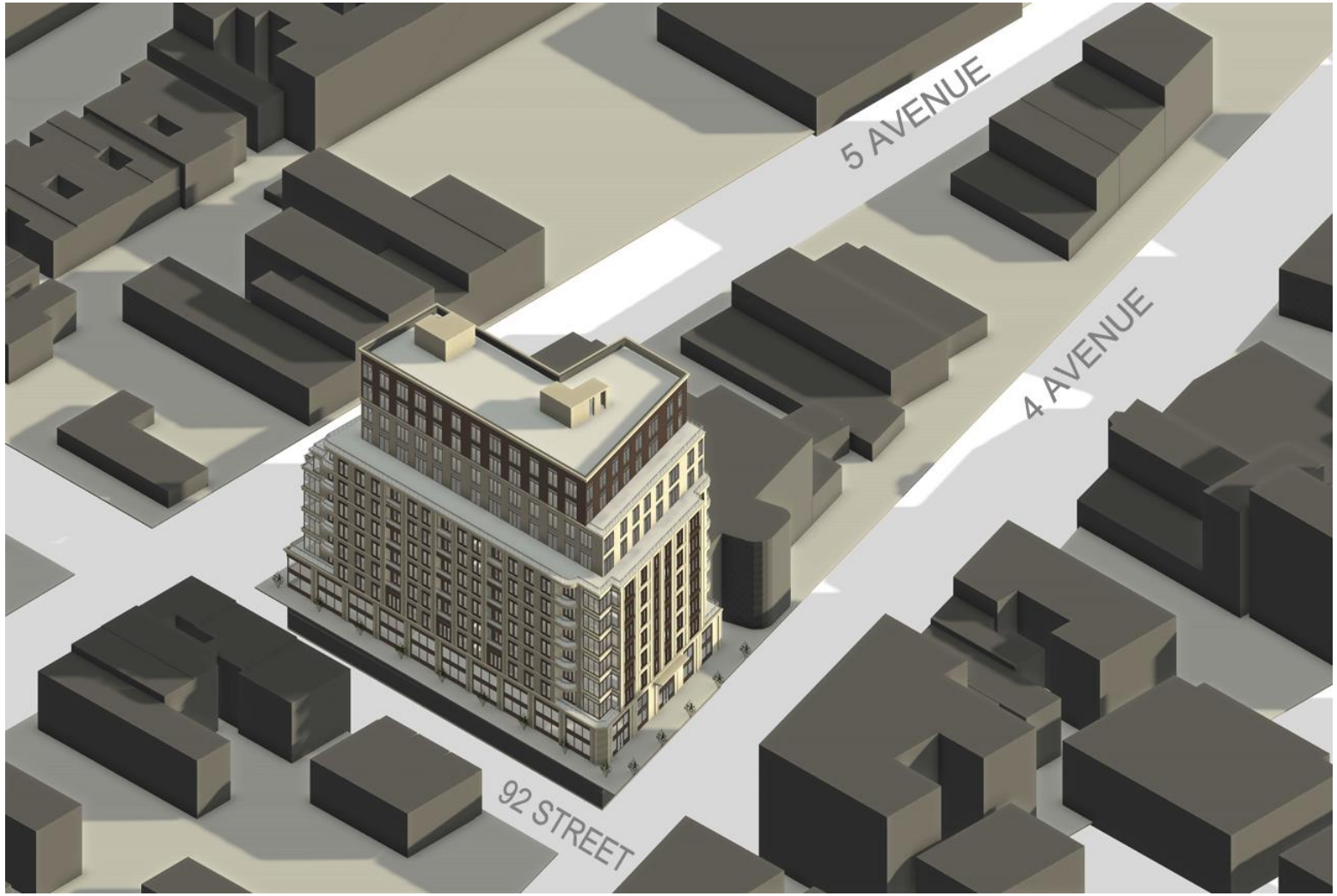


Renderings are illustrative and subject to change

9201 4th Avenue

C 260048 ZMK
N 260049 ZRK
Community District 10, Brooklyn

APPLICANT	▪ 9201 LLC
ACTIONS REQUESTED	▪ Zoning map amendment from C8-2 (BR) to C4-4D (BR) ▪ Zoning text amendment to Appendix F to map MIH options 1 and 2
PROPOSED DEVELOPMENT	▪ 11-story mixed-use commercial and residential building ▪ 110,657 sf residential, 18,547 sf commercial ▪ 97 dwelling units, 24 income-restricted ▪ 52 cellar- and subcellar-level parking spaces

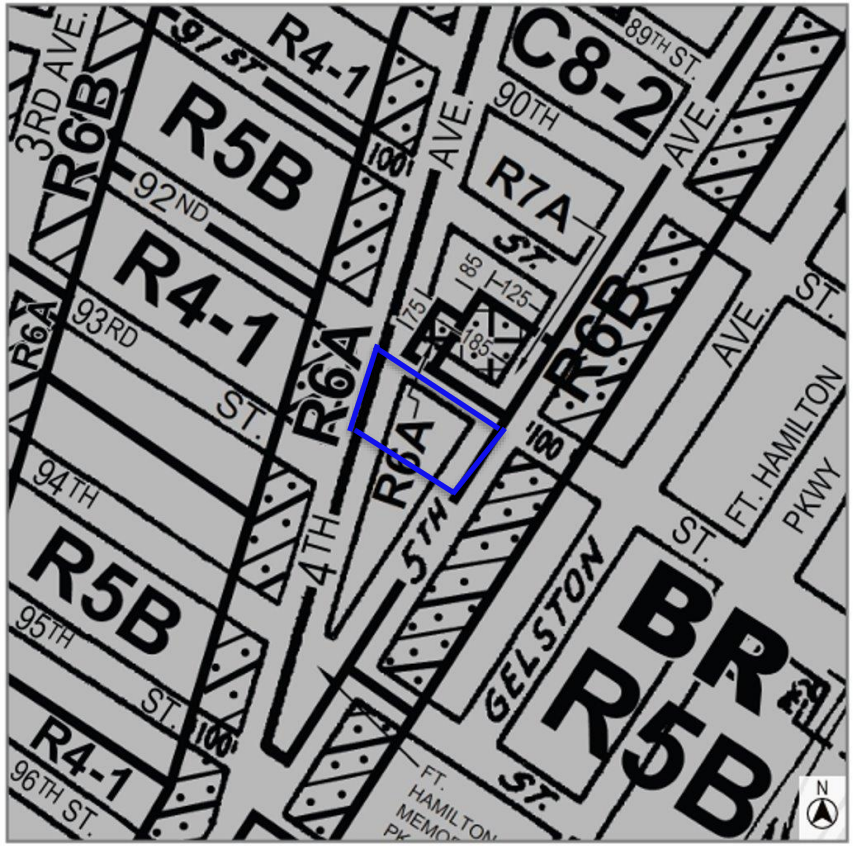
Project Location

- 9201 4th Avenue
- 92nd Street between 4th and 5th Avenue
- Brooklyn Community District 10
- City Council District 47 (Kayla Santosuosso)

