2959 Avenue Y Rezoning

220026 ZMK
N220027 ZRK

Brooklyn

Community District 15

September 9, 2026



Renderings are for illustrative purposes only.

Proposed Project and Location

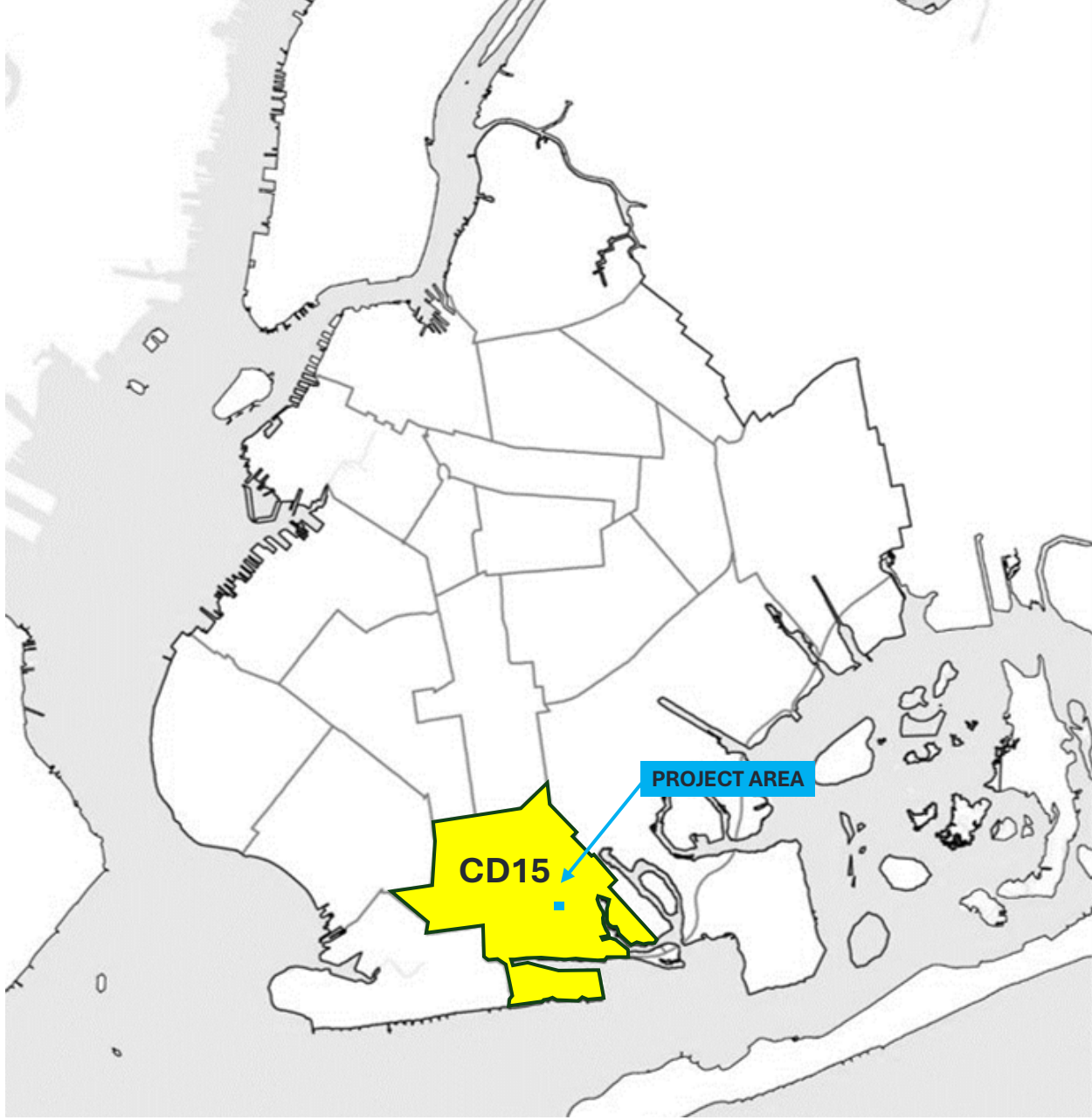
Applicant:
Yeshivat Or HaTorah

Actions Requested:
- Zoning Map Amendment: R5 to R7D
- Zoning Text Amendment: Appendix F to map MIH (Options 1 & 2)

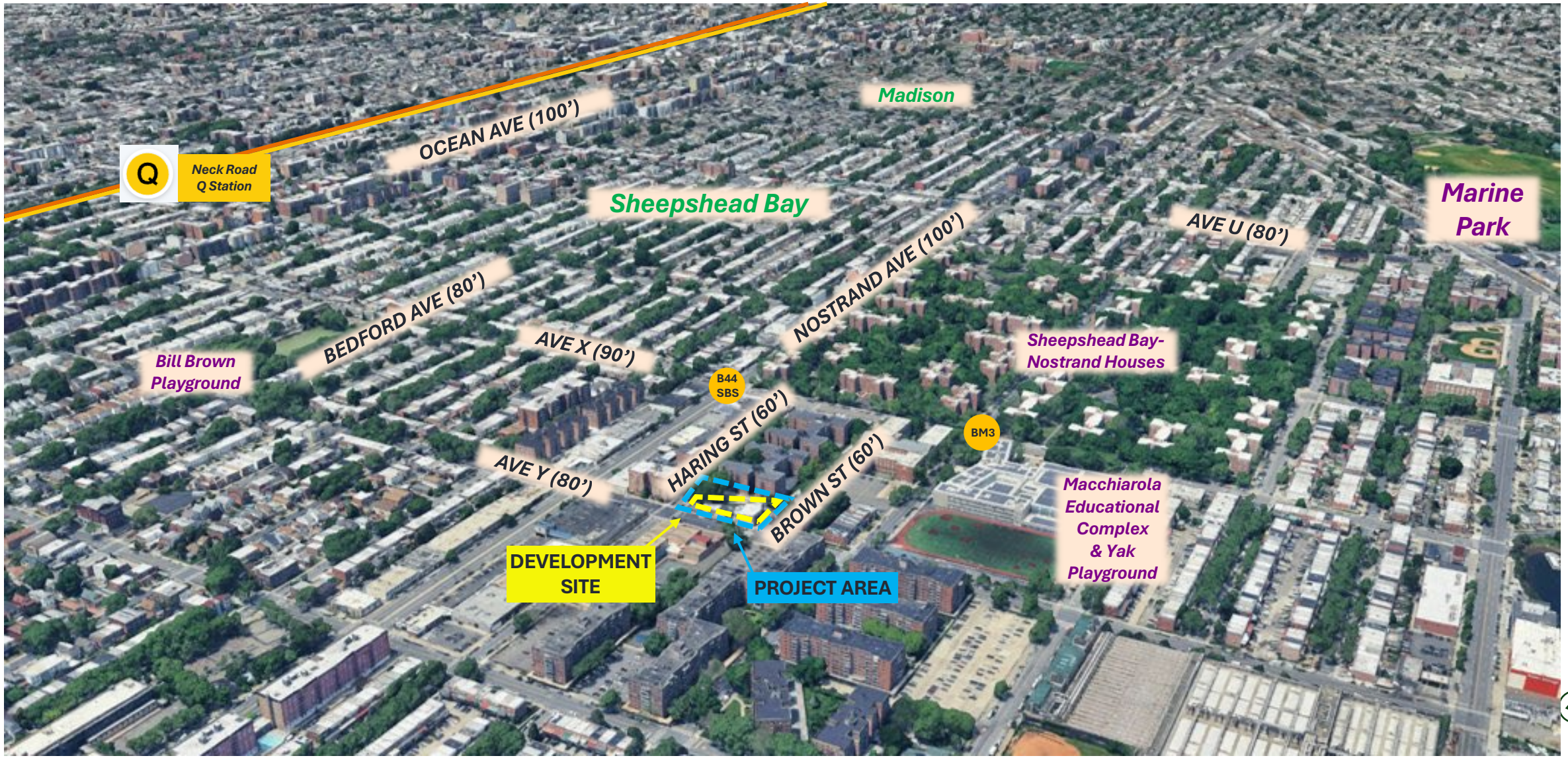
Development:
- 7-story mixed residential and community facility building
- Approximately 80,000 square feet
- 38 dwelling units
- 38 parking space

