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

Land Use Application

Project ID number
2025K0154

Package Submission Date
1/6/2026

Section 1. Project Summary

Project Name:	1166 Bedford Avenue Rezoning

Contact Person for this Application:		
Name	Phone	Email
Stuart Beckerman	**6469218720**	**sbeckerman@hseny.com**

Applicant(s)		
Organization	First Name	Last Name
Khalifah Residences LLC	**Noah**	**Braendel**

Site Data	
Street Address: **1166 Bedford Avenue**	City Council District(s): **36**
Community District(s): **3**	Zoning Sectional Map Number(s): **17a**
Existing Zoning District(s): **R6A/C2-4**	Special District(s): **na**

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**	**260162ZMK**	
ZR		**No**	**260163ZRK**	**ZR: MIH only**

**See instructions for list of all action types and their appropriate codes.*

Does this project require a legal instrument to be recorded against the subject property? **Unknown at this time**

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE: THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

Certain projects are subject to requirements to submit a Racial Equity Report on Housing and Opportunity under Local Law 78 of 2021. Does this apply to this project? **No**

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Section 2. Applicants

APPLICANTS						
Organization	**First Name**	**Last Name**	**Address**	**City**	**State**	**Zip Code**
Khalifah Residences LLC	Noah	Braendel				

APPLICANT REPRESENTATIVE(S)						
First Name	**Last Name**	**Organization**	**Address**	**City**	**State**	**Zip Code**
Andrew	Ulbrich	Hirschen Singer & Epstein LLP				
Stuart	Beckerman	Hirschen Singer & Epstein LLP				

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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:

   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/C2-4**

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	**01990**	**0030**	**Yes**	**No**	**Brooklyn**	**01990**	**0030**	**Yes**	**9/17/2024**
Brooklyn	**01990**	**0029**	**No**	**No**	**Brooklyn**	**01990**	**0029**	**Yes**	**2/27/2025**
Brooklyn	**01990**	**0040**	**No**	**No**	**Brooklyn**	**01990**	**0040**	**Yes**	**2/27/2025**

** 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
1166	**BEDFORD AVENUE**	**1166 BEDFORD AVENUE**	**K03**	**36**	**17A**	**Yes**	**9/17/2024**
1164	**BEDFORD AVENUE**	**1164 BEDFORD AVENUE**	**K03**	**36**	**17A**	**Yes**	**9/17/2024**
118	**MADISON STREET**	**118 MADISON STREET**	**K03**	**36**	**17A**	**Yes**	**2/27/2025**
193	**PUTNAM AVENUE**	**193 PUTNAM AVENUE**	**K03**	**36**	**17A**	**Yes**	**2/27/2025**

Section 5. Related Actions

1. List all **prior** site-specific actions by the **City, State or Federal Government** within the project area and describe in more detail in the attached Project Description.

Reference/ Application Number*	Description	Disposition or Status**	Calendar Number*	Date*

**If applicable*

2. List all **future** site-specific actions by the City, State, or Federal Government within the project area, and describe in more detail in the attached Project Description:

Reference/ Application Number*	Description	Status	Calendar Number*	Date*

**If applicable*

Section 6. HOUSING PLANS; URBAN RENEWAL AREAS; URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP)

APPLIES TO: HA; HC; HD; HG; HN; HO; HP; HU

1. Select all that apply:
DESIGNATION: **No** PROJECT: **No** DISPOSITION: **No** *If disposition is sought, fill in Section 7.*

2. Fill in the table below for all the subject sites

Borough	Block	Lot	UR Site Number	Owner	Existing Number of Buildings	Existing Stories in each Building	Existing Uses	Existing Zoning	Community/Institutional facilities			Dwelling units	
									Number Occupied	Number Vacant	Number of Workers	Number Occupied	Number Vacant

3. Fill in the table below for all the subject sites (proposed conditions)

Borough	Block	Lot	UR Site Number	Address	Owner	PROPOSED	
						Uses	Is site to be disposed? (yes/no)

Section 7. DISPOSITION RELATED TO URBAN DEVELOPMENT ACTION AREAS PROGRAM (UDAAP) OR URBAN RENEWAL

APPLIES TO: HA, HD

1. Type of disposition:

HA (Urban Development Action Area – UDAAP)

HD (Disposition of Urban Renewal Site)

2. Manner of disposition:

If Direct Disposition, indicate:

From: *(Indicate city agency)*

To:

Indicate Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation)

If recipient has not been selected or disposition is not limited to a particular recipient, indicate "To be determined by agency"

3. Restrictions and conditions:

Section 8.
OFFICE SPACE LEASE, PUBLIC FACILITY SITE SELECTION OR ACQUISITION
APPLIES TO: PC, PQ, PS, PX

1. Action(s) requested:

   OFFICE SPACE LEASE _____

   ACQUISITION _____

   SITE SELECTION _____

2. Type of facility: _____

3. The Proposed facility is a(n):

   EXISTING FACILITY PROPOSED TO REMAIN _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY TO REMAIN AND EXPAND/ENLARGE _____

   How long has existing facility been at this location? _____

   EXISTING FACILITY REPLACEMENT IN NEW LOCATION _____

   Where is the current facility located? _____

   NEW FACILITY _____

4. Is project listed in Citywide Statement of Needs? _____

   Indicate Fiscal Year(s) _____

   Indicate Page Number(s) _____

5. Did the Borough President propose an alternate site pursuant to charter section 204(f) or (g)? _____

   Identify Alternate Site _____

6. Capital budget line: _____

   For Fiscal Years: _____

Section 8. (continued)

Fill in the table below to describe proposed site(s).

PROPOSED SITE CHARACTERISTICS AND CONDITIONS

Borough	Block	Lot	Ownership	Uses on Site	Is the site Improved, Unimproved or Partly Improved?	Number of Dwelling Units*	Community Facility, Commercial or Industrial Uses		Describe any displacement or relocation*	If vacant for less than two years, describe previous uses*	Building(s) or site total square footage	Square footage to be acquired*	Number of floors in building*	Location on site/ in building
							Number of firms*	Number of employees*						

**If applicable*

Section 9. DISPOSITION

Applies to: PP

1. Type of disposition: _____

   From which City Agency? _____

   To Whom? _____

   Sponsor/ Developer/ Purchaser/ Lessee or Local Public Development Corporation.

   If recipient has not been selected or disposition is not limited to a particular recipient, indicate: "To be determined by agency"

2. Restrictions and conditions:

Section 10. CHANGE IN CITY MAP

Applies to: MM, MY, ME

1. *Please select all requested map changes that apply:*

Establish/Delineate New:		Eliminate/Remove Existing:		Change Existing:	
STREET		STREET		STREET (Width)	
PARK		PARK		STREET (Alignment)	
PUBLIC PLACE		PUBLIC PLACE		STREET (Grade)	
GRADE		GRADE		EASEMENT	
EASEMENT		EASEMENT			

2. Is there a related Acquisition of Property?

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

4. Is the only proposed City Map Change the elimination of a mapped but unimproved street?

If yes, is the mapped but unimproved street being eliminated from the property of an owner-occupied, one- or two- family residence? **No**

Section 11.
ZONING SPECIAL PERMITS, AUTHORIZATIONS AND CERTIFICATIONS

Applies to: ZS, ZA, ZC, CM, LD, RS, RA, RC

Use the following action codes to indicate action types in this section:

ZS new or modified zoning special permit

ZA new or modified zoning authorization

ZC new or modified zoning certification

CM renewal of a zoning special permit or authorization

LD Action pursuant to or modification of a legal document

South Richmond District

RS new or modified zoning special permit

RA new or modified zoning authorization

RC new or modified zoning certification

.

1. Is the Applicant *(Select all that apply)*

Owner of subject property	**No**
Lessee of subject property	**No**
Other (explain in attached project description)	**No**
In a contract to lease or buy the subject property	**No**

2. Are there other owners or long-term lessees of the subject property? **No**

Section 11. (continued)

5. In the table below, list all Special Permit, Authorization or Certification actions being sought *(including renewals, modifications, or legal document actions listed above)* and applicable information for each. Be sure to indicate previously approved application number for any follow-up actions. Leave blank if not applicable.

ALL ZONING CERTIFICATIONS, AUTHORIZATIONS, SPECIAL PERMITS AND RENEWALS BEING SOUGHT

Action Code	Previously Approved Application Number(s)*	Zoning Resolution Section Action Is Pursuant To	Name of Zoning Resolution Section	Zoning Sections To Be Modified*	Number of Zoning Lots Affected**	Square Footage of Zoning Lot(s) Affected	Square Footage of the Proposed Development	Square Footage Associated with Transfer of Development Rights or Floor Area Bonus*	Proposed Number of Dwelling Units	Is the action to authorize or permit an open use?	Is the action to authorize commercial or community facility use?

* *If applicable*

***For subdivision-related actions, please indicate the resulting number of lots **after** subdivision*

6. In the chart below, list all follow-up actions (**Modification/Renewal/Legal Document actions**) being sought and applicable information for each. Be sure to indicate previously approved application number to be renewed in chart below. Leave blank if not applicable.

