

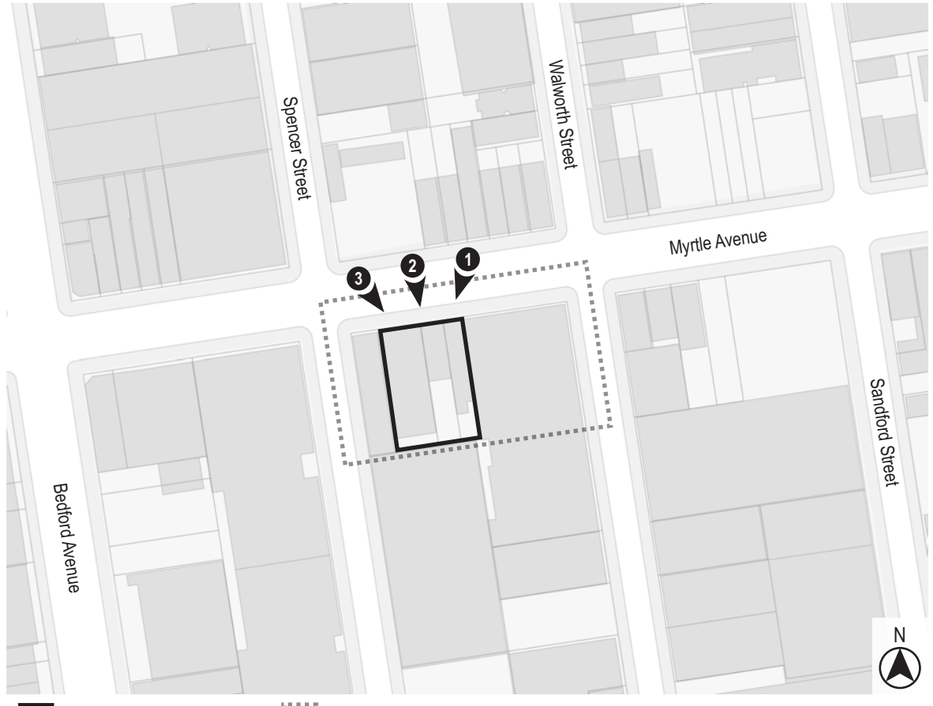
1. View of the Development Site facing southwest from Myrtle Avenue.



2. View of the Development Site facing south from Myrtle Avenue.



3. View of the Development Site facing southeast from Myrtle Avenue.





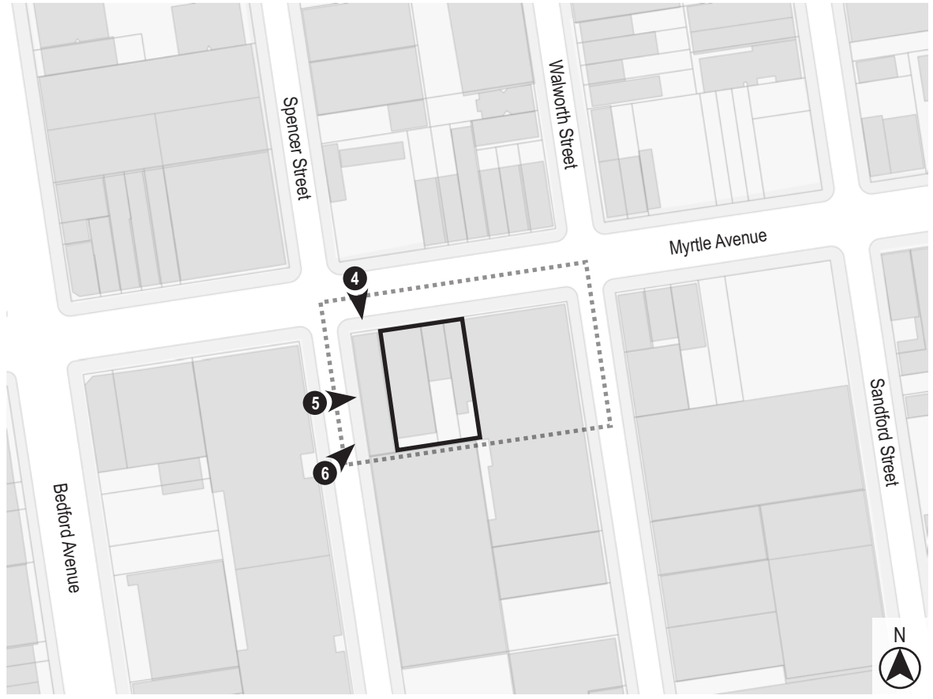
4. View of the Project Area facing south from Myrtle Avenue.



5. View of the Project Area facing east from Spencer Street.



6. View of the Project Area facing northeast from Spencer Street.





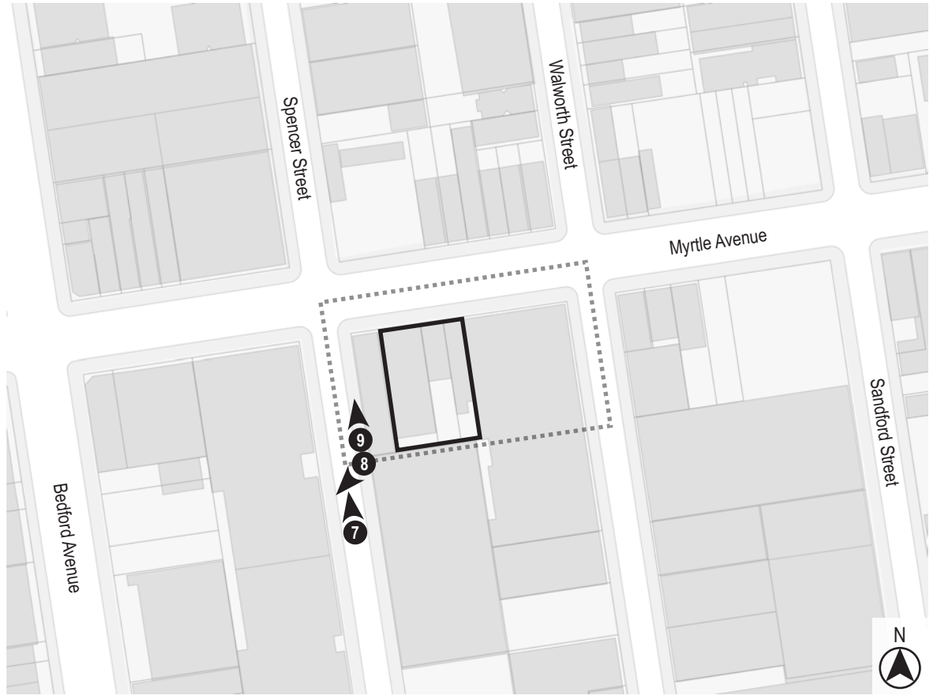
7. View of Spencer Street facing north (Project Area at right).



8. View of the west side of Spencer Street facing southwest from the Project Area.



9. View of the sidewalk along the east side of Spencer Street facing north (Project Area at right).





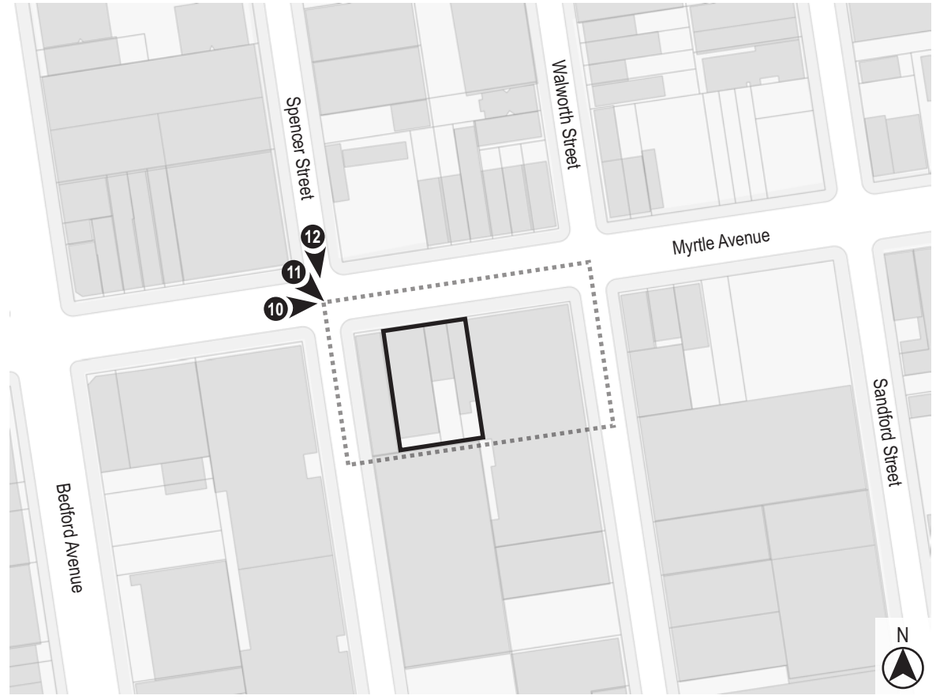
10. View of Myrtle Avenue facing east from Spencer Street (Development Site and Project Area at right).



11. View of the Project Area facing southeast from the intersection of Myrtle Avenue and Spencer Street.

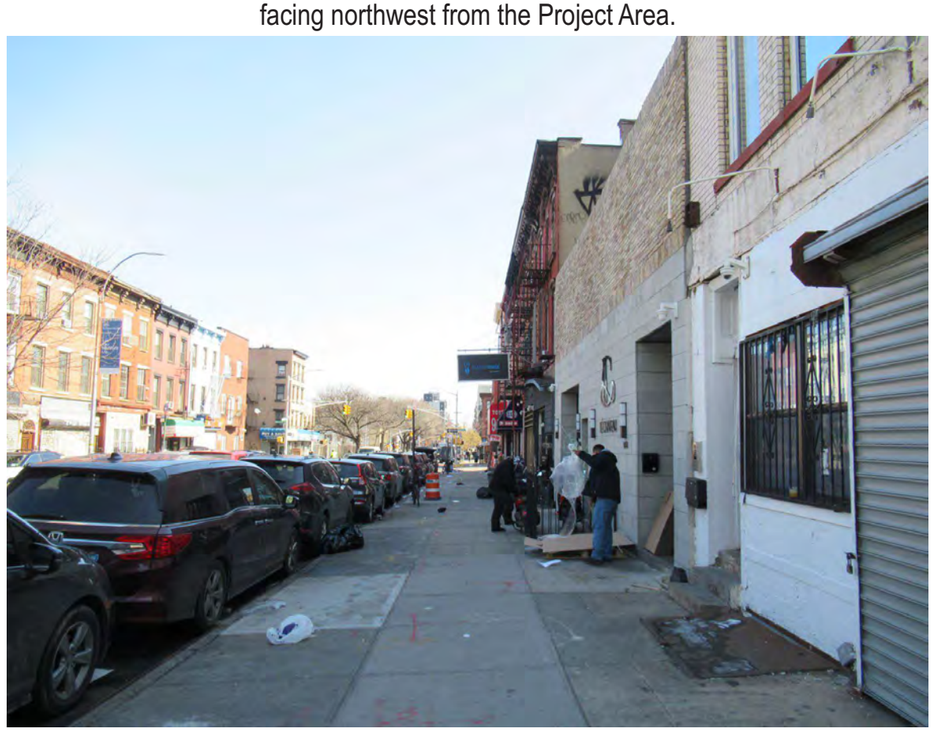


12. View of Spencer Street facing south from Myrtle Avenue (Project Area at left).





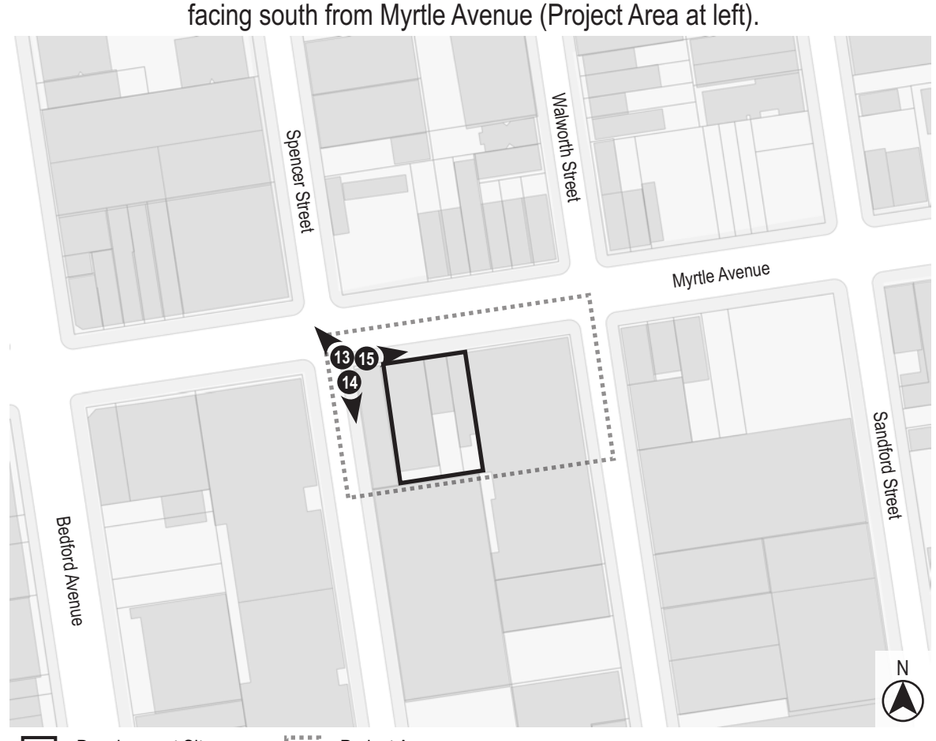
13. View of the intersection of Myrtle Avenue and Spencer Street facing northwest from the Project Area.



15. View of the sidewalk along the south side of Myrtle Avenue facing east from Spencer Street (Project Area at right).



14. View of the sidewalk along the east side of Spencer Street facing south from Myrtle Avenue (Project Area at left).





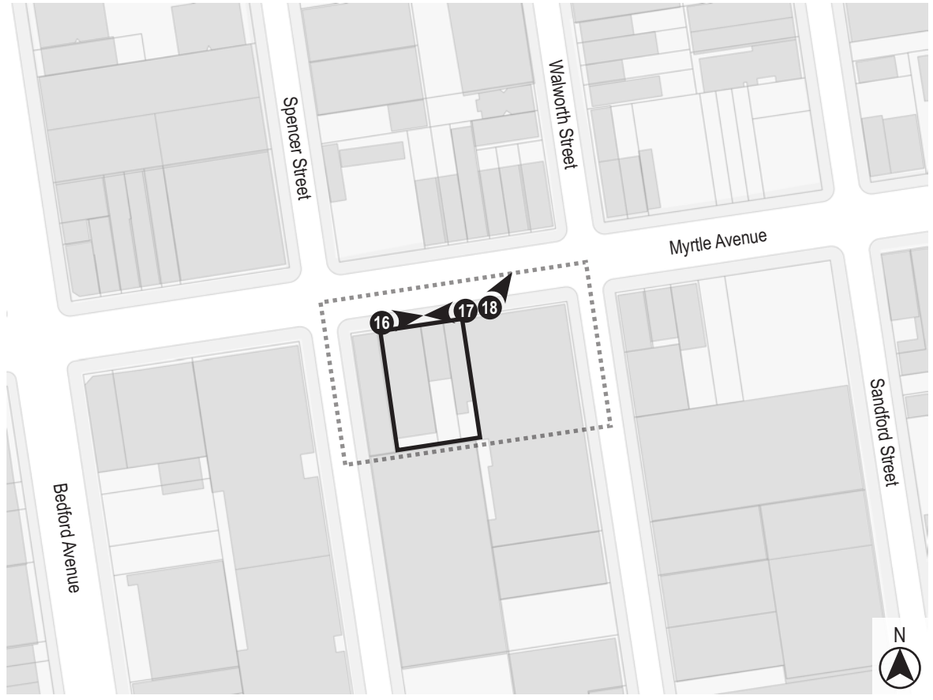
16. View of the sidewalk along the south side of Myrtle Avenue facing east (Development Site at right).



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



18. View of the north side of Myrtle Avenue facing northeast from the Development Site.



Urban Cartographics



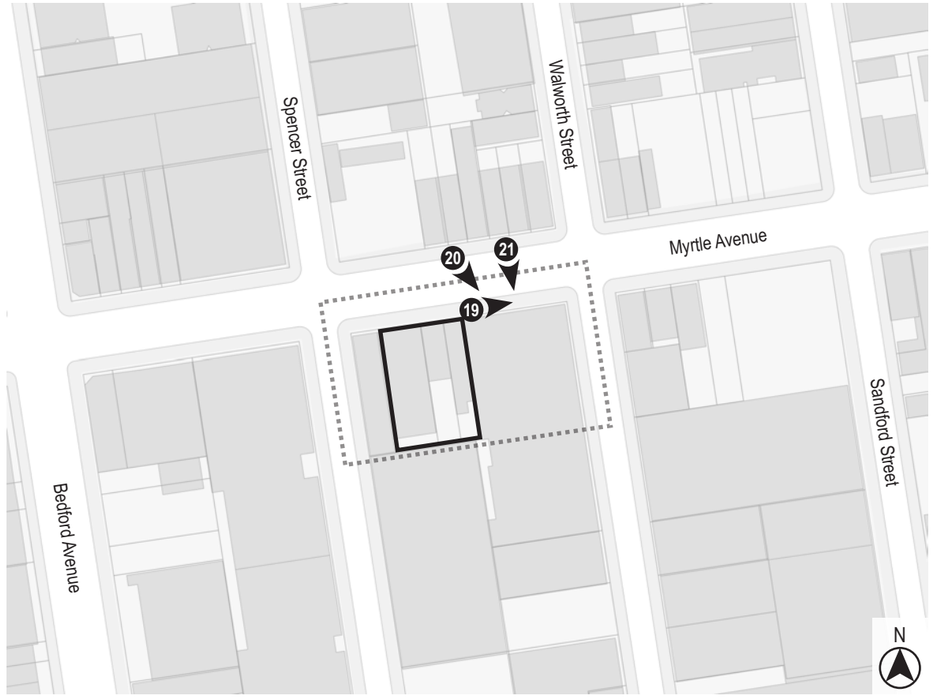
19. View of the sidewalk along the south side of Myrtle Avenue facing east (Project Area at right).



20. View of the Project Area facing southeast from Myrtle Avenue.



21. View of the Project Area facing south from Myrtle Avenue.





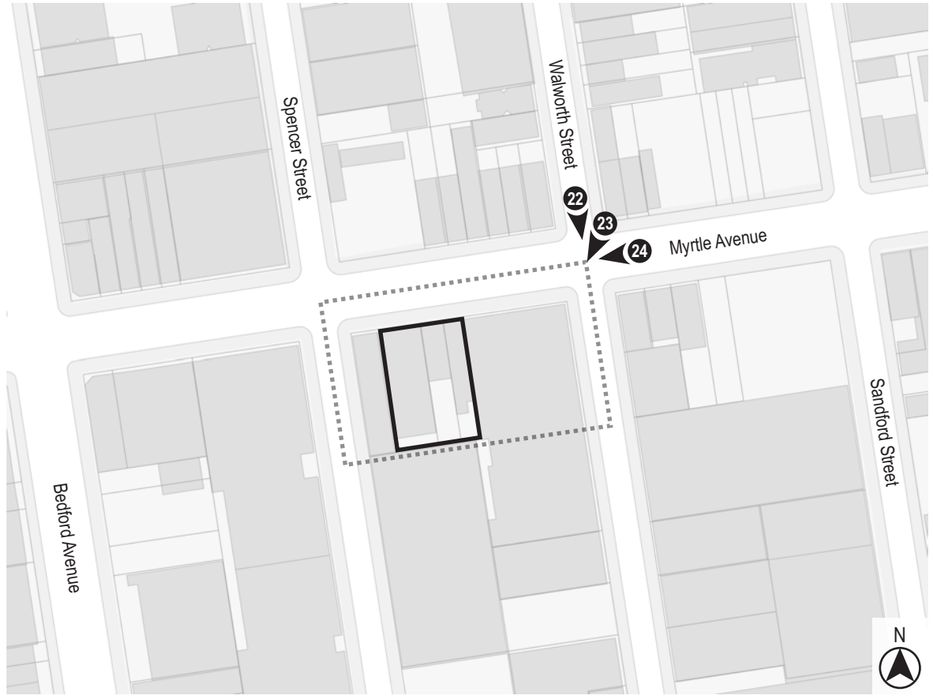
22. View of Walworth Street facing south from Myrtle Avenue (Project Area at right).



