

446-448 PARK AVENUE REZONING

ULURP Nos.:
C 210332 ZMK, N 210333 ZRK

City Council Subcommittee on Zoning and
Franchises

Public Hearing

January 5, 2023

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



PROJECT SUMMARY

1. **Zoning Map Amendment to rezone 444, 446, 448 and 462 Park Avenue (Block 1898, p/o Lots 35, 37, 38 and 7501) and 83, 85, 86, 87, and 89 Franklin Avenue (Block 1899, Lots p/o 26, 27, 28, 29 and 30) (the “Proposed Project Area”), from an M1-1 zoning district to an M1-4/R6A (MX-4) zoning district.**
 - The proposed zoning map amendment will facilitate the development of a six-story plus cellar residential building with a total floor area of approximately 11,373 square feet (3.49 FAR) and 11 dwelling units (the “Proposed Development”) to be constructed at 446-448 Park Avenue, Block 1898, Lots 37 and 38 (the “Proposed Development Site”).

2. **Zoning Text Amendment to amend ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Brooklyn Community District 3, to establish the Proposed Project Area as a Mandatory Inclusionary Housing (“MIH”) Designated Area.**
 - The proposed zoning text amendment will facilitate the development of approximately three permanently affordable dwelling units at 446-448 Park Avenue pursuant to MIH Option 1 or 2.

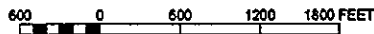
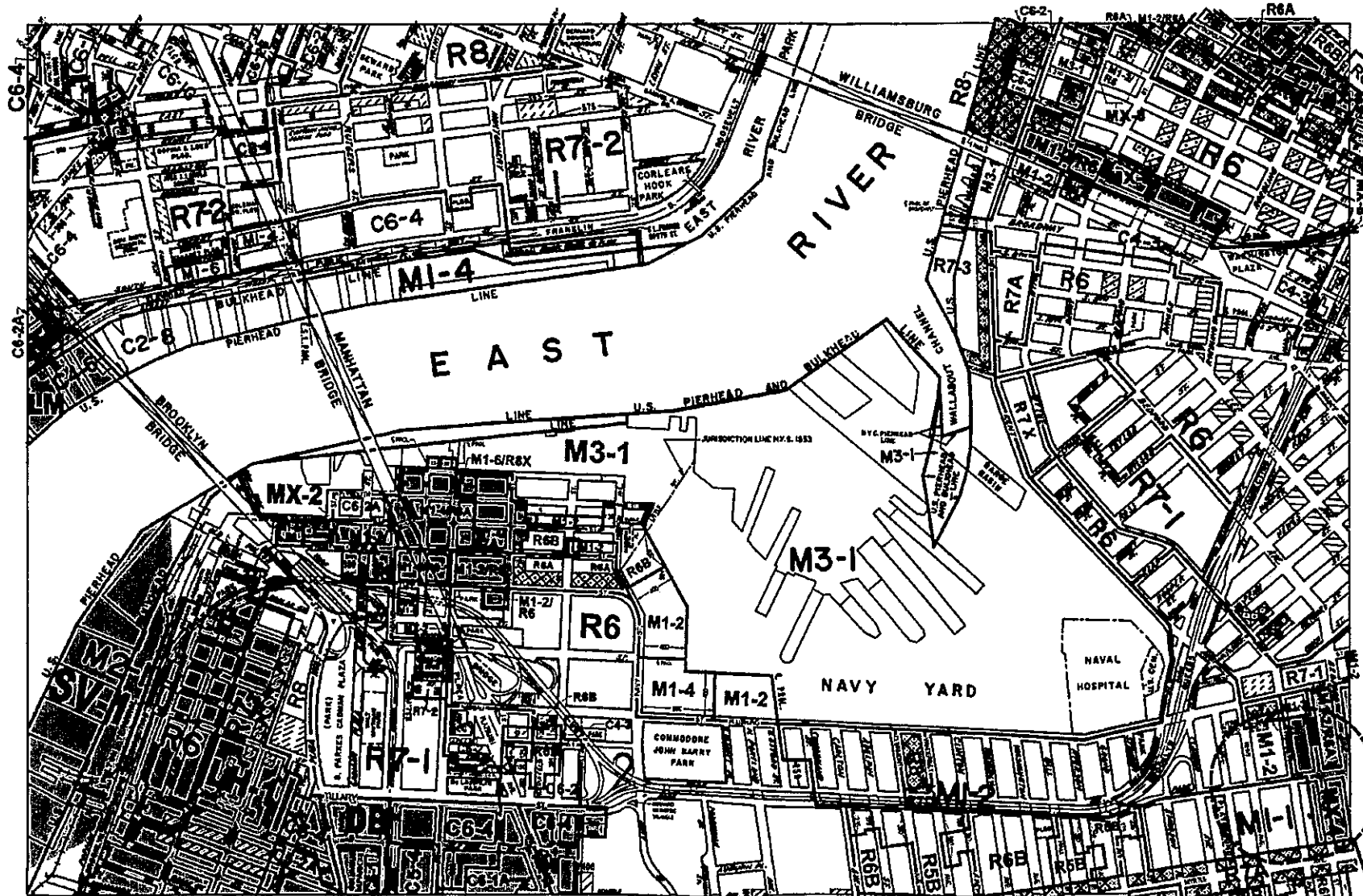
SITE HISTORY

- Lot 38 was previously improved with a legal non-conforming, three-story plus basement residential building originally built in 1905 but demolished in 2014 due to impaired structural integrity.
- Lots 37 and 38 are currently vacant.

