



1946 East 7th Street

Proposed Rezoning from R5 (OP) to R6A (OP) and R7A (OP)

Project Overview

Existing Conditions

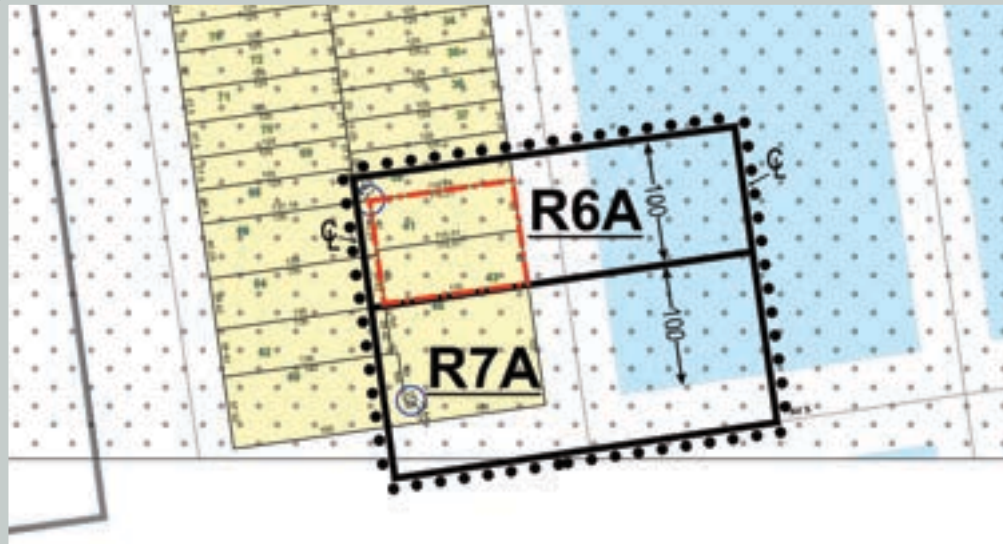
- **Development Site:** Block 6682, Lots 41 & 43
- **Total Lot Area:** 9,200 sf
- **Existing Uses:** Vacant Residential, Educational Institution
- **Existing Zoning:** R5 (OP)
- **Maximum Permitted FAR:** 1.5 or 2.0
- **Neighborhood:** Gravesend
- **Community District:** BK 15
- **City Council District:** 44

Proposed Actions

- Rezoning from **R5 (OP) to R6A (OP)** which would encompass Block 6682, Lots 39 (p/o), 41 & 43, and Block 6683, Lots 57 & 61 (p/o). This change will facilitate the proposed development.
- Rezoning from **R5 (OP) to R7A (OP)** which would encompass Block 6682, Lots 45 & 60 (p/o), and Block 6683, Lots 49 (p/o), 51 & 52. This change will resolve the floor area non-compliance of the existing developments in this rezoning area.
- Zoning text amendment to amend Appendix A of Article XI, Chapter 3 to **remove the Rezoning Area from the Special Ocean Parkway Subdistrict.**
- Zoning text amendment to Appendix F to make a **Mandatory Inclusionary Housing Area** coterminous with the Project Area.

Proposed Development

- **7-Story, 73.5' Residential and Community Facility development**
 - Ground floor community facility uses include a recreational space, library, and other programmable areas to aid residents.
 - Residential use will be fully affordable housing for seniors.
 - Project will get a subsidized construction loan through HUD contingent on the development being fully affordable for seniors.
- **35,787 sf** of zoning floor area (**3.89 FAR**)
 - 2,292 sf of community facility space (not counted for zoning floor area as 100% of the community facility is located in the cellar
 - 35,787 sf of residential zoning floor area
- **53** dwelling units, all of which will be **one-bedrooms** and **permanently affordable** for seniors at **50% AMI**
- **2,400 sf of outdoor "recreation room" space** in the rear yard, as well as **1,015 sf of outdoor space** on a 7th floor terrace
- Proposed Rear Yard: **35'-1"** • Existing Rear Yard: **19'**



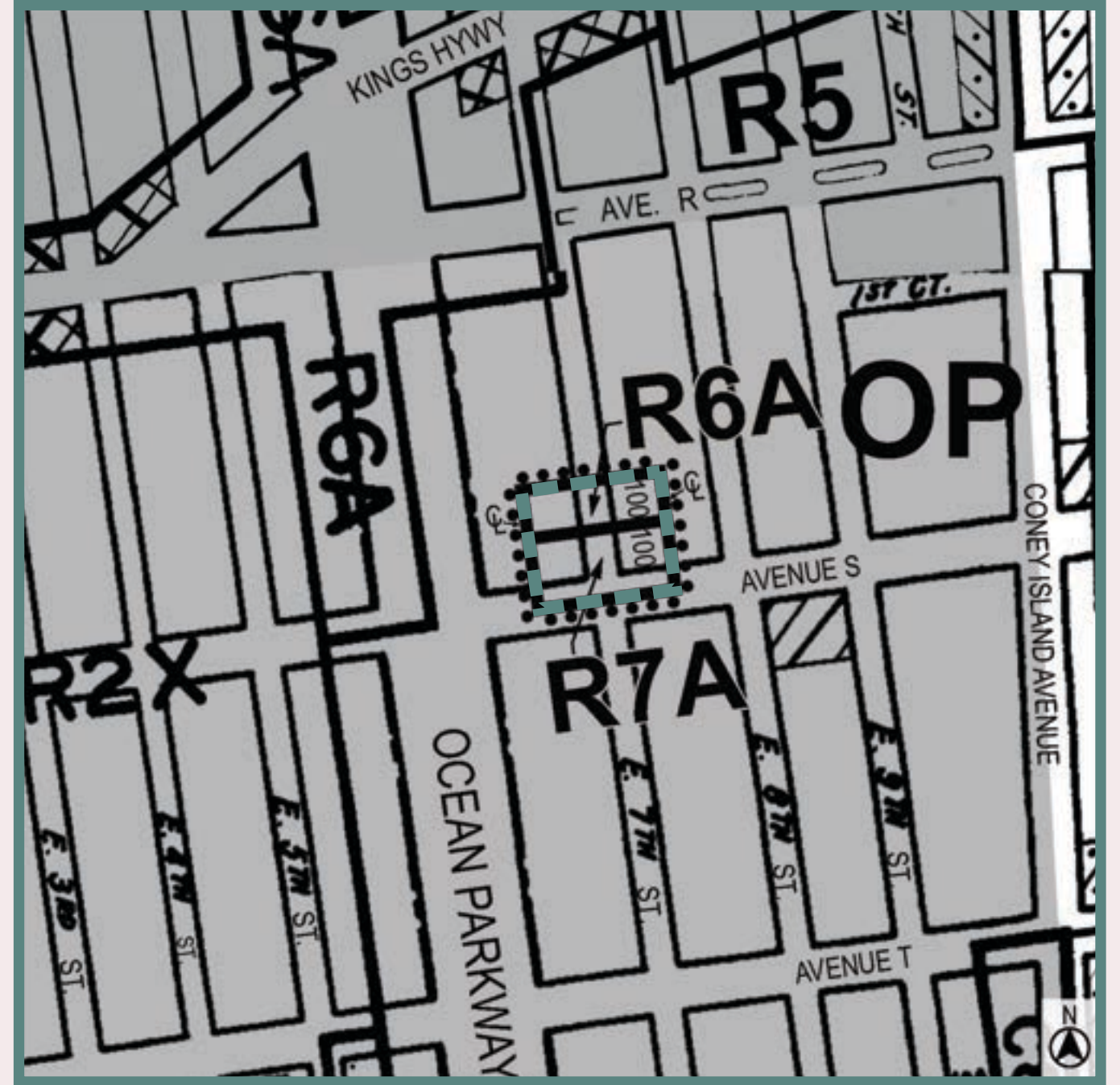
Proposed Rezoning

Rezoning from R5 (OP) to R6A (OP) and R7A (OP)

