

236 Gold Street Rezoning

ULURP Nos.: C250030 ZMK, and N250032 ZRK

New York City Council

Subcommittee of Zoning and Franchises

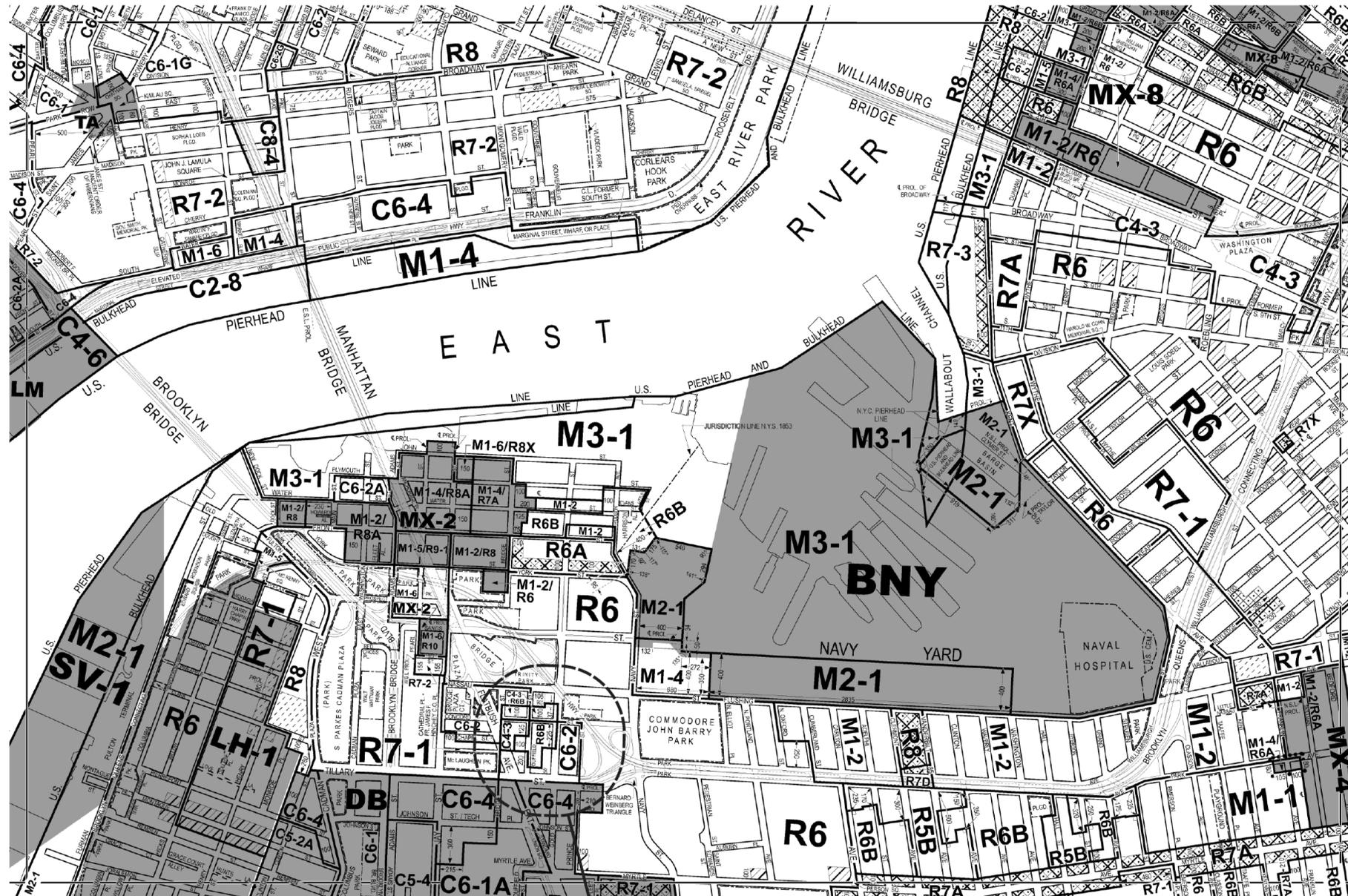
July 8, 2025



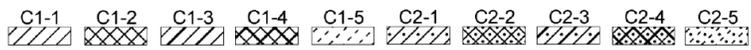
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Project Description

- The applicant, 236 Gold LLC, proposes the following land use actions:
 - a zoning map amendment to rezone Block 121, Lots 33, 35, 36, and 37 and p/o 7501, 17, 16, 15, and 14 (the “Project Area”) from an R6B zoning district to a C6-2A zoning district; and
 - a zoning text amendment to Zoning Resolution Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Brooklyn Community District 2 to establish an MIH Area coterminous with the Project Area with MIH Options 1 and 2.
- The proposed actions would facilitate the development of a new fourteen-story, approximately 79,482 square foot (7.19 FAR) mixed-use residential and commercial building at 236-244 Gold Street. The proposed development would provide approximately 114 dwelling units of which approximately 29 dwelling units would be permanently affordable pursuant to MIH Option 1.



Proposed Project Area



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.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

02-02-2023 C 210332 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

12a	12c	13a
12b	12d	13b
16a	16c	17a

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ZONING MAP 12d

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



NYC Digital Tax Map

Effective Date : 02-08-2023 16:04:23

End Date : Current

Brooklyn Block: 121



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

R6B Existing Zoning District

C6-2A Proposed Zoning District



C6-1A DB

C6-4

236 Gold Street, Brooklyn

Area Map

Block: 121, Lots: 33, 35, 36 & 37

Project Information

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

Existing Commercial Overlays & Zoning Districts

- | | | | |
|---|---|---|-------------------|
|  |  |  | Zoning Districts |
|  |  |  | Special Districts |
|  |  | | |
|  |  | | |
|  |  | | |

