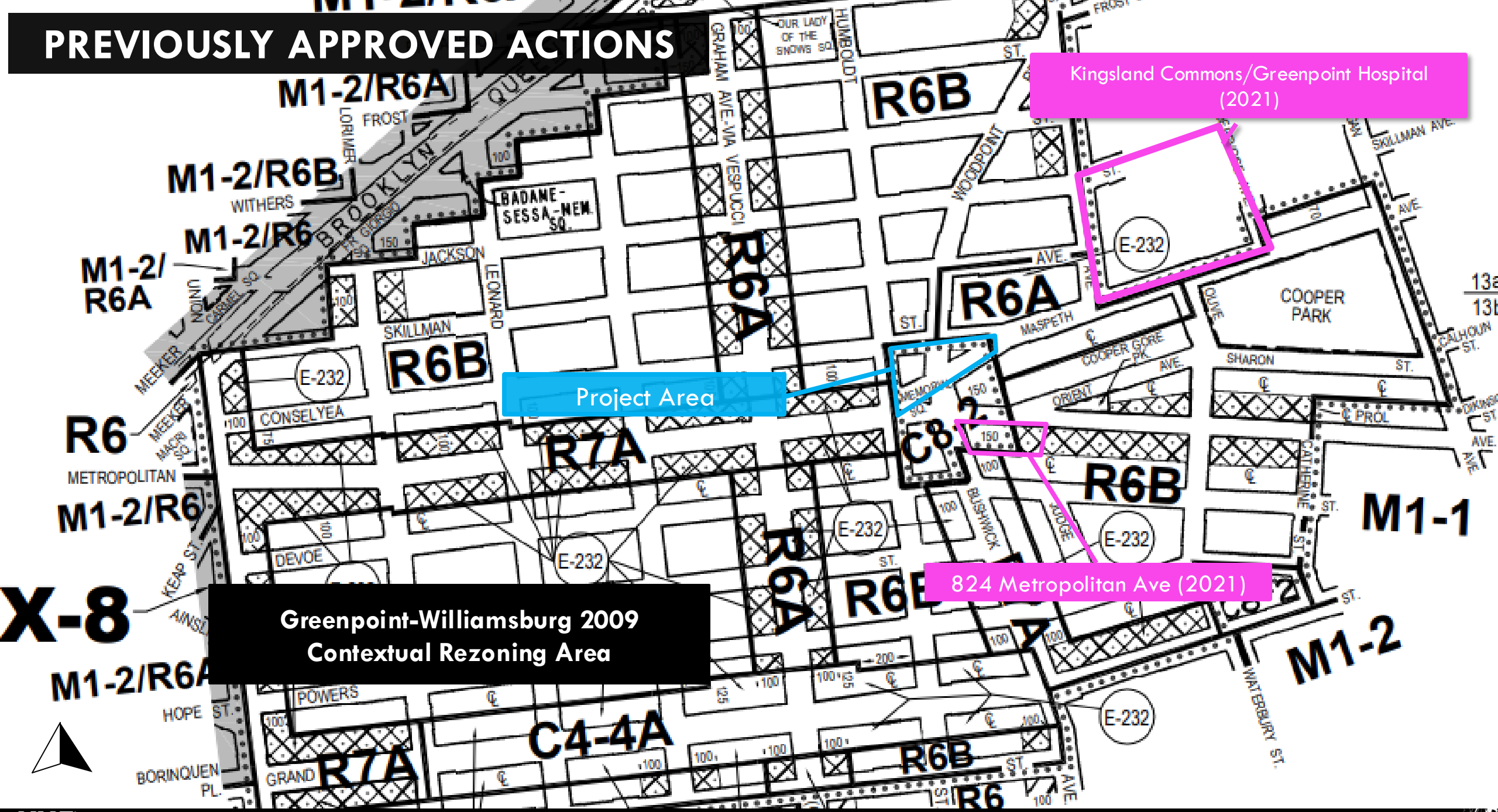
- 19 Maspeth Avenue
  (Block 2892, Lots 1, 37, 38, 39, 40 and
  Block 2893, Lots 1, 59)
- Brooklyn, Community District 1
- City Council District 34 (Jennifer Gutiérrez)