Existing



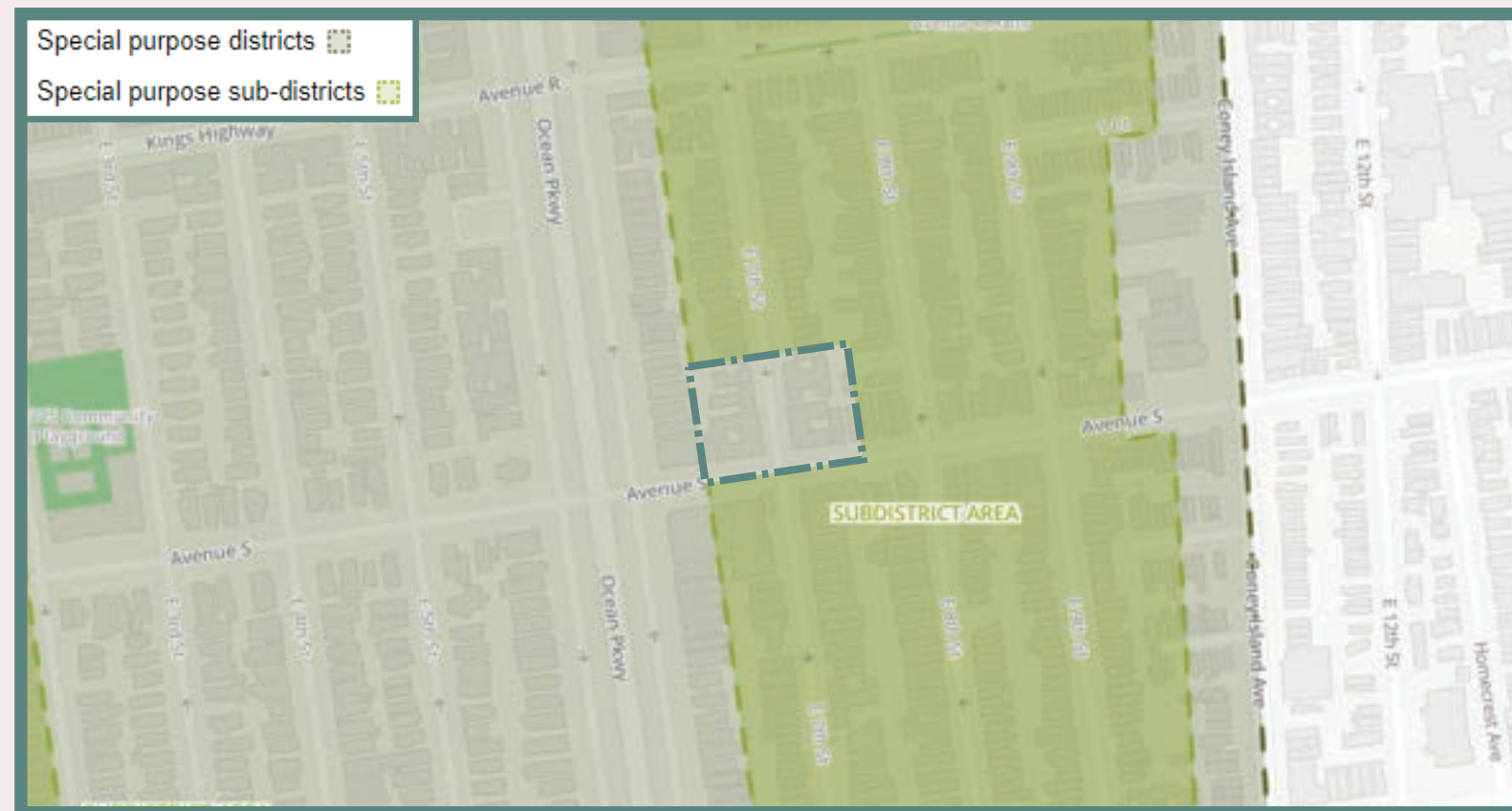
Proposed



Proposed Zoning Text Amendment

Removal of the Special Ocean Parkway Subdistrict

- Proposed zoning text amendment to amend Appendix A of Article XI, Chapter 3 to **remove the Rezoning Area from the Special Ocean Parkway Subdistrict**.
- The Special Ocean Parkway Subdistrict does not allow for buildings to have an excess of 1.5 FAR.
- The existing buildings in the Rezoning Area that predated the Special Ocean Parkway Subdistrict are **already overbuilt beyond 1.5 FAR**. Current buildings in the Rezoning Area range from 0.82-3.23 FAR with an average of 2.13.
- Removing the Special Ocean Parkway Subdistrict would **eliminate the non-compliance** of the existing buildings.



R5

Permitted by Existing Zoning

- **Use Groups:** I-IV
- **Permitted Max. Total FAR:** 2.0
- **Permitted Residential FAR:** 1.5 or 2.0 (qualifying residential site)
- **Permitted Community Facility FAR:** 2.0
- **Permitted Building Height:** 45' or 55' (qualifying residential site)
- **Required Affordable Units:** 0
- **Required Residential Parking:** 35%

R6A

Permitted by Proposed Zoning

- **Use Groups:** I-IV
- **Permitted Max. Total FAR:** 3.9
- **Permitted Residential FAR:** 3.0 or 3.9 (qualifying affordable/senior)
- **Permitted Community Facility FAR:** 3.0
- **Permitted Building Height:** 95' (qualifying affordable/senior)
- **Required Affordable Units:** 25% (MIH Option 1) or 30% (MIH Option 2) of residential floor area
- **Required Residential Parking:** 25% (standard), None (qualifying affordable/senior)

R7A

Permitted by Proposed Zoning

- **Use Groups:** I-IV
- **Permitted Max. Total FAR:** 5.01
- **Permitted Residential FAR:** 4.0 or 5.01 (qualifying affordable/senior)
- **Permitted Community Facility FAR:** 4.0
- **Permitted Building Height:** 115' (qualifying affordable/senior)
- **Required Affordable Units:** 25% (MIH Option 1) or 30% (MIH Option 2) of residential floor area
- **Required Residential Parking:** 15% (standard), None (qualifying affordable/senior)

R6A

Proposed Development

- **Use Groups:** II, III
- **Proposed Total FAR:** 3.89
- **Proposed Residential FAR:** 3.89
- **Proposed Community Facility FAR:** 0
- **Proposed Building Height:** 7-Stories/73.5'
- **Proposed Dwelling Units:** 53
- **Proposed Affordable Units:** 53 (MIH Option 2)
- **Proposed Parking:** None

Proposal Comparison

Original Proposal

Revised Proposal (pre-CHO)

Current Proposal



- Floor Area (FAR): 33,056 sf (3.59 FAR)
- Height: 8-Stories / 85'
- Total Number of Units: 36
- Number of Income Restricted Units: 36
- Proposed Rear Yard: 54'-9"

- Floor Area (FAR): 32,237.40 sf (3.504 FAR)
- Height: 6-Stories / 62'-6"
- Total Number of Units: 47
- Number of Income Restricted Units: 47
- Proposed Rear Yard: 33'-10"

