699–703 Lexington Avenue Rezoning
Block 1621, Lots 76, 80 and 81
Borough of Brooklyn

I. Introduction

This is an application by Providence House, Inc. (the "Applicant" or "Providence House") to the New York City Planning Commission for certain land use actions to facilitate the development of a new headquarters and transitional housing facility at 699–703 Lexington Avenue (Block 1621, Lots 76, 80 and 81), Borough of Brooklyn, in the neighborhood of Bedford-Stuyvesant in Brooklyn Community District 3 (the "Development Site" or "Project Area"). The new development will be a 6-story building containing 85 transitional housing units, comprised of 33,053 square feet of Use Group IIIA non-profit institution with sleeping accommodations, along with 3,340 square feet of social service support offices and administrative offices for Providence House (the "Proposed Development"). The land use actions required to facilitate the Proposed Development are as follows:

1. An amendment to the zoning map in the Zoning Resolution of the City of New York ("Zoning Resolution" or "ZR") to change from an R6B District to an R6A District property bounded by Lexington Avenue and a line 200 feet east of and parallel with Stuyvesant Avenue on the southern portion of Block 1621, pursuant to Section 197-c of the New York City Charter; and

2. An amendment to the text of Appendix F of the Zoning Resolution pursuant to Section 201 of the New York City Charter to designate the area subject to the rezoning as a Mandatory Inclusionary Housing (MIH) Area.

The Applicant, a non-profit organization, provides temporary housing for women and gender non-conforming individuals who have experience with the criminal justice system transitional housing for families experiencing homelessness, pursuant to a contract with the New York City Department of Homeless Services ("DHS") and permanent supportive housing, pursuant to contracts with the New York City Department of Health and Mental Hygiene ("DOHMH"). The Applicant proposes to demolish the existing approximately 21,000 square foot three-building facility at the Development Site and replace it with the Proposed Development, which will contain a new headquarters for the Applicant, social service support offices, transitional housing for women and gender non-conforming people who have experience with the criminal justice system, and a dedicated space for community activities available for use to local neighbors. The Proposed Development will expand the non-profit's capacity to serve more at-risk populations, enhance the existing on-site administrative offices, and create a community space more welcoming to the surrounding community.

II. Background

The 12,500 square foot Development Site, which has 125 feet of frontage on Lexington Avenue in the largely residential Bedford-Stuyvesant neighborhood of Brooklyn, is divided between two zoning districts. Of the Development Site's 125 feet of frontage, the westernmost 25 feet (2,500 square feet) is located in an R6A district, which extends 100 feet east from Stuyvesant Avenue. The remaining 100 feet of the Development Site (10,000 square feet) is located in an R6B district.

In 1961, the entire Development Site was zoned as an R6 district, which extended over several blocks in all directions. In 1967, large swaths of the R6 district (but not the Development Site) were rezoned to R5 (CP 19812) in a City-led rezoning of Bedford-Stuyvesant intended to preserve the low density character of the area, undertaken at the request of various community groups concerned with large scale clearance associated with urban renewal.

In 2007, the City adopted a comprehensive rezoning of the Bedford-Stuyvesant neighborhood (the Bedford-Stuyvesant South rezoning, which was comprised of ULURP Nos. C 070447 ZMK and N 070448 ZRY), which, among other things, mapped R6A and R6B districts over an approximately 206-block area extending from Atlantic Avenue on the south to Quincy Street on the north, just one block south of the Development Site. That rezoning aimed to preserve neighborhood scale and character, maintain opportunities for mid-rise apartment development along appropriate corridors, and allow for residential growth with incentives for affordable housing along the Fulton Street transit and retail corridor (ULURP No. C 070447 ZMK). The 2007 Bedford-Stuyvesant rezoning did not change the zoning designation of the Development Site from R6.

In 2012, the City adopted a rezoning of an approximately 140-block area of Bedford Stuyvesant North (ULURP No. C 120294 ZMK), mapping contextual zoning districts, establishing a new Enhanced Commercial District, and an Inclusionary Housing Area. As part of the 2012 rezoning of Bedford Stuyvesant North, the Development Site was rezoned from R6 to R6A over the westernmost 25 feet and an R6B over the easternmost 100 feet. The Development Site is not within an Inclusionary Housing Area.

III. Description of the Surrounding Area

The area within a 600-foot radius of the Project Area (the "Surrounding Area") is a largely residential section of the Bedford Stuyvesant neighborhood in Brooklyn Community District 3. The Surrounding Area is mapped with R6B and R6A zoning districts, with C2-4 overlays along portions of the north-south running Stuyvesant Avenue and Malcom X. Boulevard.

An R6B district is mapped over a four-block area between Stuyvesant Avenue and Malcolm X Boulevard, extending from the mid-block of Greene Avenue to the mid-block of Quincy Street. The maximum floor area ratio ("FAR") is 2.0 for both residential and community facility uses and a 2.4 for qualifying affordable housing or qualifying senior housing. Height and setback

regulations allow for a maximum base height of 45 feet and a maximum building height of 55 feet (or 65 feet for qualifying affordable housing or qualifying senior housing).

R6A districts are mapped over the remainder of the Surrounding Area, with C2-4 commercial overlays mapped along portions of Stuyvesant Avenue and Malcom X. Boulevard. Under R6A zoning, the maximum permitted FAR is 3.0 for both residential and community facility uses and 3.9 for qualifying affordable housing and qualifying senior housing. Height and setback regulations allow for a maximum base height of 65 feet and a maximum building height of 75 feet (or 95 feet for qualifying affordable housing or qualifying senior housing). The height and setback regulations for community facilities are identical to those for residential use. C2-4 districts are commercial overlay districts which permit many commercial uses in Use Groups VI, VII, and VIII, such as local retail, personal service establishments, and offices, in addition to residential and community facility uses. In a C2-4 district mapped over an R6A district, the maximum permitted FAR for commercial uses is 2.0.

The prevailing built form in the Surrounding Area is two- to four-story townhouses along the mid-blocks, and four- to seven-story apartment buildings along the avenues (Malcom X. Boulevard and Stuyvesant Avenue).

Major thoroughfares in the Surrounding Area include Dekalb Avenue to the north, which connects to Downtown Brooklyn, and Broadway to the east, which runs diagonally west to Williamsburg and is the general line of demarcation between the neighborhoods of Bedford-Stuyvesant and Bushwick.

Nearby mass transit includes the A and C subway lines, which run along Fulton Street, and the J subway line, which runs along Broadway. Bus lines include the B38, which runs from Ridgewood to Downtown Brooklyn with stops on Lafeyette Avenue, the B46 and B46SBS, which runs between Kings Plaza and Williamsburg with stops on Malcolm X. Boulevard, and the B52, which runs between Ridgewood and Downtown Brooklyn with stops on Gates Avenue.