24. View of Myrtle Avenue facing west from Walworth Street (Project Area at left).



23. View of the Project Area facing southwest from the intersection of Myrtle Avenue and Walworth Street.





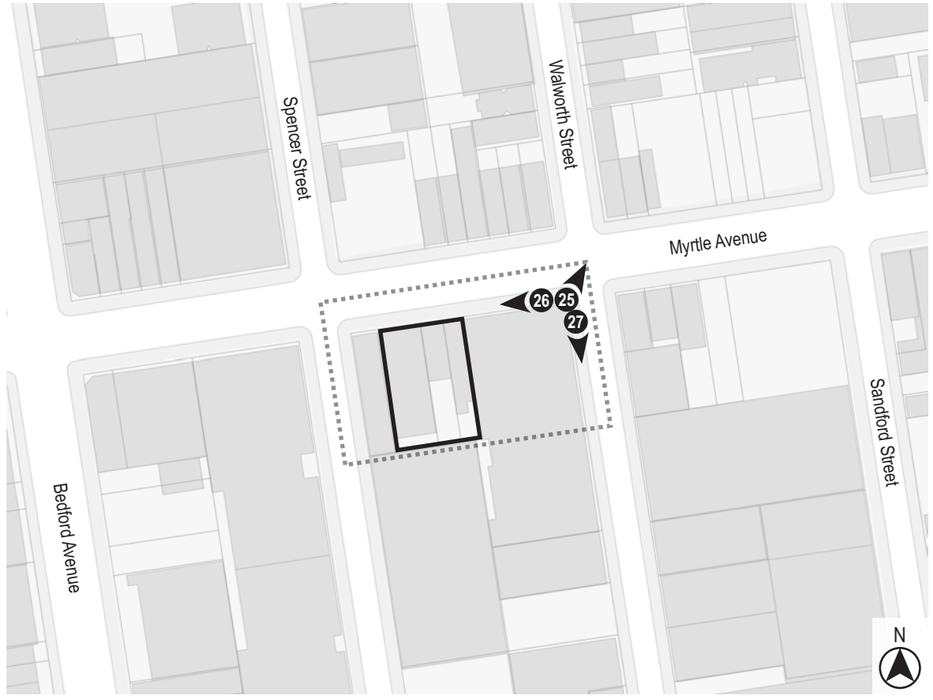
25. View of the intersection of Myrtle Avenue and Walworth Street facing northeast from the Project Area.



26. View of the sidewalk along the south side of Myrtle Avenue facing west from Walworth Street (Project Area at left).

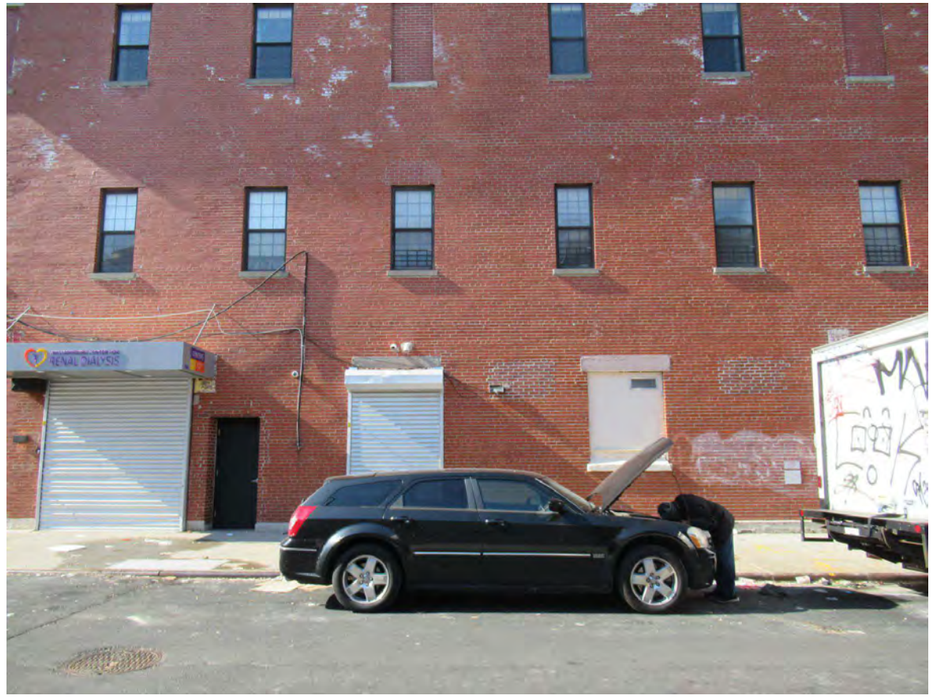


27. View of the sidewalk along the west side of Walworth Street facing south from Myrtle Avenue (Project Area at right).





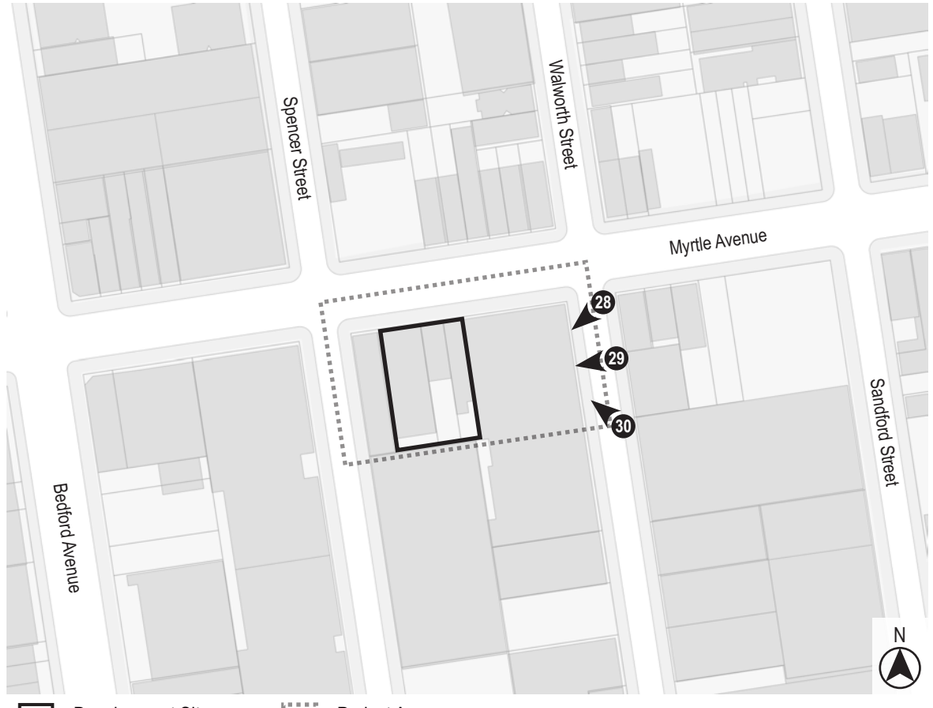
28. View of the Project Area facing southwest from Walworth Street.



29. View of the Project Area facing west from Walworth Street.



30. View of the Project Area facing northwest from Walworth Street.





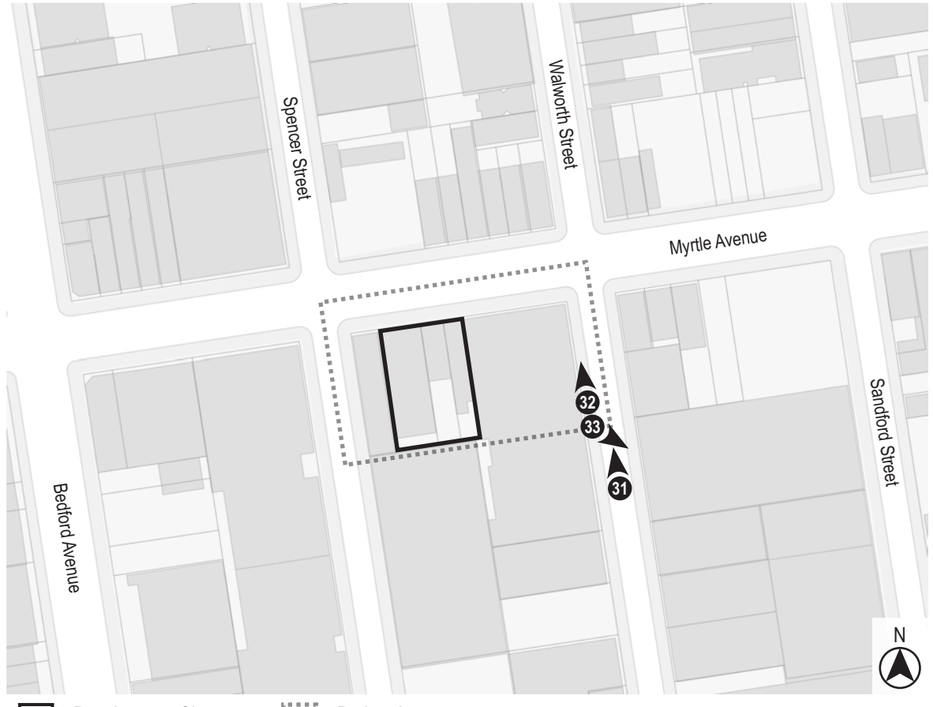
31. View of Walworth Street facing north (Project Area at left).



32. View of the sidewalk along the west side of Walworth Street facing north (Project Area at left).



33. View of the east side of Walworth Street facing southeast from the Project Area.



708-714 Myrtle Avenue, Brooklyn

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

NYC Digital Tax Map

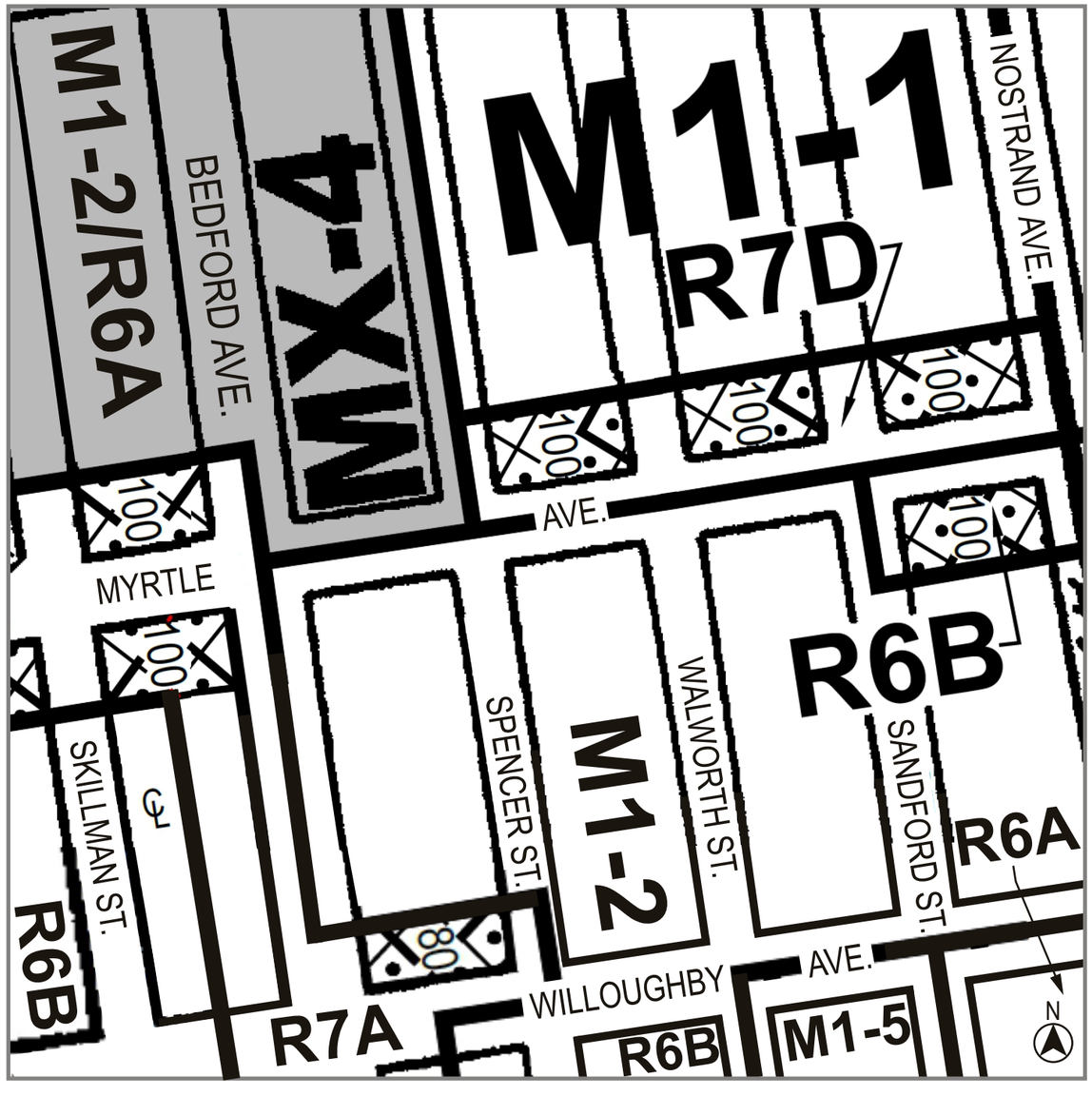
Effective Date : 12-04-2008 18:32:00
End Date : Current
Brooklyn Block: 1751



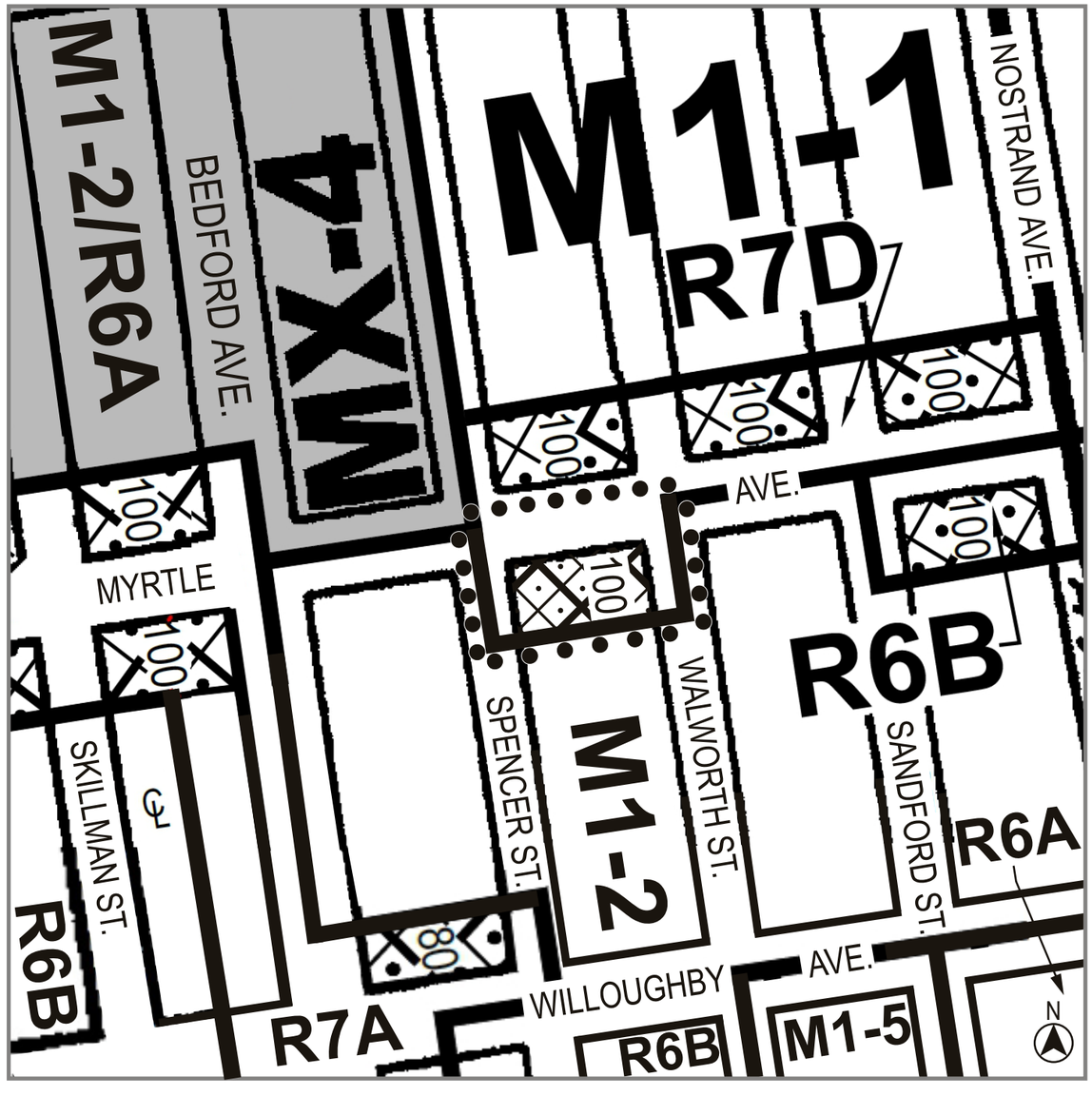
Legend

- 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
- Existing Special Purpose District
- M1-2 Existing Zoning District
- Existing C2-4 Overlay
- R7D Proposed Zoning District
- Proposed C2-4 Overlay

Zoning Change Map



Current Zoning Map (12d, 13b, 16c, 17a)



