2950 West 24th Street Rezoning
Community District 13
Brooklyn, NY
July 2, 2025

Discussion of Conditions in Support of Special Permit Pursuant to ZR § 74-743

ZR § 12-10 [DEFINITIONS]

Large-scale general development (2/2/11)

A "large-scale general development" contains one or more #buildings# on a single #zoning lot# or two or more #zoning lots# that are contiguous or would be contiguous but for their separation by a #street# or a #street# intersection and is not either a #large-scale residential development# or a #large-scale community facility development#; and:

The proposed LSGD will contain two buildings on a single zoning lot and will be contiguous. The Development Site is currently improved with a 19-story, 367,163 (2.39 FAR) residential building (the "Existing Building"). The proposed LSGD would permit the development of a new mixed-use building along the West 25th Street frontage.

(a) has or will have an area of at least 1.5 acres;

The proposed LSGD has a lot area of approximately 153,580 square feet, which is equivalent to approximately 3.53 acres. *See* Proposed Plans U-002.00.

(b) has been or is to be used, #developed# or #enlarged# as a unit:

(1) under single fee ownership or alternate ownership arrangements as set forth in the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #large-scale general development#; or

Ocean Towers Partners LLC acquired the Development Site in 2013. At the time of development, the LSGD will be owned pursuant to section (b) of ZR 12-10 definition of a "zoning lot".

(2) under single fee, alternate or separate ownership, either:

(i) pursuant to an urban renewal plan for a designated urban renewal area containing such #zoning lots#; or
(ii) through assemblage by any other governmental agency, or its agent, having the power of condemnation; and

This subsection is not applicable.

(c) shall be located in whole or in part in any #Commercial# or #Manufacturing District#, subject to the restrictions of paragraph (a)(1) of Section 74-743 (Special provisions for bulk modification).

A companion application requests a zoning map amendment to change the existing zoning district applicable to the Project Area from R6 and R6/C1-2 zoning districts to R7-3 and R7-3/C2-4 zoning districts. The C2-4 overlay will be mapped along the Surf Avenue frontage, so the proposed LSGD will be located partially within a commercial district.

Such #zoning lots# may include any land occupied by #buildings# existing at the time an application is submitted to the City Planning Commission under the provisions of Article VII, Chapter 4, provided that such #buildings# form an integral part of the #large-scale general development#, and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #buildings#. In C5 and C6 Districts, however, a #large-scale general development# having a minimum #lot area# of five acres may include a #zoning lot# that contains an existing #building# that is not integrally related to the other parts of the #large-scale general development#, provided that such #building# covers less than 15 percent of the #lot area# of the #large-scale general development# and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #building#.

The Existing Building is an integral part of the LSGD. There is no bulk distribution from the Existing Building. The proposed development will form an integral part the large-scale plan together with the existing building to remain. The existing building was built when the construction of high-rise, low-coverage developments were encouraged. The applicability of that planning concept resulted in setting the building back from the street which created a blank wall and underutilized open space along West 25th Street. The proposed development will integrate the entire large-scale development with the surrounding community by adding a new building containing ground floor retail, community facility spaces and residential entrances that will activate the site's long-dormant street frontages. The Existing Building will be woven into the LSGD. It will share newly created recreation spaces with the Proposed Development, fostering opportunities of both buildings to interact, socialize, and form a shared sense of community. These common spaces are designed to be accessible to all residents. The LSGD will include open space, ground floor retail, and community facility uses, all of which work together to activate the site and serve both buildings. Since the site is a single zoning lot, there will be no bulk distribution from a zoning lot containing an existing building.

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Discussion of Findings in Support of Special Permit Pursuant to ZR § 74-743

Ocean Towers Partners LLC (the "Applicant") requests, among other actions, a special permit pursuant to ZR § 74-743 for bulk modifications to facilitate the development of an approximately 17-story, mixed-use building with approximately 410 dwelling units ("Proposed Development"). The Proposed Development will replace an existing underutilized portion of a large zoning lot at 2950 West 24th Street in the Coney Island – Sea Gate neighborhood within Brooklyn Community District 13.

