BROOKLYN BOROUGH PRESIDENT
ANTONIO REYNOSO

UNIFORM LAND USE REVIEW PROCESS (ULURP) APPLICATION

ULURP NUMBER	C260238ZMK; N260239ZRK
PROJECT NAME	Fort Hamilton Mews Rezoning
APPLICANT TEAM	9305 5th Ave LLC
PROJECT BRIEF	A zoning map amendment from R6B/C2-3 (BR) and R5B (BR) to R7X/C2-4 (BR) and a zoning text amendment pursuant to Appendix F to map MIH to facilitate a new 11 story, 292 du mixed use development, including approximately 13,000 sf for commercial and community facility uses, is being sought by 9305 5th Ave LLC in Bay Ridge, CD 10, Brooklyn.
COMMUNITY DISTRICT	Brooklyn Community District 10
COUNCIL MEMBER	Council Member Kayla Santosuosso

BROOKLYN BOROUGH PRESIDENT'S RECOMMENDATION

DATE	June 22, 2026

☑ FAVORABLE	☐ UNFAVORABLE
☐ FAVORABLE WITH MODIFICATIONS / CONDITIONS	☐ UNFAVORABLE WITH MODIFICATIONS / CONDITIONS

Brooklyn Borough President Antonio Reynoso

RECOMMENDATION FOR

Fort Hamilton Mews Rezoning – ULURP # C260238ZMK; N260239ZRK

BE IT RESOLVED that the Brooklyn Borough President, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this application.

BE IT FURTHER RESOLVED that the Brooklyn Borough President recommends that this broader area, known as the Bay Ridge Triangle (bounded by 86th Street, 95th Street, 4th Avenue, and 5th Avenue), is a good candidate for a local, small area plan.

In New York City, too often we don't plan, we zone. In an ideal situation, neighborhoods that have historically been reluctant or slow to change who are willing to proactively plan for new density along transit should be given time and resources to help shape that future. In CB 10, along the Bay Ridge Triangle, there is demand for new approaches to zoning, as evident in the recently rezoning of 9201 4th Avenue and the Equitable Development Data Explorer's Displacement Risk Map—which identifies the area as having intermediate housing pressure and a smaller share of rent-stabilized housing compared to the city as a whole.

The Borough President recommends that the applicant earnestly participate in the broader conversation about the future of the corridor. To the degree practical, the applicant should coordinate with any ongoing planning related to setting community priorities and guidance for meeting housing needs, accommodating new growth, improving urban design, and informing a community-led rezoning.

There is an opportunity to mobilize this momentum to respond to an urgent need for how best to accommodate additional housing, particularly affordable housing in CB 10. Should that effort be targeted to provide real guidance on bulk and scale, this application, if the applicant meaningfully engages and works with the Council Member and CB10 to address concerns, could align on the existing timeline with progress on a broader community rezoning. The Borough President urges the applicant to negotiate with the Council Member and study alternative zoning approaches as discussed below.

The Borough President affirms that this corridor would benefit from a neighborhood planning discussion to better provide a framework to evaluate a beneficial and sustainable level of development for the neighborhood, in context with:

- Identification of CB 10 as a "bottom-twelve" neighborhood for affordable housing production;
- Upcoming release of a fair housing framework in Fall 2026 resulting from Local Law 167 of 2023;
- Alignment with CB 10's assessment within their FY 2027 District Needs Statement that while CD 10 has not seen a tremendous amount of new housing growth in recent years, the district does have growth potential. As acknowledged, Bay Ridge has several large soft sites for development including former places of worship, parking lots, and other underutilized spaces; however, isolated rezonings highlight the need for a comprehensive, citywide policy to maintain and create additional affordable housing units in every neighborhood; and

- Limited consideration of urban design guidelines for medium- and higher-density residential zones within the Special Bay Ridge District (BR)

