

2761 Plumb 2nd Street Rezoning

ULURP No. 200101 ZMK

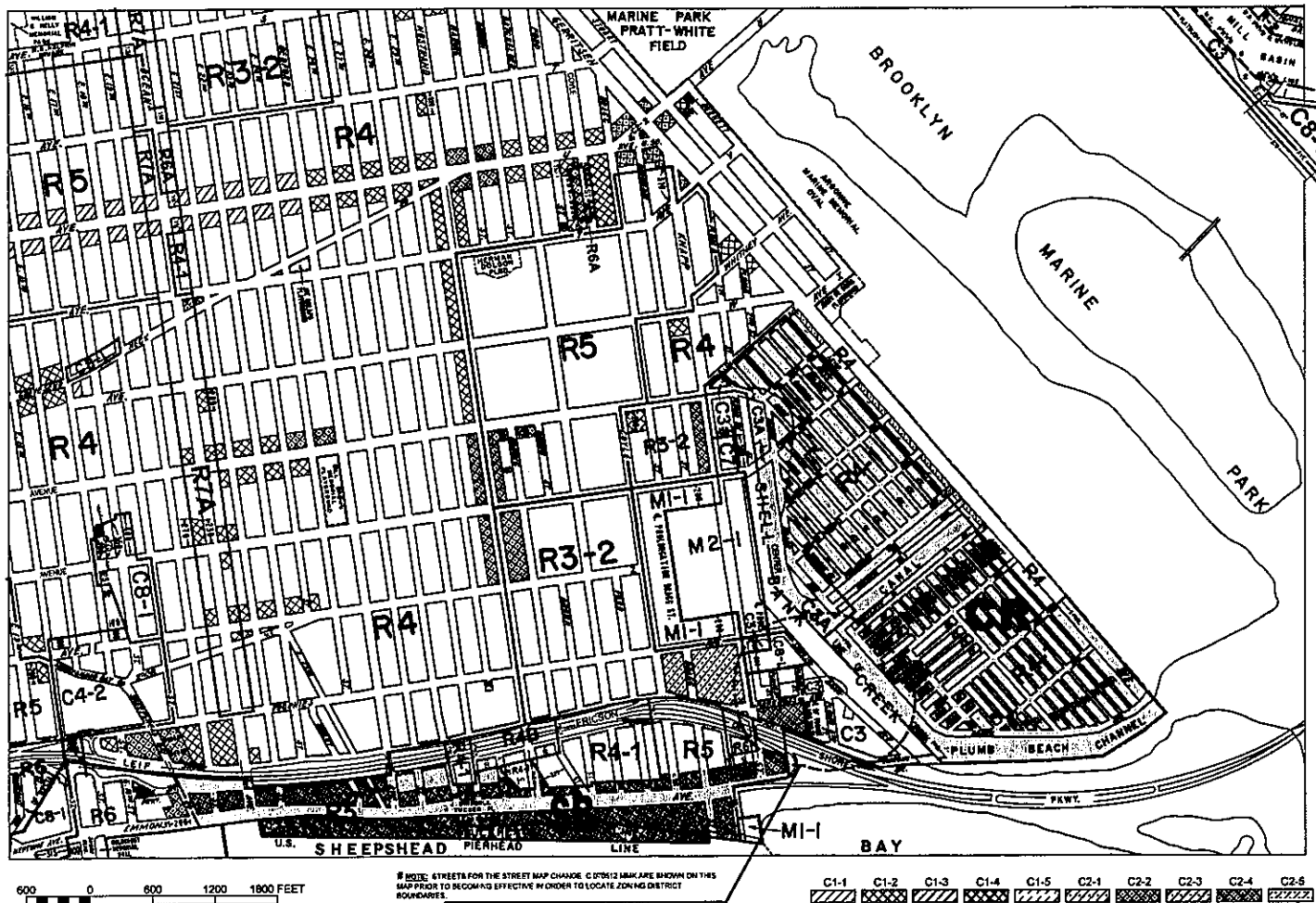
**New York City Council
Subcommittee on Zoning and Franchises
September 6, 2023**

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 Description

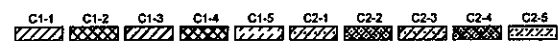
- Zaliv, LLC (the “Applicant”) proposes a zoning map amendment to rezone the project area from a C3 zoning district to an R3-2/C2-3 zoning district.
- The proposed rezoning will facilitate the as-of-right operation of a long-standing Use Group 6 eating and drinking establishment at 2761 Plumb 2nd Street (Block 8841, Lot 500 and Block 8844, Lot 340).
- The applicant does not intend to pursue new development. Instead, the applicant is seeking a rezoning to avoid the need for a BSA special permit every five years.
- An R3-2 zoning district is the residential equivalent of a C3 zoning district. C2-3 commercial overlays support local retail and service needs.
- On May 23, 2023, CB 15 voted in favor of the rezoning by a vote of 33-1-1.
- On July 11, 2023, the Brooklyn Borough President held a public hearing and issued a favorable report.
- On August 23, 2023, the City Planning Commission voted to approve the rezoning.

2761 Plumb 2nd Street, Brooklyn



Proposed Project Area

NOTE: STREETS FOR THE STREET MAP CHANGE CANNOT BE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



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 on 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:
02-24-2022 C 210239 ZMK

Special Requirements:
For a list of lots subject to CEOR 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

22d	23b	23d
28c	29a	29c
28d	29b	29d

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ZONING MAP 29a

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.

