

# **236 Gold Street Rezoning**

**ULURP Nos.: C250030 ZMK, and N250032 ZRK**

**New York City Council**

**Subcommittee of Zoning and Franchises**

**July 8, 2025**

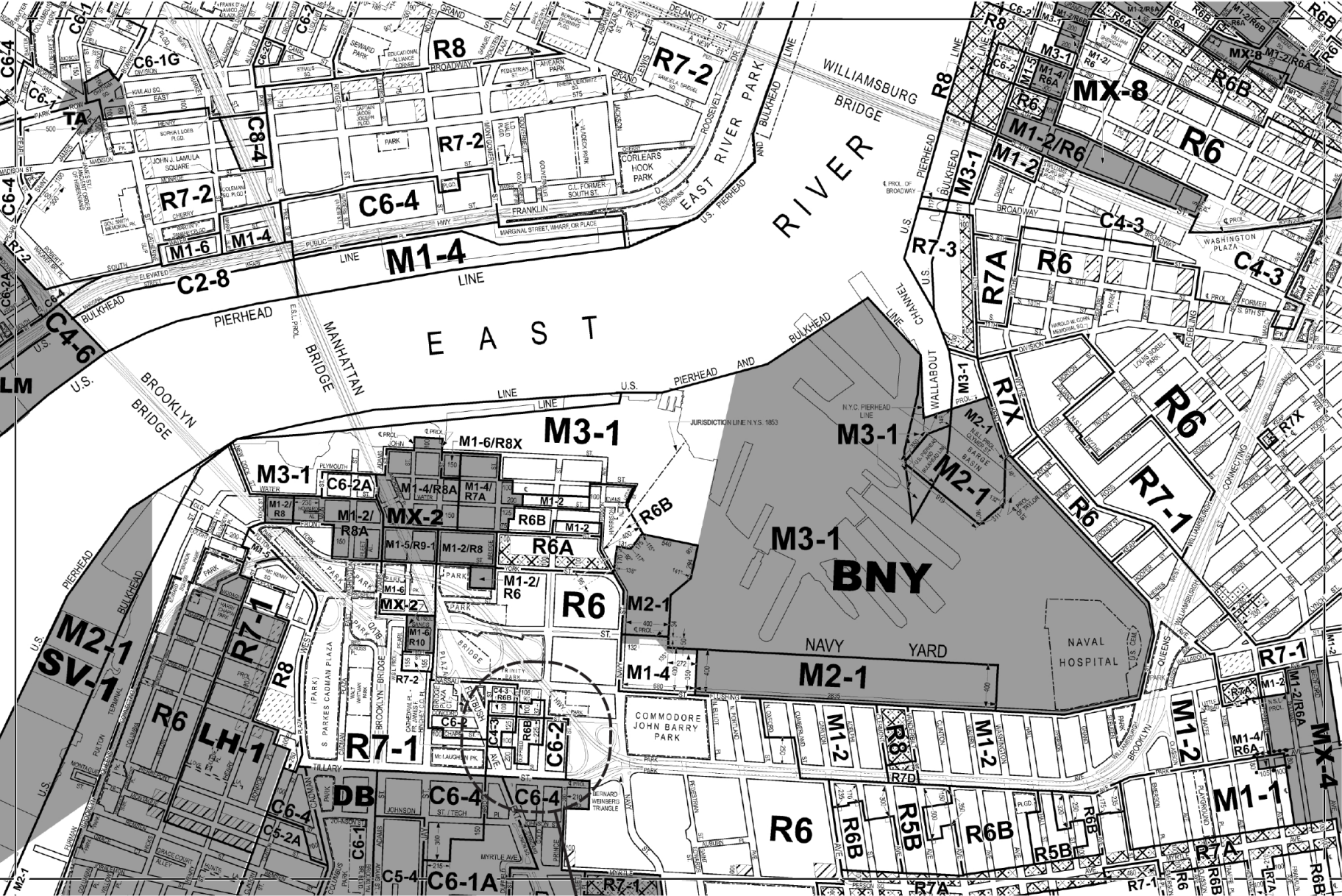


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# Project Description

- 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

**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](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.

236 Gold Street, Brooklyn



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

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

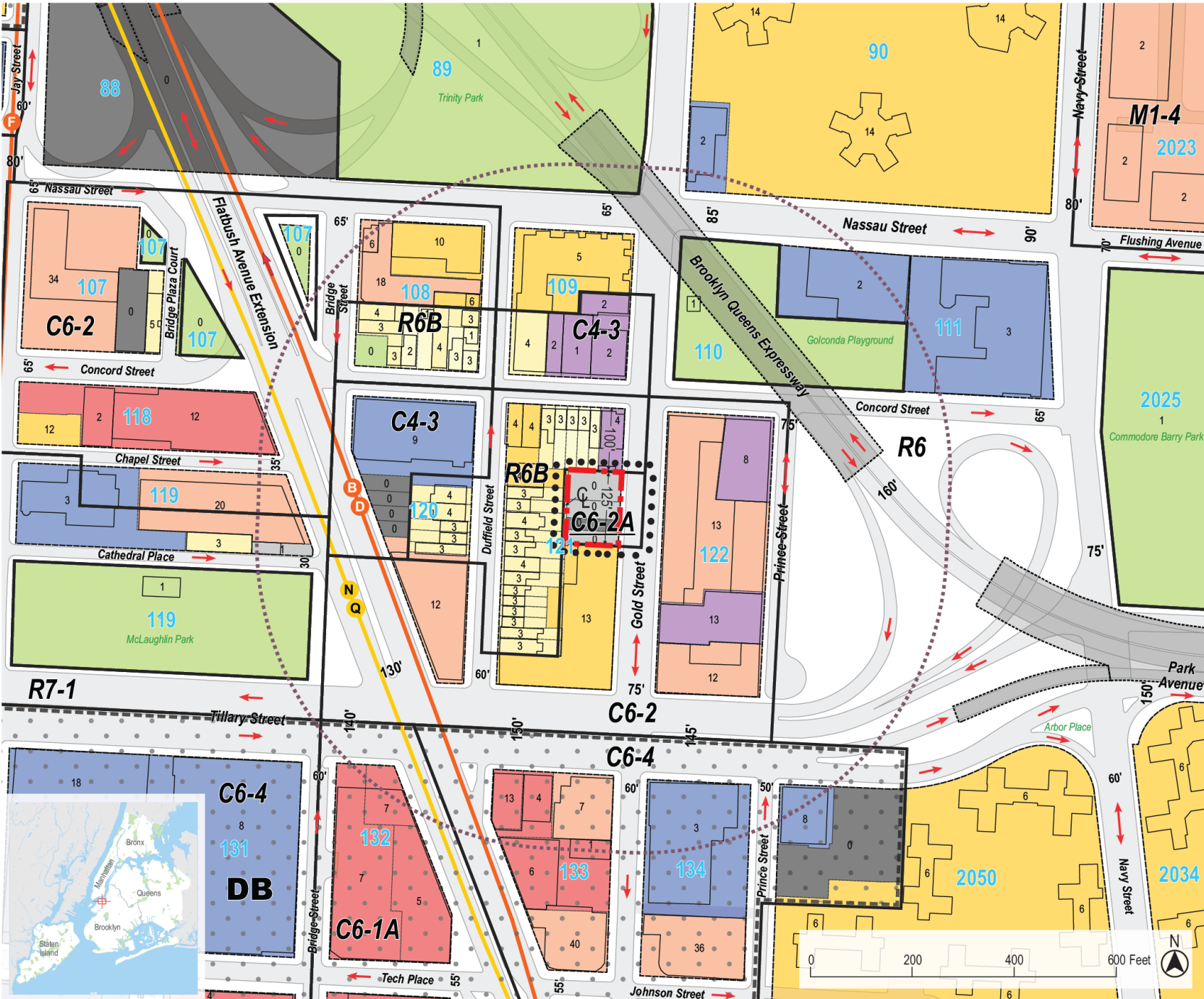
- Elevated Rail Structure / Roadway Overpass
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

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





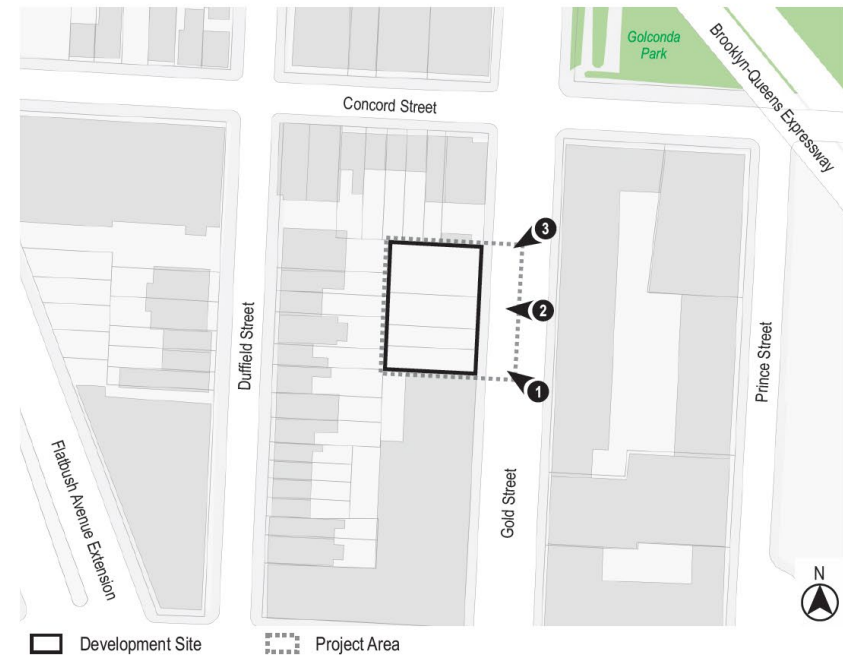
1. View of the Development Site facing northwest from Gold Street.



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



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







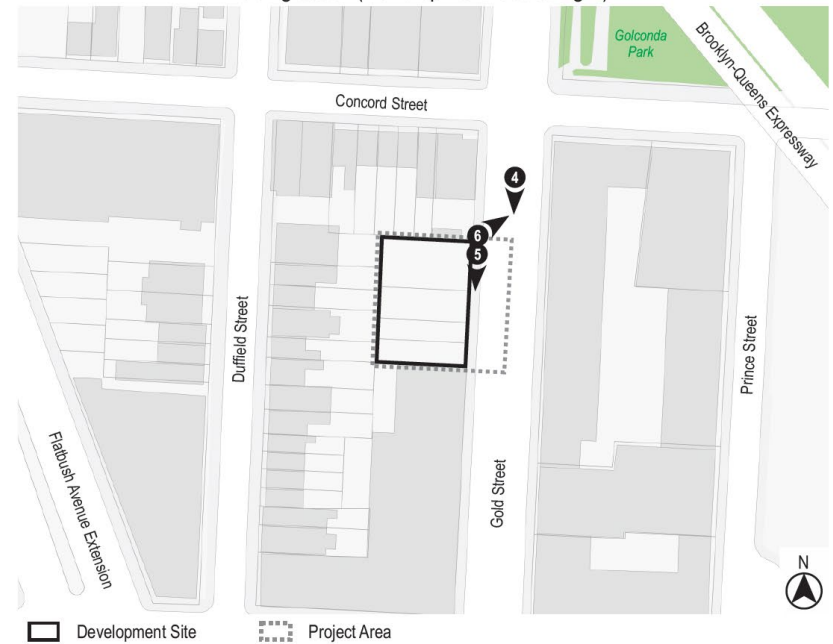
4. View of Gold Street facing south (Development Site at right).



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



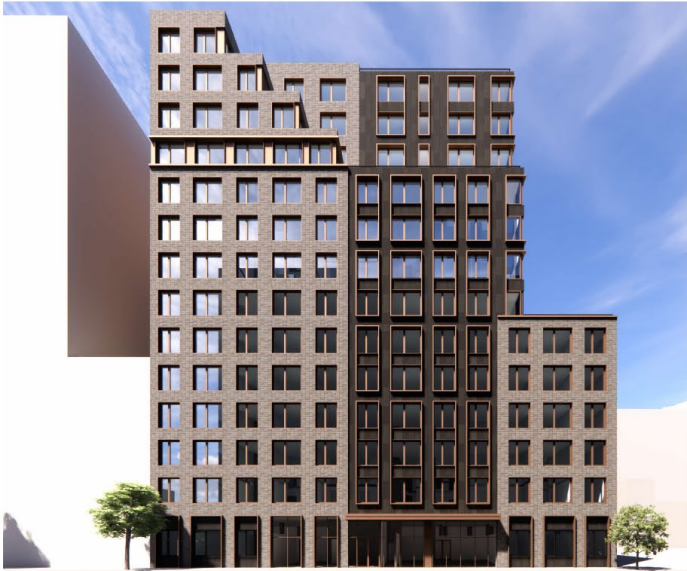
6. View of the east side of Gold Street facing northeast from the Development Site.





# 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

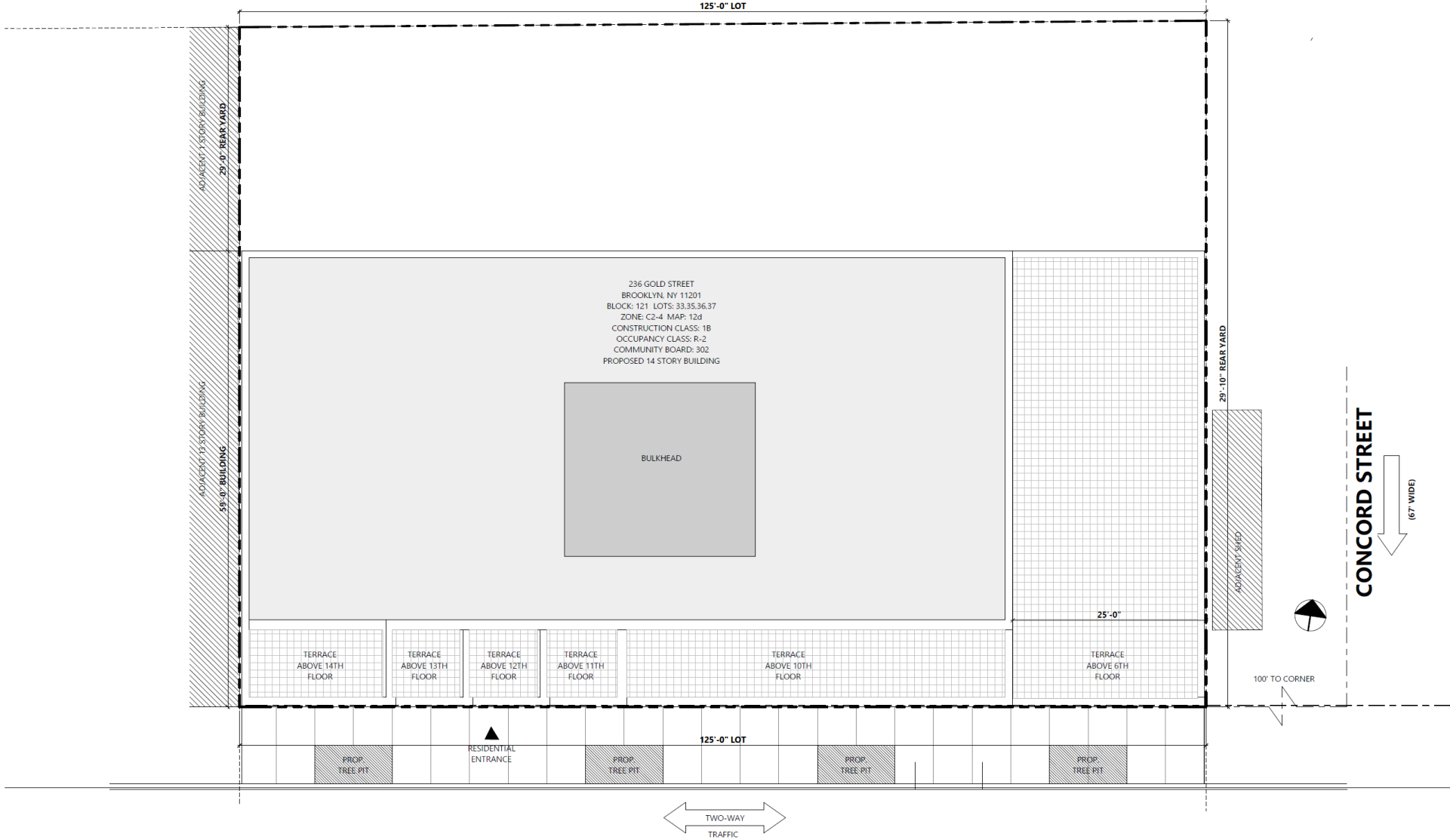
## SITE INFORMATION

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

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	

A-02  
ZONING ANALYSIS



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

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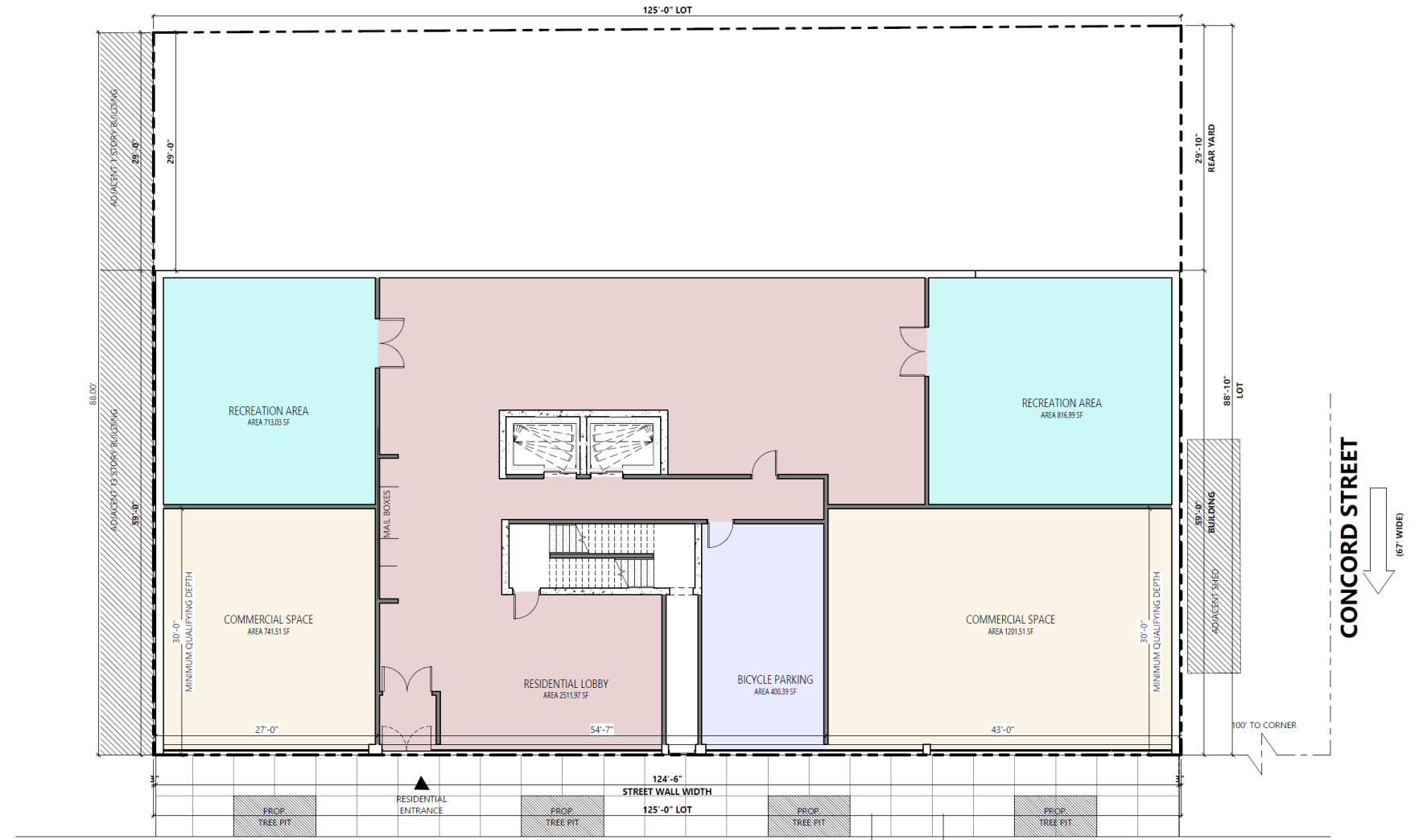
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Scale:  
1/8" = 1'-0"  
Date:  
01/03/25

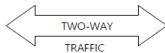
LOCATION  
GOLD PROJECT  
BLOCK: 121  
LOTS:33, 35, 36, 37

SHEET TITLE  
**A-04**  
SITE PLAN





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



GOLD STREET

(76' WIDE)

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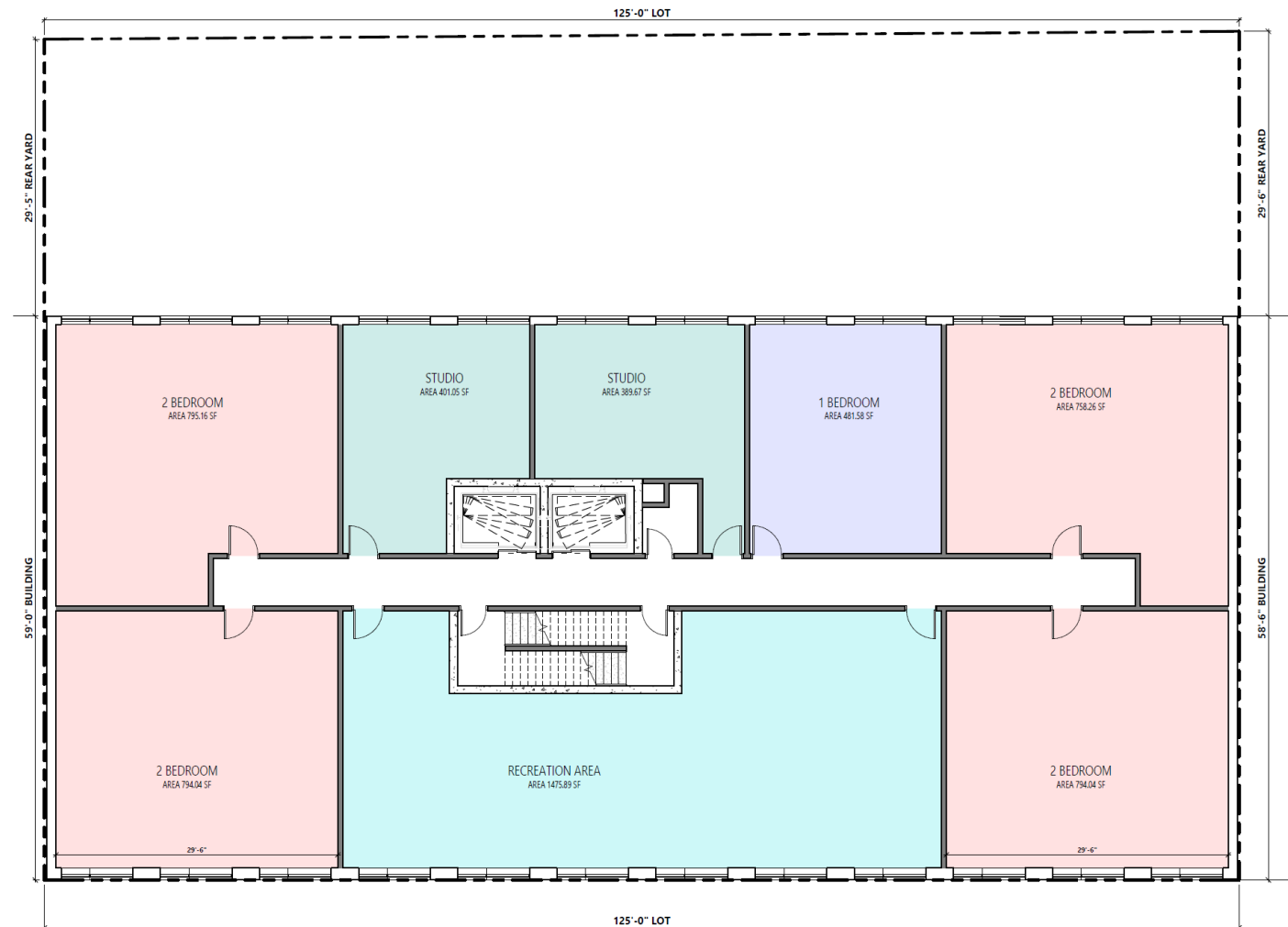
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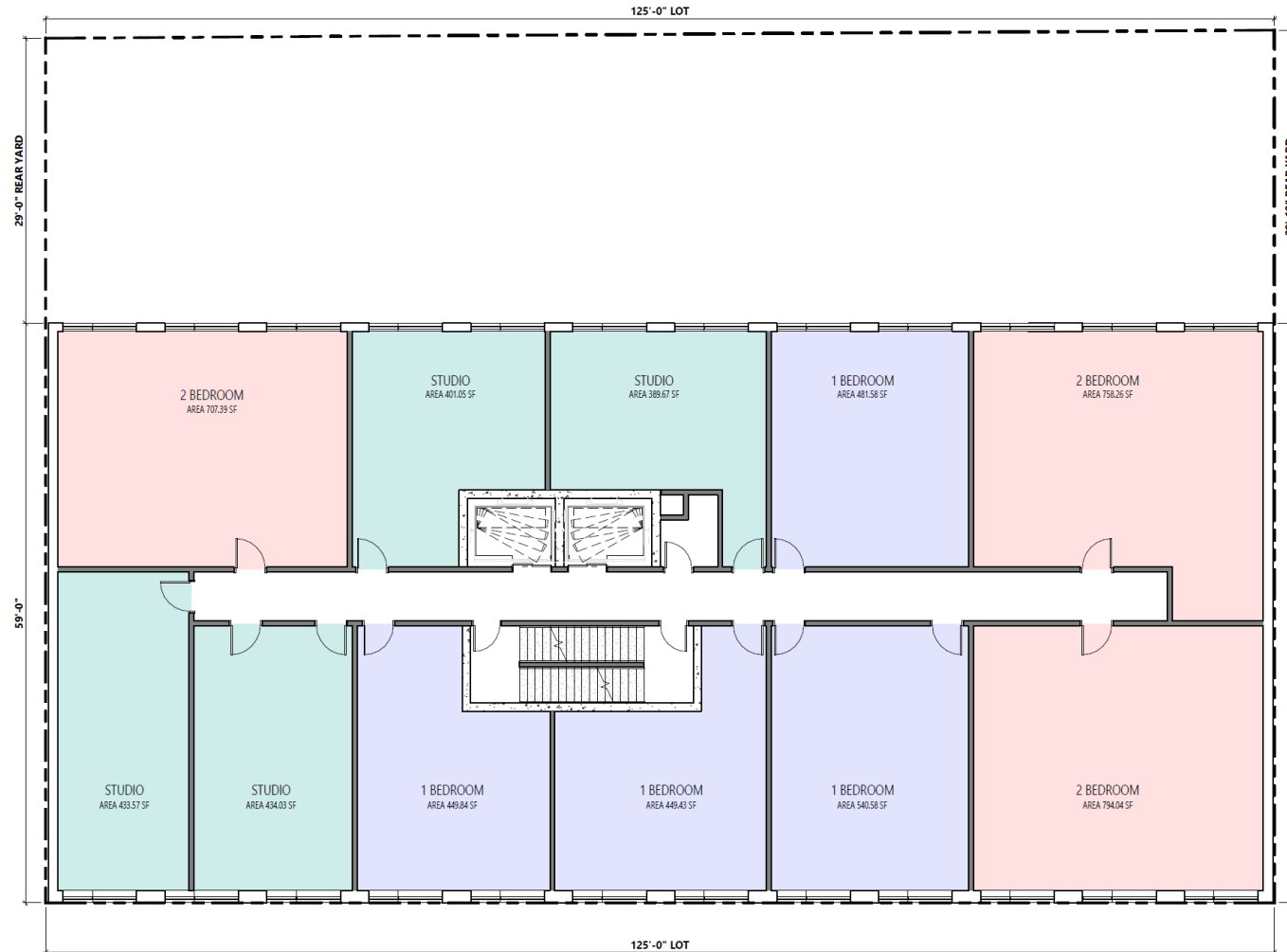
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01/03/25

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

SHEET TITLE  
**A-05**  
FIRST FLOOR PLAN

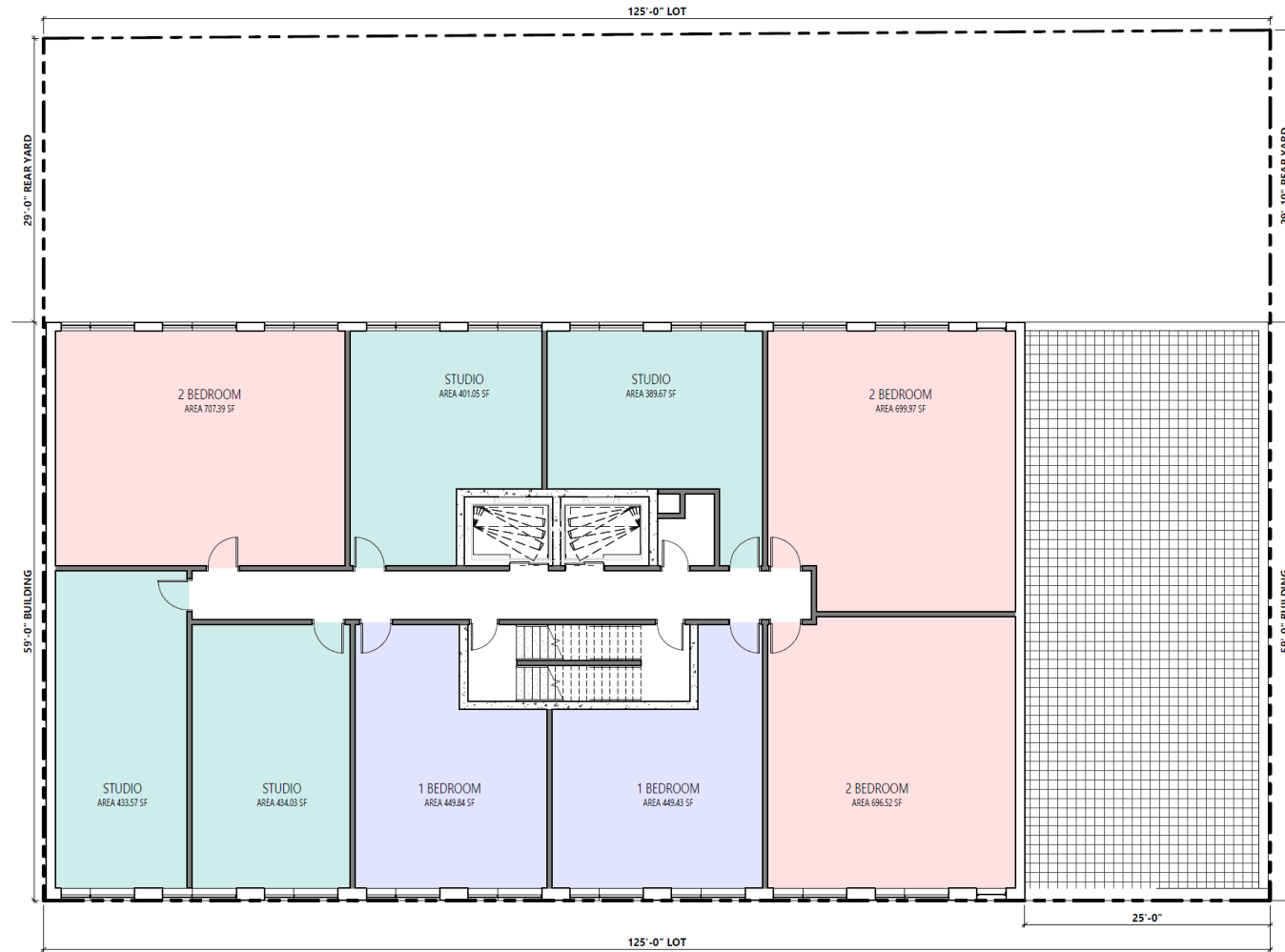


1 2ND FLOOR PLAN  
1/8" = 1'-0"



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





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

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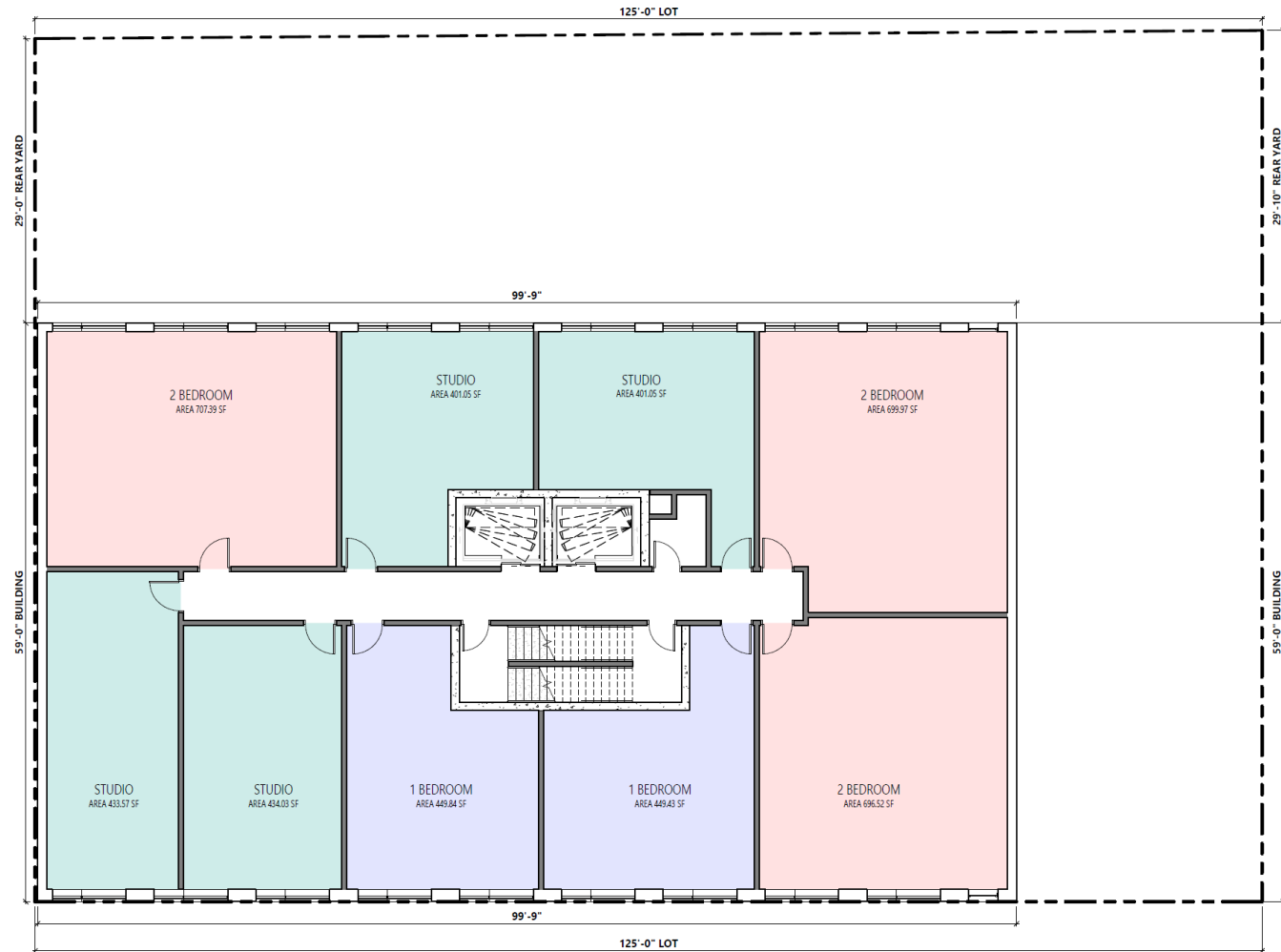
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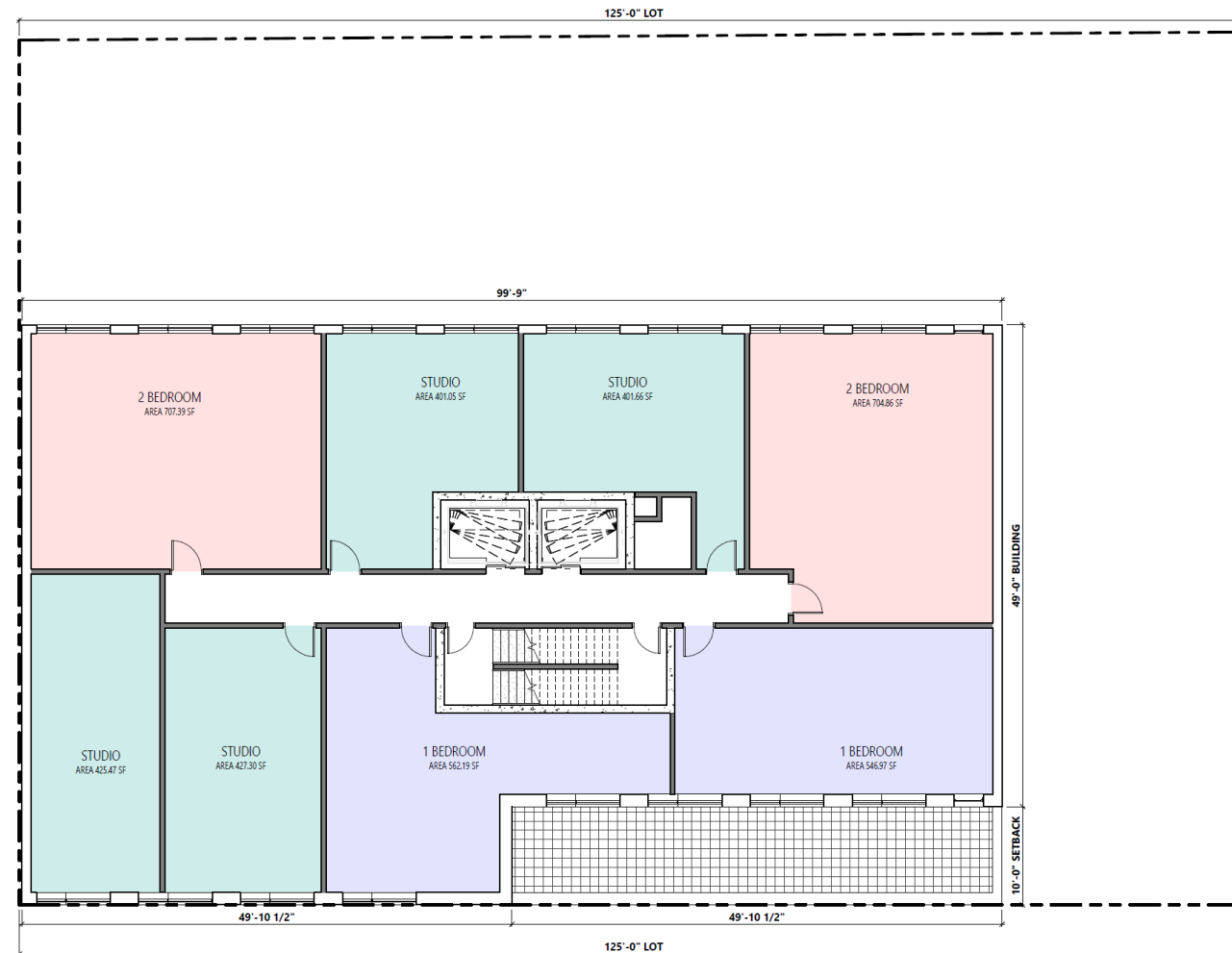
LOCATION  
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BLOCK: 121  
LOTS: 33, 35, 36, 37

SHEET TITLE  
**A-08**  
7TH FLOOR PLAN



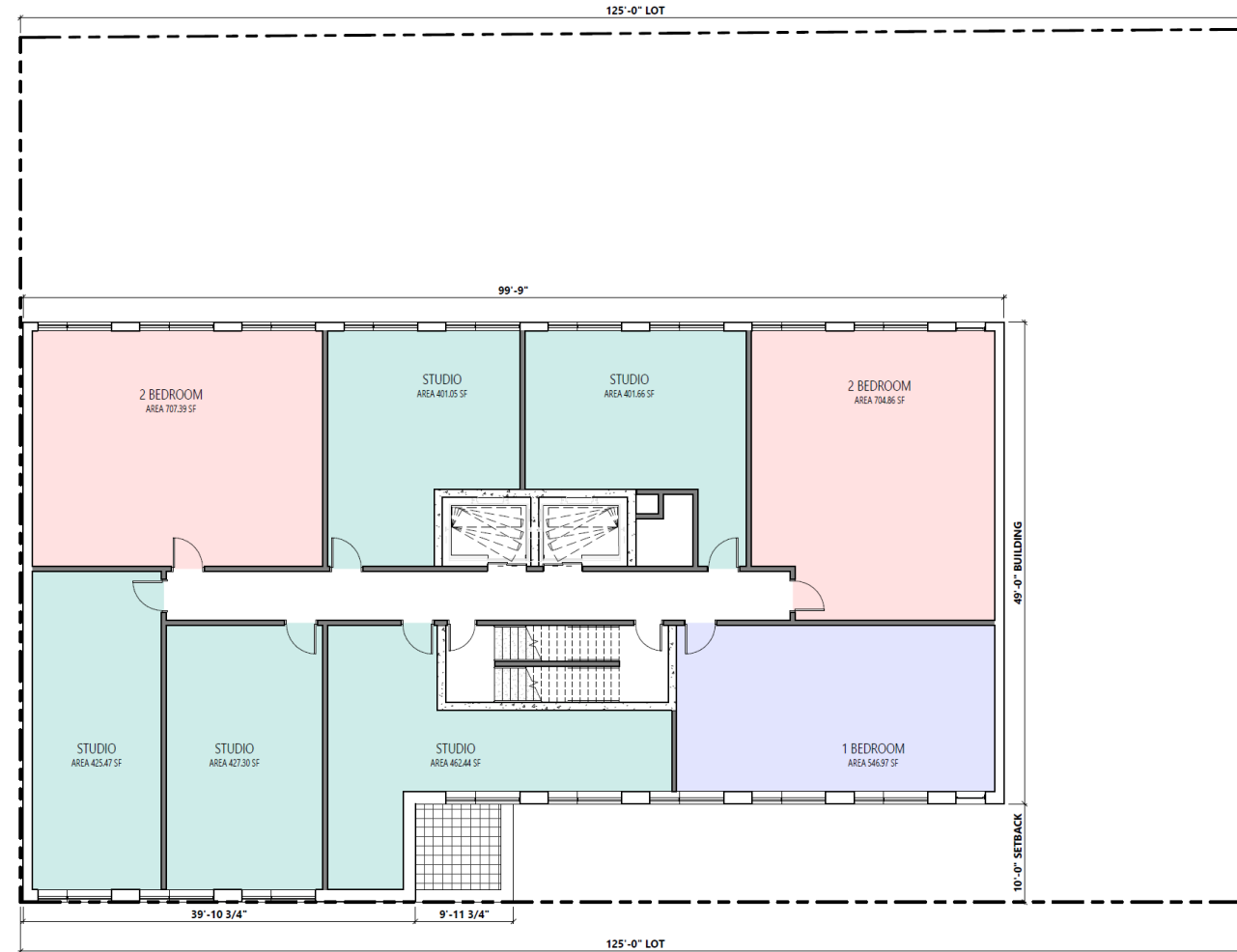
1 8TH THRU 10TH FLOOR PLAN  
1/8" = 1'-0"

<p><b>KAO-HWA LEE</b> <b>ARCHITECTS P.C.</b> 227 CATHERINE STREET SOUTH AMBOY, NJ 08879 (609) 216 2975</p>	<p>DESIGN &amp; MUNICIPAL CONSULTANT: <b>THE J ASSOCIATES NYC</b> 670 MYRTLE AVENUE #257 BROOKLYN, NY 11205 T. 718-489-8242 info@thejassociates.com</p>		<p>CITY PLANING MEETING</p>	<p>Scale: 1/8" = 1'-0"</p> <p>Date: 01/03/25</p>	<p>LOCATION GOLD PROJECT BLOCK: 121 LOTS:33, 35, 36, 37</p>	<p>SHEET TITLE A-09 8TH THRU 10TH FLOOR PLAN</p>
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1 11TH FLOOR PLAN  
1/8" = 1'-0"





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

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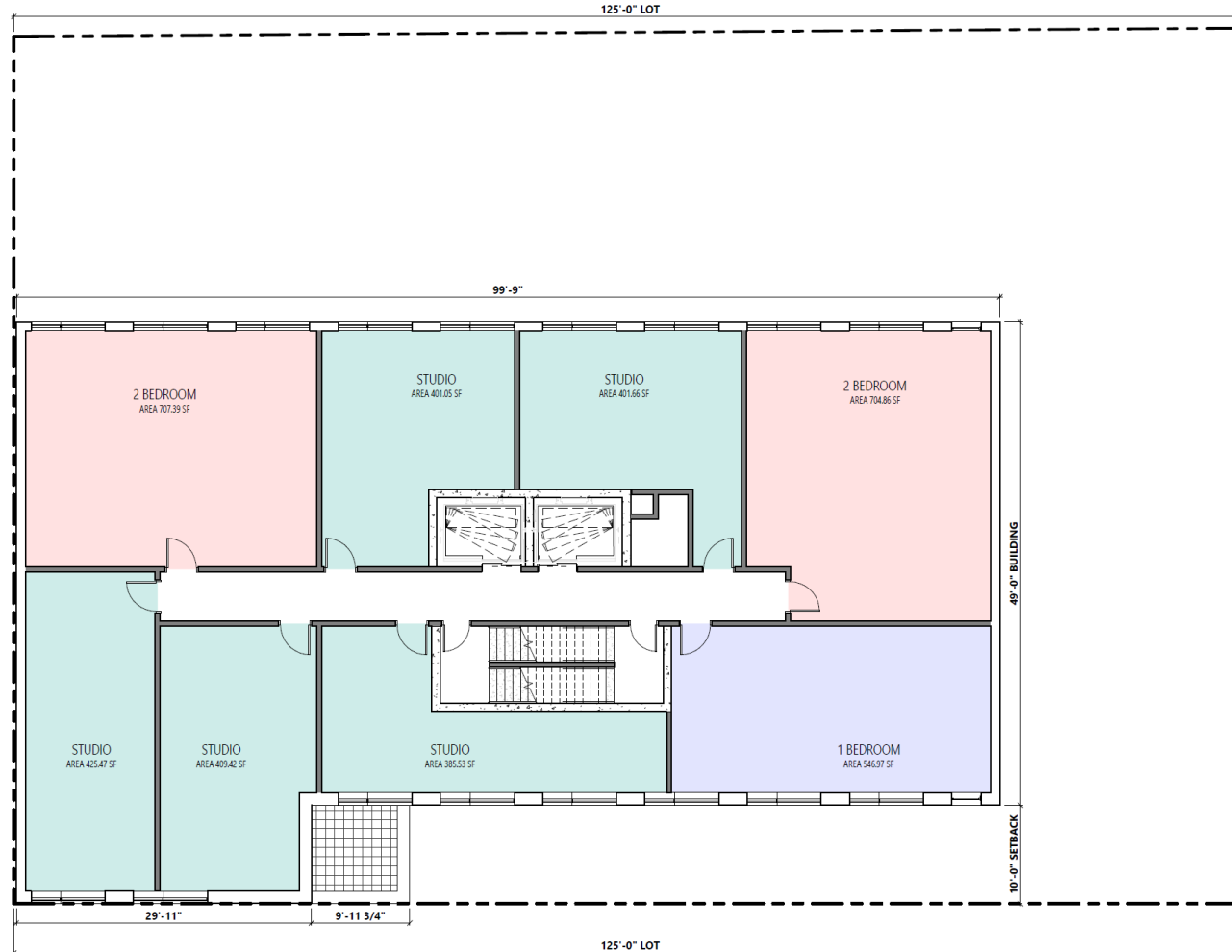
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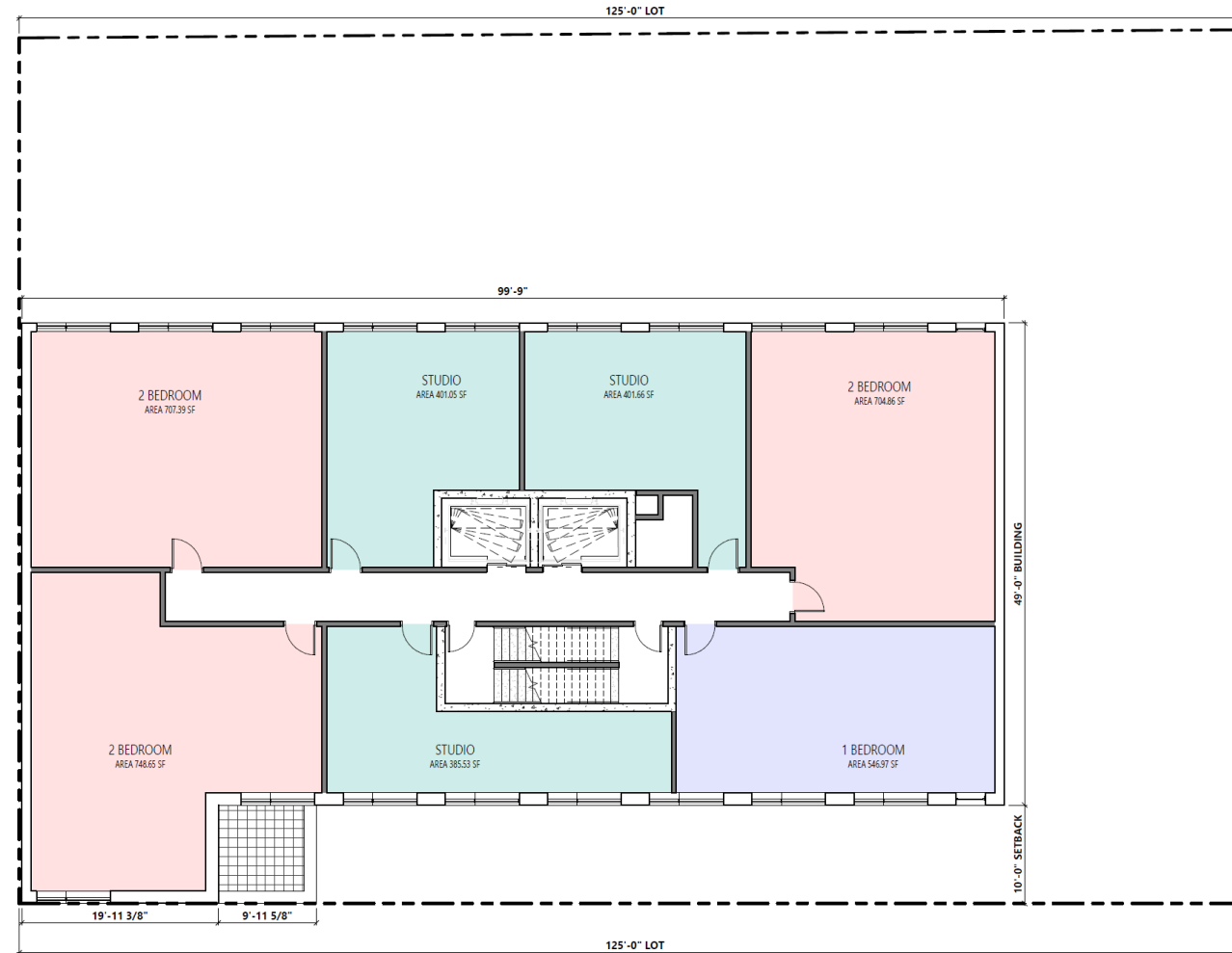
Date:  
01/03/25

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

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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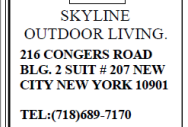
CITY PLANING MEETING

Scale:  
1/8" = 1'-0"

Date:  
01/03/25

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

SHEET TITLE  
**A-13**  
14TH FLOOR PLAN



236 Gold Rezoning

REVISION:


SIGN & STAMP

DRAWING TITLE:

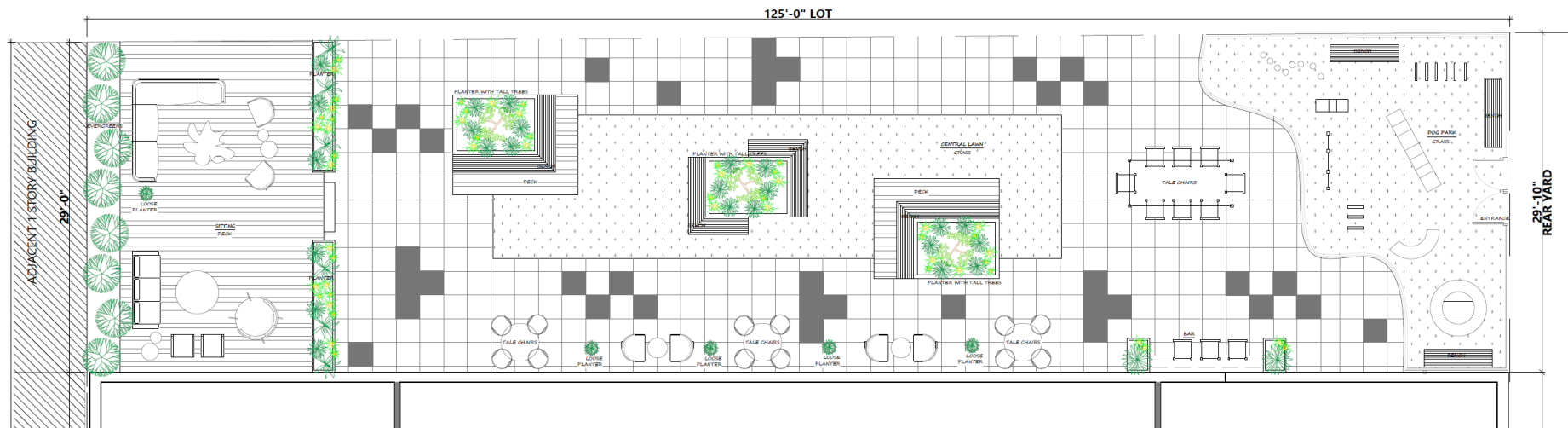
### REAR LAWN PLAN

PROJECT NO.	DRAWN BY: Eemzan
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DATE: 02/05/2025	SCALE: REF.DWG
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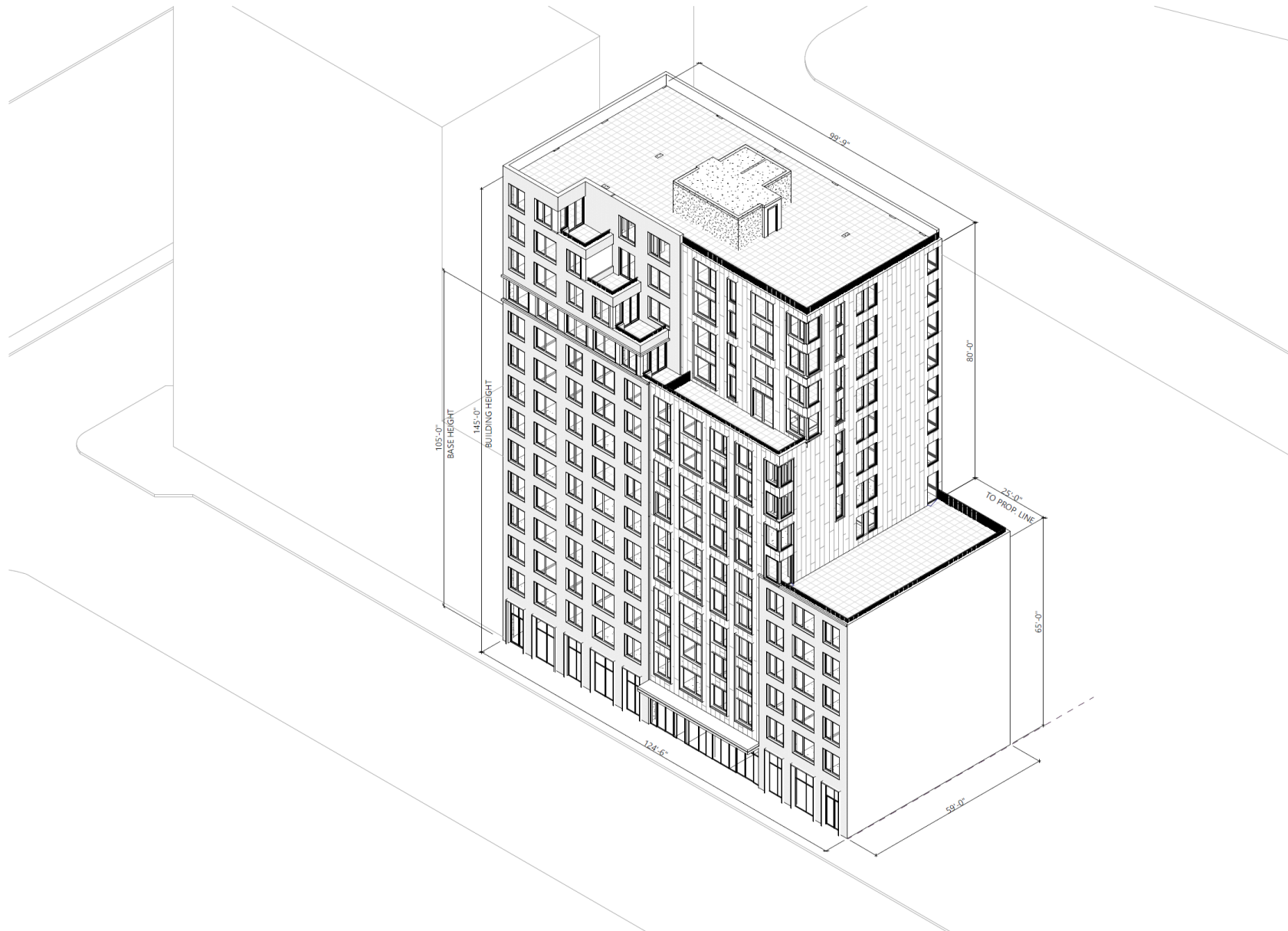
DRAWING NO.

**A-1**



**A-1 REAR LAWN LAYOUT PLAN**  
1 N.T.S





1 MASSING AXONOMETRIC

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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-15**  
**3D MASSING**

# **236 Gold Street Rezoning**

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**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%
<b>Total</b>	<b>114</b>	<b>100%</b>

# 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