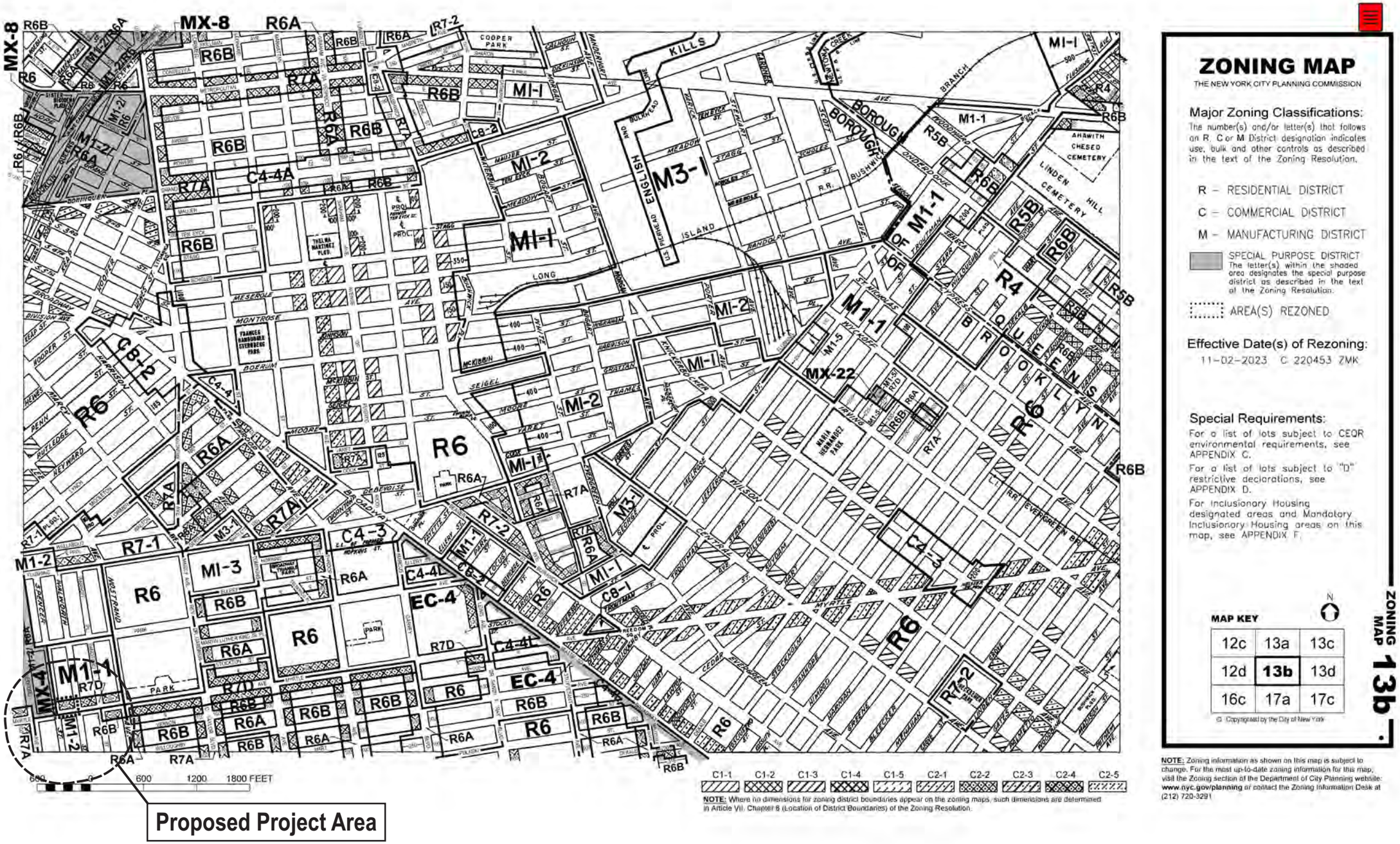
Proposed Zoning Map (12d, 13b, 16c, 17a) - Area being rezoned is outlined with dotted lines

Rezoning from M1-2 to R7D/C2-4

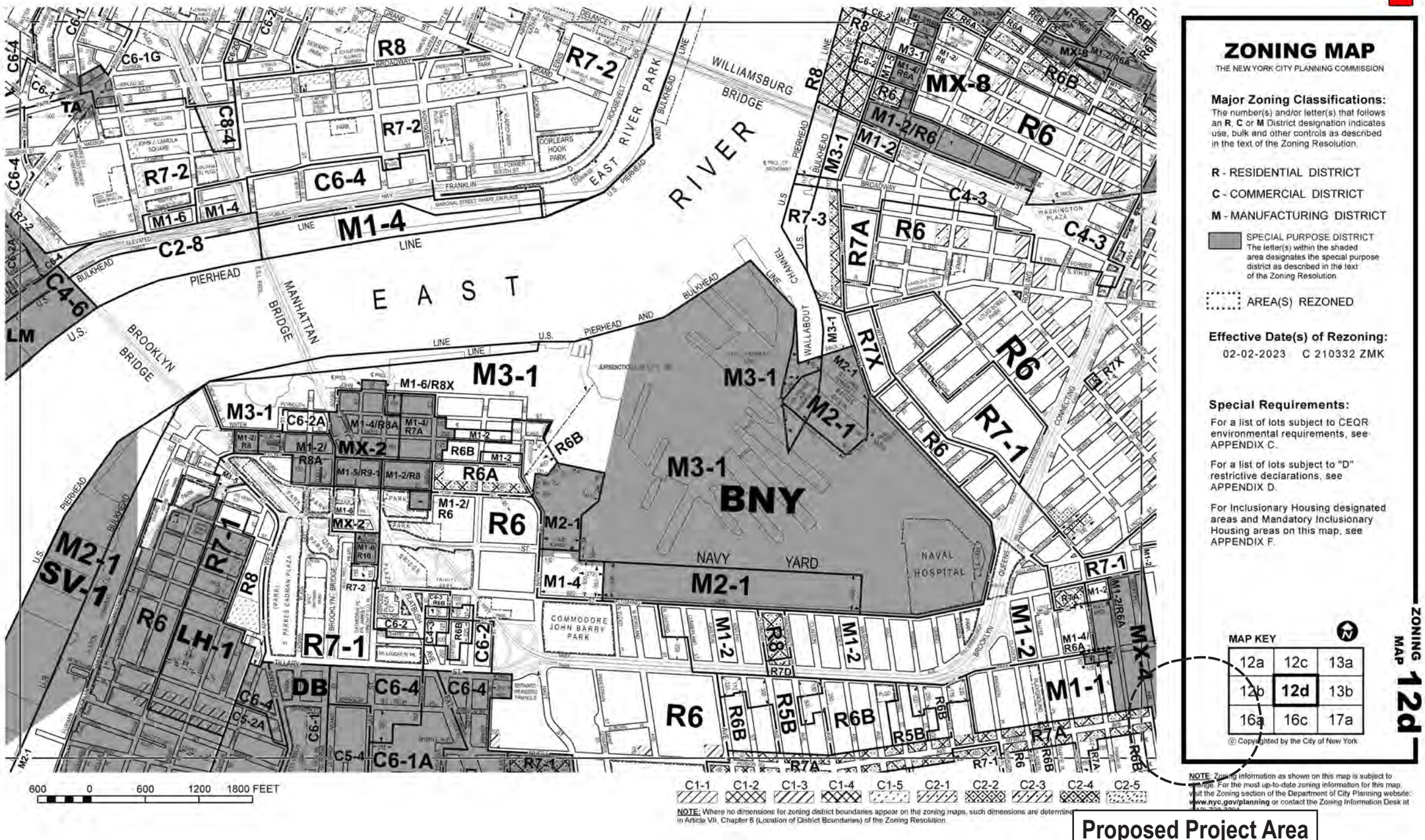
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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.

708-714 Myrtle Avenue, Brooklyn

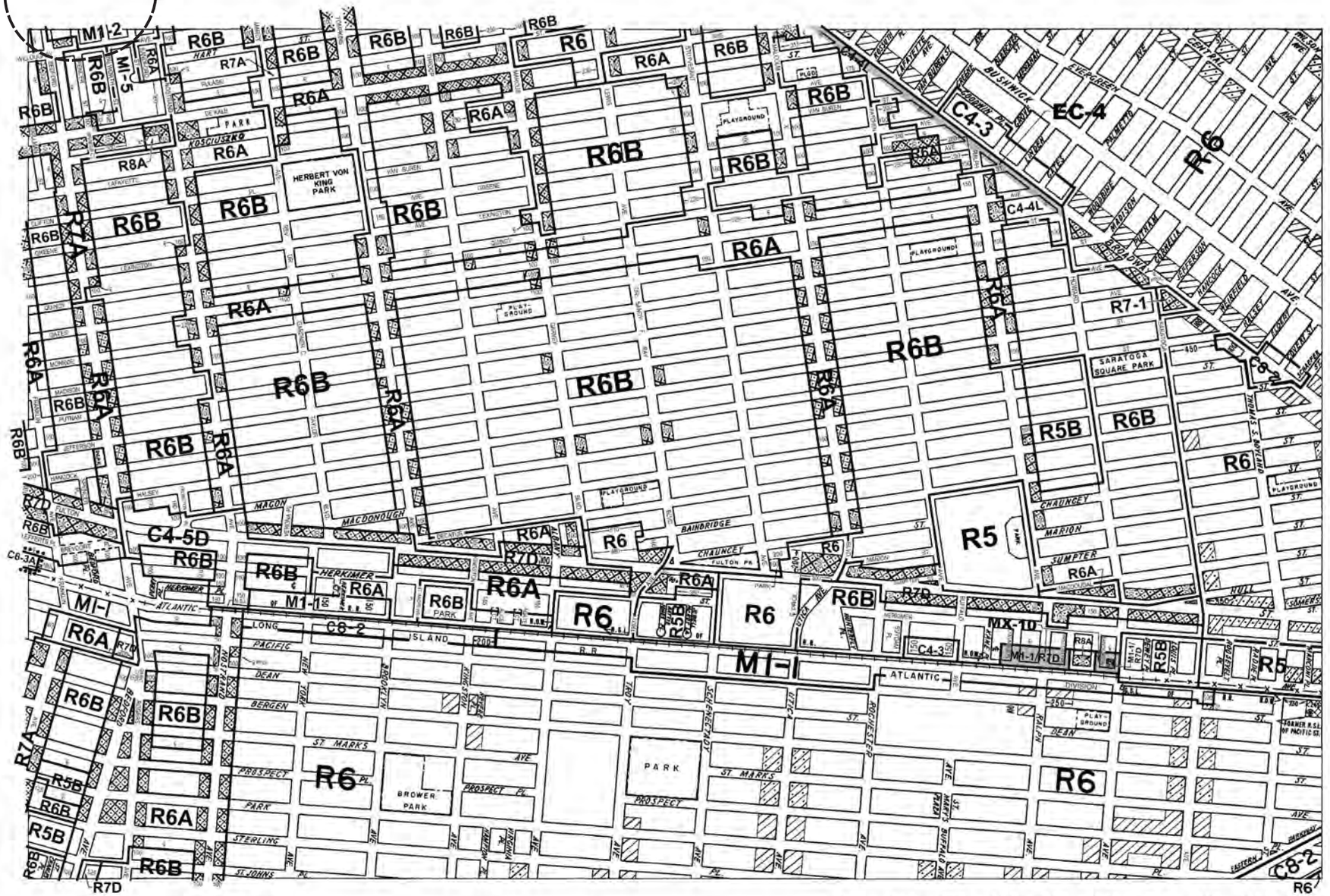


708-714 Myrtle Avenue, Brooklyn



708-714 Myrtle Avenue, Brooklyn

Proposed Project Area


M1-2
R6B
R6A
R7A
R8A
R6
R6B
R6A
R6B
R6B
R6B

712 Myrtle Avenue Rezoning
Myrtle Avenue Brooklyn
January 30, 2024

1. Introduction

Joel Berkowitz (the "Applicant") proposes a zoning map amendment and a zoning text amendment to facilitate the development of a nine-story mixed–use building (the "Proposed Development") maintaining approximately 41 units, including 12 permanently affordable housing units, pursuant to Mandatory Inclusionary Housing ("MIH") Option 1 and Option 2, in the Bedford-Stuyvesant neighborhood of Brooklyn within Community District 3.

The proposed zoning map amendment would rezone approximately 20,000 square feet of the northern portion of Block 1751, which is located on the south side of Myrtle Avenue between Spencer Street and Walworth Street (Part of Lots 20, 21, 23, 24, and 25) (collectively the "Project Area") from an M1-2 district to an R7D/C2-4 district).

The proposed text amendment of Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 3, Brooklyn would establish the Project Area as an MIH Area under Options 1 and 2 (collectively the "Proposed Actions").

2. Background

The surrounding area has been the subject of a number of land use approvals initiated by the NYC Department of City Planning ("DCP") and by private applicants.

Land use actions initiated by DCP in the surrounding area include the Flushing/Bedford Rezoning (C 000109 ZMK, effective May 9, 2001) and the North Bedford-Stuyvesant Rezoning (C 120294 ZMK, effective October 11, 2012). The Flushing/Bedford Rezoning, west of the Project Area, rezoned approximately 15 blocks in Community District 1 and Community District 3 from M1-2 and M3-1 districts to an R7-1 district and from M1-1 and M1-2 districts to an M1-4/R6A district, creating a new Special Mixed Use (MX-4) District (N 000110 ZRK).

The Bedford-Stuyvesant North Rezoning, east of the Project Area, rezoned an approximately 140-block area to incentivize the development of affordable housing and map contextual residential zoning districts. This rezoning mapped an R7D/C2-4 zoning district on portions of Myrtle Avenue directly to the east of the Project Area extending east from Spencer Street for several blocks. This rezoning also mapped an R7A/C2-4 zoning district on Myrtle Avenue two blocks west of the Project Area, extending west from Bedford Avenue for several blocks to facilitate mixed-use medium density housing and to strengthen commercial activities.

The Rose Castle Rezoning (C 160221 ZMK; effective March 8, 2017) rezoned an M1-2 zoning district on portions of two blocks to an R7A/C2-4 district (Block 1884, Lots 40, 48, 7501, 53 and part of 57) and an M1-2/R6A (MX-4) district (Block 1885, Lots 15 and 20) at 376-378 Flushing Avenue and 43 Franklin Avenue.

More recently, the City Council approved a rezoning adjacent to the Project Area at 723 Myrtle Avenue (C 170025 ZMK, effective November 30, 2017), which rezoned three blocks fronting on Myrtle Avenue, between Walworth Street and Nostrand Avenue to the same zoning district proposed here, with R7D/C2-4 mapped on the northern portion of Myrtle Avenue and R6B/C2-4 on the southern portion. The City Planning Commission report noted that the R7D/C2-4 density was consistent with the existing Myrtle Avenue corridor and would bring existing nonconforming residential and mixed-use buildings into conformance, similar to what is proposed. Myrtle Avenue is a busy street with a variety of mixed-use buildings and commercial uses.

<u>Other Land Use Actions</u>

In addition, the Board of Standards and Appeals (the "BSA") has issued land use approvals in the surrounding area. On March 16, 2012, the BSA granted a special permit pursuant to Zoning Resolution ("ZR") § 73-19 to allow the legalization of an existing school located at 84 Sandford

Street between Park Avenue and Myrtle Avenue (Block 1736, Lot 14) in an M1-1 district (BSA Cal. No. 97-08-BZ). On November 15, 2012, the BSA granted a variance pursuant to ZR § 72-21 to allow for the enlargement and conversion of an existing manufacturing building located at 118 Sandford Street between Park Avenue and Myrtle Avenue (Block 1736, Lot 32) within an M1-1 district to residential and commercial uses, a total floor area of 12,566.5 (3.33 FAR) with 12 residential units (BSA Cal No. 187-11-BZ). Most recently, on January 14, 2014, the BSA granted a special permit pursuant to ZR § 73-19 to allow a school use located at 184 Nostrand Avenue between Vernon Avenue and Willoughby Avenue (Block 1753, Lots 42, 43) in an M1-2 district (BSA Cal. No. 16-12-BZ).

3. Description of the Surrounding Area

The Project Area is located in the Bedford-Stuyvesant neighborhood in the Borough of Brooklyn within Community District 3. The Project Area is near the borders of Community District 1, which has a district boundary two blocks north along Flushing Avenue, and Community District 2, which has a district boundary running along Classon Avenue. Myrtle Avenue, a wide street at 100 feet, is the area's most significant east-west commercial street, with medium and high-density apartment buildings, including New York City Housing Authority ("NYCHA") developments, and significant ground floor retail activity. Bedford Avenue and Nostrand Avenue, the 80-foot wide streets that run perpendicular to Myrtle Avenue, are respectively northbound and southbound transit corridors, well-served by bus lines.

The area surrounding the Project Area is characterized by a variety of warehouse/distribution, commercial, mixed-use buildings, community facility, and conforming and nonconforming residential uses. The predominant uses in the M1-2 district south of Myrtle Avenue are industrial-related and residential.

The prevailing built form of the area, described below, is a mix of mid-rise, residential buildings and a mix of low- and mid-rise commercial buildings. The buildings in the immediate surrounding area are typically 2-3 stories in height. Located three blocks east of the Project Area sits a NYCHA housing complex (111 Nostrand Avenue), which contains 12 six-story buildings. In addition, Marcy Playground, maintained by the NYC Department of Parks and Recreation, is located on Myrtle Avenue between Nostrand Avenue and Marcy Avenue. The playground includes benches, game tables, a baseball diamond, spray showers, playground equipment, and basketball courts.

Existing Zoning Districts

The existing zoning districts in the surrounding area include residential, commercial, and manufacturing designations.

M1-1

The existing M1-1 zoning district north of the Project area permits light industrial uses (Use groups 4-14,16,17) such as woodworking shops, repair shops, wholesale service, storage facilities, limited community facility uses, and commercial uses. The maximum FAR for permitted manufacturing and commercial uses within the M1-1 district is 1.0 and 2.4 for permitted community facility uses.

M1-2

The Project Area is located in an M1-2 district that extends south from Myrtle Avenue to Willoughby Avenue and from Bedford Avenue to the west to Nostrand Avenue to the east. There is also an M1-2 zoning district one block to the north of the Project Area that extends south from Flushing Avenue to Park Avenue, generally from Cumberland Avenue to the west to Franklin Avenue and Skillman Street to the east. The M1-2 zoning district permits light manufacturing, commercial and limited community facility uses. The maximum FAR for permitted manufacturing and commercial uses within the M1-2 district is 2.0 and 4.8 for community facility uses. In the M1-2 district north of Park Avenue the predominant land use is industrial-related.

MX-4

There is an MX-4 zoning district with an M1-2/R6A designation located to the north and west of the Project Area extending south from Flushing Avenue to Myrtle Avenue, generally bounded by Franklin Avenue and Spencer Avenue. The MX-4 zoning district permits residential, commercial, and light manufacturing uses with a maximum FAR of 3.6 under the Inclusionary Housing ("IH") program. Above a base height of 40 to 60 feet (65 feet with IH), the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 70 feet (75 feet with IH). The predominant land use is in the MX-4 district is residential.

R6

Mapped to the north and east of the Project Area, there is an R6 zoning district that extends south from Flushing Avenue to Myrtle Avenue and from Nostrand Avenue to the west and Marcy Avenue to the east. R6 districts allow all housing types at a maximum FAR of up to 2.42 is allowed for residential uses and up to 4.8 FAR is allowed for buildings containing community facility uses. R6 is a height factor district where residential and community facility uses are permitted with no fixed height limits and building envelopes are regulated by a sky exposure plane and open space ratio after a maximum base height of 60 feet. Residential development under the optional Quality Housing Program has a maximum FAR of 2.2 on narrow streets with a 55-foot building height limit and a maximum of 3.0 FAR on wide streets with a height limit of 70 feet. Off-street parking is required for 70 percent of the dwelling units. This requirement is lowered to 50 percent of the units if the lot area is less than 10,000 square feet or if Quality Housing provisions are used. In R6 districts, if fewer than five spaces are required, the off-street parking requirement is waived.

R7A/C2-4

There is an R7A/C2-4 zoning district mapped to the west of the Project Area along Myrtle Avenue generally between Bedford Avenue and Washington Park. The R7A zoning district permits a maximum FAR of 4.6 under the IH program. Above a base height of 40 to 65 feet (75 feet with IH), the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 80 feet (up to 95 feet with IH). The predominant land use in the R7A/C2-4 district is mixed residential and commercial.

