

# 2390 McDonald Avenue

C 210340 ZMK
N 210341 ZRK
Brooklyn, Community District 15

# 2390 McDonald Avenue

**Applicant:**

- MTL Realty, LLC

**Actions Requested:**

- Zoning Map Amendment to change a C8-1 district to a C4-4L district
- Zoning Text Amendment to Appendix F to map an MIH area

**Proposed Development:**

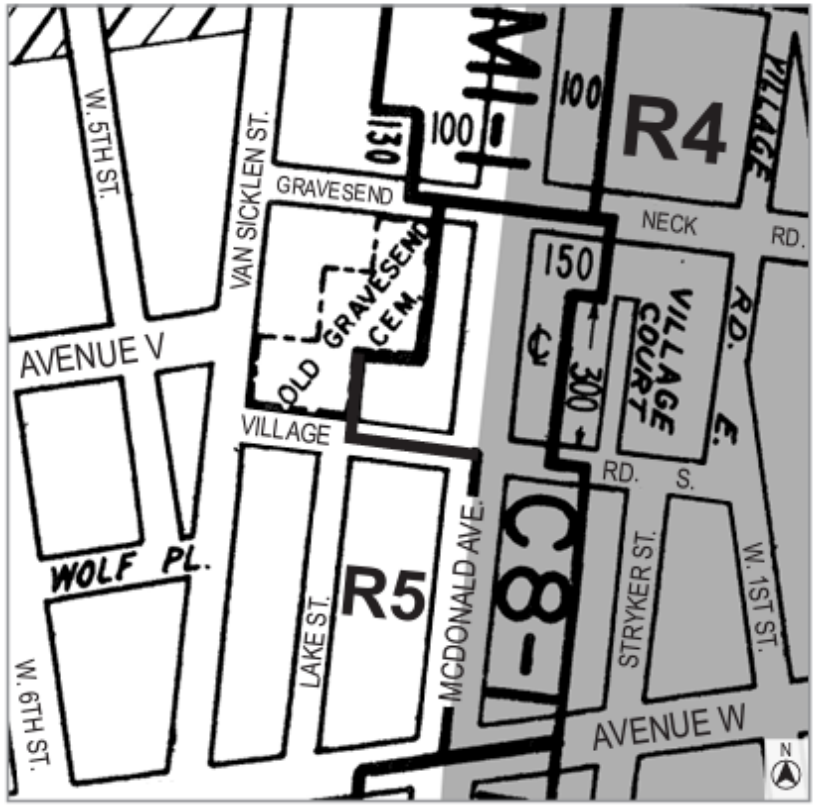
- 8-story mixed-use building
- 91,531 sq ft (4.6 FAR)
- 80 units (24 income-restricted)



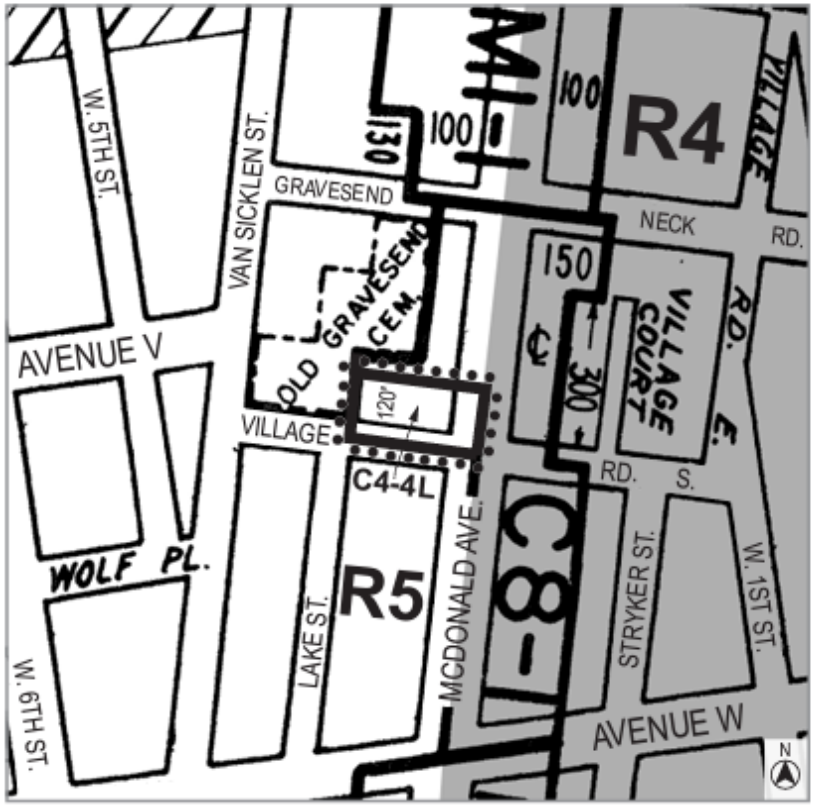
*Renderings are illustrative and subject to change*

