

# 1571 McDonald Avenue Rezoning

ULURP No. 210230, 210231  
New York City Council  
Subcommittee on Zoning and Franchises  
October 25, 2022

## Team

**Developer**  
1571 Development, LLC

**Architect**  
Zproekt Architecture

**Land Use Counsel**  
Cozen O'Connor

**Environmental Consultant**  
Environmental Studies Corp.

If you are a member of the public who wishes to testify, please register on the City Council Website at [council.nyc.gov](https://council.nyc.gov). Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.



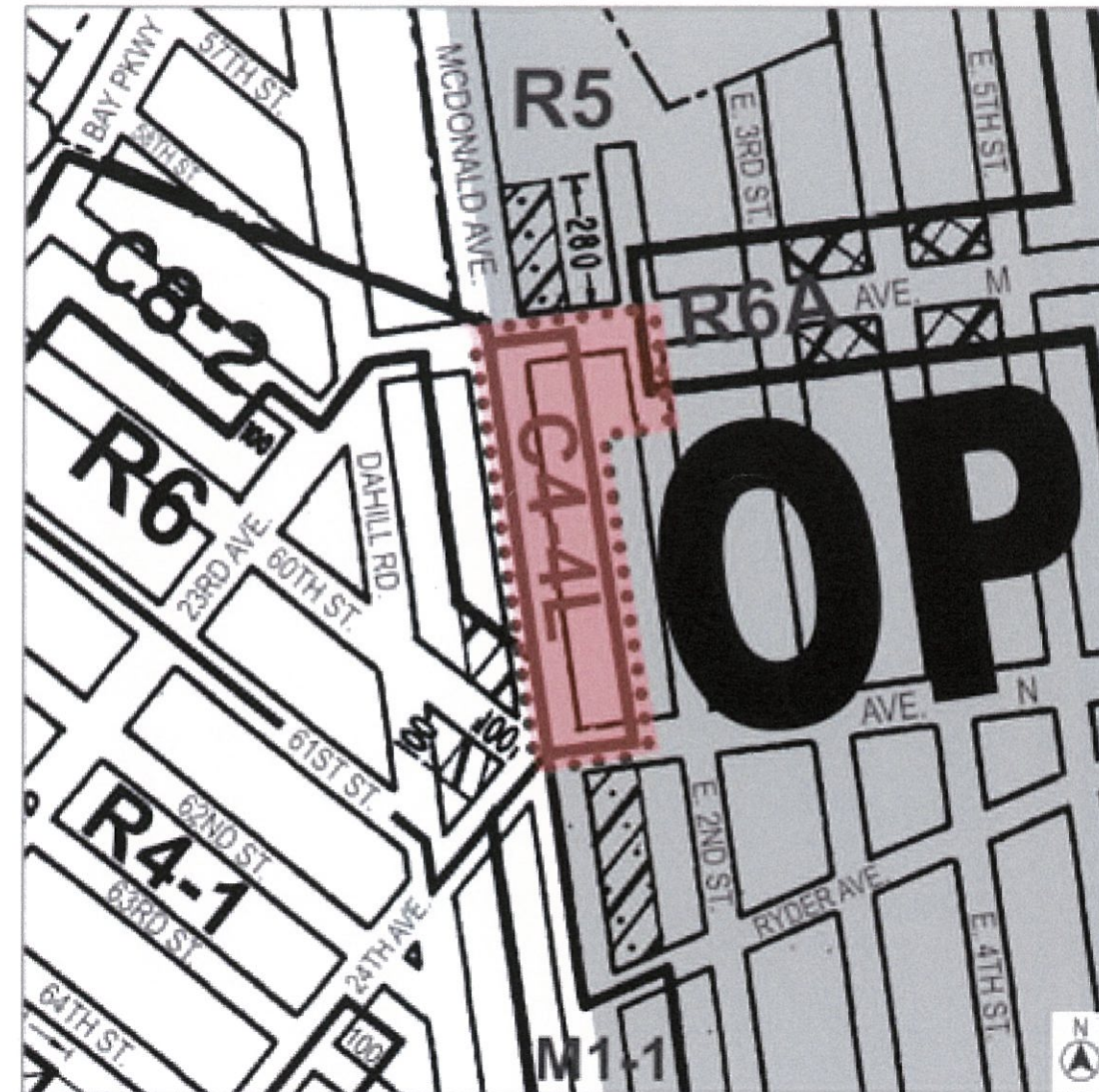
# 1571 McDonald Avenue



# Proposed Rezoning



Current Zoning Map (22d)