 Elevated Rail Structure / Roadway Overpass

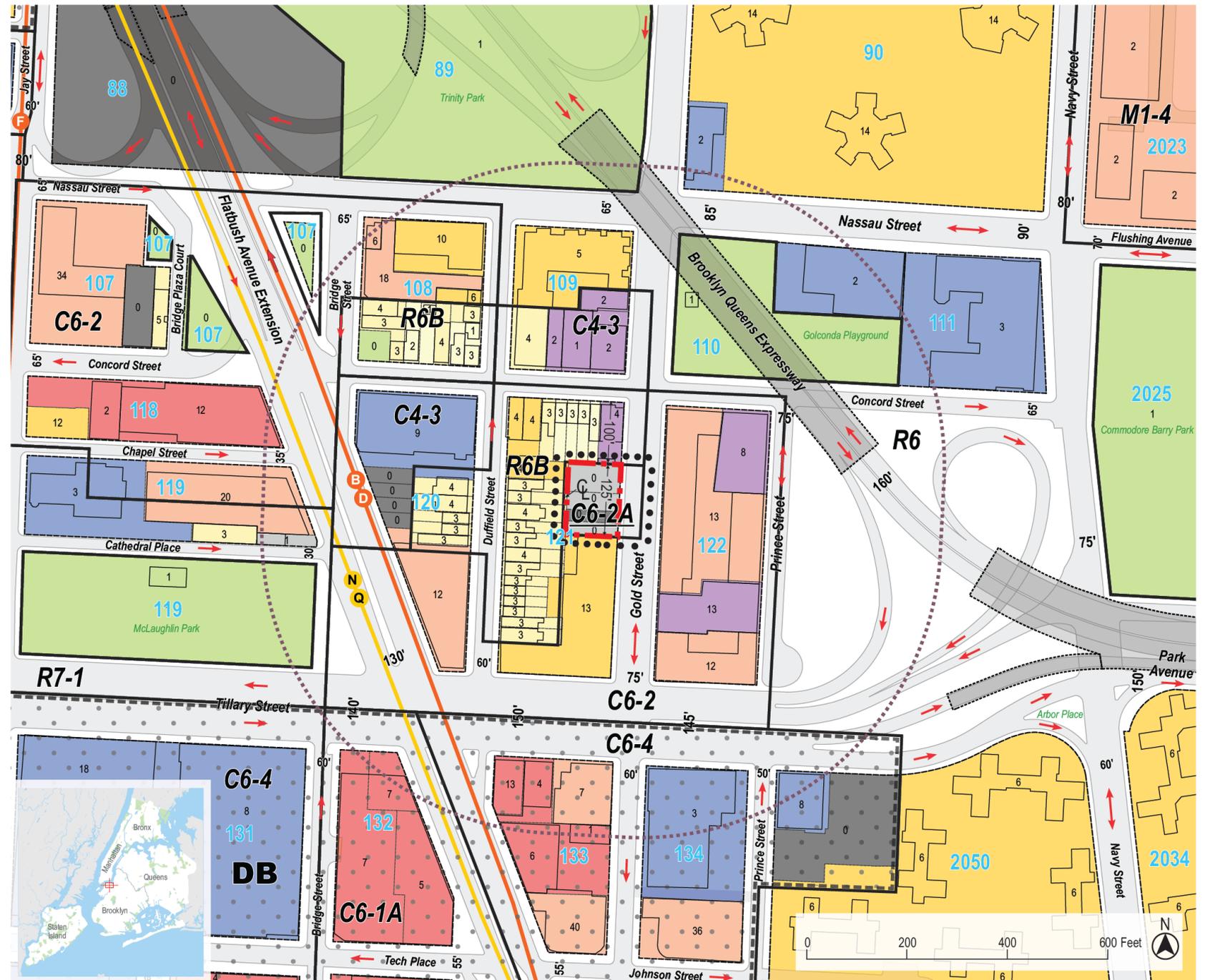
 5037 Block Numbers

 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



March 2024

Urban Cartographics



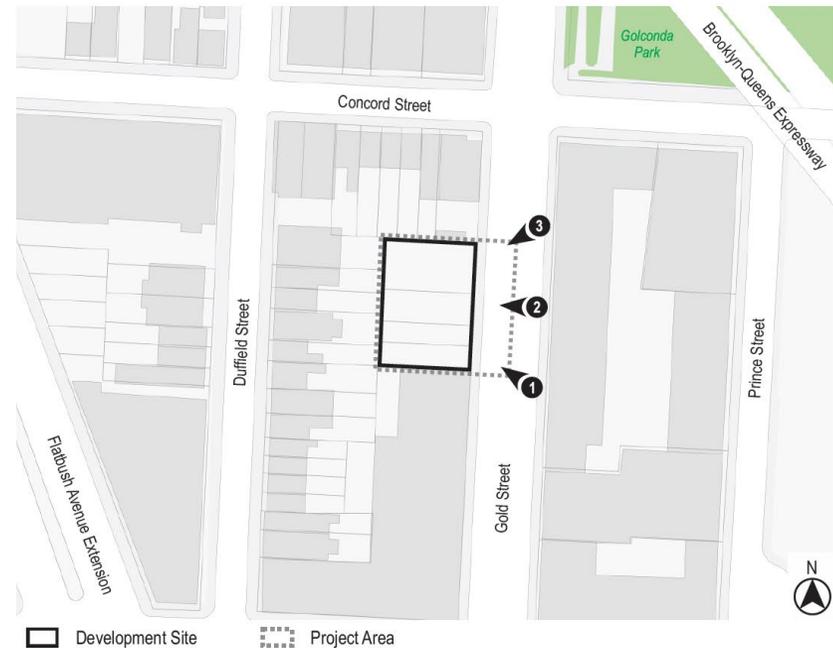
1. View of the Development Site facing northwest from Gold Street.



2. View of the Development Site facing west from Gold Street.



3. View of the Development Site facing southwest from Gold Street.





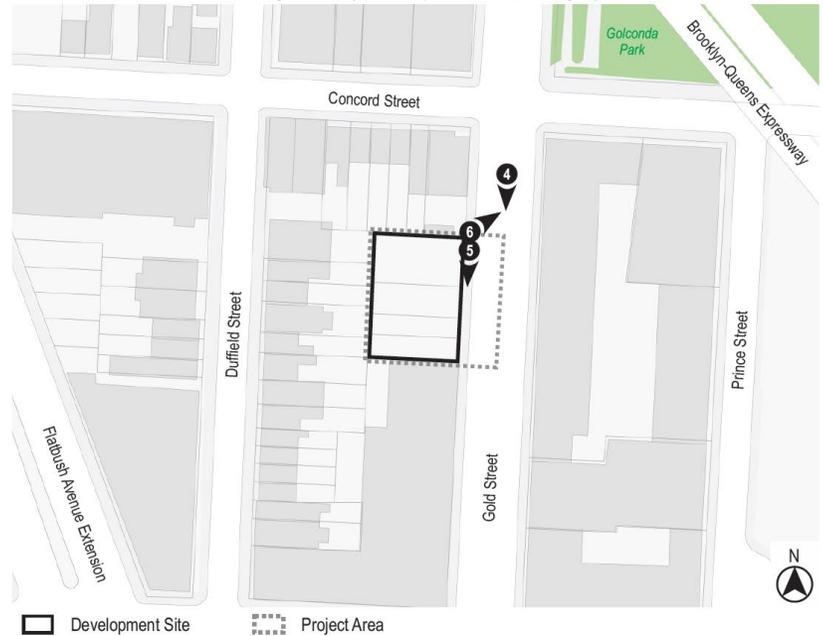
4. View of Gold Street facing south (Development Site at right).



5. View of the sidewalk along the west side of Gold Street facing south (Development Site at right).



6. View of the east side of Gold Street facing northeast from the Development Site.



236 GOLD STREET BROOKLYN NY, 11201

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CITY PLANING MEETING

Scale:

Date:

01/03/25

LOCATION

GOLD PROJECT
BLOCK: 121
LOTS:33, 35, 36, 37

SHEET TITLE

A-01
TITLE SHEET

SITE INFORMATION

ADDRESS: 236 GOLD STREET, BROOKLYN, NY 11201
 BLOCK: 121
 LOTS: 33, 35, 36, 37,
 ZONING DISTRICT: C6-2A, R8A EQUIVALENT
 ZONING MAP: 12d
 COMMUNITY BOARD: 302
 LOT AREA: 11,051.88 SF

BASIC ZONING ANALYSIS

ZR 34-112
 C6-2A RESIDENTIAL EQUIVALENT: R8A

ZR 23-22
 MAX FAR FOR MIH IN R8A DISTRICTS IS: 7.2
 PROPOSED FAR: 7.19
 MAX ZFA: 11,051.88 X 7.2 = 79,573.53
 25% OF ZFA WILL BE ALLOCATED TOWARDS INCLUSIONARY HOUSING

ZR 23-432
 MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT FOR QUALIFYING AFFORDABLE HOUSING
 MAX BASE HEIGHT: 105' - PROPOSED BASE HEIGHT: 105'
 MAX BUILDING HEIGHT: 145' - PROPOSED BUILDING HEIGHT: 145'

ZR 23-50
 DENSITY-MAXIMUM NUMBER OF DWELLING UNITS
 79,573.53 MINUS 1,943.02 (PROPSD COMMERCIAL FLOOR AREA) = 77,630.51 / 680 = 114 UNITS
 PROPOSED 114 DWELLING UNITS
 25% OF THE UNITS WILL BE ALLOCATED TOWARDS INCLUSIONARY HOUSING -
 29 INCLUSIONARY HOUSING UNITS
 85 MARKET RATE UNITS

ZR 25-211
 WITHIN THE INNER TRANSIT ZONE, NO ACCESSORY OFF-STREET PARKING SPACES SHALL BE REQUIRED FOR DWELLING UNITS

ZONING FLOOR AREA						
NAME	USE GROUP	GFA	DEDUCTIONS	ZFA	FAR	
01_1ST FL	2A	7350.42 SF	4004.18 SF	3346.24 SF	0.30	
02_2ND FL	2A	7350.42 SF	468.87 SF	6881.55 SF	0.62	
03_3RD FL	2A	7350.42 SF	468.87 SF	6881.55 SF	0.62	
04_4TH FL	2A	7350.42 SF	468.87 SF	6881.55 SF	0.62	
05_5TH FL	2A	7350.42 SF	468.87 SF	6881.55 SF	0.62	
06_6TH FL	2A	7350.42 SF	468.87 SF	6881.55 SF	0.62	
07_7TH FL	2A	5885.25 SF	353.00 SF	5532.25 SF	0.50	
08_8TH FL	2A	5885.25 SF	353.00 SF	5532.25 SF	0.50	
09_9TH FL	2A	5885.25 SF	353.00 SF	5532.25 SF	0.50	
10_10TH FL	2A	5885.25 SF	353.00 SF	5532.25 SF	0.50	
11_11TH FL	2A	5386.50 SF	337.00 SF	5049.50 SF	0.46	
12_12TH FL	2A	5286.75 SF	337.00 SF	4949.75 SF	0.45	
13_13TH FL	2A	5186.95 SF	337.00 SF	4849.95 SF	0.44	
14_14TH FL	2A	5087.25 SF	337.00 SF	4750.25 SF	0.43	
15 ROOF	2A	0.00 SF	0.00 SF	0.00 SF	0.00	
RESIDENTIAL		88590.97 SF	9108.53 SF	79482.44 SF	7.19	

ZR 32-321 GROUND FLOOR LEVEL USE AND TRANSPARENCY REQUIREMENTS

ALONG THE TIER B STREET FRONTAGE OF A GROUND FLOOR LEVEL, USE MODIFICATIONS ARE SET FORTH IN PARAGRAPH (A) OF THIS SECTION AND TRANSPARENCY REQUIREMENTS ARE SET FORTH IN PARAGRAPH (B).