Location:
2959 Avenue Y, Sheepshead Bay
Block 7423, Lots 36 & 38 (Development Site) & p/o Lot 11(Project Area)

Districts:
Brooklyn Community District 15
City Council District 48 (CM Inna Vernikov)



Area Context



Land Use & Zoning

Project Information

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

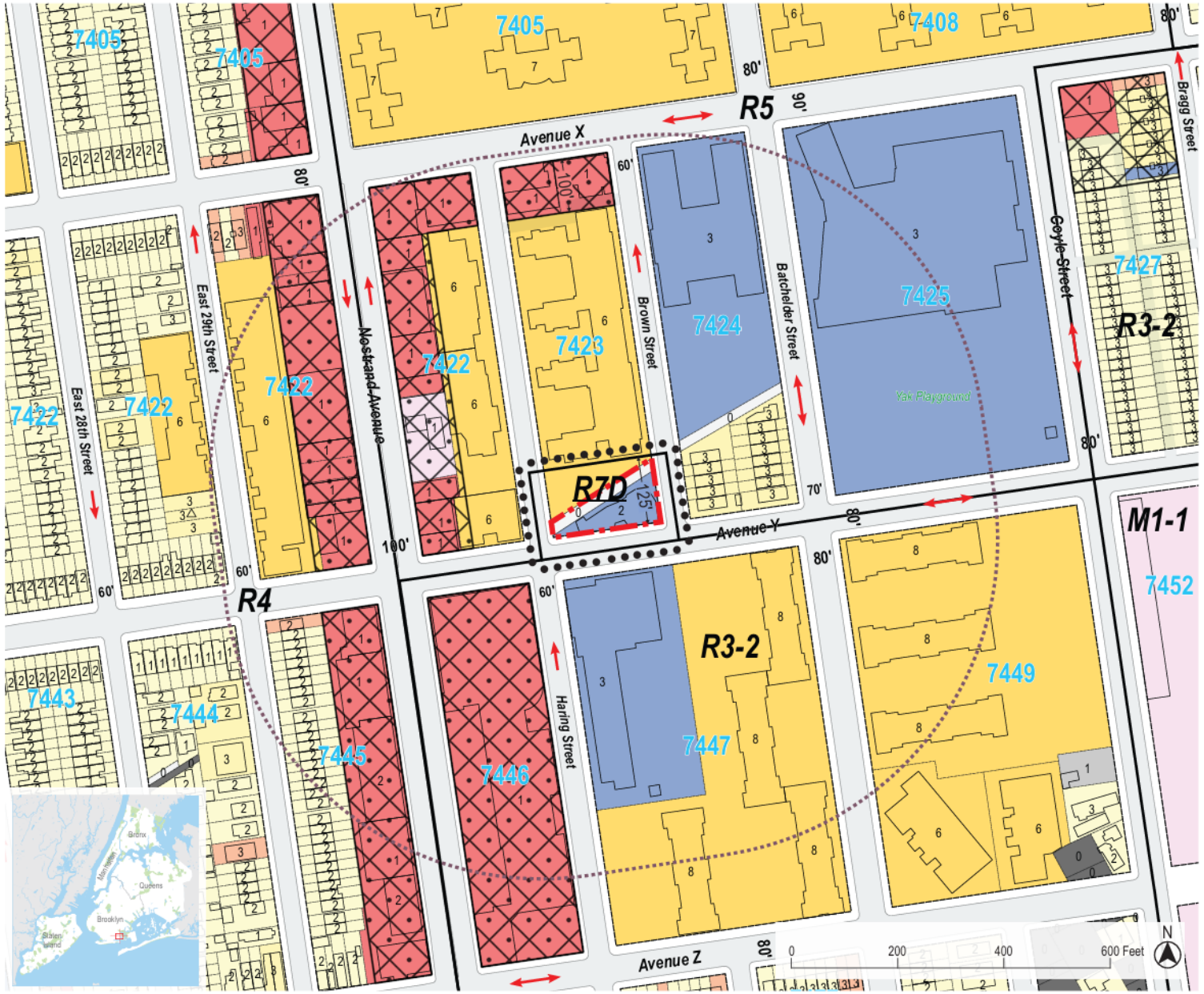
Existing Commercial Overlays & Zoning Districts

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

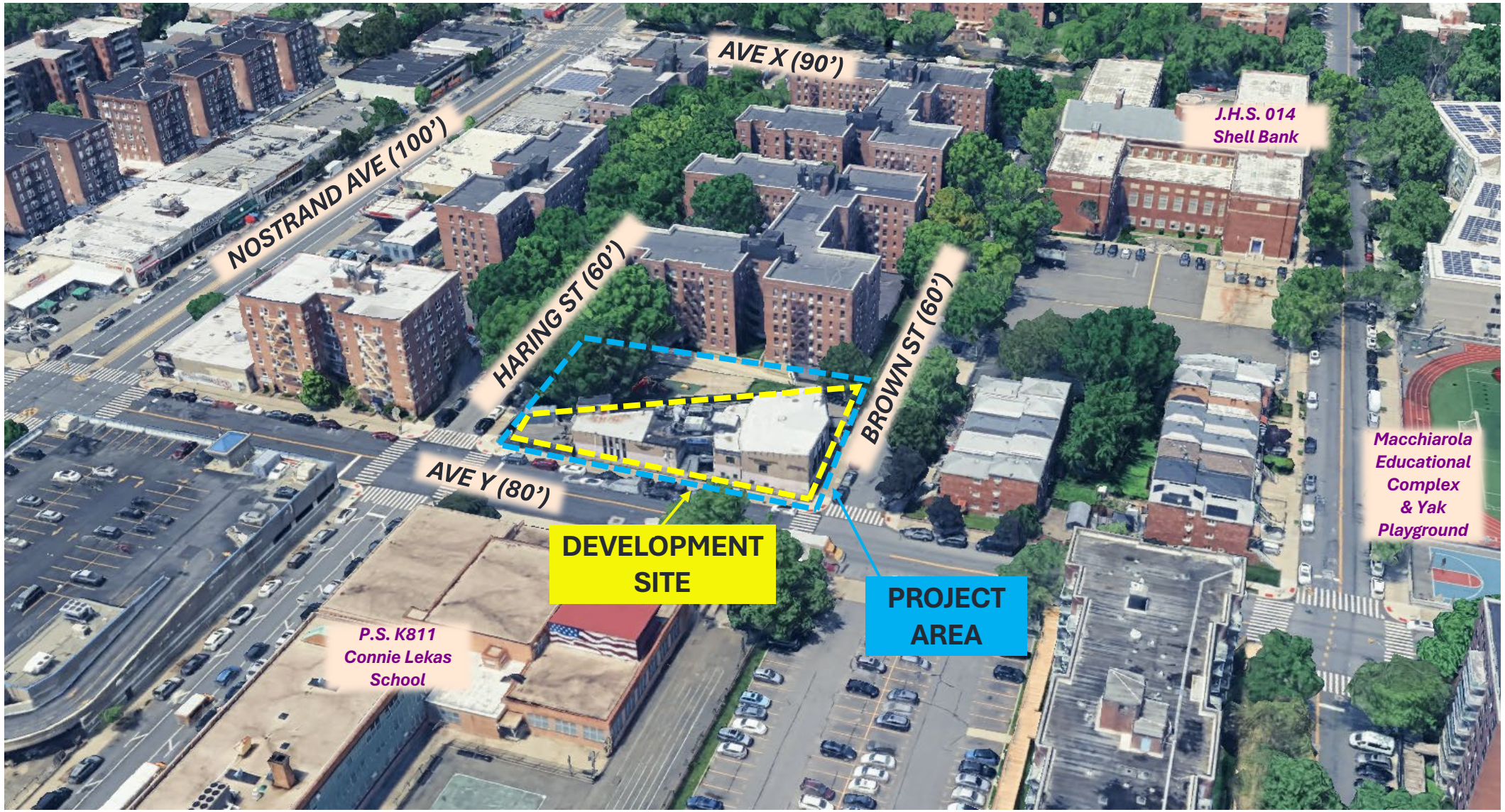
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