PS 26 Jesse Owens, an elementary school, and Brooklyn Emerging Leaders Academy, a charter high school, are two blocks to the north of the Development Site. Other major institutions include Mt. Carmel Baptist Church and the New York Child Resource Center on Quincy Street, NYCHA Stuyvesant Gardens to the south on Gates Avenue, and Uncommon Bed-Stuy East Middle School, a charter school, on Monroe Street. St. John's Bread and Life, a food distribution center, is east of the Development Site on Lexington Avenue, along with the Calvary First Nigerian Seventh-Day Adventist Church.

Jesse Owens Playground, a 2.33 acre playground with a playground, basketball courts and soccer fields, lies two blocks to the north of the Development Site, next to PS 26 Jesse Owens. P.O. Reinaldo Salgado Playground, a 2.29 acre public park, lies southeast of the Development Site.

IV. Description of the Development Site

The Development Site (coterminous with the "Project Area") consists of 699-703 Lexington Avenue (Block 1621, Lots 76, 80 and 81), in the neighborhood of Bedford Stuyvesant in Brooklyn Community District 3. It is located on the westerly end of the block on the north side of Lexington Avenue (a "narrow" street as defined in the Zoning Resolution) between Stuyvesant Avenue to the west and Malcolm X Boulevard to the east. The Project Area is coterminous with the Development Site. The rezoning area comprises only a portion of the Development Site: tax lots 76 and 80 (street addresses 701-703 Lexington Avenue), as tax lot 81 is already currently zoned R6A. Tax lots 76 and 80 are currently zoned R6B. The Project Area is 100 feet deep and has 125 feet of frontage on Lexington Avenue, thus having a lot area of 12,500 square feet.

Lots 80 and 81 (699-701 Lexington Avenue), each of which measure 25 feet wide by 100 feet deep, are improved with mirror-image four-story tenement buildings, constructed circa 1886 to 1898. The two building are currently used by the Applicant for its participation in a consortium called "Justice Works" funded by the New York City Mayor's Office of Criminal Justice ("MOCJ")Women's Justice Program.("WJP"). The Applicant's WJP Program is a transitional housing program for 43 women and gender-expansive people, 25 of whom are housed at the Development Site. The remaining 18 are housed at another residence in Prospect Lefferts Gardens. Lot 76, which measures 75 feet wide by 100 feet deep, is improved with a two-story building with a street address of 703 Lexington Avenue, and is used by the Applicant for social services, administrative offices, and storage space for the Applicant's Organizational Operations.

The Development Site is located within the Inner Transit Zone.

V. Description of the Proposed Development

The proposed actions would facilitate development of the Proposed Development, a six-story, 36,393 square foot building containing Providence House's central administrative offices, supportive services, and its Women's Justice Program, transitional housing and supportive services for women and gender-nonconforming individuals who have been impacted by the criminal justice system.

The Proposed Development will contain 85 individual transitional shelter housing units, classified as Use Group IIIA non-profit institution with sleeping accommodations, in addition to social service support and administrative offices classified as Use Group IIIB. The 85 transitional housing units, dining and recreational areas will be located on the second through sixth floors, and the support services, administrative offices and a community room will be located on the first floor. The housing units, dining and recreational areas (Use Group IIIA) will comprise approximately 33,053 square feet of floor area, and the support services and administrative offices will comprise approximately 3,340 square feet of floor area. A 45-foot deep rear yard will be landscaped and accessible to the building's residents.

The Proposed Development will be located at the front lot line and will rise without setback to a height of 60 feet (six stories). The street wall of the Proposed Development will be located at the front lot line in order to maximize usable area in the landscaped rear yard.

No accessory off-street parking will be provided, because the required parking falls below the minimum threshold of 25 spaces. The 85 transitional shelter housing units (Use Group IIIA, PRC E3) require only 4 spaces, at a rate of 1 space for every 20 beds. The administrative offices and support service offices (Use Group IIIB, PRC B3) require only 3 spaces, at a rate of 1 space for every 20 persons.

The proposed rezoning would allow the Proposed Development to achieve the 80-bed minimum that is preferred by the New York City Department of Homeless Services for all projects.

VI. Actions Necessary to Facilitate Proposed Development

Approval of the following actions is necessary to facilitate the Proposed Development:

1. Zoning map amendment to change from an R6B District to an R6A District property bounded by Lexington Avenue, a line midway between Lexington Avenue and Greene Avenue, a line 100 feet east of and parallel with Stuyvesant Avenue, and a line 200 feet east of and parallel with Stuyvesant Avenue; and

2. An amendment to the text of Appendix F of the Zoning Resolution pursuant to Section 201 of the New York City Charter to designate the area subject to the rezoning as a Mandatory Inclusionary Housing (MIH) Area.

Zoning Map Amendment – R6B to R6A

Description of Proposed R6A District

In R6A zoning districts, residential and community facility uses are permitted an FAR of 3.0 for standard residences, or 3.9 for qualifying affordable housing (UAP or MIH) or qualifying senior housing (AIRS).

In an R6A district, the maximum base height is 65 feet and the maximum building height is 75 feet. For qualifying affordable housing or qualifying senior housing, the maximum base height is 65 feet and the maximum building height is 95 feet. The height and setback regulations for community facilities are identical to those for residential use. The Proposed Development will be a community facility, meaning the maximum FAR would be 3.0, the maximum base height would be 65 feet, and the maximum lot coverage would be 80%.

No accessory parking is required for any newly developed residential dwelling units or rooming units in the Inner Transit Zone, regardless of affordability level. Nor is any off-street accessory parking required for the Proposed Development, as the parking required falls below the minimum

waiver threshold of 25 spaces. The Use Group IIIA transitional shelter beds and accessory space (PRC E3) require 1 space per 20 beds, resulting in a 4 space requirement. The Use Group IIIB office and supportive service space requires 1 space per 20 persons rated capacity, resulting in a 3 space requirement. Because the total number of spaces required is below 25, the parking requirements do not apply and thus may be waived.

Land Use Justification

A zoning map amendment to rezone the Rezoning Area from an R6B to an R6A district is contextually appropriate for the rezoning area, as it is located just off the corner of Stuyvesant Avenue, where the built context reflects an R6A density. Specifically, the rezoning extends an already-existing R6A district mapped along Stuyvesant Avenue. The R6A district already extends from Stuyvesant Avenue further into the mid-block in certain locations where there are larger 6-story apartment buildings. Lastly, those larger, 6-story apartment buildings provide an existing built context which the Proposed Development would fit into.

The Applicant proposes to rezone the portion of the Development Site within the R6B district to an R6A district. The rezoning will extend the existing R6A district, which is mapped within 100 feet of Stuyvesant Avenue, to extend along Lexington Avenue for a distance of 200 feet from Stuyvesant Avenue - an extension of 100 feet.

The R6A district is already mapped on both sides of Stuyvesant Avenue, extending for 100 feet on each side, for approximately 11 blocks. This R6A district was created in the 2007 Bedford-Stuyvesant North Rezoning (C 120294 ZMK). The CPC Report for the rezoning stated that R6A districts were mapped along lot frontages for the majority of the north-south avenues leading to Fulton Street, as those avenues already contained large apartment buildings and some vacant land and vacant buildings.