SURROUNDING AREA



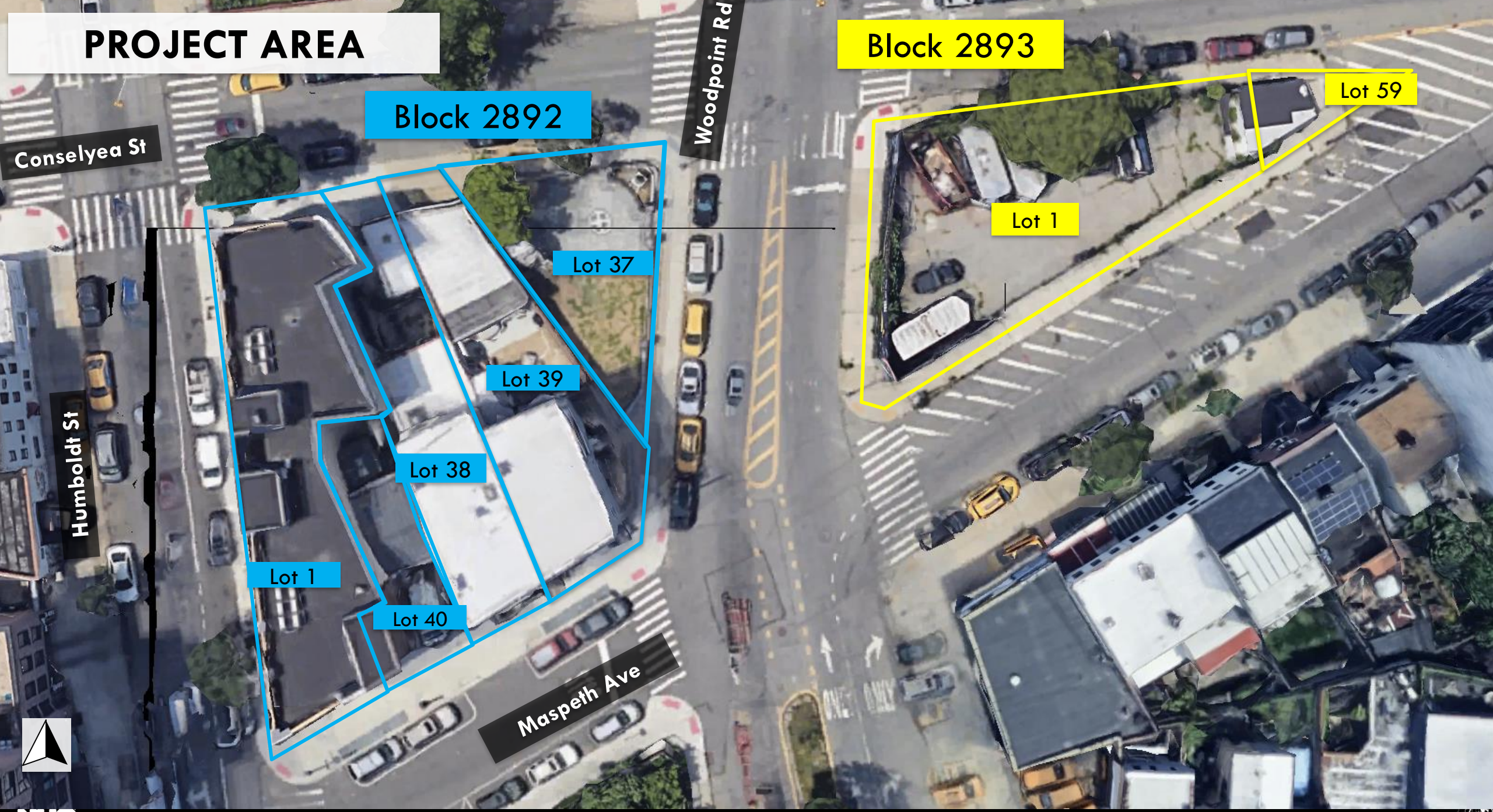
PREVIOUSLY APPROVED ACTIONS



PROJECT AREA



PROJECT AREA



LAND USE & ZONING

Project Area

Development Site

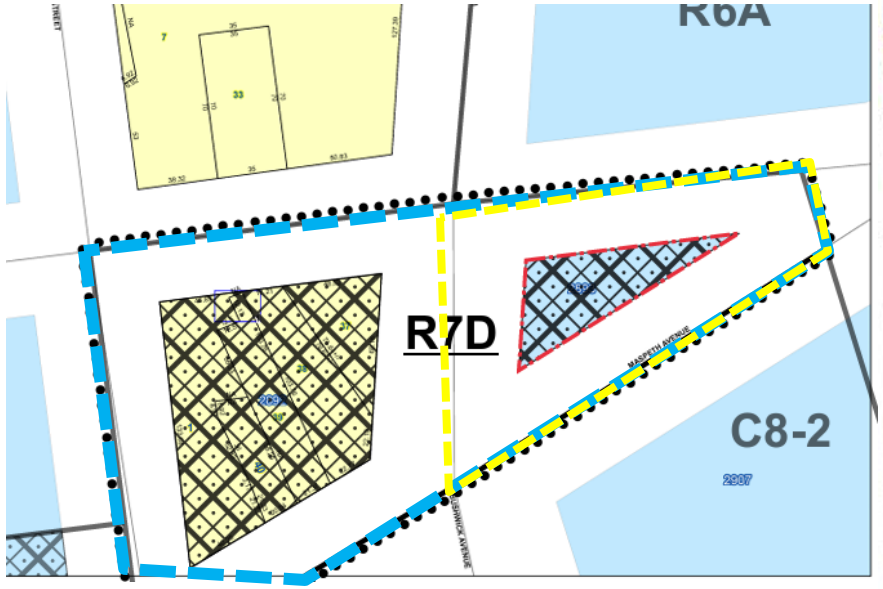
19 Maspeth Avenue

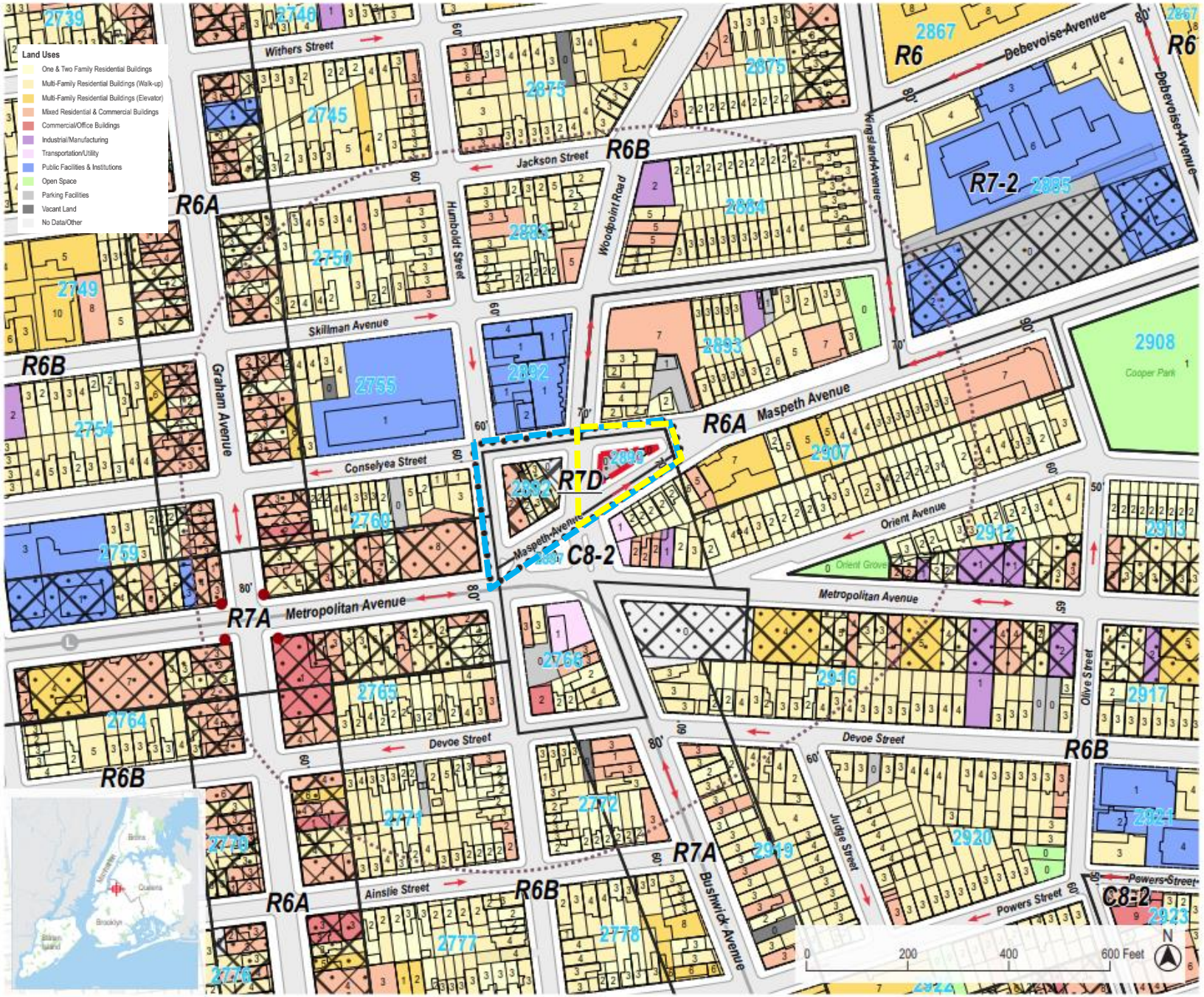
Brooklyn Community District 1

Block 2892; Lots 1, 37, 38, 39, 40

Block 2893; Lots 1, 59

C8-2





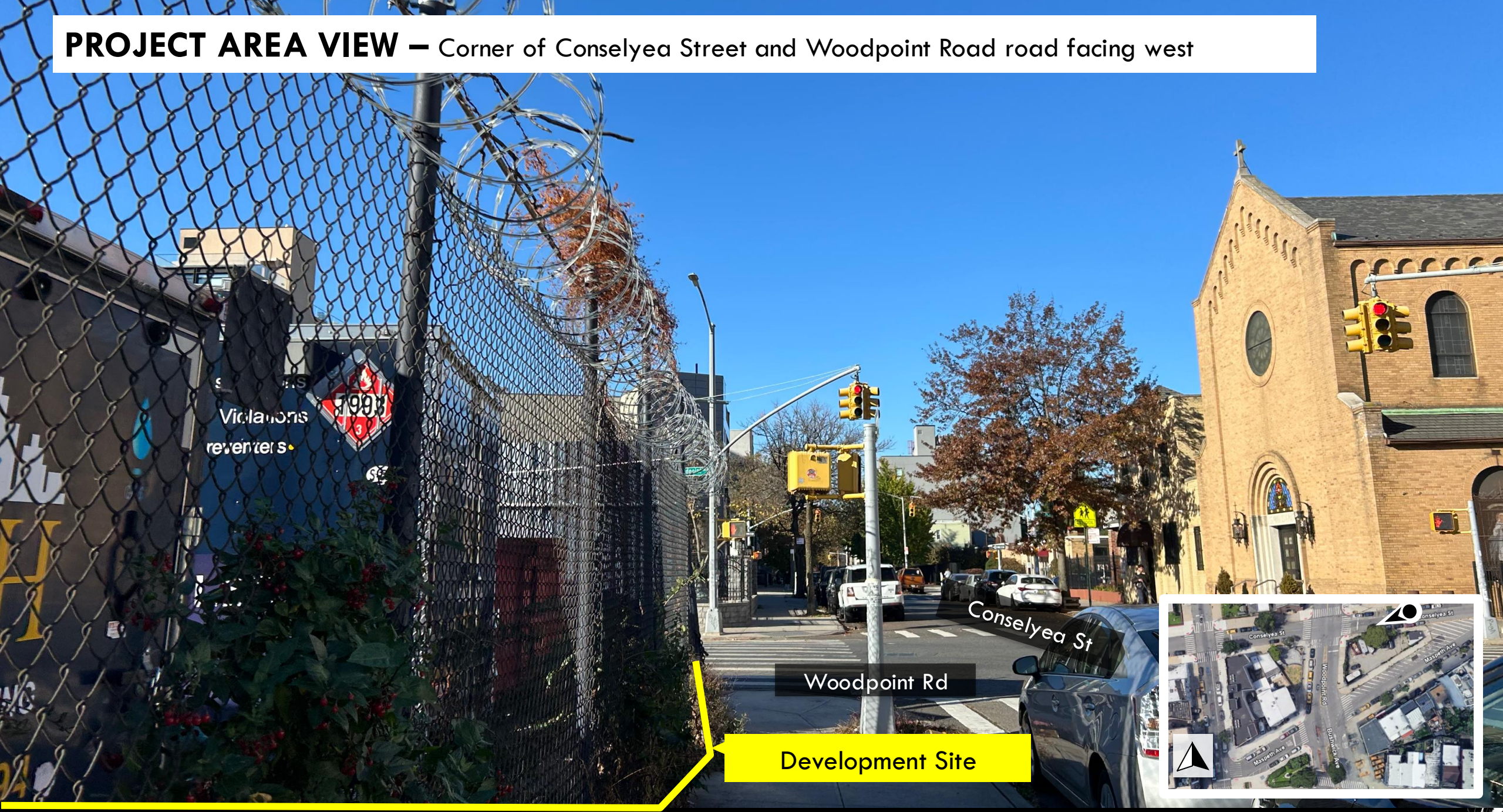
PROJECT AREA VIEW – Corner of Maspeth Avenue and Conselyea Street facing southwest