GROUND FLOOR LEVEL USES

ON THE PORTION OF A GROUND FLOOR LEVEL FACING A TIER B STREET FRONTAGE, WITHIN THE MINIMUM QUALIFYING DEPTH, THE UNDERLYING USE REGULATIONS ARE MODIFIED AS FOLLOWS:
 DWELLING UNITS SHALL NOT BE PERMITTED. **COMPLIES, NO DWELLING UNITS PROPOSED WITHIN THE MINIMUM QUALIFYING DEPTH**

USES LISTED UNDER USE GROUP III(A) SHALL NOT BE PERMITTED. **COMPLIES**
 USES LISTED UNDER USE GROUP IV SHALL BE LIMITED TO THOSE LISTED UNDER PUBLIC SERVICE BUILDINGS, AND RENEWABLE ENERGY AND GREEN INFRASTRUCTURE. **COMPLIES**

GUEST ROOMS OR SUITES ASSOCIATED WITH TRANSIENT ACCOMMODATIONS LISTED UNDER USE GROUP V SHALL NOT BE PERMITTED. **COMPLIES**
 USES LISTED UNDER USE GROUP VII SHALL BE LIMITED IN SIZE TO 5,000 SQUARE FEET PER ESTABLISHMENT. **COMPLIES**

THE MAXIMUM STREET WALL WIDTH OF ANCILLARY RESIDENTIAL USES OR LOBBIES ACCESSING USES NOT PERMITTED ON THE GROUND FLOOR LEVEL SHALL BE LIMITED TO 50 PERCENT OF THE GROUND FLOOR LEVEL STREET FRONTAGES, OR 50 FEET, WHICHEVER IS GREATER;
PROPOSED STREET WALL WIDTH IS 124.5' WIDTH OF ANCILLARY RESIDENTIAL USES OR LOBBIES : 50% = 62.5, PROPOSED: 54'-7" <OK'

OFF-STREET PARKING SPACES OR LOADING BERTHS, SHALL NOT BE PERMITTED, EXCEPT THAT:
 ENTRANCES AND EXITS TO PARKING AND LOADING FACILITIES LOCATED BEYOND THE MINIMUM QUALIFYING DEPTH SHALL BE PERMITTED, SUBJECT TO ANY APPLICABLE CURB CUT REGULATIONS OF THIS SECTION, INCLUSIVE, OR THIS RESOLUTION:
 FOR BUILDINGS ALONG A TIER B STREET FRONTAGE, AND NO FRONTAGE ALONG ANOTHER STREET WHERE A LOADING BERTH IS PERMITTED, LOADING BERTHS WITH A MAXIMUM STREET WALL WIDTH OF 50 FEET SHALL BE PERMITTED; AND
 FOR BUILDINGS WITH A STREET WALL WIDTH IN EXCESS OF 100 FEET AND WITH NO FRONTAGE ALONG ANOTHER STREET WHERE PARKING SPACES ARE PERMITTED WITHIN A MINIMUM QUALIFYING DEPTH, PARKING SPACES SHALL BE PERMITTED IN THE STREET WALL PORTION IN EXCESS OF 100 FEET, PROVIDED THAT:
 THE MAXIMUM STREET WALL WIDTH OF SUCH PARKING SPACES DOES NOT EXCEED 50 FEET;
 THE FRONTAGE ALLOCATED TO SUCH PARKING SPACES SHALL BE INCLUDED IN THE MAXIMUM PERCENTAGE PERMITTED FOR ANCILLARY RESIDENTIAL USES OR LOBBIES; AND
 SUCH PARKING SPACES SHALL BE SCREENED IN ACCORDANCE WITH THE PROVISIONS FOR TIER A STREET FRONTAGES SET FORTH IN PARAGRAPH (A) OF SECTION 32-312.
N/A NO PARKING PROPOSED

ENTRANCES AND EXITS TO MASS TRANSIT STATIONS, AS DEFINED IN SECTION 66-11, SHALL BE PERMITTED WITHOUT RESTRICTION.
 TRANSPARENCY REQUIREMENTS,
N/A

ALONG THE TIER B STREET FRONTAGE OF A GROUND FLOOR LEVEL, STREET WALLS SHALL BE GLAZED WITH TRANSPARENT MATERIALS, WHICH MAY INCLUDE SHOW WINDOWS, TRANSOM WINDOWS, OR GLAZED PORTIONS OF DOORS.

SUCH TRANSPARENT MATERIALS SHALL OCCUPY AT LEAST 50 PERCENT OF THE SURFACE AREA OF SUCH GROUND FLOOR LEVEL STREET WALL BETWEEN A HEIGHT OF TWO FEET AND 12 FEET, OR THE HEIGHT OF THE GROUND FLOOR CEILING, WHICHEVER IS HIGHER, AS MEASURED FROM THE ADJOINING SIDEWALK. TRANSPARENT MATERIALS PROVIDED TO SATISFY SUCH 50 PERCENT REQUIREMENT SHALL NOT BEGIN HIGHER THAN 2 FEET, 6 INCHES, ABOVE THE LEVEL OF THE ADJOINING SIDEWALK, WITH THE EXCEPTION OF TRANSOM WINDOWS, OR PORTIONS OF WINDOWS SEPARATED BY MULLIONS OR OTHER STRUCTURAL DIVIDERS, AND SHALL HAVE A MINIMUM WIDTH OF TWO FEET.
COMPLIES

HOWEVER, SUCH TRANSPARENCY REQUIREMENTS SHALL NOT APPLY TO PORTIONS OF THE GROUND FLOOR LEVEL OCCUPIED BY ENTRANCES OR EXITS TO PARKING OR LOADING FACILITIES, TO DOORS ACCESSING EMERGENCY EGRESS STAIRWELLS AND PASSAGEWAYS, OR TO COMMUNITY FACILITY BUILDINGS.

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CITY PLANING MEETING

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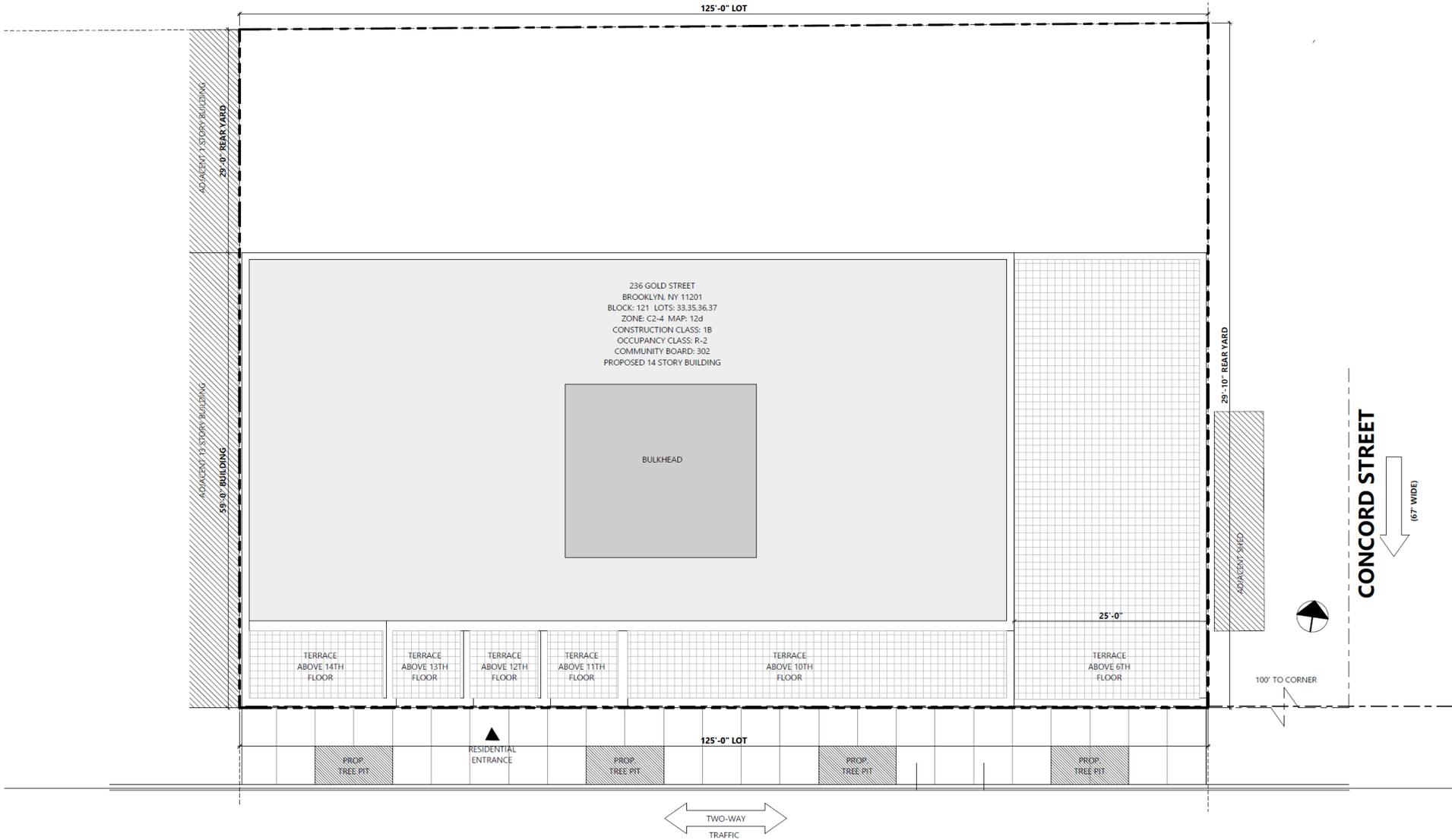
Date:
 01/03/25