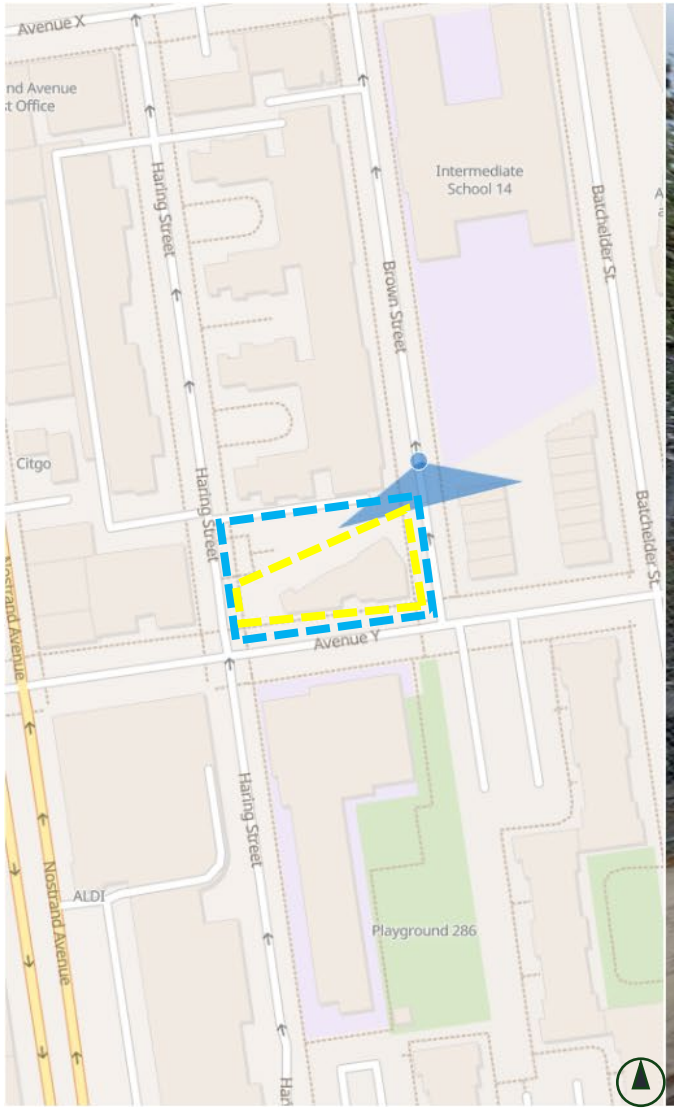
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open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