ZR § 74-743
Special provisions for bulk modification

(a) For a #large-scale general development#, the City Planning Commission may permit:

(1) distribution of total allowable #floor area#, #rooming units#, #dwelling units#, #lot coverage# and total required #open space# under the applicable district regulations within a #large-scale general development# without regard for #zoning lot lines# or district boundaries, subject to the following limitations:

(i) no distribution of #bulk# across the boundary of two districts shall be permitted for a #use# utilizing such #bulk# unless such #use# is permitted in both districts;

(ii) when a #large-scale general development# is located partially in a #Residence District# or in a C1, C2, C3 or C4-1 District and partially in other #Commercial# or #Manufacturing Districts#, no transfer of #commercial floor area# to a #Residence District# or to a C1, C2, C3 or C4-1 District from other districts shall be permitted, except that for a #large-scale general development# located partially or wholly within the former Seward Park Extension Urban Renewal Area, a transfer of #commercial floor area# from a C6 District to a C2 District may be permitted

The Applicant requests that the Commission permit the redistribution of residential bulk from the R6 zoning district to the R7-3 zoning district within the zoning lot.

(2) location of #buildings# without regard for the applicable #yard#, #court#, distance between #buildings#, or height and setback regulations;

The Applicant requests that the Commission permit the location of a new building within the proposed large-scale general development without regard to height and setback, and window to wall distance requirements. The Applicant is seeking a height and setback waiver of ZR § 23-432 along the Surf Avenue and West 25th Street frontages. ZR § 73-433 requires a 10 ft. setback from any street wall fronting a wide street and a 15 ft. setback from any street wall fronting a narrow street above the maximum base height of 105 ft. As noted on the Waiver Sections, portions of the Proposed Building above the 10th story are within the required setback. *See* Proposed Plans U-008.00. As illustrated on the Building Distance Diagram, only a small portion of the new building will be located within the required window to wall distance of 40 feet. *See* U-0040.00. The building will still have adequate light and air for residents with a minimum distance of 30 feet.

Waiving the required setback allows for a more efficient and contextually appropriate building design that maximizes the site's potential. By reducing the setback, the proposed building allows for greater utilization of the allowable floor area and a more efficient floor plate. As a result, the project can accommodate more residential units, helping to address the city's urgent housing needs.

* * * * *

(b) In order to grant a special permit pursuant to this Section for any #large-scale general development#, the Commission shall find that:

(1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding development, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #large-scale general development#, the neighborhood and the City as a whole;

The location of the Proposed Development will result in a better site plan and a better relationship among buildings than would be possible without the proposed modifications described above. The existing underused open space on the Development Site creates a vacant and unsightly void on the lot. The Proposed Development will activate the West 25th Street frontage with new streetscapes, benefiting both the occupants of the LSGD and the neighborhood.

The Proposed Development is designed to focus density and activity along the West 25th Street frontage. Block 7055 was developed in the 1960's as a tower-in-a-parking lot model. The resulting site layout devoted much of the street frontage along West 24th Street to the Existing Building and parking on the northern portion of the zoning lot with little attention to animating the streets. The current layout of the Development Site provides more parking than is used at the transit-accessible site and underutilized open space.

The proposed LSGD provides an opportunity to reintegrate much of Block 7055 into the community and replace the voids with an active streetscape. The project would permit a second building on large underutilized zoning lot in addition to an existing building. The proposed building fosters a harmonious relationship with the nearby developments including the existing 19-story building on the Development site, 17-story buildings to the east and west of the Development Site, a 14-story building to the south of the Development Site and 15- and 16-story buildings north of the Development Site. The proposed LGSD would take advantage of this underutilized lot and provide approximately 410 sorely needed income-restricted residential dwelling units in a neighborhood undergoing significant demand for housing.

