41 SUMMIT STREET

May 9, 2022

CPC Review Session | Pre-Hearing

Zoning Map Amendment from M1-1 to R6B

C 200317 ZMK



NYC PLANNING

Location

Applicant:
41 Summit Street, LLC

Location:
Columbia Street Waterfront, Brooklyn (CD 6)

Proposed Development
- New four-story, 5,000-square-foot residential building (four units)

Proposed Action:
- **Zoning Map Amendment** from M1-1 to R6B



Surrounding Area



Surrounding Area

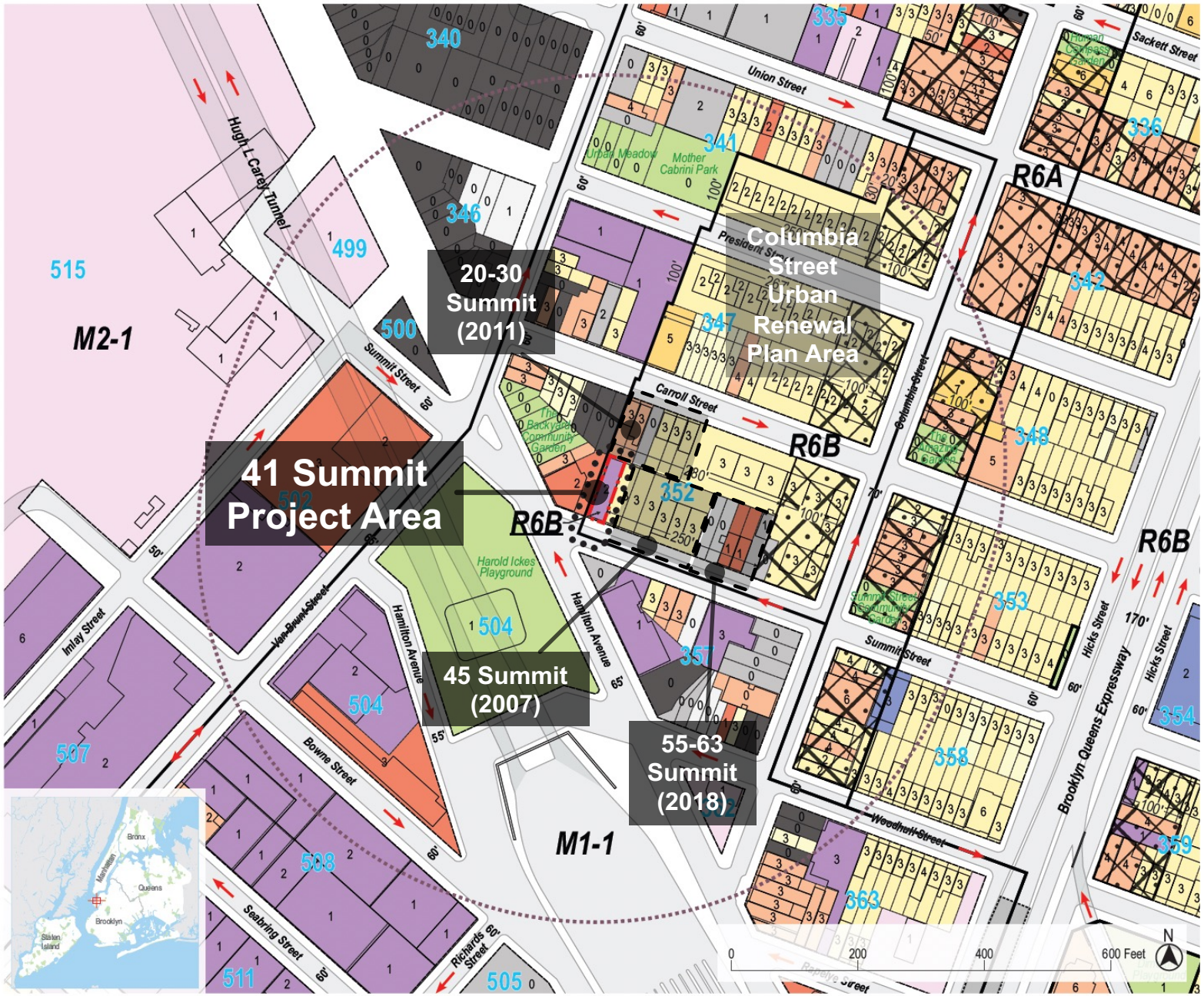
Project Information
- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