Development Site & Project Area

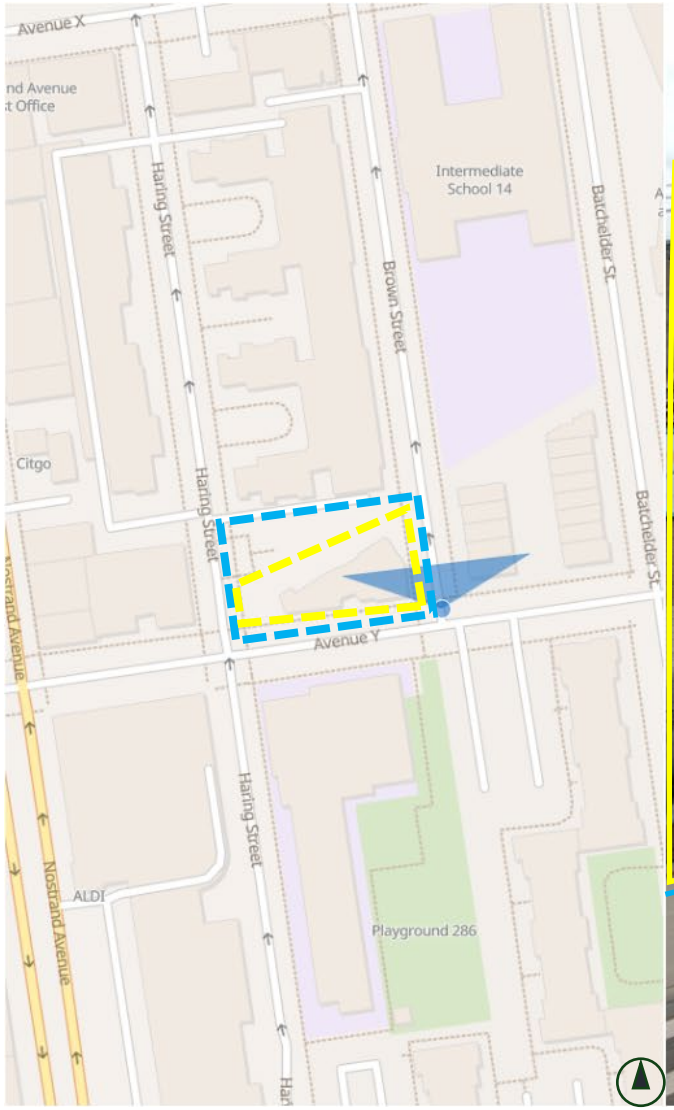


Looking South along Brown Street with Development Site at Right



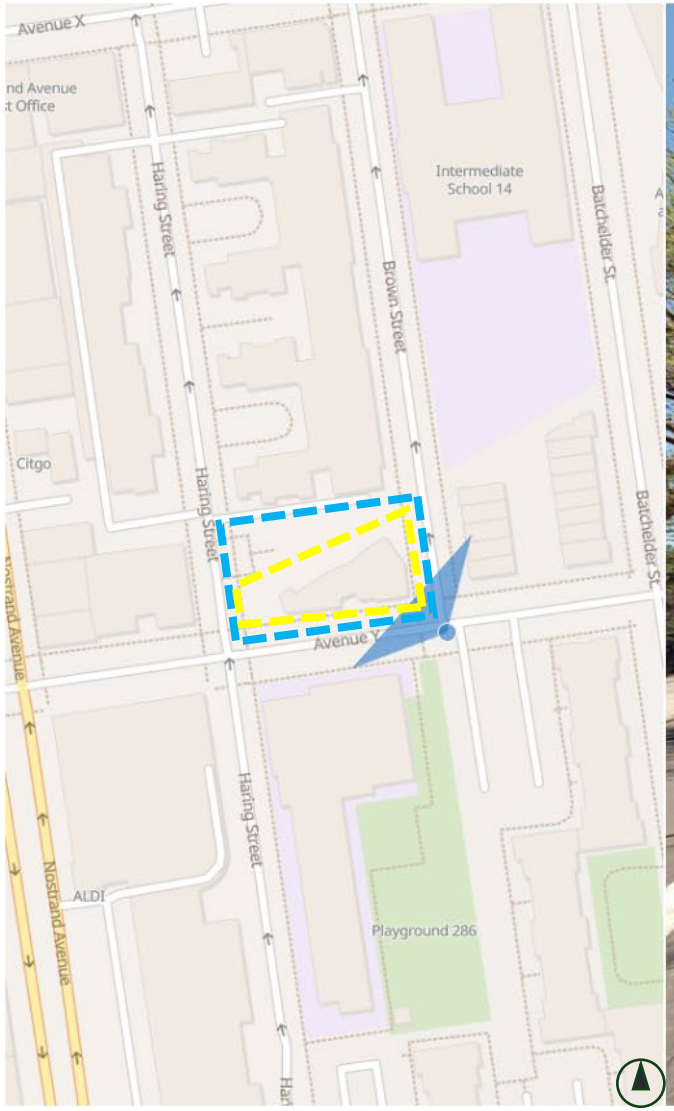


Looking North Along Brown Street with Development Site at Left



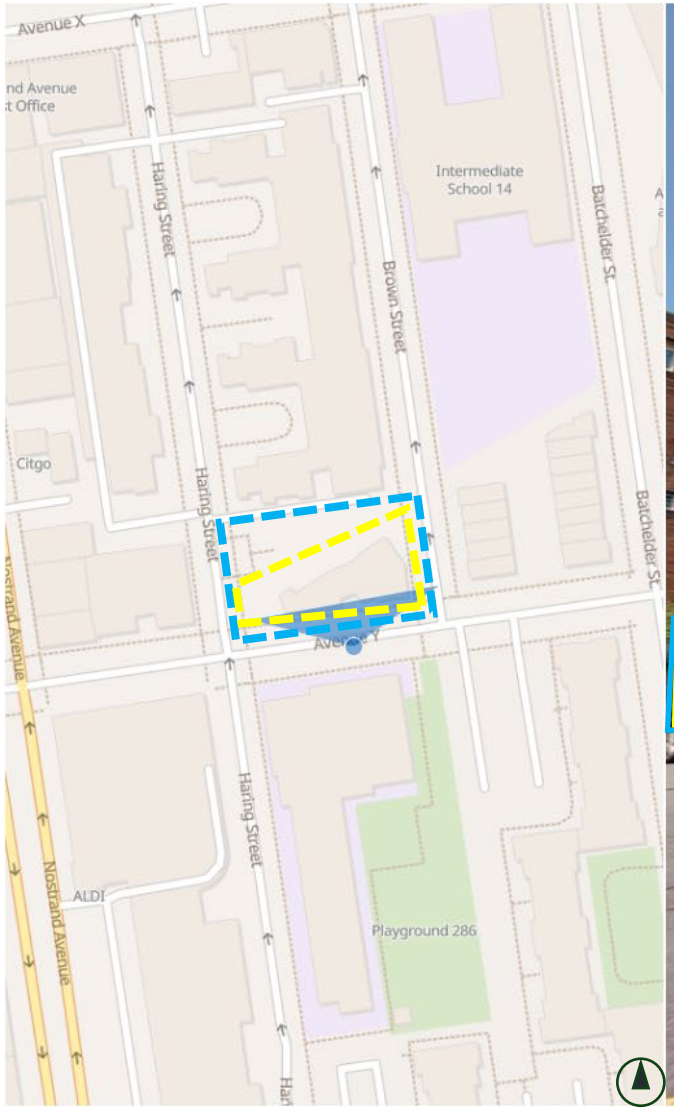


Looking Northwest from Corner of Avenue Y and Brown Street with Development Site in Center



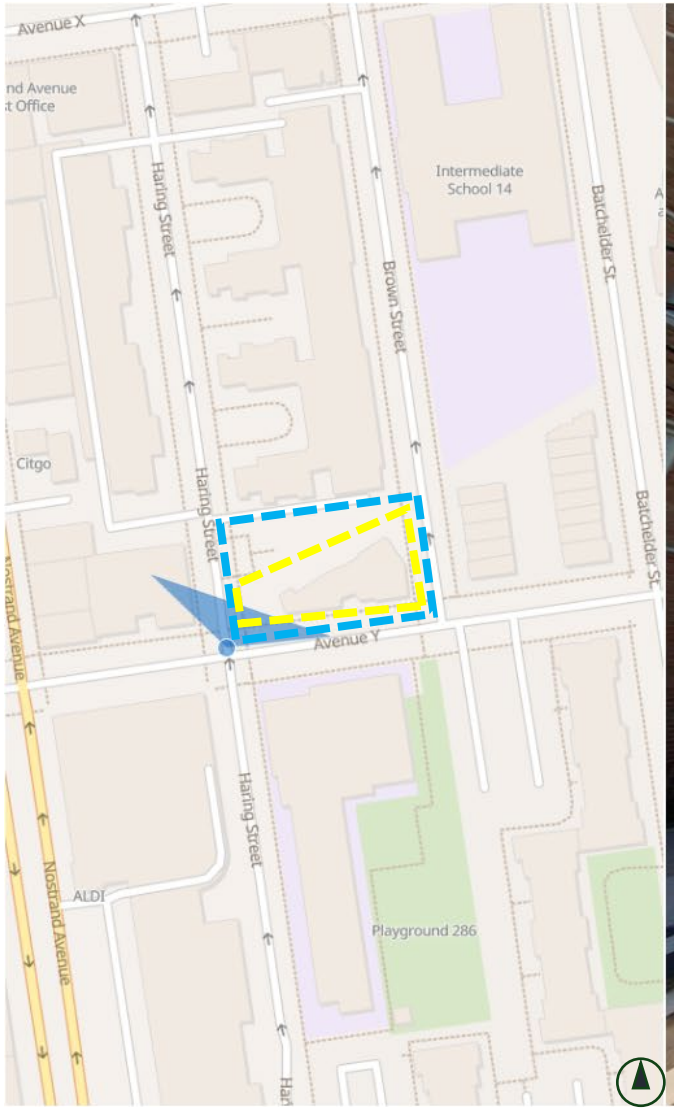


Looking North along Avenue Y with Development Site in Center



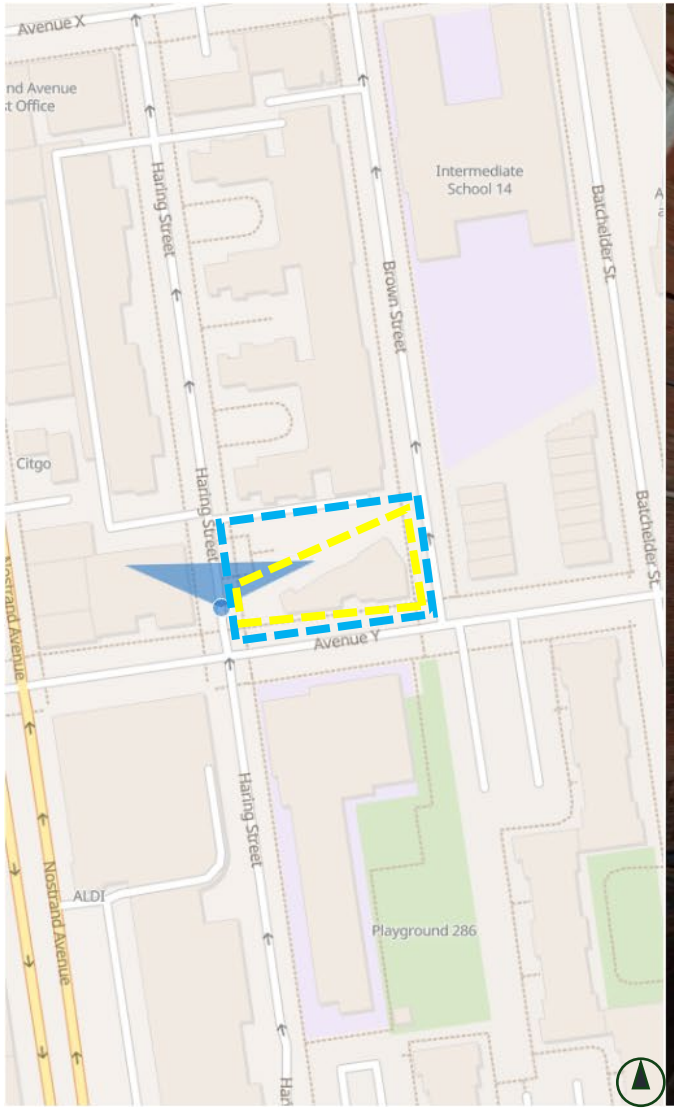


Looking Northeast from Corner of Avenue Y and Haring Street with Development Site at Right