There is an existing built context of larger apartment buildings extending onto mid-blocks from Stuyvesant Avenue. The 6-story Quincy Senior Residences extend 275 feet into the mid-block from Stuyvesant Avenue, between Quincy Street and Lexington Avenue. In addition, the 4-story NYCHA owned Stuyvesant Gardens extend 150 feet onto the midblock along Monroe Street, and 275 feet onto the midblock on Gates Avenue. On Monroe Street, west of Stuyvesant Avenue, the 4-story NYCHA Stuyvesant Gardens extend 150 feet onto the midblock (and occupy the entire midblock on Gates Street).

The R6A district is mapped deeper onto the mid-blocks to capture the larger apartment buildings discussed above. The R6A is mapped 225 feet from Stuyvesant Avenue to capture the Quincy Senior Residences. The R6A was also mapped 150 feet from Stuyvesant Avenue along Monroe Street and along the majority of the block on Gates Avenue, to capture NYCHA Stuyvesant Gardens within the R6A.

There is precedent for 7-story buildings in the neighborhood surrounding the Project Area. At the corner of Gates Avenue and Malcolm X Boulevard is a 7-story NYCHA Stuyvesant Gardens building, at 146 Malcom X Boulevard, three blocks south of the Project Area's block 1621. There is also a 7-story New York State Office of Alcoholism office building at 754 Lexington Avenue, a block east of the Project Area. And finally, very close to the Development Site at the northwest corner of Lexington Avenue and Stuyvesant Avenue is a 66-foot-high, 4- story residential building that was vertically enlarged in 2020 and modified to include two stories with double-height space.

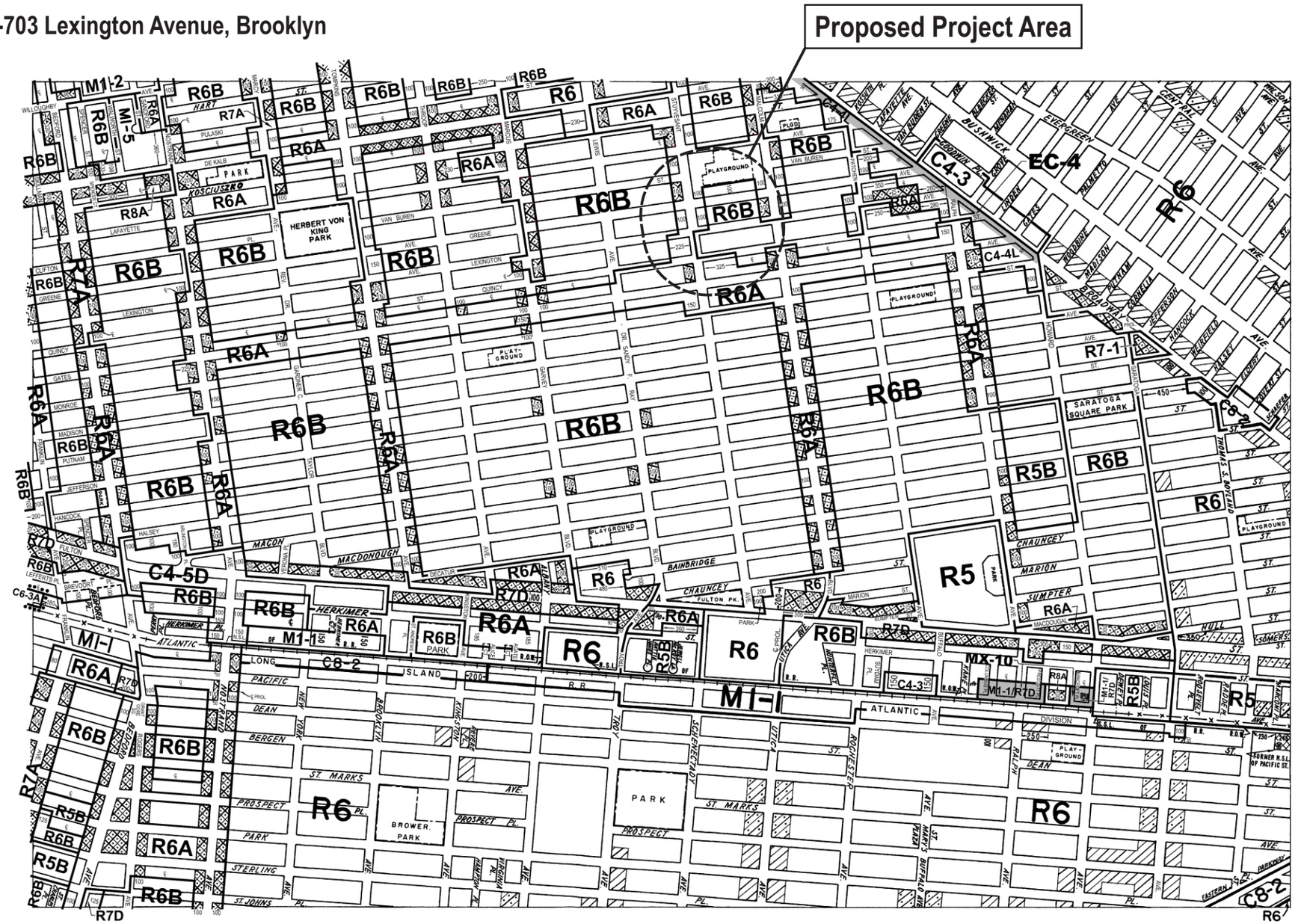
Zoning Text Amendment- MIH Area

The Applicant proposes to amend Appendix F of the Zoning Resolution to create a Mandatory Inclusionary Housing Program Area across the Project Area, in which Options 1 and 2 are applicable. Option 1 requires that, for new residential developments, an amount of affordable floor area equivalent to at least 25% of the residential floor area within the development be provided, with the weighted average of all income bands not exceeding 60% AMI. No more than three income bands may be provided, with no income band exceeding 130% of the income index, and at least 10% of the residential floor area shall be affordable to an income band at 40% of the income index. Option 2 requires that, for new residential developments, an amount of affordable floor area equivalent to at least 30% of the residential floor area within the development be provided, with the weighted average of all income bands not exceeding 80% AMI. Not more than three income bands may be provided, with no income band exceeding 130% of the income index.

VII. Conclusion

Approval of this application will facilitate development of the Proposed Development, a new six-story building containing new headquarters for Providence House and additional space for their Women's Justice Program. The proposed R6A district is appropriate to extend slightly into the mid-block from the avenue, to provide a little additional floor area and height to allow a viable development for Providence House. This slight increase in permitted floor area and height would allow the Proposed Development to achieve the 80-bed minimum that is preferred by the New York City Department of Homeless Services for all projects. In total, this rezoning and the Proposed Development will ensure provision of transitional shelter housing to some of New York City's most vulnerable residents.