PROPOSED DEVELOPMENT

446-448 Park Avenue
Block 1898, Lots 37 and 38

	Proposed – M1-4/R6A (MX-4)
Number of Stories	6 stories plus cellar
Floor Area / FAR	11,373 SF / 3.49 FAR
Base Height	65 feet/5 stories
Setbacks	15 feet @ 6 th floor
Total Height	80 feet/6 stories
Number of Units	11 5 1-bedroom (600-700 SF), 5 2-bedroom (800 SF), 1 3-bedroom (1,000 SF)
Affordable Units	3



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:
04-22-2020 C 200059 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

© Copyrighted by the City of New York.

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/dcp/planning or contact the Zoning Information Desk at (212) 720-3281.

Proposed Project Area

ZONING MAP 12d

446-448 Park Avenue, Brooklyn



NYC Digital Tax Map

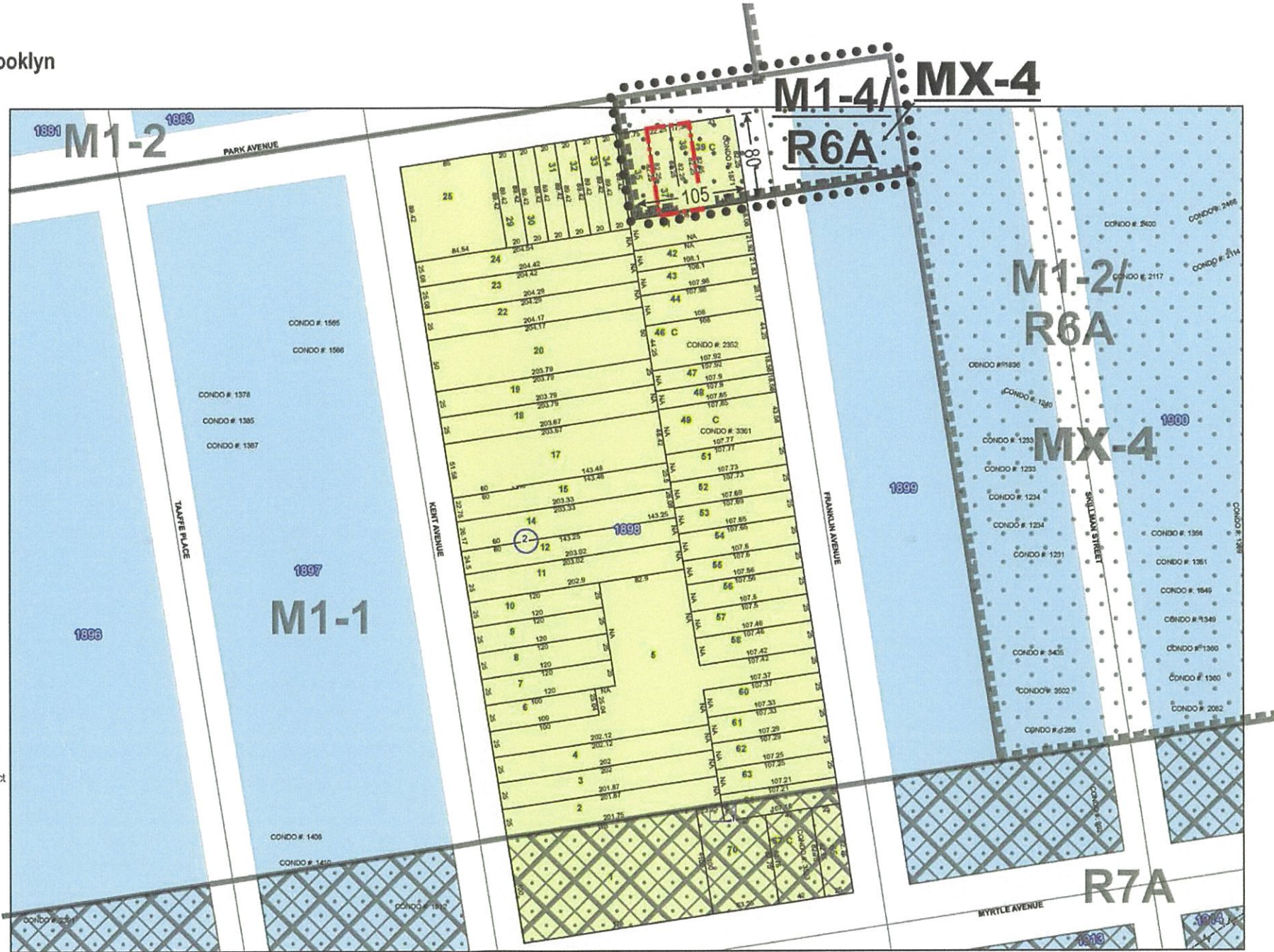
Effective Date : 07-30-2015 10:40:14
 End Date : Current
 Brooklyn Block: 1898



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
- Proposed Special Purpose District
- M1-1 Existing Zoning District
- Existing C2-4 Overlay
- M1-4/
R6A Proposed Zoning District