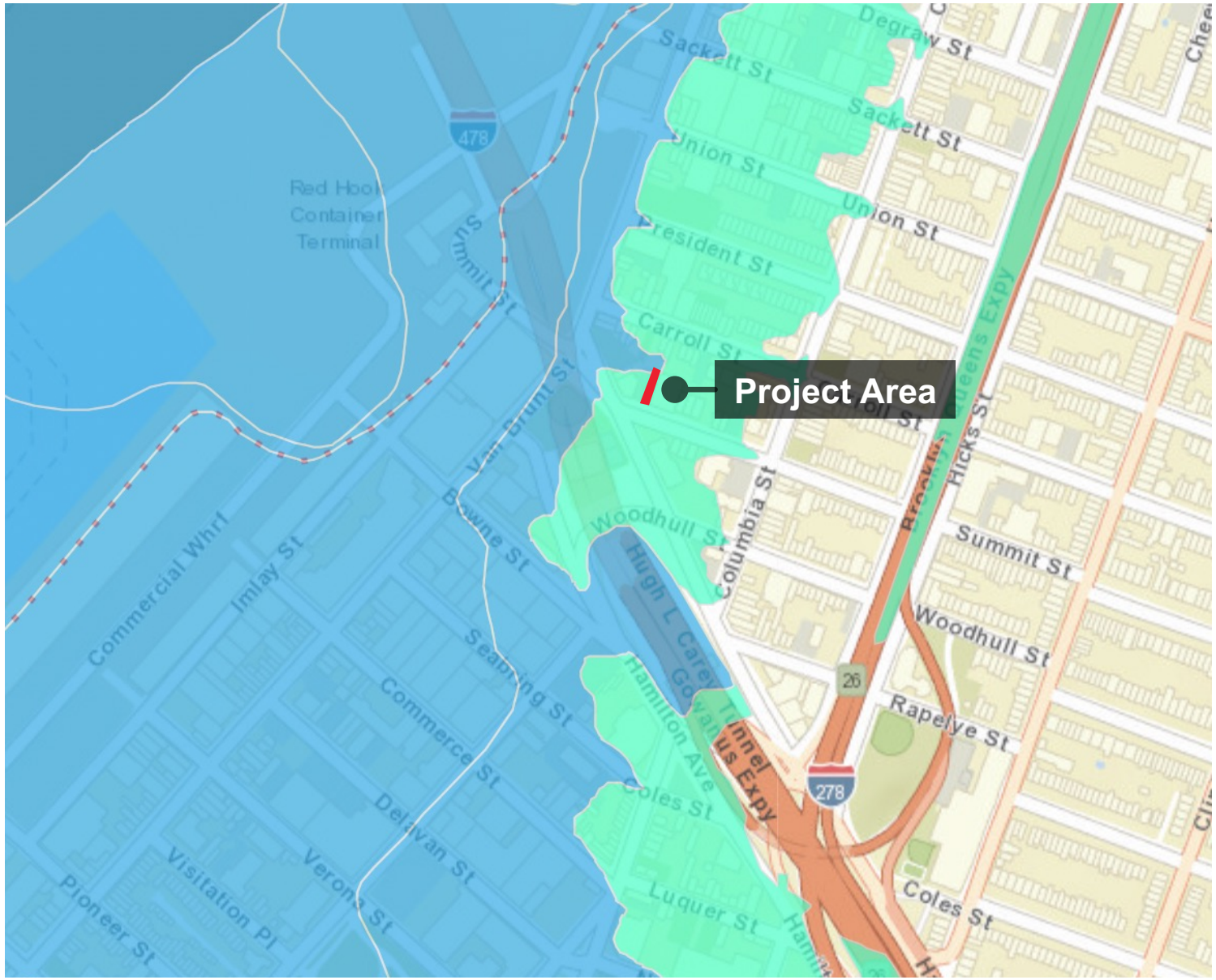
C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

- Subway Entries
- 5037 Block Numbers
- Roadway Underpass/Overpass
- 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



Flood Zone



Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone (1% annual chance floodplain)
- Shaded X Zone (0.2% annual chance floodplain)

Limit of Moderate Wave Action (LiMWA 2015 PFIRMs)