699-703 Lexington Avenue, Brooklyn



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.

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:

11–23–2021 C 210276 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.

N

MAP KEY

12d	13b	13d
16c	**17a**	17c
16d	17b	17d

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ZONING MAP **17a**

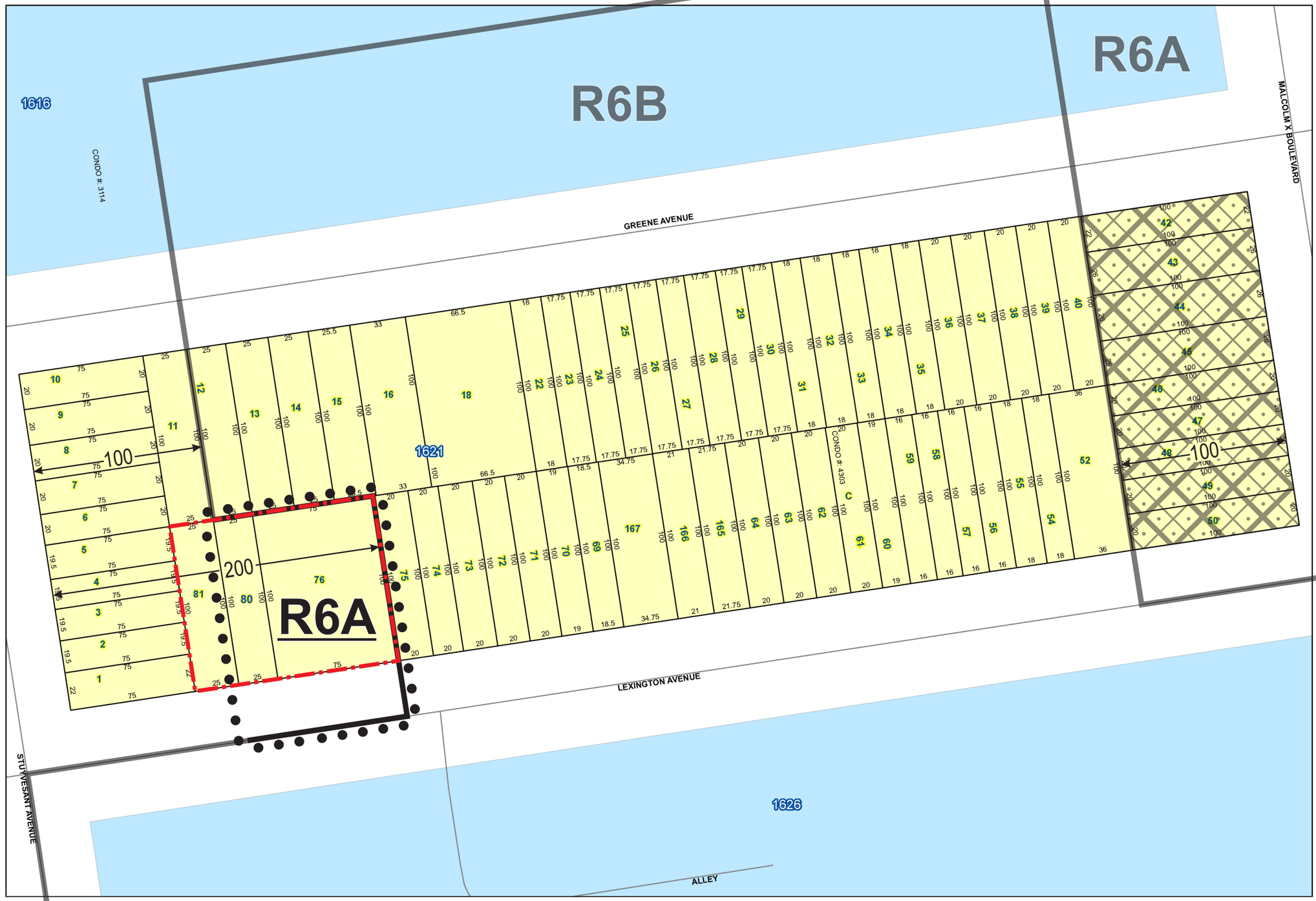
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

699-703 Lexington Avenue, Brooklyn

NYC Finance

NYC Digital Tax Map

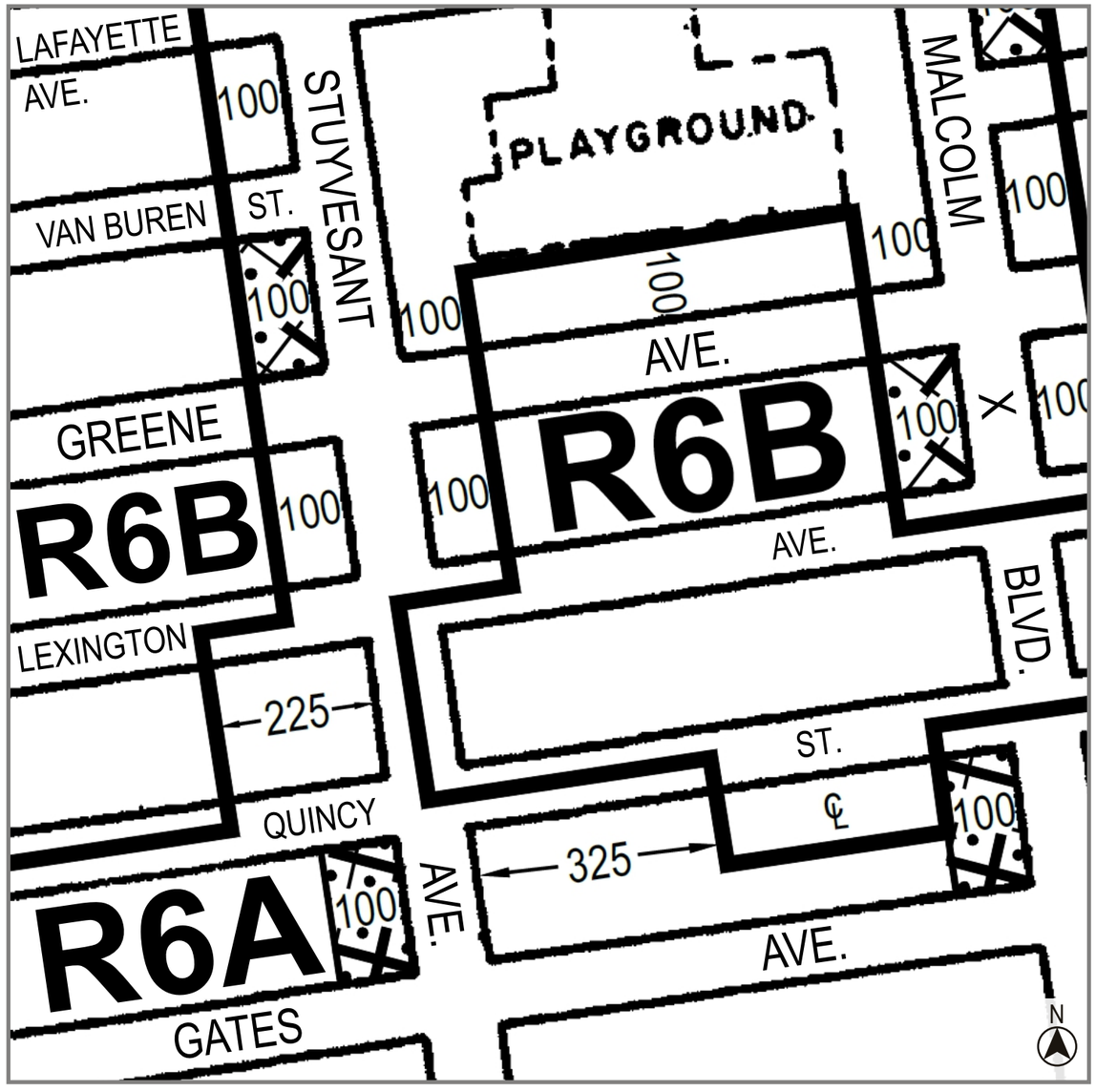
Effective Date : 02-27-2018 11:15:38
End Date : Current
Brooklyn Block: 1621