446-448 Park Avenue, Brooklyn



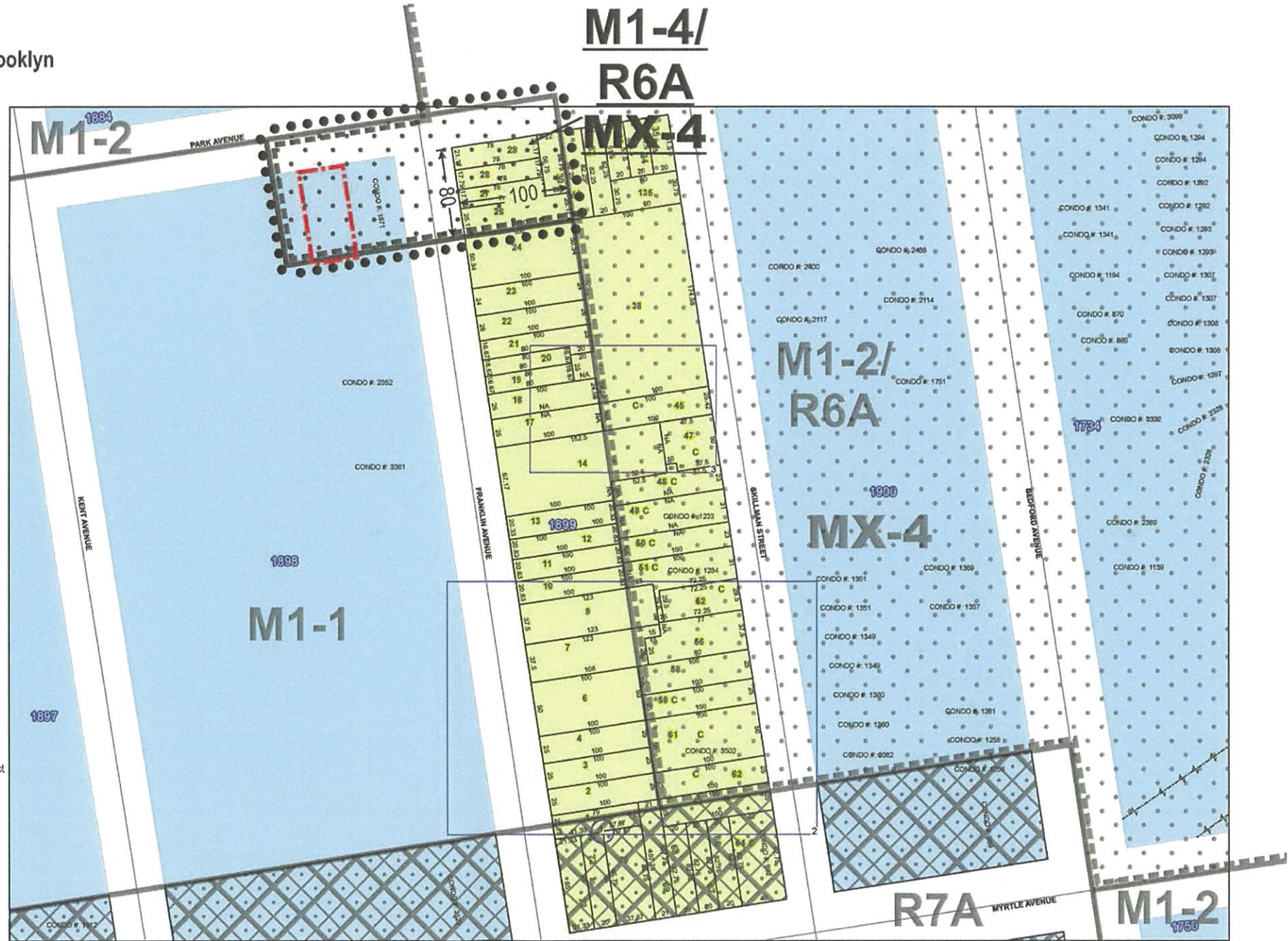
NYC Digital Tax Map

Effective Date : 12-17-2015 11:59:37
 End Date : Current
 Brooklyn Block: 1899



Legend

- Streets
- Miscellaneous Text
- ⌋ Possession Hooks
- Boundary Lines
- ⌋ Lot Face Possession Hooks
- Regular
- Underwater
- Yellow Tax Lot Polygon
- Blue Tax Block Polygon
- Red dashed line Development Site
- Black dots Area Proposed to be Rezoned
- Thin grey line Existing Zoning District Line
- Thick grey line Proposed Zoning District Line
- Dotted box Existing Special Purpose District
- Dashed box Proposed Special Purpose District
- M1-1 Existing Zoning District
- Grid pattern Existing C2-4 Overlay
- M1-4/
R6A Proposed Zoning District



446-448 Park Avenue, Brooklyn Area Map

Block: 1898, Lots: 35 (p/o), 37, 38 & 7501
 Block: 1899, Lots: 26, 27, 28, 29 & 30