R7D/C2-4

There is an R7D/C2-4 zoning district mapped immediately to the north and east of the Project Area along Myrtle Avenue generally between Walworth street and Nostrand Avenue. The R7D zoning district permits a maximum FAR of 5.6 under the IH program. Above a base height of 60 to 85 feet (95 feet with IH), the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 105 feet (up to 115 feet with IH). R7D/C2-4 districts require that ground-floor uses be non-residential, promoting mixed-use buildings which are predominate in the area.

R6A

There is an R6A zoning district mapped to the east and south of the Project Area generally along Nostrand Avenue from 100 ft. south of Myrtle Avenue to Macon Street. Portions of this district are mapped with C2-4 commercial overlays. The R6A zoning district permits a maximum FAR of 3.6 under the IH program. Above a base height of 40 to 60 feet (65 feet with IH), the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 70 feet (up to 85 feet with IH). The predominant land use in the R6A district is residential.

R6B

There are R6B zoning districts mapped to the west and the south of the Project Area. To the south, there is an R6B zoning district mapped generally from Willoughby Avenue to

just north of Dekalb Avenue and extending east from 100 ft. east of Bedford Avenue to Walworth Street. To the west, there is an R6B zoning district mapped generally from 100 ft. south of Myrtle Avenue to 100 ft. north of Dekalb Avenue and extending from approximately 100 ft. west of Bedford Avenue to 100 ft east of Kent Avenue. The R6B zoning district permits residential and community facility uses with a maximum FAR of 2.2 under the IH program. Above a base height of 30 to 40 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 50 feet. The predominant land use in the R6B district is residential.

M1-5

There is an M1-5 zoning district mapped to the south of the Project Area generally between Willoughby Avenue to the north and Dekalb Avenue to the south, and between Walworth and Sandford Streets in the northern portion of the district and Spencer Street and Nostrand Avenue in the southern portion of the district. The M1-5 zoning district permits an FAR up to 5.0 and building height and setbacks are controlled by a sky exposure plane. The predominant land use in the M1-5 district is industrial-related.

Public Transit

The Project Area is within the Transit Zone, and there are multiple public transit options, including MTA subway and bus service. The B54 line runs east/west from downtown Brooklyn to Ridgewood along Myrtle Avenue. The B44 line at Flushing Avenue and Nostrand Avenue provides additional north/south bus service from Sheepshead Bay to Williamsburg. In addition, the Myrtle-Willoughby MTA subway station with G line service is located at the intersection of Myrtle Avenue and Marcy Avenue, several blocks east of the Project Area.

Other Zoning Designations

There are Inclusionary Housing Designated Areas ("IHDA") mapped near the Project Area. To the east of the Project Area, an IHDA is mapped generally along Myrtle Avenue from Nostrand Avenue to Marcus Garvey Boulevard to the east, and along Marcy Avenue from Stockton Street to just north of Lafayette Avenue. To the west of the Project Area, an IHDA is mapped generally along Myrtle Avenue from Bedford Avenue to Classon Avenue, and extending further west to Washington Park. To the south of the Project Area, an IHDA is mapped generally along Bedford Avenue to Quincy Street, and portions of Classon Avenue, Kent Avenue, and Dekalb Avenue.

There are several Mandatory Inclusionary Housing ("MIH") Program Areas mapped near the Project Area. Immediately to the east, an MIH Program Option 1 area is mapped along Myrtle Avenue between Walworth Street and Nostrand Avenue. To the south, an MIH Program Option 1 and 2 Area is mapped along Willoughby Avenue between Spencer Street and Bedford Avenue. To the northwest, an MIH Program Option 1, Option 2, and Workforce Option area is mapped in an area between Flushing Avenue, Little Nassau Street, Franklin Avenue, and Kent Avenue. An MIH Program Option 1 and 2 area is mapped in an area midblock between Flushing Avenue, Park Avenue, Franklin Avenue, and Skillman Street to the northwest.

The Project Area is also located within a FRESH Program area that provides zoning and discretionary tax incentives.

4. Description of the Proposed Project Area

The proposed Project Area is located in the Bedford-Stuyvesant neighborhood of Brooklyn within Community District 3. The Project Area includes 5 tax lots on the northern side of Block 1751 between Spencer and Walworth Streets which are currently zoned M1-2. The boundary of the rezoning will reach 100 ft of depth from Myrtle Avenue.

The proposed Project Area is primarily developed with three-story, mixed-use buildings, residential buildings, commercial, light-manufacturing, and industrial uses with surface accessory parking lots. While the Project Area is currently within M1-2, mixed-use and residential development are the most common land uses within the proposed rezoning boundaries. Residential development accounts for nearly 50 percent of the 600 feet of Myrtle Avenue frontage

within the proposed Project Area. The existing conditions of the properties within the Project Area are as follows:

Block 1751, part of Lot 20 (706 Myrtle Avenue) is an approximately 2,796 square foot, corner lot on Myrtle Avenue, and is currently improved with a three-story mixed residential and commercial building of approximately 7,075 square feet and an FAR of approximately 2.5. The building was built in 1931.

Block 1751, part of Lot 21 (708 Myrtle Avenue) is an approximately 4,529 square foot, interior lot on Myrtle Avenue, and is currently improved with a one-story restaurant of approximately 4,000 square feet and an FAR of approximately 0.8. The building was built in 1931.

Block 1751, part of Lot 23 (712 Myrtle Avenue) is an approximately 2,181 square foot, interior lot on Myrtle Avenue, and is currently improved with a three-story mixed residential and commercial building of approximately 2,940 square feet and an FAR of approximately 1.35. The building was built in 1931.

Block 1751, part of Lot 24 (714 Myrtle Avenue) is an approximately 2,237 square foot, interior lot on Myrtle Avenue, and is currently improved with a three-story mixed residential and commercial building of approximately 3,240 square feet and an FAR of approximately 1.45. The building was built in 1931.

Block 1751, part of Lot 25 (716 Myrtle Avenue) is an approximately 20,550 square foot, corner lot on Myrtle Avenue, and is currently improved with a three-story public health facility of approximately 45,939 square feet and an FAR of approximately 2.24. The building was altered in 2019. Less than half of the lot area is within the area of the proposed rezoning.

5. Description of the Proposed Development Site

The proposed Development Site consists of three tax lots, Block 1751 Lots 21, 23, and 24 in the Bedford-Stuyvesant neighborhood of Brooklyn within Community District 3. It is an approximately 8,947 square feet lot on the southeast portion of Spencer Street and Myrtle Avenue. Lot 21 is a 4,529 SF interior lot with 40.5 feet of frontage on Myrtle Avenue. Lot 23 is a 2,181 SF interior lot with 19.5 feet of frontage on Myrtle Avenue. Lot 24 is a 2,237 SF interior lot with 20 ft of frontage on Myrtle Avenue.

6. Description of the Proposed Development

As indicated above, the proposed building will consist of a new, 9-story plus cellar, mixed-use residential and commercial building measuring approximately 49,847.9 square feet with an FAR of 5.57. The proposed building will provide about 41 dwelling units of various sizes, of which approximately 12 would be MIH units, with 7,918, square feet of ground floor retail. The building will be 90 feet tall and will have terraces and balconies in some of the units. The Proposed Development will also provide 31 bicycle parking spaces. The Applicant plans to pursue MIH Options 1 and 2 to provide maximum flexibility.

The Proposed Development would not be possible under the existing M1-2 zoning regulations, which do not permit residential use. The Applicant believes that the increased bulk that would be permitted under the proposed R7D/C2-4 zoning district is appropriate for the area based on recent land use trends in the surrounding area and the underutilization of the Development Site. The R7D district would permit residential development up to 5.6 FAR with Mandatory Inclusionary Housing, and mapping a C2-4 district would permit the continuation of ground floor locally serving retail along Myrtle Avenue, which is a wide street at 75 feet and appropriate for such development and uses.

7. Actions Necessary to Facilitate the Proposal

The actions necessary to facilitate the proposal are: 1) a zoning map amendment to map an R7D/C2-4 zoning district coterminous with the Project Area currently zoned as M1-2 (the Proposed Zoning Map Amendment); and 2) a zoning text amendment to ZR Appendix F: Inclusionary Housing Designated Areas & Mandatory Inclusionary Housing Areas for Community District 3, Brooklyn to establish the Project Area as an MIH Area (Proposed Text Amendment).

Proposed Zoning Map Amendment

The Proposed Zoning Map Amendment would promote the development of a new mixed-use medium density building at the Development Site, including affordable housing, in an under-utilized M1-2 zoned area where new residential development is not permitted. Along Myrtle Avenue, the existing M1-2 zoning district within the Project Area is characterized by predominately residential and mixed use development. The M1-2 zoning district has remained since 1961, and many of the existing uses are non-conforming. The proposed R7D/C2-4 zoning district would allow for residential development compatible with the existing land use patterns and zoning in the area. The proposed R7D/C2-4 commercial district would be mapped to a depth of 100 feet from Myrtle Avenue. Existing development along Myrtle Avenue, including a number of buildings recently developed under the R7D/C2-4 district to the east, is characterized by multi-family apartment buildings with ground floor commercial space for local retail. The proposed rezoning would benefit the community by enhancing the underutilized Development Site with new mixed-use development inclusive of affordable housing units.

The R7D/C2-4 zoning district proposed for the Project Area, on the south side of Myrtle Avenue between Spencer Street and Walworth Street, would allow medium-density apartment buildings at a maximum FAR of 5.6 for developments that provide affordable housing pursuant to the MIH program requirements. The maximum building height for eligible MIH program buildings with qualifying ground floors is 115 feet or 11 stories. Buildings must set back above a maximum base height of 95 feet or 9 stories to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising up to the maximum building height. Off-street parking is required for 50 percent of the residential dwelling units but is not required for affordable housing units within the Transit Zone. The proposed C2-4 commercial overlay mapped with the R7D district requires non-residential ground floor uses. The proposed C2-4 district permits Use Groups 5 through 9 and 14, allowing commercial development with up to 2.0 FAR. However, Use Group 5 uses would not be permitted at this site because of its distance from a limited access highway. The proposed C2-4 overlay district requires one accessory parking space per 1,000 sq. ft. of commercial floor area for general retail or service uses. Mapping an R7D/C2-4 in this area provides opportunities for medium-density housing development under the MIH program while allowing for active commercial uses on the ground floor. The proposed C2-4 overlay would support the development of mixed residential and commercial uses and would strengthen Myrtle Avenue as a retail and service corridor. Currently, Myrtle Avenue has pockets of C2-4 overlays both to the east and west of the Project Area. This rezoning would bridge the gap and create more continuity between the commercial overlays to the east of Walworth Street and the west of Bedford Avenue.

The increase in density to the proposed R7D/C2-4 district would facilitate the development of greatly needed housing, including affordable housing in Community District 3. The proposed R7D/C2-4 zoning district would promote the development of underused sites and strengthen the commercial character of Myrtle Avenue with both the addition of new commercial space and new residential consumers. Extending the R7D/C2-4 to the Project Area would create a cohesive continuation of conforming uses on Myrtle Avenue.

The City confirmed the appropriateness of R7D zoning near wide, busy streets and transit in the 2012 Bedford-Stuyvesant North Rezoning (C 120294 ZMK) mapped immediately to the east along Myrtle Avenue. The proposed zoning map amendment is consistent with the City's policy goals outlined in the 2012 Bedford-Stuyvesant North Rezoning, providing opportunities for housing development, including affordable housing, and strengthening Myrtle Avenue as a retail and service corridor. The proposed rezoning responds to the increased demand for new housing by permitting mixed development on Myrtle Avenue pursuant to the same bulk regulations approved in the Bedford-Stuyvesant North Rezoning and the 723 Myrtle Avenue Rezoning adjacent to the Project Area. The proposed extension of the R7D/C2-4 zoning district from Nostrand Avenue directly to the east of the Project Area creates consistency with the existing zoning along Myrtle Avenue. The proposed actions would activate and enliven Myrtle Avenue and benefit businesses and the community by creating a more engaging experience for pedestrians. New commercial and community facility uses would enhance the existing ground floor character of Myrtle Avenue.

The proposed development fully complies and conforms with the proposed zoning districts. On the Development Site, the proposed building complies with the bulk regulations of the proposed R7D/C2-4 zoning district. Similarly, the proposed residential and commercial uses conform with

the use provisions of the proposed R7D/C2-4 zoning district. The proposed R7D/C2-4 zoning district would bring the existing nonconforming residential uses on Block 1751 into conformance with the use provisions of the Zoning Resolution.

Proposed Text Amendment

The Proposed Text Amendment would require the Applicant to develop the Development Site in accordance the amendment of Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 3, Brooklyn. Pursuant to the MIH program, a percentage of the new dwelling units in the proposed development must be affordable units, resulting in an affordable housing set-aside for either 25 percent of the residential floor area at an average of 60 percent of AMI (Option 1) or 30 percent of the residential floor area at an average of 80 percent AMI (Option 2). The Applicant proposes mapping both MIH Option 1 and Option 2 within the Project Area to provide maximum flexibility for non-Applicant controlled properties. The MIH program ensures that new development within the Project Area would address the need for housing that serves low-income levels. These permanent income-restricted dwelling units are a demonstrated need in Bedford-Stuyvesant, providing 12 affordable dwelling units.

The applicant will seek additional input from Brooklyn Community Board 3 and the Council Member regarding the level of affordability for the Development Site. The proposed affordable housing set asides would ensure that development within the Project Area would address the critical need for new affordable housing in Brooklyn Community District 3. The proposed MIH Area would address the City's Housing New York: A Five-Borough, Ten-Year Plan goals by increasing affordable housing to help ensure the community remains economically diverse in the face of increasing pressure for market-rate development.

Furthermore, new affordable housing is a critical need in Brooklyn Community District 3, where nearly half of the households are rent burdened. According to the U.S. Census Bureau, ACS 2020 Five Year Estimates for Public Use Microdata Area (PUMA) (which approximates Brooklyn Community District 3), 39.7 percent of households spend 35 percent or more of their income on rent.

8. Conclusion

As discussed above, the Applicant proposes a zoning map amendment and text amendment to facilitate the development of a mixed residential, commercial, and community facility building in the Bedford-Stuyvesant neighborhood of Brooklyn within Community District 3. The proposed zoning map amendment to establish an R7D/C2-4 zoning district would allow residential development, which is not permitted within the current M1-2 zoning district. The proposed text amendment to ZR Appendix F would establish the Project Area as an MIH Area. Furthermore, the Proposed Actions would improve the Project Area's conformance and compliance with zoning, while also increasing housing capacity and requiring new affordable dwelling units.

The proposed actions directly address the City's Housing New York: A Five-Borough, Ten-Year Plan objectives by facilitating this development. The rezoning would strengthen the commercial character and urban fabric of Myrtle Avenue while providing increased opportunities for housing development, including mandatory affordable housing. The Applicant would develop the Development Site with productive uses that address the City's need for additional housing. The development would create new dwelling units while supporting the shift from underutilized sites to mixed-use residential. The proposed actions would provide increased opportunities for housing development, mandatory affordable housing, and local retail on underutilized sites.

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

Land Use Application

Project ID number
2022K0109

Package Submission Date
2/1/2024

Section 1. Project Summary

Project Name:	712 MYRTLE AVENUE

Contact Person for this Application:		
Name	Phone	Email
Richard Lobel	**2127252727**	**rlobel@sheldonlobelopc.com**

Applicant(s)		
Organization	First Name	Last Name
	Joel	**Berkowitz**

Site Data	
Street Address: **712 Myrtle Avenue**	City Council District(s): **33**
Community District(s): **3**	Zoning Sectional Map Number(s): **13b**
Existing Zoning District(s): **M1-2**	Special District(s):

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**	**230258ZMK**	
ZR		**No**	**230259ZRK**	**Appendix F**

**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? **No**

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Section 2. Applicants

APPLICANTS						
Organization	**First Name**	**Last Name**	**Address**	**City**	**State**	**Zip Code**
	Joel	Berkowitz	331 Rutledge Street, Ste. 206	Brooklyn	NY	11210

APPLICANT REPRESENTATIVE(S)						
First Name	**Last Name**	**Organization**	**Address**	**City**	**State**	**Zip Code**
Richard	Lobel	Sheldon Lobel P.C.	370 Lexington Avenue, 7th Floor	New York	NY	10017
Alexia	Landesman	Sheldon Lobel P.C.	370 Lexington Avenue, 7th Floor	New York	NY	10017

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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)*? _____

2. CEQR NUMBER **23DCP128K**

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.

Section 4. (continued)

Existing zoning districts/special district: **M1-2**

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	**1751**	**23**	**Yes**	**No**	**Brooklyn**	**01751**	**0023**	**Yes**	**7/15/2021**
Brooklyn	**01751**	**0024**	**Yes**	**No**	**Brooklyn**	**01751**	**0024**	**Yes**	**7/16/2021**
Brooklyn	**01751**	**0021**	**Yes**	**No**	**Brooklyn**	**01751**	**0021**	**Yes**	**7/16/2021**
Brooklyn	**01751**	**0020**	**No**	**No**	**Brooklyn**	**01751**	**0020**	**Yes**	**8/21/2023**
Brooklyn	**01751**	**0025**	**No**	**Yes**	**Brooklyn**	**01751**	**0025**	**Yes**	**8/21/2023**

** 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
712	**MYRTLE AVENUE**	**712 MYRTLE AVENUE**	**K03**	**33**	**13B**	**Yes**	**7/15/2021**
716	**MYRTLE AVENUE**	**716 MYRTLE AVENUE**	**K03**	**33**	**13B**	**Yes**	**8/21/2023**
154	**WALWORTH STREET**	**154 WALWORTH STREET**	**K03**	**33**	**13B**	**Yes**	**7/16/2021**
714	**MYRTLE AVENUE**	**714 MYRTLE AVENUE**	**K03**	**33**	**13B**	**Yes**	**7/16/2021**
139	**WALWORTH STREET**	**139 WALWORTH STREET**	**K03**	**33**	**13B**	**Yes**	**7/16/2021**
724	**MYRTLE AVENUE**	**724 MYRTLE AVENUE**	**K03**	**33**	**13B**	**Yes**	**7/16/2021**
708	**MYRTLE AVENUE**	**708 MYRTLE AVENUE**	**K03**	**33**	**13B**	**Yes**	**7/16/2021**
706	**MYRTLE AVENUE**	**706 MYRTLE AVENUE**	**K03**	**33**	**13B**	**Yes**	**8/21/2023**

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?

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
MIH	**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?

   Less than 10,000 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
13b	**M1-2**	**R7D/C2-4**

-END OF FORM-

OWNER'S AUTHORIZATION

May 3, 2022

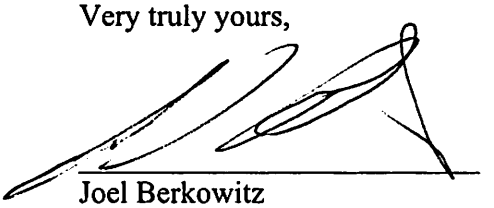
VIA EMAIL
Mr. Dan Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor,
New York, NY 10271

Re: DCP ULURP Application
Block 1751 Lots 20, 21, 23, 24, and p/o 25
712 Myrtle Avenue
Brooklyn, New York (the "Premises")

Dear Chair Garodnick:

I hereby authorize Sheldon Lobel, P.C., to file the proposed zoning map amendment and a zoning text amendment application to permit the development of a nine-story mixed–use building at the Premises on behalf of the applicant of record. I am fully aware of the actions being requested within said application.