Project Area Photos



1 View of the Site facing northeast from the intersection of Hamilton Ave and Summit St



2 View of the Site's frontage facing Summit St



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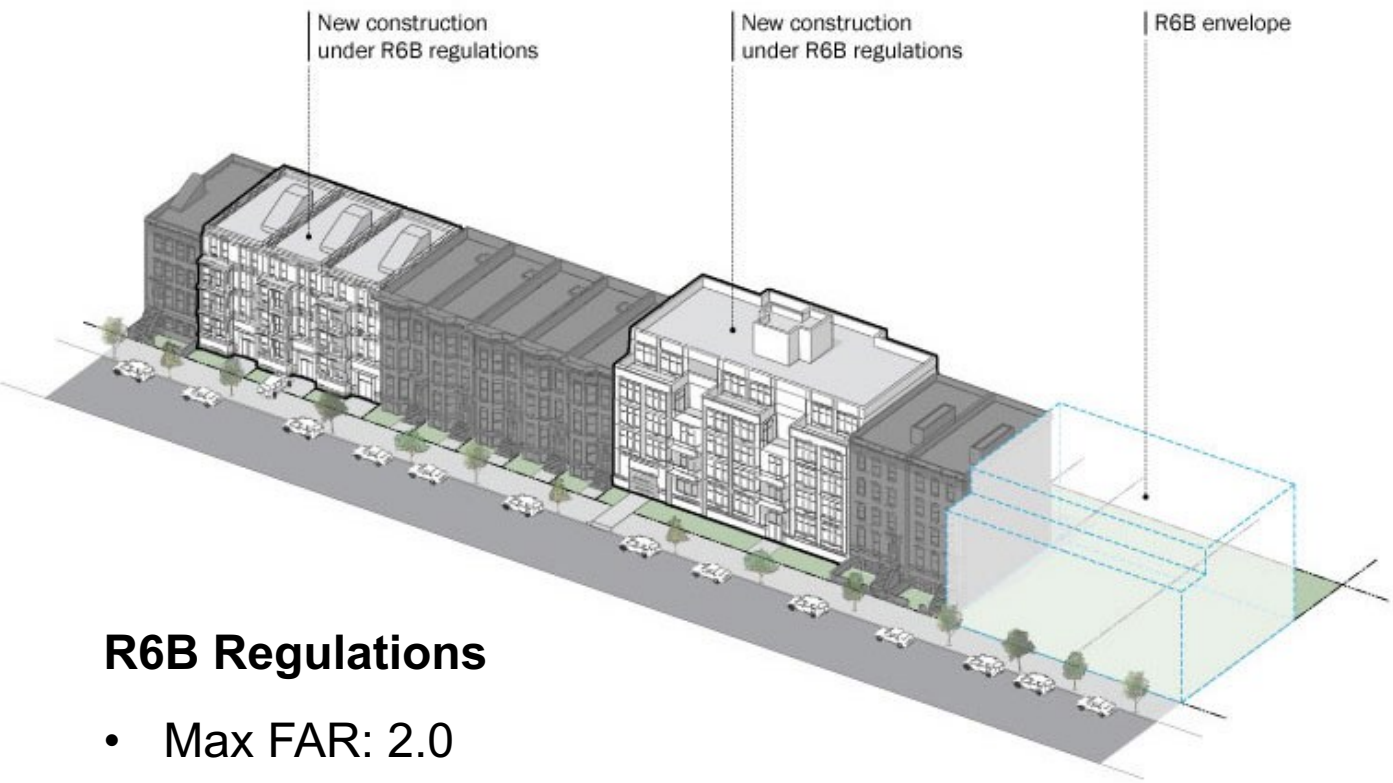
Proposed Development



Zoning Map Amendment



R6B Regulations

- Max FAR: 2.0
- Base height: 30-40 feet*
- Max Building Height: 50 feet*

*5 additional feet allowed with a Qualifying Ground Floor



Proposed Zoning Map (16a) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to R6B

Community Board and Borough President Review

Community Board 6

- **Approval** (no conditions) with a vote of 28 in favor, one in opposition and one abstention on March 9, 2022