Project Information

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

Existing Commercial Overlays & Zoning Districts

- | | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |
| | | |

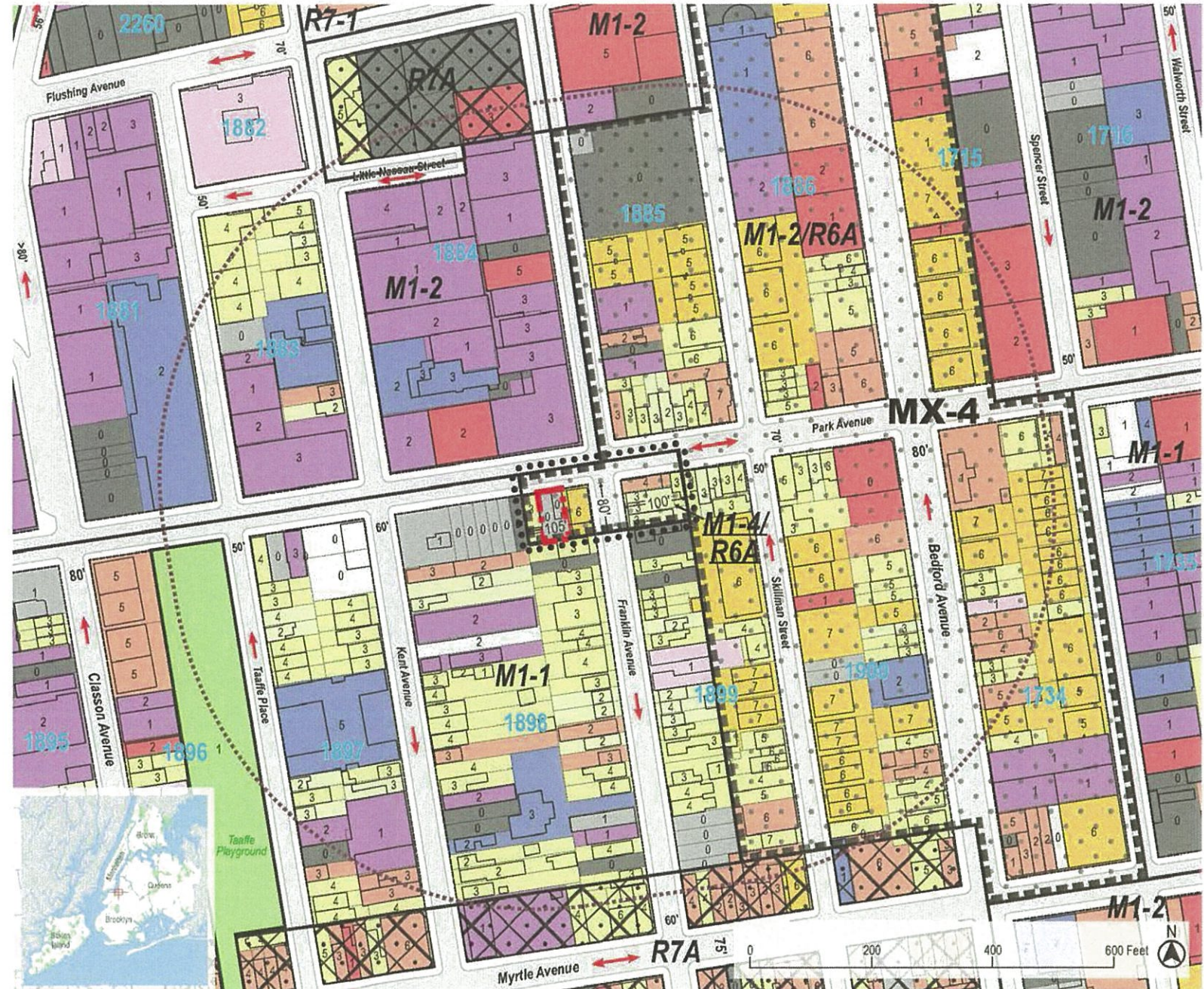
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

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

December 2019

Urban Cartographics





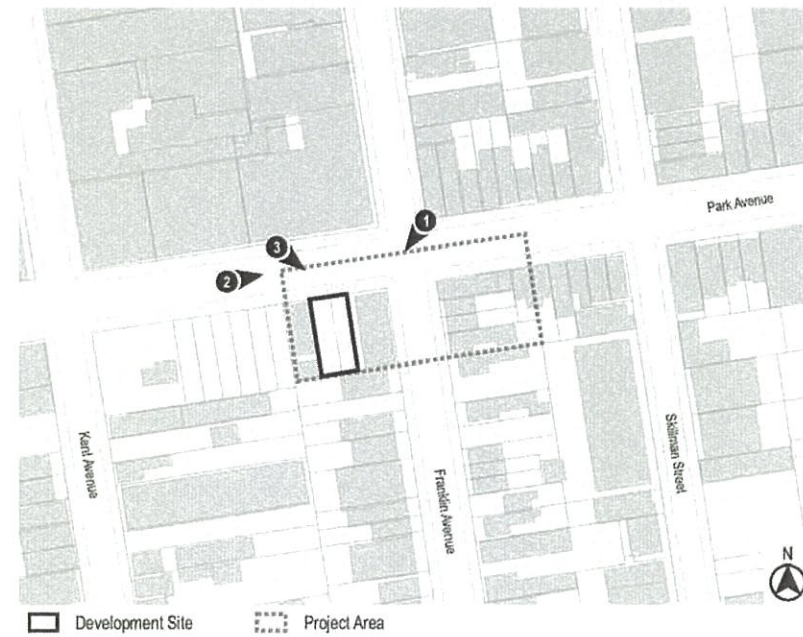
1. View of the Project Area facing southwest from the intersection of Park Avenue and Franklin Avenue.



2. View of Park Avenue facing east (Project Area at right).



3. View of the Project Area facing southeast from Park Avenue.





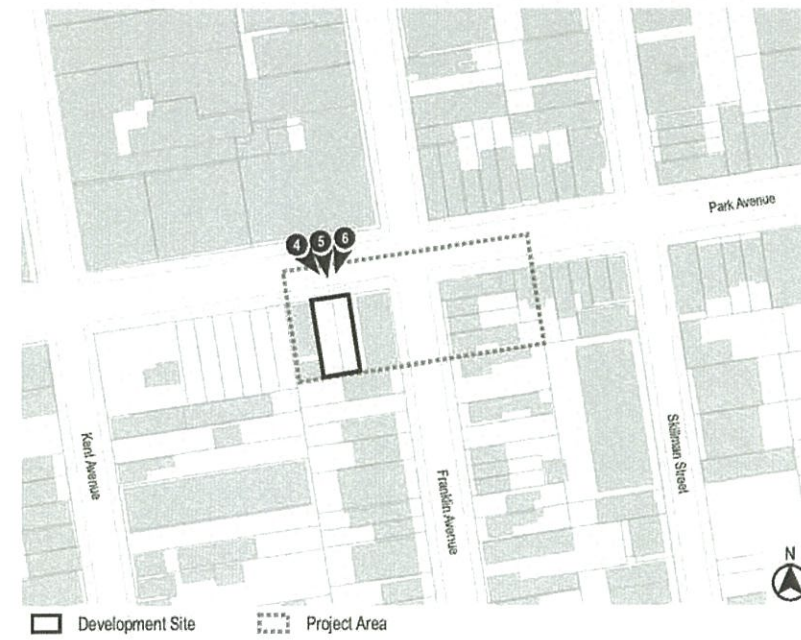
4. View of the Development Site facing southeast from Park Avenue.