Very truly yours,



Joel Berkowitz
Title: Owner



PROPOSED 9 STORY AND CELLAR MIXED USE BUILDING

708 MYRTLE AVENUE BROOKLYN NY 11205

DRAWING LIST

1. T-001 COVER SHEET
2. Z-001 PLOT PLAN, ZONING ANALYSIS
3. A-100 CELLAR PLAN
4. A-101 FIRST FLOOR PLAN
5. A-102 SECOND - EIGHTH FLOOR PLAN
6. A-103 NINTH FLOOR PLAN
7. A-108 ROOF PLAN
8. A-200 FRONT AND REAR ELEVATIONS
9. A-300 LONGITUDINAL & CROSS SECTIONS

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

COVER SHEET

PE'S APPROVAL

DOB SCAN

DATE 1/8/2024

DRAWING BY Chaim kohl

SEAL AND SIGNATURE

DRAWING NO.

T-001.00

SHEET NO.

01 OF 9

PROJECT INFORMATION

708 MYTLE AVENUE
BROOKLYN NY 11205

BOROUGH: BROOKLYN
BLOCK: 1751 **LOT**: 21
ZONING: R7D
COMMERCIAL OVERLAY: C2-4
ZONING MAP: 13b

COMMUNITY BOARD :316
USE GROUP: 2
OCCUPANCY GROUP: R-2
CONSTRUCTION CLASS: I-B
M.D.L CLASSIFICATION : HAEA

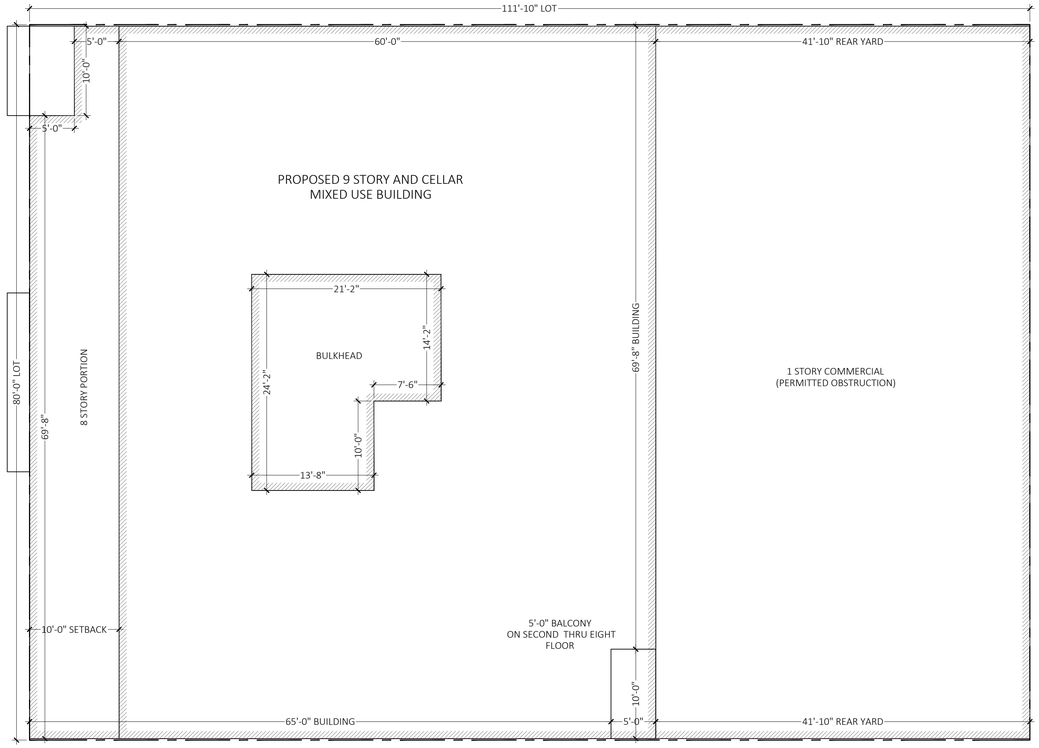
SCOPE OF WORK:
PROPOSED 9 STORY MIXED USE BUILDING
TOTAL OF 62 DWELLING UNITS.

- TOTAL LOT AREA **8,947 SF**
- TOTAL CONSTRUCTION FLOOR AREA **61,372 SF**
- TOTAL ZONING FLOOR AREA **49,848 SF**

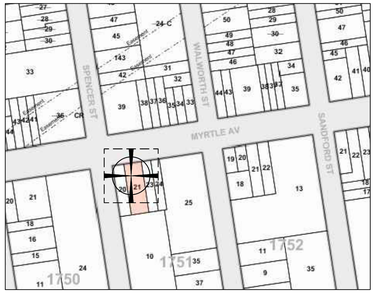
TOTAL RESIDENTIAL FLOOR AREA			
	GROSS FLOOR AREA	DEDUCTIONS	TOTAL NET
CELLAR	8909.4 SF.		
1ST FLOOR	990.5 SF.	294.4 SF.	696.1 SF.
2ND FLOOR	5476.7 SF.	266.4 SF.	5210.3 SF.
3RD FLOOR	5476.7 SF.	266.4 SF.	5210.3 SF.
4TH FLOOR	5476.7 SF.	266.4 SF.	5210.3 SF.
5TH FLOOR	5476.7 SF.	266.4 SF.	5210.3 SF.
6TH FLOOR	5476.7 SF.	266.4 SF.	5210.3 SF.
7TH FLOOR	5476.7 SF.	266.4 SF.	5210.3 SF.
8TH FLOOR	5476.7 SF.	266.4 SF.	5210.3 SF.
9TH FLOOR	4780.0 SF.	266.4 SF.	4513.6 SF.
BULKHEAD	436.5 SF.	189.3 SF.	247.2 SF.
TOTAL RESIDENTIAL	53453.1 SF.	2614.7 SF.	41929.0 SF.
COMMERCIAL	7918.9 SF.		7918.9 SF.
TOTAL BUILDING	61372.0 SF.		49847.9 SF.

ZONING ANALYSIS:			
	ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 22-10	USE PERMITTED	USE GROUP 2,6	USE GROUP 2,6
ZR 23-154	MAX F.A. R7D INCLUSINARY	5.60: 8,946.6 x 5.60 = 50,101 SF	41,929 SF
ZR 33-121	MAX F.A. COMMERCIAL	2.00: 8,946.6 x 2.00 = 17,893 SF	7,919 SF
ZR 23-22 ZR 35-40	DENSITY	MAX PERMITTED FOR ZONING LOT: 5.60 = 50,101 SF. TOTAL USED FOR COMMERCIAL: 7,919 SF. 50,101 - 7,919 = 42,182 / 680 = 62 D.U.	41 UNITS
ZR 23-153	LOT COVERAGE	65% 8,946.6 x 0.65 = 5,815 SF	80'-0" X 111'-10" = 8,947 SF
ZR 23-32	MINIMUM LOT AREA	1,700 SF	8,947
ZR 23-32	MINIMUM LOT WIDTH	18 FT	80'-0"
YARDS			
ZR 23-45	FRONT YARD	NOT REQUIRED	0'-0"
ZR 23-462	SIDE YARD	0'-0" OR 8'-0"	0'-0"
ZR 23-541	REAR YARD	30'-0"	41'-10"
HEIGHT AND SETBACK			
ZR 23-661	STREET WALL LOCATION	The street wall shall be located no closer to the street line than the closest street wall, nor further to the street line than the furthest street wall, of an existing adjacent building on the same or adjoining zoning lot located on the same street frontage that is both within 15 feet of the street line and within 25 feet of such a building	STREET WALL IS LOCATED AT STREET LINE
ZR 23-662 (b)	MINIMUM BASE HEIGHT	60'-0"	85'-0"
	MAX. BASE HEIGHT	95'-0"	
	MAX. BUILDING HEIGHT	110'-0"	95'-0"
ZR 23-662 (c)(1)(2)	SETBACK ABOVE MAX BASE HT. (WIDE STREET)	10'-0"	10'-0"
PARKING REQUIREMENTS			
ZR 25-241	REDUCED PARKING REQUIREMENTS FOR LOTS LESS THEN 10,000 SF	LOT IS: 8,947 SF. NONE REQUIRED	NONE
ZR 25-811	BICYCLE PARKING	50% OF DWELLING UNITS: 62 UNITS X .50 = 29	31 BICYCLES PROPOSED IN CELLAR
ZR 25-03	STREET TREE PLANTING	1 PER 25' OF STREET FRONTAGE: 80'-0" / 25'-0" = 3 TREE REQ'D	3 TREES TO BE PAID INTO TREE FUND

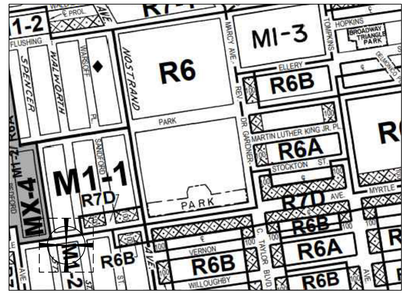
ZR 28-00 QUALITY HOUSING REQUIREMENTS :		
	REGULATIONS	**CONFIRMING CONDITIONS**
ZR 28-11	ELEVATED GROUND FLOOR UNITS	NOT APPLICABLE
ZR 28-12	REFUSE DISPOSAL ROOM - REQ'D FOR 9 UNIT AND MORE	62 UNITS PRO'D. REFUSE STORAGE AND DISPOSAL ROOM PROVIDED
	REFUSE STORAGE - 2.9 CF. PER DWELLING UNIT: 62 X 2.9 = 180 CF.	REFUSE STORAGE PROVIDED IN CELLAR 12'-0 x 7'-0" x 9' = 756 CU FT.
	REFUSE DISPOSAL ROOM - 12 SF. PER STORY WITH NO DIMENSION LESS THEN 3'-0"	REFUSE ROOM OF 12 SF WITH NO DIM. LESS THEN 3' PROVIDED ON EACH FLOOR
ZR 28-13	LAUNDRY FACILITY: 1 WASHING PER 20 UNITS, 1 DRYER PER 40 UNITS	62 UNITS PROPOSED, 3 WASHER AND 3 DRYER PROVIDED IN CELLAR
ZR 28-14	DAYLIGHT IN CORRIDORS	FIFTY PERCENT OF THE SQUARE FOOTAGE OF A CORRIDOR MAY BE EXCLUDED FROM F.A. IF A WINDOW IS PROVIDED
ZR 28-21	REQUIRED RECREATION SPACE OF 3.3% OF RESIDENTIAL FLOOR AREA WITH NINE OR MORE DWELLING UNITS	PROPOSED RESIDENTIAL F.A: 41,929 SF x 0.03% = 1,384 SF REQUIRED 3,635 SF. PROVIDED IN CELLAR
ZR 28-22	STANDARDS FOR RECREATION SPACE: MIN DIMENSION SHALL BE 15'-0", MIN 225 SF. FOR INDOOR RECREATION	3,635 SF. INDOOR RECREATION WITH NO DIM. LESS THEN 15' PROVIDED IN CELLAR
ZR 28-23	PLANTING AREA - BETWEEN STREET LINE AND STREET WALL OF BUILDING	NOT REQUIRED BUILDING IS AT PROPERTY LINE
ZR 28-31	DENSITY PER CORRIDOR - 11 UNITS PER CORRIDOR FIFTY PERCENT OF THE SQUARE FOOTAGE OF A CORRIDOR MAY BE EXCLUDED FROM F.A. IF NOT EXCEEDING THE MAX.	CORRIDORS ARE SERVING LESS THAN 11 UNITS PER FLOOR
ZR 28-50	PARKING FOR QUALITY HOUSING	NOT REQUIRED



1 PLOT PLAN
1/8" = 1'-0"



2 TAX MAP



3 ZONING MAP

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

PLOT PLAN,
ZONING ANALYSIS

PE'S APPROVAL

DOB SCAN

DATE 1/8/2024
DRAWING BY Chaim kohl

SEAL AND SIGNATURE

DRAWING NO.

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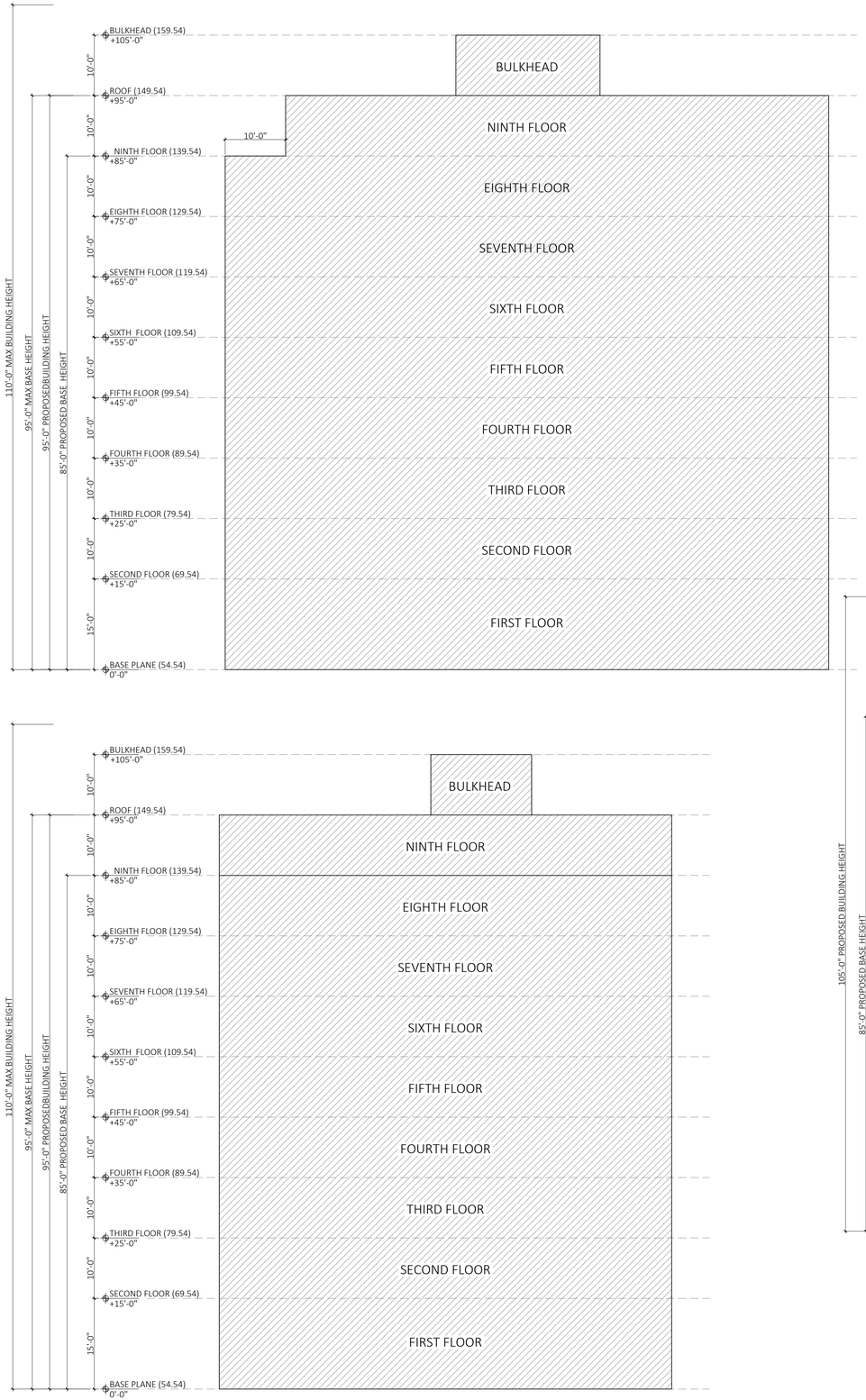
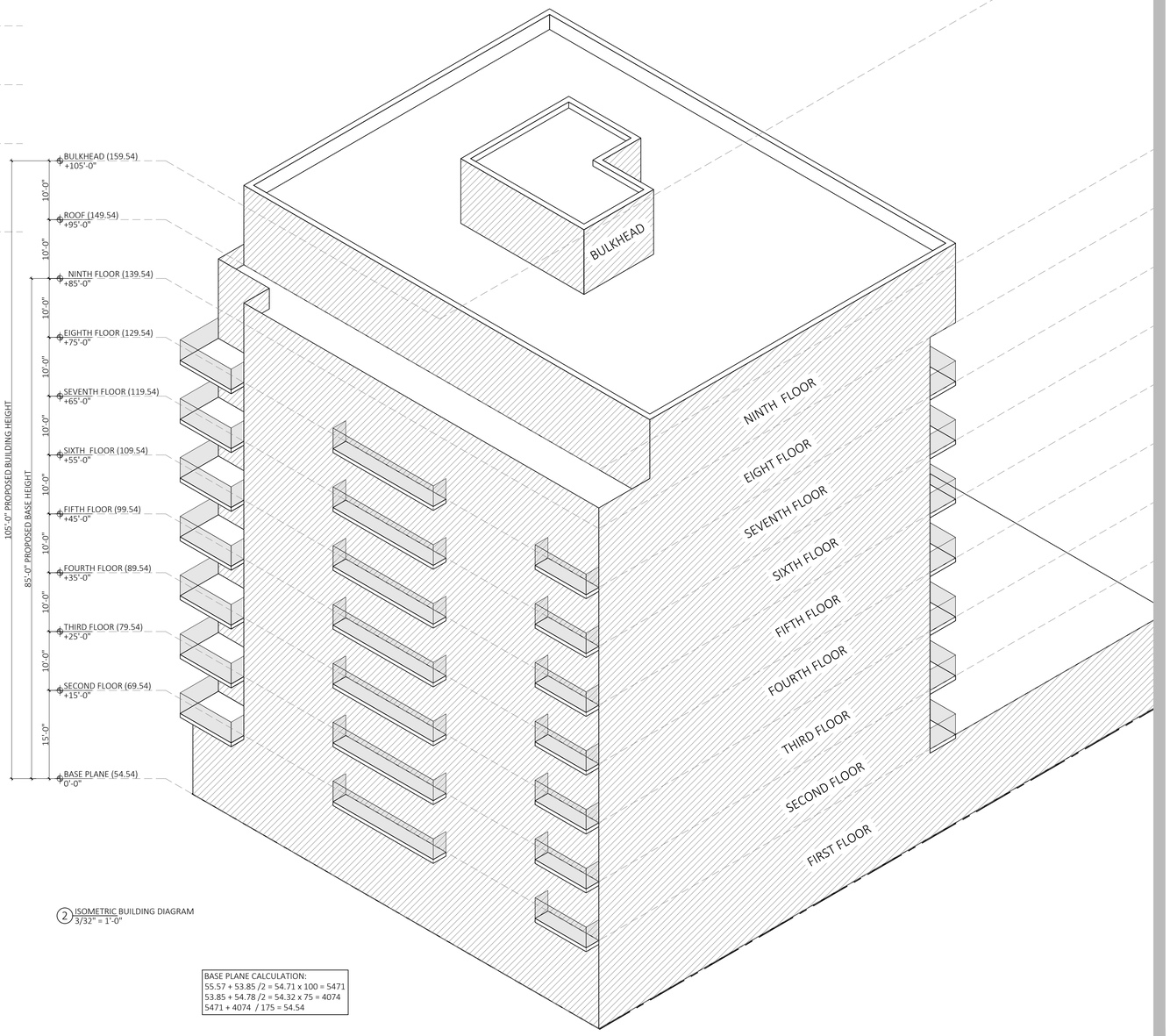
02 OF 9



1 BASE HEIGHT AND SETBACK DIAGRAMS
3/32" = 1'-0"



2 ISOMETRIC BUILDING DIAGRAM
3/32" = 1'-0"

BASE PLANE CALCULATION:
55.57 + 53.85 /2 = 54.71 x 100 = 5471
53.85 + 54.78 /2 = 54.32 x 75 = 4074
5471 + 4074 / 175 = 54.54