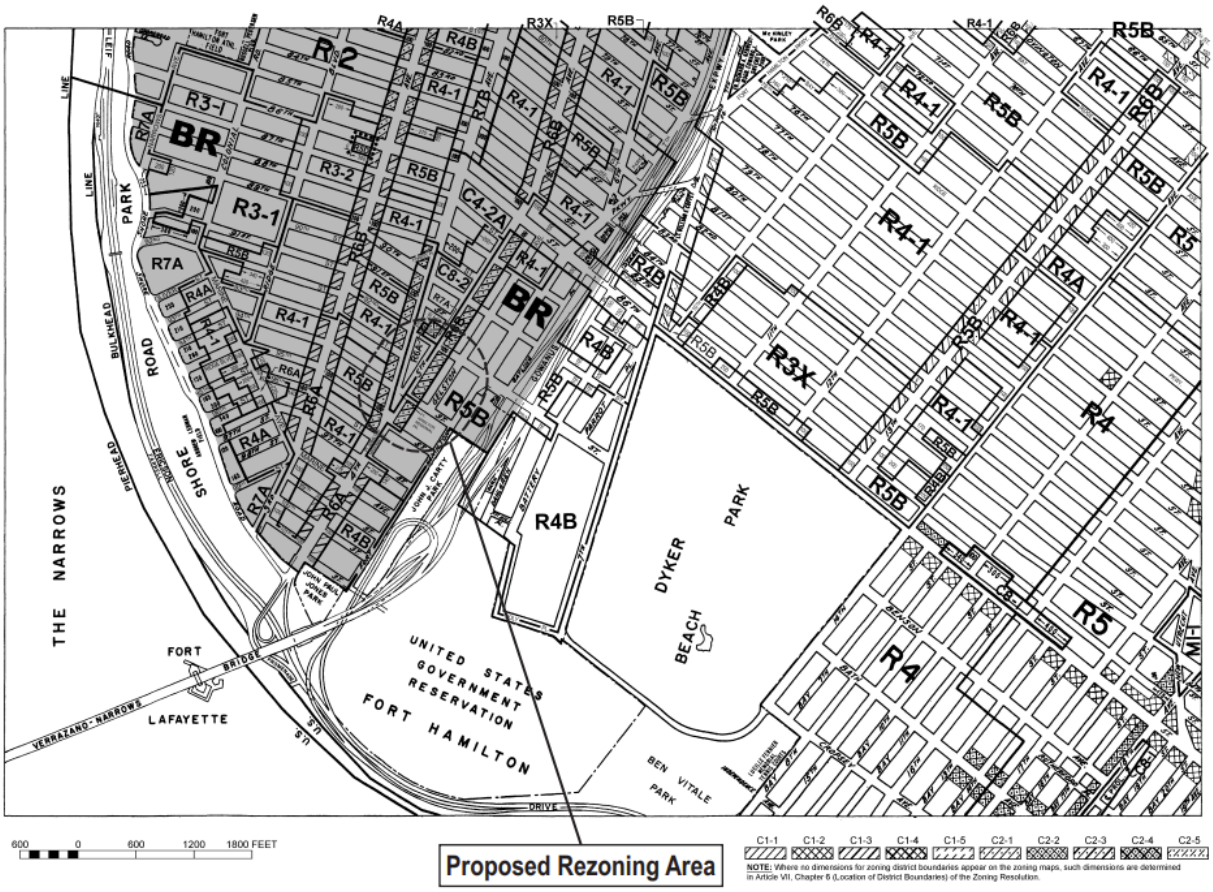
BE IT FURTHER RESOLVED that the Brooklyn Borough President recommends that the applicant study additional zoning and urban design approaches for the development to inform future neighborhood planning and respond to concerns raised about bulk and scale including:

- Evaluation of additional zoning designations (including R6A, R7A, R7D, and R8) to further illustrate tradeoffs between FAR, bulk, height, form, and unit production (including the number of affordable units)
- Evaluation of further modifications to building design to reduce perceived bulk:
    - Adjustments to lower street wall and base heights and increase the use of upper-level setbacks
    - Using additional building height to improve proportions of building design and reduce floor plates
- Evaluation of alternative building massing, including concentrating more height at the southwesterly corner of the site at the intersection of 5th Avenue and 94th Street
- Evaluation of further building articulation (massing, materiality, and rhythm) to visually break up the 300-foot linear frontage along the 5th Avenue façade