- Floor Area (FAR): 35,787 sf (3.89 FAR)
- Height: 7-Stories / 73'-6"
- Total Number of Units: 53
- Number of Income Restricted Units: 53
- Proposed Rear Yard: 35'-1"

Rezoning Area



Applicant's Campus

Existing Campus Properties:

- 1 Block 6682, Lot 45
Ahi Ezer Housing Development
- 2 Block 6682, Lot 60
Ahi Ezer Congregation
- 3 Block 6683, Lot 52
Ahi Ezer Housing Development
- 4 Block 7088, Lot 1
Sephardic Community Center

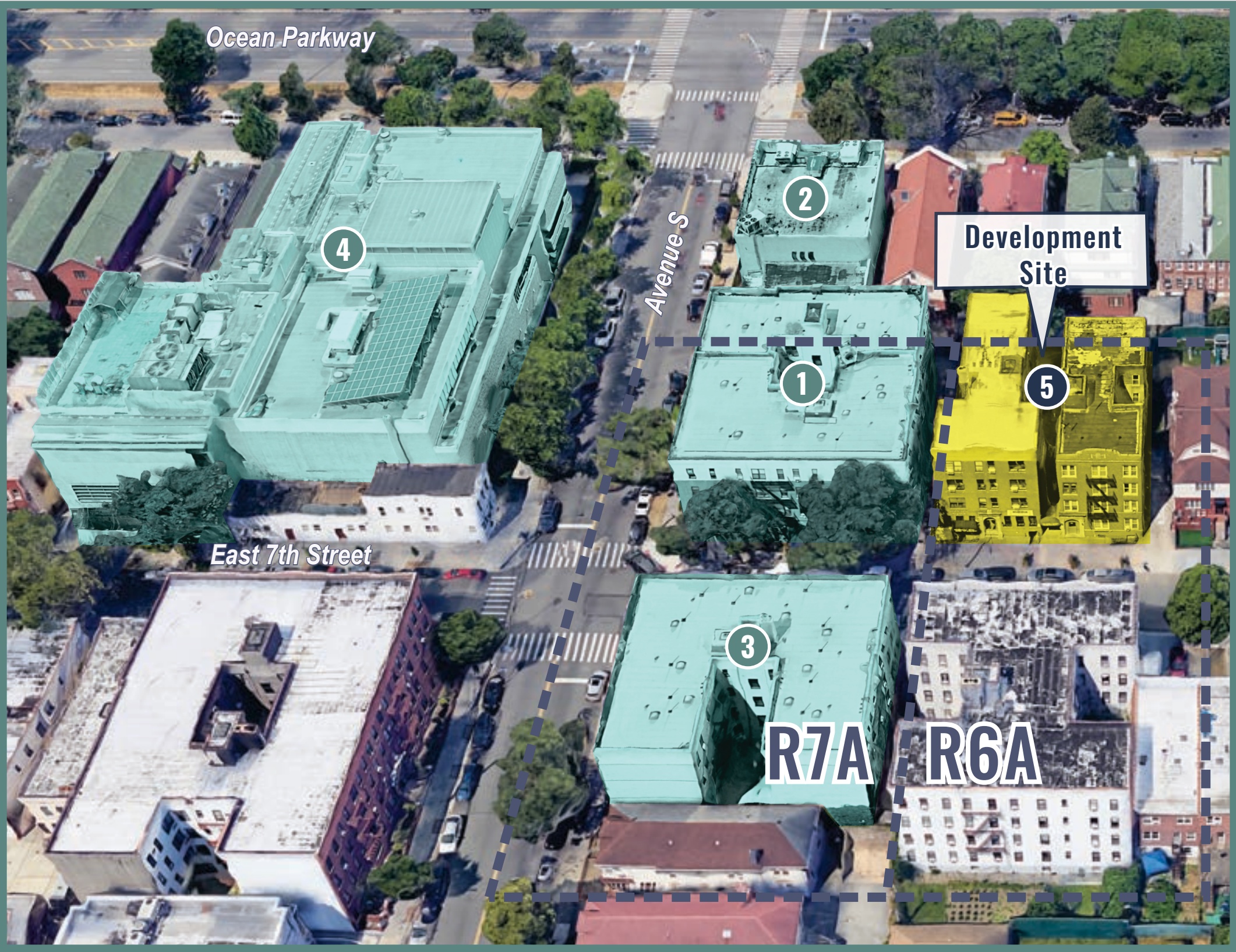
Proposed Additions to Campus:

- 5 Block 6682, Lots 41 & 43
Affordable senior housing, house of worship, library and other programmable areas to aid residents

A Connected Community:

The campus provides housing, worship, social services, and recreation in one place.

- 1 Buildings 1 & 3 offer long-term housing for residents.
- 2 Building 2 serves as the worship space and community gathering point.
- 4 Building 4 hosts youth programs, social events, and activities.
- 5 Building 5 will add affordable senior housing and shared community spaces.



Affordability and Rents

53 Units at 30-50% AMI

Income Limits for One-Bedrooms	Rents for One-Bedroom AMI Units
1 Person Household = \$32,610 - \$54,350/year	30% AMI = \$873/month
2 Person Household = \$37,920 - \$62,150/year	40% AMI = \$1,165/month
3 Person Household = \$41,940 - \$69,900/year	50% AMI = \$1,456/month

- *Since this is a high-demand area, applicants will be placed in a lottery system or a waiting list which would likely be managed by HPD through HousingConnect as the local lead agency on federal programs.*
- *It is illegal to have religious preference; the affordable units will be open to the entire community.*

HUD Letter

USE AGREEMENT

FOR "CONSTRUCTED ADDITION OR OTHER FACILITY FOR THE ELDERLY
IN OR ADJACENT TO THE PROJECT, INCLUDING ASSISTED LIVING
FACILITIES"

This Agreement entered into this ^{as of} 30 day of March,
2016 by and between Ahi Ezer Housing Development Fund
Corporation, with offices at 1960 East 7th Street, Brooklyn,
New York (herein called "Owner") and the Secretary of Housing
and Urban Development, acting by and through the Assistant
Secretary for Housing-Federal Housing Commissioner (herein
called "HUD"), having an address at: New York City Regional Office
Jacob K. Javits Federal Building, 26 Federal Plaza, Room 3200
Witnesseth: New York, NY 10278

WHEREAS, the United States Department of Housing and
Urban Development is directed, pursuant to Section 811 of
the American Homeownership and Economic Opportunity Act
of 2000 (AHEO Act), as amended by Public Law 111 - 372,
to permit the Owner of a Section 202 Direct Loan to
prepay Section 202 direct loans; and