PROJECT AREA VIEW – Corner of Maspeth Avenue and Conselyea Street facing northeast



PROJECT AREA VIEW – Corner of Conselyea Street and Woodpoint Road road facing west



PROJECT AREA VIEW – Corner of Maspeth Avenue and Woodpoint Road facing southwest

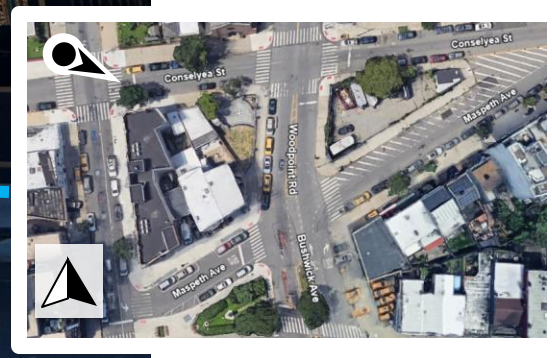


PROJECT AREA VIEW – Corner of Conselyea Street and Woodpoint Road facing southeast



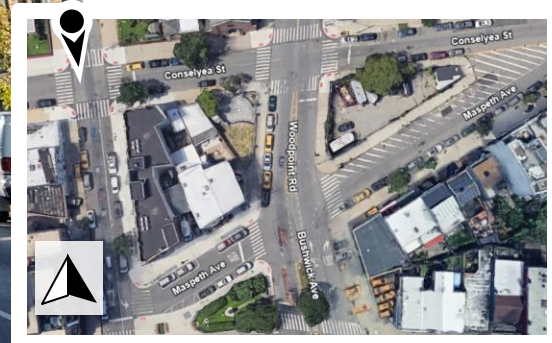
PROJECT AREA VIEW – Corner Conselyea Street and Humboldt Street facing southeast





PROJECT AREA VIEW – Corner Conselyea Street and Humboldt Street facing south





PROJECT AREA VIEW – Corner of Humboldt Street and Maspeth Avenue facing northeast



PROJECT AREA VIEW – Corner of Woodpoint road and Maspeth Avenue Street facing east



PROJECT AREA VIEW – Corner of Woodpoint Road and Maspeth Avenue facing northeast



PROPOSED DEVELOPMENT



Illustrative Rendering

Proposed Development

- 6 Stories
- 16,600 sf (5.6 FAR)
  - 14,300 sf Residential
  - 2,300 sf Commercial
- 15 Dwelling Units
  - 4 MIH Units
- Parking
  - No car spaces
  - 8 bike spaces