PROJECT DESCRIPTION

The Project Area is located at the intersection of 5th Avenue and 94th Street in the Bay Ridge neighborhood of Brooklyn, Community District 10, within the Special Bay Ridge District, and is currently occupied by a 12,880 square foot Staples office supply store with an accessory parking lot. The Special Bay Ridge District (BR), effective since 1978 and modified in 2005, was established pursuant to ZR Section 114-00 with the specific purpose to:

(1) preserve, protect and maintain the existing scale and character of the residential and commercial community,
(2) to encourage design of residential, commercial and community facility development which is in character with the neighborhood and surrounding community, and
(3) to promote the most desirable use of land in the area and thus to conserve the value of land and buildings, and thereby to protect the City's tax revenues.



The Development Site is located within an R6B/C2-3 zoning district that is mapped within 100 feet of the street line on the east side of 5th Avenue, from 95th Street to within 100 feet of 86th Street. R6B districts are medium density contextual residential districts which were designed to reflect the character and scale of old rowhouse districts, as seen in Brooklyn neighborhoods with brownstone buildings. These districts are often, but not exclusively, mapped along narrow streets.

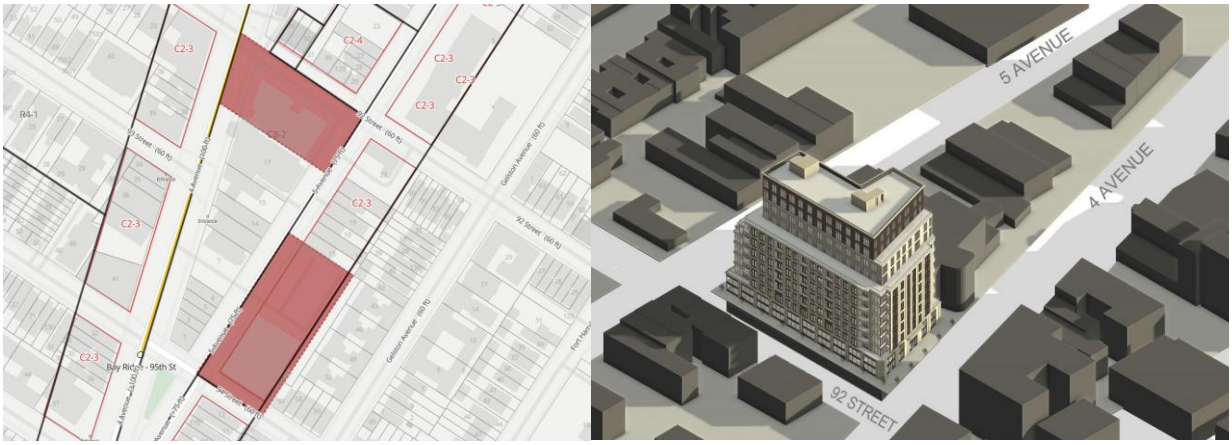
A portion of the Development Site, beyond 100 feet of 5th Avenue, is located in a large R5B zoning district that stretches from the centerline of the block between 97th and 98th Street to the centerline of the block between 86th and 87th Street, extending east, beyond the Gowanus Expressway. Another R5B zoning district is located beyond 100 feet west of 4th Avenue, south of the centerline between 93rd and 94th Streets and north of 92nd Street. The R5B district permits community facilities and detached and semi-detached residential buildings but is primarily a three-story rowhouse district.

A C8-2 zoning district is mapped over the entirety of the blocks between 4th and 5th Avenues, extending from 95th Street to 89th Street on 4th Avenue and 87th Street on 5th Avenue. C8-2 zoning districts bridge commercial, and manufacturing uses and provide heavy commercial and automotive uses that often require large amounts of land. Typical uses are automobile showrooms, repair shops, warehouses, gas stations, and car washes. Community facility uses are permitted, but residential uses are not, and

performance standards are imposed for some semi-industrial uses. In the Special Bay Ridge District, building heights may not exceed 70 feet and must include an upper-level setback after 60 ft base height along the street wall.