LOCATION

GOLD PROJECT
BLOCK: 121
LOTS: 33, 35, 36, 37

SHEET TITLE

A-02
ZONING ANALYSIS



1 PROPOSED SITE PLAN
1/8" = 1'-0"

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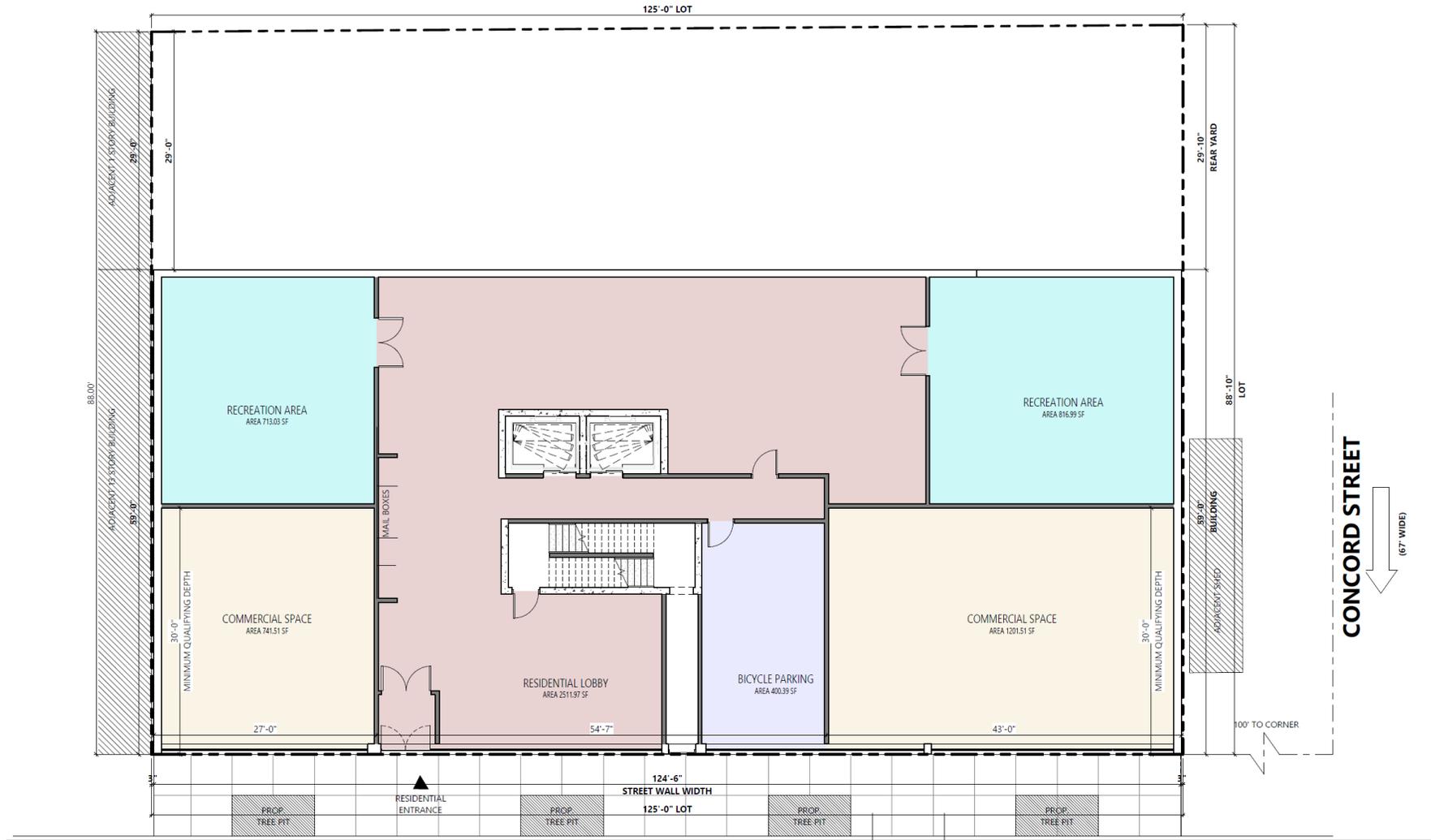
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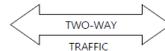
Scale:
1/8" = 1'-0"
Date:
01/03/25

LOCATION
GOLD PROJECT
BLOCK: 121
LOTS: 33, 35, 36, 37

SHEET TITLE
A-04
SITE PLAN



1 1ST FLOOR PLAN
1/8" = 1'-0"



GOLD STREET

(76' WIDE)