2761 Plumb 2nd Street, Brooklyn



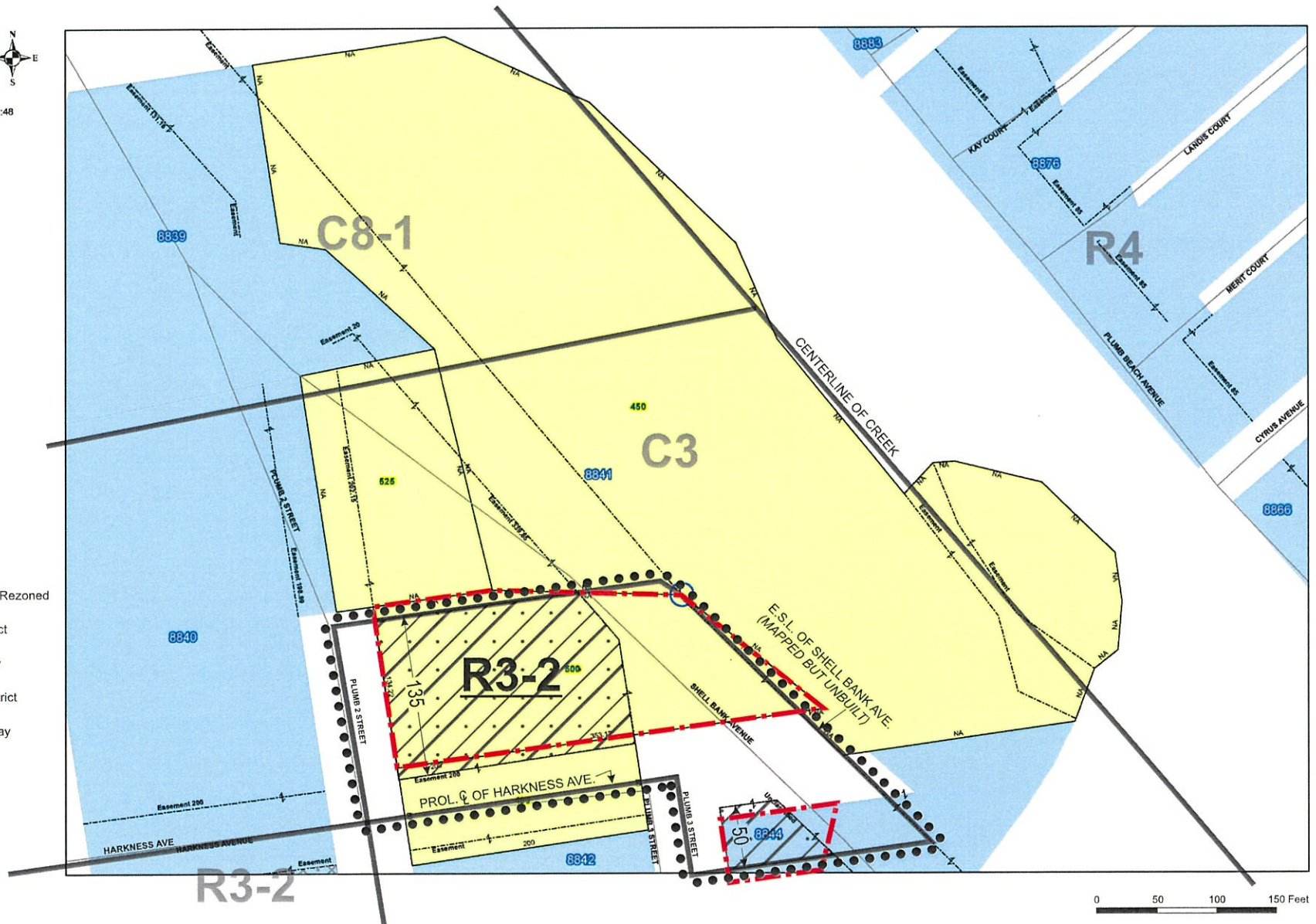
NYC Digital Tax Map

Effective Date : 10-13-2016 11:45:48
 End Date : Current
 Brooklyn Block: 8841



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Line
- Development Sites
- Area Proposed to be Rezoned
- Existing Zoning District
- Existing C2-2 Overlay
- Proposed Zoning District
- Proposed C2-3 Overlay