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

Rezoning from R5/C2-3 to C4-4L (OP)

Rezoning from R5/C2-3 to R5 (OP)



NOTE: Where no dimensions for zoning district boundaries appear on the zoning map, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution

# Rezoning Area

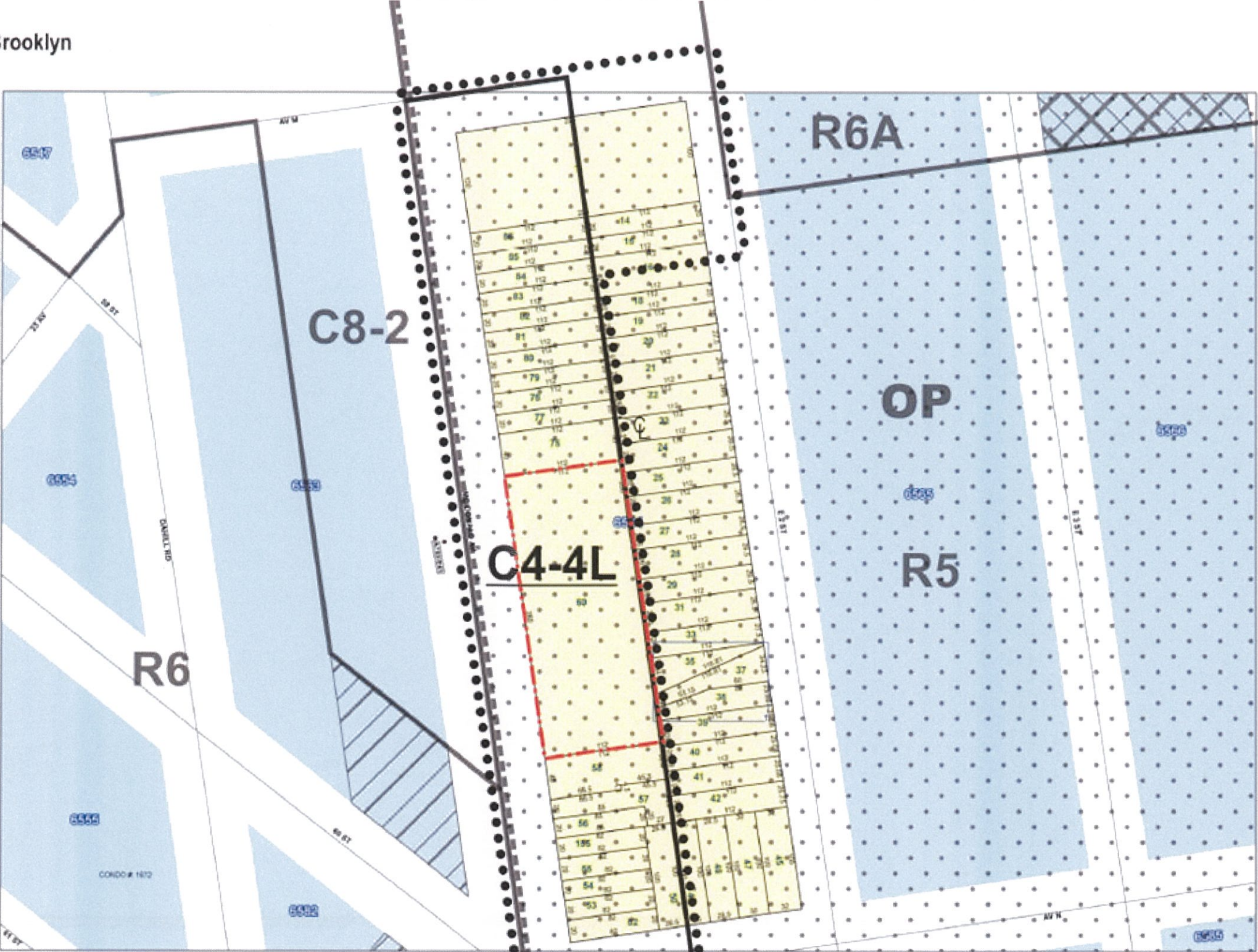
1571 McDonald Avenue, Brooklyn



NYC Digital Tax Map  
 Effective Date: 12-07-2008 09:16:48  
 End Date: Current  
 Brooklyn Block: 6564