FOLLOW-UP ACTIONS

Action Code	Previously Approved Application Number(s)	Date of Previous Approval	Lapse Date of Previous Approval*	Is this a modification subject to Section 197-c of the City Charter? (y/n)	Is action a modification to or an action pursuant to a legal instrument*	Type of legal Instrument*	CRFN number*	Recordation Date*

**If applicable*

Section 12. Applies to: ZR

ZONING TEXT AMENDMENT

Indicate below the affected Zoning Resolution Sections by title and number:

Zoning Section Name	Zoning Section Number
Appendix F: Brooklyn	**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? **20,000 to 39,999 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	**R6A/C2-4**	**R7X/C2-4**

-END OF FORM-

1166 Bedford Avenue Rezoning
Block 1990, Lots 29, 30, and 40
Borough of Brooklyn

I. Introduction

This is an application by Khalifah Residences LLC (the "**Applicant**"), which is comprised of Kalel Companies and Masjid Abdul Muhsi Khalifah (the "**Masjid**"), to the New York City Planning Commission (the "**CPC**") for certain land use actions to facilitate the development of a new mixed-use, residential, commercial, and community facility building at 1166 Bedford Avenue (Block 1990, Lot 30), Borough of Brooklyn, in the neighborhood of Bedford-Stuyvesant in Brooklyn Community District 3 (the "**Development Site**"). The new development will be comprised of a 12-story building containing a total of 144 affordable independent residences for seniors ("**AIRS**"; the "**Proposed Development**") and one superintendent's unit. The Proposed Development will contain a total of 93,837 square feet, of which 75,602 square feet is residential zoning floor area, 4,823 square feet is commercial zoning floor area, and 13,412 square feet is community facility zoning floor area. 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**"), pursuant to Section 197-c of the New York City Charter, to change an R6A zoning district to an R7X district for an area within Block 1990 east of a line 100 feet westerly of, and parallel to, Bedford Avenue, which is comprised of Lots 29, 30, and 40 (the "**Project Area**"); 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 Project Area as a Mandatory Inclusionary Housing ("**MIH**") Area.

II. Background

The 20,000 square foot Project Area has 200 feet of frontage on Bedford Avenue and 100 feet of frontage on both Madison Street and Putnam Avenue, in the neighborhood of Bedford-Stuyvesant in Brooklyn. It is within an R6A district with a C2-4 commercial overlay.

In 1961, the entire Project Area was zoned as an R6/C2-3 district, with the R6 district extending over several blocks in all directions and the C2-3 overlay mapped along Bedford Avenue, for a depth of 100 feet.

In 2007, the City adopted a comprehensive rezoning of the Bedford-Stuyvesant South neighborhood (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. This rezoning aimed to preserve neighborhood scale and character, maintain opportunities for apartment development along certain corridors, and allow for residential growth with incentives for affordable housing along the Fulton Street transit

and retail corridor. The 2007 Bedford-Stuyvesant rezoning changed the zoning designation of the Project Area from R6/C2-3 to R6A/C2-4.

In 2012, the City adopted a rezoning of an approximately 140-block area of Bedford Stuyvesant North (ULURP No. C 120294 ZMK), an area approximately three blocks north of the Project Area, mapping contextual zoning districts, establishing a new Enhanced Commercial District, and an Inclusionary Housing Area. The primary objective of the rezoning was to preserve the existing character of the core of the neighborhood, while allowing mixed-use growth on commercial corridors with the creation of affordable housing through the Inclusionary Housing program.

On May 28, 2025, the City adopted the Atlantic Avenue Mixed Use Plan (the "**AAMUP**"), which rezoned an approximately 21-block area of Prospect Heights, Crown Heights, and Bedford-Stuyvesant (ULURP Nos. C 250023 PPK, C 250022 PPK, C 250021 PPK, C 250020 PQK, C 250019 PQK, C 250018 PQK, C 250017 HAK, C 250016 HAK, N 250015 ZRK, and C 250014 ZMK), approximately four blocks southwest of the Project Area. Such actions mapped high density districts along major corridors, while increasing density to a more moderate degree along midblocks. Further, a special district was established over the AAMUP area, which, among other things, established a bulk incentive program for non-residential uses within mixed-use buildings. Such rezoning focused on emphasizing and incentivizing the area's mixed-use and industrial character, while providing opportunities for housing growth to address the housing crisis.

There have been no privately initiated zoning map amendments in the Surrounding Area (defined below) in the past decade.

At the outer edge of the Surrounding Area, approximately two blocks to the southeast, lies the Bedford Historic District (LP-2514), which was designated in 2015 in recognition of the neighborhood's collection of pre-20th century rowhouses.

III. Description of the Surrounding Area

The area within a 600-foot radius of the Project Area (the "**Surrounding Area**") is a mixed-use area in the Bedford-Stuyvesant neighborhood of Brooklyn Community District 3 mapped with R6A and R6B zoning districts, with a C2-4 commercial overlay mapped along Bedford Avenue.

The built form in the Surrounding Area was largely (though not totally) established in the first decades of the 20th century, which replaced the buildings constructed during the neighborhood's first wave of urbanization after the Civil War. Such built form is typical of early 20th century Brooklyn rowhouse neighborhoods (two- to four- story multi- and single-family buildings), albeit with some medium-rise buildings along the avenues (mixed-use three- to six- story multifamily buildings). However, in the 21st century there has been increased development activity in the Surrounding Area of multifamily and mixed use buildings, particularly along the bustling Bedford Avenue commercial corridor, including 1149 Bedford Avenue (Block 1822, Lot 7501; six stories of residential uses), 1155 Bedford Avenue (Block 1822, Lot 7503; four stories of residential uses), and 186 Putnam Avenue (Block 1996, Lot 7503; five stories with a commercial ground floor and residences above), which are directly adjacent to the Project Area, as well as the ten-story tall residential building at 12 Halsey Street (Block 1842, Lot 15) three blocks south of the Project

Area. In the Surrounding Area, this development history has resulted in a predominance of two- to four- story multi- and single-family rowhouses on the side streets and of mixed-use three- to six- story multifamily buildings along Bedford Avenue. Within and slightly beyond the Surrounding Area there are several commercial corridors: Bedford Avenue itself, Fulton Street three blocks south of the Project Area, and Nostrand Avenue one block east of the Project Area.

Zoning

Within the Surrounding Area, Bedford Avenue, to a depth of 100 feet, is mapped as an R6A zoning district with a C2-4 commercial overlay, while the remainder of the Surrounding Area is mapped as an R6B zoning district.

Under R6A zoning, the maximum permitted floor area ratio ("**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). 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.

R6B districts permit a maximum FAR of 2.0 for both residential and community facility uses and 2.4 FAR 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).

Transportation

Transit options in the Surrounding Area are extensive. Nearby mass transit includes the A, C, and G subway lines as well as the Franklin Avenue shuttle. A and C trains stop approximately a quarter of a mile southeast of the Project Area at the intersection of Nostrand Avenue and Fulton Street. The C train and Franklin Avenue shuttle stop less than a quarter of a mile southwest of the Project Area at the intersection of Fulton Street and Franklin Avenue. Finally, G trains stop approximately a third of a mile to the north of the Project Area at the intersection of Bedford and Lafayette Avenues. Nearby regional rail stops include the Long Island Rail Road stops at the intersection of Atlantic and Nostrand Avenues (approximately a third of a mile to the southeast) and Atlantic Terminal (approximately a mile to the west). Bus lines include the B44 and B44 SBS (the third busiest bus route in Brooklyn), which run along Bedford Avenue through the Project Area, connecting South Williamsburg and Sheepshead Bay; the B26 runs along Putnam Avenue and stops within the Project Area, connecting Downtown Brooklyn to Ridgewood; the B52 runs along Gates Avenue connecting Downtown Brooklyn to Ridgewood; the B25 runs along Fulton Street connecting Downtown Brooklyn to Broadway Junction; and the B48 runs along Franklin and Classon Avenues connecting Prospect Park to East Williamsburg. Bedford and Franklin Avenues

have protected bike lanes, Classon Avenue has a bike lane, and the Surrounding Area contains two Citi Bike stations.

Public Facilities

There are three schools within the Surrounding Area: the Clara Muhammad School of Masjid Khalifah (the "**School**"), a K-8 school within the Development Site, the 300-seat Bedford Academy High School northeast of the Project Area, and the 728-seat P.S. 3 elementary school southwest of the Project Area. There are also two publicly-accessible open spaces within the Surrounding Area: John Hancock Playground, a 1.55-acre park with basketball and handball courts, playgrounds, and spray showers located south of the Project Area, and Madison Hill Community Garden located on Block 1990 west of the Project Area. Finally, the Bedford branch of the Brooklyn Public Library is at the intersection of Franklin Avenue and Hancock Street.

IV. Description of the Development Site and Project Area

The Project Area comprises the western blockfront of Block 1990 along Bedford Avenue, between Madison Street and Putnam Avenue, to a depth of 100 feet and contains three tax lots: Lots 30 (the Development Site), 29, and 40.

The Development Site consists of Block 1990, Lot 30 (1166 Bedford Avenue) and, like the rest of the Project Area, is within the Inner Transit Zone. It is located on the easterly end of Block 1990 and bounded by Bedford Avenue (an 80 feet wide, "wide" street), Madison Street (a 70 feet wide, "narrow" street), and Putnam Avenue (a 70 feet wide, "narrow" street). The Development Site is a 16,000 square foot corner lot with frontages on three streets: 200 feet on Bedford Avenue, 80 feet on Madison Street, and 80 feet on Putnam Avenue. The Development Site is improved with a three-story commercial and community facility building constructed in 1905 and containing approximately 44,000 square feet of floor area. The building's second and third floors, and a portion of the first floor (approximately 29,333 square feet), house the Masjid and the School, both of which will be housed in the Proposed Development. Neighborhood commercial uses, including restaurants, office space, and a home improvement store, occupy the remainder of the first floor (approximately 14,667 square feet).