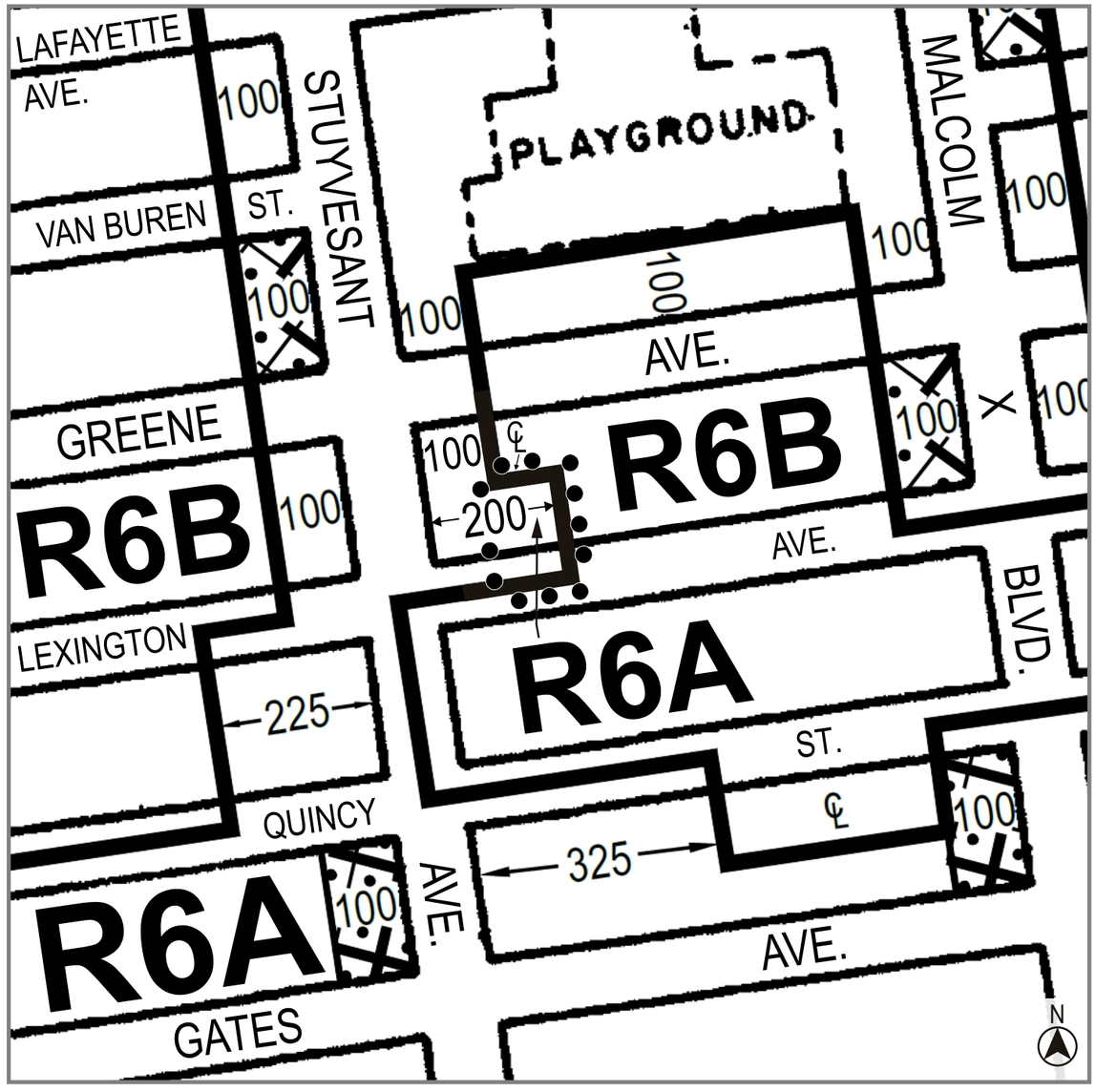
Legend

- 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
- R6B — Existing Zoning District
- Existing C2-4 Overlay
- R6A — Proposed Zoning District

Zoning Change Map



Current Zoning Map (17a)



Proposed Zoning Map (17a) - Area being rezoned is outlined with dotted lines

Rezoning from R6B to R6A

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.