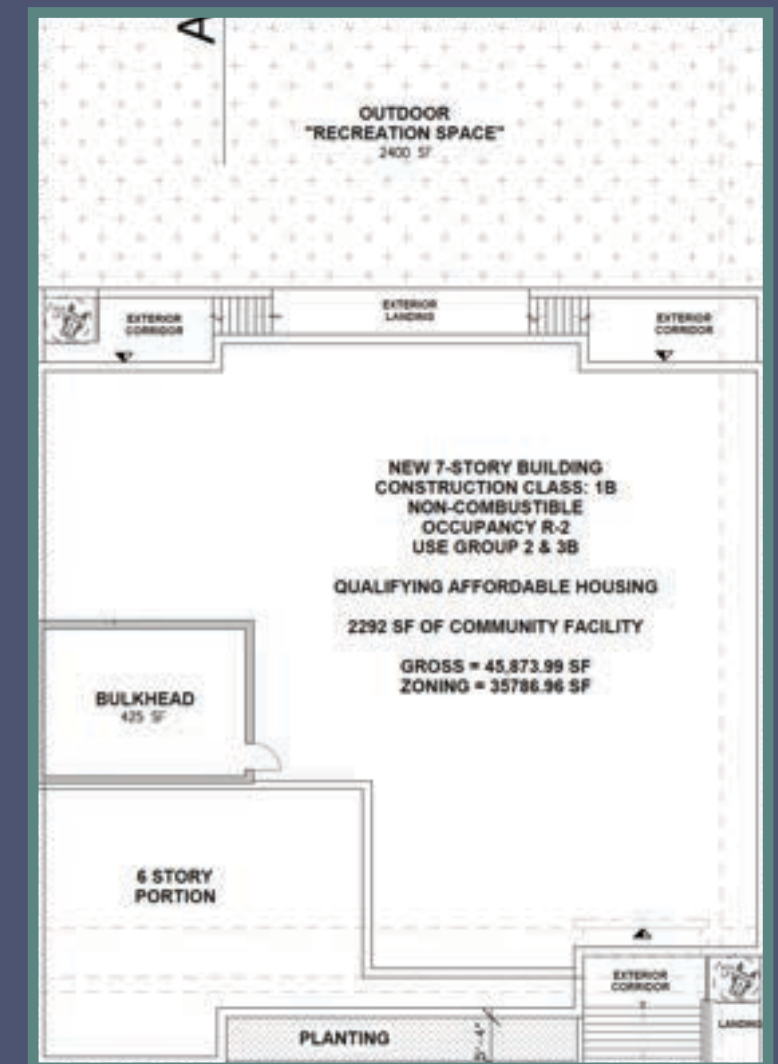
WHEREAS, in consideration of the promise to permit the
prepayment of the Section 202 Direct Loan, Owner agrees to
implement this Use Agreement for the "Construction of an
addition or other facility in or adjacent to the project,
including assisted living facilities", as authorized by the
AHEO Act, as amended by Public Law 111 - 372.

WHEREAS, in consideration of proceeds, released in
accordance with the Segregated Escrow Account (herein
called "Segregated Escrow") dated October 13, 2015 between
Owner, and HUD, being used for the purchase and
development of property currently owned by, Ahi Ezer
Congregation (herein called "Sponsor"), as described on Exhibit
A, Sponsor agrees to implement this Use Agreement for the
"Construction of an addition or other facility in or
adjacent to the project, including assisted living
facilities", as authorized by the AHEO Act, as amended by
Public Law 111 - 372.

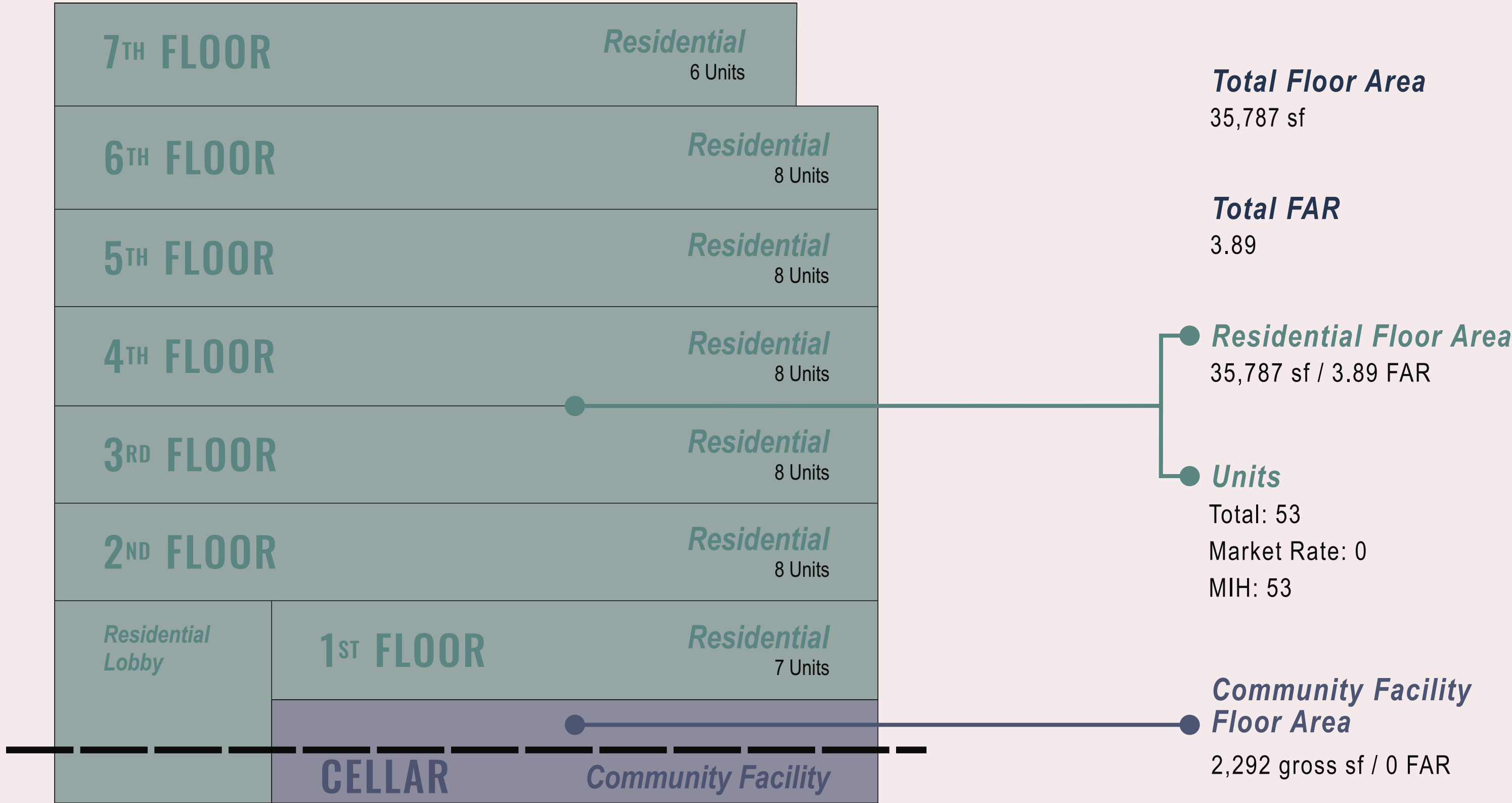
Proposed Development

7-Story Mixed-Use, Residential & Community Facility Building

- **Proposed Uses:** Residential (100% affordable senior housing) & Community Facility (house of worship, library)
- **Proposed FAR:** 3.89
- **Proposed Total Zoning Floor Area:** 35,787 sf
 - Proposed Residential Zoning Floor Area: 35,787 sf
 - Proposed Community Facility Zoning Floor Area: 0 sf (2,292 sf of gross floor area not counted in the zoning floor area as 100% of the community facility is located within a cellar).
- **Proposed Building Height:** 73.5' / 7-stories
- **Proposed Total Dwelling Units (all Income-Restricted):** 53 (all one-bedrooms)
- **Proposed Residential Parking Spaces:** None (Outer Transit Zone)
- **Proposed Rear Yard:** 35'-1" (Required minimum of 30')



Floor Area Breakdown



The Proposed Development is Aligned in Height with Many Buildings in the Area

- Surrounding tall buildings display a development pattern where larger buildings surround the intersections with east-west Avenues.
- The Proposed Development is completely in keeping with the character of the neighborhood by continuing this pattern.
- There are **15 buildings in the surrounding area that are 60 feet or taller**, demonstrating that the proposed height is well within the existing range.