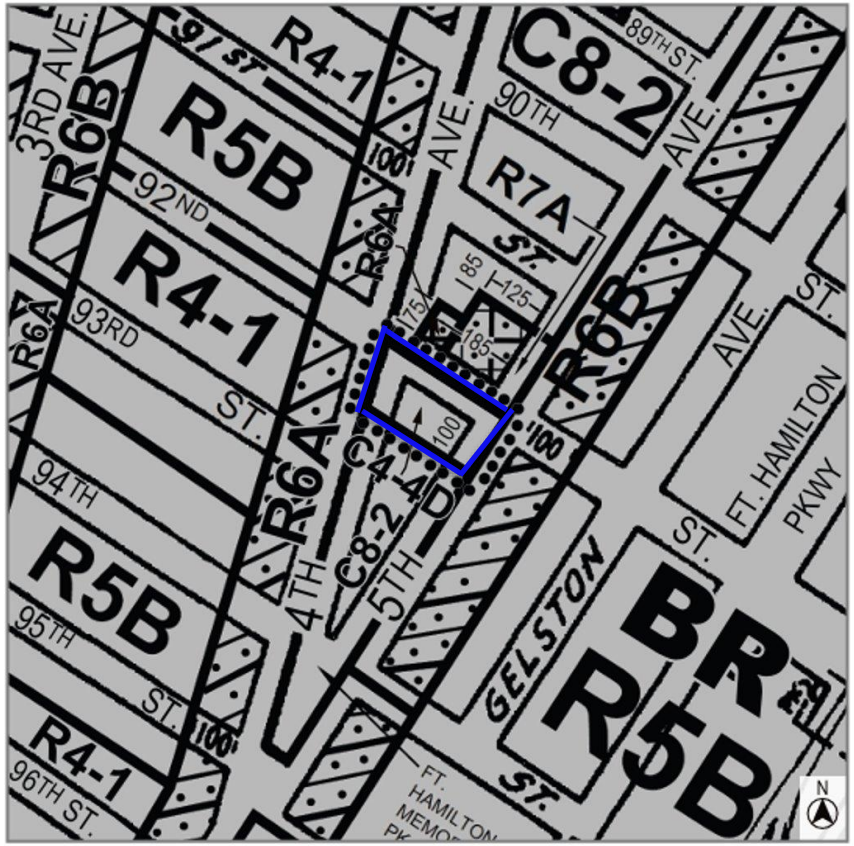


Proposed Actions (Zoning Map Amendment)

Zoning Change Map

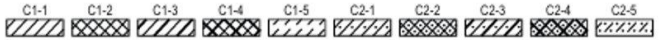


Current Zoning Map (22b)



Proposed Zoning Map (22b) - Area being rezoned is outlined with dotted lines

Rezoning from C8-2 (BR) to C4-4D (BR)



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.

Community Board 10 Recommendation

On January 20th, Brooklyn Community Board 10 voted 24-2-0 to approve this application.

NYC PLANNING

COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 9201 4th Ave Rezoning	
Applicant: 9201 LLC	**Applicant's Primary Contact**: Richard Lobel
Application #	**Borough**:
CEQR Number: 25DCP078K	**Validated Community Districts**: K10

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 24	**# Against:** 2	**# Abstaining:** 0	**Total members appointed to the board:** 26
Date of Vote: 1/20/2026 12:00 AM		**Vote Location**: 1030 86th Street	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 1/20/2026 7:00 PM	
Was a quorum present? Yes	*A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members*
Public Hearing Location:	Dyker Beach Golf Course Catering Hall, 1030 86th Street, Brooklyn NY 11228

CONSIDERATION: Recommendation to APPROVE the rezoning application Project ID - 2025K0219; ULURP Numbers C260048ZMK; N260049ZRK; CEQR: 25DCP078K for a zoning map amendment from C8-2 (BR) to C4-4D (BR) and zoning text amendment pursuant to Appendix F to facilitate a new eleven story, 129,222 sf, mixed use development, including 18,547 sf of commercial space and 97 dwelling units (with approximately 24 units being permanently income restricted) is being sought by private applicant, 9201 LLC at 9201 4th Avenue in Bay Ridge, CD 10, Brooklyn.

Recommendation submitted by	BK CB10	Date: 1/21/2026 12:40 PM

Borough President Recommendation

On February 11, 2026, the Borough President held a public hearing and recommended approval.

BOROUGH PRESIDENT RECOMMENDATION

NYC PLANNING

Project Name: 9201 4th Ave Rezoning	
Applicant: 9201 LLC	**Applicant's Administrator**: Richard Lobel
Application #	**Borough**: Brooklyn
CEQR Number: 25DCP078K	**Validated Community Districts**: K10

Docket Description:
IN THE MATTER OF an application submitted by 9201 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22b, by changing from a C8-2 District to a C4-4D District property bounded by 92nd Street, 5th Avenue, a line 100 feet southwesterly of 92nd Street, and 4th Avenue, as shown on a diagram (for illustrative purposes only) dated November 17, 2025, and subject to the conditions of CEQR Declaration E-873.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION: Please see attached memo for full comment.

Recommendation submitted by	BK BP	Date: 2/24/2026 12:22 PM

Summary

Actions Requested:

- Zoning Map Amendment to change C8-2 (BR) district to C4-4D (BR) district
- Zoning Text Amendment to map a MIH area coterminous with the rezoning area

Proposed Development:

- 11-story mixed-use building
- 110,657 sq ft residential, 18,547 sf commercial (7.2 FAR)
- 97 units (24 income-restricted)
- 52 subcellar- and cellar-level parking spaces



Renderings are illustrative and subject to change

Appendix