699-703 Lexington Avenue, Brooklyn

Area Map

Block: 1621, Lots: 76, 80 & 81

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	

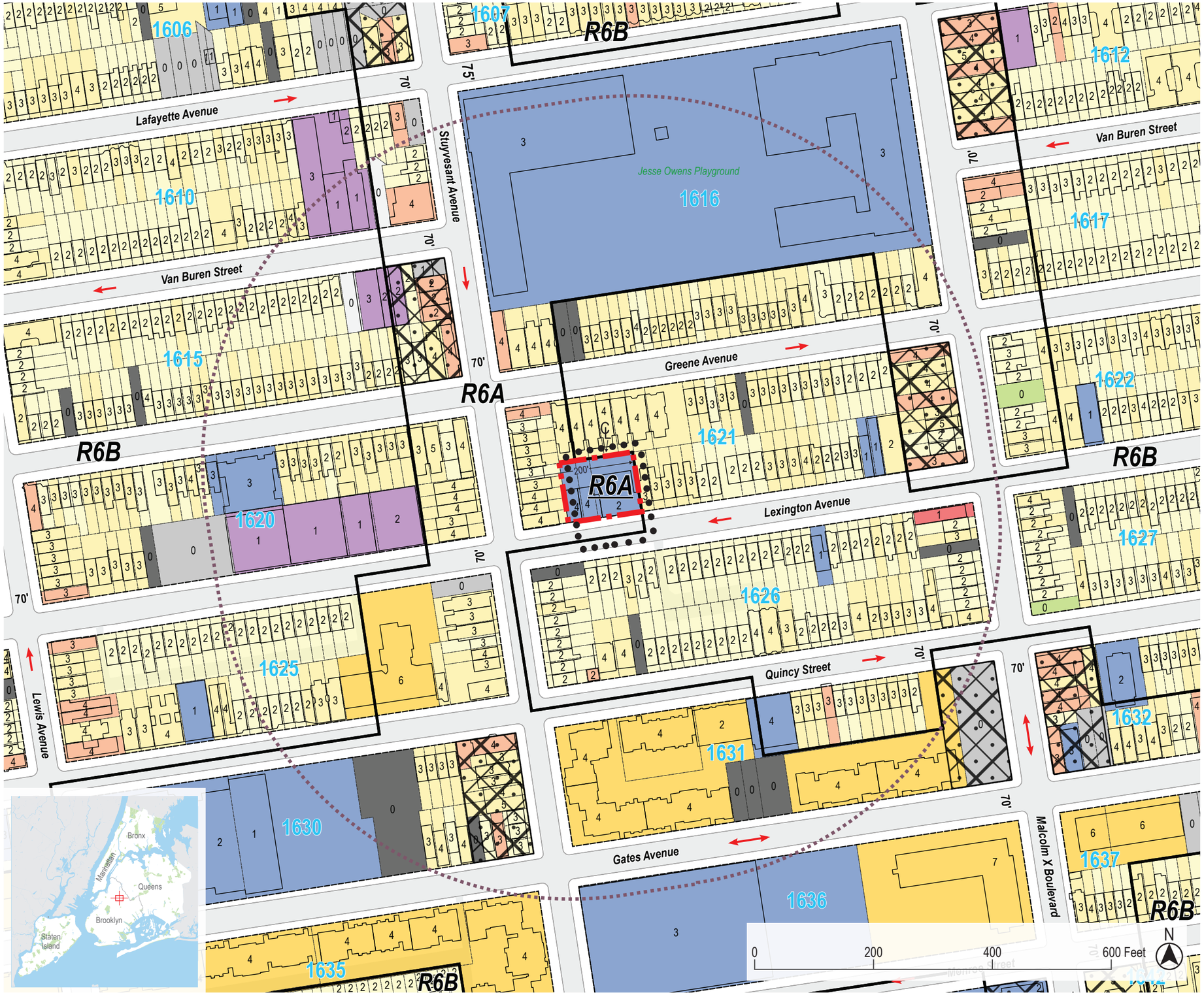
5037 Block Numbers

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



October 2024

Urban Cartographics



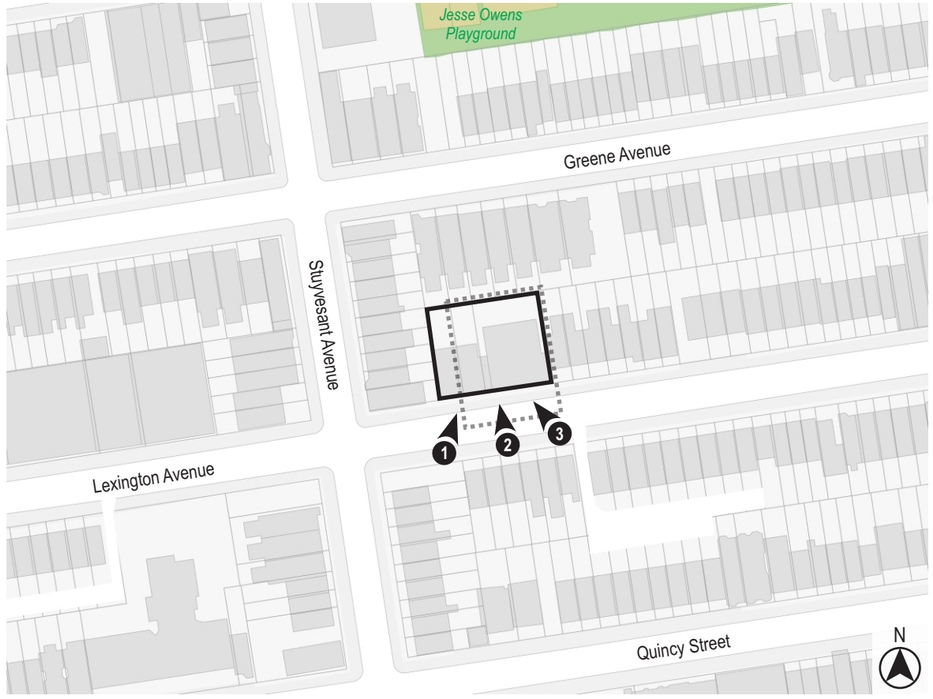
1. View of the Development Site facing northeast from Lexington Avenue.