2761 Plumb 2nd Street, Brooklyn

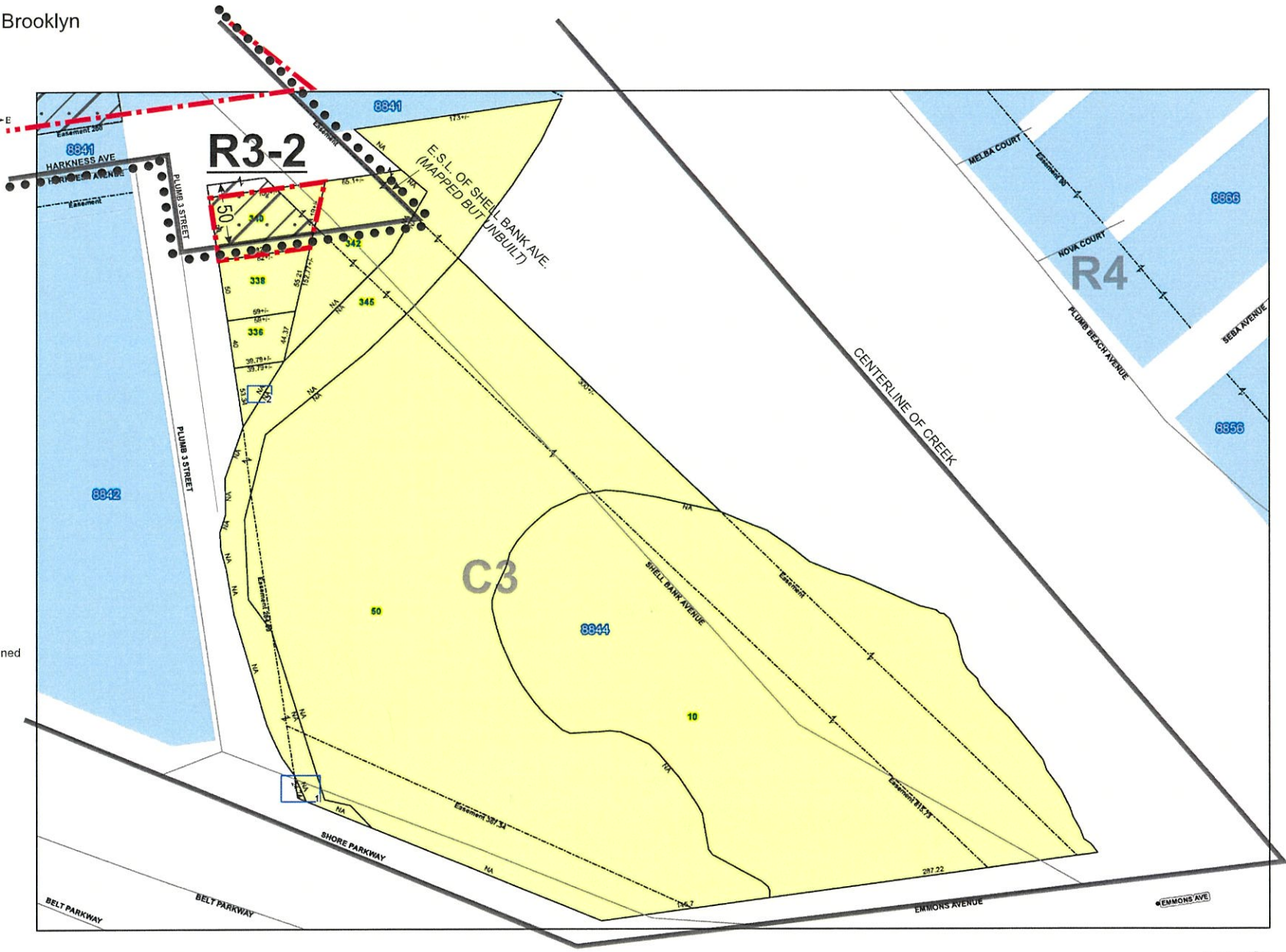


NYC Digital Tax Map

Effective Date : 01-09-2014 17:08:00
 End Date : Current
 Brooklyn Block: 8844



- Legend**
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon
- Zoning District Line
- Development Sites
- Area Proposed to be Rezoned
- C3** Existing Zoning District
- Existing C2-2 Overlay
- R3-2** Proposed Zoning District
- Proposed C2-3 Overlay



Area Map

2761 Plumb 2nd Street, Brooklyn
 Block 8841, Lots 500 (p/o) & 490 (p/o) and
 Block 8844, Lot 340 (p/o)

Project Information

- 600' Radius
- Development Sites
- Proposed Rezoning Area
- Zoning Districts
- Special Districts