Borough President Antonio Reynoso

- **Disapproval** (no conditions) on April 27, 2022

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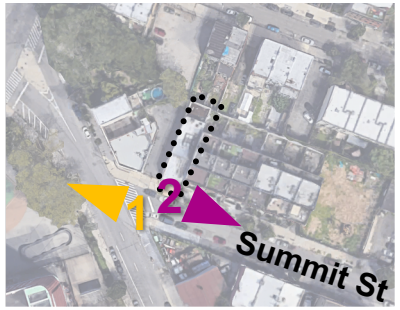
Project Area Photos



1 View of Summit Street facing northwest

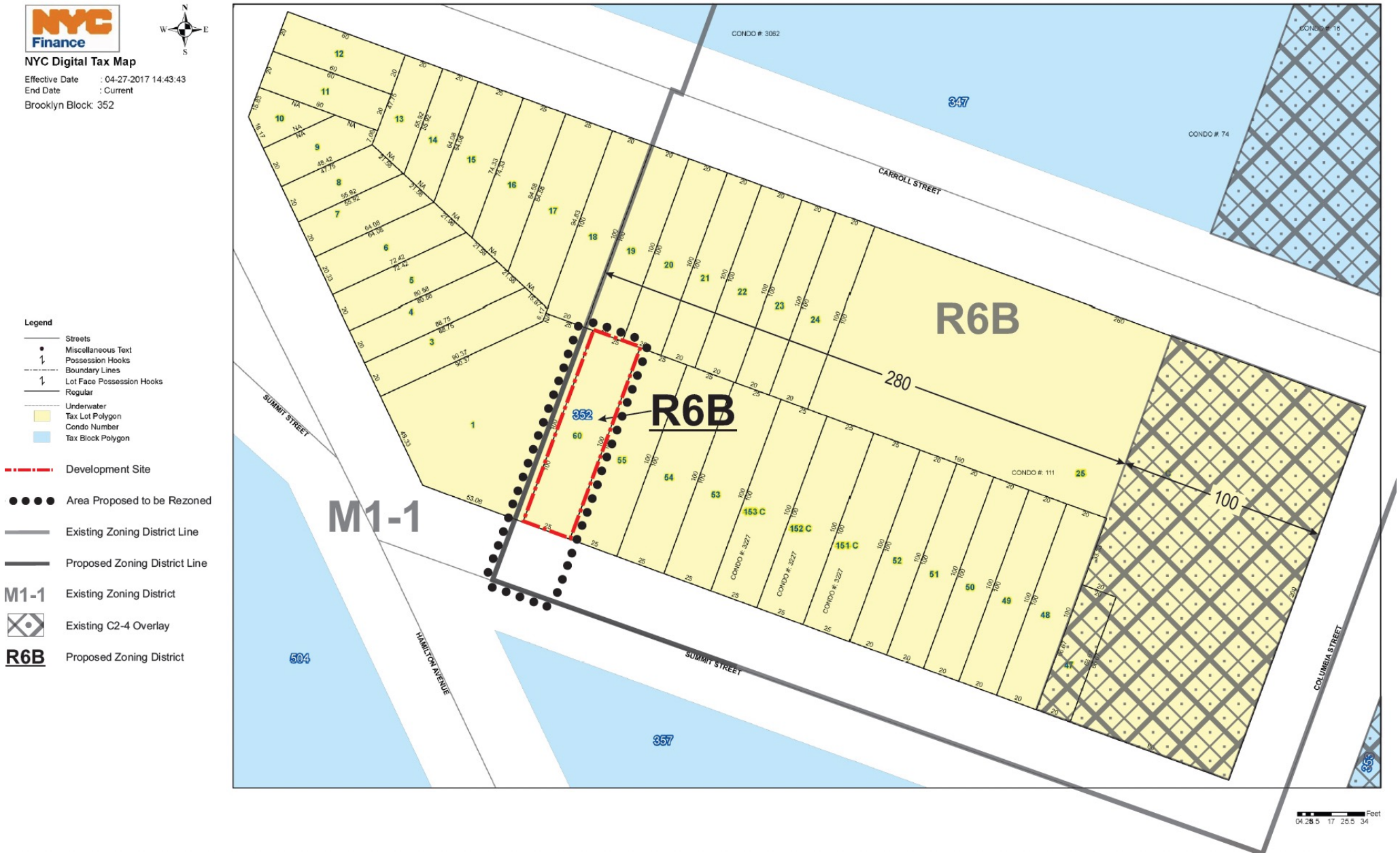


2 View of the sidewalk along the north side of Summit Street facing southeast

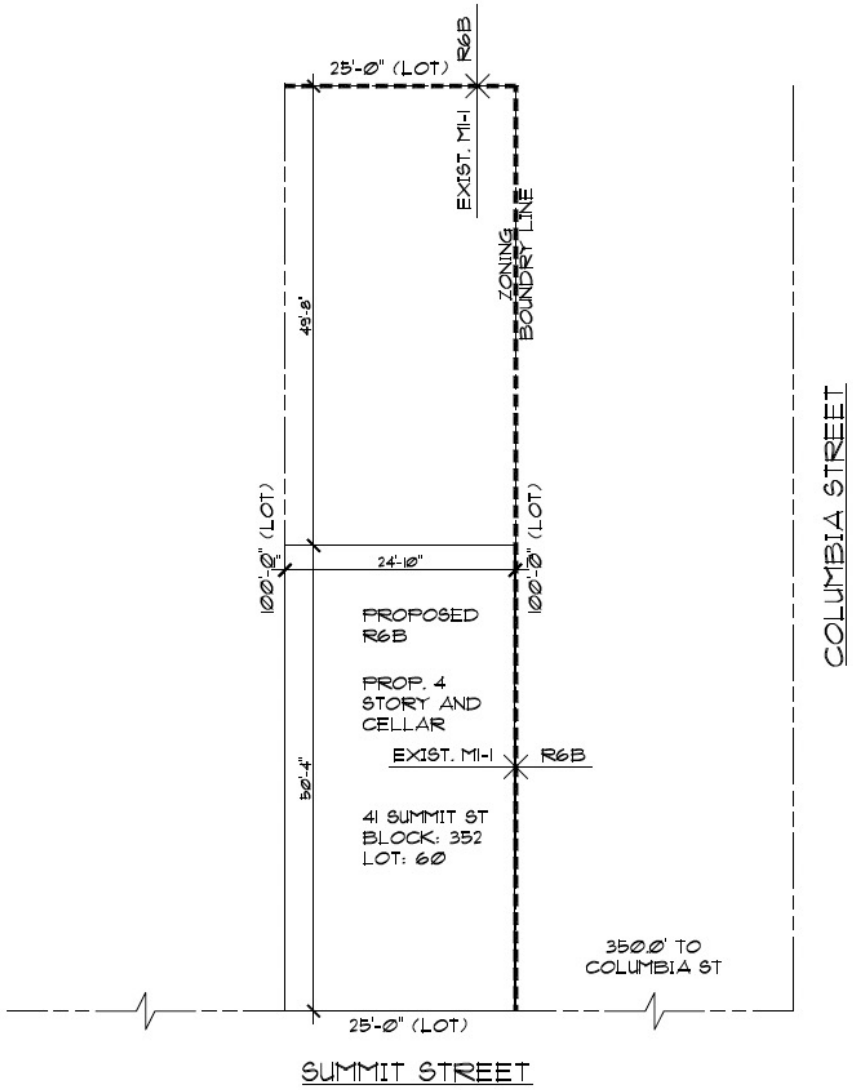


NYC PLANNING

