



1233 57TH STREET REZONING

ULURP Nos.: C 230117 ZMK, N 230118 ZMK

Brooklyn Community Board 12

Public Hearing

April 20, 2023

PROJECT SUMMARY

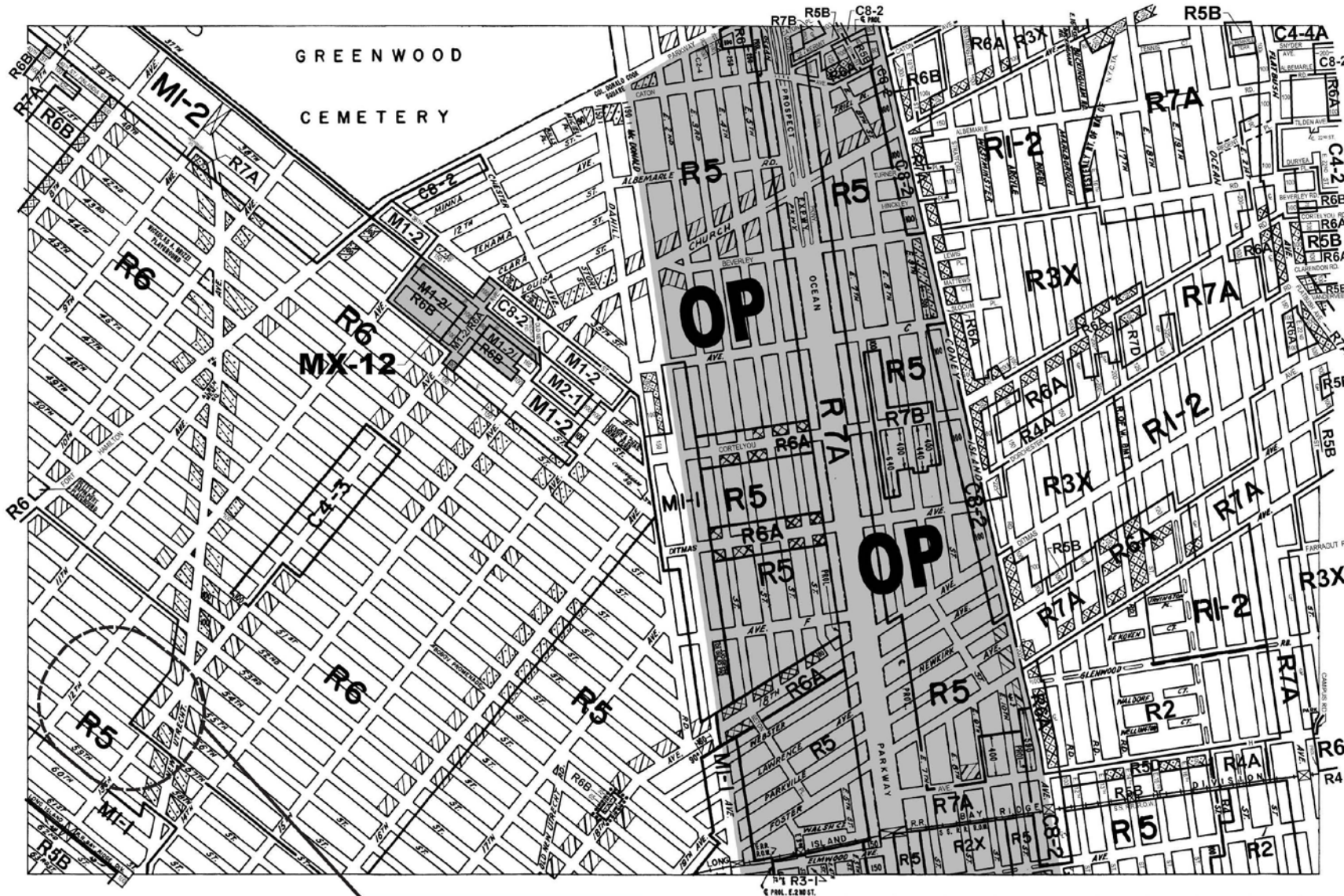
- 1. Zoning Map Amendment to rezone all or portions of six lots along 57th Street (Block 5690, Lots 51, 53, 54, 58, 62 and p/o 7503) (the “Proposed Project Area”), from an R5 zoning district to an R6A zoning district.**
 - The proposed zoning map amendment will facilitate the development of a five-story plus cellar and sub-cellar residential building with a total floor area of approximately 79,330 square feet (3.6 FAR) and 46 dwelling units (the “Proposed Development”) to be constructed at 1233 57th Street, Block 5690, Lots 54, 58 and 62 (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 12, to designate the Proposed Project Area as a Mandatory Inclusionary Housing (“MIH”) Designated Area.**
 - The proposed zoning text amendment will facilitate the development of approximately 12 permanently affordable dwelling units at 1233 57th Street pursuant to MIH Option 1.

PROPOSED DEVELOPMENT

1233 57th Street
Block 5690, Lots 54, 58 and 62

	Proposed Development - As Certified	Proposed Development – Reduced Height
Number of Stories	8 stories plus cellar and sub-cellar	5 stories plus cellar and sub-cellar
Floor Area / FAR	79,330 SF / 3.6 FAR	79,330 SF / 3.6 FAR
Setbacks	8' side yard along westerly side lot line	8' side yard along westerly side lot line
Total Height	Increase from 43'-0"/4 stories on the western most portion of the zoning lot to 83'-0"/8 stories on the eastern most portion of the zoning lot	Increase from 45'-0"/4 stories on the western most portion of the zoning lot to 55'-0"/5 stories on the eastern most portion of the zoning lot
Parking	94 parking spaces in subcellar (64) and cellar (30)	52 parking spaces in sub-cellar
Number of Units	60 <ul style="list-style-type: none">• 7 - 3/4-bedroom duplex units• 9 - 2/3-bedroom duplex units• 44 - 3-bedroom apartments	46 <ul style="list-style-type: none">• 2 - 5-bedroom duplex units• 4 - 4-bedroom duplex units• 38 - 3-bedroom apartments• 1 - 2-bedroom apartment• 1 - 1-bedroom apartment
Affordable Units	15 (MIH Option 1)	12 (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:

11-10-2021 C 200296 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

16b	16d	17b
22a	22c	23a
22b	22d	23b

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ZONING MAP 22c-1

- 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.

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.

1233 57th Street, Brooklyn



NYC Digital Tax Map

Effective Date : 05-07-2018 10:09:12
 End Date : Current
 Brooklyn Block: 5690



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
- R5** Existing Zoning District
- Existing C1-3 Overlay
- Existing C2-3 Overlay
- R6A** Proposed Zoning District















1233 57th Street, Brooklyn Area Map





Block: 5690, Lots: 51, 53, 54, 58, 62 & 7503 (p/o)

Project Information

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

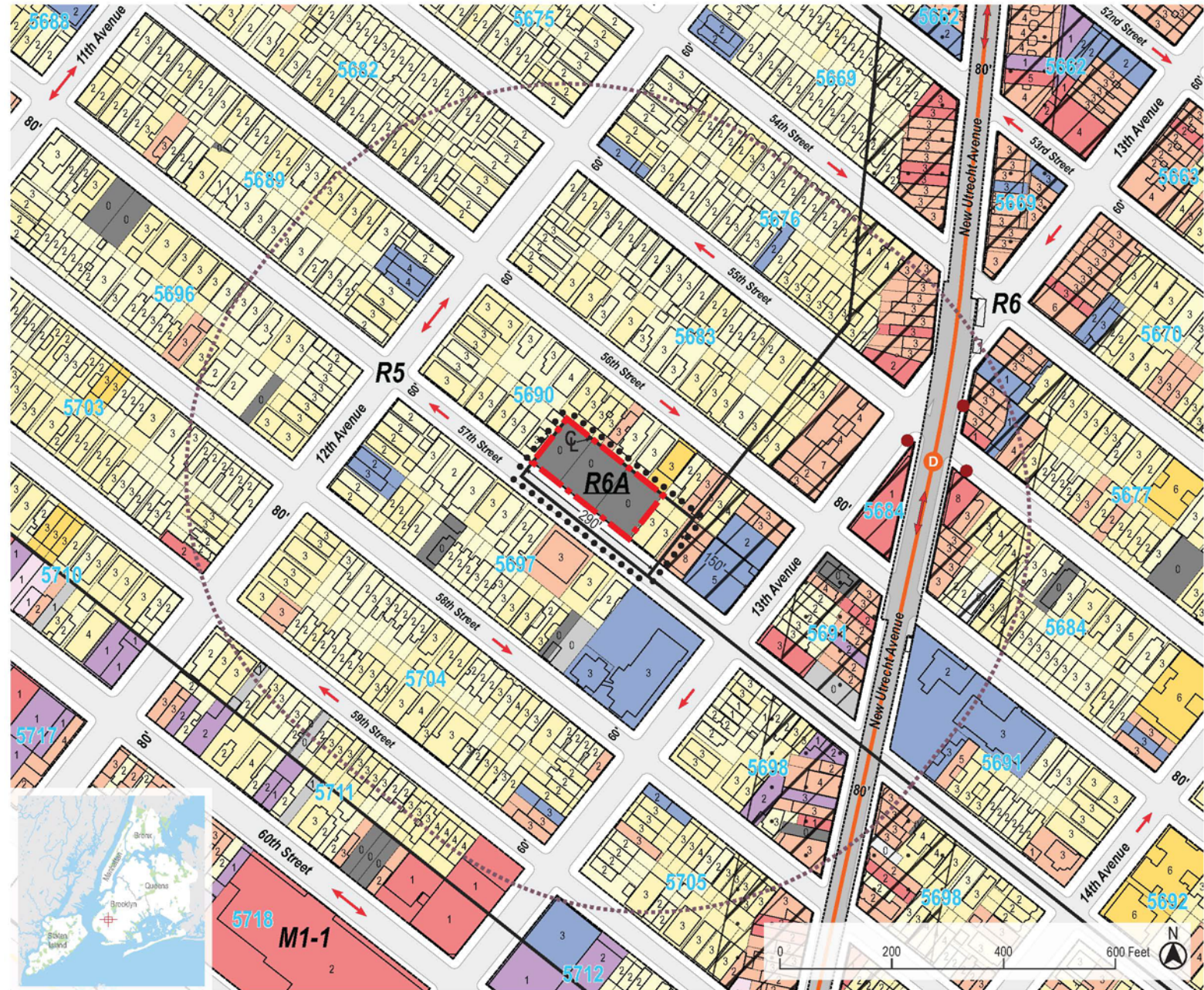
Existing Commercial Overlays & Zoning Districts

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

-  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



July 2021

Urban Cartographics



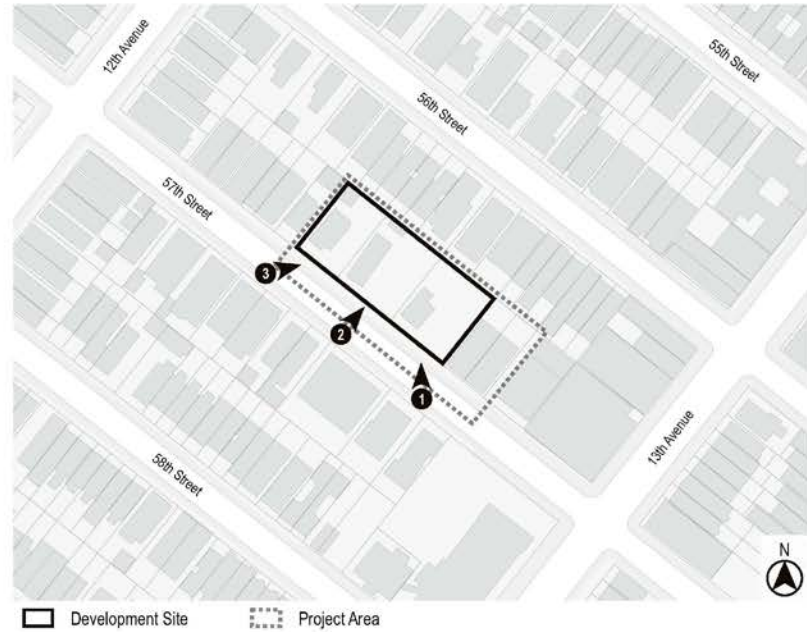
1. View of the Development Site facing north from 57th Street.



2. View of the Development Site facing northeast from 57th Street.



3. View of the Development Site facing east from 57th Street.



Development Site Project Area



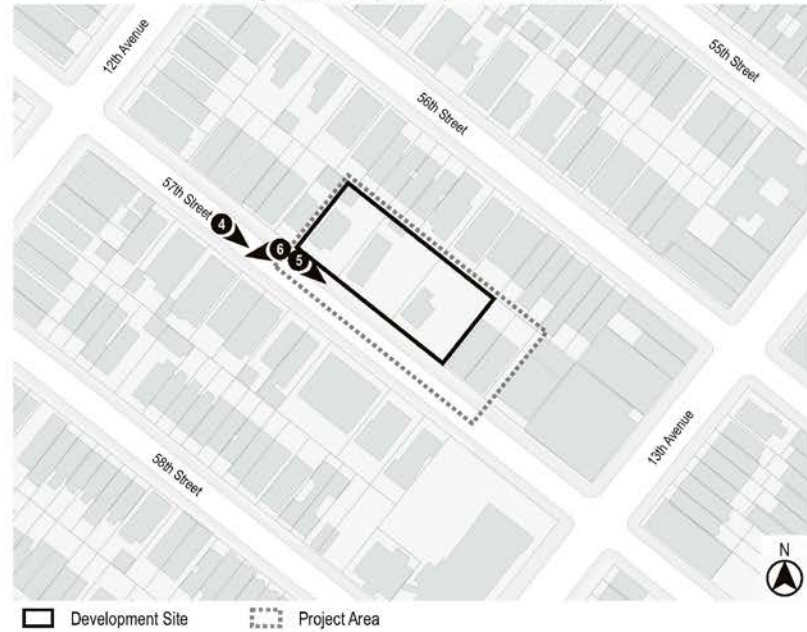
4. View of 57th Street facing southeast (Development Site at left).



5. View of the sidewalk along the northeast side of 57th Street facing southeast (Development Site at left).



6. View of the southwest side of 57th Street facing west from the Development Site.





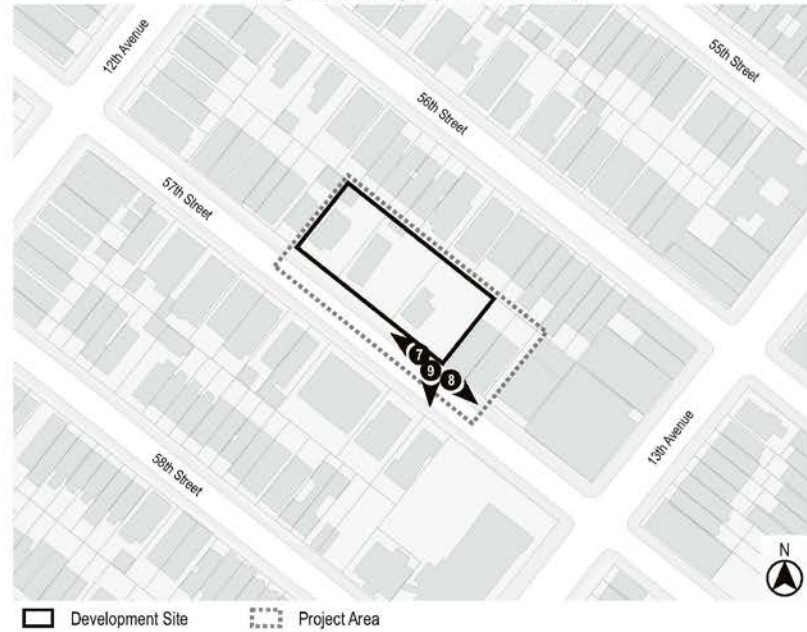
7. View of the sidewalk along the northeast side of 57th Street facing northwest (Development Site at right).



8. View of the sidewalk along the northeast side of 57th Street facing southeast (Project Area at left).



9. View of the southwest side of 57th Street facing south from the Development Site.



Development Site Project Area



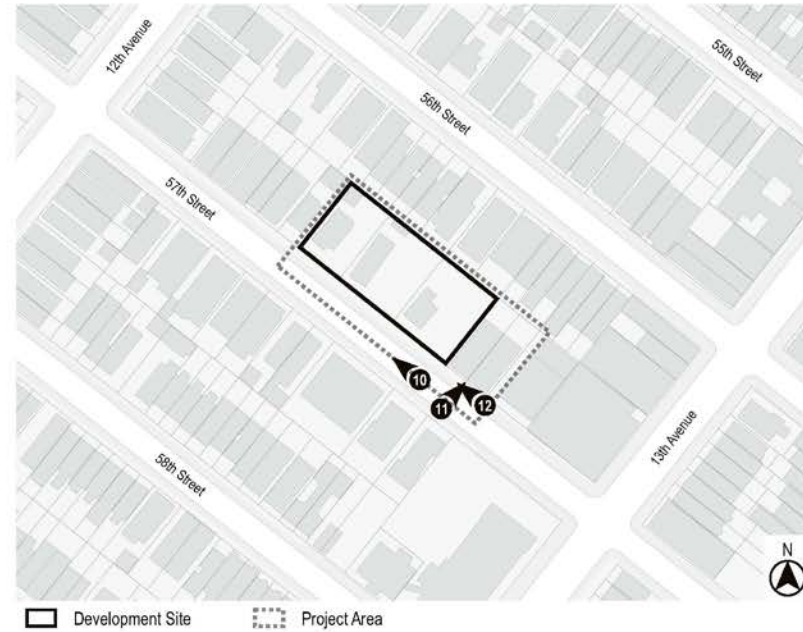
10. View of 57th Street facing northwest (Development Site at right).



11. View of the Project Area facing northeast from 57th Street.



12. View of the sidewalk along the northeast side of 57th Street facing northwest (Project Area at right).





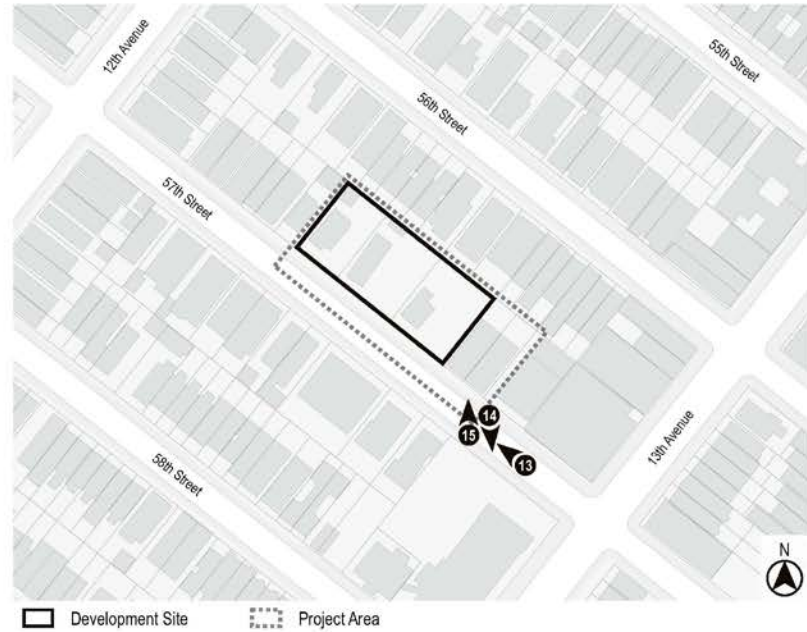
13. View of 57th Street facing northwest (Project Area at right).



14. View of the southwest side of 57th Street facing south from the Project Area.



15. View of the Project Area facing north from 57th Street.



1229-1237 57th STREET BROOKLYN, NY

REZONING ANALYSIS & ILLUSTRATIVE PROPOSAL

01_CONTEXT

02_ILLUSTRATIVE PROPOSAL







01_CONTEXT

02_ILLUSTRATIVE PROPOSAL



GENERAL SITE DATA

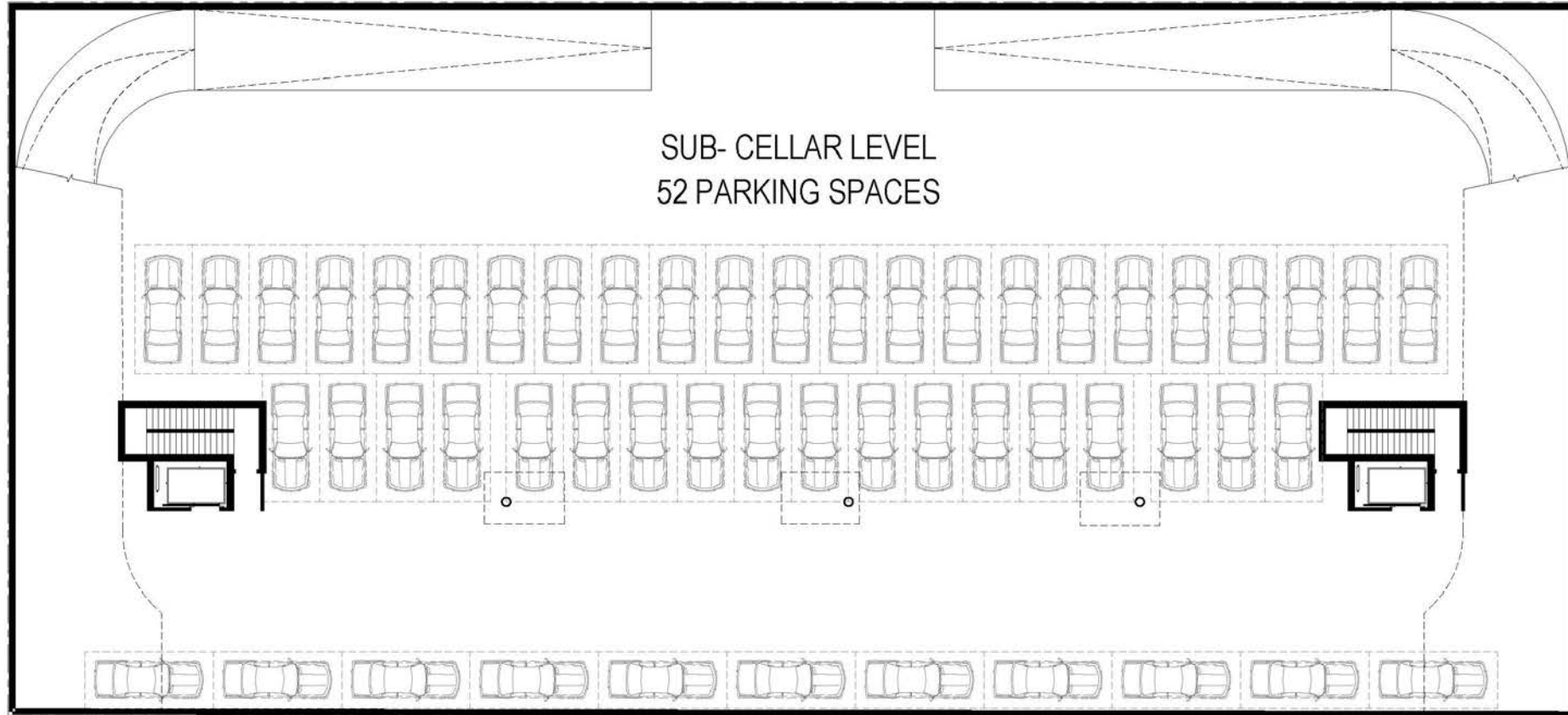
BOROUGH	BLOCK	LOT	BASE ZONING DISTRICT	OVERLAY ZONING DISTRICT	ZONING MAP SECTION	COMMUNITY DISTRICT	ZONING LOT AREA
Kings	54, 58, 62	5690	R6A	N/A	22c	12	22,036.00 SF

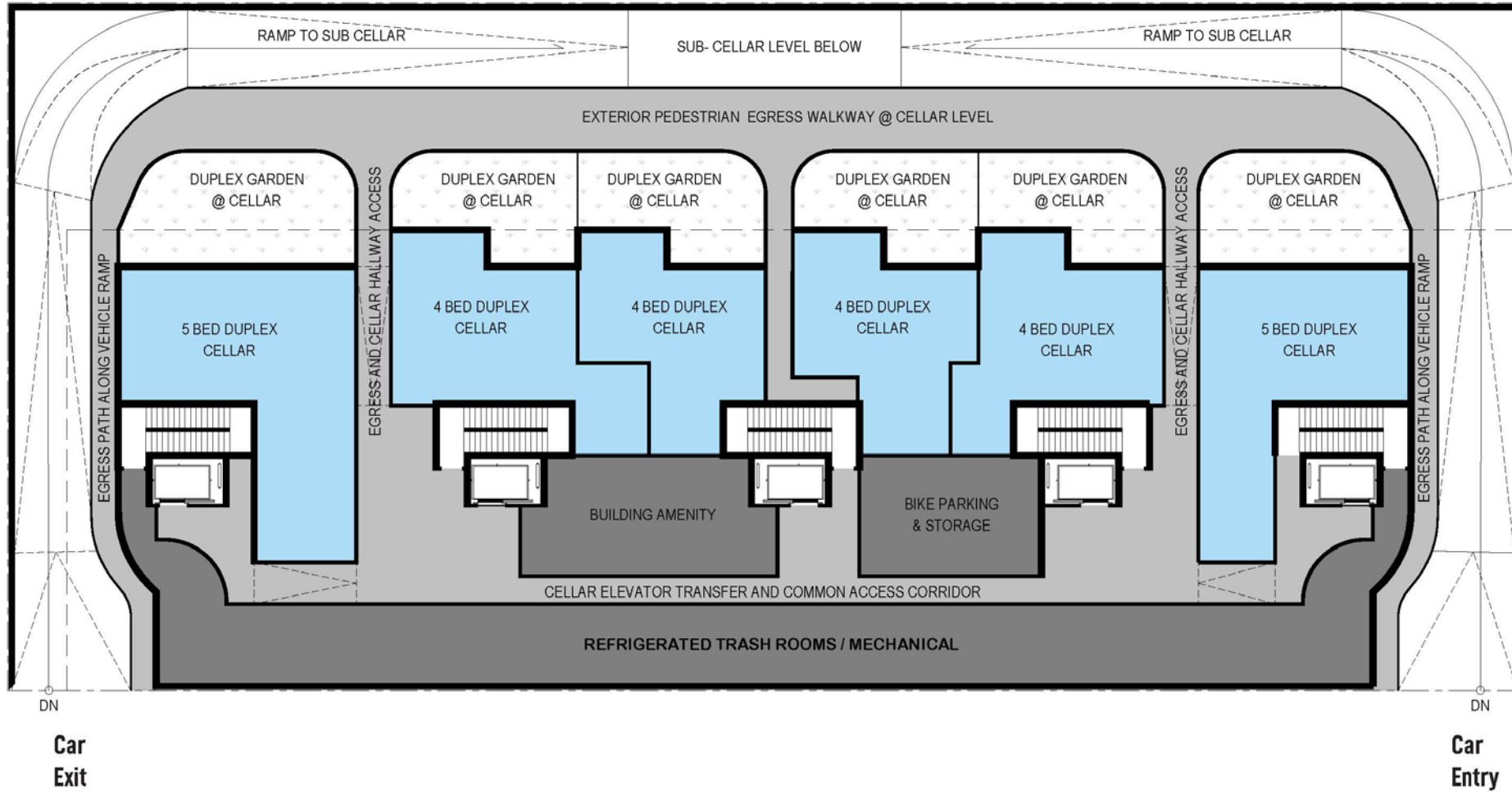
- TRANSIT ZONE FRESH ZONE HISTORIC DISTRICT E-DESIGNATION
 COASTAL ZONE FLOOD ZONE-2007 FLOOD ZONE-2015

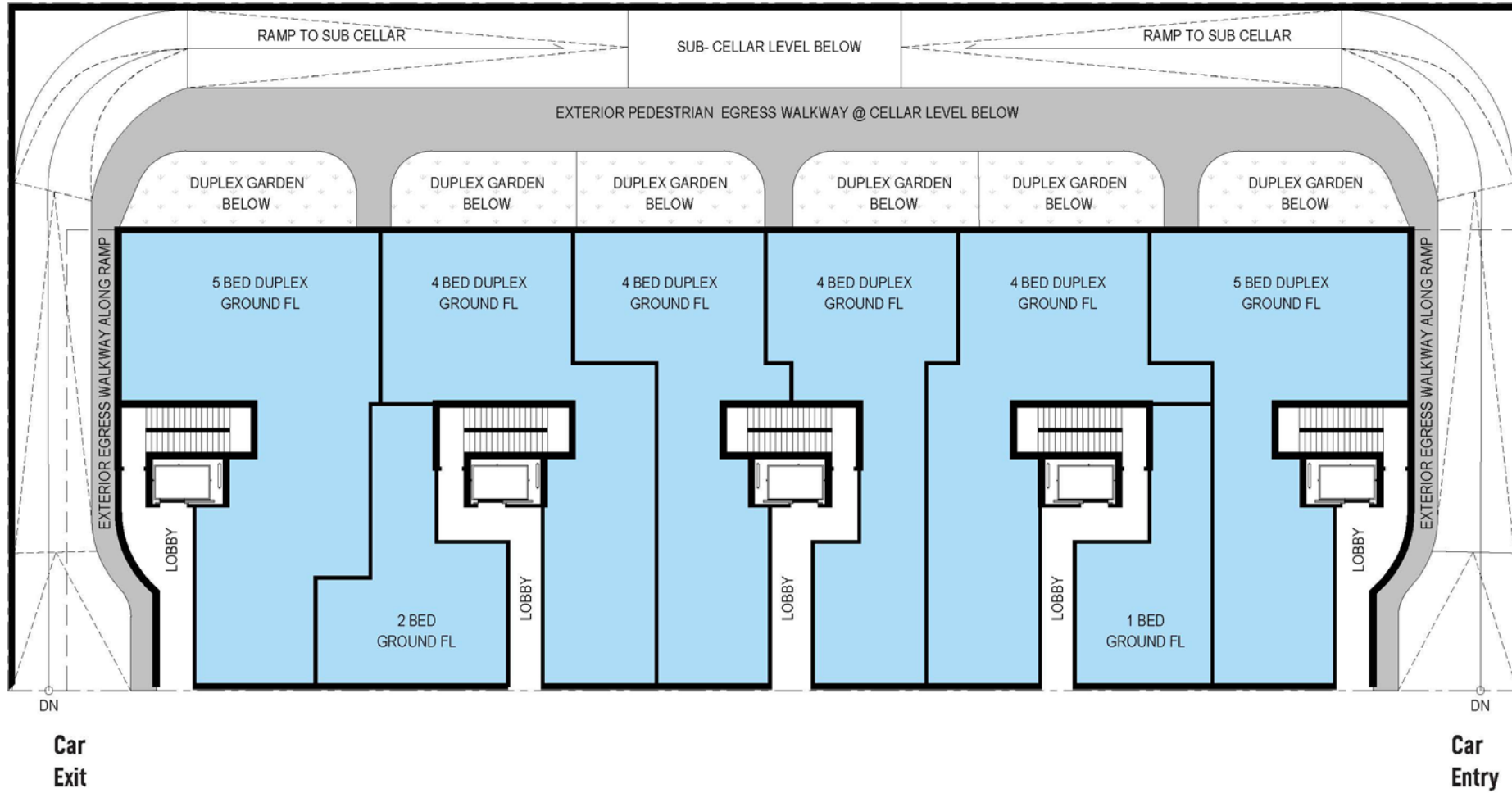
ZR SECTION & DESCRIPTION	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE	NOTE
USE REGULATIONS				
22-10 PERMITTED USE GROUPS	2	2		
BULK REGULATIONS (AREA & DENSITY)				
23-30 MINIMUM LOT AREA	1,700.00 SF	22,036.00 SF	Complies	
23-30 MINIMUM LOT WIDTH	18.00 FT	220.00 FT	Complies	
23-142 MAXIMUM LOT COVERAGE	65.0%	65.0%	Complies	
23-142 MAXIMUM RESIDENTIAL FAR W/ IH	3.60	3.60 79,329.60 SF	Complies	
23-22 DWELLING UNIT FACTOR	680	46 UNITS 117 MAX. # UNITS	Complies	
BULK REGULATIONS (YARDS)				
23-45 MINIMUM FRONT YARD	0 FT	2.0 FT	Complies	
23-462 MINIMUM SIDE YARD	0 FT	z	Complies	
23-47 MINIMUM REAR YARD	30 FT	30.0 FT	Complies	
23-51 MIN. SIDE YARD ADJACENT TO R5 DISTRICT	8 FT	8.0 FT	Complies	
BULK REGULATIONS (HEIGHT & SETBACK)				
23-661 STREETWALL SETBACK W/ IN 25' OF EAST LOT LINE	5 FT	5.0 FT	Complies	
23-661 STREETWALL SETBACK W/ IN 25' OF WEST LOT LINE	10 FT	11.5 FT	Complies	
23-664 BASE HEIGHT (MINIMUM)	40 FT	45.0 FT	Complies	
23-664 BASE HEIGHT (MAXIMUM)	65 FT	55.0 FT	Complies	
23-664 MAX. BUILDING HEIGHT	85 FT	55.0 FT	Complies	
23-664 MAX. # OF STORIES	8	5	Complies	
23-664 REQUIRED SETBACKS	15 FT	15.0 FT	Complies	
23-693 BUILDING HEIGHT W/ IN 25' OF R5 DISTRICT	45 FT	45.0 FT	Complies	
PARKING & LOADING REGULATIONS				
25-23 REQUIRED OFF-STREET PARKING (RESIDENTIAL)	50% OF TOTAL MARKET RATE UNITS	16 SPACES	52 SPACES	Complies
25-811 REQUIRED BICYCLE STORAGE (RESIDENTIAL)	50% OF TOTAL UNITS	25 SPACES	30 SPACES	Complies
URBAN DESIGN REGULATIONS				
26-41 REQUIRED STREET TREES	1 PER 25 LF	9 TREES	9 TREES	Complies

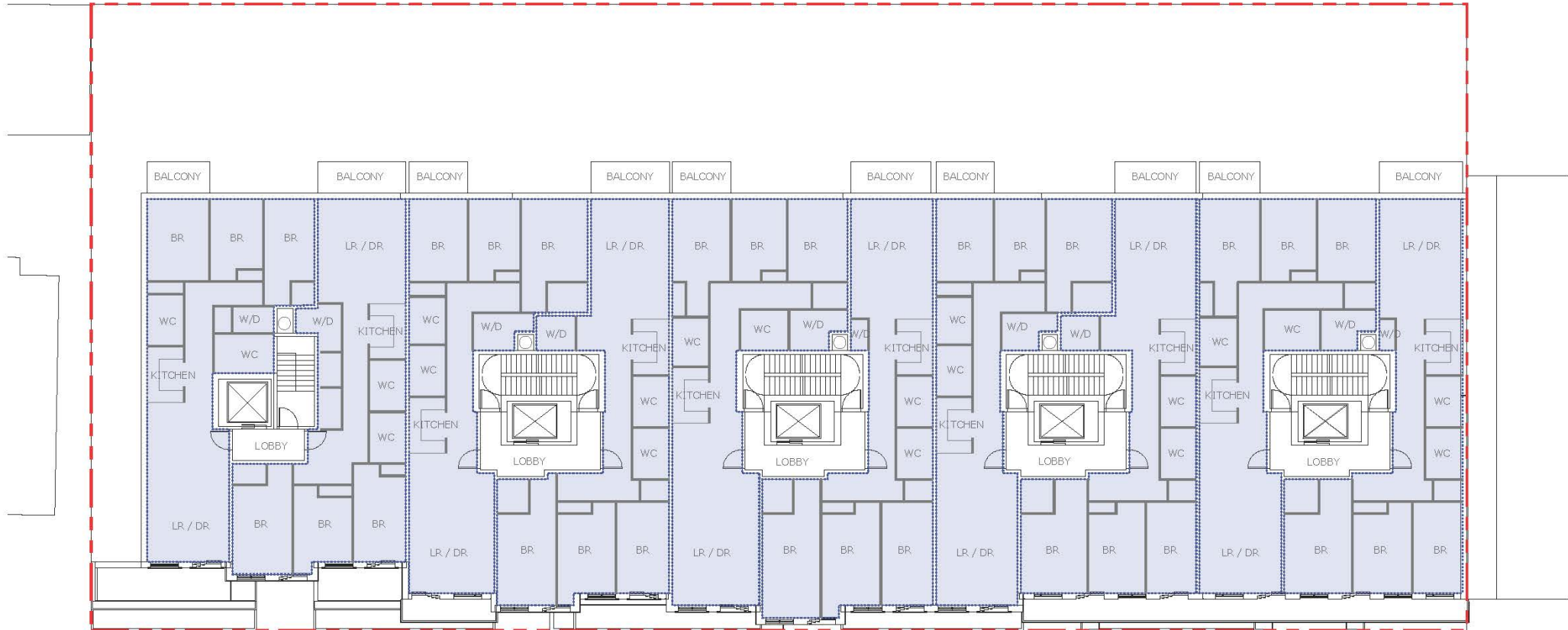
R6A REZONING: INDICATIVE FLOOR AREA BREAKDOWN

FLOOR	PARKING GFA	RESIDENTIAL GFA	TOTAL GFA	PARKING ZFA	RESIDENTIAL ZFA	TOTAL ZFA
SUB-CELLAR	22036	0	22036	0	0	0
CELLAR	0	22036	22036	0	11500	11500
FIRST	900	18000	18900	0	12000	12000
SECOND	0	14700	14700	0	14300	14300
THIRD	0	14700	14700	0	14300	14300
FOURTH	0	14700	14700	0	14300	14300
FIFTH	0	13000	13000	0	12830	12830
TOTAL	22936	97136	120072	0	79330	79330









46 Units Total Proposed | (2) x 5 Bed Duplex | (4) x 4 Bed Duplex | (38) x 3 Bed | (1) x 2 Bed | (1) x 1 Bed







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