ACTIONS

Map Amendment

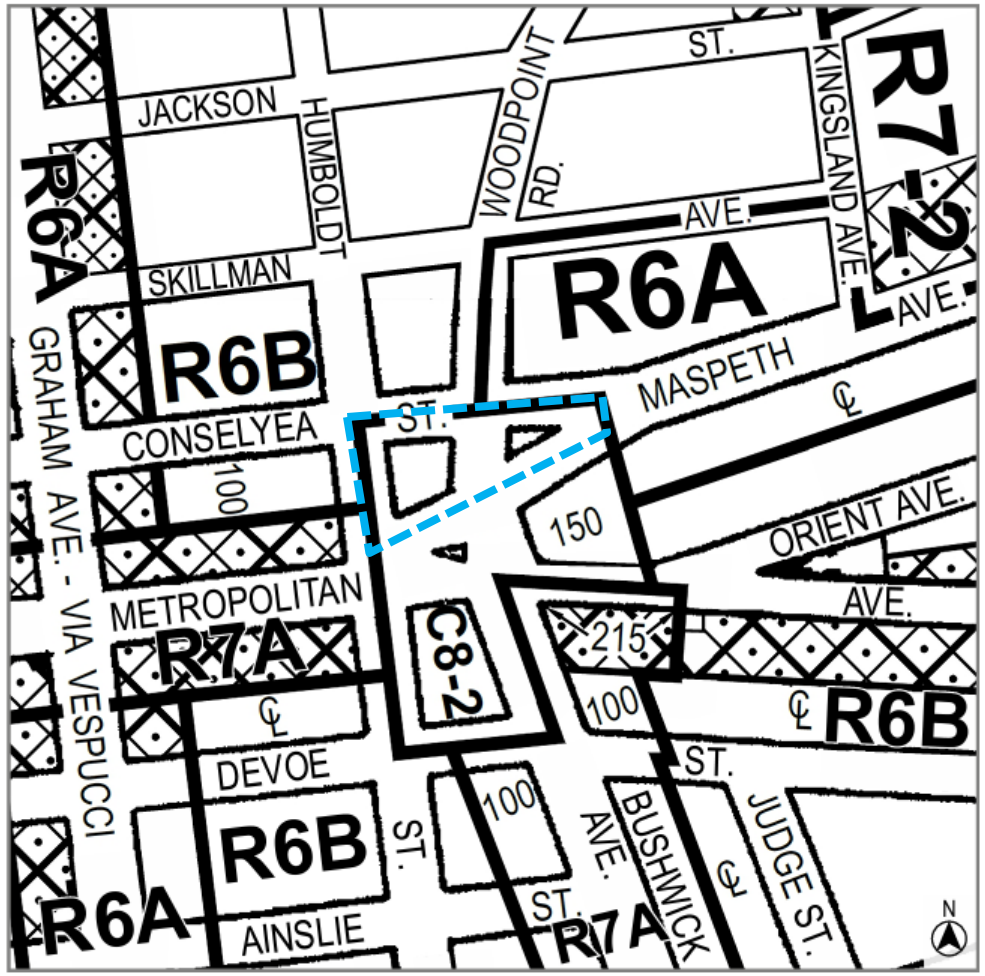
- Rezoning C8-2 to R7D/C2-4

Text Amendment

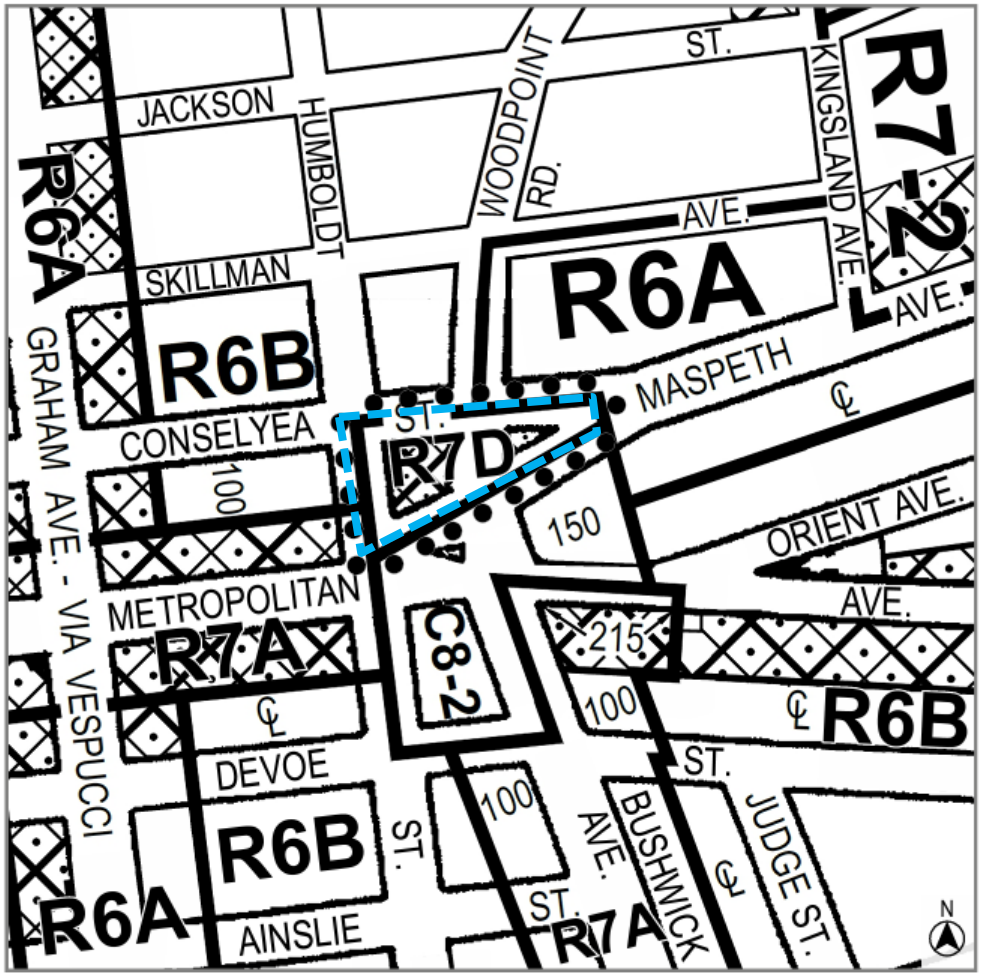
- Appendix F; Map the project area as MIH options 1 and 2

PROPOSED ACTIONS (Zoning Map Change)

A Zoning Map Amendment: C8-2 to R7D/C2-4



Current Zoning Map (13a & 13b)



Proposed Zoning Map (13a & 13b) - Area being rezoned is outlined with dotted lines

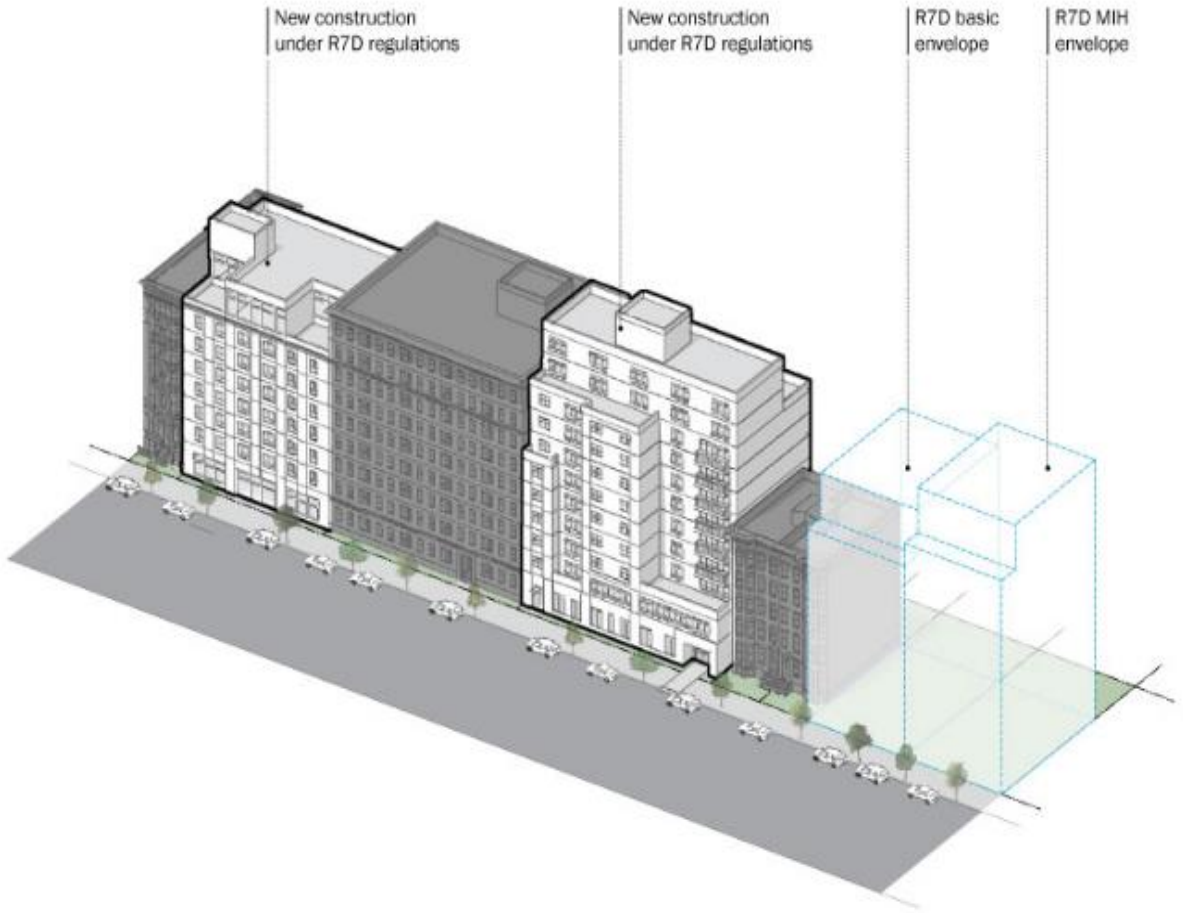
Rezoning from C8-2 to R7D/C2-4

Project Area

PROPOSED ACTIONS (Zoning Map Change)