East 7th Street and Avenue S

Rendering in Context of Surrounding Large Buildings



- All four corners at the intersection of East 7th Street and Avenue S are **occupied by large bulky buildings** that are taller than the surrounding homes. This includes the buildings directly south of, across the street from, and catty corner to the Site.
- The Proposed Development, is **only slightly larger than neighboring buildings**, and covers much less of its lot (provides more open space).

Continued Pattern of Tall Buildings at Nearby Intersection

Ocean Parkway, Kings Highway and Avenue R



- The **pattern of large buildings clustered around intersections** repeats one block north of the Site where Avenue R and Kings Highway cross Ocean Parkway.
- The bulky apartment houses occupy several intersections, and notably, **these buildings are even taller, and ever larger, than the Proposed Development.**

Balancing Height with Improved Open Space

Rear Yard Comparison - Existing vs. Proposed



Optimized Rear Yard Design:

- The **proposed building** provides a deeper rear yard than the **existing condition**, improving open space for residents.

Balancing Height & Open Space:

- While the **proposed building** is taller, it **maintains a larger setback** and its massing is concentrated towards East 7th Street, enhancing light and air access.

Stronger Community Integration:

- The expanded rear yard will support better outdoor use and connectivity for residents.

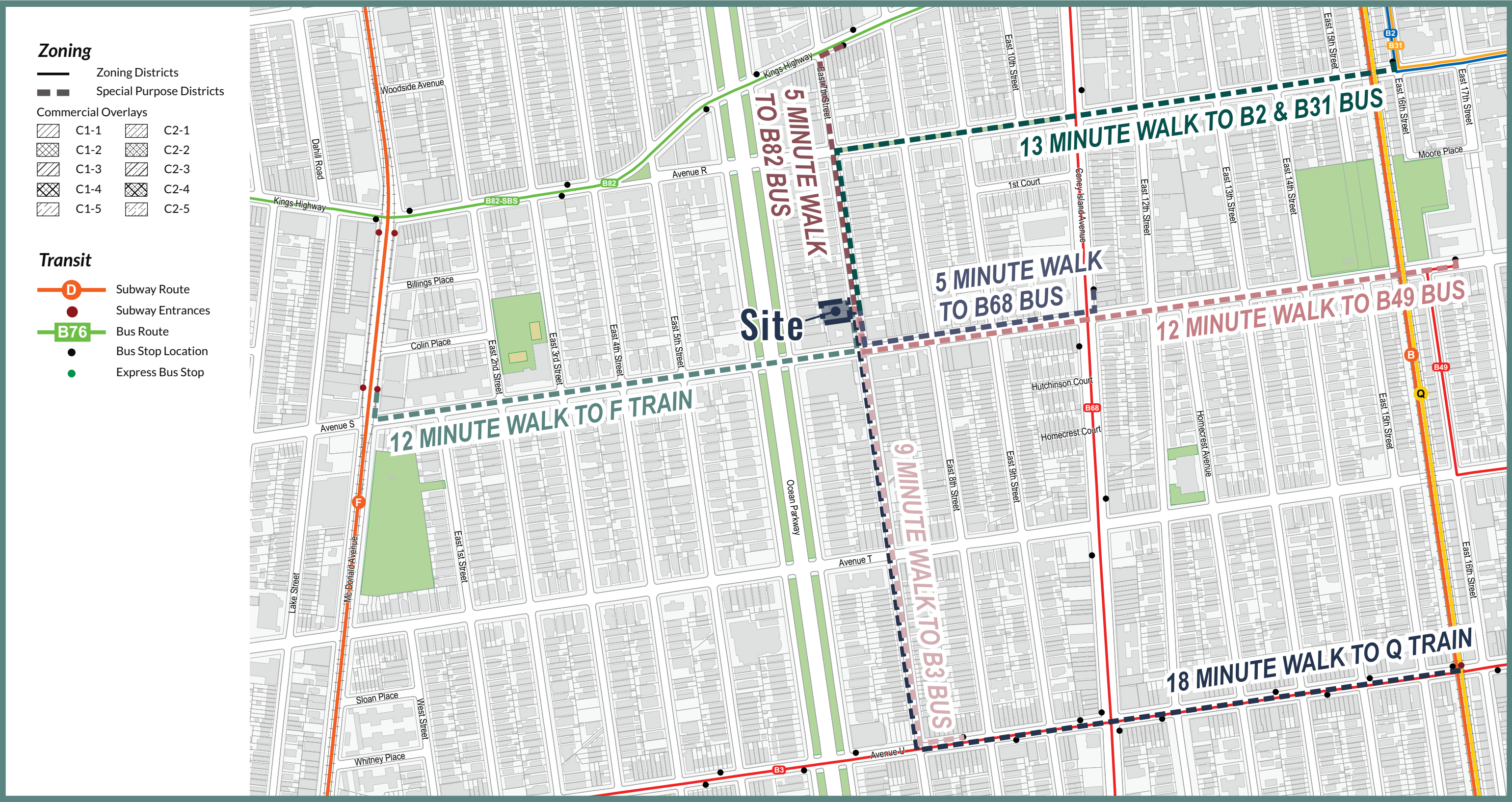
Bringing Light & Air to a Block of Constrained Backyards