2. View of the Development Site facing north from Lexington Avenue.



3. View of the Development Site facing northwest from Lexington Avenue.





4. View of the sidewalk along the north side of Lexington Avenue facing west (Development Site at right).



5. View of south side of Lexington Avenue facing southeast from the Development Site.

6. View of Lexington Avenue facing west (Development Site at right).



7. View of the sidewalk along the north side of Lexington Avenue facing east (Development Site at left).



8. View of the south side of Lexington Avenue facing southwest from the Development Site.



9. View of Lexington Avenue facing east from Stuyvesant Avenue (Development Site at left).



699-703 Lexington Avenue

January 20th, 2025

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

* * *

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

* * *

BROOKLYN

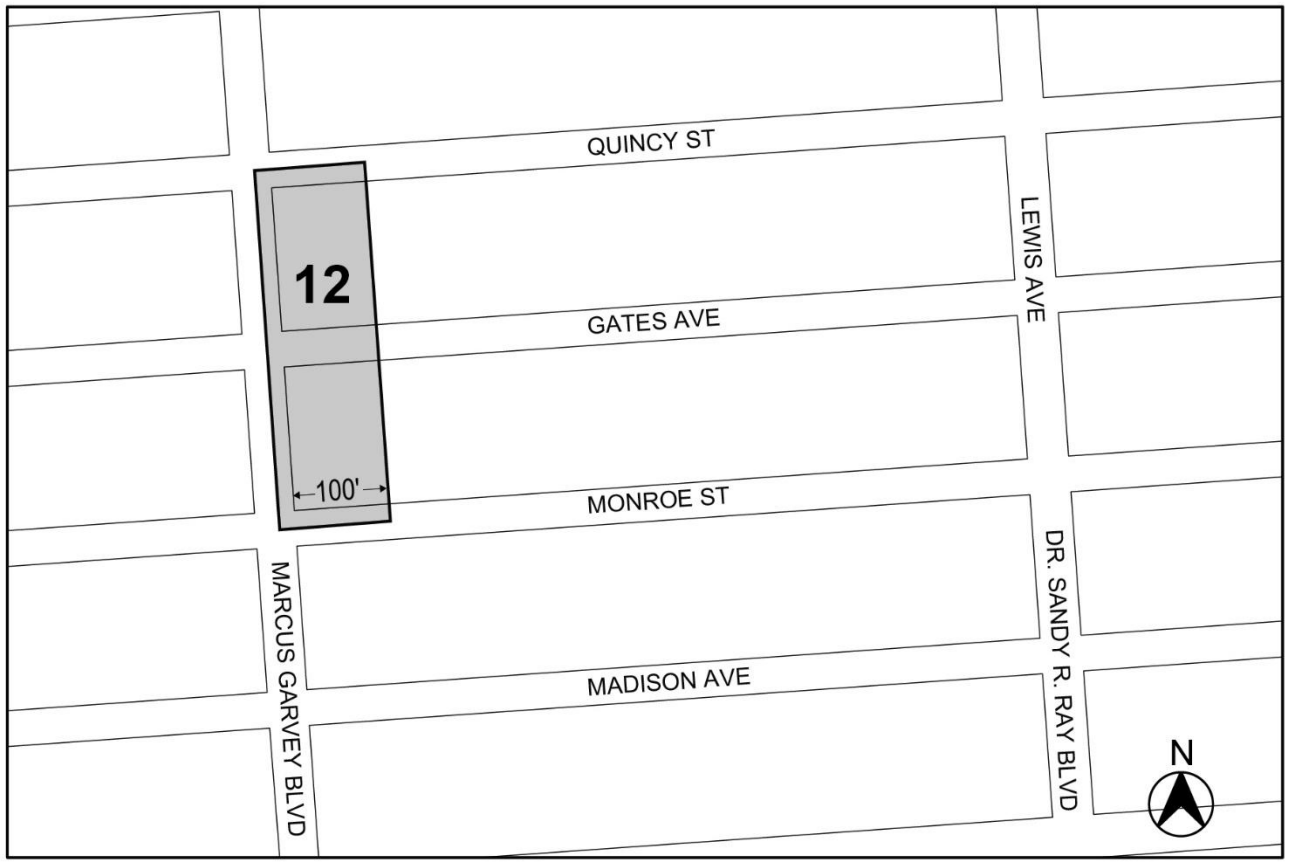
* * *

Brooklyn Community District 3

* * *

Map 8 – [date of adoption]

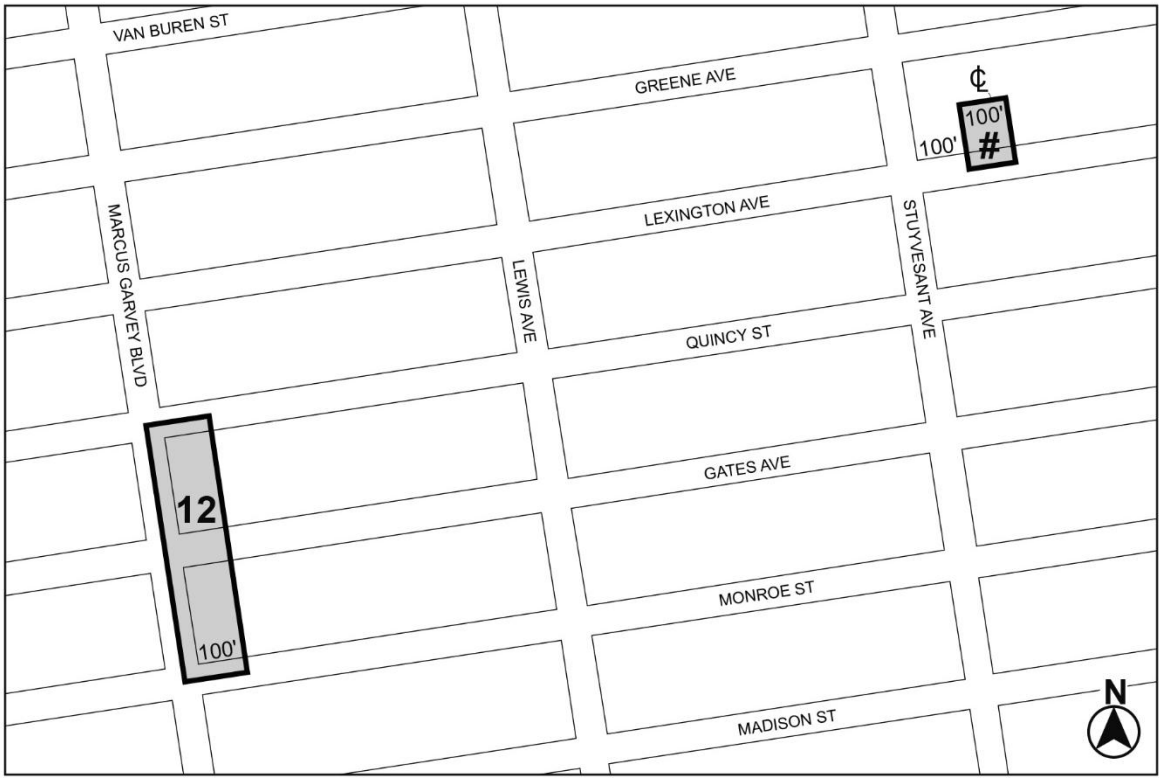
[EXISTING MAP]



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

Area **12** — 5/16/24 MIH Program Option 1

[PROPOSED MAP]



Mandatory Inclusionary Housing area
Area **12** — 5/16/24 MIH Program Option 1
Area **#** — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 3, Brooklyn

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699-703 Lexington Avenue, Brooklyn

Zoning Comparison Table

9/17/2024

	R6B Existing Zoning		R6A Proposed Zoning (MIH)	
	ZR Section #	R6B	ZR Section #	R6A
USE GROUPS				
Permitted Use Groups	22-10	I-VIII	22-10	I-VIII
MAXIMUM FAR				
Residential	23-153	2.0	23-154*	3.6
Affordable Independent Residences for Seniors	23-155	2.2	23-155	3.9
Community Facility	24-11	2.0	24-11	3.0
Commercial	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	23-462	None or 8 feet	23-462	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47	30'
HEIGHT AND SETBACKS				
Minimum Base Height	23-662	30'	23-662	40'
Maximum Base Height	23-662	45' (w/ QGF)	23-664*	65' (w/ QGF)
Maximum Building Height	23-662	55' (w/ QGF)	23-664*	85'/8-Stories (w/ QGF)
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-662(c)	15'	23-662(c)	15'
Setbacks from Wide Streets	23-662(c)	10'	23-662(c)	10'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	23-153	60%	23-153	65%
Corner Lot	23-153	100%	23-153	100%
DENSITY				
Maximum Number of Dwelling Units	23-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU
PARKING				
Residential	25-23	50%	25-23	50%
Commercial	n/a	n/a	n/a	n/a
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	35%	12-10/25-253	35%
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	n/a	n/a
LOADING				
Commercial	n/a	n/a	n/a	n/a