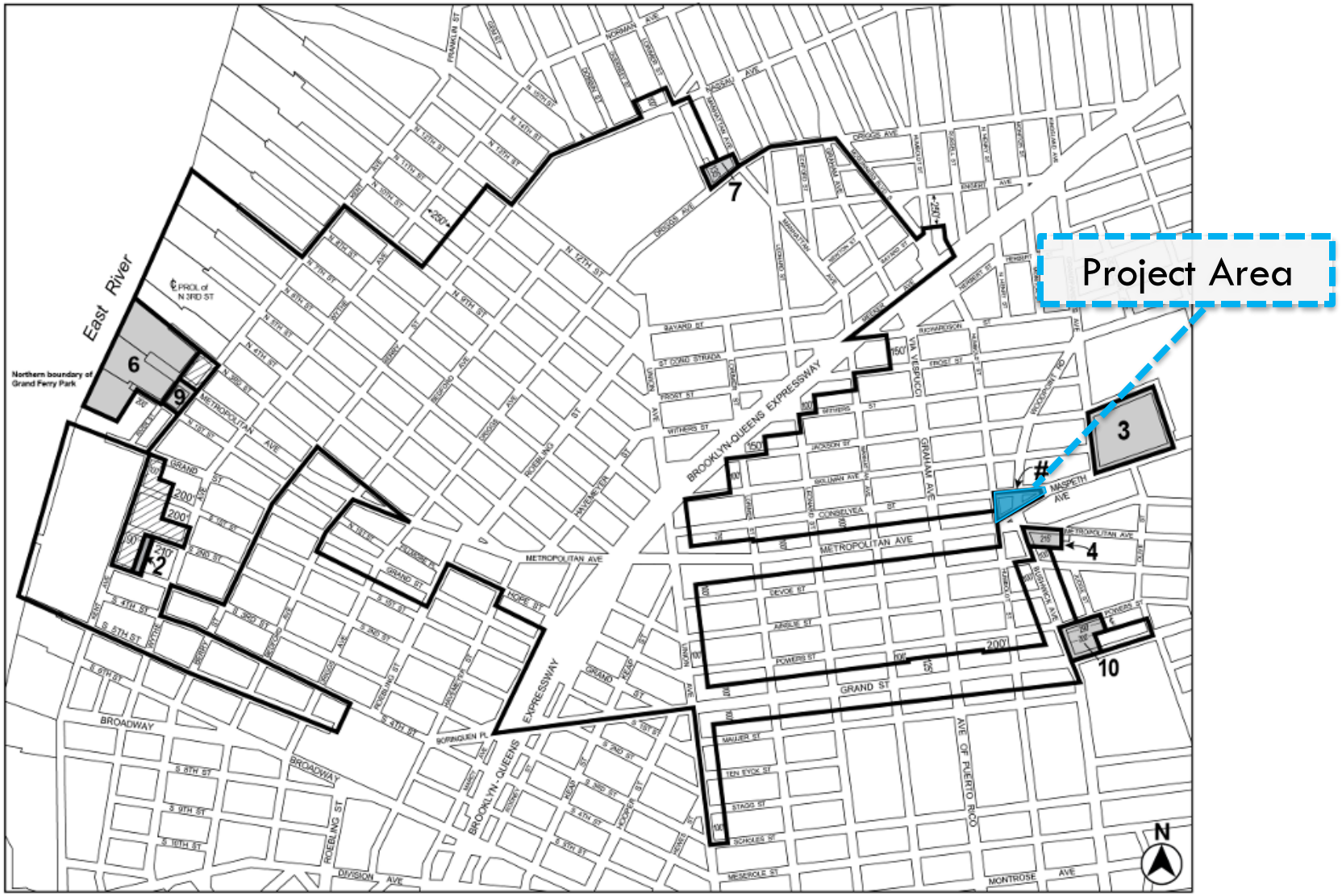
A Zoning Map Amendment: C8-2 to R7D/C2-4

	R7D	C2-4
Max Building Height	115 ft	-
Base Height	95 ft	-
Max Lot Coverage	100%	-
Max Residential FAR	5.6	-
Max Commercial FAR	-	2.0
Required Parking	50% of DU; 15% IRHU	1 per 1,000 zsf

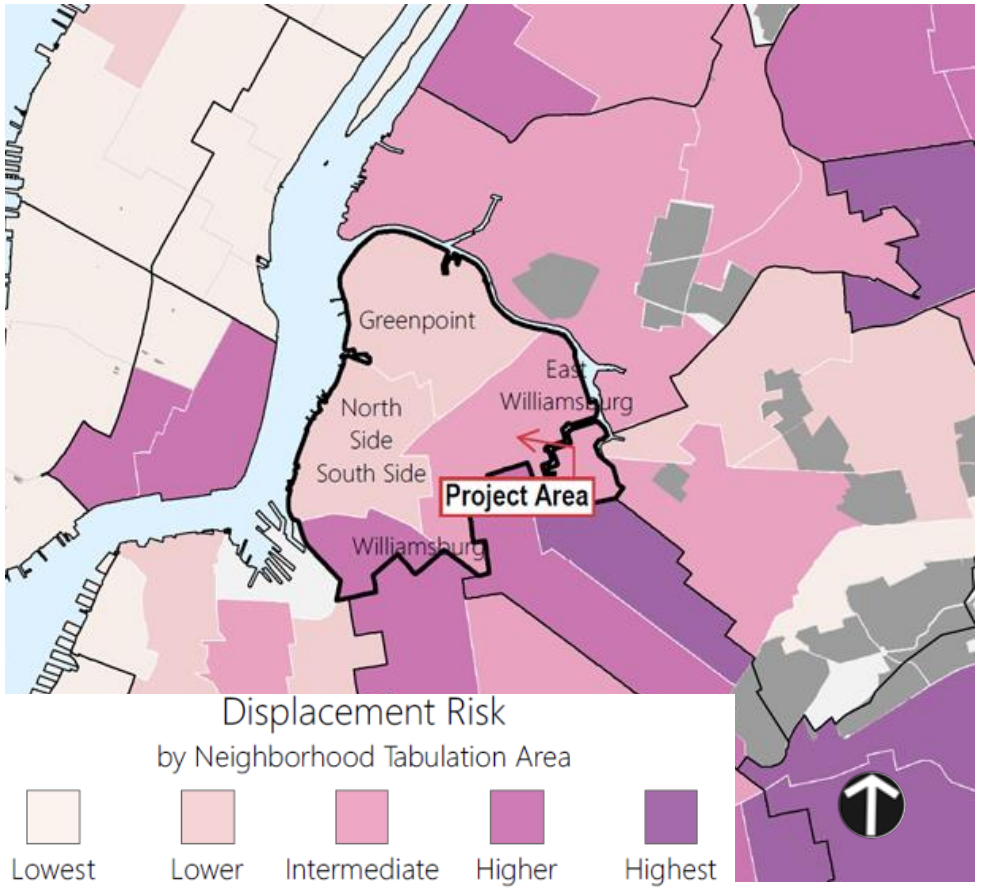


PROPOSED ACTIONS (Zoning Text Amendment)

Establish an MIH area coterminous with project area



DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY



Annual Median Household Income:

$93,676

East Williamsburg: Public Use Microdata Area (PUMA) 4001

Greater than Brooklyn and NYC

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2024)		Eligible Income (2024)	
				1-Bedroom	2-Bedroom	1-Person House-hold	4-person House-hold
Very Low Income	2	13%	40%	$1,170	$1,400	$43,500	$62,100
Low Income	1	7%	60%	$1,750	$2,100	$65,200	$93,200
Low Income	1	7%	80%	$2,330	$2,800	$87,000	$99,400
Not Income Restricted	11	73%	n/a	$3,800	$4,330	$152,000	$173,000
Total	**15**	**100%**					

Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2024 AMI, rounded to the nearest $10)* ***and will change.*** *Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

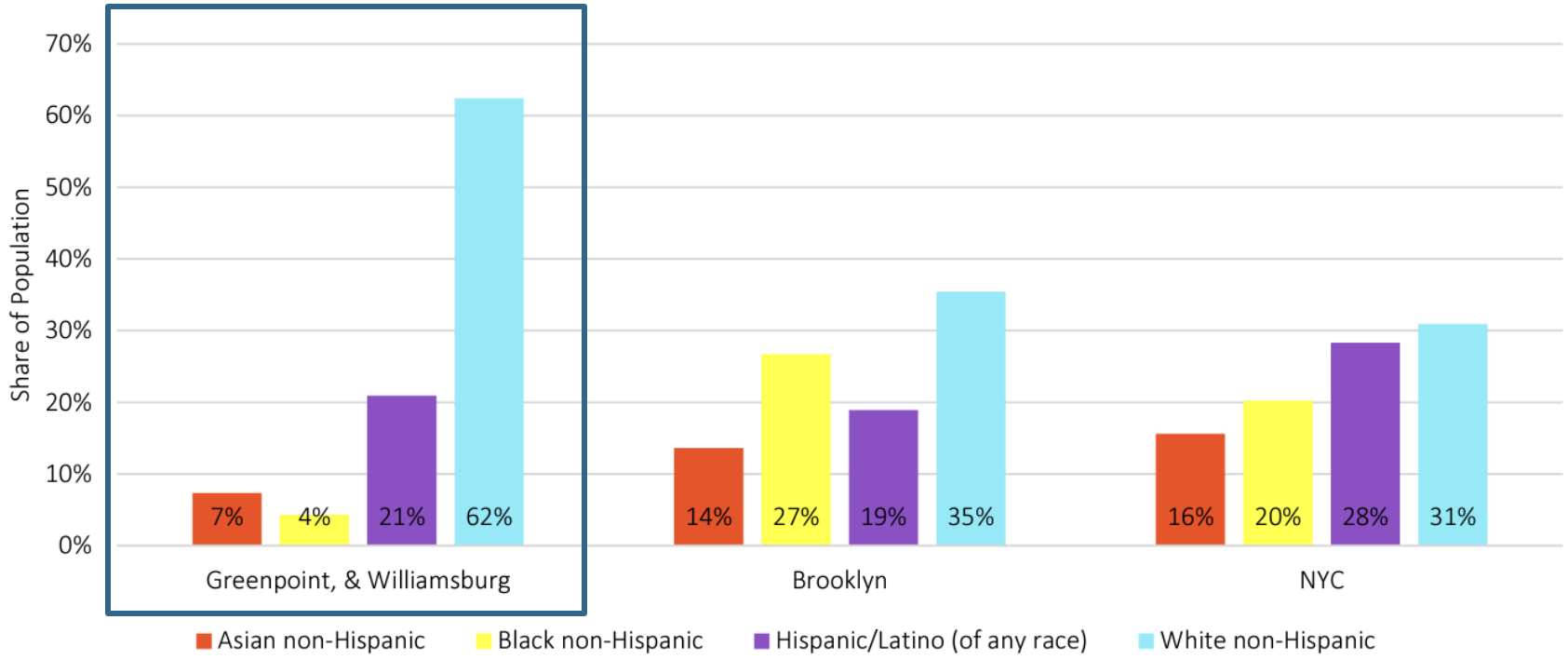
DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