A Thoughtful Setback to Improve Neighborhood Conditions

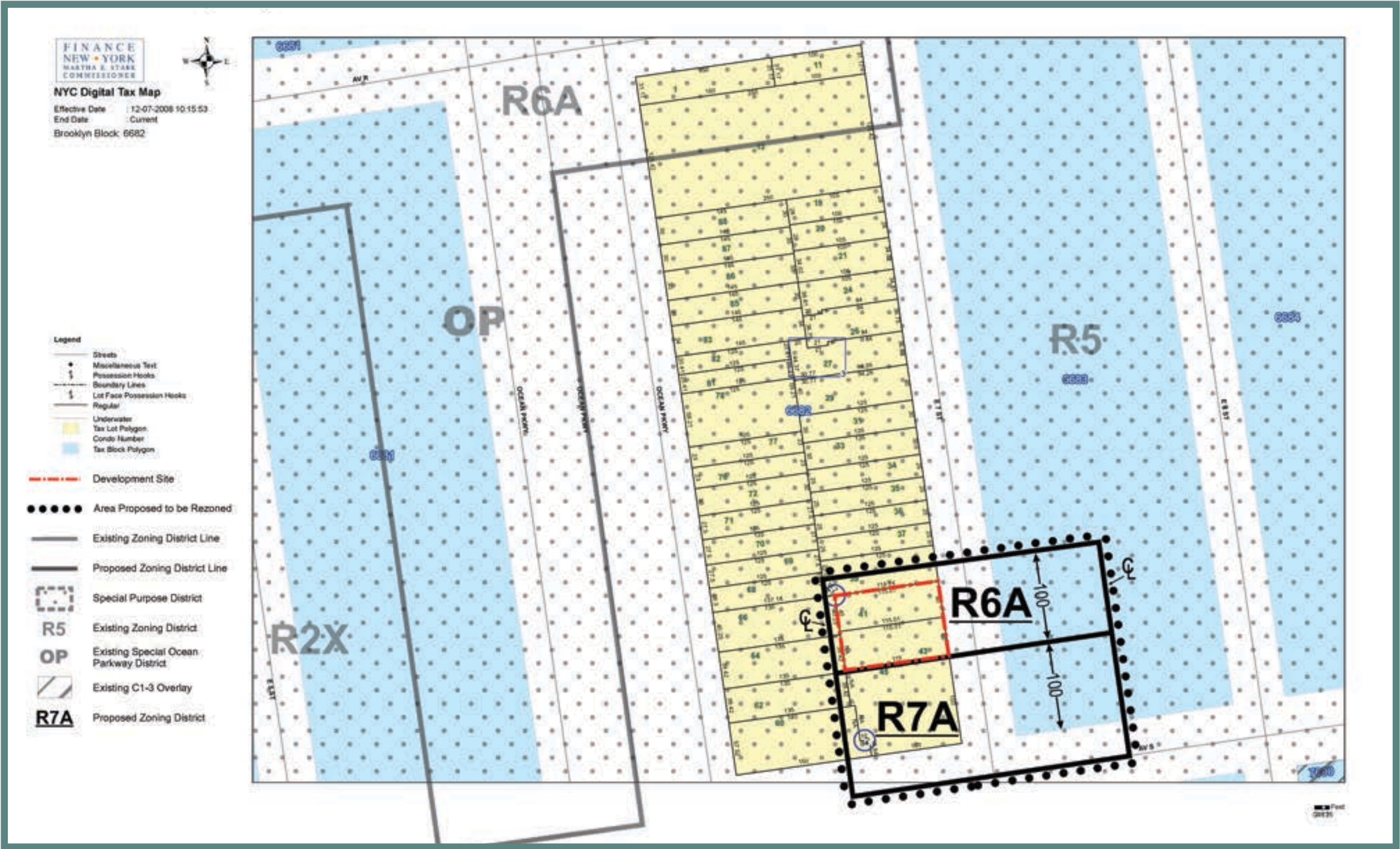
- Many surrounding lots feature non-complying rear yards, limiting access to light, air, and outdoor space.
- The **proposed building exceeds the required rear yard depth**, setting a new precedent for open space in the block.
- Unlike neighboring properties with shallow or obstructed rear yards, **this design provides a clear, continuous open space for residents.**
- The increased setback **reduces overcrowding and enhances the quality of life** for both residents and neighbors.
- By balancing height with an expanded rear yard, the proposal **mitigates the typical impacts of higher density** while improving urban livability.



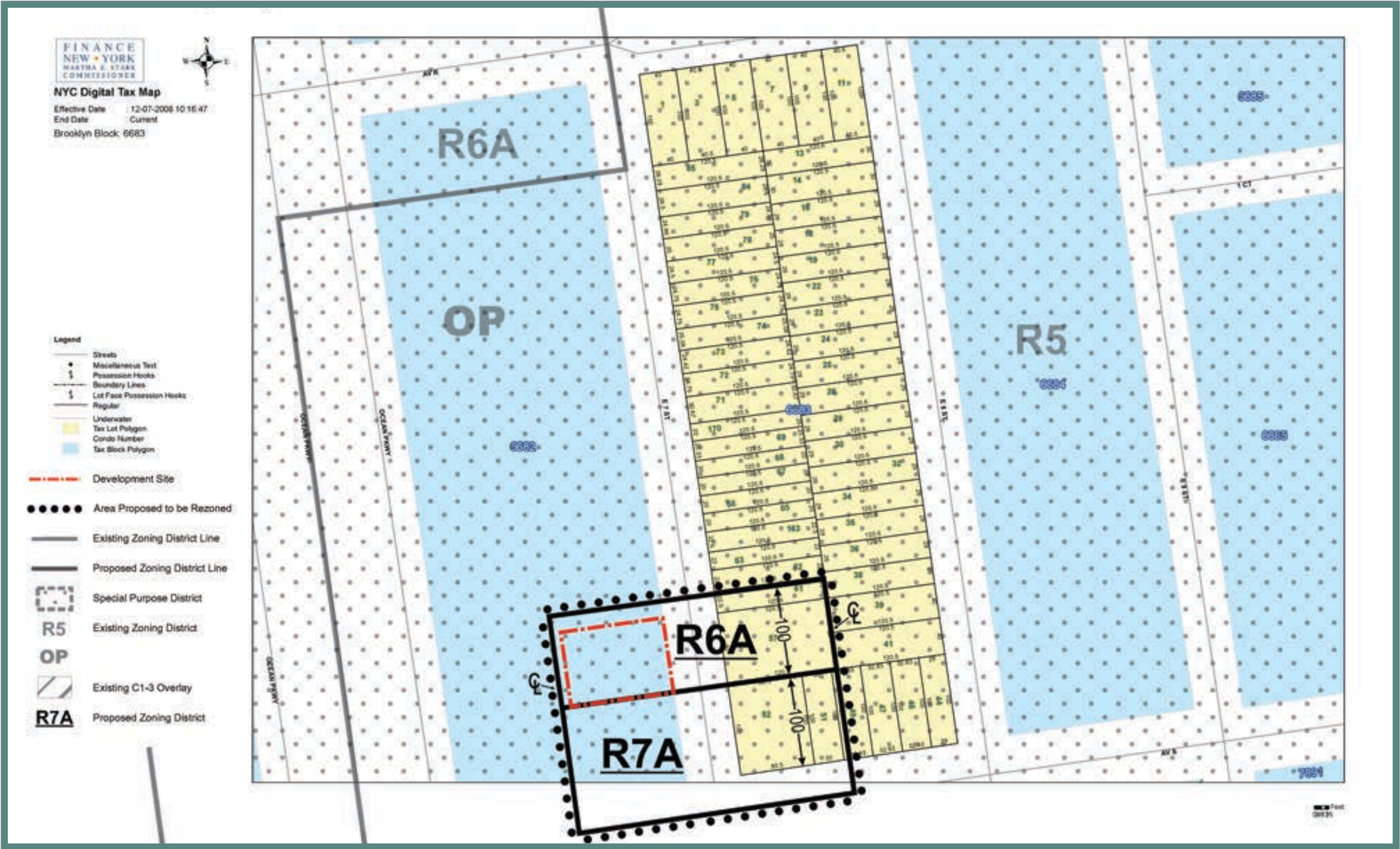
Access To Many Transit Options



Tax Map



Tax Map



Neighborhood Demographics

Key Neighborhood and Demographic Conditions – US Census PUMA Tract 4016

Population

- Total: 156,693
 - 19.5% Asian non-Hispanic
 - 4.2% Black non-Hispanic
 - 8.9% Hispanic
 - 63.2% White non-Hispanic
 - 4.3% non-Hispanic/other race/combination of races
- 36.9% of the total population of PUMA tract 4017 is non-white.

