



THE CITY OF NEW YORK COMMUNITY BOARD 12

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Chairperson

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District Manager

NOTICE OF PUBLIC HEARING #2

LOCATION: **In Person:** Amico Senior Center – 5901 13th Avenue (entrance on 59th Street) 3rd Floor
On Zoom: <https://us06web.zoom.us/j/83724576668>
By Phone: 646-558-8656 and enter Webinar ID: 837 2457 6668

DATE/TIME: Tuesday, June 20, 2023 at 7:00 P.M.

AGENDA: **1233 57th Street Rezoning Application** - The Applicant has requested to return to the Board with a revised application. The applicant seeks a zoning map amendment and a zoning text amendment to rezone the Project Area **from R5 to R6B**. The Proposed Actions would apply to Block 5690, Lots 51, 53, 54, 58, and 62.

The Proposed Actions would facilitate the development of a 75,534-gross-square-foot (gsf), 36-dwelling unit (DU) residential building at 1233 57th Street on Lots 54, 58, and 62, “Projected Development Site 1.”

The Applicant proposes to develop a **four-story**, 75,534-gsf residential building containing 36 DUs ((1) 1BR 600 gsf; (1) 2BR 775gsf; (32) 3BR 1250 gsf; (2) 4BR 1800 gsf) and 58 enclosed accessory parking spaces. The building would contain 53,534 gsf of residential use and 22,000 gsf of accessory parking. It would have several setbacks for private terraces and building articulation and would rise to a roof height of 45 feet. The vehicle access and egress would occur from 2 new curb cuts on 57th Street on both sides of the lot line.

Projected Development Site 2 (Lots 51 and 53) is not Applicant-owned, and there is no specific development proposal for this site.

To view the revised presentation please click on the following link:

https://drive.google.com/file/d/1HcjLNXEEj4xLji31TL5xLiz0e4N68nX0/view?usp=drive_link

APPLICANT: Richard Lobel of Sheldon Lobel P.C. on behalf of 1233-57 St. 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: <https://forms.gle/9fJZKqDxkSzMaKX19>

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

This information is available by request at bk12@cb.nyc.gov or 718-851-0800, on our website at <https://www.nyc.gov/site/brooklynbc12/meetings/upcoming-public-hearings.page> on Twitter @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.