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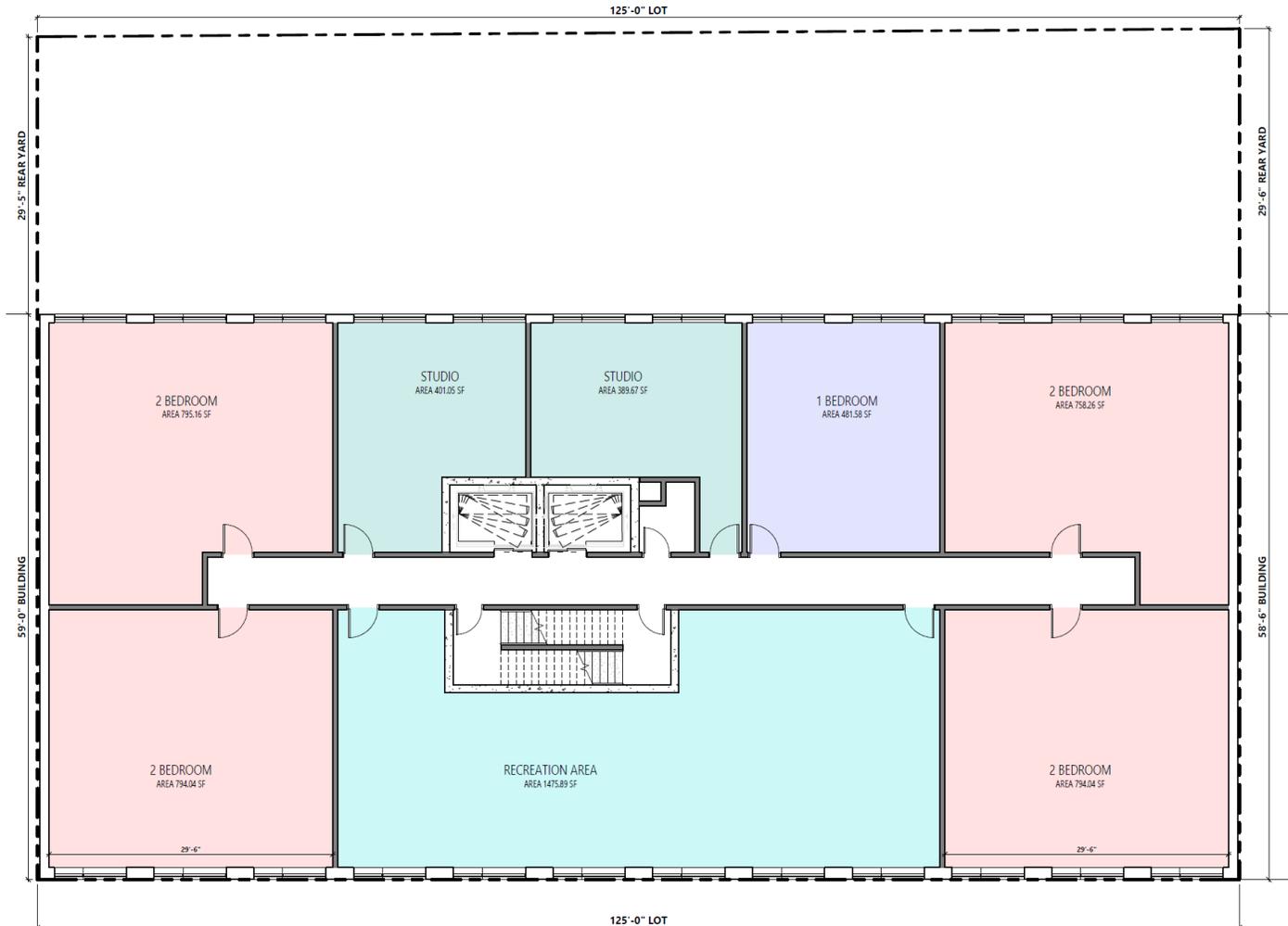
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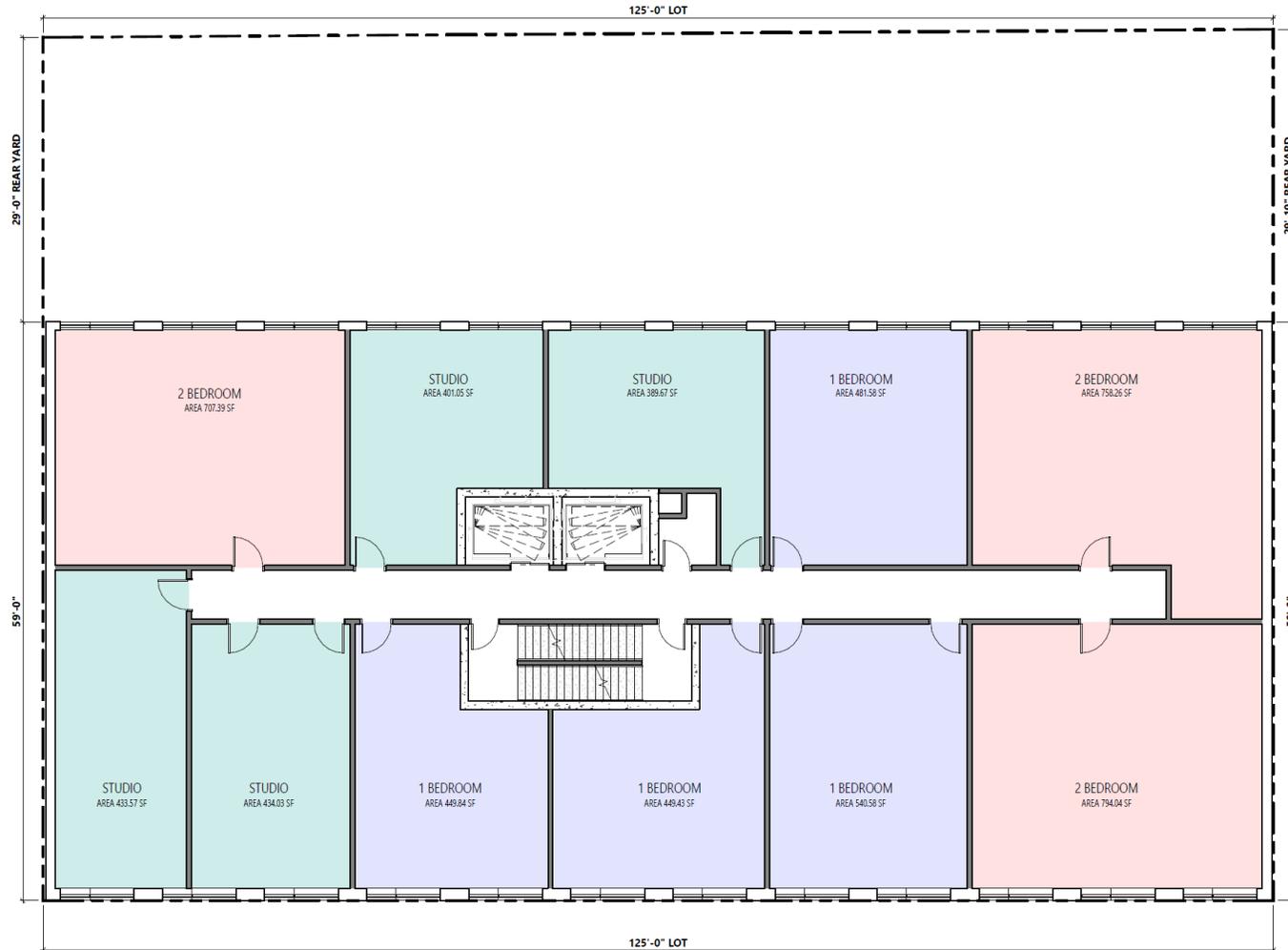
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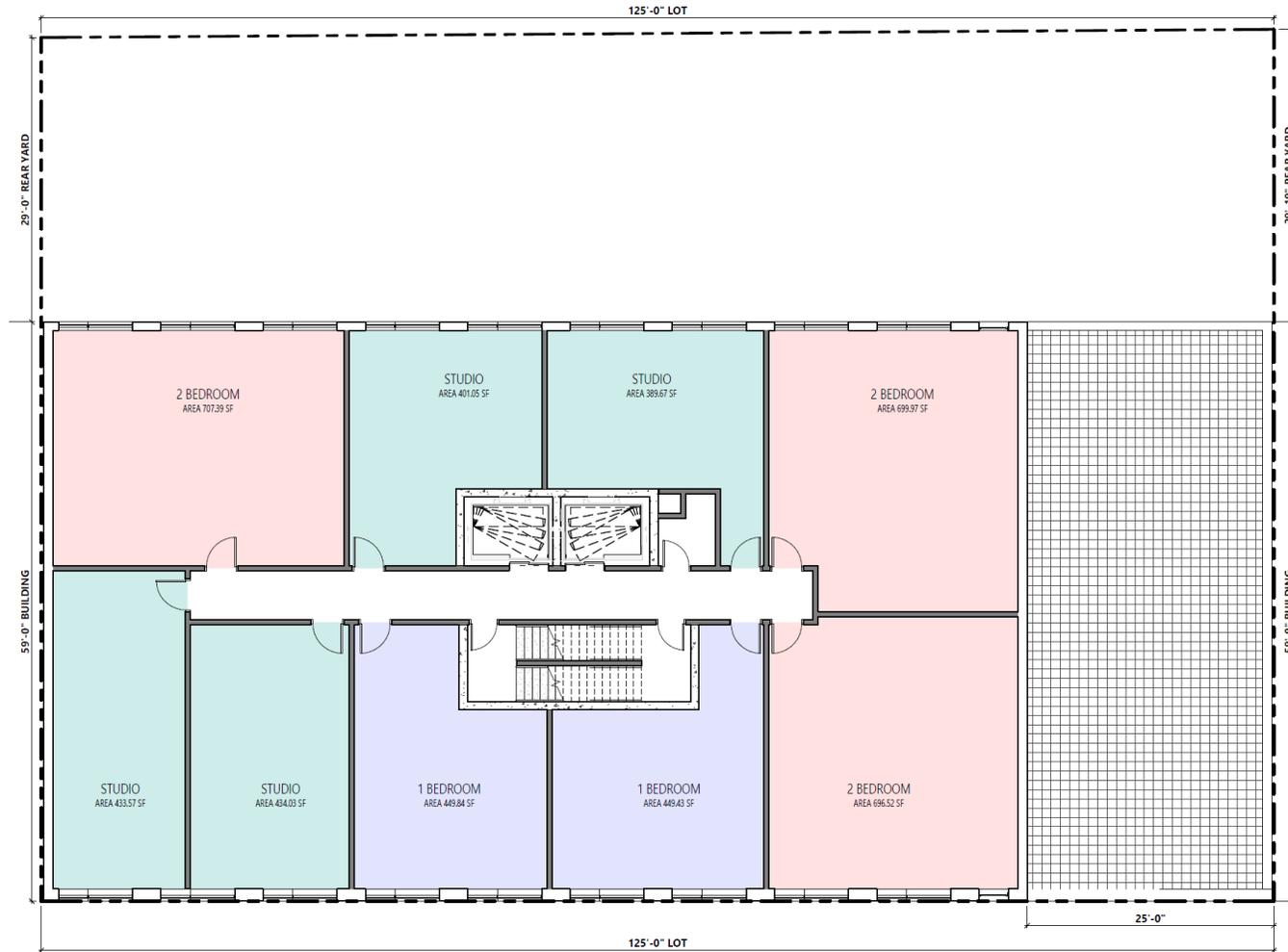
SHEET TITLE
A-05
FIRST FLOOR PLAN