Foreign-Born Population & Limited English Proficiency

- Foreign-born population: 49.3%
- Limited English proficiency: 34%

Housing Unit Increase vs. Population Increase

- Increase in housing units: 2.6%
- Increase in population: 6.1%
- Increase in housing units (all of NYC): 7.9%

Rent

- Median gross rent: \$1,538
- Rent-burdened (30%+ of income spent on rent): 54.3%
- Severely Rent-burdened (50%+ of income spent on rent): 30.2%

Affordability

- Rental units affordable to extremely & very low-income households (0-50% AMI): 28%
- Rental units affordable to low & moderate-income households (51-120% AMI): 70.3%

Transit Access

- Residents with Subway or SBS bus station within ¼ mile: 48.6%

Housing Shortage

PUMA 4016 Is Not Keeping Pace With NYC Development

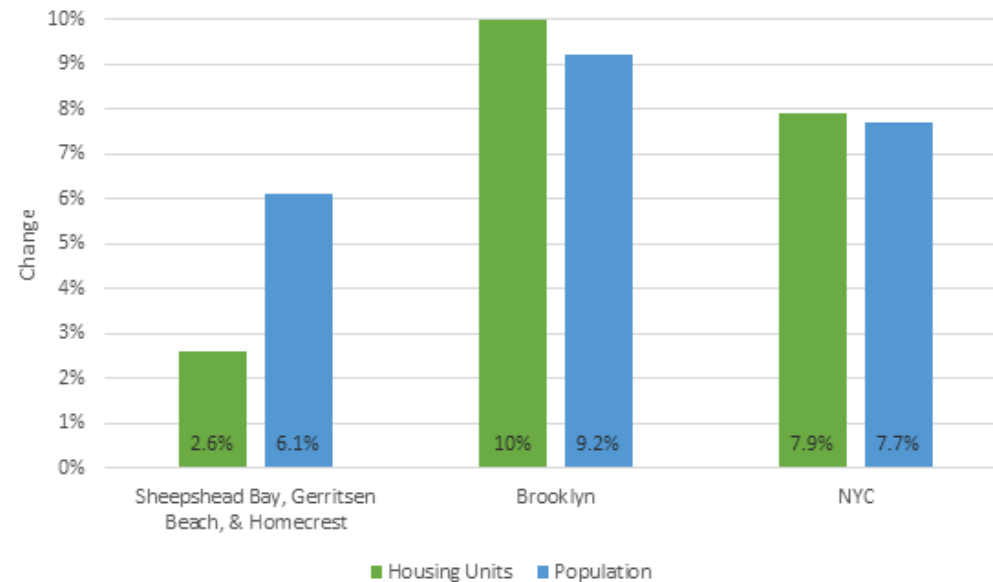
- This area has **gone up approximately 6.1% in population** from 2010 to 2020 (PUMA 4016 - Sheepshead Bay, Gerritsen Beach, Homecrest).
- However, the amount of **housing units in the same area only went up by 2.8%**, compared to 11% for Brooklyn and 9% for the City.
- This area is **significantly underperforming in housing production** when compared to the borough and all of NYC.
- The area in which the Site is located provides a **great opportunity for senior housing**. It is near the **intersection of two major thoroughfares** in the neighborhood, Kings Highway and Ocean Parkway, and is close to various **transit options**.

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2020

Shows the percent change in the number of housing units and population. Compares the local area to the borough and city.

"From 2010 to 2020, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2020 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01



The Need For Affordable Housing 123

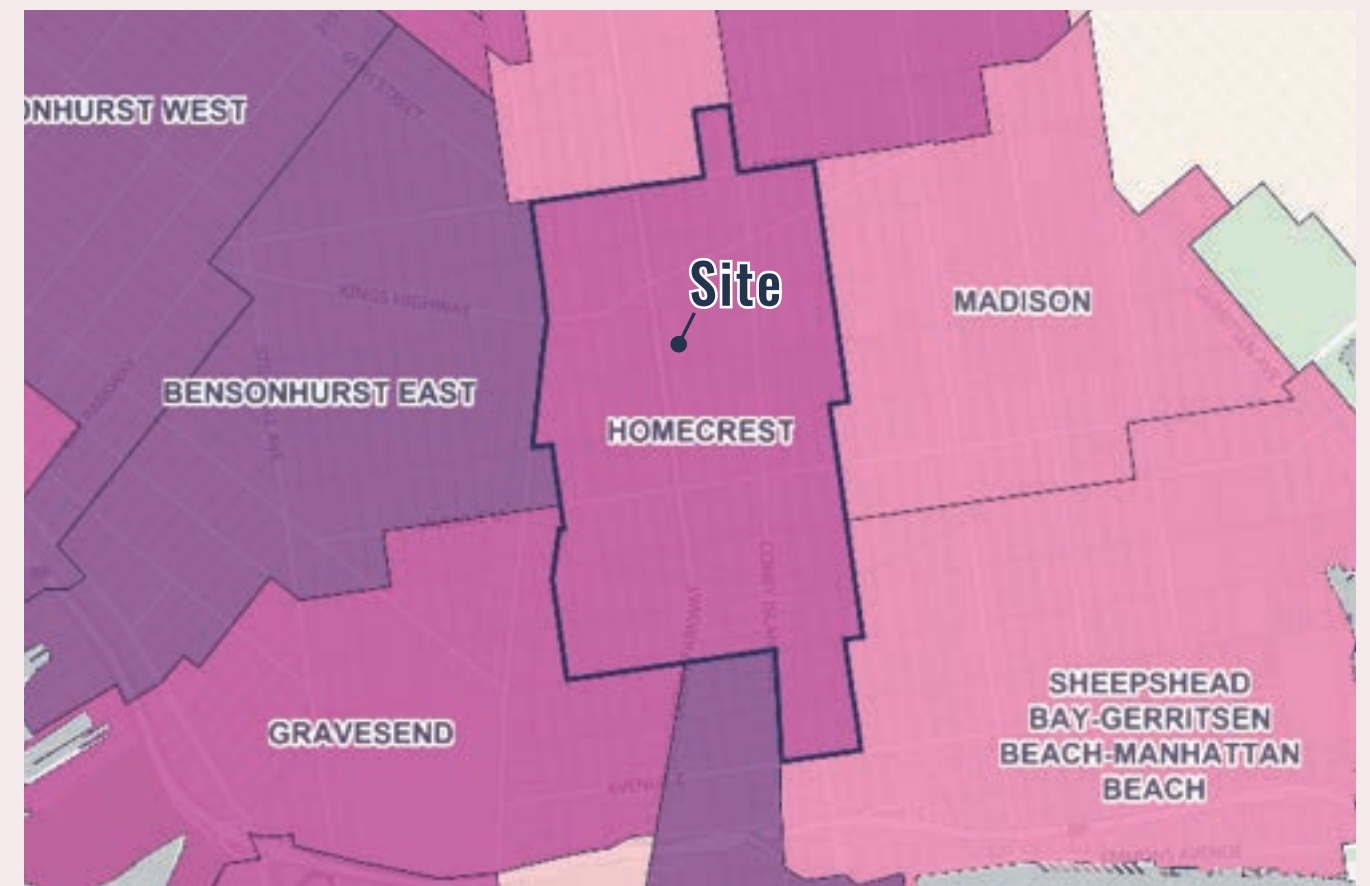
CD 15 only has 123 proposed MIH units to date. (Right, top).
None of these have yet been constructed.

43%

The proposed development would increase the total number of
MIH units in CD 15 by 43%.

99.5%

Almost all of the housing in this area is *not* income-restricted.
NTA BK25 is identified as having a higher level of displacement
risk according to the City's 'Equitable Data' Map (Right, bottom).



The Need for Senior Housing

The amount of residents **65 years and over has increased by 26.8%** between 2008-2021 in CD 15, whereas the total population has only increased by 10.1%.