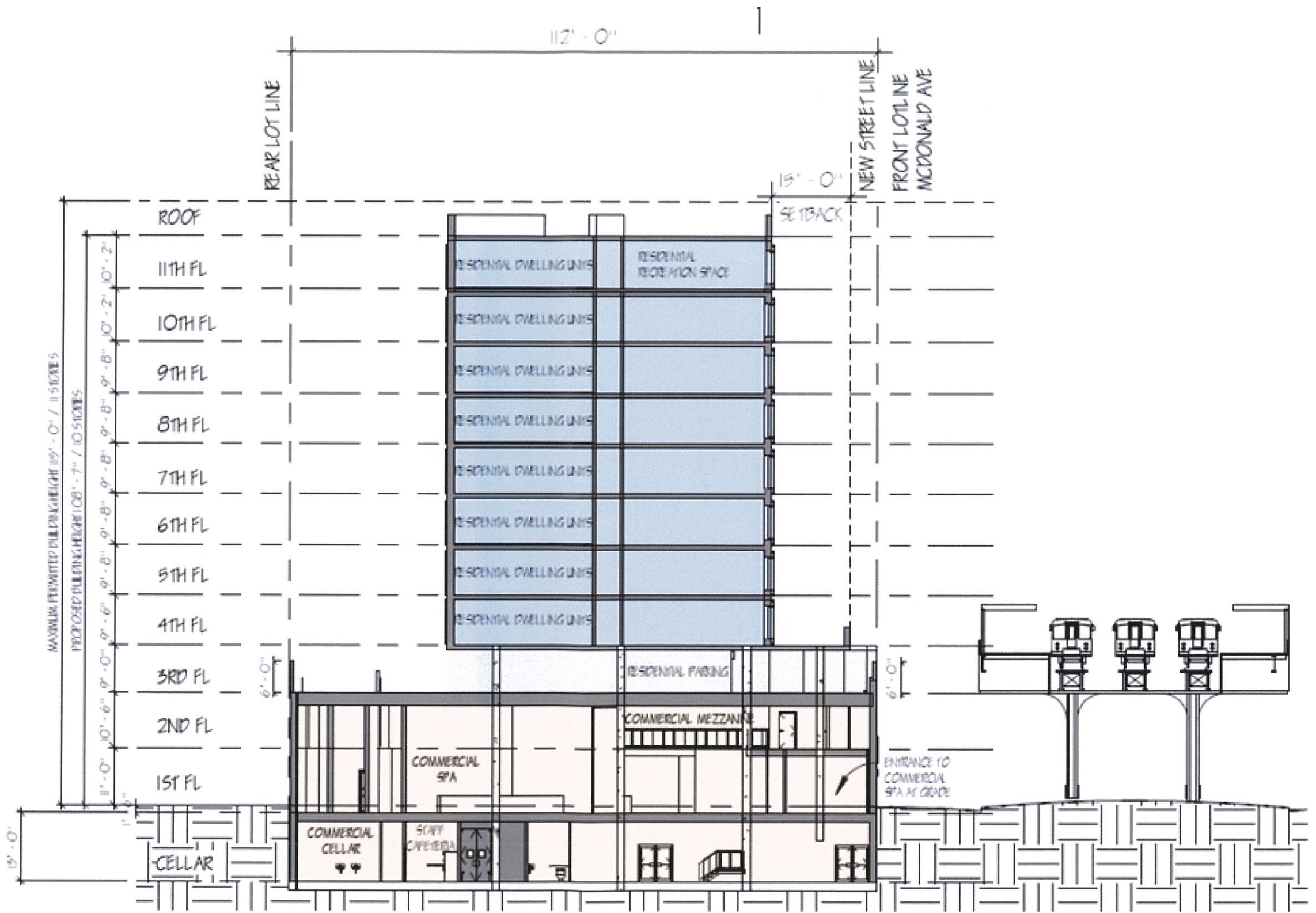
- Legend**
- Streets
  - Miscellaneous Text
  - Possession Hooks
  - Boundary Lines
  - Lot Face Possession Hooks
  - Regular
  - Underwater
  - Tax Lot Polygon
  - Condo Number
  - Tax Block Polygon
  - - - - - Development Site
  - Area Proposed to be Rezoned
  - Existing Zoning District Line
  - Proposed Zoning District Line
  - Existing Special Purpose District
  - OP** Existing Special Purpose District
  - R7A** Existing Zoning District
  - Existing C1-3 Overlay
  - Existing C1-4 Overlay
  - C4-4L** Proposed Zoning District