1 2ND FLOOR PLAN
1/8" = 1'-0"



1 3RD THRU 6TH FLOOR PLAN
1/8" = 1'-0"



1 7TH FLOOR PLAN
1/8" = 1'-0"

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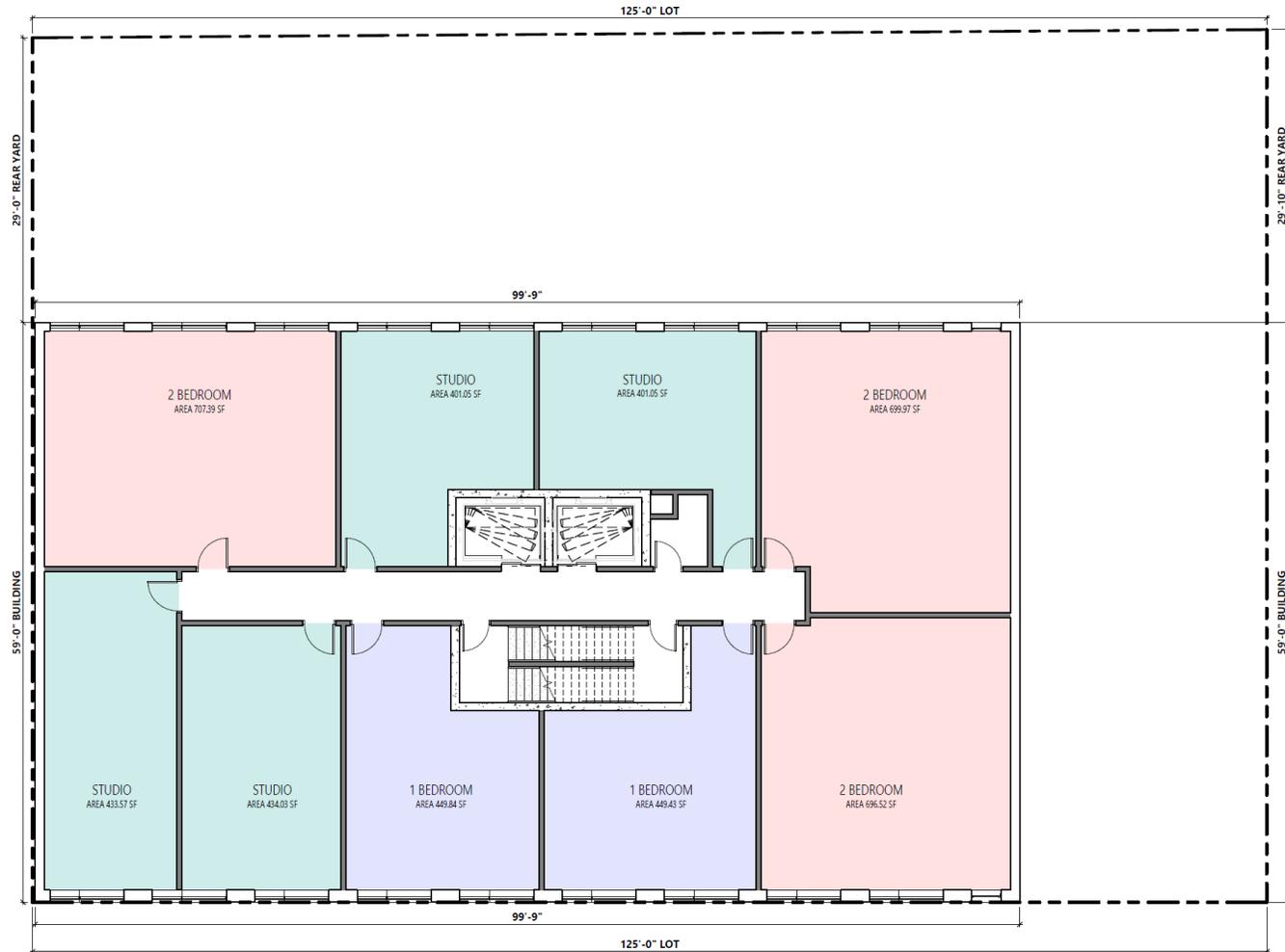
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SHEET TITLE
A-08
7TH FLOOR PLAN



1 8TH THRU 10TH FLOOR PLAN
1/8" = 1'-0"

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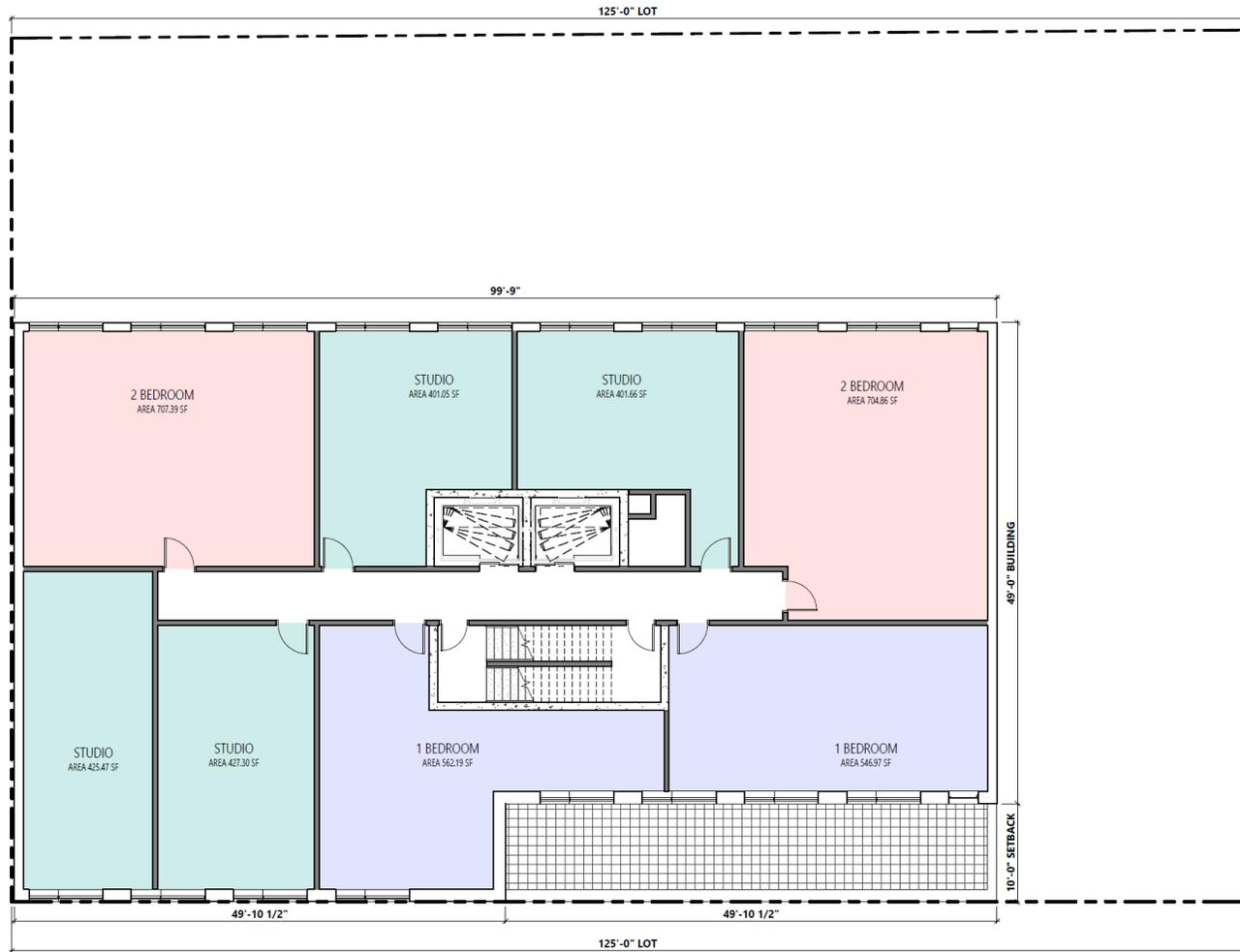
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SHEET TITLE
A-09
8TH THRU 10TH FLOOR
PLAN