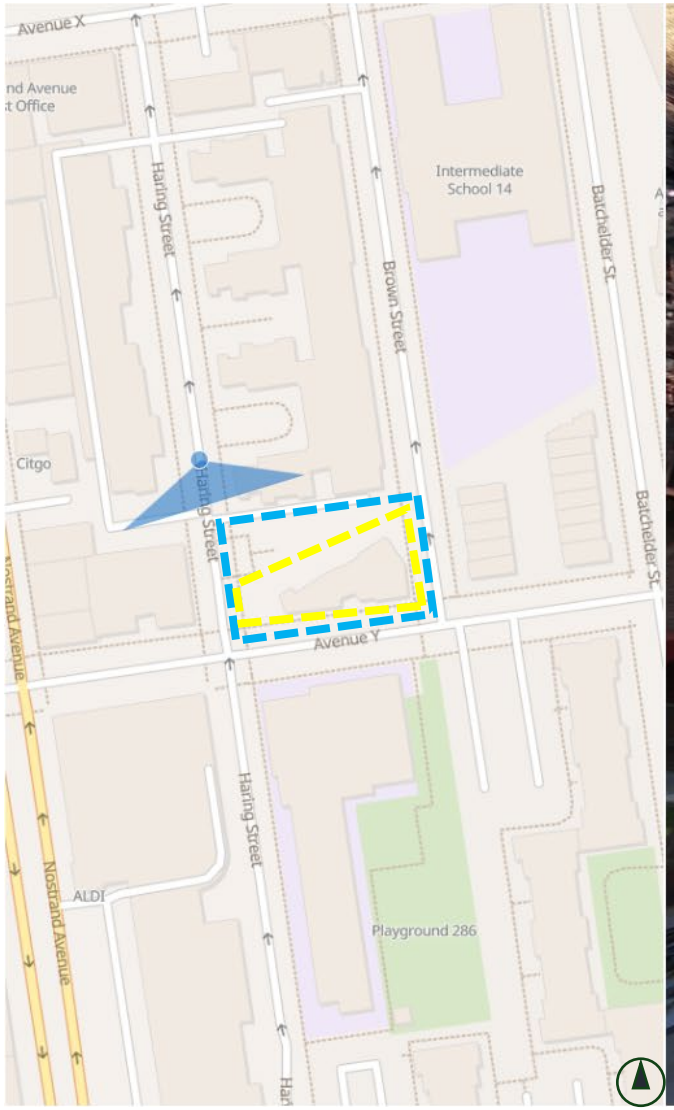


Looking North Along Haring Street with Development Site at Right





Looking South Along Haring Street with Development Site at Far Left





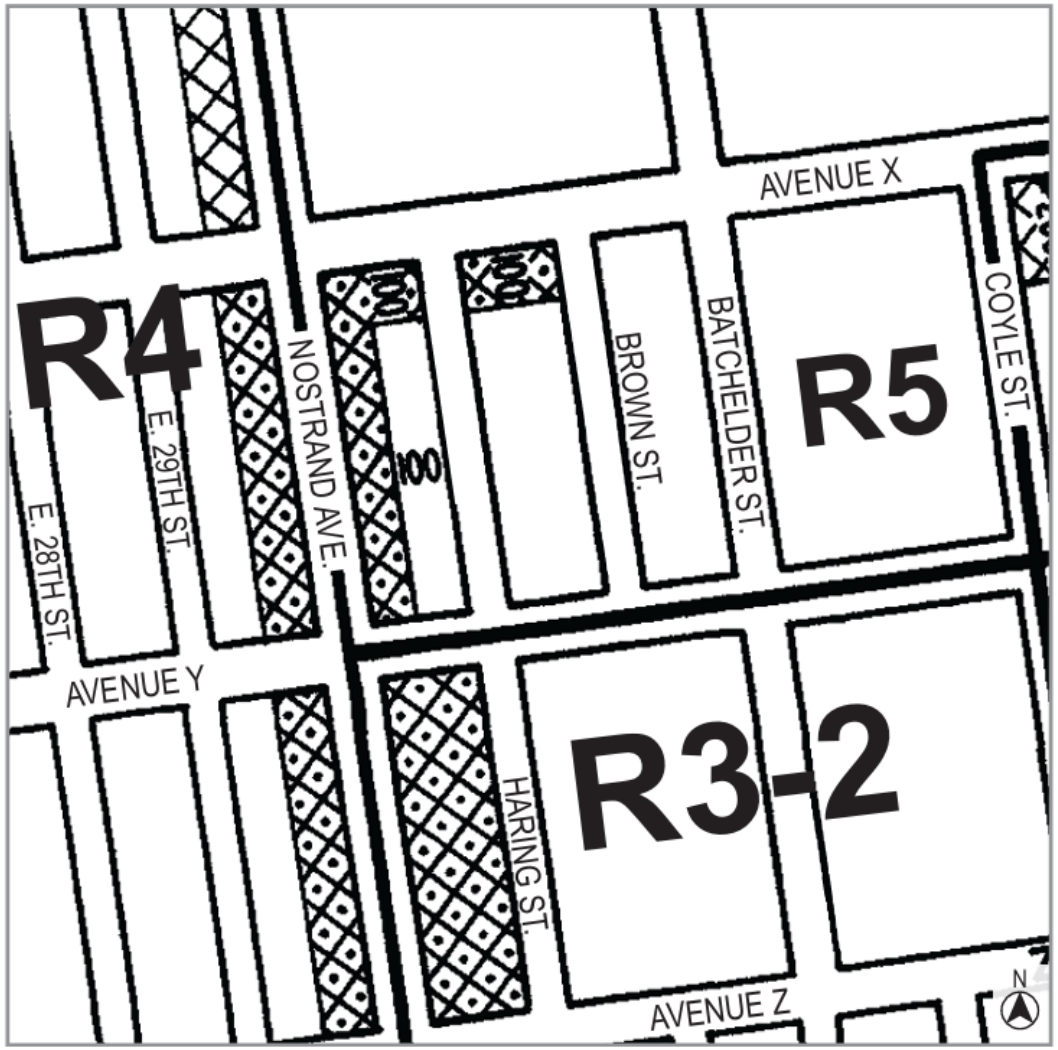
Proposed Development

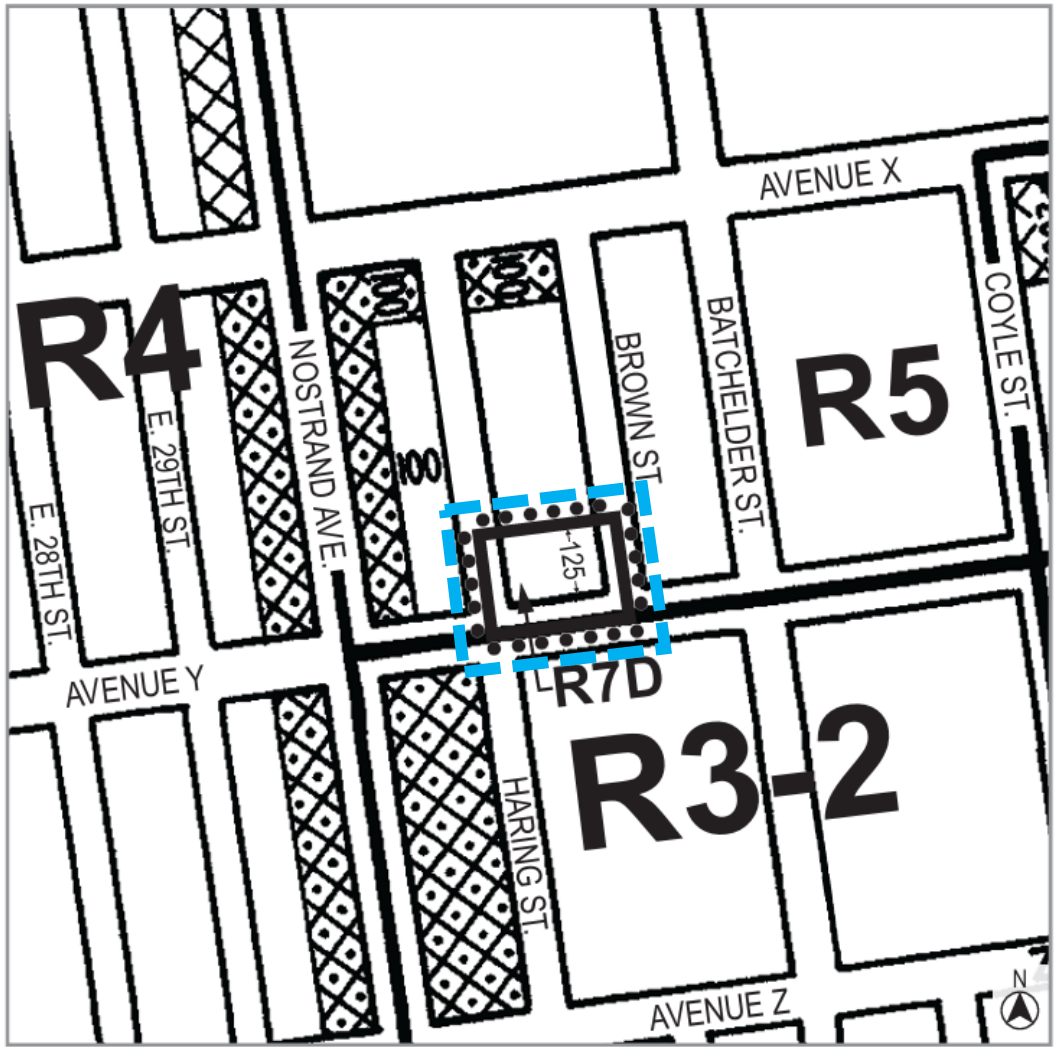
- Seven-story mixed-use building
- Approx. 80,000 sq ft (5.55 FAR)
  - ~ 43,000 square feet of residential floor area
  - ~ 35,300 square feet of community facility floor area
- 38 dwelling units (including 11 income-restricted)
- 38 off-street parking spaces

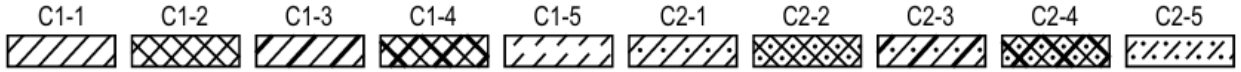


Renderings are for illustrative purposes only.