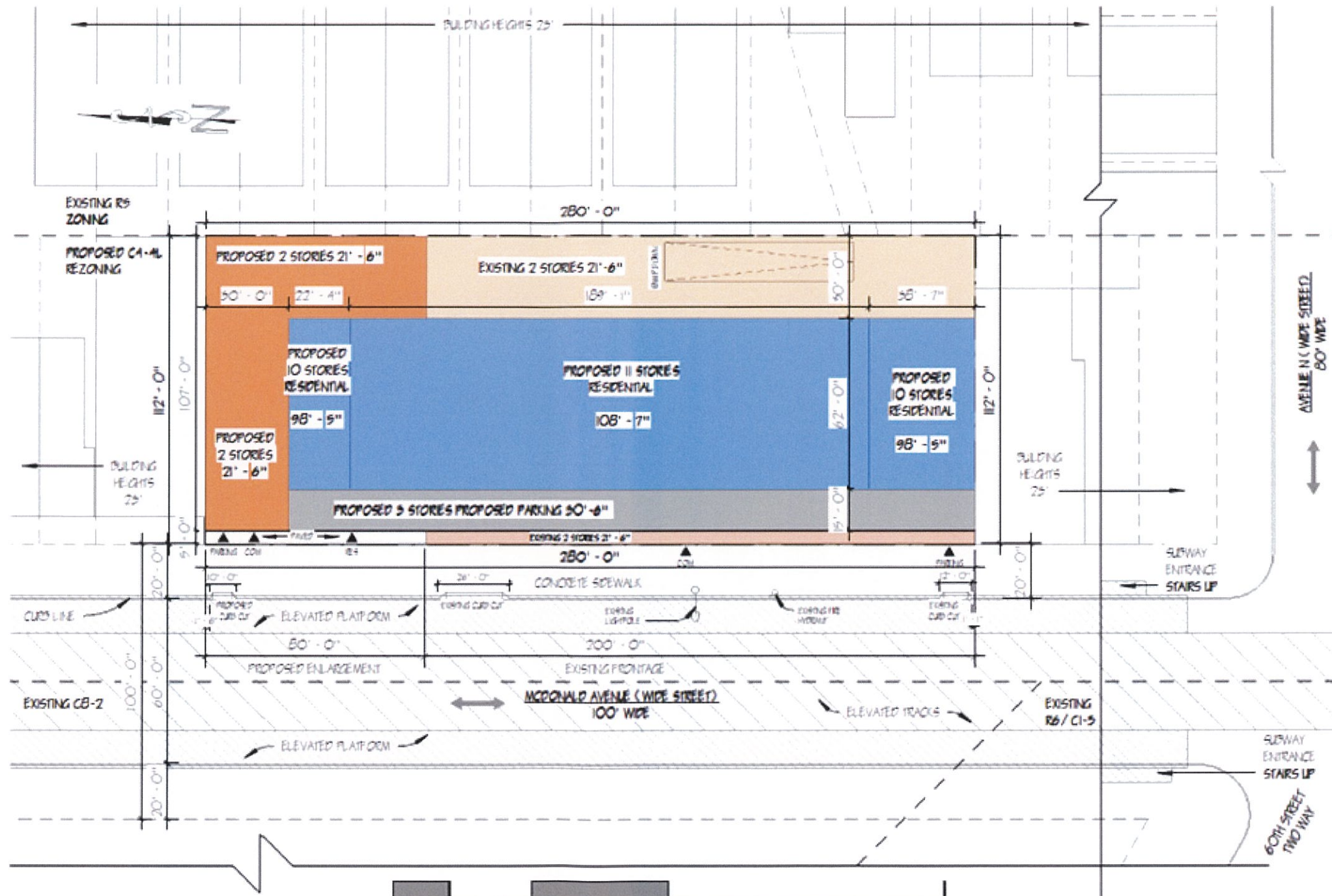
# World Spa



# Building Section



# Proposed Site Plan



## LEGEND

ZONING LOT LINE DEVELOPMENT SITE & TAX LOT	11 STORES	5 STORES	ELEVATED PLATFORM	BUILDING ENTRANCE
DISTRICT BOUNDARY	10 STORES	2 STORES	ELEVATED TRACKS	LIGHT POLE
ADJ. TAX LOTS	EX 2 STORES	7 ADJACENT BUILDINGS		FIRE HYDRANT

SITE PLAN FOR PROPOSED DEVELOPMENT ARE FOR ILLUSTRATIVE PURPOSES ONLY.

NOTE: APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

# **EAS: No Significant Adverse Impacts**

## Technical Analyses:

- Land Use, Zoning & Public Policy
- Open Space
- Shadows
- Historic & Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Transportation
- Air Quality
- Noise
- Neighborhood Character