5. View of the Development Site facing south from Park Avenue.



6. View of the Development Site facing southwest from Park Avenue.





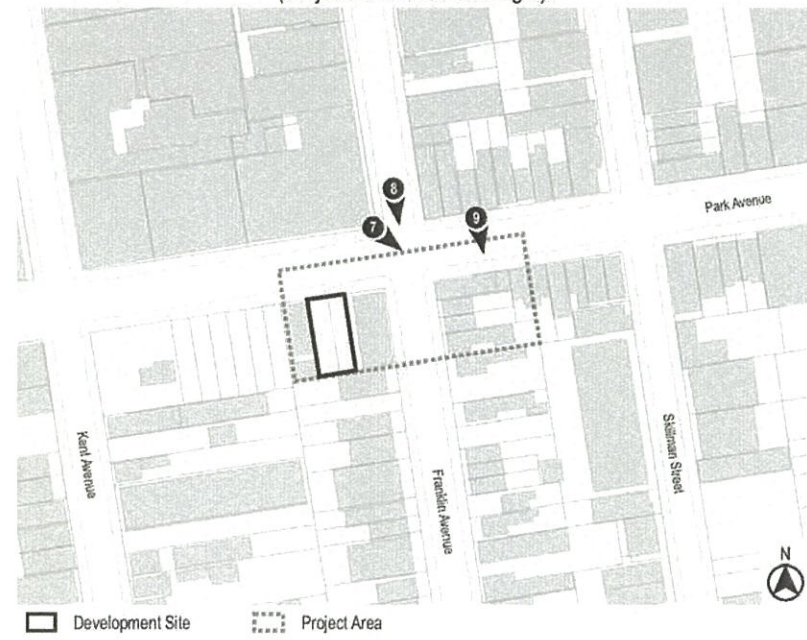
7. View of the Project Area facing southeast from the intersection of Park Avenue and Franklin Avenue.



8. View of Franklin Avenue facing south from Park Avenue (Project Area at left and right).



9. View of the Project Area facing south from Park Avenue.



Development Site Project Area



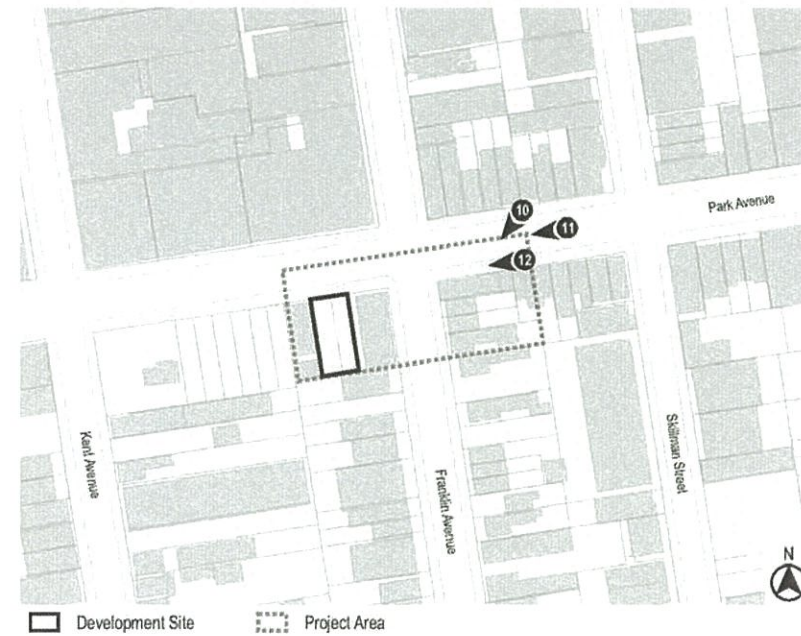
10. View of the Project Area facing southwest from Park Avenue.