Proposed Action: Zoning Map Amendment



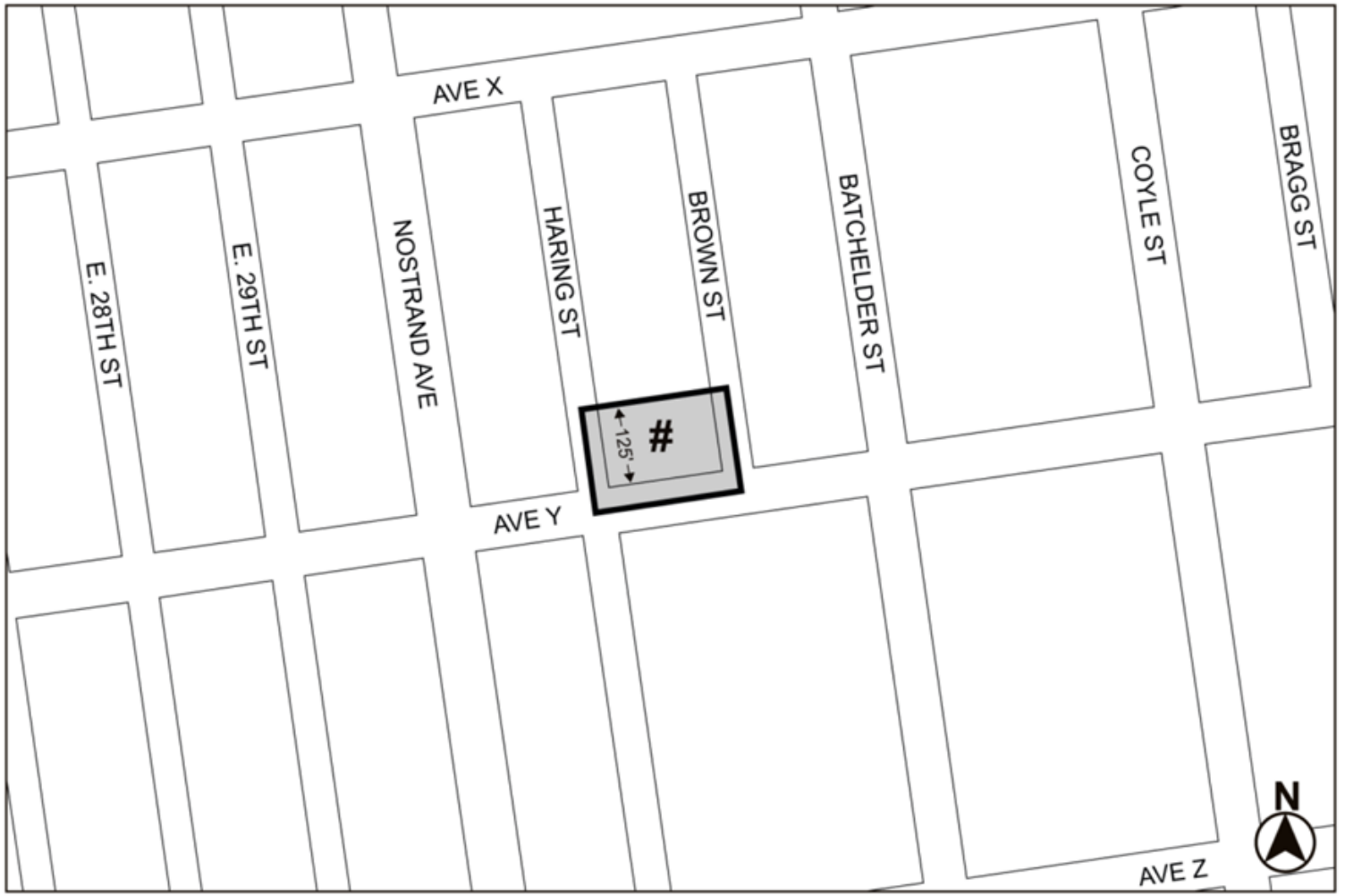




Zoning Map Amendment: R7D

	R5	R7D
Permitted Use Groups (Fully or mostly AOR)	I-III	**I-III**
Residential FAR (qualifying)	2.0	**5.6**
Community facility FAR	2.0	**4.66**
Maximum base height	45 ft	**95 ft**
Maximum height	55 ft	**125 ft**
Parking (Beyond Greater Transit Zone)	50% of DU's 25% of Affordable DU's (waived where 75 or fewer DU's)	50% of DU's 12% of Affordable DU's (waived below 15 spaces)