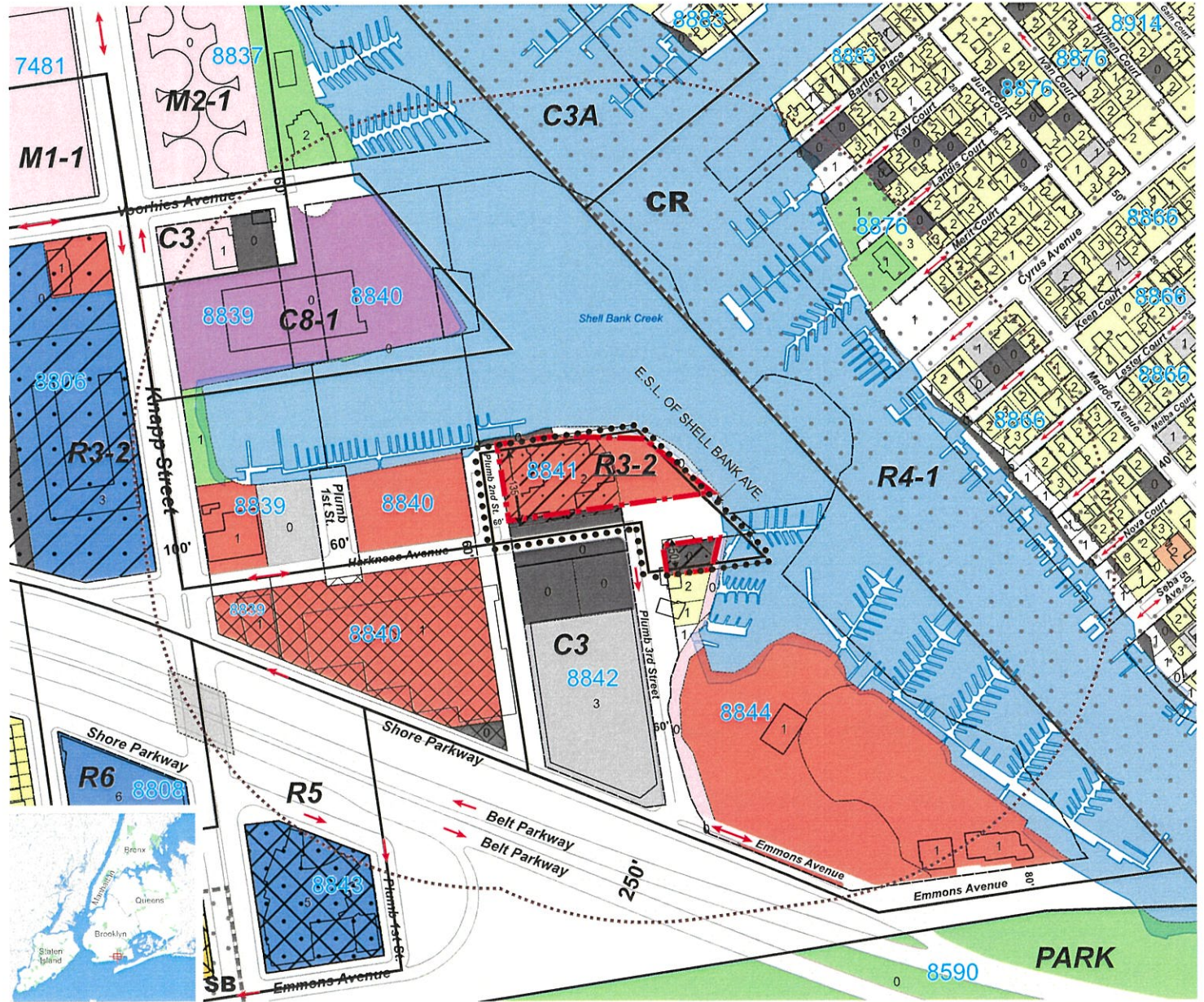
Existing Commercial Overlays

C1-1	C2-1
C1-2	C2-2
C1-3	C2-3
C1-4	C2-4
C1-5	C2-5

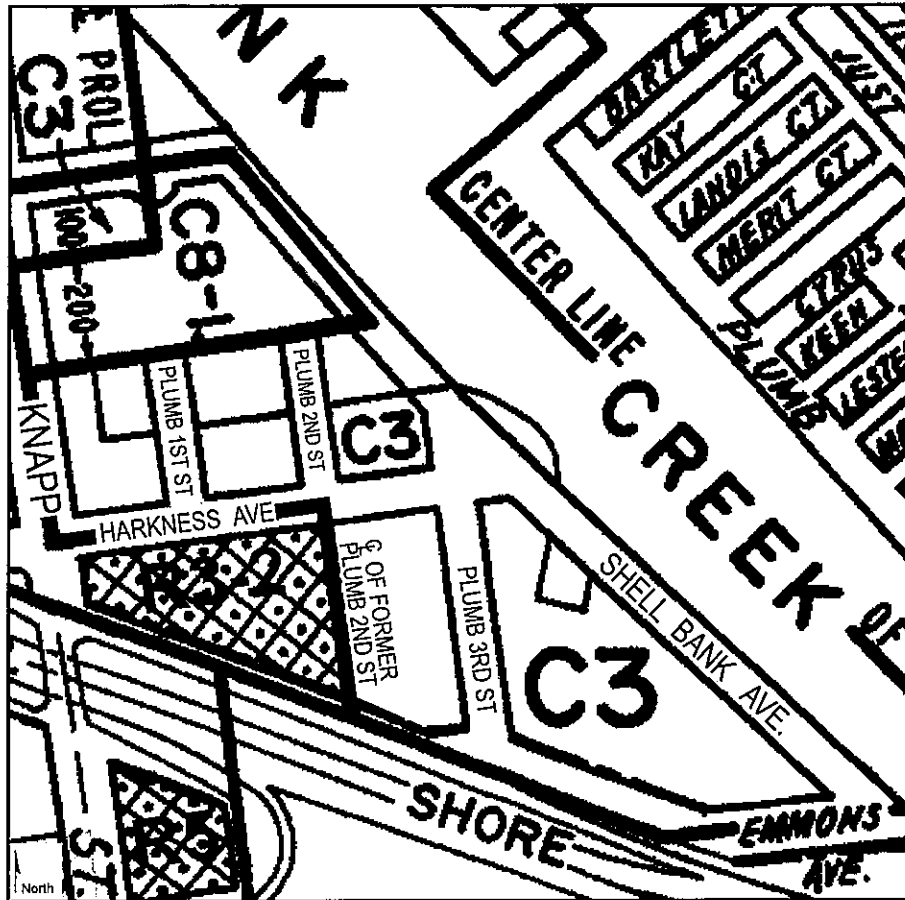
- Subway Entries
- 5037 Block Numbers
- Roadway Overpass
- Property Lines
- 5 Number of Floors

Land Uses

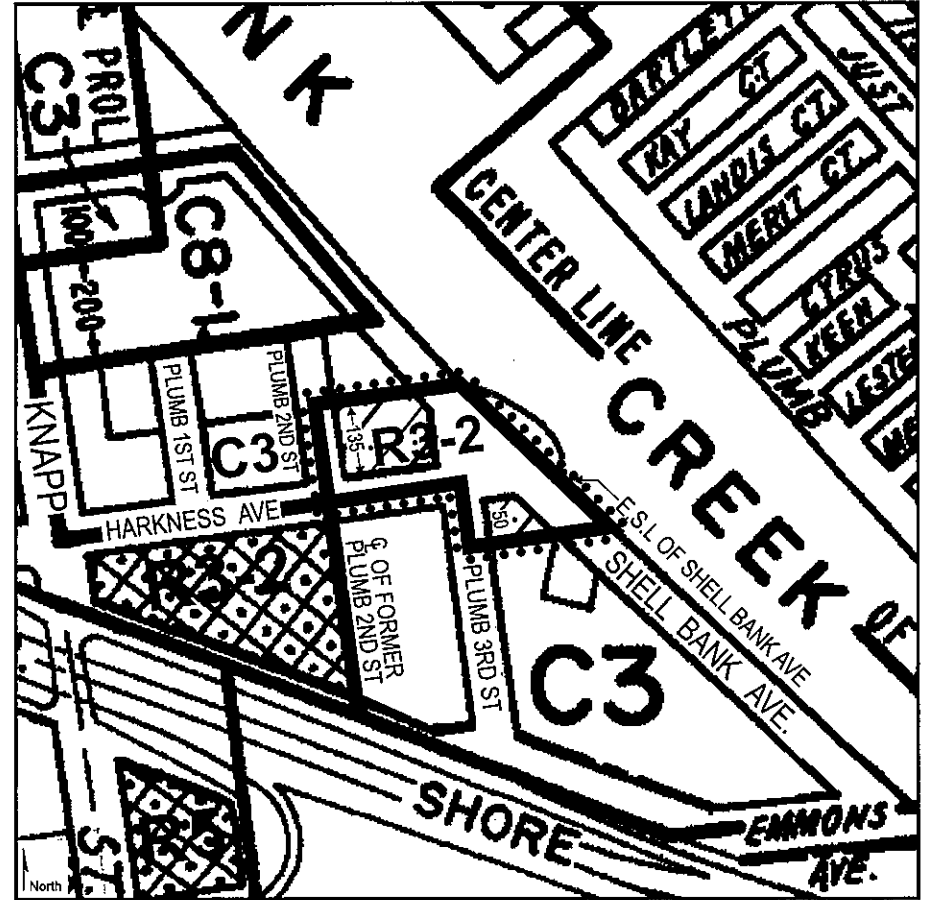
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



Zoning Change Map



Current Zoning Map (29a)



Proposed Zoning Map (29a) - Area being rezoned is outlined with dotted lines

Rezoning from C3 to R3-2
 Rezoning from C3 to R3-2/C2-3

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5

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.