The proposed rezoning will facilitate the development of a new 11-story plus cellar, mixed-use commercial and residential building at the Development Site. The proposed building would have approximately 233,361 square feet of zoning floor area and an FAR of 5.996. The Proposed Development will consist of 220,151 square feet (5.657 FAR) of residential floor area, 12,093 square feet (.311 FAR) of commercial floor area, and 1,117 square feet (.029 FAR) of community facility floor area.

In total, 292 dwelling units would occupy 220,151 square feet of residential floor area. MIH Option 2 would require 30% of the units (88 units) to be marketed and leased to families earning at an average of less than 80% of AMI.



9201 4th Avenue Rezoning (located on the adjacent block to Fort Hamilton Mews) was adopted by City Council in May 2026.

COMMUNITY BOARD POSITION

Community Board 10 voted overwhelmingly (with three opposed) to disapprove the application with modifications on May 18, 2026. The CB suggested that the site instead be evaluated within the context of a broader neighborhood planning framework, with R6A identified for consideration as a more moderate and contextual starting point moving forward to be considered by the applicant.

The Land Use Committee noted that "the principal issue under consideration is not architectural aesthetics or future commercial tenants, but the zoning district itself and the long-term implications of permanently increasing allowable density and bulk on the site" and affirms that "the Committee's role is to evaluate rezonings based upon the needs and conditions of Community District 10, including infrastructure capacity, neighborhood character, quality of life, and cumulative impacts over time." CB 10's Land Use Committee characterized concerns identified through review to include:

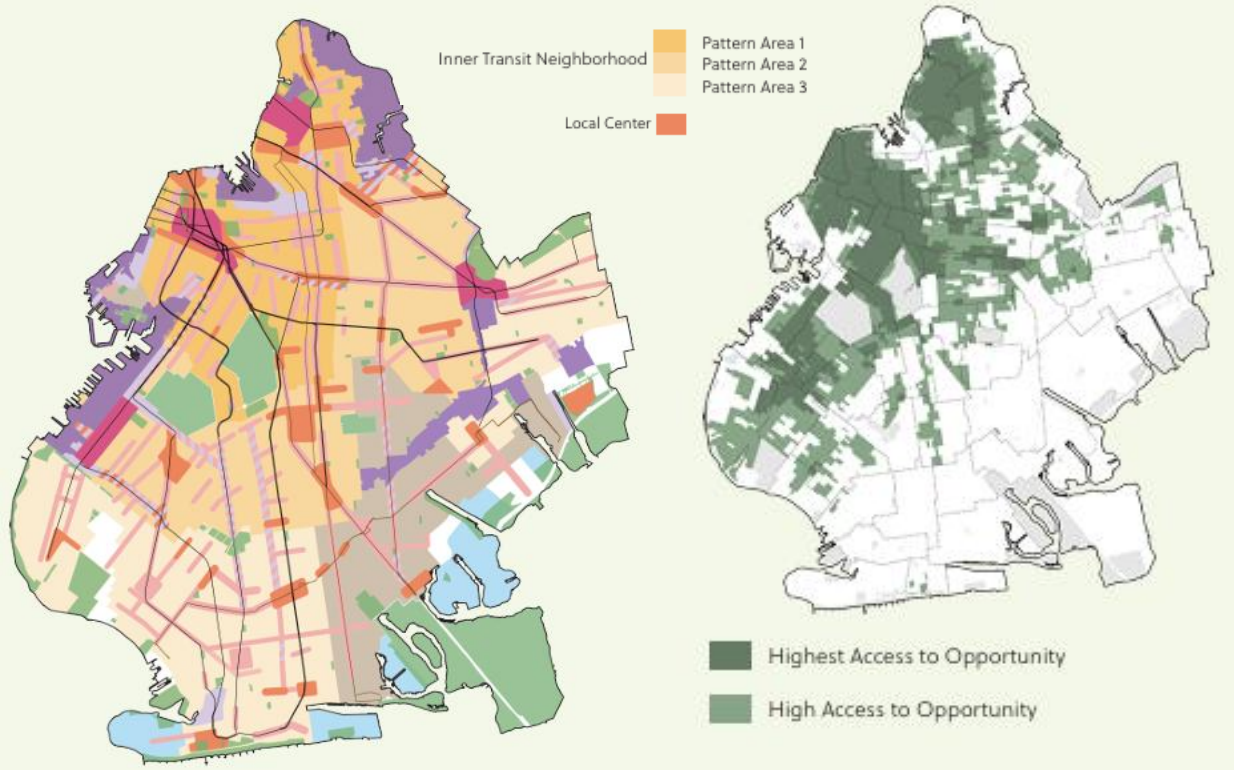
- the scale, height, density, and massing of the proposed R7X district and its compatibility with the surrounding neighborhood;
- the cumulative impact and long-term precedent repeated corridor rezonings could establish within Community District 10, particularly in areas south of 86th Street and within existing C-8 districts;
- traffic, parking, infrastructure, and flooding concerns associated with the proposed increase in density;
- concerns regarding environmental review and cumulative impacts;
- existing congestion near 5th Avenue and 92nd Street associated with bridge traffic, school operations, commercial activity, and surrounding arterial roadways;
- whether existing infrastructure could effectively accommodate additional density when current neighborhood conditions already strain local infrastructure;
- whether regional AMI formulas accurately reflect local income levels in the district;
- whether cumulative neighborhood impacts associated with repeated single-site rezonings are fully reflected under the current review framework; and
- exploration of intermediate zoning alternatives between R6B and R7X