The balance of the Project Area includes Lots 29 (118 Madison Street) and 40 (193 Putnam Avenue), neither of which is Applicant-controlled or affiliated. Lot 29 (2,000 square feet) is occupied by an under construction four-story with penthouse, four-unit residential building, which will contain 5,475 square feet of floor area and fronts on Madison Street, a narrow street. Lot 40 (2,000 square feet) is improved with an approximately 3,478 square foot three-story and mezzanine building that has been occupied by the House of God church and fronts on Putnam Avenue, a narrow street.

V. Description of the Proposed Development

The proposed actions would facilitate development of the Proposed Development, a twelve-story building with 93,837 square feet of zoning floor area, of which 75,602 zoning square feet will be residential, 13,412 zoning square feet will for community facility uses on the first through third floors, and 4,823 zoning square feet will be for commercial uses on the first floor. The building would contain 144 AIRS units, as well as a superintendent's unit, and the community facility uses will consist of the Masjid and the School. This redevelopment seeks to strengthen Bedford-Stuyvesant's social and cultural foundation by preserving key community anchors and reinforcing neighborhood affordability. The Proposed Development's residences would be wholly affordable, introduce new commercial space, and create state-of-the-art community facilities for the Masjid and the School.

The Proposed Development will rise to a height of 95 feet (nine stories) where it will set back 15 feet and then continue rising to a total height of 125 feet (12 stories). In addition, along Madison Street, the Proposed Development will have an approximately 38 foot setback at the third floor (45 feet) along Madison Street. AIRS units, and commercial and community facility units in mixed-use buildings, are exempt from any parking requirement within the Inner Transit Zone and no vehicular parking spaces will be provided in the Proposed Development.

The two non-Applicant controlled sites in the Project Area (Block 1990, Lots 29 and 40) are not expected to be redeveloped.

VI. Actions Necessary to Facilitate Proposed Development

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

1. A zoning map amendment to change an R6A zoning district to an R7X district over an area within Block 1990 east of a line 100 feet westerly of, and parallel to, Bedford Avenue; and

2. A zoning text amendment to designate the Project Area as a MIH Area.

Zoning Map Amendment — R6A/C2-4 to R7X/C2-4

Description of Proposed Zoning District

MIH developments in R7X districts permit an FAR of 6.0 with at least a portion of the development devoted to affordable housing in accordance with the applicable MIH regulations. R7X zoning districts permit community facility uses at an FAR of 5.0. Residential and community facility buildings are subject to a maximum base height of 95 feet and a maximum building height of 125 feet. However, if such buildings are developed with qualifying affordable housing or qualifying senior housing then the maximum base height becomes 105 feet, and the maximum building height becomes 145 feet. In the Inner Transit Zone, dwelling units do not require vehicular parking spots.

Land Use Rationale

A zoning map amendment to rezone the Project Area from an R6A/C2-4 zoning district to an R7X/C2-4 district is appropriate for the Project Area. Bedford Avenue is an important, wide-street mixed-use corridor in an area with ample transit access. The R7X/C2-4 district, and the Proposed Development — with its 144 AIRS units and new space for the long-standing Masjid, School, and local retail — that it would facilitate, would allow the growth of multiple uses, respecting the mixed-use character of the Bedford Avenue corridor while also responding to Bedford-Stuyvesant's housing crisis.

The increased density that the zoning map amendment would represent is an important means to meet one of the City's and Bedford-Stuyvesant's most pressing challenges: the housing affordability crisis. In 2023, the New York City Housing and Vacancy Survey, the most recent year for which data is available, the net rental vacancy in the City was 1.41 percent — near historic lows and indicative of high pressure on rental prices. The figure is even more dramatic at the lowest rent levels: for units renting at less than $1,100 each month (the bottom quartile of rents) the vacancy rate was 0.39 percent. In addition, data from the American Community Survey for 2019–2023 ("**ACS**") also show a low rental vacancy rate in Brooklyn Community District 3 at 2.3 percent. Such vacancy rate has contributed to the rent burden in Brooklyn Community District 3: ACS data show that over half of households pay more than 30 percent of their income in rent and over a quarter of households pay more than half of their income in rent. Further, the Furman Center's May 2025 profile of Brooklyn Community District 3 shows that median rent has doubled over the past two decades. The proposed zoning map amendment, and the Proposed Development it would permit, would help meet the challenge of housing affordability in Brooklyn Community District 3 by permitting an increase in the supply of housing to help meet the demand for such housing.

The Project Area is well-positioned to meet the challenge of the affordability crisis through an increase in density because it is transit accessible, as noted above. The Project Area is located directly on the borough-spanning B26 and B44 bus routes and has immediate access to both circumferential and radial subway lines (including a stop a five minute walk away). Several other bus routes are located within a five minute walk (including the B44 SBS, B48, B52, and B25), and a regional rail line that serves the borough and the remainder of Long Island is just a thirteen minute walk away. Indeed, the Project Area's proximity to this range of transit services provides easy access to a wide variety of significant destinations: approximately 20 minutes to Downtown Brooklyn and Atlantic Terminal and 30 minutes to the Financial District, Long Island City, and Jamaica. Further, it is an approximately seven minute walk to the AAMUP area, which CPC projects will create nearly a million square feet of job-generating uses. Such convenient transit access to a diverse variety of employment and other regional centers makes the Project Area an appropriate, sustainable location for increased residential density.

Further, within the greater context of such transit-accessible area, the Project Area is well-suited to accommodate additional density. It is located on the short blockfront of a wide street, which can accommodate additional density without being overwhelmed by the scale of buildings that additional density would permit. Further, the Project Area is on one of the neighborhood's most

active commercial corridors, which could accommodate, and be further activated by, the increased residential density that these actions would facilitate and the mixed-use character of the Proposed Development as well.

Zoning Text Amendment — MIH Area

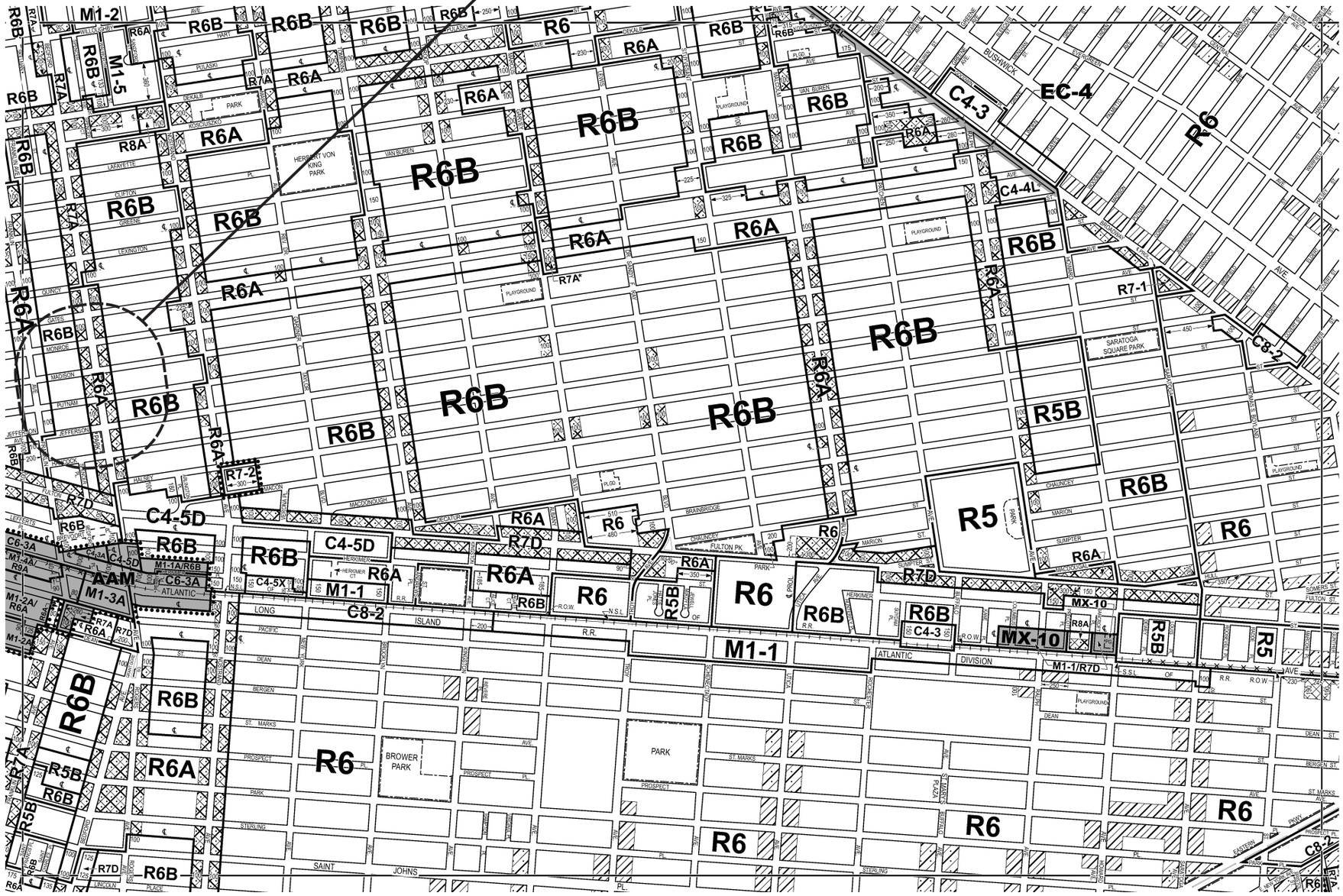
The Applicant proposes to amend Appendix F of the Zoning Resolution to create a Mandatory Inclusionary Housing Program Area across the Project Area, in which Options 1 and 2 are applicable. Option 1 requires that, for new residential developments, an amount of affordable floor area equivalent to at least 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. As noted above, there is a shortage of housing in the City and of affordable housing in particular, which is especially acute in the Brooklyn Community District 3. Indeed, the Furman Center's May 2025 profile of Brooklyn Community District 3 reveals that 43.6 percent of low-income households are severely rent burdened. Mapping MIH Options 1 and 2 across the Project Area would ensure that any residential development would provide housing options that are affordable to low-income households.