# Proposed Actions (Zoning Map Amendment)

A Zoning Map Amendment to rezone the project area from a C8-1 to C4-4L district




Current Zoning Map (28c)




Proposed Zoning Map (28c) - Area being rezoned is outlined with dotted lines

Rezoning from C8-1 to C4-4L



# Community Board 15 Recommendation

Public Hearing held on June 25, 2024

Voted to recommend **approval of the project**

26 in favor

2 opposed

3 abstentions

# Borough President Recommendation

Public Hearing held on July 16, 2024

Voted to recommend **approval of the project with conditions**

Conditions:

- Reduction of parking spaces to no more than 30 residential spaces as required by current zoning
- Inclusion of at least four three-bedroom apartments among the MIH units

# Summary

**Actions Requested:**

- Zoning Map Amendment to change a C8-1 district to a C4-4L district
- Zoning Text Amendment to map an MIH area coterminous with the rezoning area

**Proposed Development:**

- 8-story mixed-use building
- 91,531 sq ft (4.6 FAR)
- 80 units (24 income-restricted)



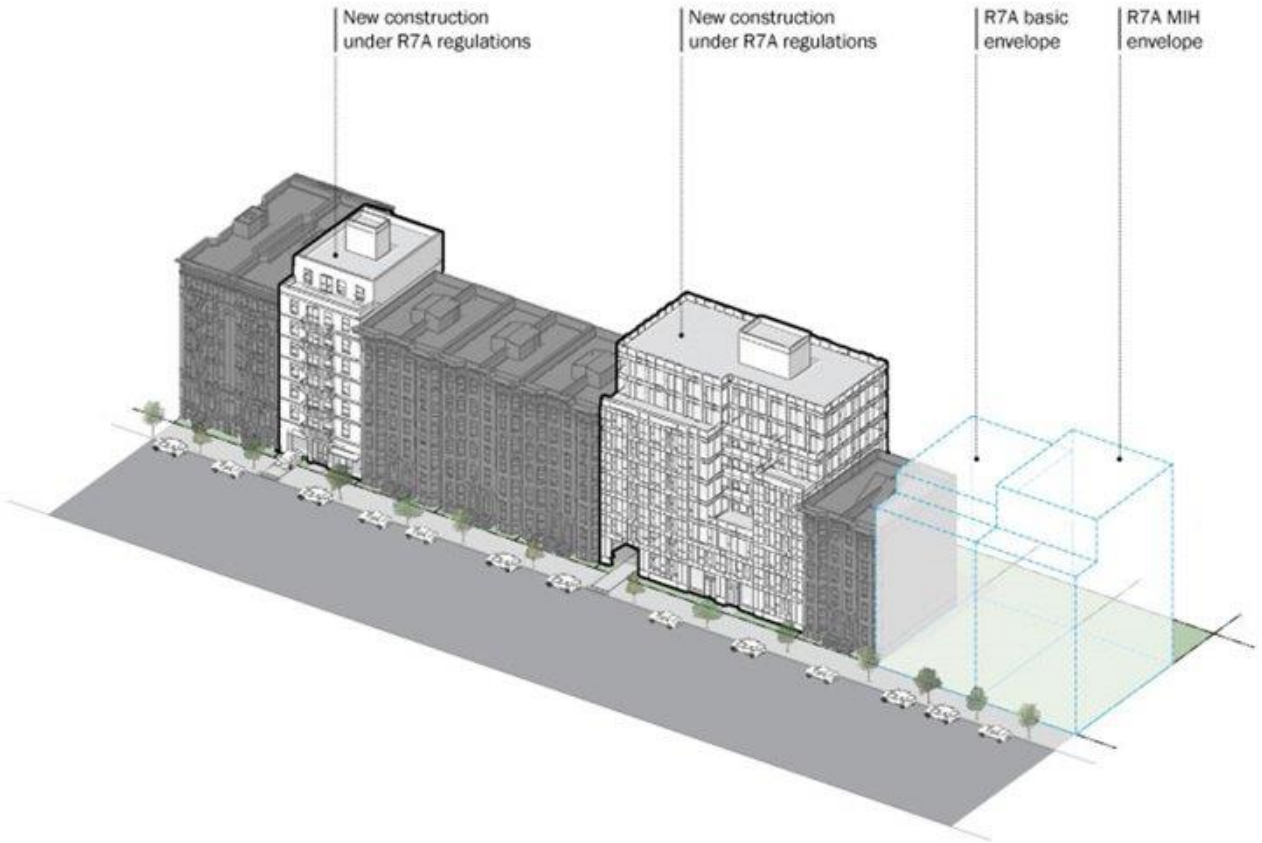
# Appendix

# Tax Map

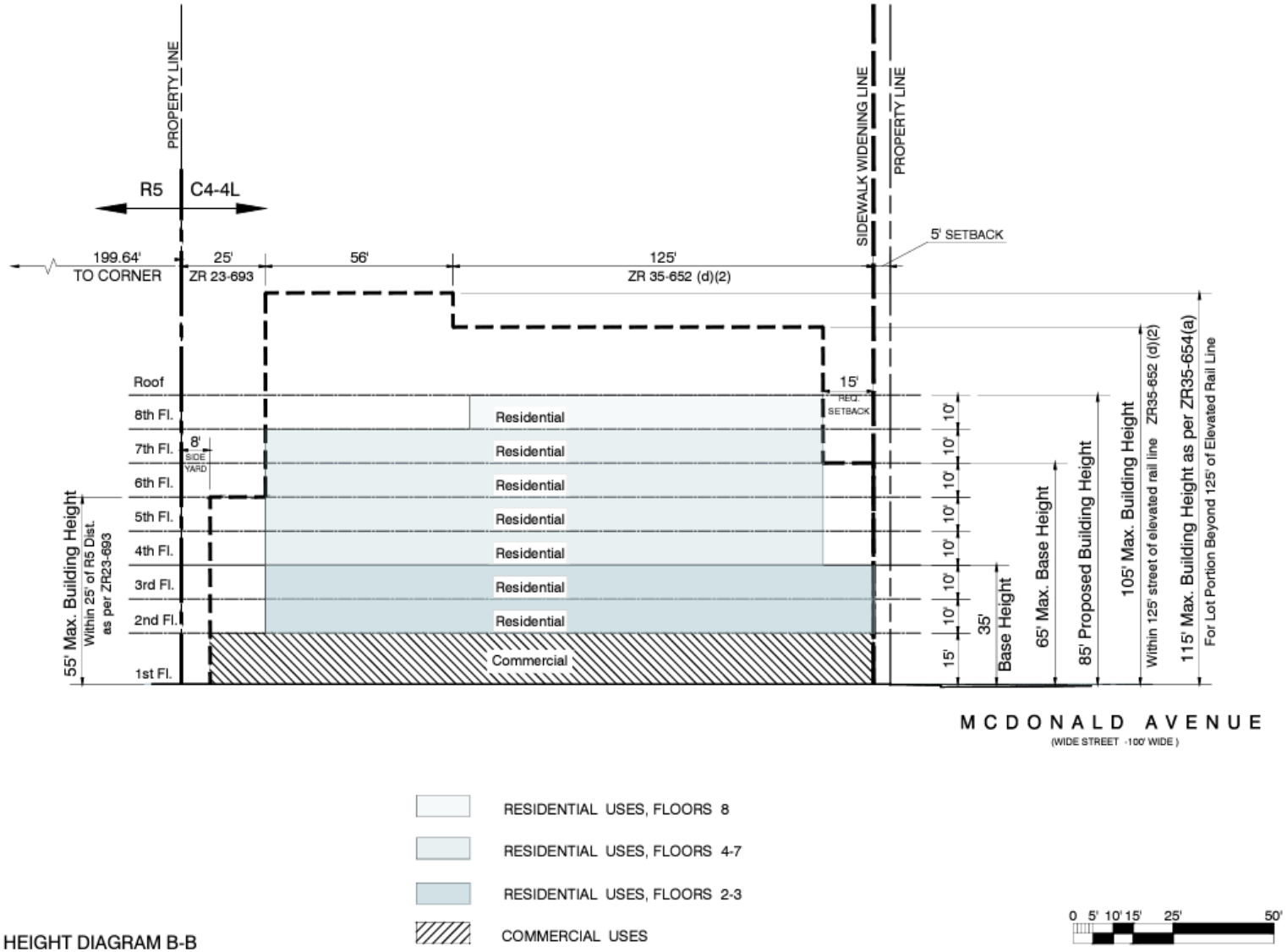

GRAVESEND NECK ROAD
LAKE PLACE
AVENUE V
VAN SICKLEN STREET
VILLAGE ROAD SOUTH
MC DONALD AVENUE
7122
7122
7145
7148
7148
R5
C8-1
C4-4L
120

# Zoning Map Amendment: C4-4L Districts (R7A equivalent)

| | Current Zoning | Under City of Yes for Housing Opportunity (CHO) |
|---|---|---|
| Max Building Height | 95 Feet | 115 Feet |
| Max no. of Stories | 9 | 11 |
| Base Height | 40 to 75 feet | 40 to 85 feet |
| Max Residential FAR | 4.60 | 5 |
| Max Commercial FAR | 4 | 4 |
| Parking | 50% of dwelling units; 15% Income Restricted Units | None |



# Building Diagram




BUILDING HEIGHT DIAGRAM B-B

*Plans are illustrative and subject to change*