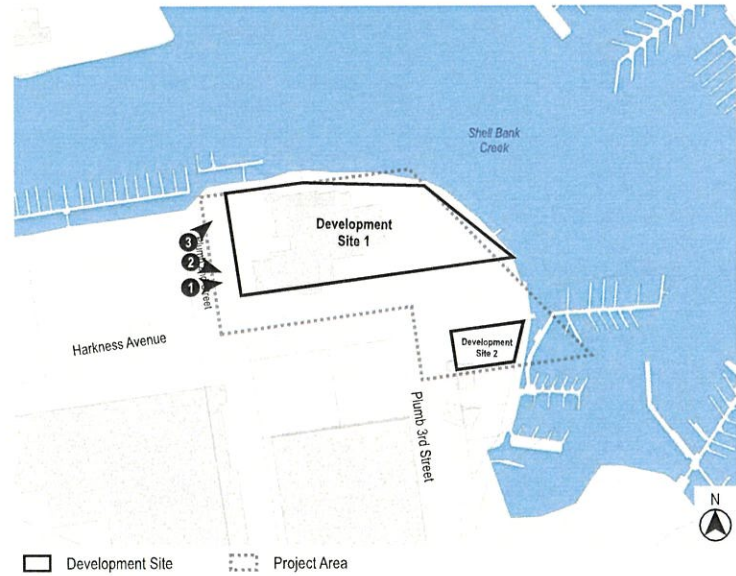
1. View of Development Site 1 facing east from Plumb 2nd Street.



2. View of Development Site 1 facing southeast from Plumb 2nd Street.



3. View of Development Site 1 facing northeast from Plumb 2nd Street.





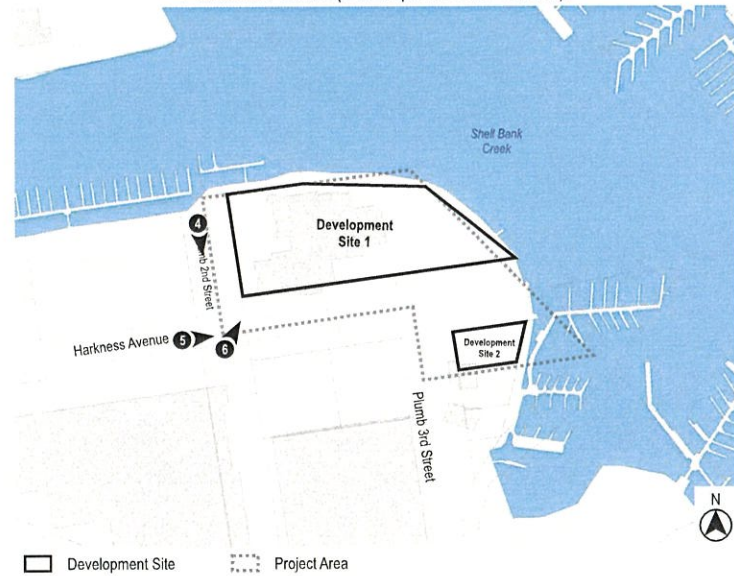
4. View of Plumb 2nd Street facing south (Development Site 1 at left).



5. View of Harkness Avenue facing east from Plumb 2nd Street (Development Site 1 at left).



6. View of Development Site 1 facing northeast from the intersection of Harkness Avenue and Plumb 2nd Street.



□ Development Site □ Project Area





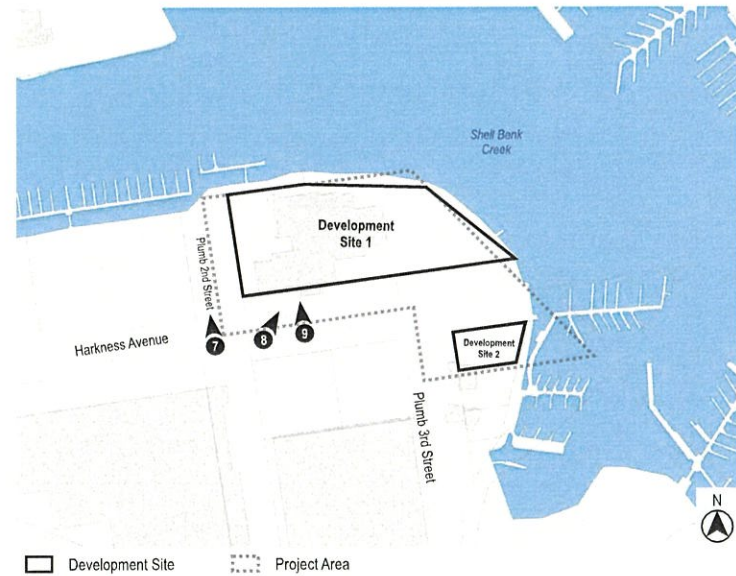
7. View of Plumb 2nd Street facing north from Harkness Avenue (Development Site 1 at right).