11. View of Park Avenue facing west (Project Area at left).

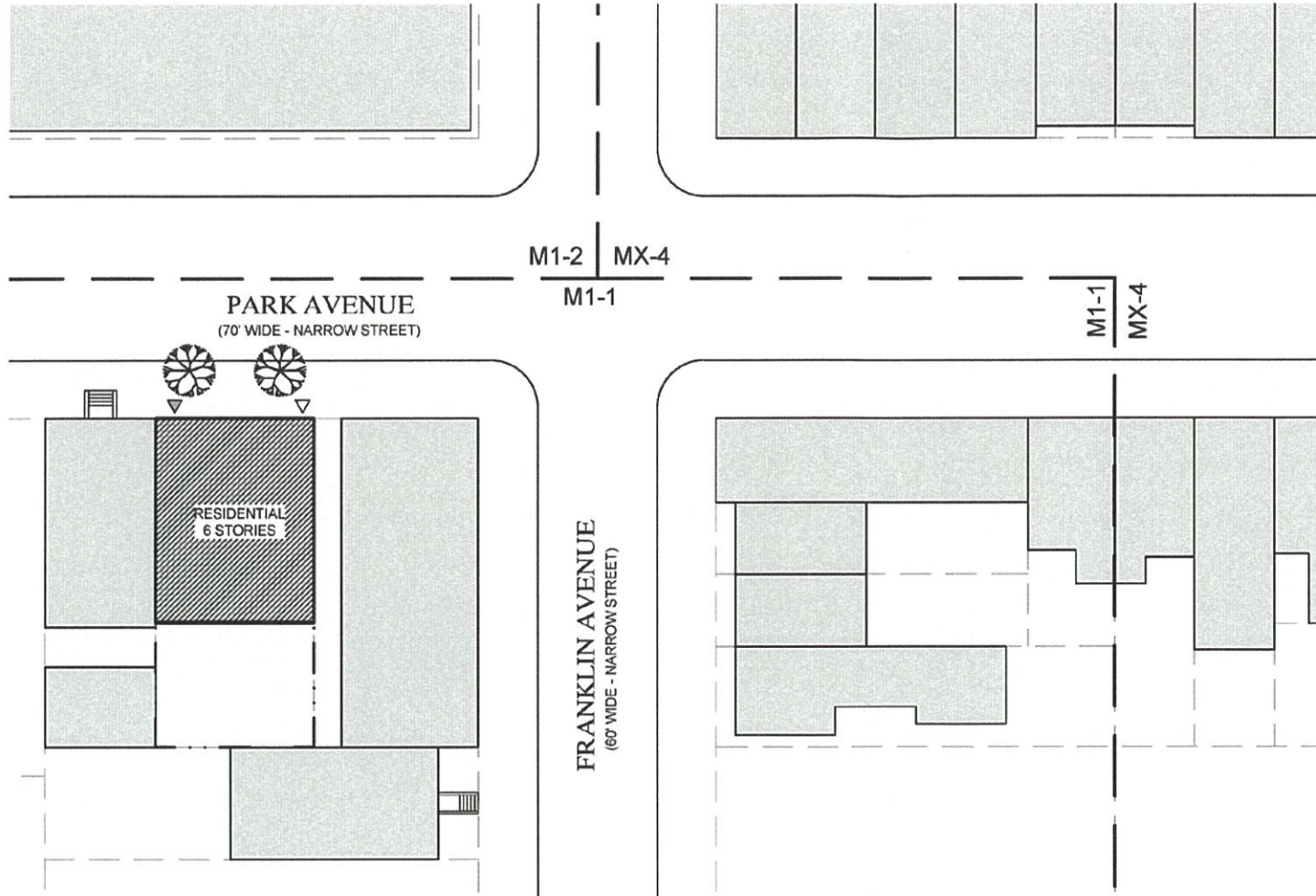


12. View of the sidewalk along the south side of Park Avenue facing west (Project Area at left).

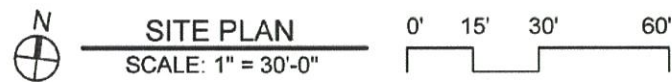
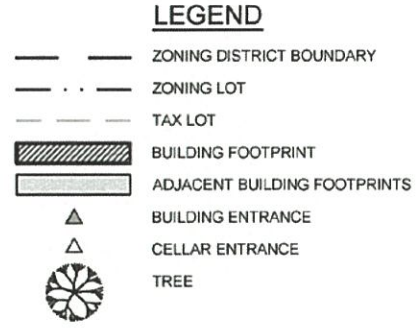


FILE NAME: S:\Drawings\1515-075 Horowitz\Re-zoning\15-075_Re-Zoning_Proposed_

PLOT DATE: 1/18/2021 14:02:24



SITE DATA
 ADDRESS: 446 PARK AVENUE
 BLOCK: 1898
 LOTS: 37, 38
 COMMUNITY DISTRICT: BROOKLYN 303
 ZONING MAP: 12D
 LOT AREA: 3,255.73 SF
 EXISTING ZONING: M1-1
 REQUESTED ZONING: R6A / M1-4 with MIH



LEWIS ELIEZER GARFINKEL, R.A.
 ARCHITECT
 N.Y. REG. NO. 025123
 2819 AVENUE J
 BROOKLYN, NEW YORK 11210
 TEL. 718-961-6661