Screened out of all other categories



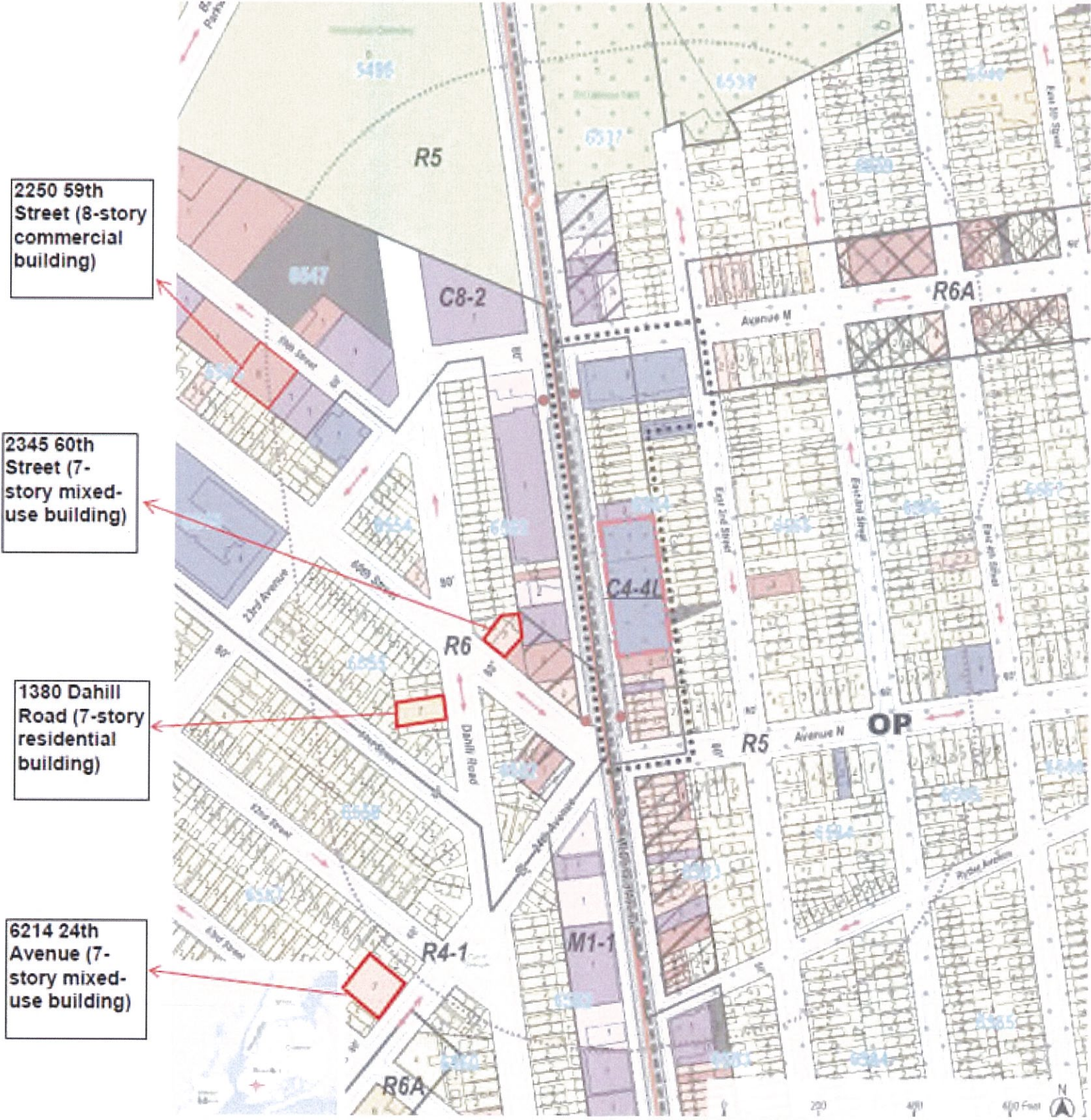
# Illustrative Rendering



# Need for Housing

- According to the 2017 Furman Center Report, the “State of New York City’s Housing and Neighborhoods in 2017,” BK CB 12, Borough Park, has the third highest severe crowding rate in NYC.
- Community Board 12’s Statement of Needs provides that “families in this district have many children and need housing to accommodate their large families at an affordable rate”
- Approximately 37 MIH affordable units, affordable at an average 80% AMI.
  - Large two and three bedroom units
  - *Maximum* rents (including utilities) at 80% AMI:
    - Two bedroom: \$2,402
    - Three bedroom: \$2,775