BOROUGH PRESIDENT PUBLIC HEARING

The Borough President held a hearing on this item on Wednesday, June 10, 2026. Three members of the public provided testimony at the hearing, and the Borough President's Office received 35 written testimonies via email.

APPROVAL RATIONALE

Borough President Reynoso believes that the proposed actions are appropriate. The proposed actions would facilitate housing development in a Neighborhood Tabulation Area that is below the recommended density target identified in *The 2025 Comprehensive Plan for Brooklyn*. Further, the proposed actions are aligned with the Housing Element's Objective 3, Strategy 5: Plan around Local Centers.



The 2025 Plan's Urban Design Typology

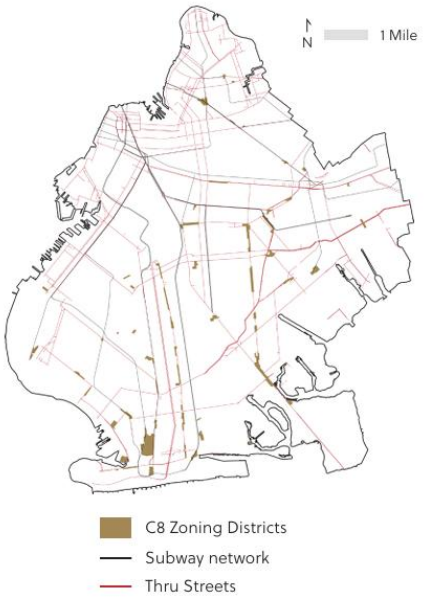
As identified within *the 2025 Plan's* Urban Design Typology, this area is designated as a local center, within Pattern Area 3. Local Centers are areas defined by medium-high TOD scores and represent bustling areas of activity that attract visitors from a wider area. Pattern Area 3 is the outermost, lowest-density part of the Inner Transit Zone, with the longest travel times to Manhattan and job centers. This includes significant transit hubs where several subway and bus services converge. Local Centers can also be anchored by major institutions such as hospitals and universities. They feature higher concentrations of retail and services typical C4 and C8 zoning districts.