VII. Conclusion

Approval of this application will facilitate development of the Proposed Development, a new twelve-story building containing 144 new AIRS dwelling units and 93,837 square feet of floor area, including 13,412 square feet of modern space for two community anchors — the Masjid Abdul Muhsi Khalifah and the Clara Muhammad School of Masjid Khalifah — to remain and thrive as part of the community. The proposed R7X/C2-4 district is the appropriate zoning district for the Project Area because of its access to transit, position on a wide street, which functions as a local commercial corridor, and the necessity of providing opportunities for more housing to meet the challenge of the housing crisis.

1166 Bedford Avenue Rezoning, Brooklyn

Proposed Project Area



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:
05-28-2025 C 250014 ZMK

Special Requirements:

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

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

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

MAP KEY

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.

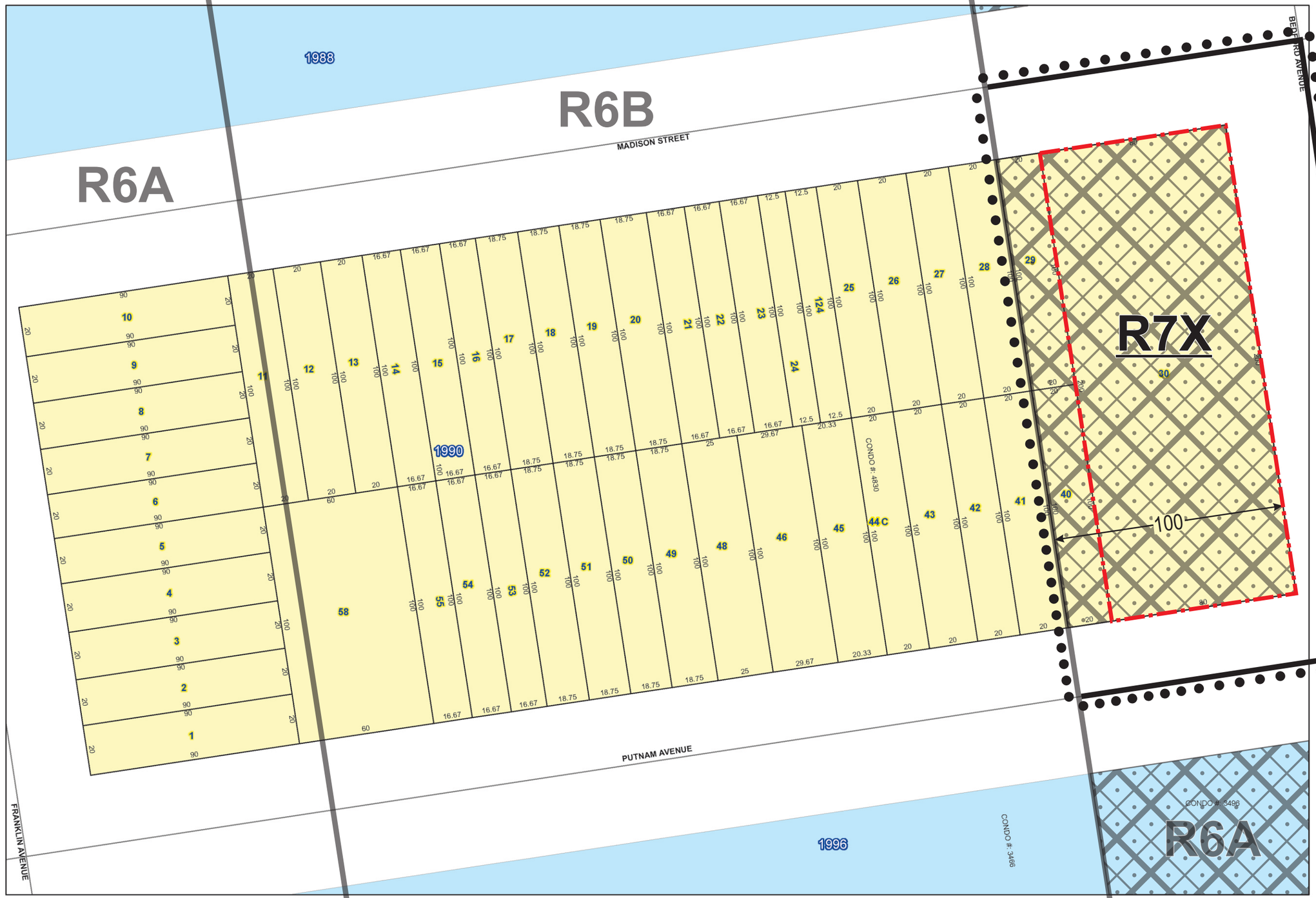
1166 Bedford Avenue Rezoning, Brooklyn

NYC Finance

NYC Digital Tax Map

Effective Date : 04-29-2020 16:46:11
End Date : Current

Brooklyn Block: 1990



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
- R6A — Existing Zoning District
- Existing C2-4 Overlay
- R7X — Proposed Zoning District



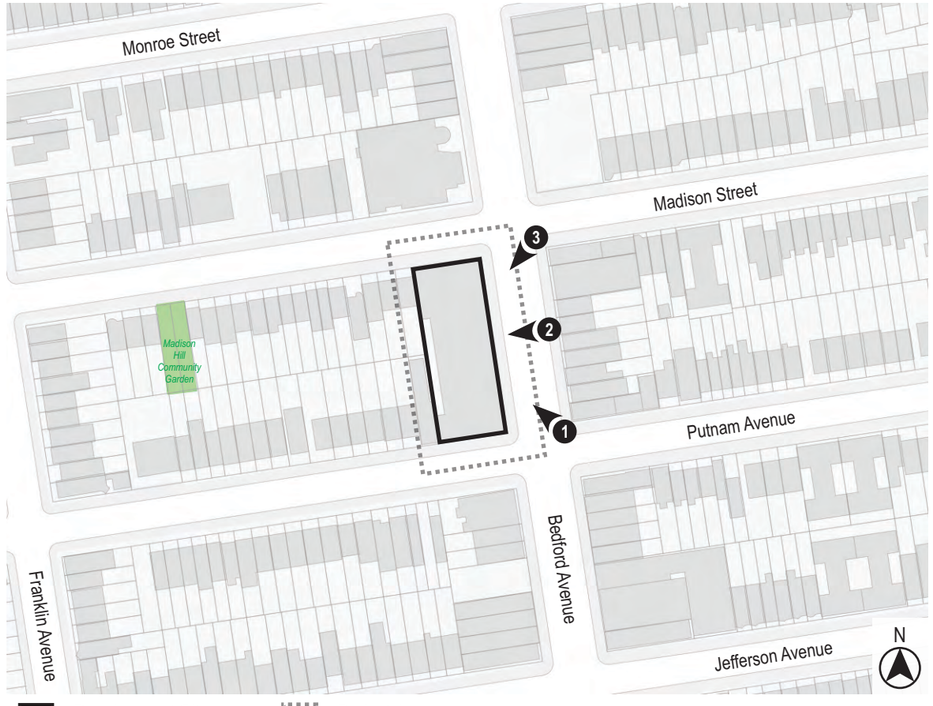
1. View of the Development Site facing northwest from Bedford Avenue.