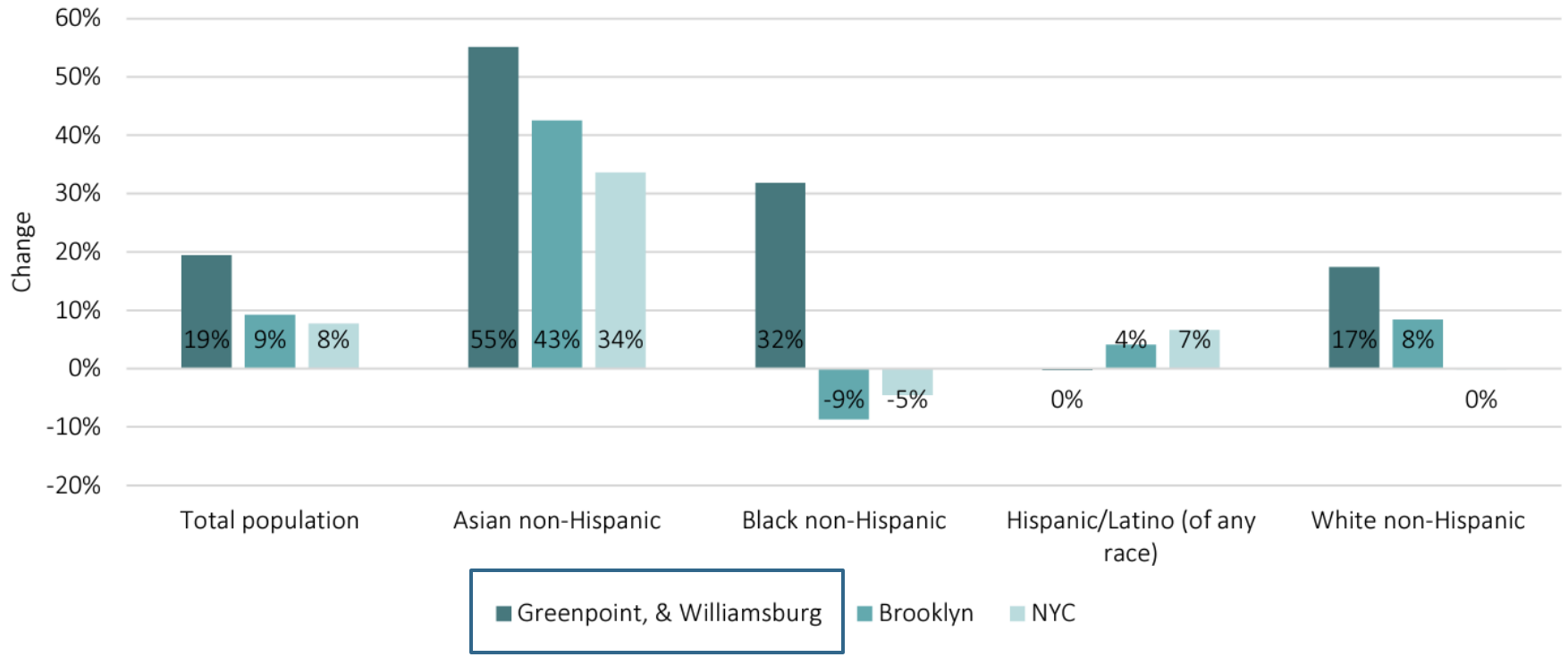
Source: Census 2020; Community Profile Table 1.01

DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2022

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

"From 2010 to 2022, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2022 Q2 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

PROPOSED DEVELOPMENT



Illustrative Rendering

Proposed Development

- 6 Stories
- 16,600 sf (5.6 FAR)
  - 14,300 sf Residential
  - 2,300 sf Commercial
- 15 Dwelling Units
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- Parking
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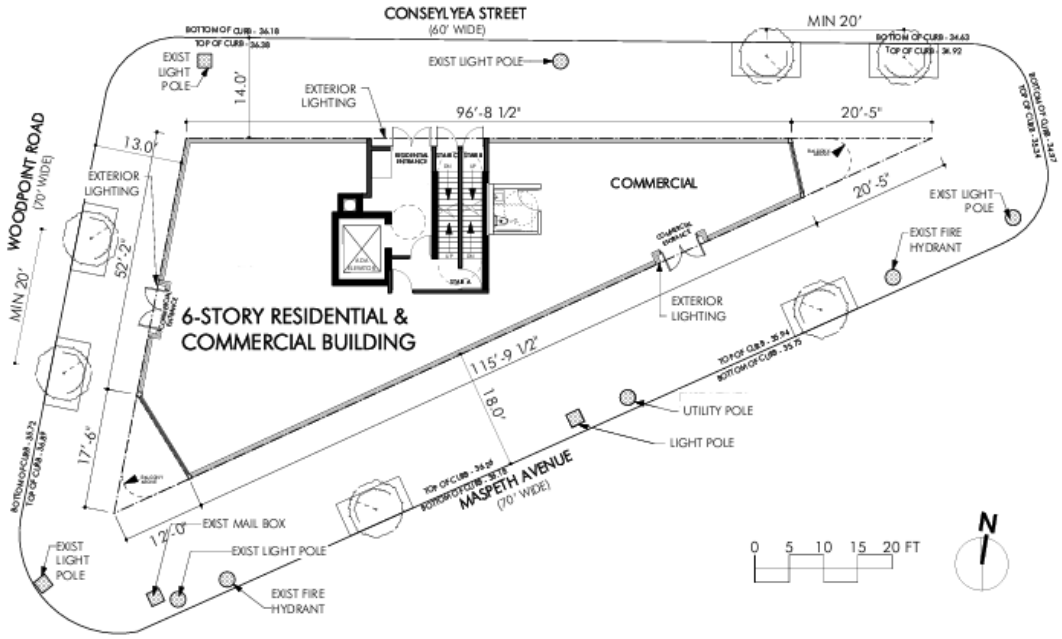
Actions Requested:

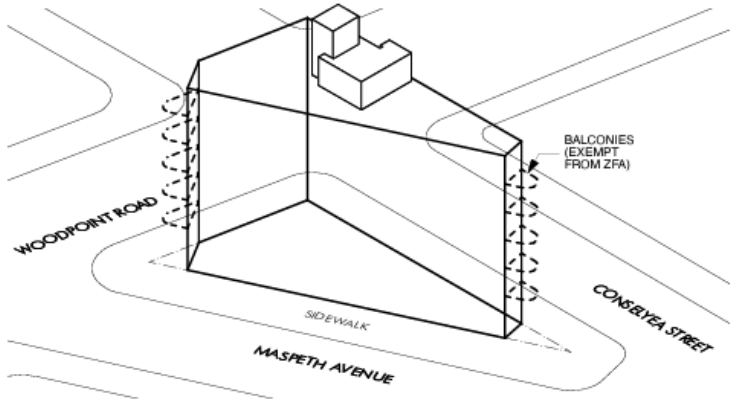
- Zoning Map Amendment
  - C8-2 to R7D/C2-4
- Zoning Text Amendment
  - Appendix F to map MIH

APPENDIX

PROPOSED DEVELOPMENT



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



2 PROPOSED MASSING
SCALE: NOT TO SCALE

PROPOSED ZONING ANALYSIS		
BLOCK		2893
LOTS		1 & 59
LOT AREA		2,966 SF
TOTAL ZONING FLR AREA		16,607 SF
PROPOSED COMMERCIAL F.A.R		0.79
PROPOSED RESIDENTIAL F.A.R.		4.81
TOTAL F.A.R.		5.6
PROPOSED DWELLING UNITS		15
PROPOSED BUILDING HEIGHT		65'0"

PROPOSED BUILDING AREAS			
FLOOR	USE	GROSS FA	ZONING FA
CELLAR	COMM,MECH, & RESI	2,793	0
1	RETAIL	2,342	2,342
	RESIDENTIAL LOBBY	415	415
2	RESIDENTIAL	2,793	2,770
3	RESIDENTIAL	2,793	2,770
4	RESIDENTIAL	2,793	2,770
5	RESIDENTIAL	2,793	2,770
6	RESIDENTIAL	2,793	2,770
ROOF	RESIDENTIAL	336	0
TOTAL COMBINED FLOOR AREA		19,515	16,607

DESCRIPTION DATE STAMP

Architect
CHANDLER PIERCE ARCHITECT
7 CENTRE MARKET PLACE
New York, NY 10013
Tel 212 925-3680

19 MASPETH AVENUE
Brooklyn, NY 11211

DRAWING NO.
P-001.00

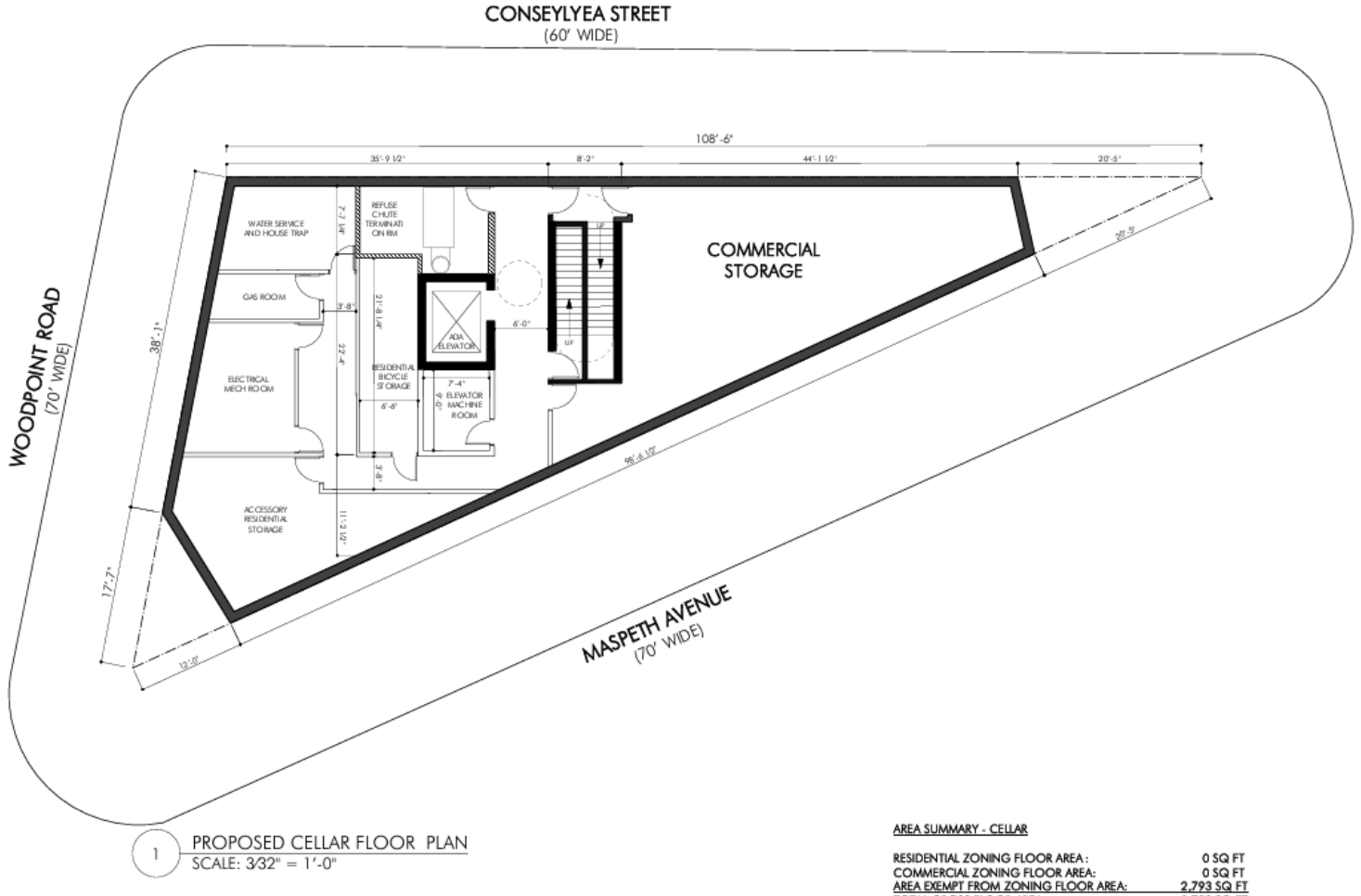
TITLE
PROPOSED COMMERCIAL / RESIDENTIAL SCHEME - PLOT PLAN / SITE & ZONING NOTES

JOB NO. 3821 SCALE AS NOTED

DATE APRIL 12, 2024

*These plans are illustrative

PROPOSED DEVELOPMENT



AREA SUMMARY - CELLAR

RESIDENTIAL ZONING FLOOR AREA:	0 SQ FT
COMMERCIAL ZONING FLOOR AREA:	0 SQ FT
AREA EXEMPT FROM ZONING FLOOR AREA:	2,793 SQ FT
TOTAL GROSS FLOOR AREA:	2,793 SQ FT

DESCRIPTION DATE STAMP

Architect
CHANDLER PIERCE ARCHITECT
7 CENTRE MARKET PLACE
New York, NY 10013
Tel 212 925-3680