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

BUILDING HEIGHT AND SETBACK DIAGRAMS

PE'S APPROVAL

DOB SCAN

DATE 1/8/2024

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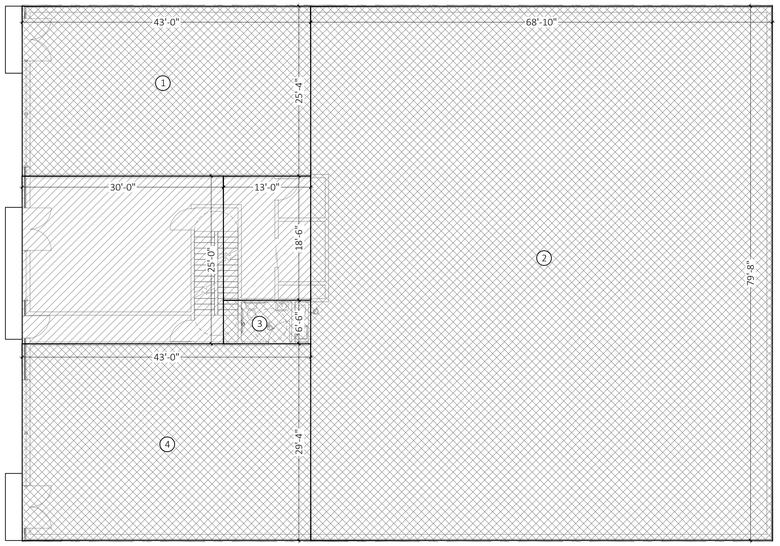
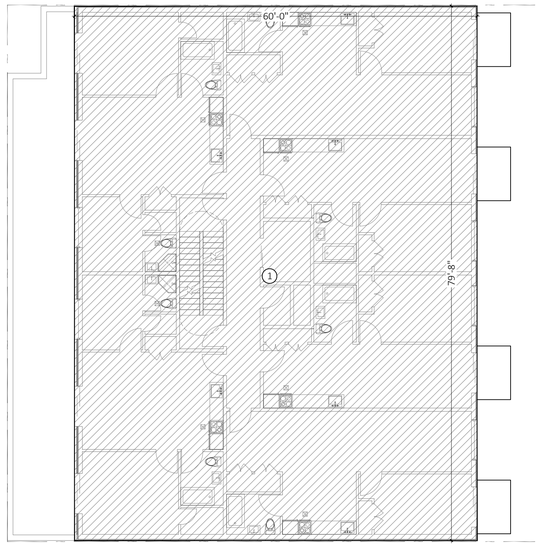


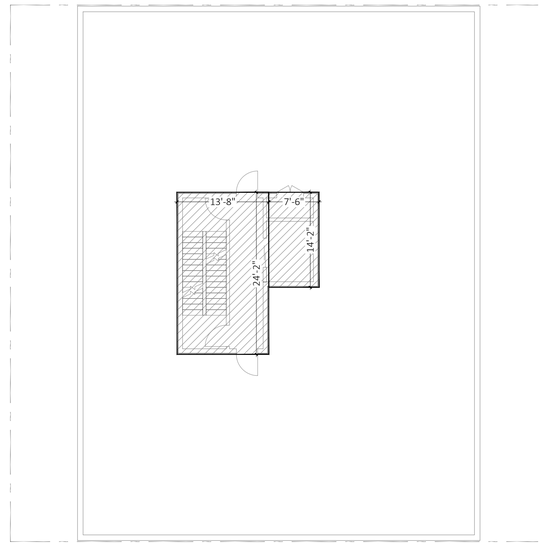
2 FIRST FLOOR GROSS AREA
3/32" = 1'-0"

FIRST FLOOR GROSS AREA		
1	43'-0" * 25'-4"	1089.3 SF.
2	68'-10" * 79'-8"	5483.7 SF.
3	13'-0" * 6'-6"	84.5 SF.
4	43'-0" * 29'-4"	1261.3 SF.
TOTAL COMMERCIAL		7918.9 SF.
5	30'-0" * 25'-0"	750.0 SF.
6	13'-0" * 18'-6"	240.5 SF.
TOTAL RESIDENTIAL		990.5 SF.
TOTAL FLOOR AREA		8909.4 SF.



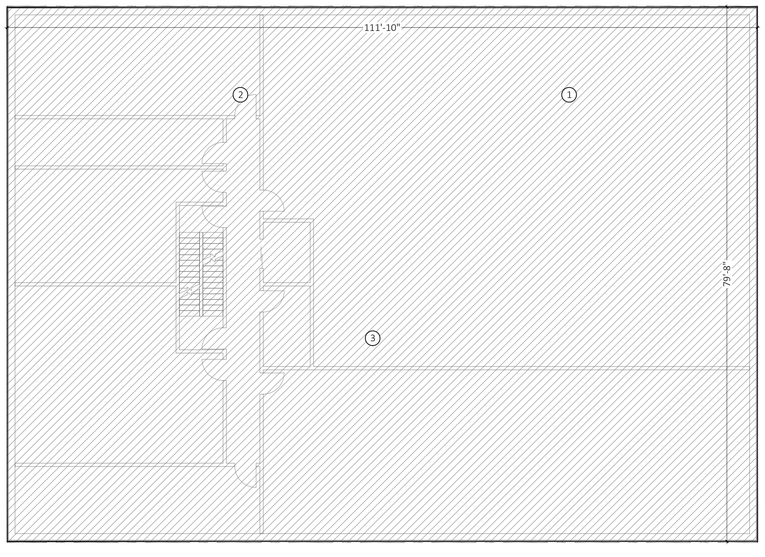
4 NINTH FLOOR GROSS AREA
3/32" = 1'-0"

9TH FLOOR GROSS AREA		
2	60'-0" * 79'-8"	4780.0 SF.
TOTAL		4780.0 SF.



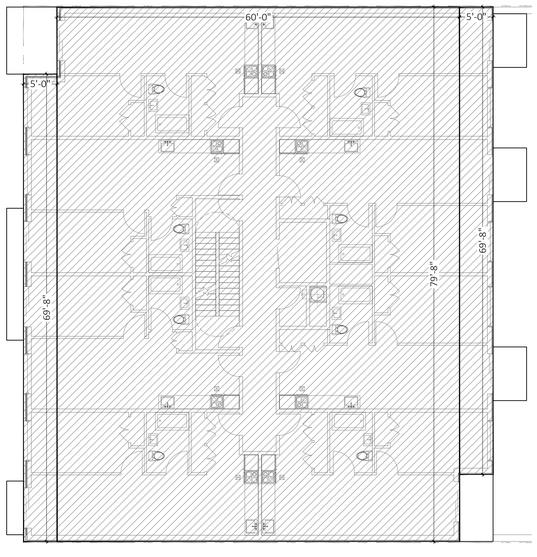
4 BULKHEAD GROSS AREA
3/32" = 1'-0"

ROOF FLOOR GROSS AREA		
1	13'-8" * 24'-2"	330.3 SF.
2	7'-6" * 14'-2"	106.2 SF.
TOTAL		436.5 SF.



1 CELLAR GROSS AREA
3/32" = 1'-0"

CELLAR GROSS AREA		
1	111'-10" * 79'-8"	8909.4 SF.
TOTAL		8909.4 SF.



4 SECOND - EIGHTH FLOOR GROSS AREA
3/32" = 1'-0"

2ND - 8TH FLOOR GROSS AREA		
1	5'-0" * 69'-8"	348.3 SF.
2	60'-0" * 79'-8"	4780.0 SF.
3	5'-0" * 69'-8"	348.3 SF.
TOTAL		5476.7 SF.

TOTAL GROSS FLOOR AREA		
	COMMERCIAL	RESIDENTIAL
CELLAR FLOOR		8909.4 SF.
FIRST FLOOR	7918.9 SF.	990.5 SF.
SECOND FLOOR		5476.7 SF.
THIRD FLOOR		5476.7 SF.
FOURTH FLOOR		5476.7 SF.
FIFTH FLOOR		5476.7 SF.
SIXTH FLOOR		5476.7 SF.
SEVENTH FLOOR		5476.7 SF.
EIGHTH FLOOR		5476.7 SF.
NINTH FLOOR		4780.0 SF.
BULKHEAD		436.5 SF.
TOTAL	7918.9 SF.	53453.1 SF.

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

GROSS FLOOR AREA
DIAGRAMS

PE'S APPROVAL

DOB SCAN

DATE 1/8/2024

DRAWING BY Chaim kohl

SEAL AND SIGNATURE

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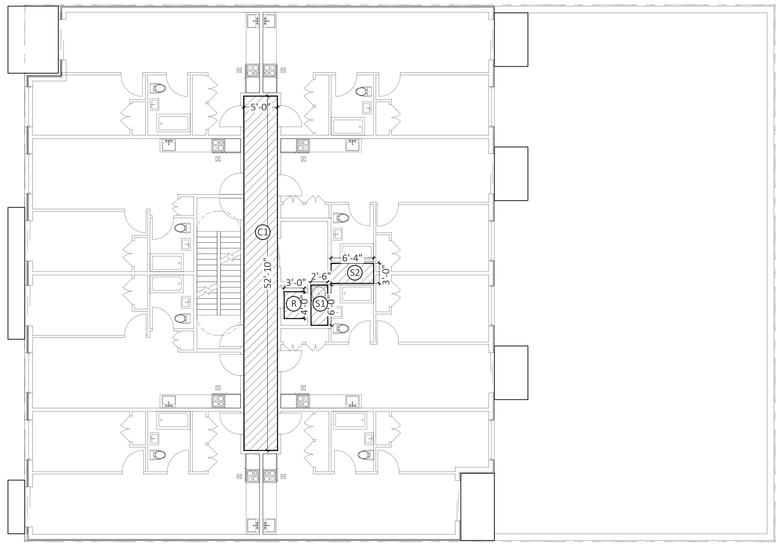
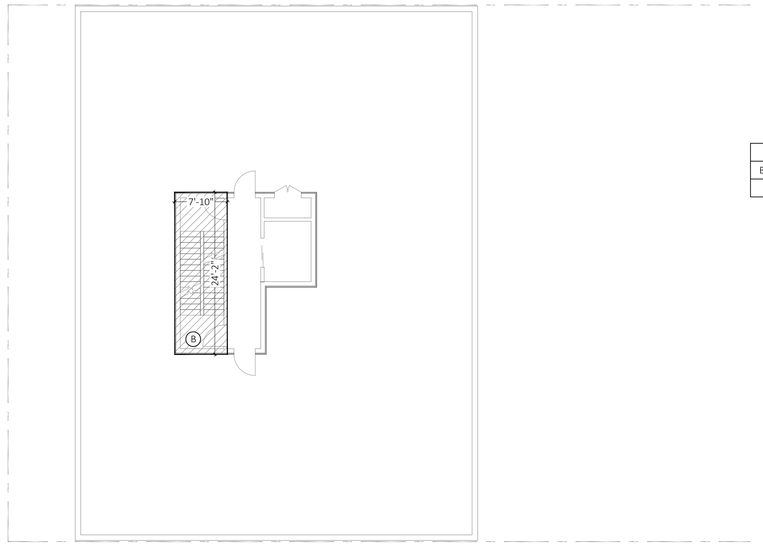
04 OF 9



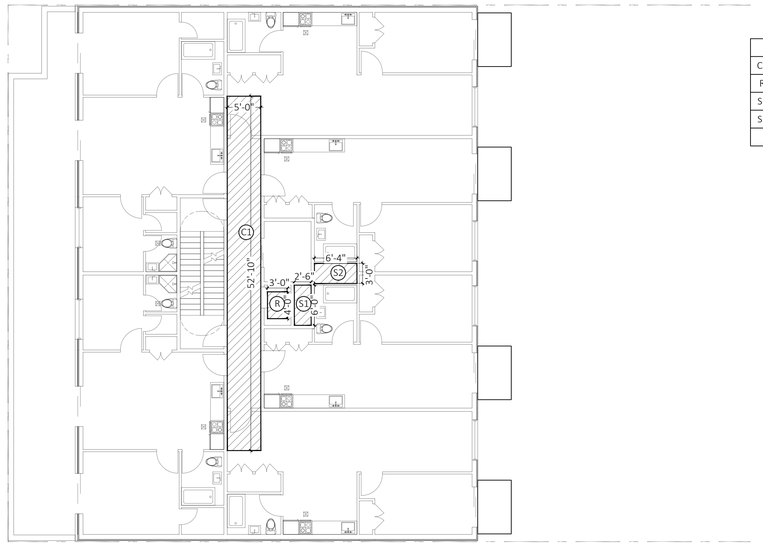
2 SECOND - EIGHT FLOOR DEDUCTIONS
3/32" = 1'-0"

2ND - 8TH FLOOR DEDUCTIONS		
C1	21'-6" * 20'-6" /2	220.4 SF.
R	3'-0" * 4'-0"	12.0 SF.
S1	2'-6" * 6'-0"	15.0 SF.
S2	3'-0" * 6'-4"	19.0 SF.
TOTAL DEDUCTIONS		266.4 SF.



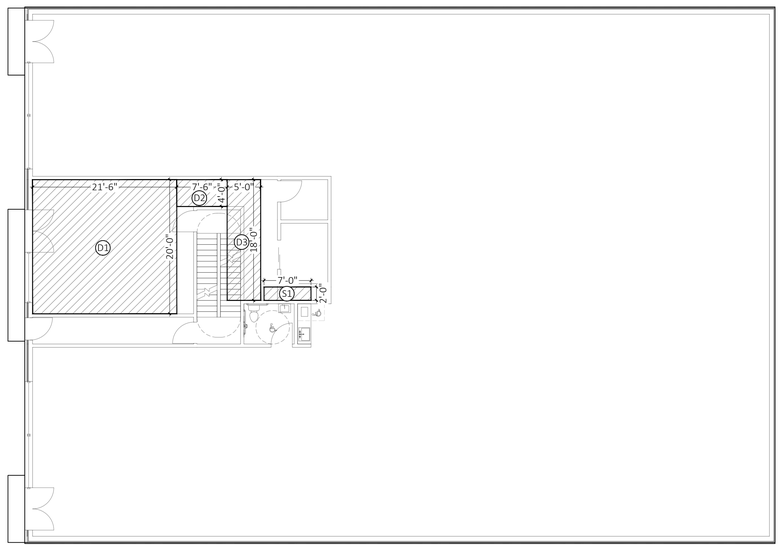
4 ROOF FLOOR DEDUCTIONS
3/32" = 1'-0"

ROOF FLOOR DEDUCTIONS		
B	7'-10" * 24'-2"	189.3 SF.
TOTAL DEDUCTIONS		189.3 SF.



3 NINTH FLOOR DEDUCTIONS
3/32" = 1'-0"

9TH FLOOR DEDUCTIONS		
C1	21'-6" * 20'-6" /2	220.4 SF.
R	3'-0" * 4'-0"	12.0 SF.
S1	2'-6" * 6'-0"	15.0 SF.
S2	3'-0" * 6'-4"	19.0 SF.
TOTAL DEDUCTIONS		266.4 SF.



1 FIRST FLOOR DEDUCTIONS
3/32" = 1'-0"

FIRST FLOOR DEDUCTIONS		
D1	21'-6" * 20'-6" /2	220.4 SF.
D2	7'-6" * 4'-0" /2	15.0 SF.
D3	5'-0" * 18'-0" /2	45.0 SF.
S1	2'-0" * 7'-0"	14.0 SF.
TOTAL DEDUCTIONS		294.4 SF.

TOTAL RESIDENTIAL FLOOR AREA CALCULATIONS

	GROSS FLOOR AREA	CORRIDOR DENSITY/DAYLIGHT	REFUSE	SHAFTS	TOTAL DEDUCTIONS	NET FLOOR AREA
CELLAR	8909.4 SF.					
FIRST FLOOR	990.5 SF.	280.4 SF.		14.0 SF.	294.4 SF.	696.1 SF.
SECOND FLOOR	5476.7 SF.	220.4 SF.	12.0 SF.	34.0 SF.	266.4 SF.	5210.3 SF.
THIRD FLOOR	5476.7 SF.	220.4 SF.	12.0 SF.	34.0 SF.	266.4 SF.	5210.3 SF.
FOURTH FLOOR	5476.7 SF.	220.4 SF.	12.0 SF.	34.0 SF.	266.4 SF.	5210.3 SF.
FIFTH FLOOR	5476.7 SF.	220.4 SF.	12.0 SF.	34.0 SF.	266.4 SF.	5210.3 SF.
SIXTH FLOOR	5476.7 SF.	220.4 SF.	12.0 SF.	34.0 SF.	266.4 SF.	5210.3 SF.
SEVENTH FLOOR	5476.7 SF.	220.4 SF.	12.0 SF.	34.0 SF.	266.4 SF.	5210.3 SF.
EIGHTH FLOOR	5476.7 SF.	220.4 SF.	12.0 SF.	34.0 SF.	266.4 SF.	5210.3 SF.
NINTH FLOOR	4780.0 SF.	220.4 SF.	12.0 SF.	34.0 SF.	266.4 SF.	4513.6 SF.
BULKHEAD	436.5 SF.				189.3 SF.	247.2 SF.
TOTAL	53453.1 SF.	2043.4 SF.	96.0 SF.	286.0 SF.	2614.7 SF.	41929.0 SF.