2. View of the Development Site facing west from Bedford Avenue.



3. View of the Development Site facing southwest from Bedford Avenue.





4. View of Madison Street facing west from Bedford Avenue (Development Site at left).



5. View of the Development Site facing southwest from the intersection of Bedford Avenue and Madison Street.



6. View of Bedford Avenue facing south from Madison Street (Development Site at right).





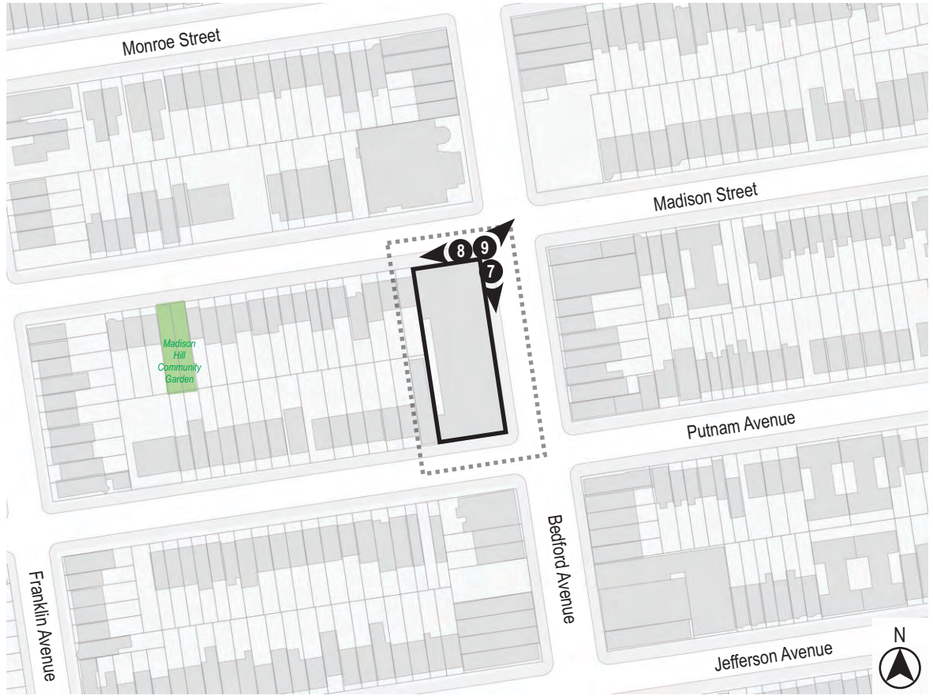
7. View of the sidewalk along the west side of Bedford Avenue facing south from Madison Street (Development Site at right).



8. View of the sidewalk along the south side of Madison Street facing west from Bedford Avenue (Development Site at left).



9. View of the intersection of Bedford Avenue and Madison Street facing northeast from the Development Site.





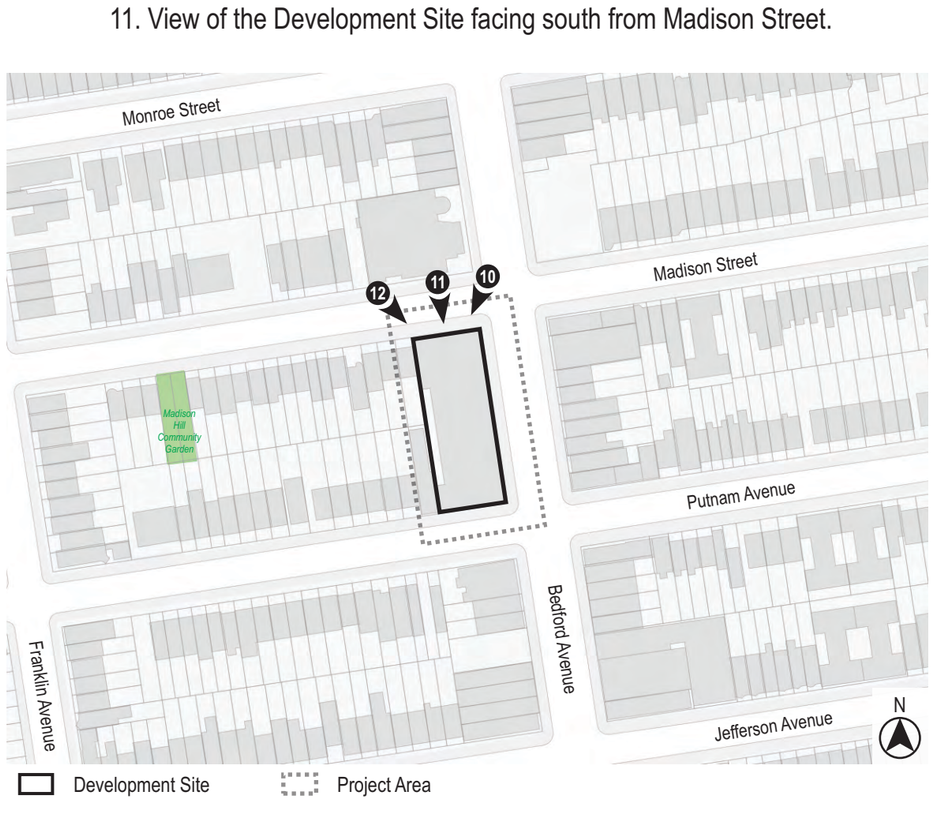
10. View of the Development Site facing southwest from Madison Street.



11. View of the Development Site facing south from Madison Street.



12. View of the Development Site and Project Area facing southeast from Madison Street.





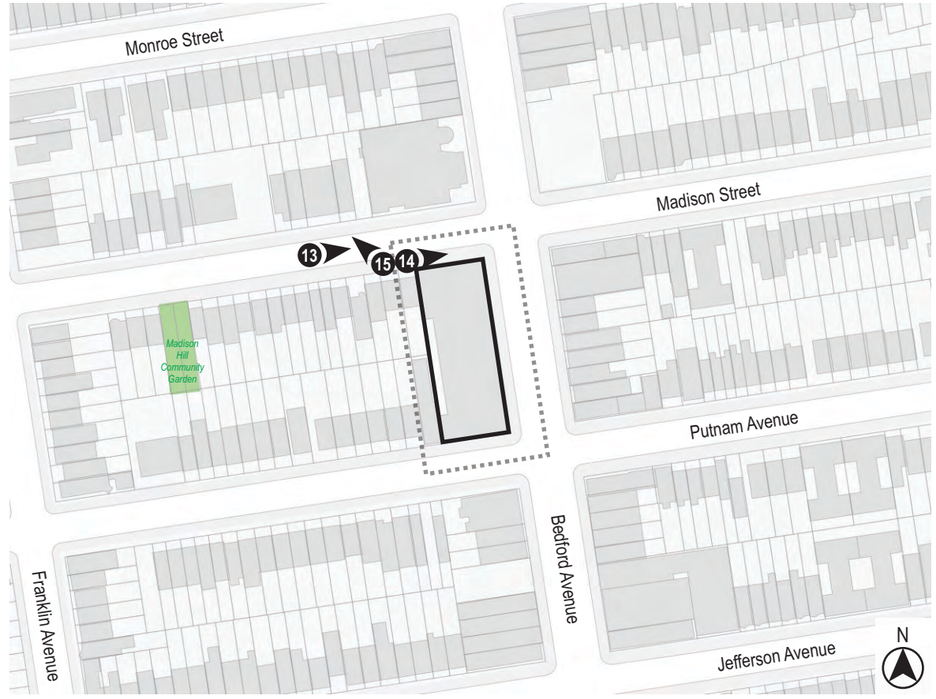
13. View of Madison Street facing east (Project Area and Development Site at right).



14. View of the sidewalk along the south side of Madison Street facing east (Project Area at right and Development Site ahead at right).



15. View of the north side of Madison Street facing northwest from the Project Area.





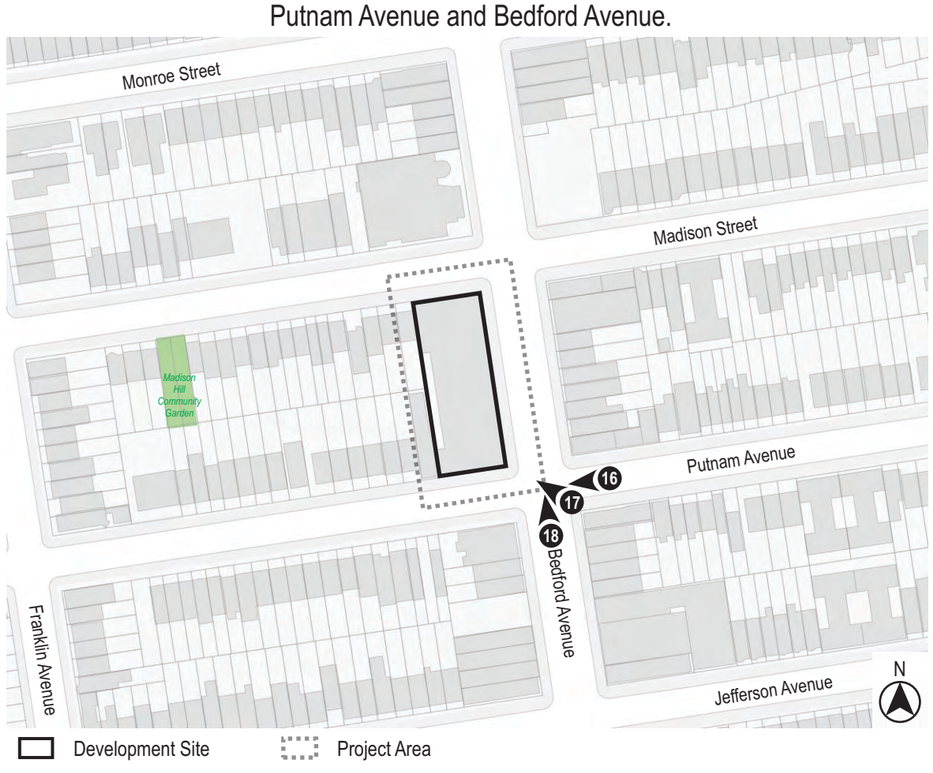
16. View of Putnam Avenue facing west from Bedford Avenue (Development Site at right).