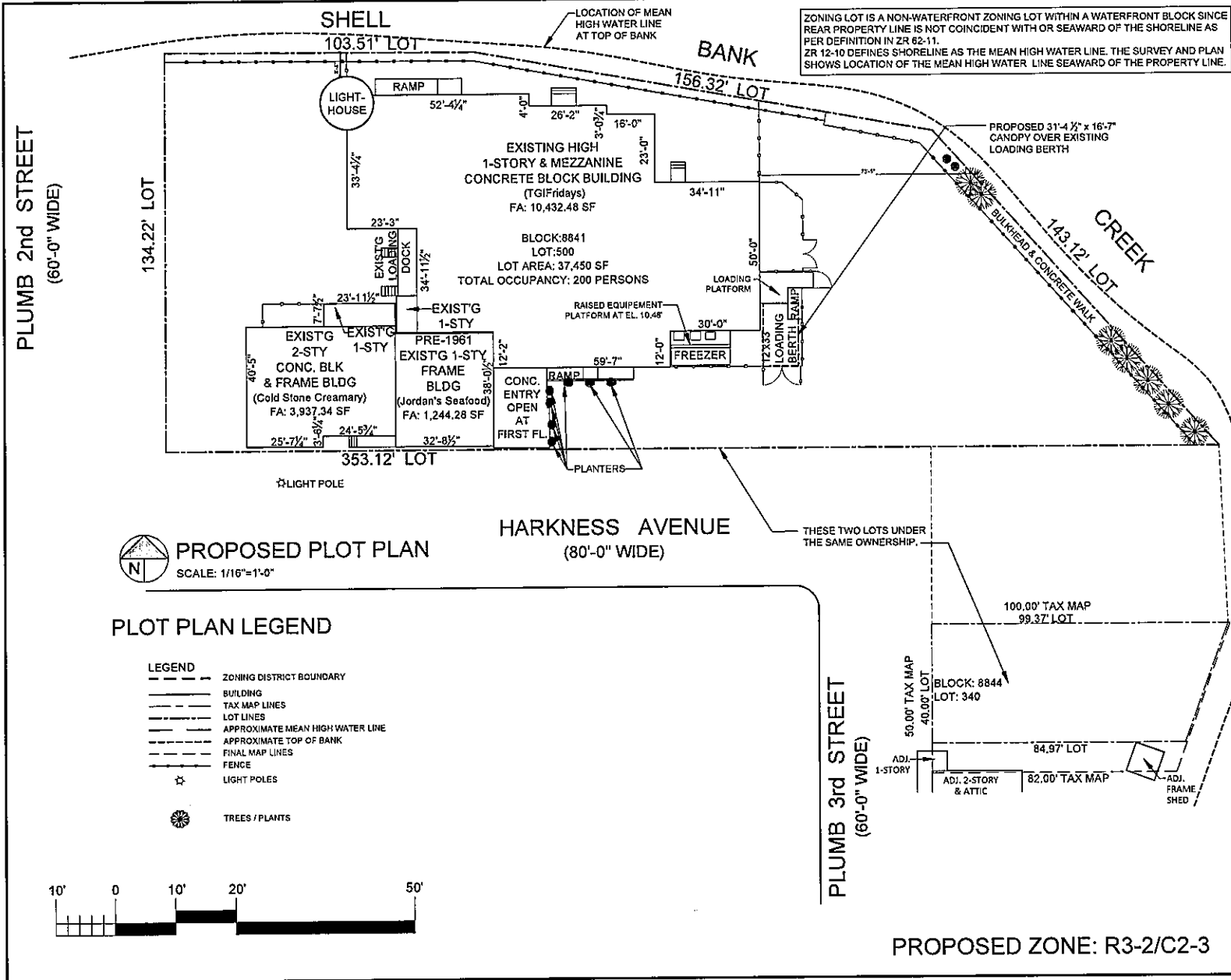


8. View of Development Site 1 facing northeast from Harkness Avenue.



9. View of Development Site 1 facing north from Harkness Avenue.





ZONING LOT IS A NON-WATERFRONT ZONING LOT WITHIN A WATERFRONT BLOCK SINCE REAR PROPERTY LINE IS NOT COINCIDENT WITH OR SEAWARD OF THE SHORELINE AS PER DEFINITION IN ZR 62-11. THE SURVEY AND PLAN SHOWS LOCATION OF THE MEAN HIGH WATER LINE SEAWARD OF THE PROPERTY LINE.

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JUST ARCHITECTURE
572 Henry Street - Brooklyn, New York 11231

Rev. #	Date:	Description:	By:

Project Address:
**2761 PLUMB 2nd STREET
BROOKLYN, NY**

Seat:

Drawing Title:
PROPOSED PLOT PLAN

BLOCK: 8841	Job No.: 15098	Date: 09-13-21
LOT: 500	Drawn By: EB/GL	Sheet: 1 of 7
ZONE: C3		
MAP: 29a		

BSA APPLICATION:

Drawing No.:
A-001



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Seal:

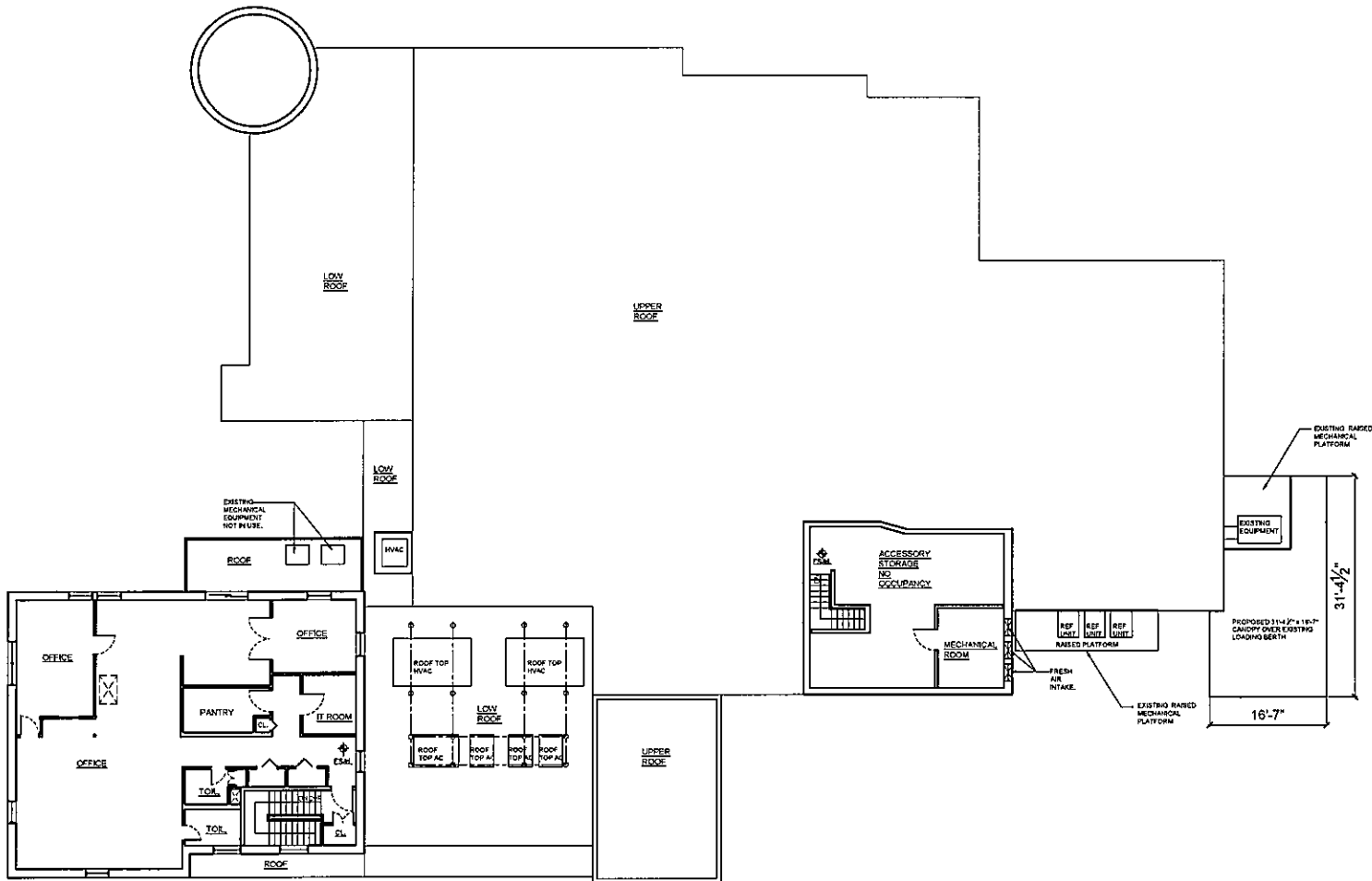
Drawing Title:
**PROPOSED SECOND &
MEZZANINE FLOOR
PLAN**

BLOCK: 8841	Job No.: 15098	Date: 09-13-21
LOT: 500	Drawn By: EB/GL	Sheet: 3 of 7
ZONE: C3		
MAP: 29a		

BSA APPLICATION:

Drawing No.:

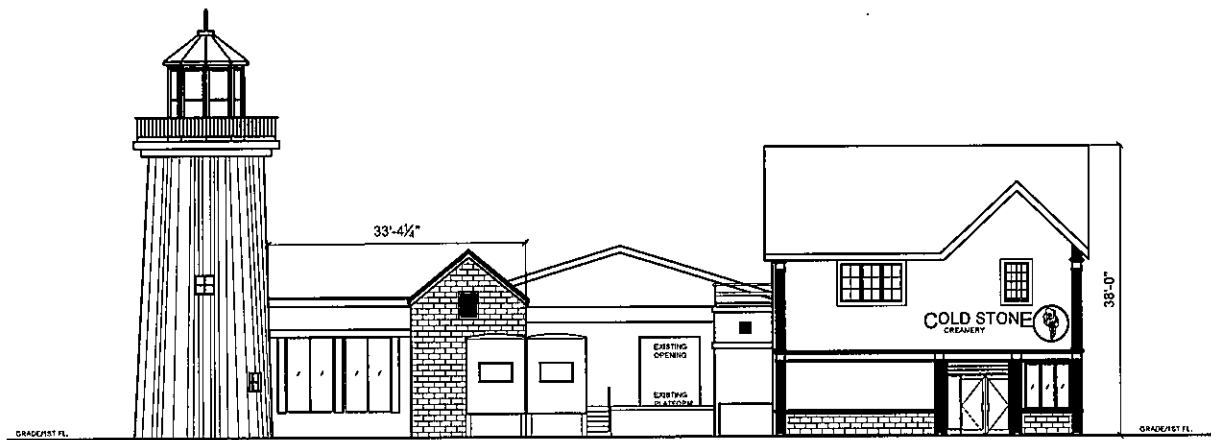
A-003



PROPOSED SECOND & MEZZANINE FLOOR PLAN
SCALE: 1/8"=1'-0"



PROPOSED ZONE: R3-2/C2-3



PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED ZONE: R3-2/C2-3



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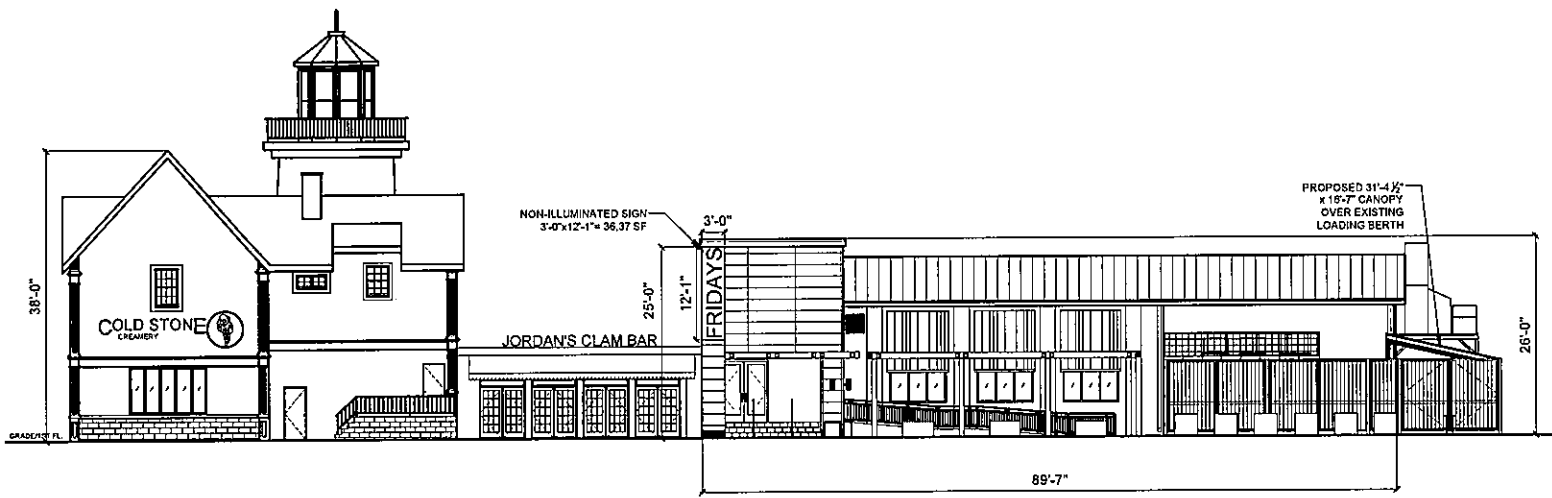
Seal:

Drawing Title:
**PROPOSED EAST
ELEVATION**

BLOCK: 8841	Job No.: 15098	Date: 09-13-21
LOT: 500	Drawn By: EB/GL	Sheet: 4 of 7
ZONE: C3	MAP: 29a	