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

DEDUCTION DIAGRAMS

PE'S APPROVAL

DOB SCAN

DATE 1/8/2024

DRAWING BY Chaim Kohl

SEAL AND SIGNATURE

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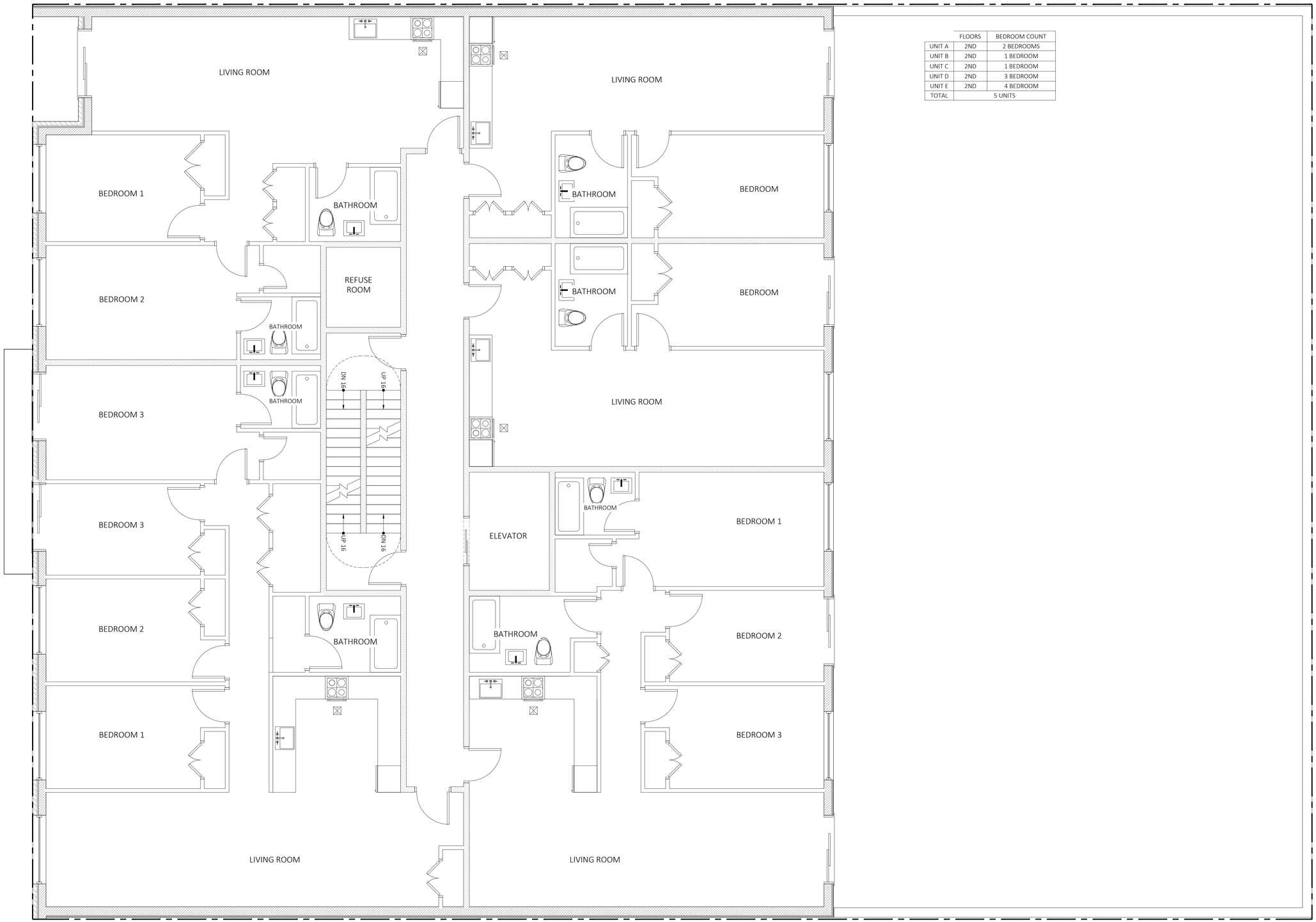
05 OF 9



	FLOORS	BEDROOM COUNT
UNIT A	2ND	2 BEDROOMS
UNIT B	2ND	1 BEDROOM
UNIT C	2ND	1 BEDROOM
UNIT D	2ND	3 BEDROOM
UNIT E	2ND	4 BEDROOM
TOTAL	5 UNITS	

1 SECOND FLOOR PLAN
Scale:1/4" = 1'-0"

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

SECOND FLOOR PLAN

PE'S APPROVAL

DOB SCAN

DATE 1/26/2022

DRAWING BY Chaim kohl

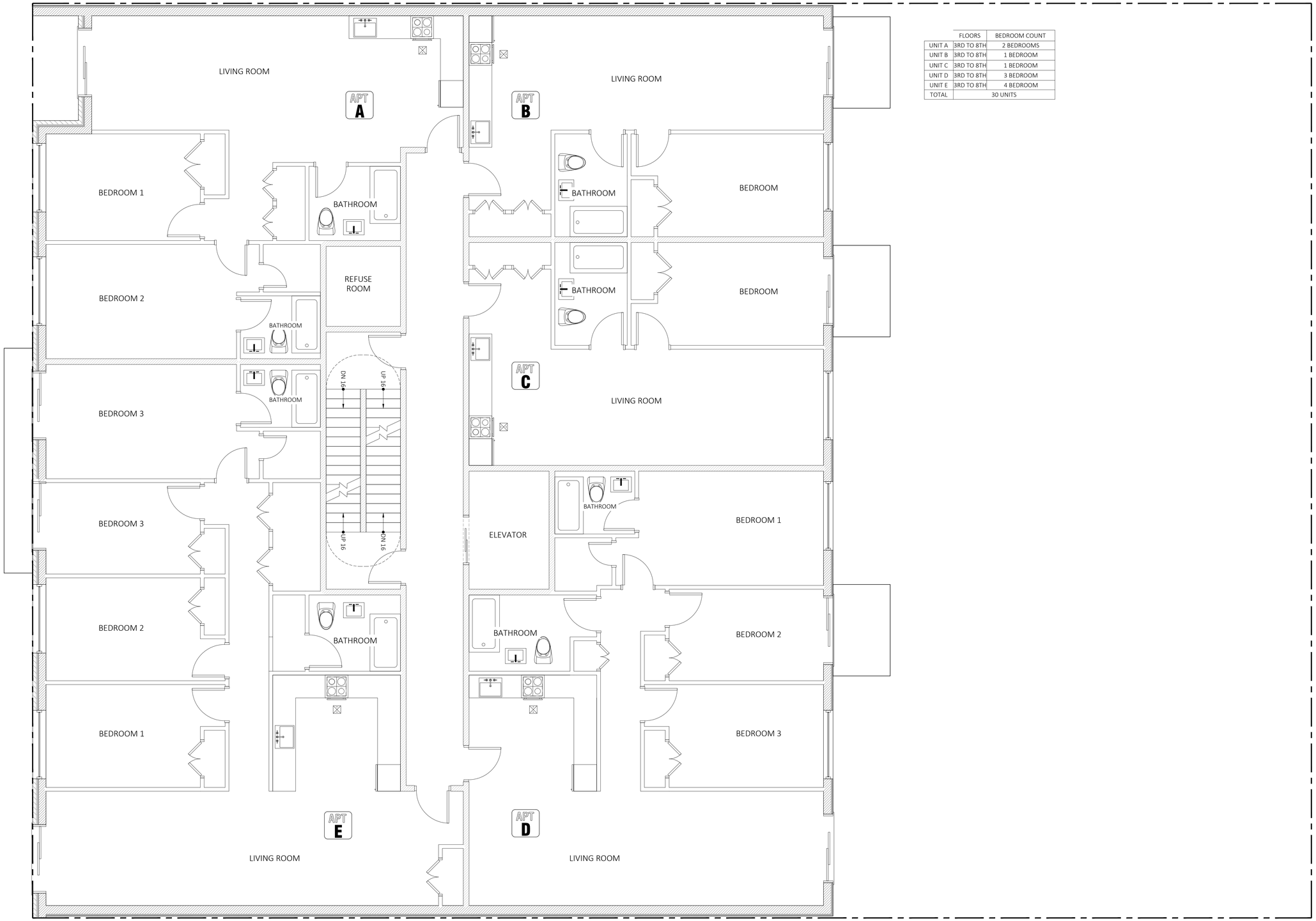
SEAL AND SIGNATURE

DRAWING NO.

A-102.00

SHEET NO.

05 OF 9



	FLOORS	BEDROOM COUNT
UNIT A	3RD TO 8TH	2 BEDROOMS
UNIT B	3RD TO 8TH	1 BEDROOM
UNIT C	3RD TO 8TH	1 BEDROOM
UNIT D	3RD TO 8TH	3 BEDROOM
UNIT E	3RD TO 8TH	4 BEDROOM
TOTAL	30 UNITS	

1 THIRD - EIGHTH FLOOR PLAN
Scale:1/4" = 1'-0"

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

THIRD - EIGHTH FLOOR PLAN

PE'S APPROVAL

DOB SCAN

DATE 1/28/2022

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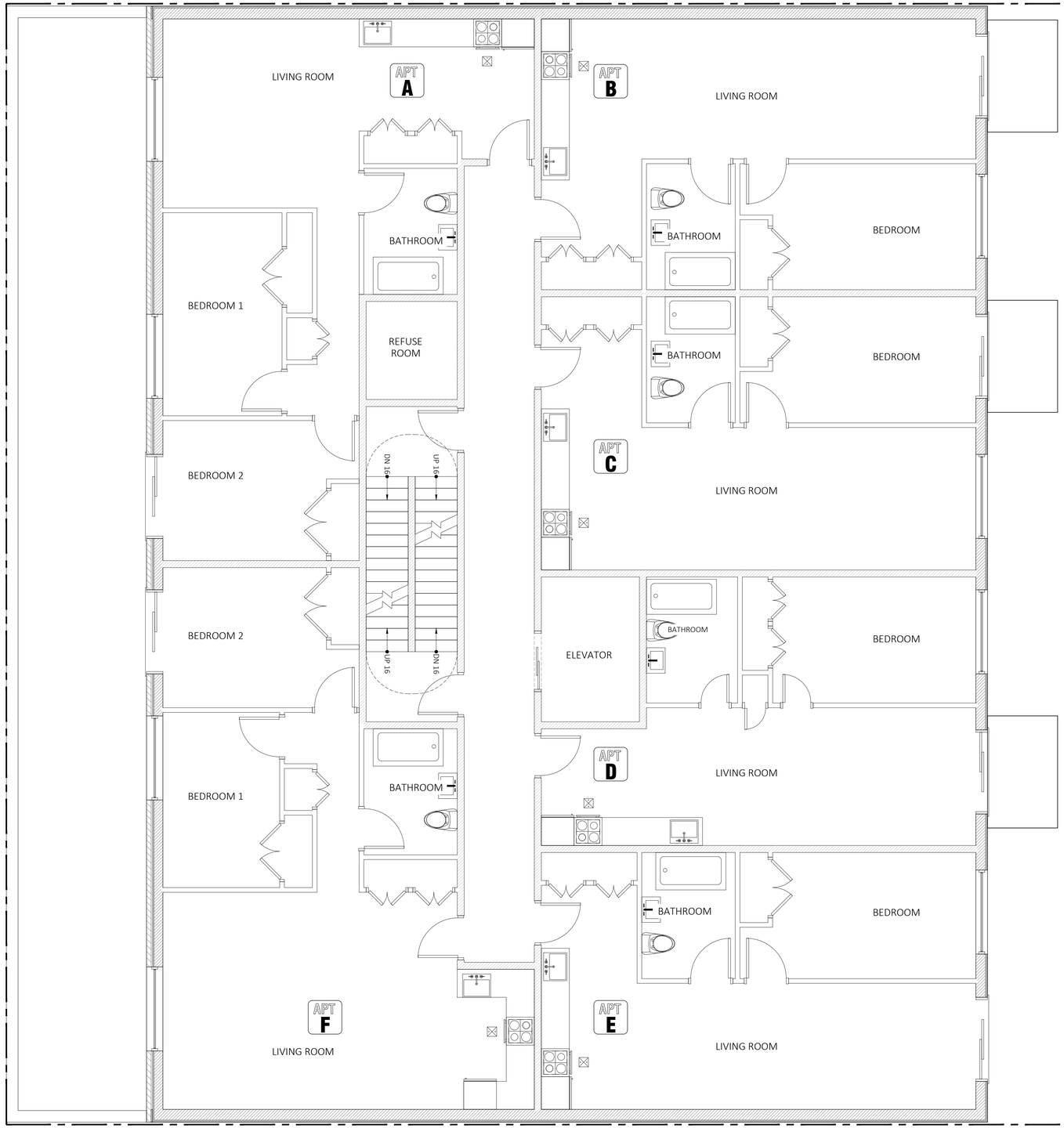

	FLOORS	BEDROOM COUNT
UNIT A	9TH	2 BEDROOMS
UNIT B	9TH	1 BEDROOM
UNIT C	9TH	1 BEDROOM
UNIT D	9TH	1 BEDROOM
UNIT E	9TH	1 BEDROOM
UNIT F	9TH	2 BEDROOMS
TOTAL	6 UNITS	

1 NINTH FLOOR PLAN
Scale:1/4" = 1'-0"

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

NINTH FLOOR PLAN

PE'S APPROVAL

DOB SCAN

DATE 1/28/2022

DRAWING BY Chaim kohl

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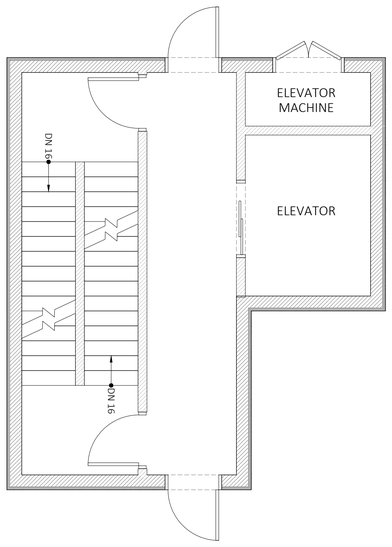

1 ROOF PLAN
Scale:1/4" = 1'-0"

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

ROOF PLAN

PE'S APPROVAL

DOB SCAN

DATE 1/26/2022

DRAWING BY Chaim kohl

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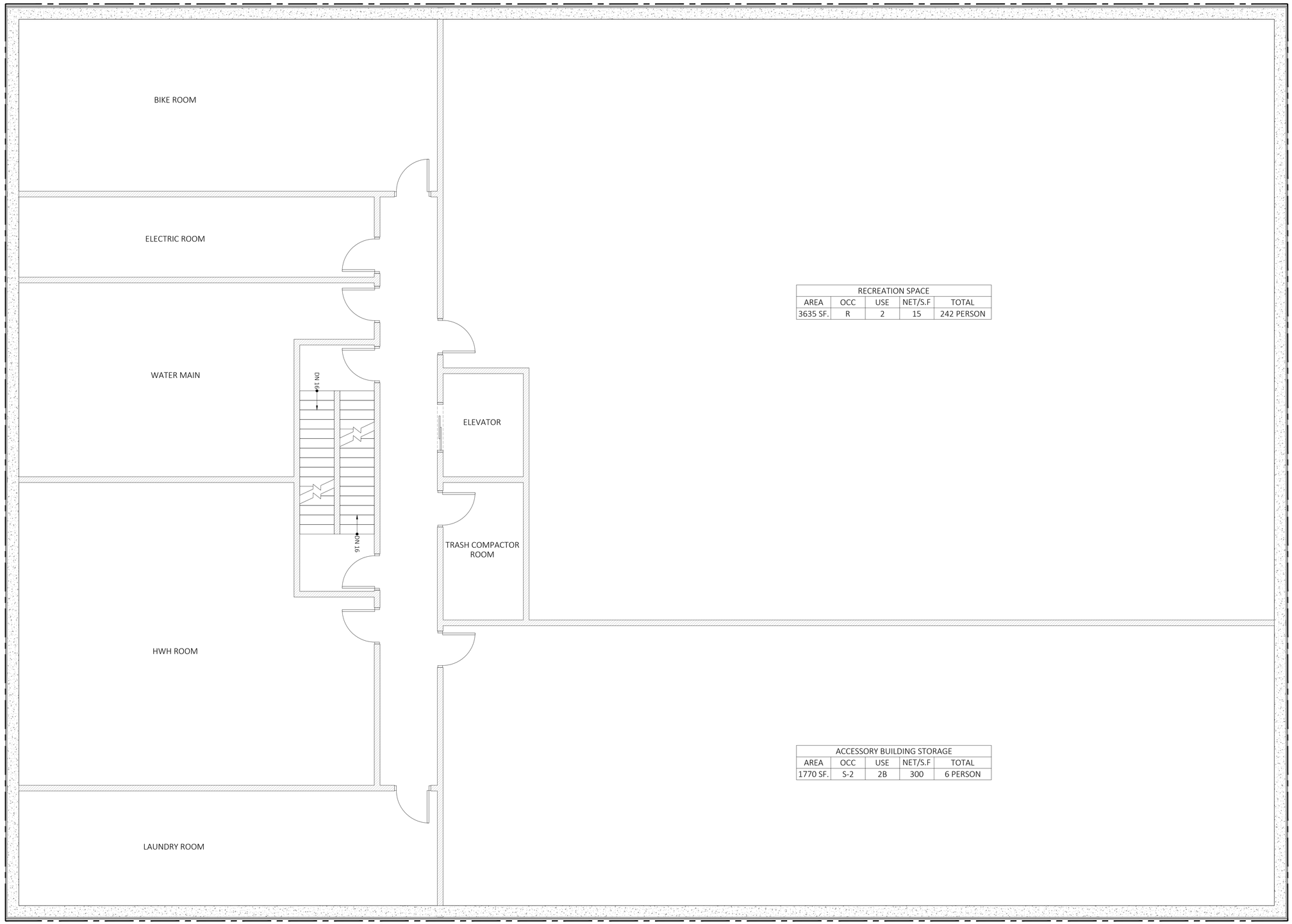

RECREATION SPACE				
AREA	OCC	USE	NET/S.F	TOTAL
3635 SF.	R	2	15	242 PERSON

ACCESSORY BUILDING STORAGE				
AREA	OCC	USE	NET/S.F	TOTAL
1770 SF.	S-2	2B	300	6 PERSON

1 CELLAR PLAN
Scale:1/4" = 1'-0"

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

CELLAR FLOOR PLAN

PE'S APPROVAL

DOB SCAN

DATE 1/26/2022

DRAWING BY Chaim kohl

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DRAWING NO.

A-100.00

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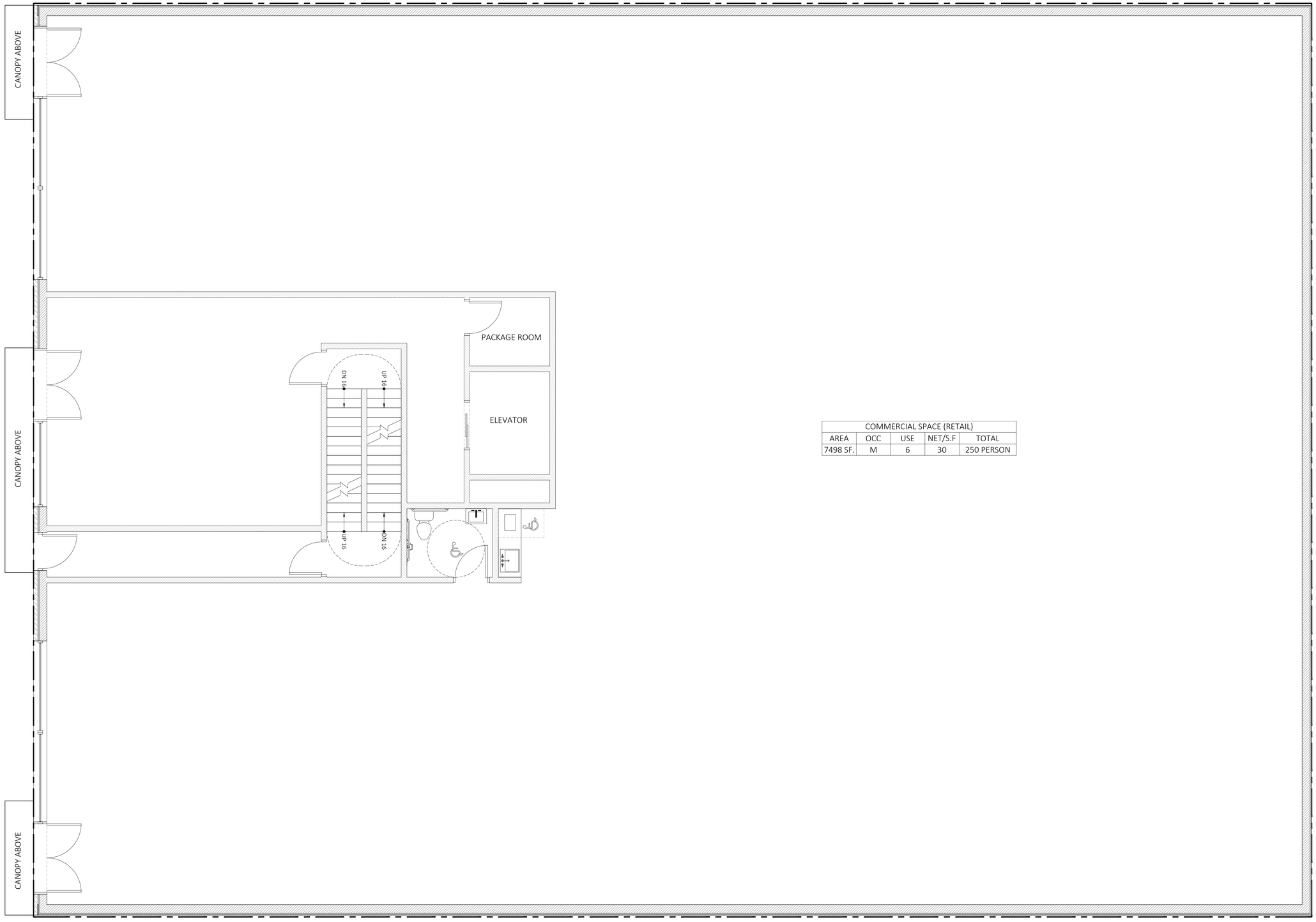
03 OF 9



COMMERCIAL SPACE (RETAIL)				
AREA	OCC	USE	NET/S.F	TOTAL
7498 SF.	M	6	30	250 PERSON

1 FIRST FLOOR PLAN
Scale:1/4" = 1'-0"

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

FIRST FLOOR PLAN

PE'S APPROVAL

DOB SCAN

DATE 1/26/2022

DRAWING BY Chaim kohl

SEAL AND SIGNATURE

DRAWING NO.