*When providing affordable housing pursuant to the Inclusionary Housing Program as set forth in ZR Section 23-90

699-703 Lexington Avenue, Brooklyn

Zoning Comparison Table

1/20/2025

	R6B Existing Zoning		R6A Proposed Zoning (MIH)	
	ZR Section #	R6B	ZR Section #	R6A
USE GROUPS				
Permitted Use Groups	22-10	I-IV	22-10	I-IV
MAXIMUM FAR				
Residential	23-22	2.4*	23-22	3.9*
Community Facility	24-11	2.0	24-11	3.0
Commercial	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	23-334	Two of 5' (Detached), None or 5' (All Other Residences)	23-334	Two of 5' (Detached), None or 5' (All Other Residences)
Minimum Rear Yard	23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***	23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***
HEIGHT AND SETBACKS				
Minimum Base Height	23-432	30'	23-432	40'
Maximum Base Height	23-432	45'	23-432	65'*
Maximum Building Height	23-432	65'*	23-432	95'*
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-433	15'	23-433	15'
Setbacks from Wide Streets	23-433	10'	23-433	10'
LOT COVERAGE				
Interior/Through Lot	23-362	80%	23-362	80%
Corner Lot	23-362	100%	23-362	100%
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU, None****	23-52	680 sf/DU, None****
PARKING				
Residential	25-211	None	25-211	None
Commercial	n/a	n/a	n/a	n/a
Qualifying Affordable Housing	25-211	None	25-211	None
Qualifying Senior Housing	25-211	None	25-211	None
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units	25-811	1 per 2 dwelling units
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	n/a	n/a

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

**If lot is less than 40' wide

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

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

Providence House Inc.
703 Lexington Avenue
Brooklyn, New York 11221

January 23, 2025

Hon. Dan Garodnick, Chair
New York City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Re: 699-703 Lexington Avenue (Block 1621, Lots 76, 80 and 81), Borough of Queens

Dear Chair Garodnick,

I am an authorized representative of Providence House Inc., the fee owner of the above-referenced Premises. Providence House Inc. hereby (i) consents to the filing of an application for a zoning map amendment to rezone the Premises to an R6A zoning district and a related text amendment to create a Mandatory Inclusionary Housing Area at the Premises, and any related actions, to facilitate a new development at the Premises; and (ii) authorizes Hirschen Singer & Epstein LLP to file such applications with the New York City Department of City Planning.

Sincerely,

PROVIDENCE HOUSE INC.

By: _____
Name: Danielle Minelli Pagnotta
Title: Executive Director

Sworn to me this 27 day of January, 2025

_____
Notary Public

DANIELLE N. ROSARIO, ESQ.
Attorney & Counselor at Law, NY State
Registration No. 02RO6275509
Qualified in Queens County
Commission Expires 1/28/2025

NYC PLANNING

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

699-703 Lexington Avenue Rezoning
PROJECT NAME

2024K0346
PROJECT ID NUMBER

January 24, 2025
SUBMISSION DATE

Signature Form

Section 1. Package & Project Information

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

Draft Land Use Application Version 2
Package Name
(Indicated on applicant portal or ask Lead Planner)

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

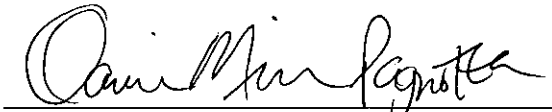
Section 2. Signature

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.

Providence House Inc.
Printed Name of Applicant
(name, company/agency or organization)

Danielle Minelli Pagnotta
Printed Name of Applicant Attester
(person authorized to sign the application, if different from 'Applicant' above)

Executive Director
Title



Signature by or on behalf of* Applicant

1/27/25
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.

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

Land Use Application

Project ID number
2024K0346

Package Submission Date
3/19/2025

Section 1. Project Summary

Project Name:	699 - 703 Lexington Avenue Rezoning

Contact Person for this Application:		
Name	Phone	Email
Benjamin Stark	**6469218721**	**bstark@hseny.com**

Applicant(s)		
Organization	First Name	Last Name
Providence House Inc.	**Danielle**	**Minelli Pagnotta**

Site Data

Street Address: **699-703 Lexington Avenue**	City Council District(s): **Council District 36**
Community District(s): **Brooklyn Community District 3**	Zoning Sectional Map Number(s): **Zoning Map 17a**
Existing Zoning District(s): **R6A, R6B**	Special District(s): **N/A**

LIST ALL ACTIONS BY THEIR ACTION CODE

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

Action code*	If Follow-up action, indicate previous approval Action code	Is applicant solely a public agency?	Application number	Data to differentiate multiple actions of same type
ZM		**No**	**250194ZMK**	
ZR		**No**	**250195ZRK**	**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? _____

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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**
Providence House Inc.	Danielle	Minelli Pagnotta	703 Lexington Avenue	Brooklyn	NY	11221

APPLICANT REPRESENTATIVE(S)						
First Name	**Last Name**	**Organization**	**Address**	**City**	**State**	**Zip Code**
Benjamin	Stark	Hirschen Singer & Epstein LLP	902 Broadway, 13th Floor	New York	NY	10010
Kimberly	Murphy	ESKW Architects	52 Duane Street, Ste 501	New York	NY	10007
Emily	Tolbert	BFJ Planning	115 Fifth Avenue	New York	NY	9997

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Section 3. Environmental Review

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

1. Who is the LEAD AGENCY *(responsible for the CEQR)*? **DCP**
2. CEQR NUMBER
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: **R6A, R6B**

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	**01621**	**0076**	**Yes**	**No**	**Brooklyn**	**01621**	**0076**	**Yes**	**5/14/2024**
Brooklyn	**01621**	**0081**	**Yes**	**Yes**	**Brooklyn**	**01621**	**0081**	**Yes**	**5/14/2024**
Brooklyn	**01621**	**0080**	**Yes**	**No**	**Brooklyn**	**01621**	**0080**	**Yes**	**5/14/2024**

** 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
703	**LEXINGTON AVENUE**	**703 LEXINGTON AVENUE**	**K03**	**36**	**17A**	**Yes**	**5/14/2024**
699	**LEXINGTON AVENUE**	**699 LEXINGTON AVENUE**	**K03**	**36**	**17A**	**Yes**	**5/14/2024**
701	**LEXINGTON AVENUE**	**701 LEXINGTON AVENUE**	**K03**	**36**	**17A**	**Yes**	**5/14/2024**

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
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas	**Appendix F**

Section 13. Applies to: ZM

ZONING MAP AMENDMENT

1. What is the total area of all zoning lots in the area to the be rezoned? **10,000 to 19,999 square feet**

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

Zoning Section Map(s) to be modified	EXISTING Zoning Districts	PROPOSED Zoning Districts
17a	**R6B**	**R6A**

-END OF FORM-