# Nearby High-Rise Buildings



# Recent CD44 Rezoning

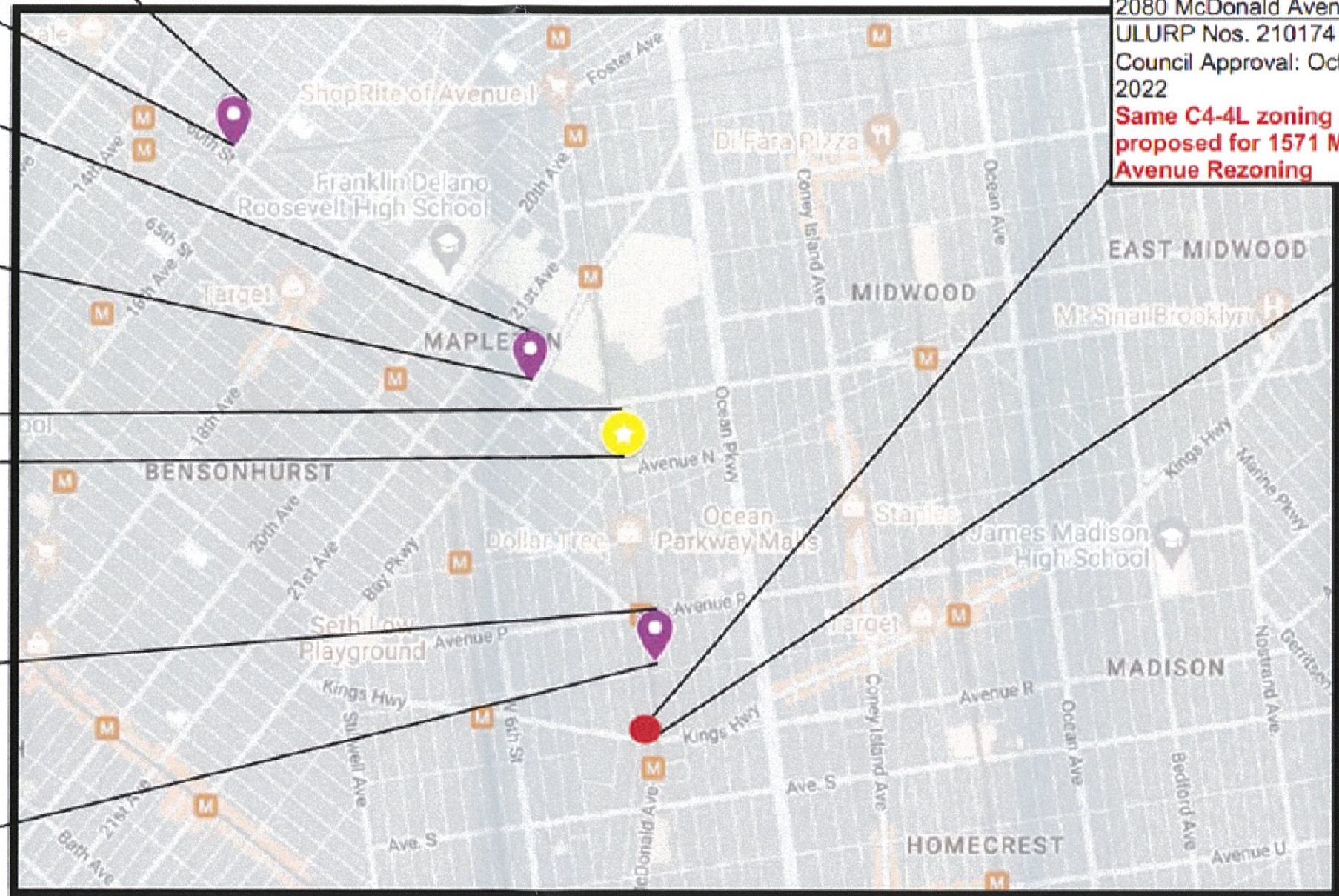
**1501-1555 60th Street Rezoning**  
 ULURP Nos. 200086, 200087  
 Council Approval: January 6, 2021  
 Maximum height in approved zoning district: **95 feet/9 stories**

**5914-5920 Bay Parkway Rezoning**  
 ULURP Nos. 190377, 190378  
 Council Approval: October 15, 2020  
 Maximum height in approved zoning district: **115 feet/11 stories**

**1571 McDonald Avenue**

**1881-1883 McDonald Avenue Rezoning**  
 ULURP Nos. 180029, 180030  
 Council Approval: September 26, 2018  
 Maximum height in approved zoning district: **95 feet/9 stories**