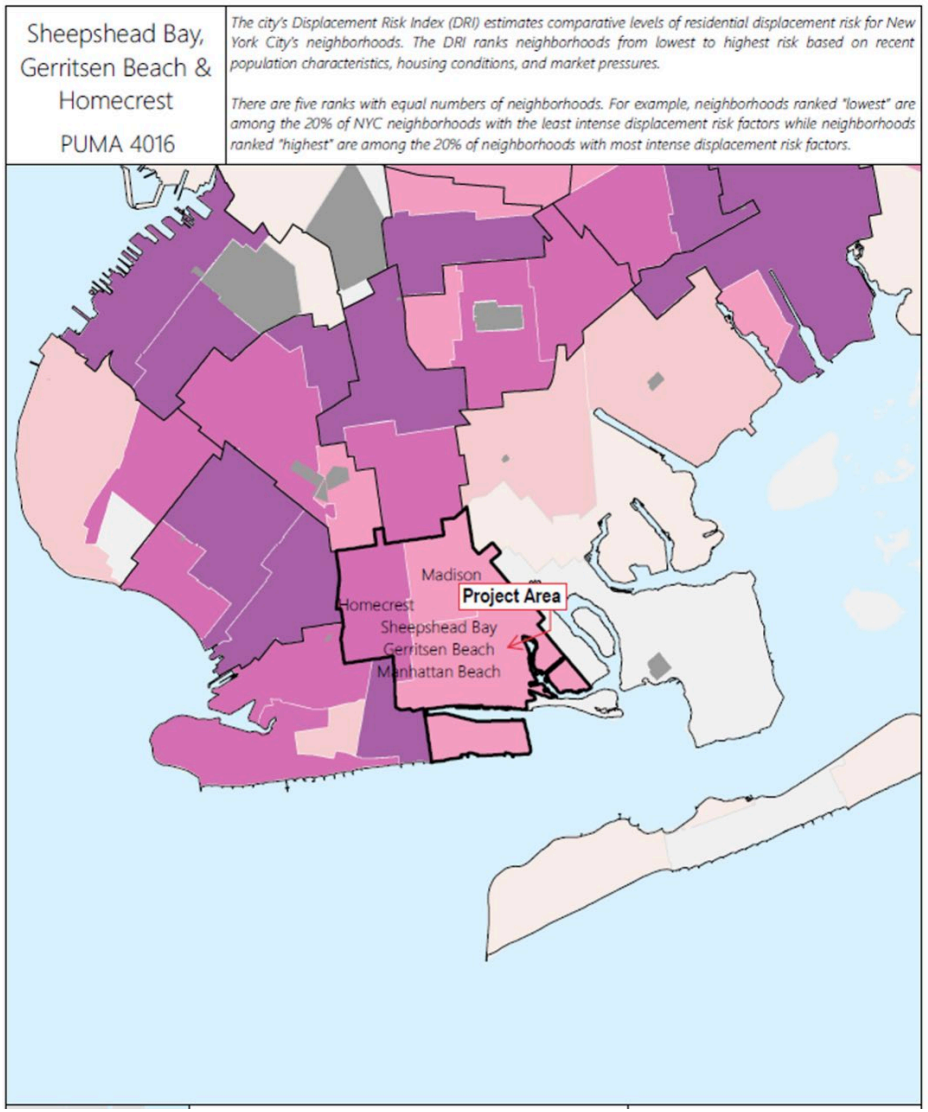
Proposed Action: Zoning Text Amendment

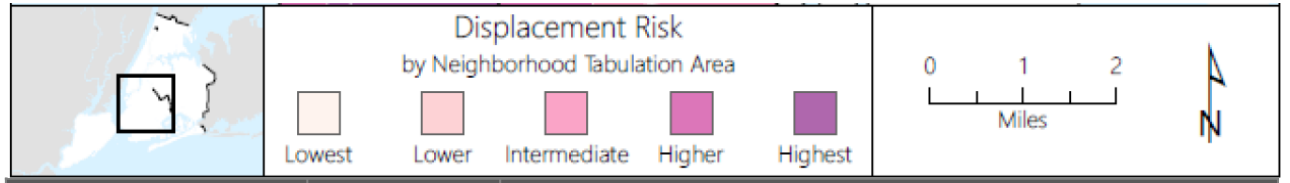


Mandatory Inclusionary Housing area

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

Data from Applicant's Racial Equity Report on Housing and Opportunity





Income Restriction	Units		AMI Band	Anticipated Affordability*			
				Rent (2022)		Eligible Income (2022)	
				2-bedroom	3-Bedroom	2-person House-hold	5-person House-hold
Low Income	3	8%	**60%**	$2,100	$2,420	$77,800	$105,000
Low Income	5	13%	**80%**	$2,800	$3,230	$103,700	$140,000
Moderate	3	8%	100%	$3,500	$4,040	$129,600	$175,000
Not Income Restricted	**27**	71%	n/a	$3,290	$3,430	$131,400	$137,000
Total	**38**	100%					

Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2022 AMI, rounded to the nearest $10)* ***and will change.*** *Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

Annual Median Household Income:

$68,600

Sheepshead Bay, Gerritsen Beach and Homecrest (PUMA 4016)

Similar to Brooklyn ($68,507) but lower than NYC ($70,643)

NYC PLANNING

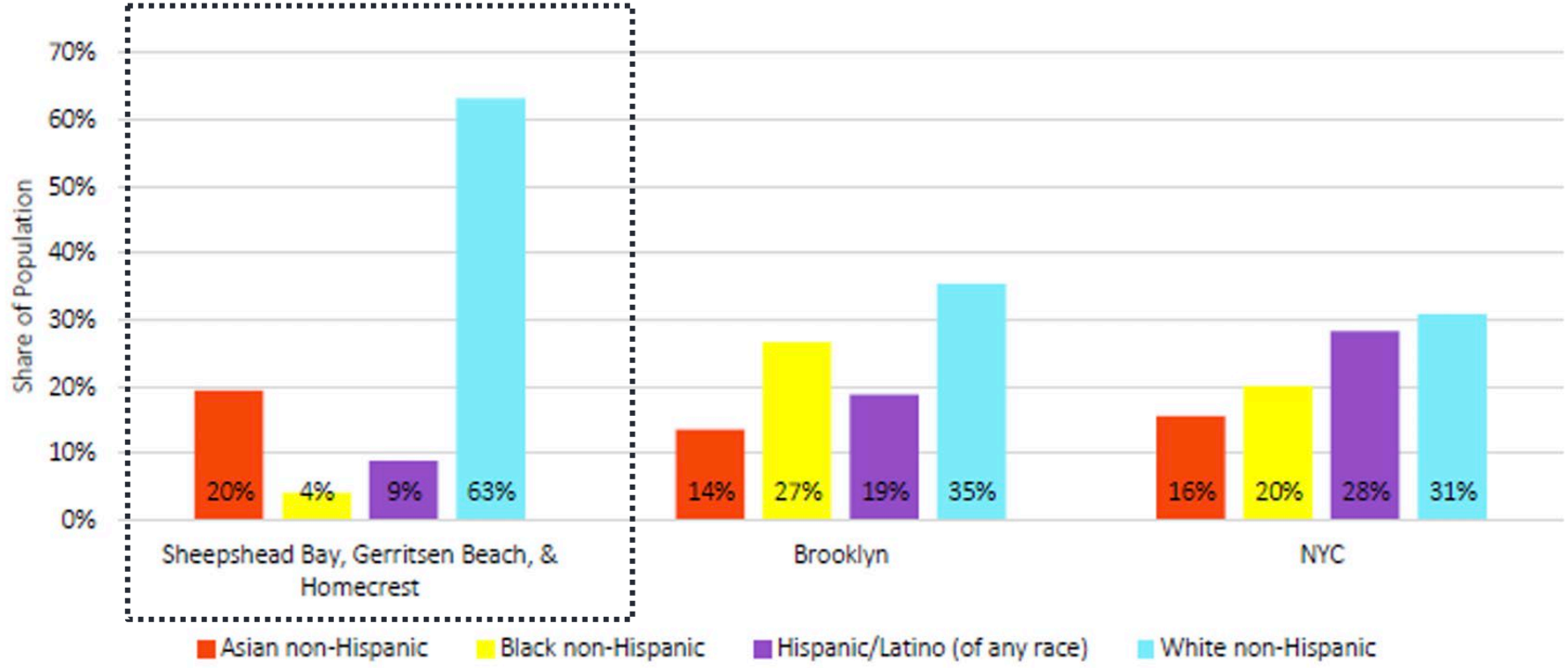
Data from Applicant's Racial Equity Report on Housing and Opportunity

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

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

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



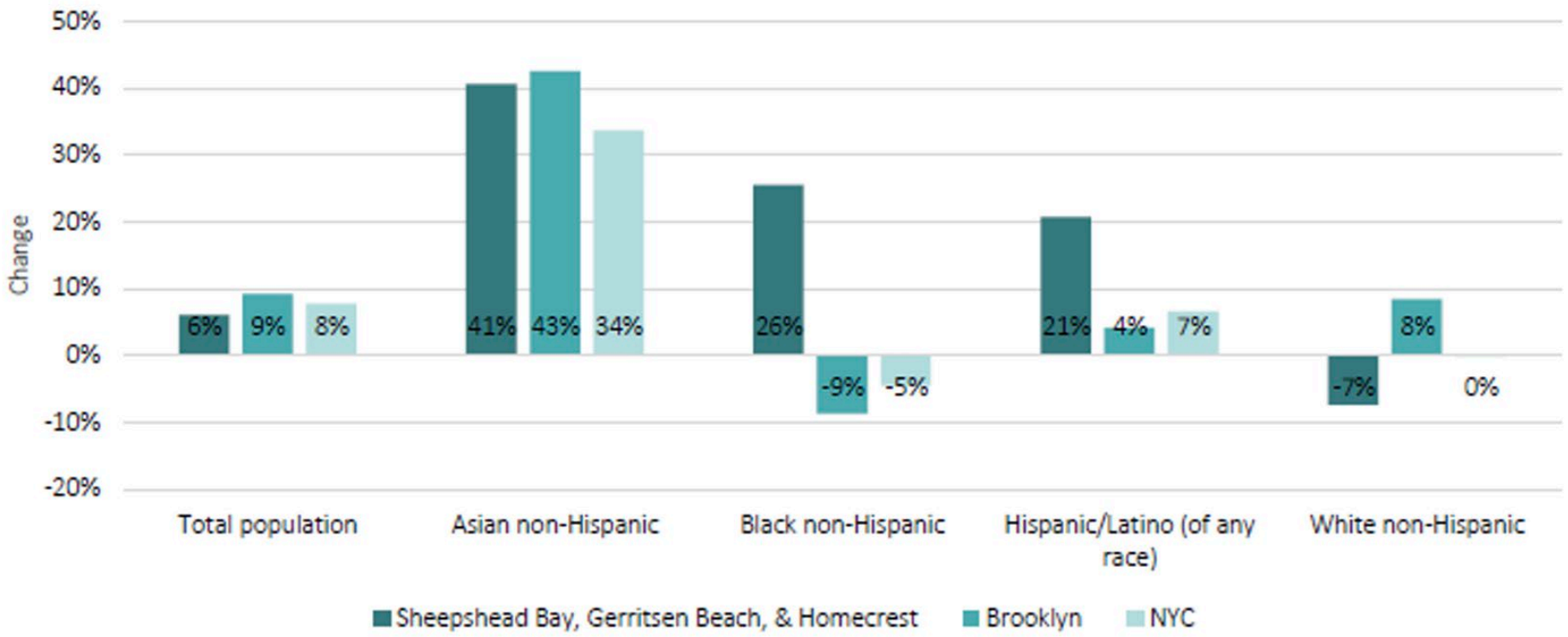
Source: Census 2020; Community Profile Table 1.01