1 11TH FLOOR PLAN
1/8" = 1'-0"

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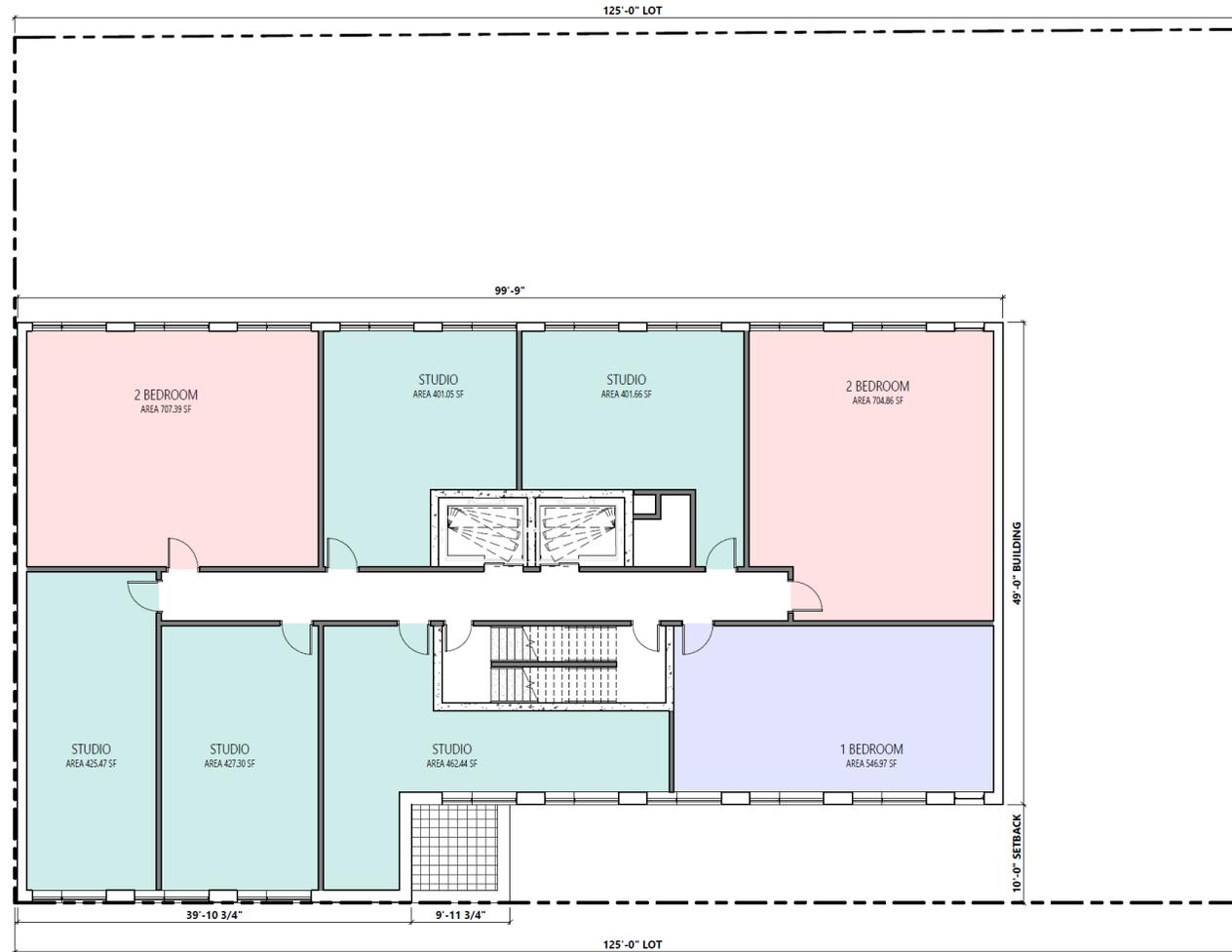
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SHEET TITLE
A-10
11TH FLOOR PLAN



1 12TH FLOOR PLAN
1/8" = 1'-0"

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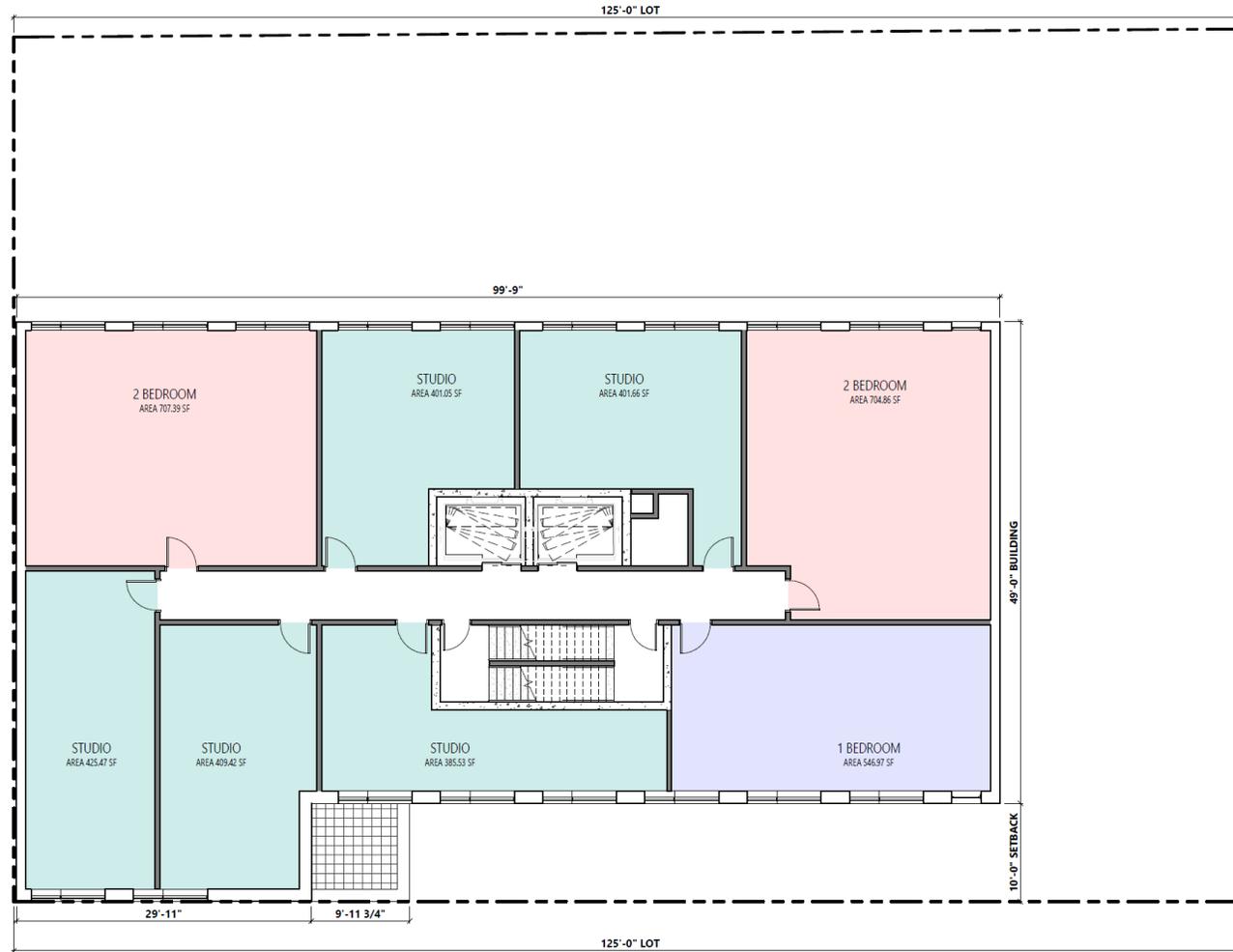
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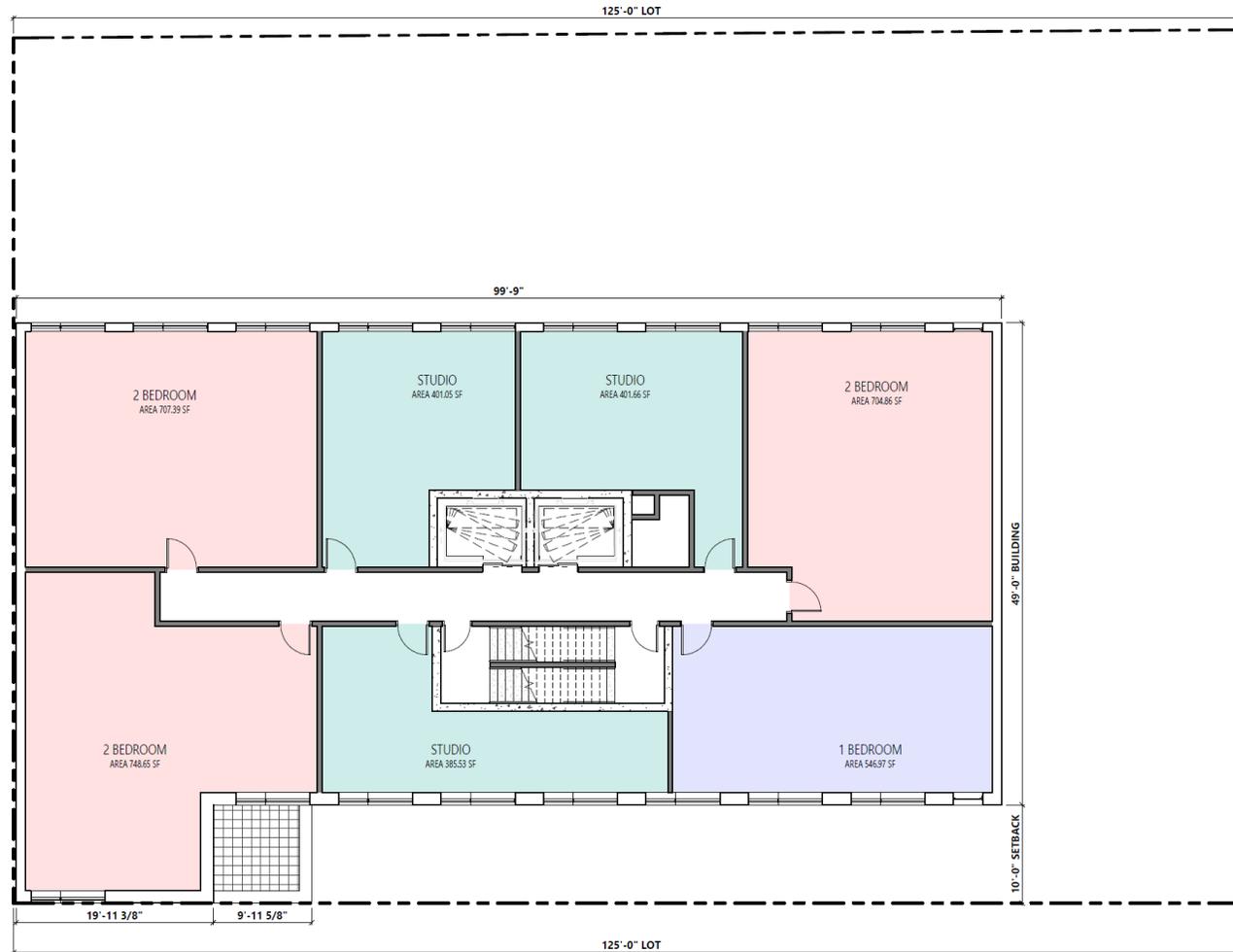
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SHEET TITLE
A-11
12TH FLOOR PLAN