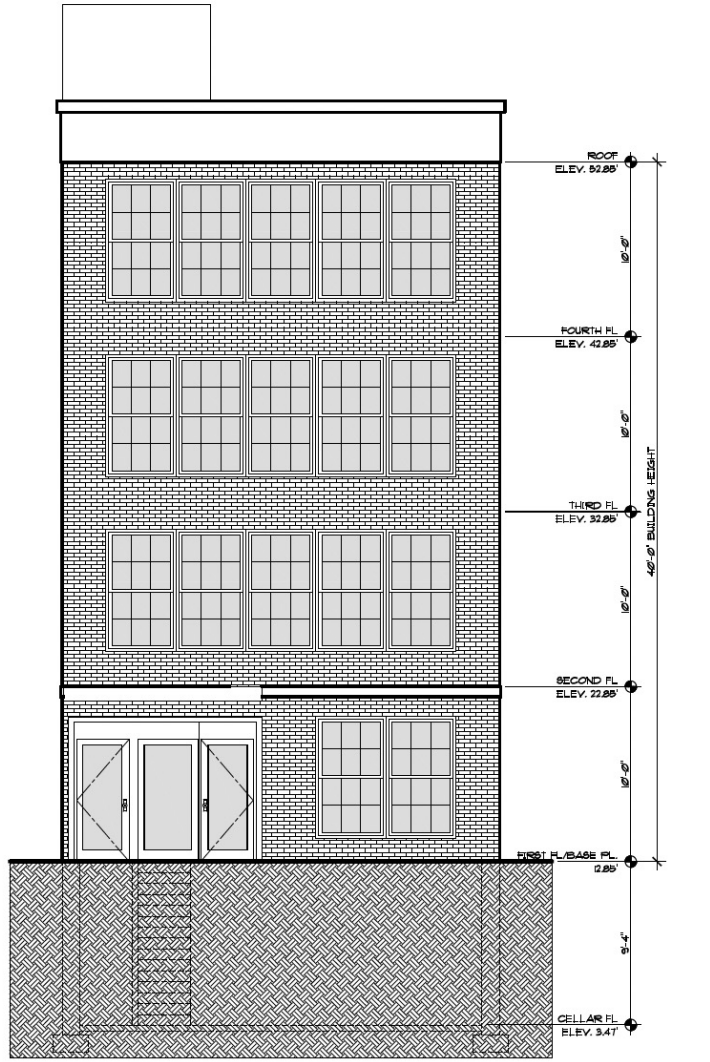
Tax Map


NYC Finance
NYC Digital Tax Map
Effective Date : 04-27-2017 14:43:43
End Date : Current
Brooklyn Block: 352
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
M1-1 Existing Zoning District
Existing C2-4 Overlay
R6B Proposed Zoning District
R6B
R6B
M1-1
280
100
352
CARROLL STREET
SUMMIT STREET
HAMILTON AVENUE
COLUMBIA STREET
CONDO #: 3062
CONDO #: 74
CONDO #: 111
CONDO #: 3227
347
504
357
Feet

Illustrative Drawings

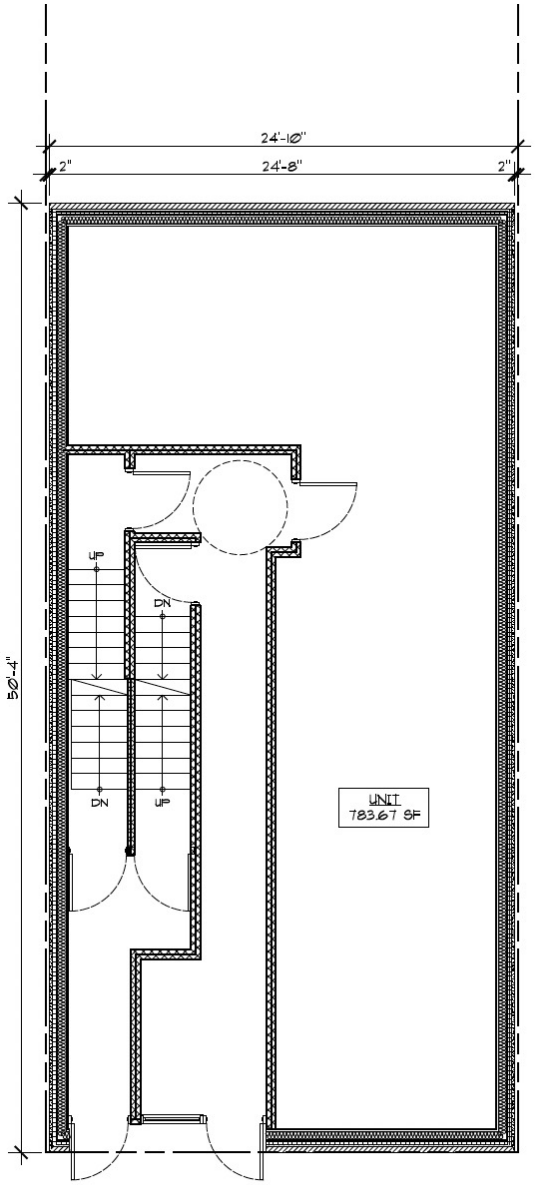


SITE PLAN - R6B



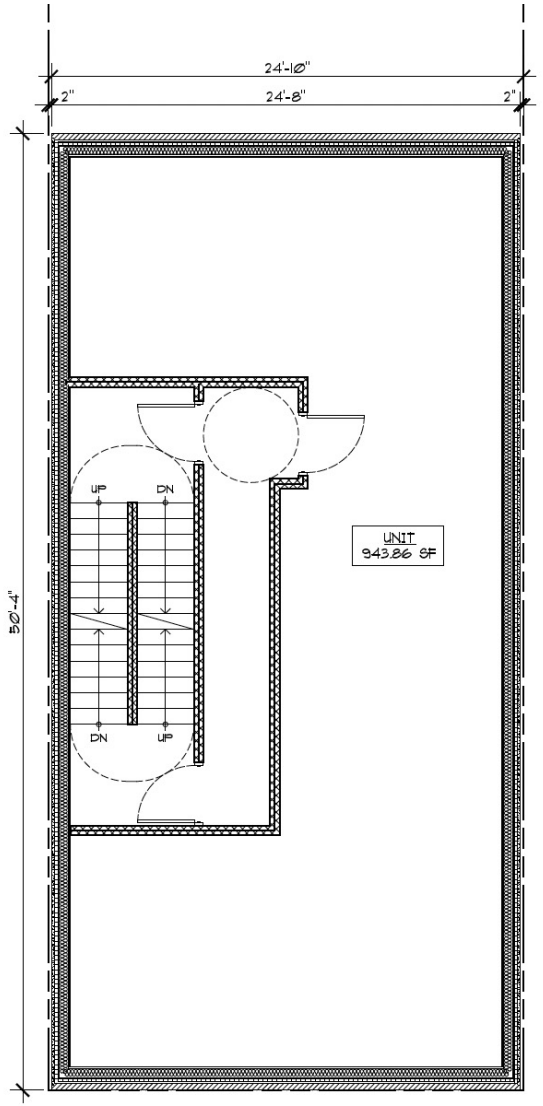
41 SUMMIT ST PROPOSED R6B FRONT ELEVATION

Illustrative Drawings