Data from Applicant's Racial Equity Report on Housing and Opportunity

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

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

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



Source: Census 2010, 2020; Community Profile Table 1.01

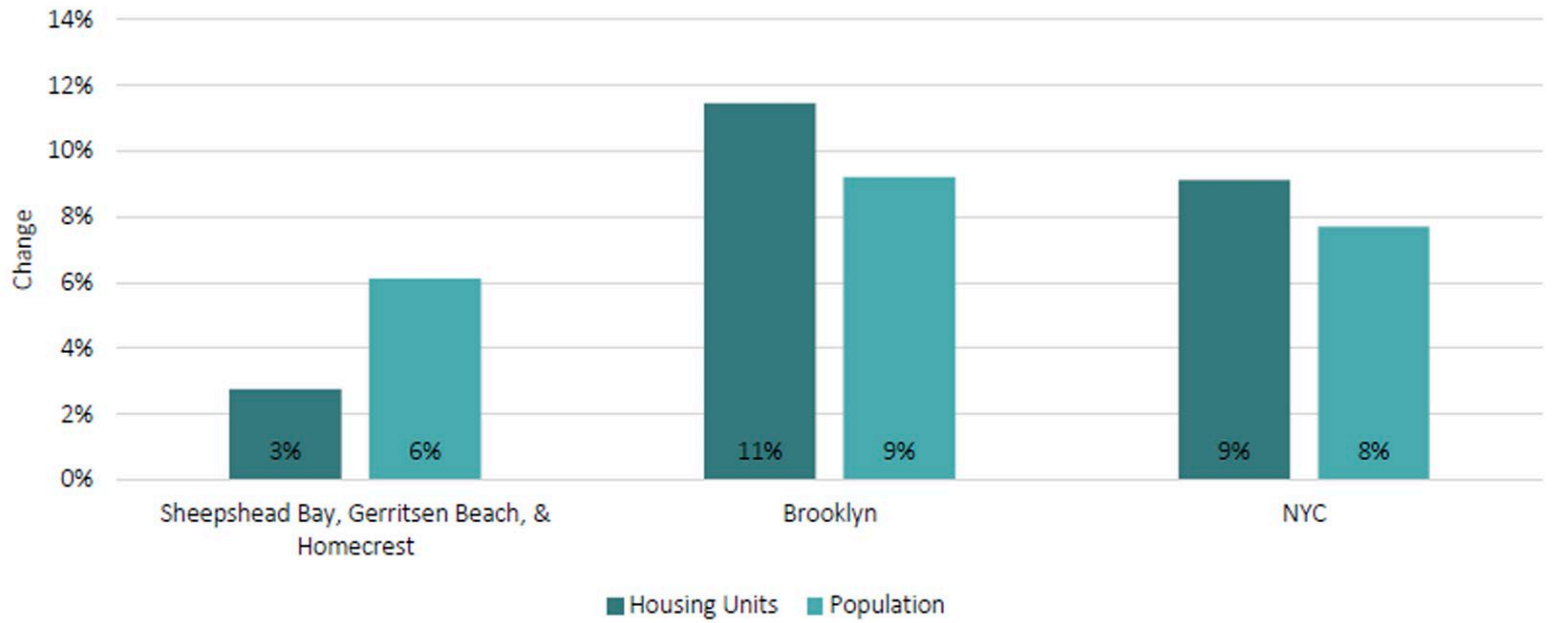
Data from Applicant's Racial Equity Report on Housing and Opportunity

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2023

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

"From 2010 to 2023, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2023 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

Summary

Applicant:

Yeshivat Or HaTorah

Actions Requested:

- **ZM:** R5 to R7D
- **ZR:** Appendix F to map MIH

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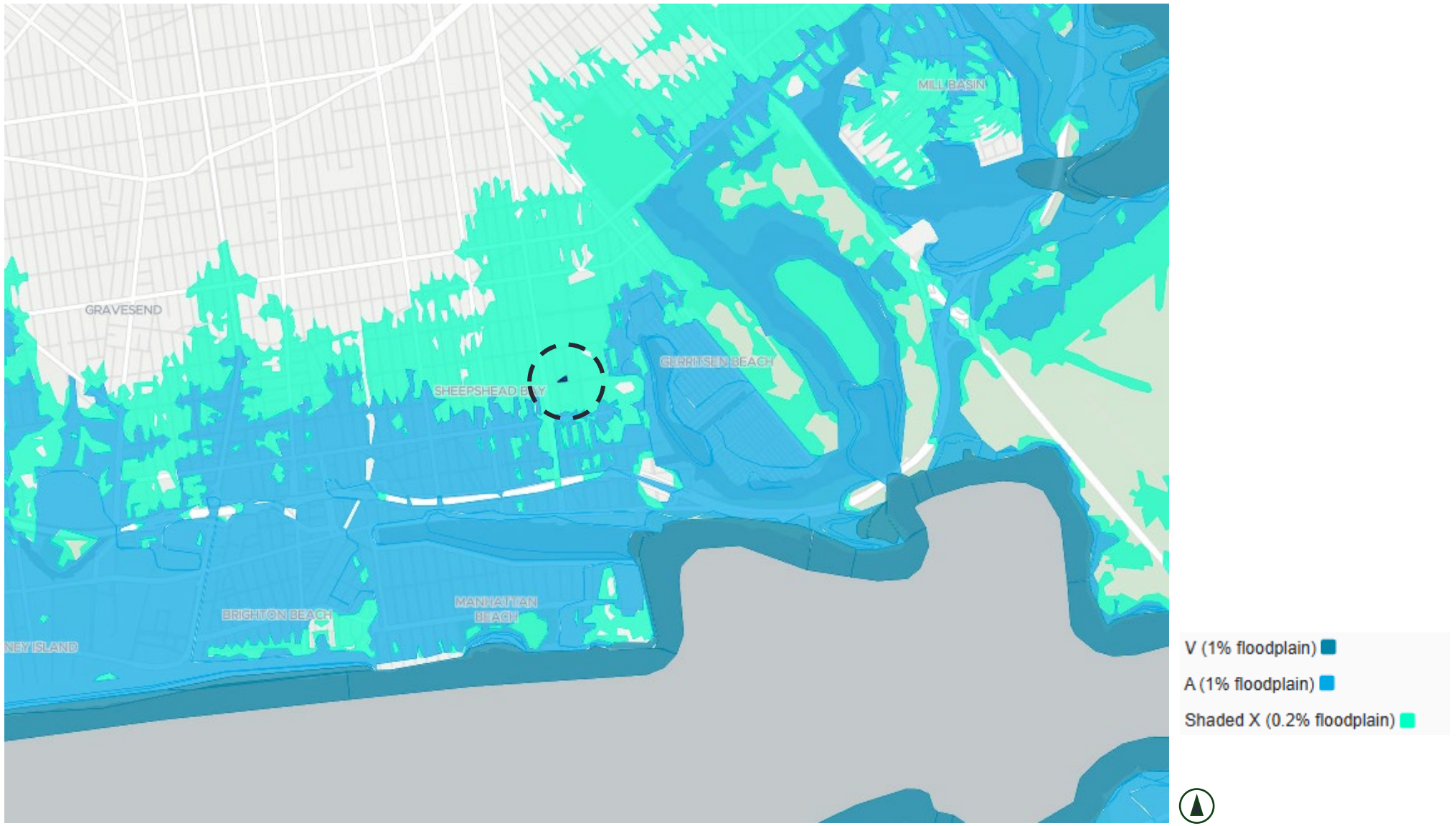
Appendix

Location of Development Site in Coastal Zone



Tax Lot Map


NYC Finance
NYC Digital Tax Map
Effective Date : 01-08-2014 14:43:30
End Date : Current
Brooklyn Block: 7423
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
R5 Existing Zoning District
Existing C2-2 Overlay
R7D Proposed Zoning District
R4
R5
R7D
R3-2
AVENUE X
AVENUE Y
NOSTRAND AVENUE
HARING STREET
BROWN STREET
BATCHELDER STREET
VOORHIES LANE
7422
7423
7424
7425
100
125
Feet

Proposed section facing west, showing mix of uses

