



THE CITY OF NEW YORK COMMUNITY BOARD 12

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Antonio Reynoso
Borough President

Yidel Perlstein
Chairperson

Barry Spitzer
District Manager

NOTICE OF PUBLIC HEARING

LOCATION: **In Person:** Amico Senior Center – 5901 13th Avenue (entrance on 59th Street) 3rd Floor
On Zoom: <https://us06web.zoom.us/j/82606454481>
By Phone: 646-558-8656 and enter Webinar ID: 826 0645 4481

DATE/TIME: Tuesday, December 13, 2022 at 6:30 P.M.

AGENDA: **1465 38th Street – Paperific Rezoning Application** - The Applicant, Stamford LLC, is seeking a zoning map amendment from R6, M1-2, and M2-1 zoning districts to an R6B and C4-4A zoning districts affecting Block 5348, Lots 15, 17, 41, 42, 44, 45, 46, 47, 48, 49, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 118, and 119. The Applicant is also seeking a zoning text amendment to create an MIH Area that is coterminous with the Affected Area and a special permit pursuant to ZR Section 74-681 to allow development within or over a railroad or transit right-of-way or yard. The Proposed Actions would facilitate the development of a new 5-story, 63-foot, 134,840 gross square foot (GSF) (103,512 zoning square foot or ZSF; 4.0 FAR) commercial and office building on Lots 15, 17, 49, and 54 that would include 19,985 GSF of ground floor commercial space for a super market; 84,573 GSF of office space; and 25,900 GSF at the cellar level for an enclosed parking garage with 63 parking spaces, and a parking ramp that would be accessible from 37th Street. In addition, the first-floor level would contain 528 GSF containing 35 bicycle parking spaces and a 790 GSF loading berth accessed from 37th Street.

The zoning map amendment would rezone Block 5348, Lots 41, 42, 44, 45, 46, 47, and 48 from an R6 zoning district to a C4-4A zoning district; Block 5348, Lot 119 from an R6/M1-2 zoning district to a C4-4A zoning district; Block 5348, Lots 49 and 118 from an M1-2 zoning district to a C4-4A zoning district; Block 5348, Lot 17 from an M1-2/M2-1 zoning district to a C4-4A zoning district; Block 5348, Lots 15 and 54 from an M2-1 zoning district to a C4-4A zoning district; and Block 5348, Lots 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, and 66 from an M2-1 zoning district to an R6B zoning district.

To view the entire application please click on the following link:
[1465 38th Street - Paperific Rezoning Application](#)

APPLICANT: Eli Gewirtz, Esq. of Davidoff Hutter & Citron LLP on behalf of Stamford LLC

To register to speak at the meeting or to leave a written comment for the committee to review please fill out a google form at this link: [Public Hearing Sign-Up Form](#)

We will not accept any submissions past 5:00pm on the day of the meeting.

To request this information be sent to you, please email us at bk12@cb.nyc.gov or call 718-851-0800. This information is also available on our [website](#) and on Twitter at @BrooklynCB12.

ATTENTION NEIGHBORS, LANDLORDS AND TENANTS: JUST IN CASE YOUR NEIGHBOR IS NOT AWARE OF THE PUBLIC HEARING, PLEASE PASS THIS INFORMATION ON TO THEM.