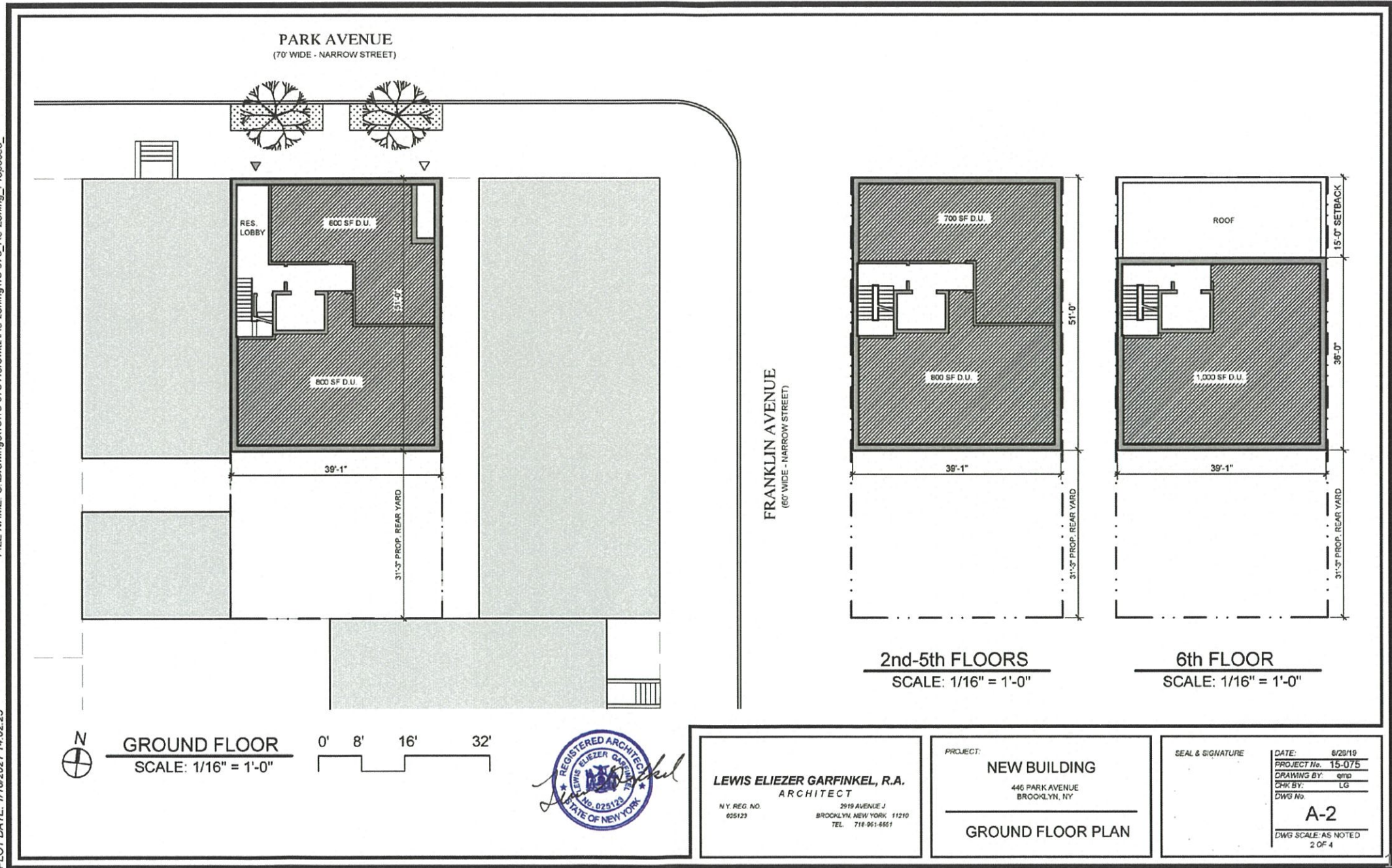
PROJECT: **NEW BUILDING**
 446 PARK AVENUE
 BROOKLYN, NY
SITE PLAN

SEAL & SIGNATURE

DATE:	8/23/19
PROJECT No:	15-075
DRAWING BY:	emp
CHK BY:	LG
DWG No.	A-1
DWG SCALE: AS NOTED	
1 OF 4	

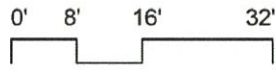
FILE NAME: S:\Drawings\1515-075 Horowitz\Re-zoning\15-075_Re-Zoning_Proposed_