The Development Site is currently underutilized. The minor waivers required, particularly for distance between buildings, are essential to situating the new building in a way that optimized the overall layout of the site. This approach allows for the creation of high-quality, usable open space, and enables the inclusion of active ground-floor uses along Surf Avenue, enhancing the pedestrian experience and contributing to a vibrant streetscape. As a result, the distribution of floor area, open space and building placement will deliver a more functional development.

The modification of height and setback regulations, , and window to wall distance, allow for buildings with dynamic and varied profile with building elements ranging from eight to seventeen stories creating visual interest throughout the project. The additional height will permit the construction of additional dwelling units benefitting the neighborhood. The proposed building will enhance the aesthetics of the area and will attract local retail and community facilities.

Whereas the existing site plan with underutilized open space several virtually unused and unattractive voids in the neighborhood, the above modifications will contribute to a better site plan and a better relationship among the proposed buildings and open areas to adjacent streets, surrounding development, and adjacent open areas than would not be possible without. The proposed LSGD will thus benefit both the occupants of the LSGD, the neighborhood, and the city as a whole.

> *(2) the distribution of #floor area# and location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#;*

The Proposed Development within the LSGD offers a varied building envelope that will facilitate light and air within the Project Area. The buildings will be located to allow for open space within the LSGD in the form of a shared courtyard between the two buildings. The Proposed Development was carefully designed to respond to the existing built context of the Development Site and the surrounding area and street network surrounding the Development Site. The Proposed Development mitigates the impact on light and air to occupants of the surrounding area with setbacks throughout the proposed building. While the Applicant is seeking a waiver of distance between window to wall, this waiver is only for a small portion of Proposed Development. The new building will step up and provide setbacks from the 9th, 13th, and 15th and 16th floors.

This design approach mitigates the impact on light and air to the neighboring buildings and further allows for increased distribution of light and air at street level. For these reasons, the LSGD location will not unduly increase the bulk of buildings in any one block, nor will the location of the Proposed Development unduly obstruct access to light and air to the detriment of the occupants or the users of buildings in the nearby blocks or the public streets.

(3) where a #zoning lot# of a #large-scale general development# does not occupy a frontage on a mapped #street#, appropriate access to a mapped #street# is provided;

Not applicable.

(4) considering the size of the proposed #large-scale general development#, the #streets# providing access to such #large-scale general development# will be adequate to handle traffic resulting therefrom;

The LSGD is bordered by Mermaid Avenue to the north, West 24th Street to the east, Surf Avenue to the south, and West 25th Street to the west. Access to the Development Site will remain on West 25th Street, Surf Avenue, and West 24th Street. West 24th and 25th Streets are both 60-ft. wide, one-way roadways with one travel lane and two parking lanes. Mermaid Avenue is an 80-ft. wide, two-way roadway with two traffic lanes (one in each direction) with parking lanes in each direction. Surf Avenue is a 120-ft. wide, two-way roadway and consists of a total of four traffic lanes (two in each direction) with a parking lane in each direction. Each of these streets providing access to the LSGD is adequate to handle the volumes of traffic anticipated to be generated by the proposed development. The Project Area is located within walking distance (approximately 0.6 miles) of the Coney Island-Stillwell Avenue station for the D train (with a connection to the Bronx via Brooklyn and Manhattan), the F train (with a connection to Queens via Brooklyn and Manhattan), the N train (with a connection to Queens via Brooklyn and Manhattan), and the Q train (with a connection to Manhattan via Brooklyn). There are also numerous bus stops located near the Project Area. These bus lines include the: B74 (Sea Gate – Stillwell Avenue) with a stop located approximately 0.2 miles from the Development Site, B36 (Sheepshead Bay to Coney Island) with a stop located approximately 0.1 miles blocks from the Development Site, and both X28 and X38 (both express buses from Sea Gate, Bensonhurst and Manhattan) with a stop located approximately 0.1 miles from the Development Site. In addition, the Proposed Development Site will provide 143 parking spaces. Due to its location near public transit, the LGSD will exert less demand on the surrounding streets than might otherwise occur.