A-101.00

SHEET NO.

04 OF 9



1 FRONT ELEVATION
Scale:1/8" = 1'-0"

2 REAR ELEVATION
Scale:1/8" = 1'-0"

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

FRONT ELEVATIONS

PE'S APPROVAL

DOB SCAN

DATE 1/28/2022

DRAWING BY Chaim kohl

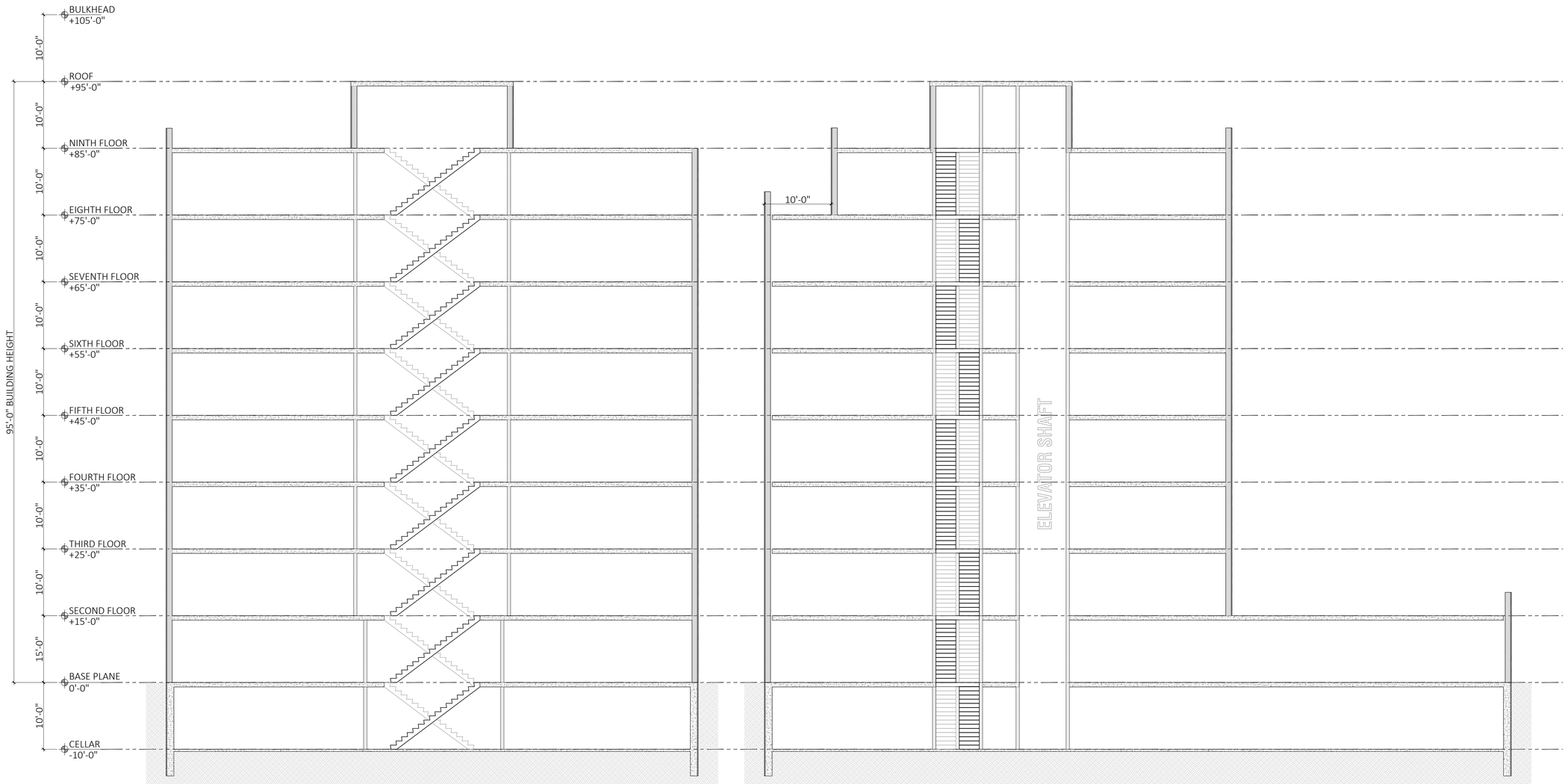
SEAL AND SIGNATURE

DRAWING NO.

A-200.00

SHEET NO.

08 OF 9



1 CROSS SECTION
Scale:1/8" = 1'-0"

2 LONGITUDINAL SECTION
Scale:1/8" = 1'-0"

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE.
BROOKLYN N.Y. 11205

DRAWING TITLE

BUILDING SECTION CUTS

PE'S APPROVAL

DOB SCAN

DATE 1/25/2022

DRAWING BY Chaim kohl

SEAL AND SIGNATURE

DRAWING NO.

A-300.00

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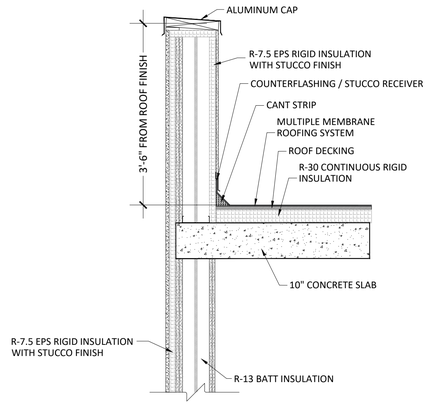
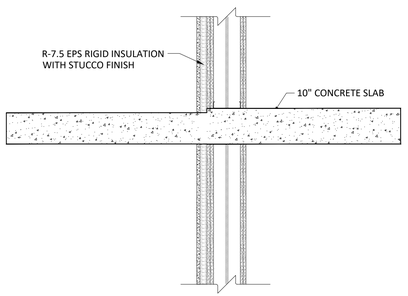
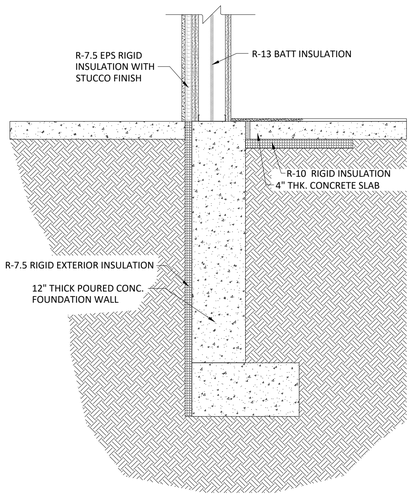
09 OF 9



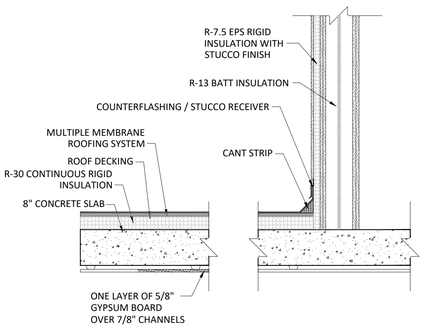
3 ROOF PARAPET DETAIL
Scale: 3/4"=1'-0"



2 BALCONY DETAIL
Scale: 3/4"=1'-0"

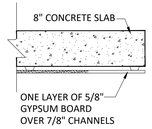


1 FOUNDATION DETAIL (UNEXCEVATED)
Scale: 3/4"=1'-0"

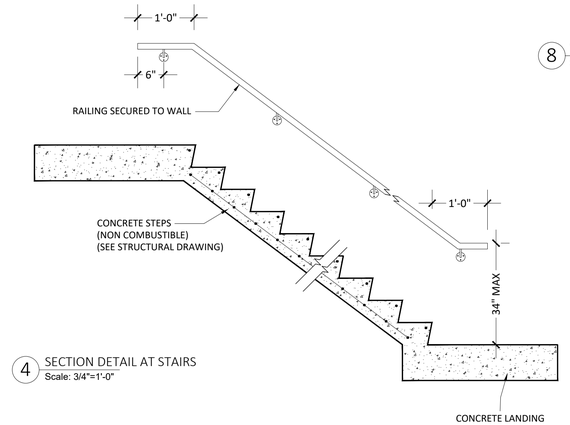


5 ROOF ASSEMBLY
Scale: 3/4"=1'-0"

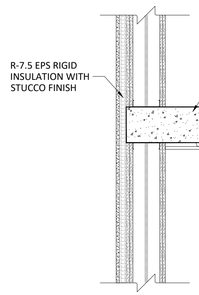
6 ROOF EDGE
Scale: 3/4"=1'-0"



7 CEILING ASSEMBLY
Scale: 3/4"=1'-0"



4 SECTION DETAIL AT STAIRS
Scale: 3/4"=1'-0"

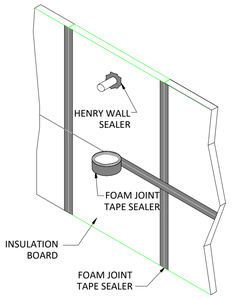


8 WALL DETAIL
Scale: 3/4"=1'-0"

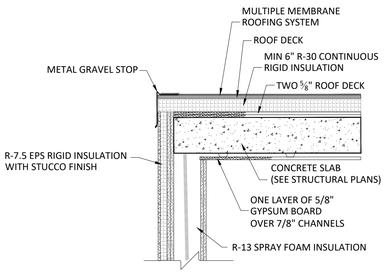
AIR BARRIER JOINTS AND SEAMS SHALL BE SEALED, INCLUDING SEALING TRANSITIONS IN PLACES AND CHANGES IN MATERIALS.AIR BARRIER PENETRATIONS SHALL BE SEALED IN ACCORDANCE WITH SECTION C402.4.2.THE JOINTS AND SEALS SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE, LOOSEN OR OTHERWISE IMPAIR ITS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION

ALL VENT AND FLUES TO BE THERMALLY SEALED WITH Henry roof coating (or equivalent) ASTM D2370

ALL INSULATION BOARD JOINT AND SEAMS TO BE SEALED WITH Owens Corning™ JointSealR™ Foam Joint Tape SEALER



10 INSULATION DETAIL
Scale: 3/4"=1'-0"



9 ROOF EDGE DETAIL
Scale: 3/4"=1'-0"

JAY ARCHITECT
& ENGINEERING

NO.	DATE	ISSUE OR REVISION

SITE MAP



LOCATION

708 MYRTLE AVE. BROOKLYN N.Y. 11205

DRAWING TITLE

SECTION CUT DETAILS

PE'S APPROVAL

DOB SCAN

DATE 1/25/2022

DRAWING BY Chaim kohl

SEAL AND SIGNATURE

DRAWING NO.

A-301.00

SHEET NO.

09 OF 9

NYC PLANNING

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

712 Myrtle Avenue
PROJECT NAME

2022K0109
PROJECT ID NUMBER

10/20/21
SUBMISSION DATE

Signature Form

Section 1. Package & Project Information

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

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

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

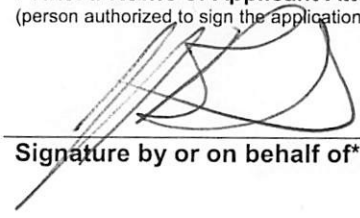
Section 2. Signature

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.

Joel Berkowitz
Printed Name of Applicant
(name, company/agency or organization)

Alexia Landesman
Printed Name of Applicant Attester
(person authorized to sign the application, if different from 'Applicant' above)

Attorney
Title



Signature by or on behalf of* Applicant

03/06/23
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.

708-714 Myrtle Avenue, Brooklyn

Area Map

Block: 1751, Part of Lots: 20, 21, 23, 24 & 25

Project Information

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

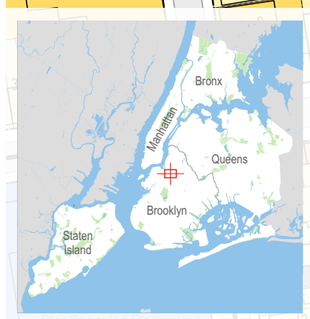
Existing Commercial Overlays & Zoning Districts

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

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

Land Uses

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



February 2022

Urban Cartographics

708-714 Myrtle Avenue
Community District 3, Brooklyn

1/9/2024
Zoning Map 13b

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
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

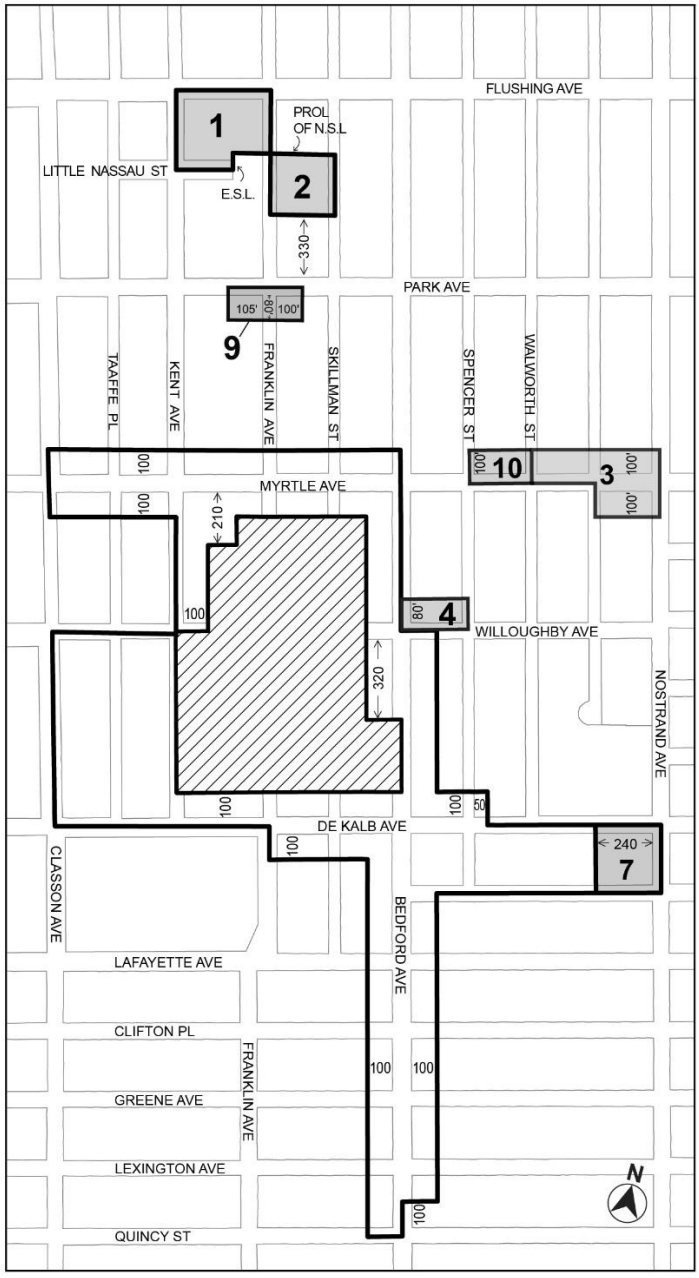
* * *

Brooklyn Community District 3

* * *

[EXISTING MAP]

Map 3 – (11-2-23)



Inclusionary Housing designated area

Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area **1** – 5/10/17 MIH Program Option 1, Option 2 and Workforce Option

Area **2** – 5/10/17 MIH Program Option 1 and Option 2

Area **3** –11/30/17 MIH Program Option 1

Area **4** – 2/13/19 MIH Program Option 1 and Option 2

Area **7** – 11/10/21 MIH Program Option 2

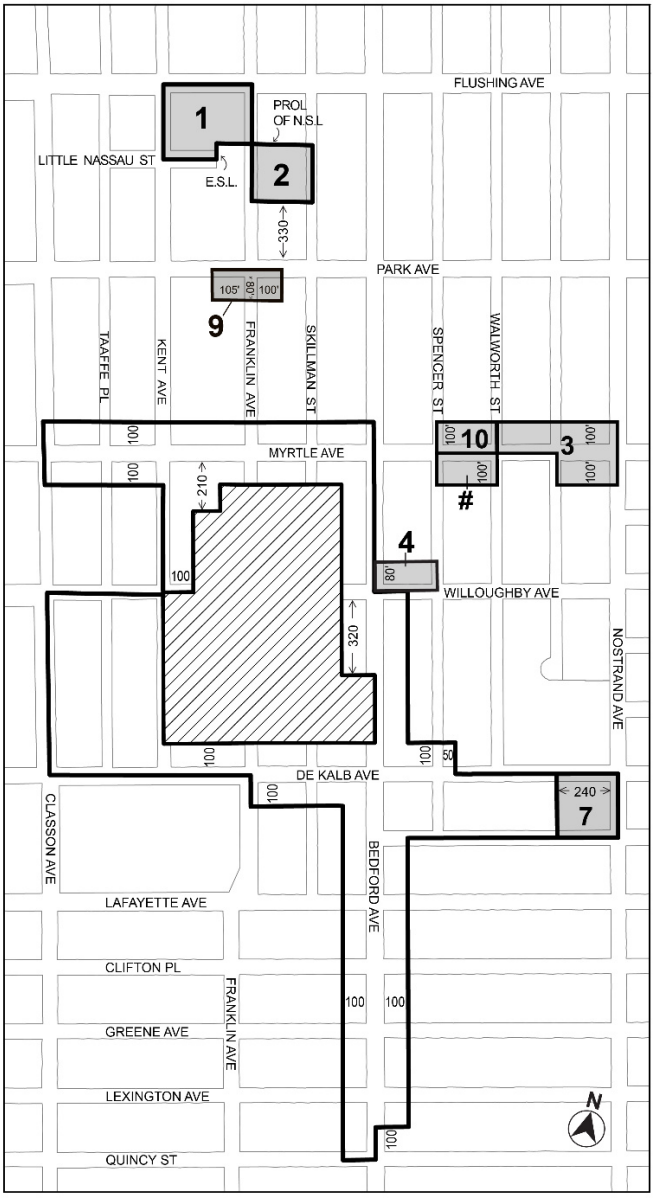
Area **9** – 2/2/23 MIH Program Option 1

Area **10** – 11/2/23 MIH Program Option 1 and Deep Affordability Option

Excluded Area

[PROPOSED MAP]

Map 3 – [date of adoption]



Inclusionary Housing designated area

Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area **1** – 5/10/17 MIH Program Option 1, Option 2 and Workforce Option

Area **2** – 5/10/17 MIH Program Option 1 and Option 2

Area **3** –11/30/17 MIH Program Option 1

Area **4** – 2/13/19 MIH Program Option 1 and Option 2

Area **7** – 11/10/21 MIH Program Option 2

Area **9** – 2/2/23 MIH Program Option 1

Area **10** – 11/2/23 MIH Program Option 1 and Deep Affordability Option

Area **#** – [date of adoption] MIH Program Option 1 and Option 2

Excluded Area

Portion of Community District 3, Brooklyn

* * *