19 MASPETH AVENUE
Brooklyn, NY 11211

DRAWING NO.
P-002.00

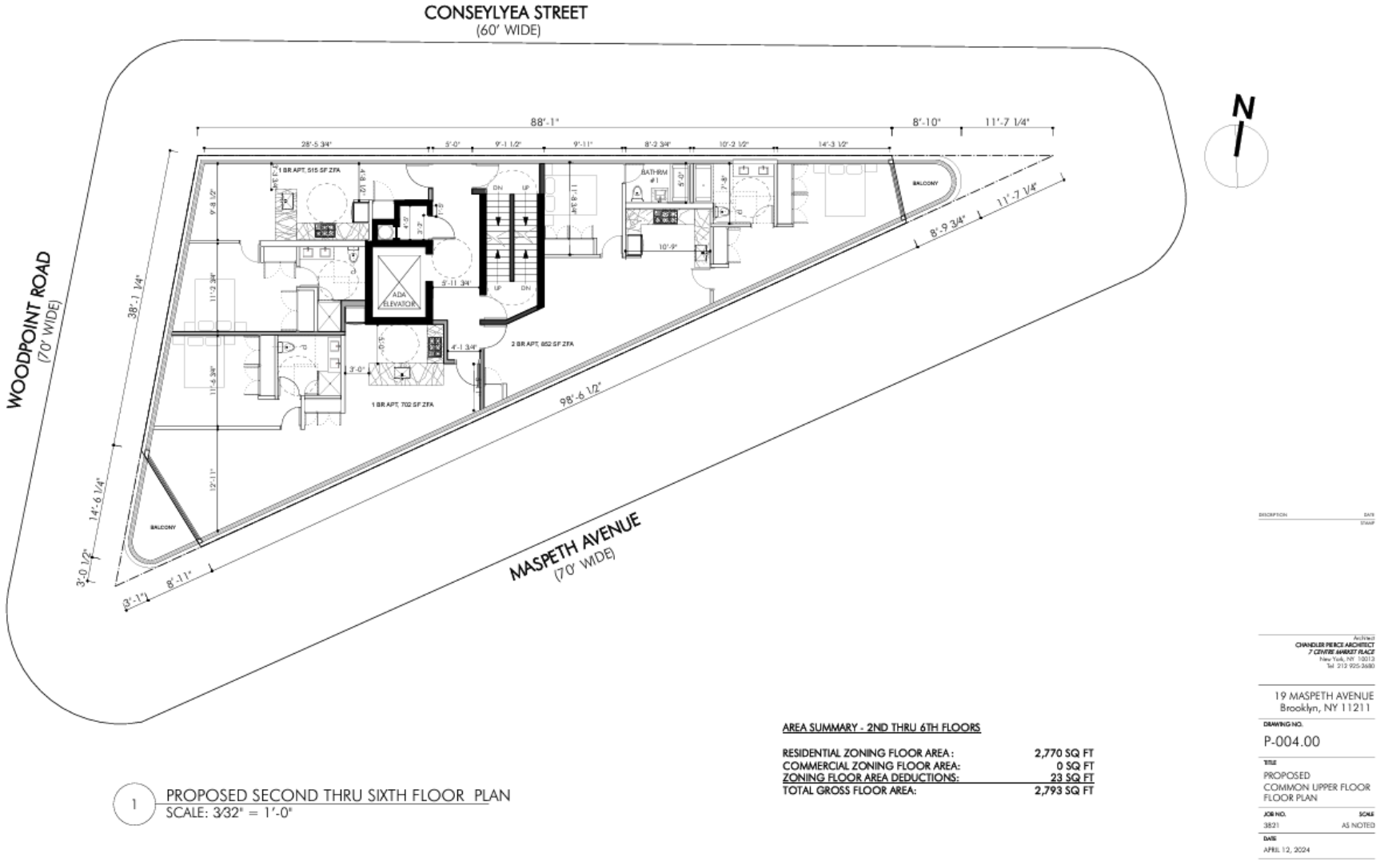
TITLE
PROPOSED CELLAR FLOOR PLAN

JOB NO. 3821
SCALE AS NOTED

DATE
APRIL 12, 2024

*These plans are illustrative

PROPOSED DEVELOPMENT



AREA SUMMARY - 2ND THRU 6TH FLOORS

RESIDENTIAL ZONING FLOOR AREA:	2,770 SQ FT
COMMERCIAL ZONING FLOOR AREA:	0 SQ FT
ZONING FLOOR AREA DEDUCTIONS:	23 SQ FT
TOTAL GROSS FLOOR AREA:	2,793 SQ FT

DESCRIPTION DATE STAMP

Architect
CHANDLER PIERCE ARCHITECT
7 CENTRE MARKET PLACE
New York, NY 10013
Tel 212 925-3680

19 MASPETH AVENUE
Brooklyn, NY 11211

DRAWING NO.
P-004.00

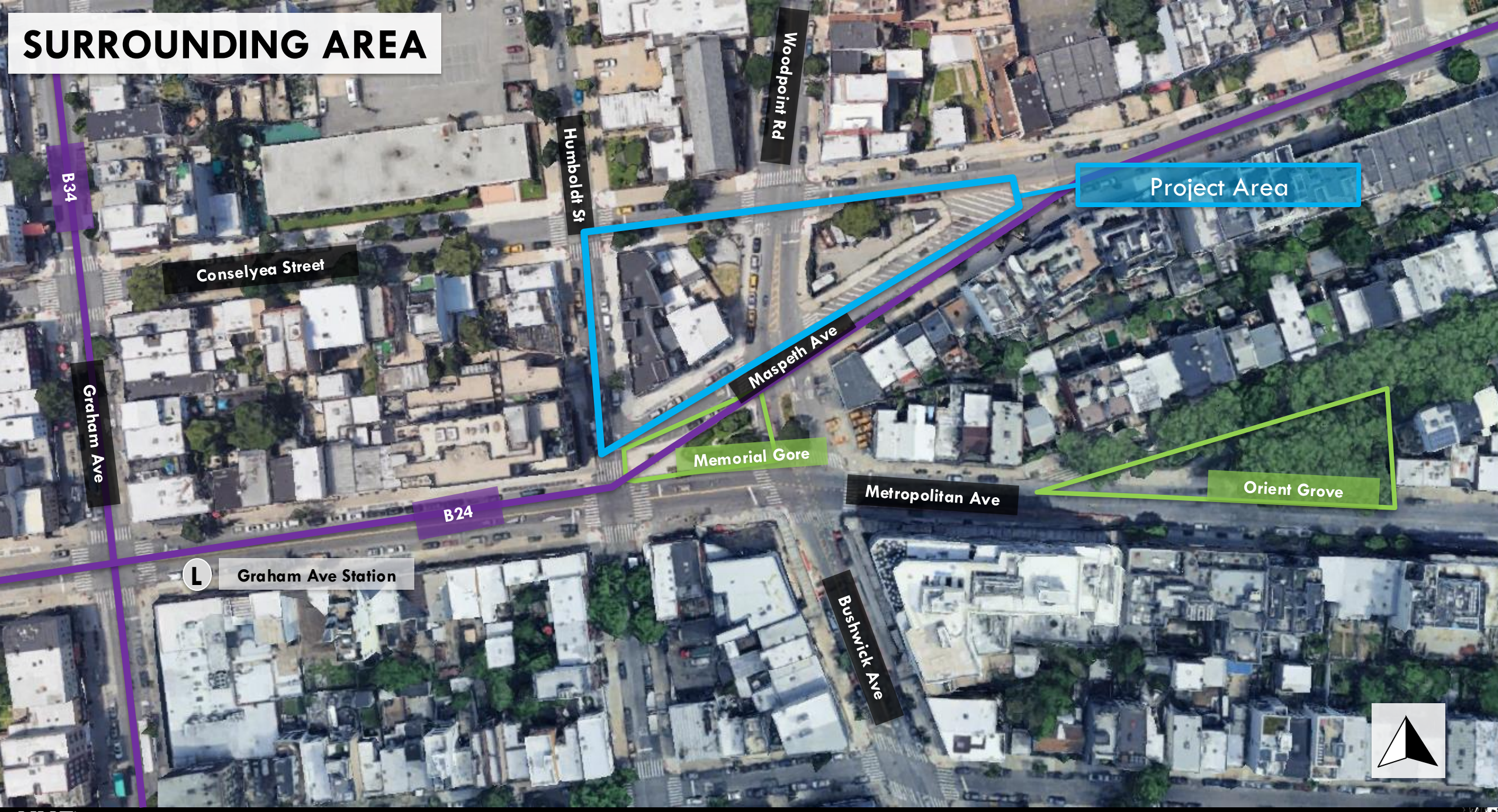
TITLE
PROPOSED
COMMON UPPER FLOOR
FLOOR PLAN

JOB NO. 3821 | SCALE AS NOTED

DATE
APRIL 12, 2024

*These plans are illustrative

SURROUNDING AREA




MAX BLDG HT
+115'-0"
REQD SETBACK ABOVE
MAX BASE HEIGHT
(NARROW STREET)
15'-0"
15'-0"
15'-0"
MAX BASE HT
+95'-0"
PROPOSED HT
+65'-0"
6
5
4
3
2
1
DO NOT
ENTER