BSA APPLICATION:

Drawing No.:
A-004



PROPOSED SOUTH ELEVATION

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



PROPOSED ZONE: R3-2/C2-3



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Project Address:
**2761 PLUMB 2nd STREET
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Seal:

Drawing Title:
**PROPOSED SOUTH
ELEVATION**

BLOCK: 8841	Job No.: 15098	Date: 09-13-21
LOT: 500	Drawn By: EB/GL	Sheet: 5 of 7
ZONE: C3		
MAP: 29a		

BSA APPLICATION:

Drawing No.:

A-005

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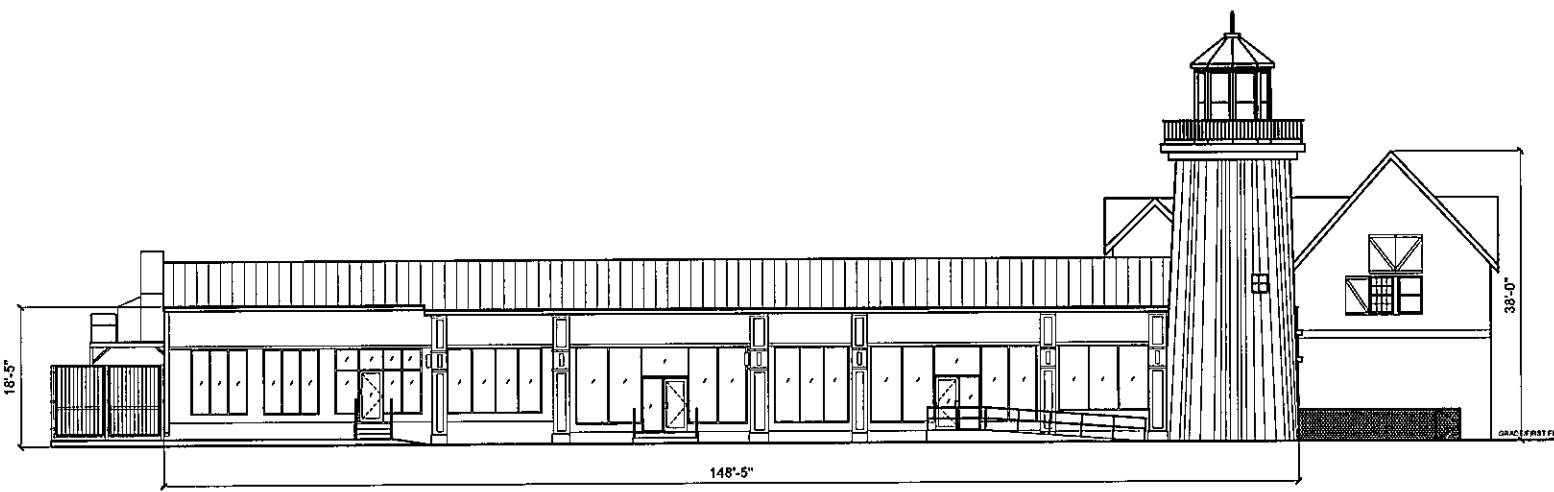
Seal:

Drawing Title:
PROPOSED NORTH ELEVATION

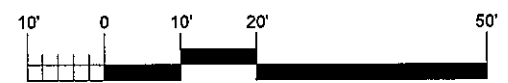
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LOT: 500	Drawn By: EB/JL	Sheet: 6 of 7
ZONE: C3		
MAP: 29a		

BSA APPLICATION:

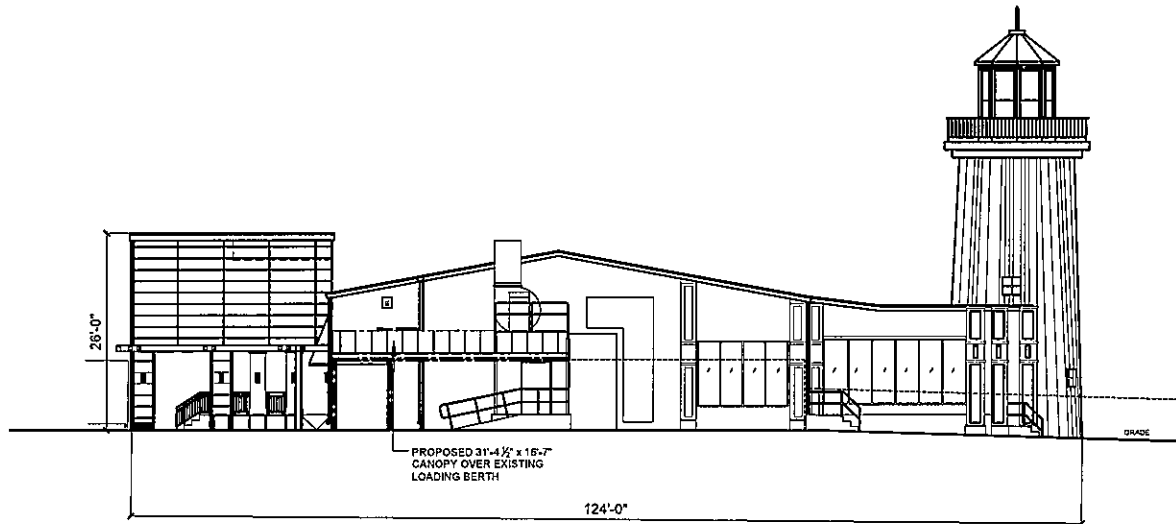
Drawing No.:
A-006



PROPOSED NORTH ELEVATION
 SCALE: 1/8"=1'-0"



PROPOSED ZONE: R3-2/C2-3



PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED ZONE: R3-2/C2-3


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Rev. #	Date:	Description:	By:

Project Address:
2761 PLUMB 2nd STREET
BROOKLYN, NY

Seal:

Drawing Title:
PROPOSED WEST ELEVATION

BLOCK: 8841	Job No.: 15098	Date: 09-13-21
LOT: 500	Drawn By: EB/GL	Sheet: 7 of 7
ZONE: C3		
MAP: 29a		

BSA APPLICATION:

Drawing No.:
A-007

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