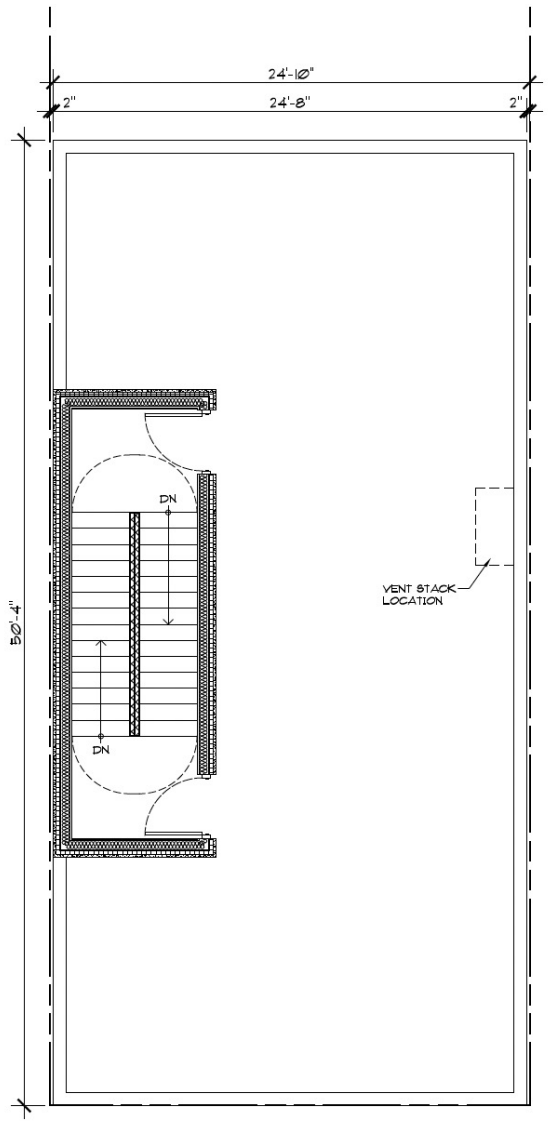
FIRST FLOOR PLAN

SCALE:3/16" = 1'-0"



TYPICAL 2ND - 4TH FLOOR PLAN

SCALE:3/16" = 1'-0"



ROOF PLAN

SCALE:3/16" = 1'-0"

41 Summit Street – Original 2018 Application