(5) when the Commission has determined that the #large-scale general development# requires significant addition to existing public facilities serving the area, the applicant has submitted to the Commission a plan and timetable to provide such required additional facilities. Proposed facilities that are incorporated into the City's capital budget may be included as part of such plan and timetable;

Not applicable.

(6) where the Commission permits the maximum #floor area ratio# in accordance with the provisions of paragraph (a)(4) of this Section, the #open space# provided is of sufficient size to serve the residents of new or #enlarged buildings#. Such #open space# shall be accessible to and usable by all residents of such new or #enlarged buildings#, have appropriate access, circulation, seating, lighting and paving, and be substantially landscaped. Furthermore, the site plan of such #large-scale general development# shall include superior landscaping for #open space# of the new or #enlarged buildings#;

Not applicable.

(7) where the Commission permits the exclusion of #lot area# or #floor area# in accordance with the provisions of paragraph (a)(5) of this Section or modification of the base and maximum #floor area ratios# or requirements regarding distribution of #affordable housing units# in accordance with paragraph (a)(8) of this Section, such modification will facilitate a desirable mix of #uses# in the #large-scale general development# and a plan consistent with the objectives of the Inclusionary Housing Program and those of Section 74-74 (Large-Scale General Development) with respect to better site planning;

Not applicable.

(8) where the Commission permits portions of #buildings# containing #accessory# parking spaces to be excluded from the calculation of #lot coverage# in accordance with the provisions of paragraph (a)(9) of this Section, the exclusion of #lot coverage# will result in a better site plan and a better relationship among #buildings# and open areas than would be possible without such exclusion and therefore will benefit the residents of the #large-scale general development#;

Not applicable.

(9) where the Commission permits a #floor area# bonus for a #public park# improvement in accordance with the provisions of paragraph (a)(11) of this Section:

(i) the amount of such bonus #floor area# is appropriate in relation to the size and quality of the proposed #public park# improvement; and

(ii) such bonus #floor area# will not unduly increase the #bulk# of #buildings# on the #zoning lot# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# on the #block# or nearby #blocks# or of people using the public #streets#.

Grant of a #floor area# bonus for a #public park# improvement in accordance with the provisions of paragraph (a)(11) of this Section shall be conditioned upon adequate assurances for provision of the funding identified by the Commissioner of Parks and Recreation in a letter pursuant to paragraph (a)(11)(ii) of this Section as necessary for completion of the necessary infrastructure, landscape and other work for the #public park# improvement. The Commissioner of Buildings shall not issue a building permit for the #large-scale development# unless the Commissioner of Parks and Recreation shall have certified that the funding has been made or secured in a manner acceptable to such Commissioner;

Not applicable.

(10) a declaration with regard to ownership requirements in paragraph (b) of the #large-scale general development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission; and

A declaration with regard to ownership requirements in paragraph (b) of the LSGD definition set forth in ZR § 12-10 will be filed with the Commission prior to granting the actions requested herein.

(11) where the Commission permits #floor area# distribution from a #zoning lot# containing existing light industrial #buildings# to be demolished in accordance with the provisions of paragraph (a) (12) of this Section, such #floor area# distribution shall contribute to better site planning of the waterfront public access area and shall facilitate the #development# of affordable housing units within a #large-scale general development#.

Not applicable.

(12) where *new piers* or *new platforms* are constructed, replaced or reconstructed in accordance with the provisions of paragraph (a)(13) of this Section, such *new piers* and *new platforms* are an integral part of such *large-scale general development*, result in a superior site plan and form an appropriate relationship with adjacent *waterfront public access areas* and *shorelines*, and provide significant public access to or within the seaward lot portion of the waterfront zoning lot.

Not applicable.