The *2025 Plan's* Access to Opportunity Index provides a tool to define amenity-rich areas. While aggregating Access to Opportunity (ATO) at the NTA level provides a useful snapshot of neighborhood level trends, comparing the amenity-rich neighborhoods map and the ATO Index by census tracts reveals another case where using existing administrative and political boundaries can obscure disparate outcomes within a given geography. The Access to Opportunity Index helps pinpoint areas where housing growth has lagged despite strong access to jobs, transit, and essential services, revealing missed opportunities for equitable

development. While Brooklyn needs more housing in every neighborhood, it is crucial in high-access neighborhoods where additional residents can benefit from existing resources. At the Census Tract level, the Project Area is identified within the second-best grouping of scores for ATO, in High Access to Opportunity, alongside neighborhoods like Bed-Stuy, Crown Heights, and Ditmas Park.

The proposed R7X/C2-4 district is more appropriate for the area's adjacency to the subway, Select Bus Service to Staten Island, and the recent rezoning of 9201 4th Avenue. The proposed change away from an automotive C8 district is also aligned with the Jobs Element's Objective 4, Strategy 2: Retrofit C8 corridors near transit away from automotive uses. C8 districts are designed to facilitate automotive uses such as automotive repair, car dealerships, and carwashes that are incompatible with urban, walkable environments and transit-oriented development. While the proposed actions would allow a more appropriate mix of residential and commercial development, holistic and careful consideration is still needed to account for the functions and unique sector employment opportunities that C8 districts facilitate.

Guidelines for Additional Analysis + Future Planning



Borough President Reynoso calls on the Department of City Planning and City Council to undertake a more proactive approach to C8 zones near transit. The Borough President is supportive of community-based planning efforts to accommodate additional housing growth and advance neighborhood priorities. Such an effort should be responsive to targets identified within the upcoming Fair Housing Framework, to be released by HPD and DCP.

There is striking diversity among such districts in Brooklyn. For example, Coney Island Avenue is a dense, low-rise corridor with an eclectic mix of businesses—both automotive and not— alongside nonconforming and neighboring residential uses. Other C8 corridors, such as Empire Boulevard, are lower-density with less success cultivating automotive-oriented businesses and jobs. As such, there is no one-size-fits-all approach.

<u>Exploration of Zoning Text & Tools</u>

- **Exploration of Alternative Zones** | The applicant and subsequent planning study should evaluate additional zoning approaches for the corridor, including identifying areas where the greatest density should be encouraged. The existing zoning options within the zoning resolution provide generalized guidance on form as a function of the amount of Floor Area Ratio (FAR) allowed, the minimum and maximum base podium height, relationship to property line, and total building height. The following zones should be evaluated for their impact on unit production and urban design.

ZONE	R6A	R7A	R7D	R7X	R8A
Residential FAR	3.00	4.00	4.66	5.00	6.02
w/UAP	3.90	5.01	5.60	6.00	7.20
Base Height	40-65 ft	40-75 ft	60-85 ft	60-95 ft	60-95
w/UAP	75	85	95	105	105
Building Height	75	85	105	125	125
w/UAP	95 ft	115	125	145	145
Approx. Total Units (# Affordable)	190 (87 Affordable)	243 (73 Affordable)	272 (81 Affordable)	292 (88 Affordable)	350 (105 Affordable)

- **Exploration of Alternative Massing** | Bulk generally refers to the total volume or physical three-dimensional space that a structure occupies upon its lot. In architecture, this is also called building massing. Height is a factor of perceived bulk; however, a shorter building does not always translate into a less bulky building. It is important not to be too prescriptive in developing zoning regulations to allow for building flexibility and encourage good design. In some districts, sky exposure planes may be utilized to enhance views to key neighborhood anchors like visual landmarks.

- **Special Bay Ridge District** | A neighborhood planning effort should include in its scope guidance for a new sub-area as outlined by the Bay Ridge Triangle that provides guidance on urban design elements including building form, massing, and pedestrian level requirements.

- **Local Center Designation** | Alternatively, there could be an overlay developed for Local Centers, as outlined within the *2025 Plan*. In practice, when specialized zoning tools are developed in one area, they are often leaned on in future planning. This has been evident with regard to the "Gowanus Mix" for Mixed Use Manufacturing zones. Using a place designation within the land use code could allow for a more tailored approach to local zoning without the need for identifying additional special districts throughout the city.

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