1 13TH FLOOR PLAN
1/8" = 1'-0"



1 14TH FLOOR PLAN
1/8" = 1'-0"

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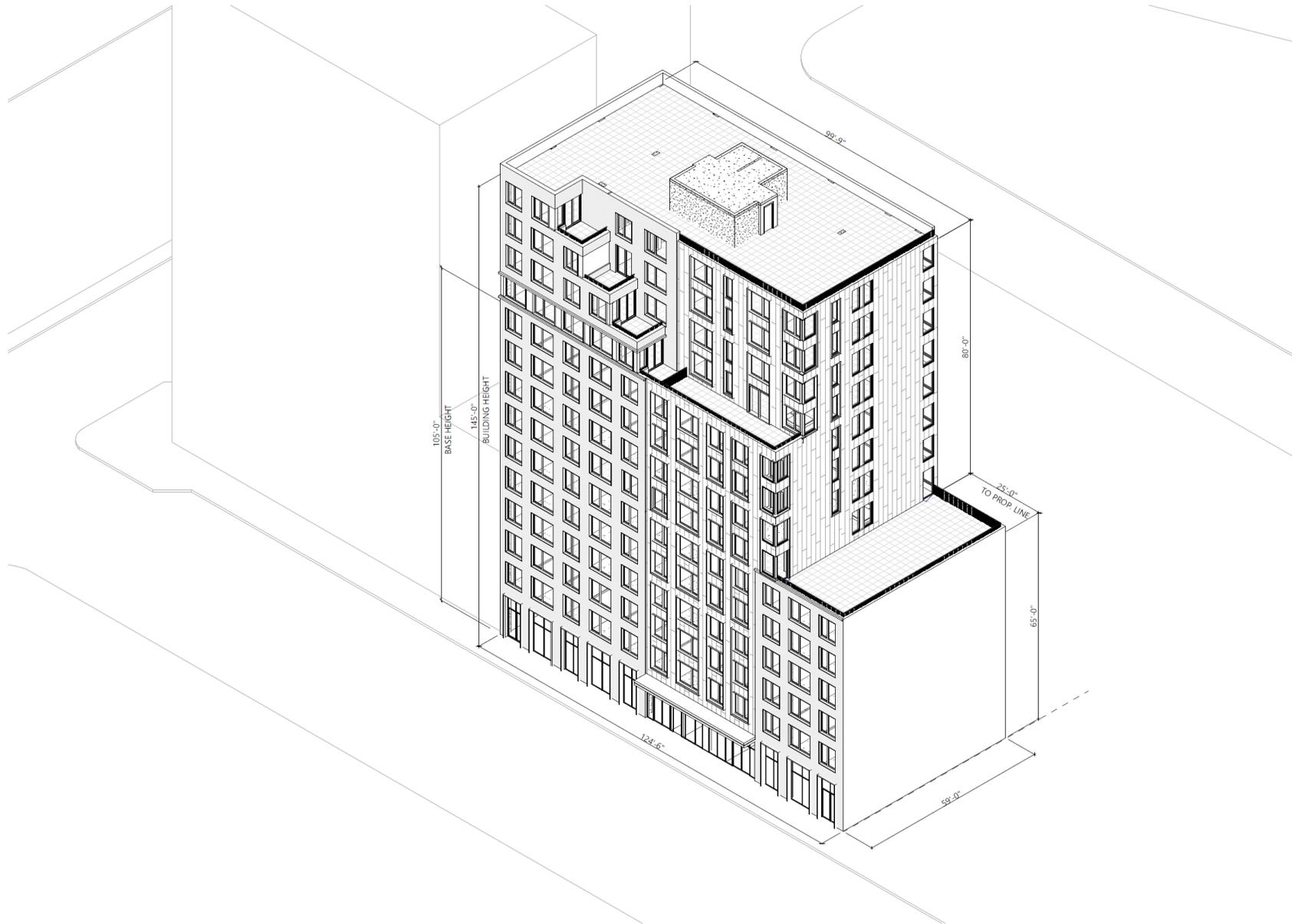
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SHEET TITLE
A-13
14TH FLOOR PLAN



1 MASSING AXONOMETRIC

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SHEET TITLE

A-15
3D MASSING

236 Gold Street Rezoning

ULURP Nos.: C250030 ZMK, and N250032 ZRK

New York City Council

Subcommittee of Zoning and Franchises

July 8, 2025



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Unit Mix

	Units	Percentage
Studio	43	38%
1-Bedroom	30	26%
2-Bedroom	41	36%
Total	114	100%

2025 Area Median Income (AMI)

FAMILY SIZE	40%	60%	80%	100%
1	\$45,360	\$68,040	\$90,720	\$113,400
2	\$51,840	\$77,760	\$103,680	\$129,600
3	\$58,320	\$87,480	\$116,640	\$145,800
4	\$64,800	\$97,200	\$129,600	\$162,000

Unit Size	40% AMI	60% AMI	80% AMI	100% AMI
Studio	\$1,134	\$1,701	\$2,268	\$2,835
One-bedroom	\$1,215	\$1,822	\$2,430	\$3,037
Two-bedroom	\$1,458	\$2,187	\$2,916	\$3,645
Three-bedroom	\$1,685	\$2,527	\$3,370	\$4,212