PLOT DATE: 1/19/2021 14:02:25





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



LEWIS ELIEZER GARFINKEL, R.A.
ARCHITECT
N.Y. REG. NO. 025123 2919 AVENUE J
BROOKLYN, NEW YORK 11210
TEL. 718-961-6661

PROJECT:
NEW BUILDING
446 PARK AVENUE
BROOKLYN, NY

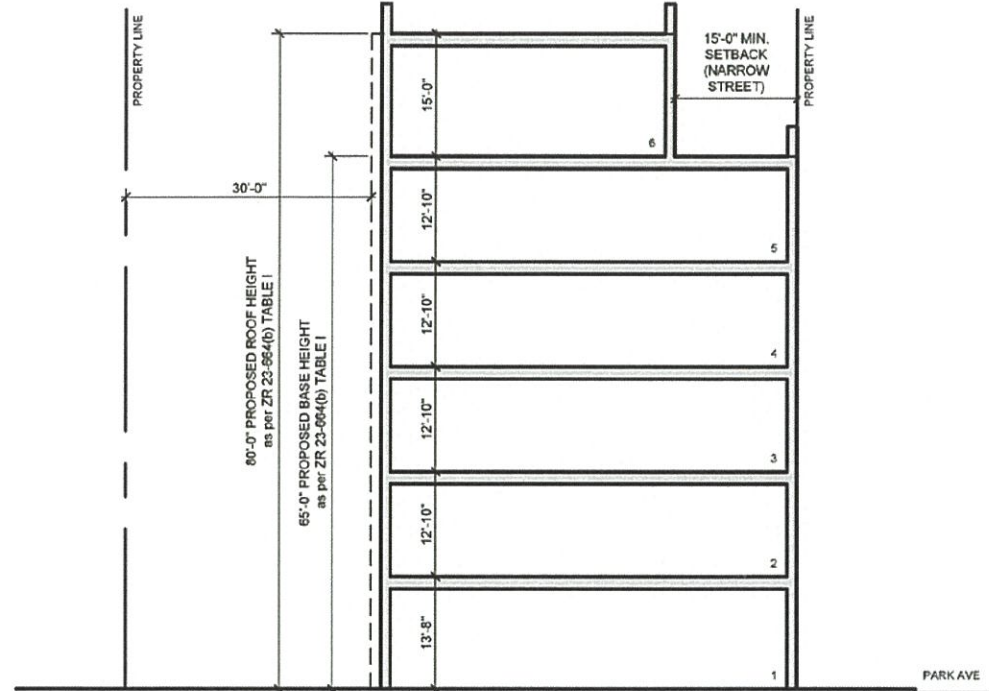
ELEVATION

SEAL & SIGNATURE
DATE: 6/23/19
PROJECT No. 15-075
DRAWING BY: emp
CHK BY: LG
DWG No. **A-3**
DWG SCALE: AS NOTED
3 OF 4

FILE NAME: S:\Drawings\1515-075 Horowitz Re-zoning\15-075_Re-Zoning_Proposed_

PLOT DATE: 1/18/2021 14:02:26

ZONING			
ZONING: R6A / M1-4 with MH (QUALITY HOUSING REQ'D as per ZR 23-011) USE GROUP: 2 (1-4 PERMITTED) OCCUPANCY GROUP: R2 (QUALITY HOUSING)			
LOT AREA: 39'-7" x 82'-3" = 3,255.73 SF			
BASE FAR + 25% = MAX FAR BASE FAR: 3,255.73 SF x 2.70 = 8,790.47 SF MAX FAR: 3,255.73 SF x 3.60 = 11,720.63			ZR 23-154(b)
PROPOSED FLOOR AREA			
FLOOR	PROPOSED	TOTAL	FAR
1st FLOOR Residential (2A)	39'-1" x 51'-0" = 1,993.25 SF	1,993.25 SF	0.61
2nd FLOOR Residential (2A)	39'-1" x 51'-0" = 1,993.25 SF	1,993.25 SF	0.61
3rd FLOOR Residential (2A)	39'-1" x 51'-0" = 1,993.25 SF	1,993.25 SF	0.61
4th FLOOR Residential (2A)	39'-1" x 51'-0" = 1,993.25 SF	1,993.25 SF	0.61
5th FLOOR Residential (2A)	39'-1" x 51'-0" = 1,993.25 SF	1,993.25 SF	0.61
6th FLOOR Residential (2A)	39'-1" x 36'-0" = 1,407.00 SF	1,407.00 SF	0.44
TOTAL		11,373.25 SF	3.49
	REQUIRED	PROPOSED	
MAX. LOT COVERAGE	65% X 3,255.73 SF = 2,116.22 SF	39'-1" x 51'-0" = 1,993.25 SF 61.22%	ZR 23-153
MAX. LOT COVERAGE	100% WITHIN 100 FT OF CORNER	39'-1" x 51'-0" = 1,993.25 SF 61.22%	ZR 23-156(b)
DENSITY	11,720.63 SF / 680 = 17 UNITS	8 MARKET-RATE UNITS + 3 INCLUSIONARY UNITS = 11 UNITS TOTAL	ZR 23-22
MIN. FRONT YARD	NONE	NONE PROVIDED	
MIN. SIDE YARD	NONE	NONE PROVIDED	ZR 23-462(c)
MIN. REAR YARD	30 FT	31'-3"	ZR 23-47
STREET WALL LOCATION	NO CLOSER TO STREET LINE THAN BUILDING WITHIN 25 FT EITHER SIDE	LINE-UP WITH ADJACENT	ZR 23-661(a)(1)
MIN. BASE HEIGHT	40 FT	65'-0"	ZR 23-664(b)
MAX. BASE HEIGHT	65 FT	65'-0"	ZR 23-664(b)
MAX. TOTAL HEIGHT	80 FT & 5 STORIES	80'-0"	ZR 23-664(b)
SETBACK	15 FT ON NARROW STREET	15'-0"	ZR 23-662(c)
STREET TREE	39'-7" / 25 = 1.58 : 2 TREES REQ'D	2 TREES PROPOSED	ZR 23-03
PARKING	50% of D.U.'s	8 DU x 0.5 = 4.0 4 SPACES REQ'D	ZR 25-23
PARKING	NONE REQ'D FOR INCLUSIONARY HOUSING IN TRANSIT ZONE	NONE	ZR 25-251
PARKING WAIVER	WAIVED IF 5 OR FEWER	4 REQ'D, THEREFORE WAIVED NONE PROVIDED	ZR 25-261
BICYCLE PARKING	50% of D.U.'s	11 DU x 0.5 = 5.5 6 SPACES REQ'D	ZR 25-811
BICYCLE PARKING WAIVER	WAIVED 10 D.U.'s OR FEWER	NONE PROVIDED	ZR 25-811(a)



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



LEWIS ELIEZER GARFINKEL, R.A.
ARCHITECT
N.Y. REG. NO. 025123
2918 AVENUE J
BROOKLYN, NEW YORK 11210
TEL. 718.961.6561

PROJECT:
NEW BUILDING
446 PARK AVENUE
BROOKLYN, NY

SECTION

SEAL & SIGNATURE
DATE: 8/23/19
PROJECT No. 15-075
DRAWING BY: emp
CHK BY: LG
DWG No. **A-4**
DWG SCALE: AS NOTED
4 OF 4





2022 New York City Area AMI

Family Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
1	\$28,020	\$37,360	\$46,700	\$56,040	\$65,380	\$74,720	\$84,060	\$93,400	\$102,740	\$112,080	\$121,420	\$154,110
2	\$32,040	\$42,720	\$53,400	\$64,080	\$74,760	\$85,440	\$96,120	\$106,800	\$117,480	\$128,160	\$138,840	\$176,220
3	\$36,030	\$48,040	\$60,050	\$72,060	\$84,070	\$96,080	\$108,090	\$120,100	\$132,110	\$144,120	\$156,130	\$198,165
4	\$40,020	\$53,360	\$66,700	\$80,040	\$93,380	\$106,720	\$120,060	\$133,400	\$146,740	\$160,080	\$173,420	\$220,110
5	\$43,230	\$57,640	\$72,050	\$86,460	\$100,870	\$115,280	\$129,690	\$144,100	\$158,510	\$172,920	\$187,330	\$237,765
6	\$46,440	\$61,920	\$77,400	\$92,880	\$108,360	\$123,840	\$139,320	\$154,800	\$170,280	\$185,760	\$201,240	\$255,420
7	\$49,650	\$66,200	\$82,750	\$99,300	\$115,850	\$132,400	\$148,950	\$165,500	\$182,050	\$198,600	\$215,150	\$273,075
8	\$52,830	\$70,440	\$88,050	\$105,660	\$123,270	\$140,880	\$158,490	\$176,100	\$193,710	\$211,320	\$228,930	\$290,565

2022 New York City Area Affordable Monthly Rents

Unit Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
Studio	\$700	\$934	\$1,167	\$1,401	\$1,634	\$1,868	\$2,101	\$2,335	\$2,568	\$2,802	\$3,035	\$3,852
One-bedroom	\$750	\$1,001	\$1,251	\$1,501	\$1,751	\$2,002	\$2,252	\$2,502	\$2,752	\$3,003	\$3,253	\$4,129
Two-bedroom	\$900	\$1,201	\$1,501	\$1,801	\$2,101	\$2,402	\$2,702	\$3,002	\$3,302	\$3,603	\$3,903	\$4,954
Three-bedroom	\$1,040	\$1,387	\$1,734	\$2,081	\$2,428	\$2,775	\$3,121	\$3,468	\$3,815	\$4,162	\$4,509	\$5,723

**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: 1/5/23

(PLEASE PRINT)

Name: LEWIS GARTINKEL

Address: 2919 AVE J BROOKLYN

I represent: 448 Park AVE BROOKLYN

Address: _____

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: RICHARD LOBEL

Address: SHELDON LOBEL PC

I represent: 446-448 PARK AVE, BKLYN

Address: 446-448 PARK AVE

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