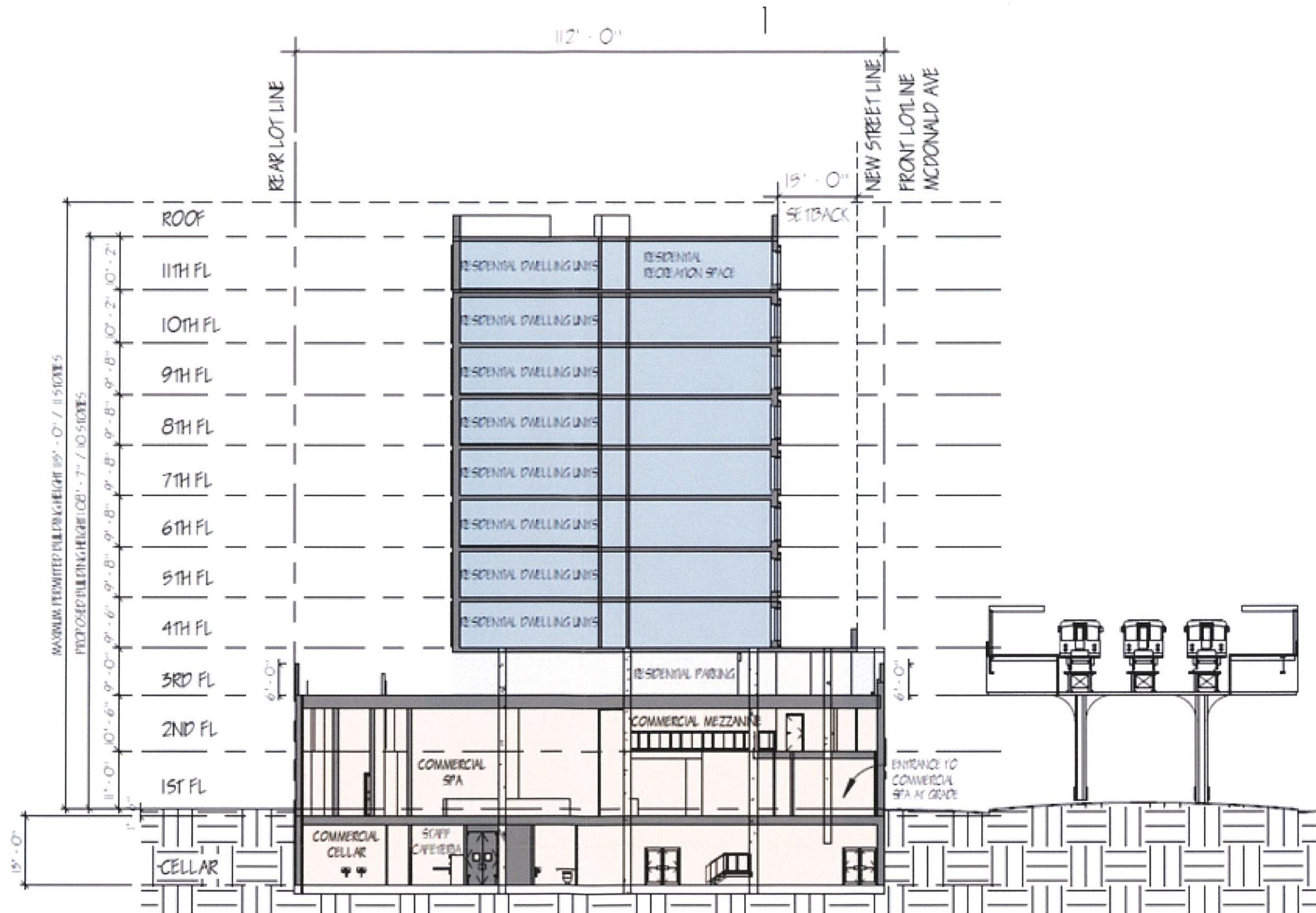
**2080 McDonald Avenue Rezoning**  
 ULURP Nos. 210174 and 210175  
 Council Approval: October 12, 2022  
 Same C4-4L zoning district as proposed for 1571 McDonald Avenue Rezoning



# Response to CB Feedback

	Previous Design	New Design
Height	11 stories (108 feet)	9 stories (88 feet 3 inches)
Dwelling Units	104	84
Affordable Dwelling Units (MIH Option 2)	37 (approximately)	25 (approximately)
Dwelling Unit Mix	2 and 3 Bedrooms	2, 3 and 4 Bedrooms
Parking Spaces	72	121 (attended parking)
Commercial Floor Area	27,712 square feet	23,950 square feet
Residential Floor Area	116,000 square feet	106,171 square feet
Total Floor Area	143,712 square feet	130,121 square feet

# Questions?



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Sergoy Rybak  
Address: 227 Sea Breeze Ave, 11224  
I represent: 1571 Development, LLC.  
Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 1571 MacDonay  
 in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Kon Fisher  
Address: 3 World T. Avocetor / Grand Conno  
I represent: Applicant  
Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor     in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Mark Ziegler  
Address: 1571 McDonald Ave Bk.  
I represent: 1571 Development LLC  
Address: 1571 McDonald Ave Bk.

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: IGOR ZASLAUSKIY

Address: 1571 McDonald Avenue Brooklyn

I represent: 1571 McDonald Avenue Brooklyn

Address: 1571 McDonald Avenue Brooklyn

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition 1571 McDonald

Date: 10.25.22

(PLEASE PRINT)

Name: Rachel Scott

Address: \_\_\_\_\_

I represent: applicant

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms