

250 86th Street Rezoning Application

ULURP Nos.: C 230354 ZMK & N 230355 ZRK
LU Item Nos.: 0140-2024 & 0141-2024

New York City Council
Subcommittee of Zoning and Franchises
August 27, 2024

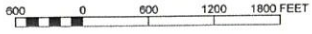
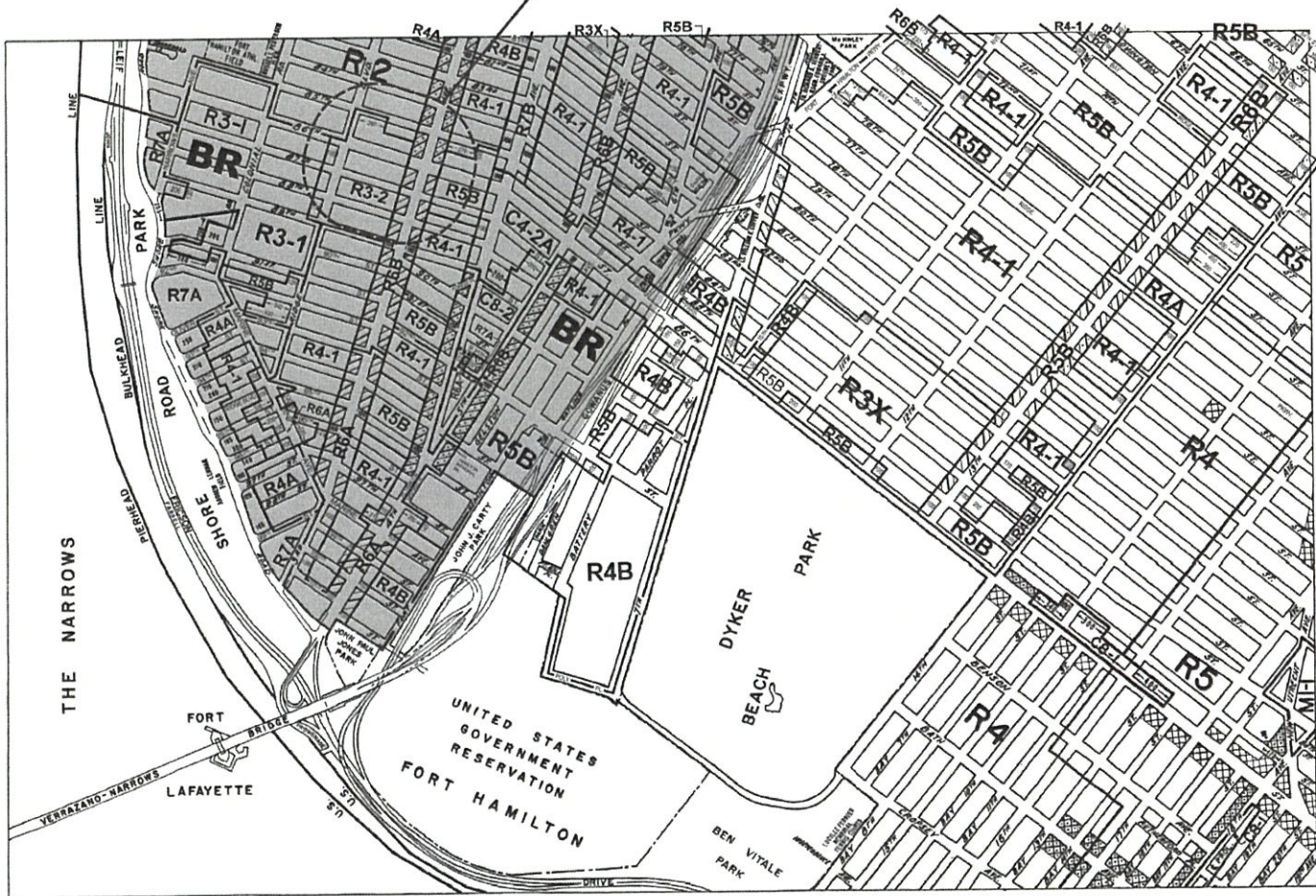
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Project Description

- The applicant seeks the following land use actions: (1) a zoning map amendment to rezone 238 – 250 86th Street, a portion of 252 86th Street, and 264-272 86th Street (“Project Area”) from an R3-2 zoning district to an R6B zoning district within the Special Bay Ridge District and (2) a zoning text amendment to amend Zoning Resolution Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing (“MIH”) Designated Areas to map both MIH Options 1 and 2 over the Project Area.
- The proposed actions would permit the applicant’s medical office to occupy a portion of a two-story plus basement building at 250 86th Street. No enlargements are proposed and the existing building envelope will remain the same.

250 86th Street, Brooklyn

Proposed Project Area



| | | | | | | | | | |
|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| C1-1 | C1-2 | C1-3 | C1-4 | C1-5 | C2-1 | C2-2 | C2-3 | C2-4 | C2-5 |
| [Pattern] | [Pattern] | [Pattern] | [Pattern] | [Pattern] | [Pattern] | [Pattern] | [Pattern] | [Pattern] | [Pattern] |

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
- [Shaded Box] SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- [Dotted Box] AREA(S) REZONED

Effective Date(s) of Rezoning:
03-18-2021 C 190447 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

| | | |
|-----|------------|-----|
| 21c | 22a | 22c |
| 21d | 22b | 22d |
| 27c | 28a | 28c |

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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.

ZONING MAP 22b

250 86th Street, Brooklyn

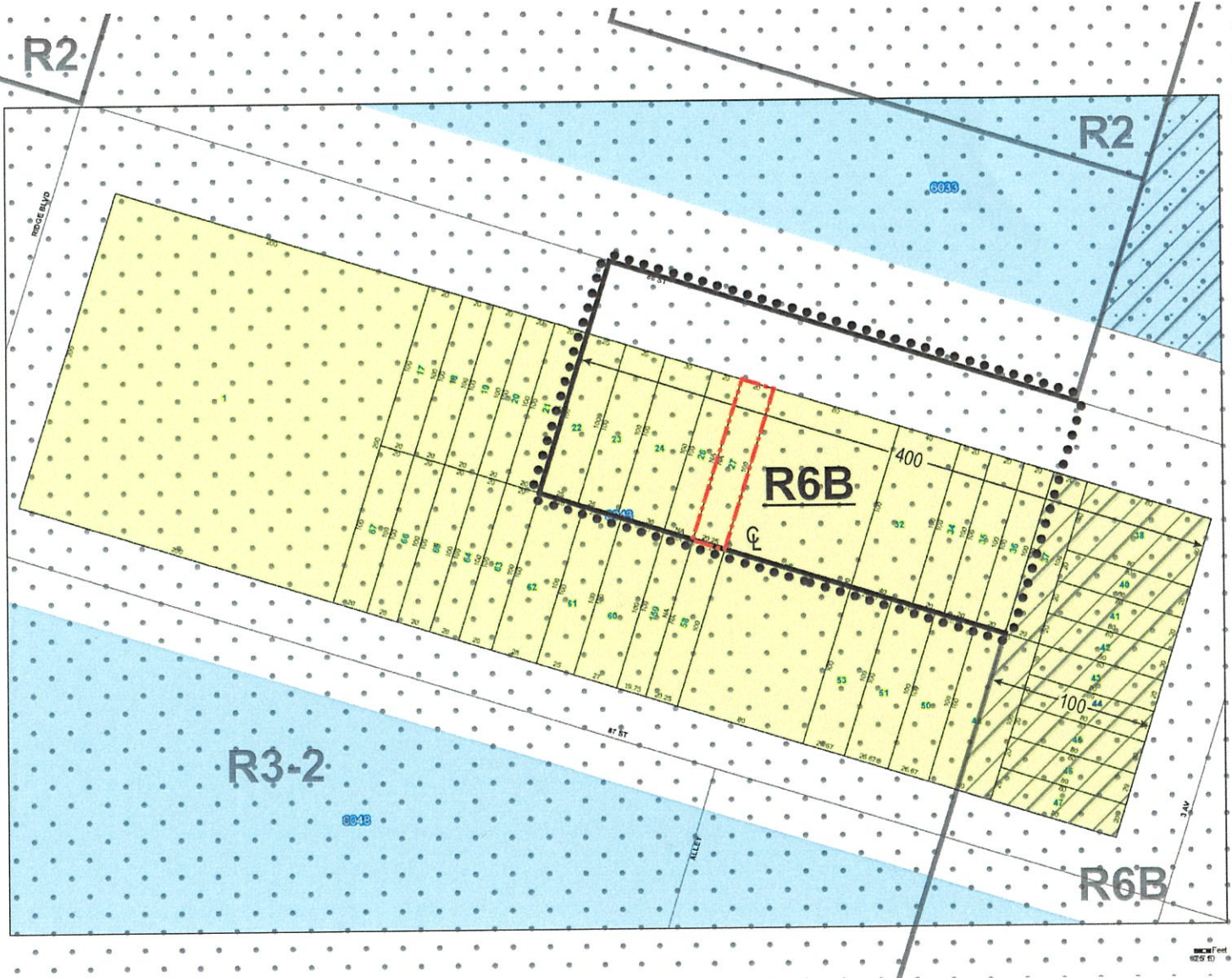
R2



NYC Digital Tax Map

Effective Date: 12-06-2008 23:43:29
 End Date: Current
 Brooklyn Block: 6043

- 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
 - R3-2 Existing Zoning District
 - ▨ Existing C1-3 Overlay
 - ▨ Existing C2-3 Overlay
 - R6B Proposed Zoning District






100 Feet
 1:2500













250 86th Street, Brooklyn Area Map





Block: 6043, Lots: 22, 23, 24, 26, 27, 28 (p/o), 32, 34, 35 & 36

Project Information

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

Existing Commercial Overlays & Zoning Districts

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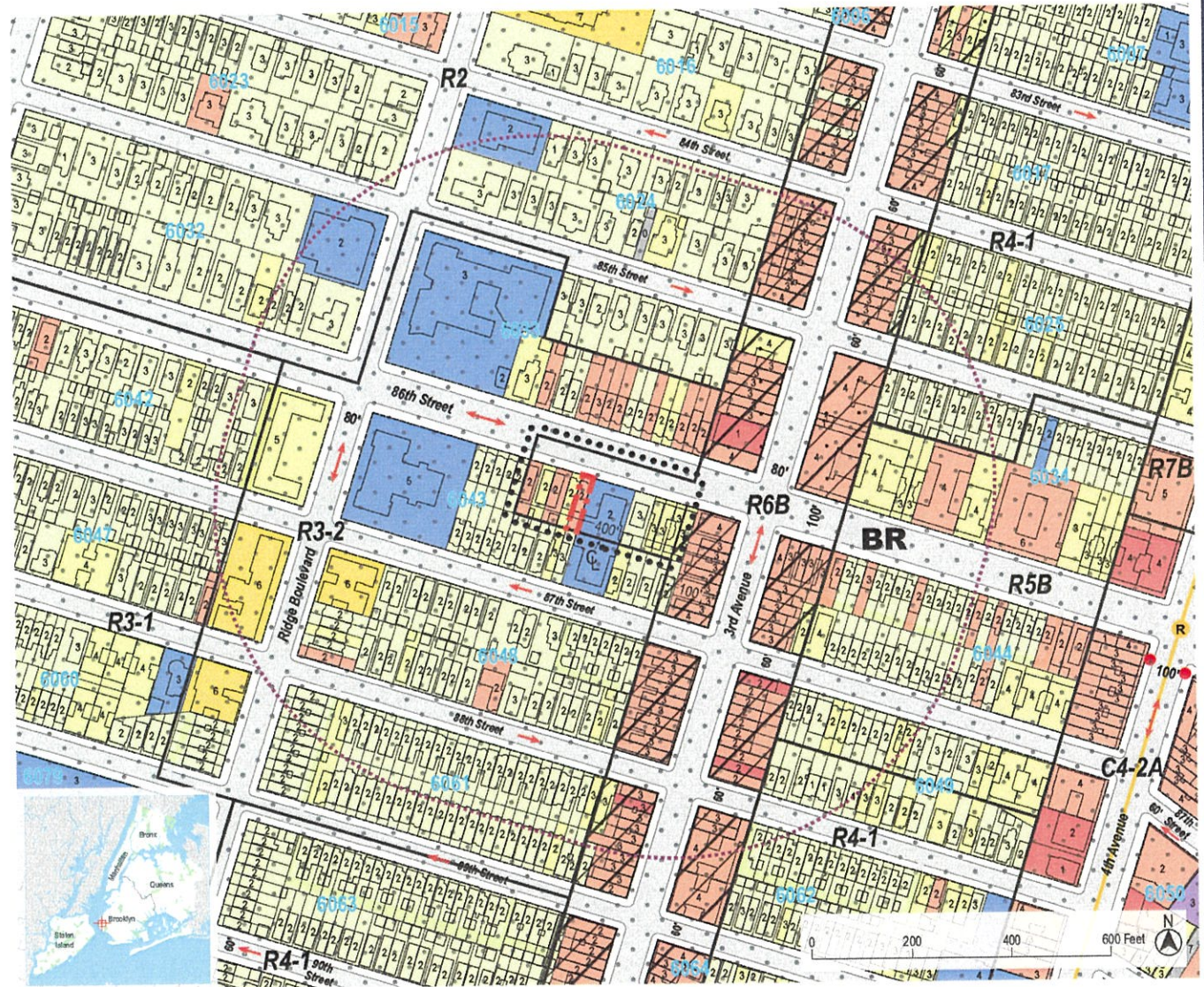
-  Subway Entries
-  5037 Block Numbers
-  Property Lines
-  5 Number of Floors

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

November 2022

Urban Cartographics





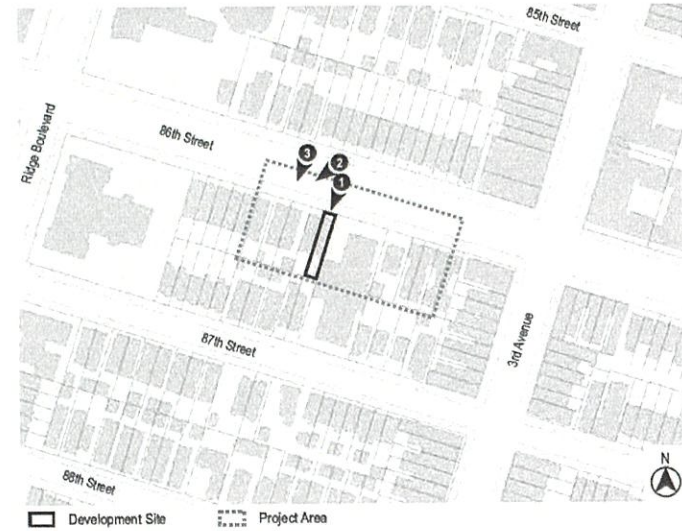
1. View of the Development Site facing southwest from 86th Street.



2. View of the Project Area facing southwest from 86th Street.



3. View of the Project Area facing southwest from 86th Street.



Development Site
 Project Area



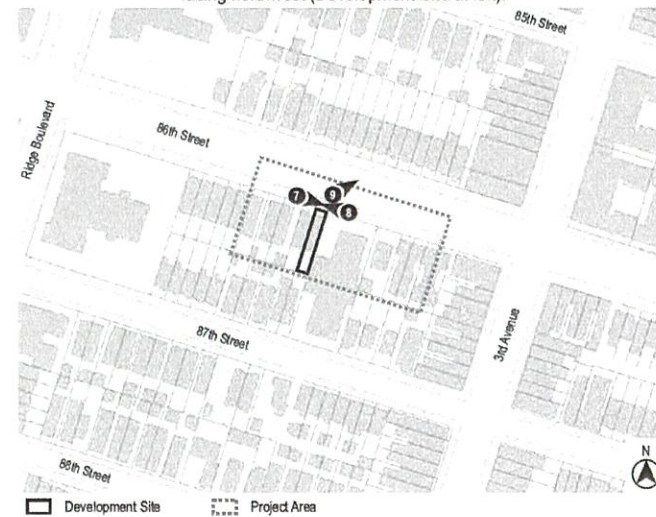
7. View of the sidewalk along the south side of 86th Street facing southeast (Development Site at right).



8. View of the sidewalk along the south side of 86th Street facing northwest (Development Site at left).



9. View of the north side of 86th Street facing northeast from the Development Site.



LIST OF DRAWINGS

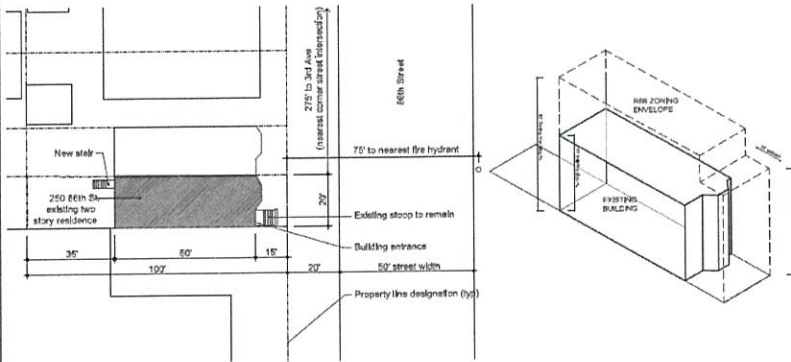
Architectural
T-001 TITLE SHEET
A-101 FLOOR PLANS
A-201 ELEVATIONS

Property Info

BIN: 315342E
Block: 6043
Lot: 27
Zone: R6-B
Zoning Map: 22b
Landmark Status: No
Community Board: 310
Certificate of occupancy: None
Construction Class: Class 3
Construction Code: 1968

Zoning Calculations

J-3 / R-3 Occupancy, use group 4, in an R6-B zoning (Bay Ridge District):
Lot coverage Requirements = 60% max allowable
Total lot area = 2,000sf
Footprint of building = 1,030sf
Proposed building footprint enlargement = 0sf
Lot coverage = $(1,030sf + 0sf) / 2,000sf = 51.5\%$ lot coverage < 60% max allowable
No Proposed change in Lot Coverage or Open Space
Required FAR = 2.0 maximum for Residential
Maximum Allowable Floor Area = $2.0 \times 2,000sf = 4,000sf$
Total Gross Area of Building = 3 floors \times 1,030sf = 3,090sf
Total Proposed Addition = 0sf
Existing total floor area to remain = 3,090sf
Existing FAR to remain = 2.0
No Proposed change in Floor Area



1 Site Plan
NTS

2 Helix / Setback Axonometric Diagram
NTS

ZONING RESOLUTION CODE per R6B for Residential and Community Facilities (Information provided by Boyd Consulting):

| Zoning Regulations | Item | Permitted / Required | Proposed | Remarks |
|--------------------|--|---|--|---------|
| 22-12 | Use Group | Use Group 2A, 2B Residential and Accessory Use | Use Group 2A as Proposed Residential Use | OK |
| 22-14 | Use Group | Use Group 4 A. Community facilities Use Ambulatory diagnostic or treatment health care facilities, located by public, private, for-profit or not-for-profit medical, health and mental health care facilities licensed by the State of New York, or a facility in which patients are diagnosed or treated by health care professionals, licensed by the State of New York or its persons under the supervision of such licensee for medical, health or mental health conditions, and where such patients are ambulatory rather than inpatient. | Use Group 4A as Proposed Community Facility (Treatment health care facility) | OK |
| 23-153 | Floor Area Ratio | Residential FAR Quota (Housing) R6B: Max FAR = 2.0 2,000sf \times 2 = 4,000sf | Proposed Residential FAR R6B: 3,090sf / 2,000sf = 1.54 \times 2.0 Total Area: 3,090sf | OK |
| 24-00 | Bulk Regulations for Community Facility in Residential District | | | |
| 24-011 | Quality Housing | The bulk regulations in R6B Districts any community facility building or portion of a building containing community facility uses shall comply with the height and setback regulations for Quality Housing buildings set forth in Article V, Chapter 3. | | OK |
| 24-11 | Minimum Floor Area, Ratio and Percentage of Lot Coverage | R6B Min Lot Area = 2,000 Min Lot Coverage = 65% Min Allowed Floor Area: $2,000 \times 0.65 = 1,300sf$ | | OK |
| 24-12 | Height and Applications of Lot Coverage | The portion of a building containing a community facility shall be no taller than the height of the lot front to which it is adjacent. The portion of a building containing a community facility shall be no taller than the height of the lot front to which it is adjacent. The portion of a building containing a community facility shall be no taller than the height of the lot front to which it is adjacent. | Lot coverage above 15' is within the lot's lot front to which it is adjacent. See 24-11. | OK |
| 24-103 | Lot Coverage for Lot containing Community Facility and Residential | The higher lot coverage shall be applied to any lot containing both such uses. Furthermore, the maximum percent of lot coverage for community facilities used in residential use shall not exceed the maximum percent of lot coverage permitted for such residential uses. | See above both are 60% | OK |
| 23-20 | Density Regulations to Lots has Community Facility and Residential | The maximum number of dwelling units on a zoning lot containing both community facility and residential uses shall be as set forth in Section 23-24. | | OK |
| 23-153 | Lot Coverage | Min Lot Coverage Interior Lot R6B: 65% $65\% \times 2,000sf = 1,300sf$ | No change in Coverage: Interior Lot R6B: 65% Lot coverage = $(1,030sf + 0) / 2,000sf = 51.5\%$ lot coverage < 65% max allowable No Proposed change in Lot Coverage or Open Space | OK |
| 23-22 & 23-14 | Density Regulations | Max. Number of dwelling units R6B: 400 PER 10,000 $400 / 10,000 \times 4,000 = 160$ units | Proposed Number of dwelling 3 units = 4 Units | OK |
| 23-40 | Yard Regulations | | | |
| 23-46 | Front Yard | No front yard required | 15' Front yard provided (existing) | OK |
| 23-462(c) | Side Yard | No side yard required Side yard for all other buildings containing residences in R6B no side yards are required. If provided it shall be 5' min. minimum. | No side yard proposed | OK |
| 23-47 | Rear Yard | A rear yard with a depth of not less than 30 feet shall be provided at every rear lot line. | 30' Rear Yard provided (Existing) | OK |
| 23-462(a) | Min. Base and Building Height Regulations (Quality Housing) | Min. Base Height 30' Min. Base Height 40' Max. Building Height 50' | Building Height: 30 feet | OK |
| 23-462(b) | Setback Regulations | 10' Setback on Wide Street above base height | 10' Setback on wide Street above base height | OK |
| 23-23 | Minimum Size of Dwelling Units | Residential R6B 50% of dwelling units | | |
| 23-261 | Off Street Parking | Waiver required for small number of spaces (R4 to R10) | Proposed "0" Parking spaces | OK |
| 23-813(a) | Accessory Dwelling Regulations | Residential building containing 10 dwelling units or less are not required. | Proposed No ADU units | OK |
| 20-41 | Tree Planting Regulations | 1 Per 25 feet of street frontage of zoning lot | Required 1 Tree 20/25' = 1 Tree | OK |

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NOTES:

| NO. | DATE | REVISIONS |
|-----|-------------|-------------------------------|
| 1 | 8 DEC, 2021 | ISSUED FOR NYC DEPT RECORDING |

NO. / DATE / REVISIONS
WESTFALL PROPERTY
250 86TH STREET
BROOKLYN, NY 11203

PROJECT TITLE:
TITLE SHEET
ZONING CALCULATIONS
SITE PLAN
LIST OF DWGS

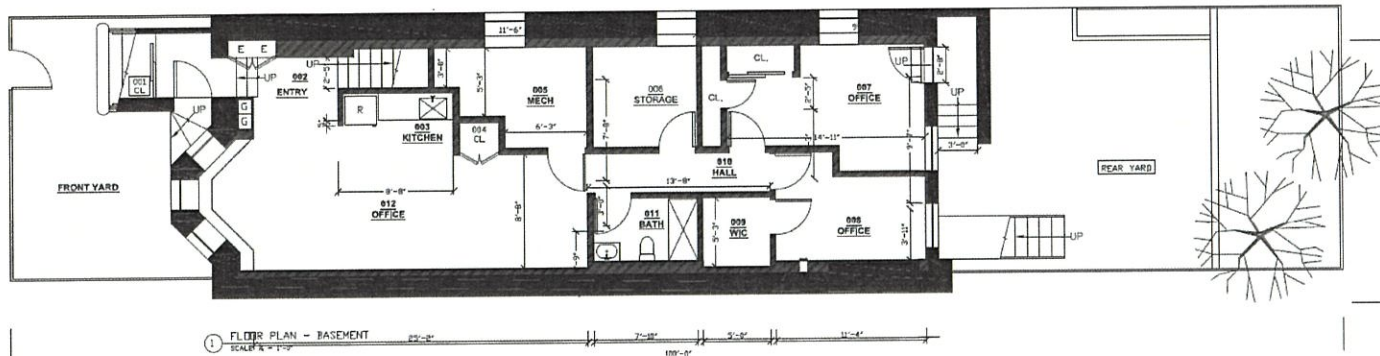
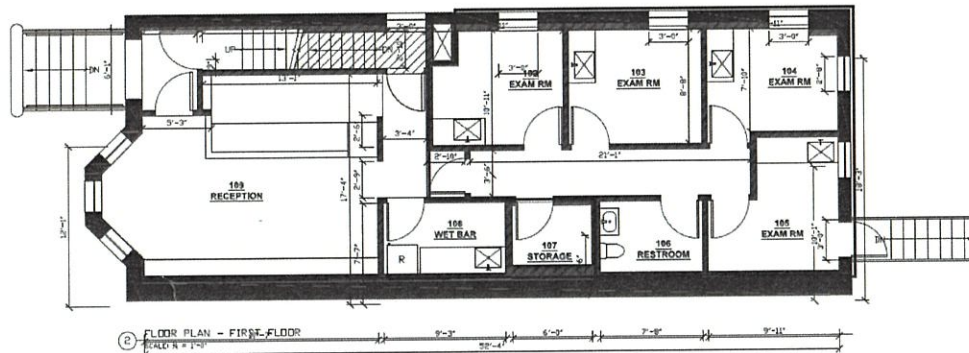
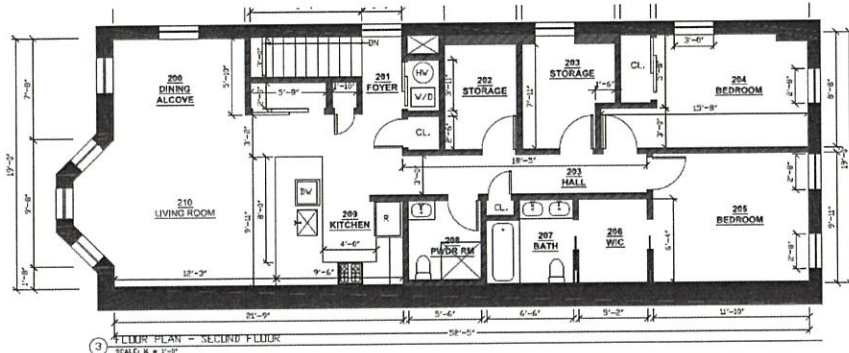
ARCHITECT SEAL & SIGNATURE:



DOB SCAN STICKER:

DOB STAMP / SIGNATURE:

REVISED: 24 NOVEMBER 2021
DATE:
PROJECT NO:
DRAWN BY: BL, FL, KC
CHECKED BY: KC
SCALE: AS SHOWN
SHEET SIZE: 22" x 34"
DWG NO:
T-001
SHEET 1 OF 3



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NOTES:

1 # DEC. 2011 ISSUED FOR NYC
EOP REVIEW AND

NO. DATE REMARKS:

ISSUES / REVISIONS

PROJECT:
WESTFALL PROPERTY
250 86TH STREET
BROOKLYN, NY 11209

DWG TITLE:
FLOOR PLANS

ARCHITECT SEAL & SIGNATURE:



DOB SSCAN STICHER:

DOB STAMPS / SIGNATURES:

REVISED:
DATE: 24 NOVEMBER 2011
PROJECT No:
DRAWN BY: RL, FL, KC
CHECKED BY: KC
SCALE: AS SHOWN
SHEET SIZE: 27"x35"
DWG No:

A-101

ARCHITECT:
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NOTES:

| NO. | DATE | REMARKS |
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| 1 | 8 DEC. 2011 | ISSUED FOR NYC COP REZONING |

ISSUES / REVISIONS

PROJECT:
 WESTFALL PROPERTY
 250 8TH STREET
 BROOKLYN, NY 11209

E/WG TITLE:
 ELEVATIONS

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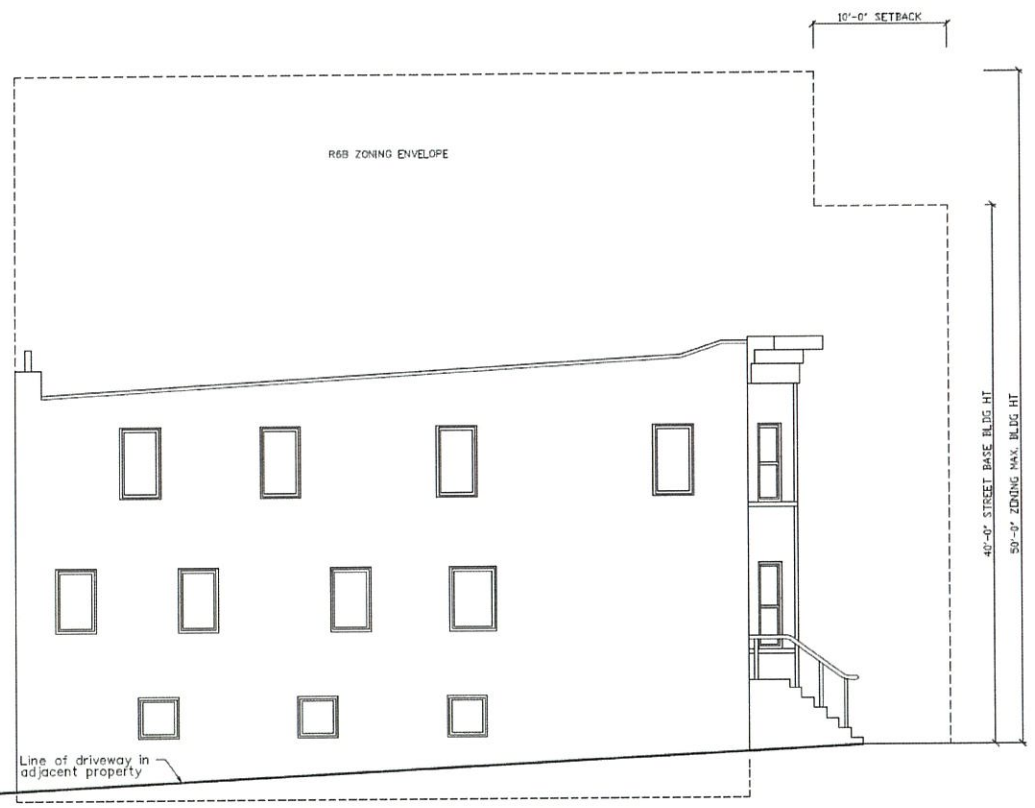
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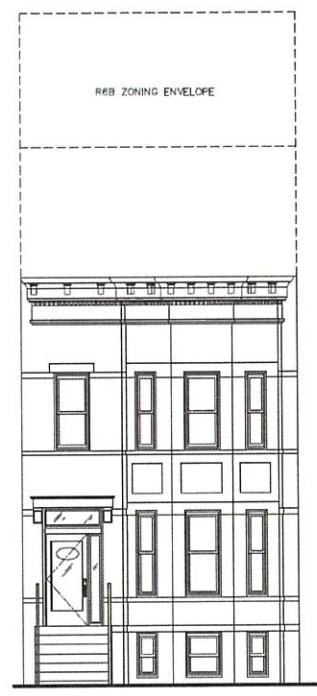
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 CHECKED BY: KC
 SCALE: AS SHOWN
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 E/WG NO:

A-201

SHEET 3 OF 3



① East Elevation
 1/4" = 1'0"



② North Elevation
 1/4" = 1'0"

THE COUNCIL L0 0140
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: c/o SHELDON LOBEL PC.

I represent: APPLICANT

Address: 250 86 TH

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

THE COUNCIL W 0140
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: Fayanne Betan

Address: c/o Sheldon Lobel PC.

I represent: Applicant

Address: 250 86th Street

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