17. View of the Development Site facing northwest from the intersection of Putnam Avenue and Bedford Avenue.



18. View of Bedford Avenue facing north from Putnam Avenue (Development Site at left).





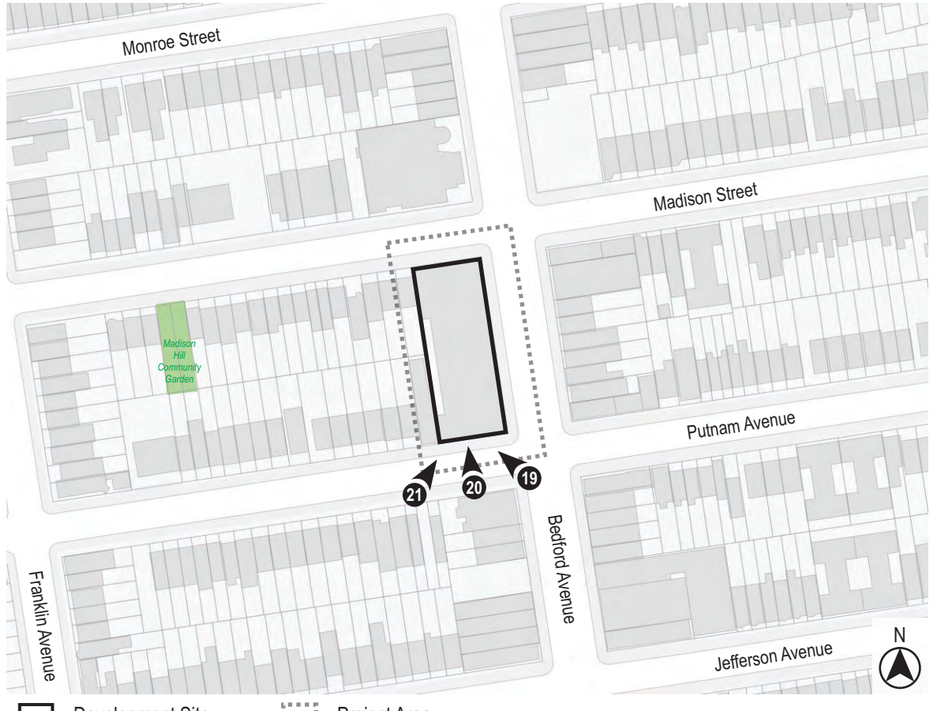
19. View of the Development Site and Project Area facing northwest from Putnam Avenue.



20. View of the Development Site facing north from Putnam Avenue.



21. View of the Development Site and Project Area facing northeast from Putnam Avenue.





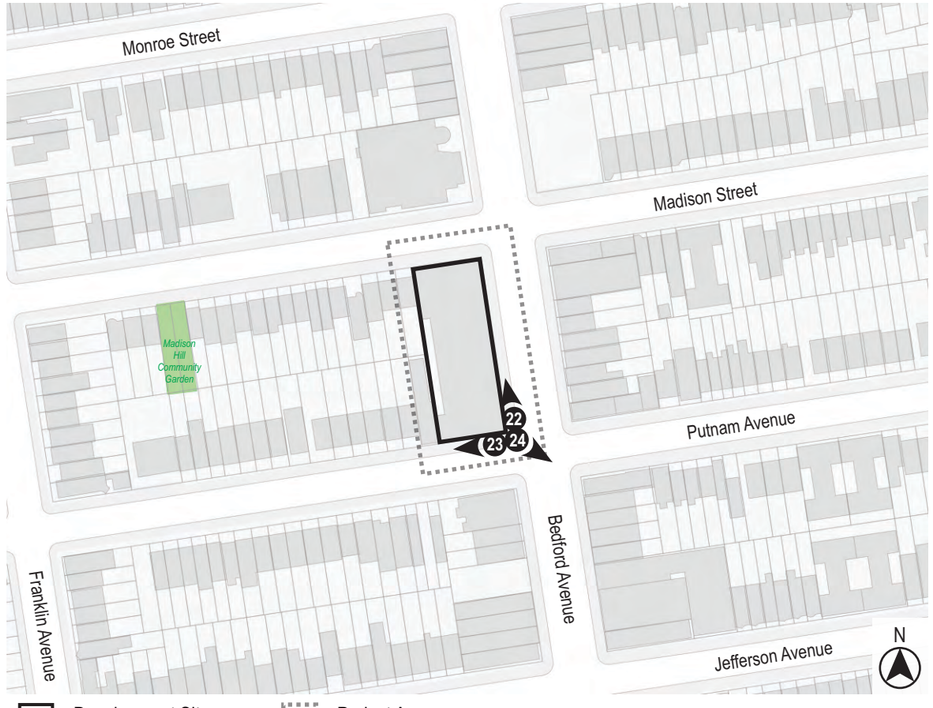
22. View of the sidewalk along the west side of Bedford Avenue facing north from Putnam Avenue (Development Site at left).



23. View of the sidewalk along the north side of Putnam Avenue facing west from Bedford Avenue (Development Site at right).



24. View of the intersection of Putnam Avenue and Bedford Avenue facing southeast from the Development Site.





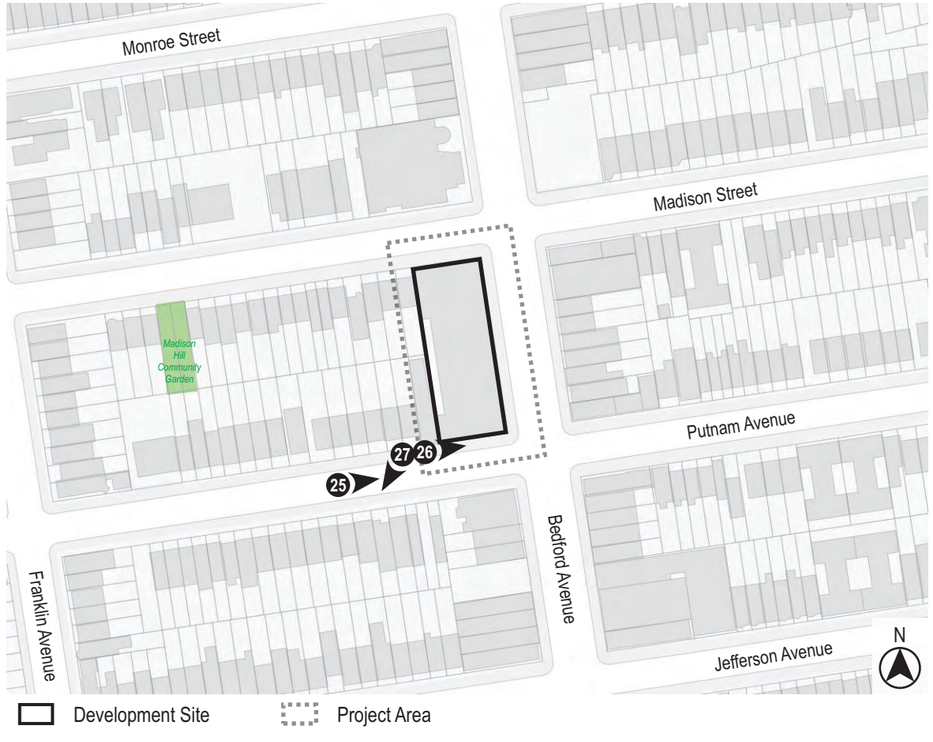
25. View of Putnam Avenue facing east (Project Area and Development Site at left).



27. View of the south side of Putnam Avenue facing southwest from the Project Area.



26. View of the sidewalk along the north side of Putnam Avenue facing east (Project Area at left and Development Site ahead at left).



1166 Bedford Avenue Rezoning, Brooklyn

Area Map

Block: 1990, Lots: 29, 30 & 40

Project Information

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

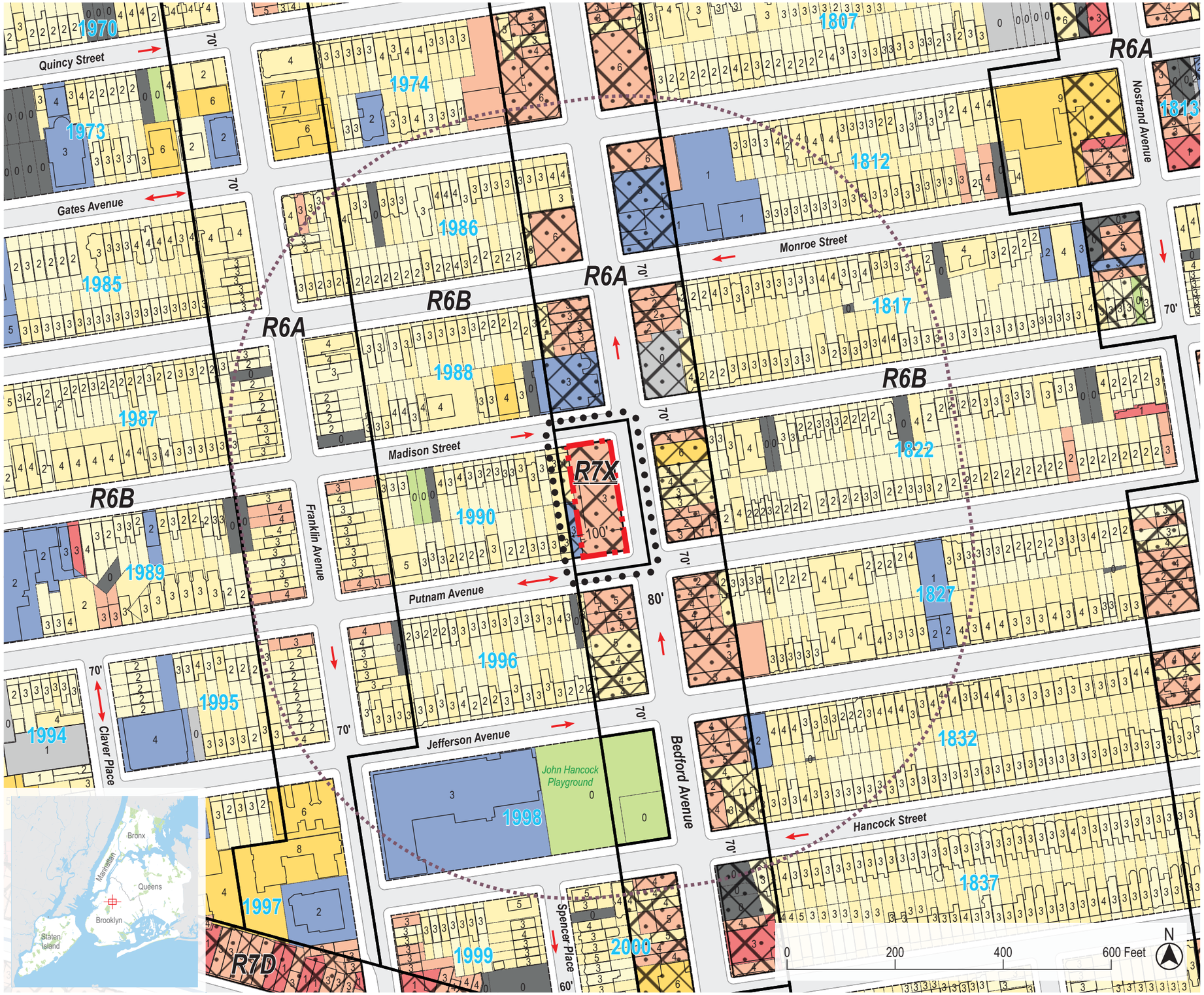
Existing Commercial Overlays & Zoning Districts

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

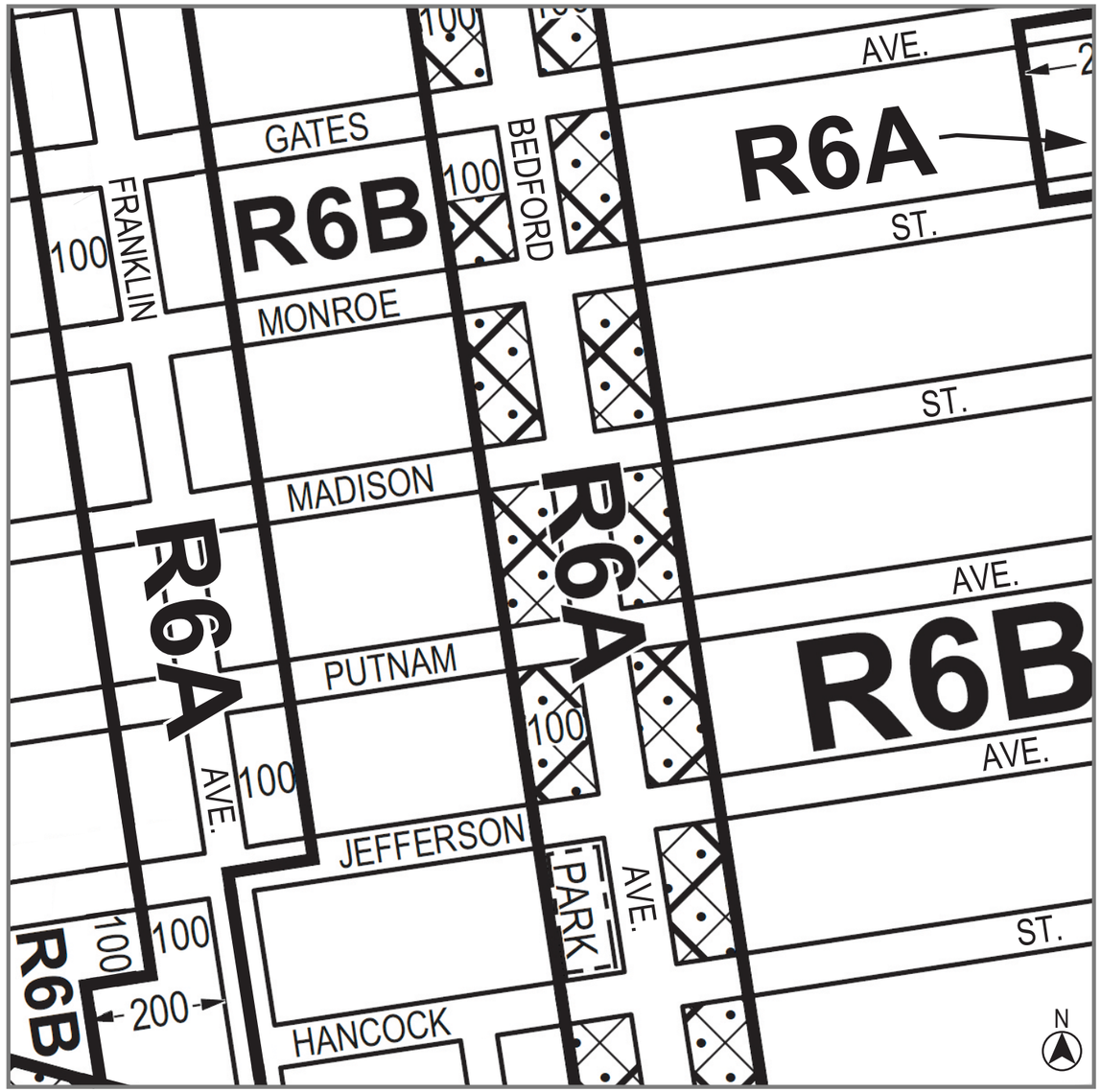
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open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



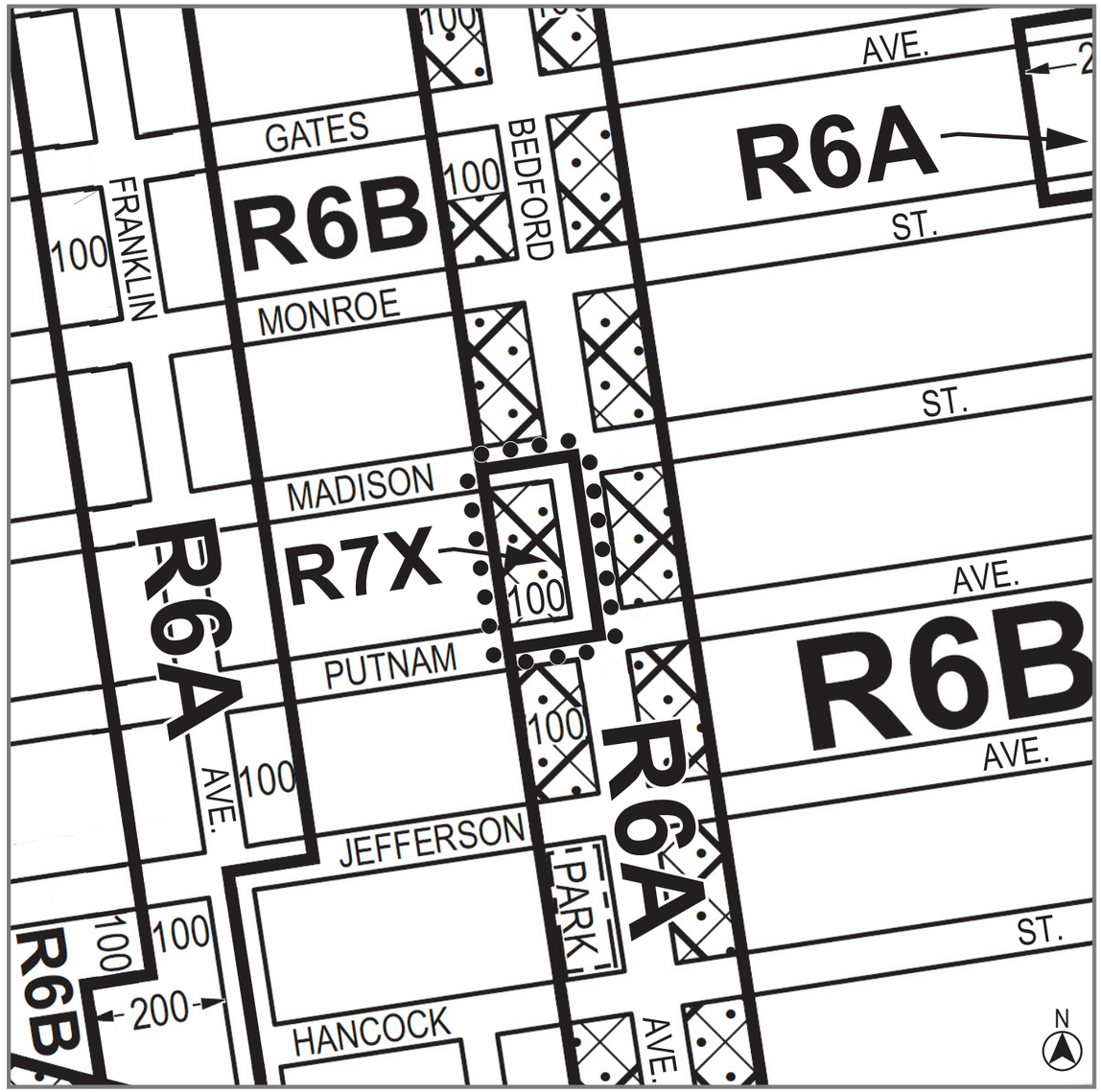
July 2025

Urban Cartographics

Zoning Change Map



Current Zoning Map (17a)



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

Rezoning from R6A/C2-4 to R7X/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.

1166 Bedford Avenue Rezoning

September 12th, 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

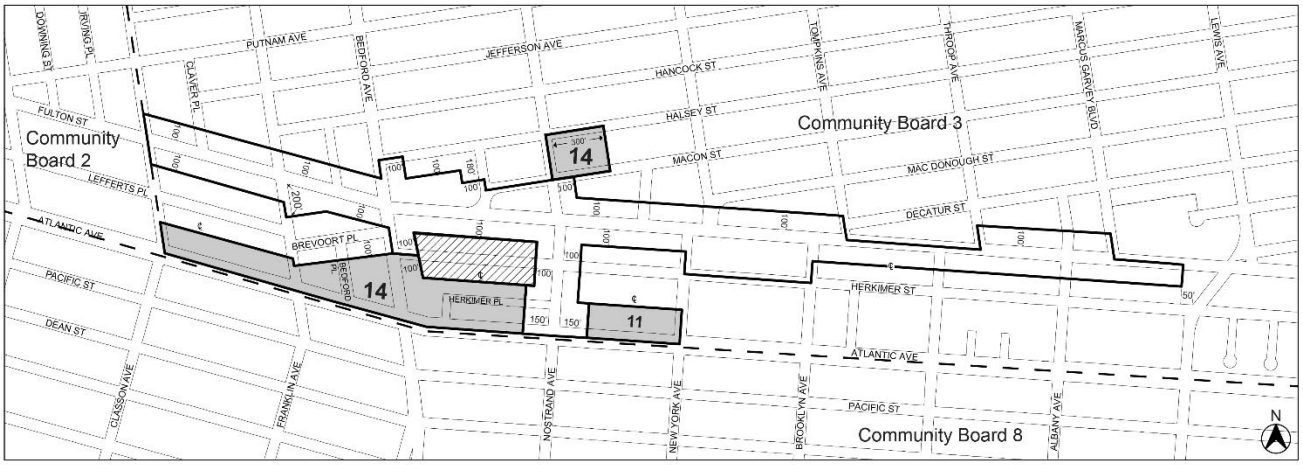
* * *

Brooklyn Community District 3

* * *

Map 1 – [date of adoption]

[EXISTING MAP]



Community District Boundaries

Excluded Area

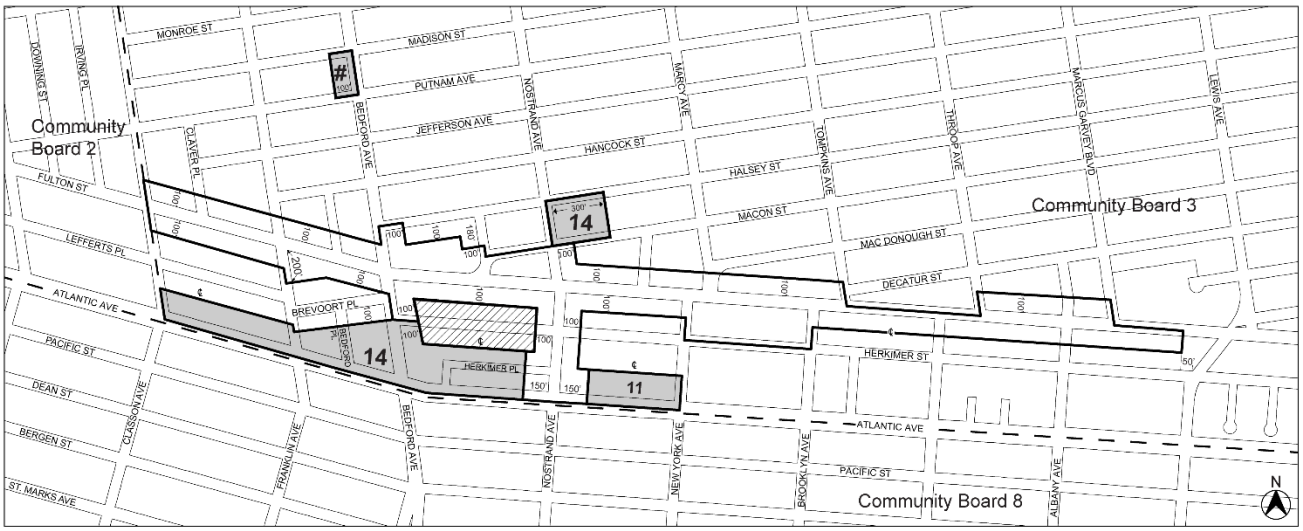
Former Inclusionary Housing designated area

Mandatory Inclusionary Housing area

Area **11** – 5/16/24 MIH Program Option 1 and Option 3

Area **14** – 5/28/25 MIH Program Option 1

[PROPOSED MAP]



Community District Boundaries

Excluded Area

Former Inclusionary Housing designated area

Mandatory Inclusionary Housing area

Area **11** – 5/16/24 MIH Program Option 1 and Option 3

Area **14** – 5/28/25 MIH Program Option 1

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

Portion of Community District 3, Brooklyn

* * *

1166 Bedford Avenue Rezoning, Brooklyn

Zoning Comparison Table

9/11/2025

	R6A/C2-4 Existing Zoning		R7X/C2-4 Proposed Zoning (MIH)	
	ZR Section #	R6A/C2-4	ZR Section #	R7X/C2-4 (MIH)
USE GROUPS				
Permitted Use Groups	22-10 / 32-10	I-IV, VI-X	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR				
Residential	23-22	3.0	23-22	5.0
Qualifying Affordable / Senior Housing	23-22	3.9	23-22	6.0
Community Facility	33-121 / 24-11	3.0	33-121 / 24-11	5.0
Commercial	33-121	2.0	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	23-432^	40'	23-432^	60'
Maximum Base Height	23-432^	65'	23-432^	105'*
Maximum Building Height	23-432^	75', 95'*	23-432^	145'*
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	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	n/a	23-52	n/a
PARKING				
Residential	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)
Community Facility	25-31	By Use**	25-31	By Use**
Commercial	36-21	By Use**	36-21	By Use**
Qualifying Affordable Housing	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)
Qualifying Senior Housing	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)
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)	36-711	By Use	36-711	By Use
LOADING				
Commercial	36-62	By Use	36-62	By Use

*When providing qualifying affordable housing or qualifying senior housing

**Per ZR Section 36-26, parking is waived in mixed buildings in the Inner Transit Zone

^Per ZR Section 33-40, commercial uses in R6A & R7X districts are subject to Height and Setback regulations in ZR Section 23-43

Muhammad's Mosque of Islam, Inc.
120 Madison Street
Borough of Brooklyn

October 22, 2025

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

Re: 1166 Bedford Avenue (Block 1990, Lot 30) Borough of Brooklyn (the "Premises")

Dear Chair Garodnick,

I am an authorized representative of Muhammad's Mosque of Islam, Inc. ("Masjid Abdul Muhsi Khalifah"), the owner of the above-referenced Premises. Masjid Abdul Muhsi Khalifah hereby (i) consents to the filing of an application for a zoning map amendment and zoning text amendment for a Mandatory Inclusionary Housing area to rezone the Premises 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,

MUHAMMAD'S MOSQUE OF ISLAM, INC.

By: Iman Rodney Rashid
Name: Imam Rodney Rashid
Title: Imam, Muhammad's Mosque of Islam, Inc. ("Masjid Abdul Muhsi Khalifah")

State of New York)
) ss.:
County of Kings)

On the 27th day of Oct in the year 2025 before me, the undersigned notary public, personally appeared Rashid Rodney, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Allison Thompson
Notary Public

ALLISON THOMPSON
Notary Public - State of New York
No. 01TH6396827
Qualified in Kings County
My Commission
Expires Sept. 29, 2027

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

1166 Bedford Avenue Rezoning
PROJECT NAME

2025K0154
PROJECT ID NUMBER

October 29, 2025
SUBMISSION DATE

Signature Form

Section 1. Package & Project Information

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

1
Package Version

LAND USE APPLICATIONS ONLY

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

Action Code	Action Type

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.

Khalifah Residences LLC
Printed Name of Applicant
(name, company/agency or organization)

Andrew Ulbrich
Printed Name of Authorized Applicant Representative*
(person authorized to sign the application, if different from 'Applicant' above)

Associate
Title

Andrew Ulbrich
Signature by or on behalf of* Applicant

October 29, 2025
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.