By increasing the amount of senior housing, the proposed development will be able to **better serve the growing senior population's needs.**

Additionally, it will allow for the senior residents to be **more immersed in their community** by providing them with a place to live on a campus with much of their community and needs next door. This includes:

- Ahi Ezer Congregation (Orthodox Synagogue)
- The Sephardic Community Center, which includes a senior center
- Existing Ahi Ezer Housing Developments



Images from the Sephardic Community Center's Senior Center

Neighbors in Support



Sustainability Features

Environmentally Conscious Design

Renewable Energy & Roofing:

- On-site solar panels, 90%+ green or solar roof, high-SRI roofing where needed.

Energy Efficiency:

- LED lighting with motion sensors, Dark Sky-compliant fixtures.

Materials & Air Quality:

- High-recycled content finishes, VOC-free paints & adhesives.

Water Conservation:

- Low-flow plumbing, rainwater harvesting & reuse for irrigation.

Thermal Performance:

- High-efficiency insulation, airtight envelope, Low-E coated, argon-filled windows.

HVAC & Hot Water:

- VRF systems, heat pumps, ERVs, air-source hot water.

Performance Targets:

- Energy Star appliances, EUI & GHG reductions meeting Local Law 97.



Shadow Analysis Summary

A detailed shadow analysis was prepared that evaluates incremental shadow increases and decreases on December 21, March 21, May 6, and June 21, focusing on shadow extent, duration, and balance with additional sunlight across adjacent properties. These analysis days represent different seasonal conditions for sunlight and shadow impacts.

- Although the proposed building is taller than the existing structure, its deeper rear yard (**35 feet vs. an existing 18 feet**) helps balance sunlight and shadow distribution.
- While some new shadows appear in certain locations, **they are minimal and partially offset** by increased sunlight in other areas.
- **By 11:00 AM, no additional shadow effects occur** on all analysis periods, meaning that later parts of the day remain unaffected.
- Existing neighborhood buildings **already cast morning shadows**, and the proposed development **does not introduce excessive new shading**.



Shadow Analysis

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards

December 21 | 8:51am



Additional Shadows



Additional Sunlight

Lot Number

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards

December 21 | 10:00am

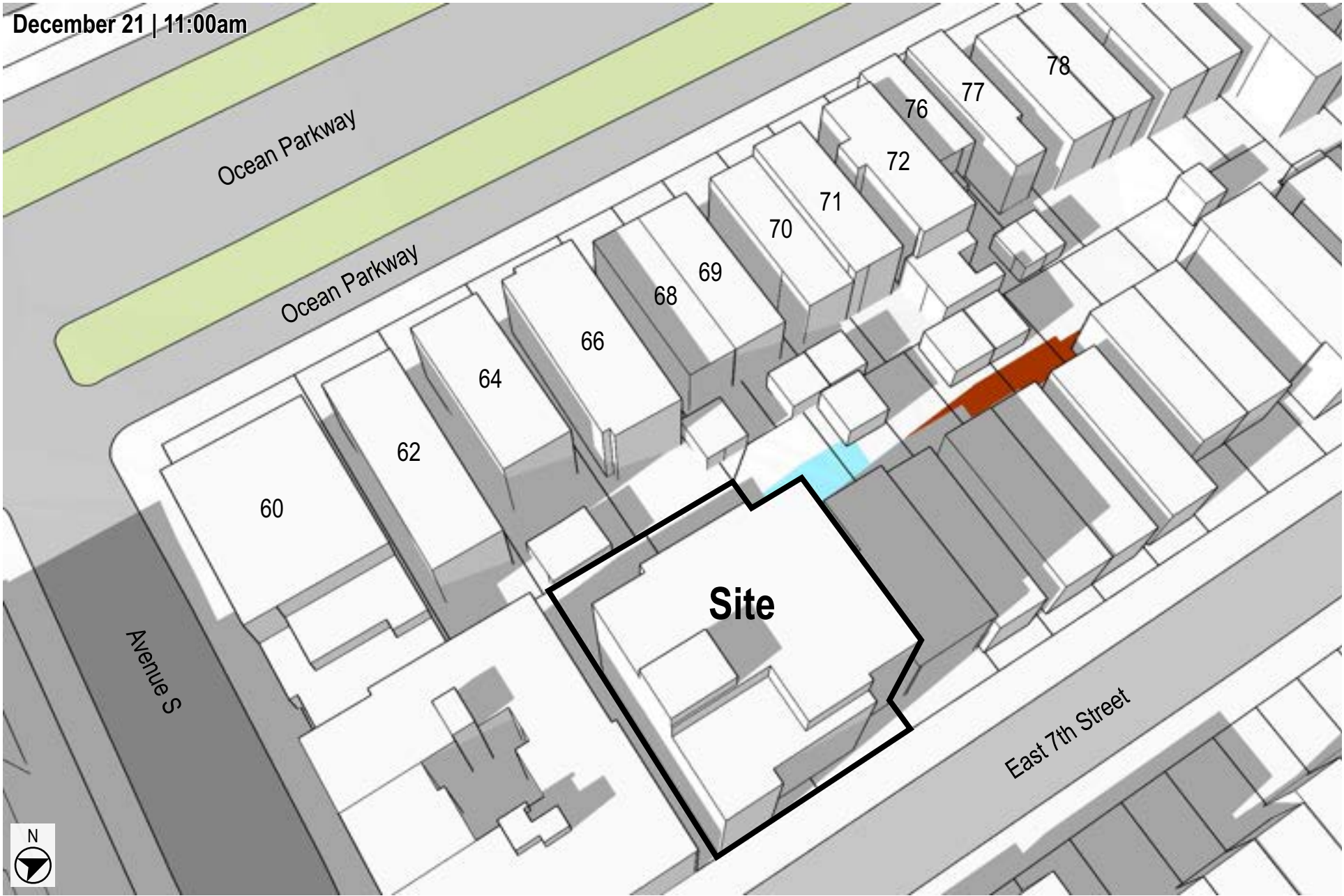


Additional Shadows Additional Sunlight ## Lot Number

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards

December 21 | 11:00am



Additional Shadows



Additional Sunlight

Lot Number

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards

March 21 | 7:36am



Additional Shadows



Additional Sunlight

Lot Number

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards

March 21 | 8:30am



Additional Shadows



Additional Sunlight

Lot Number

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards

March 21 | 9:30am



Additional Shadows



Additional Sunlight

Lot Number

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards

March 21 | 10:30am



Additional Shadows



Additional Sunlight

Lot Number

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards

May 6 | 6:27am



Additional Shadows Additional Sunlight ## Lot Number

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards

May 6 | 7:30am



Additional Shadows Additional Sunlight ## Lot Number

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards

May 6 | 8:30am



Additional Shadows Additional Sunlight ## Lot Number

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards

May 6 | 9:30am



Additional Shadows Additional Sunlight ## Lot Number

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards

May 6 | 10:30am



Additional Shadows



Additional Sunlight

Lot Number

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards



Additional Shadows Additional Sunlight ## Lot Number

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards

June 21 | 7:00am



Additional Shadows



Additional Sunlight

Lot Number

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards

June 21 | 8:00am



Additional Shadows



Additional Sunlight

Lot Number

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards

June 21 | 9:00am



Additional Shadows



Additional Sunlight

Lot Number

1946 East 7th Street, Brooklyn

Shadow Impact on Rear Yards

June 21 | 10:00am



Additional Shadows



Additional Sunlight

Lot Number

Proposed Plans

NEW CONSTRUCTION 7-STORY, 53 UNIT BUILDING WITH COMMUNITY FACILITY

1946 & 1950 EAST 7TH STREET
BROOKLYN, NY 11223

DRAWING LIST		CB SUBMISSION #1	CB SUBMISSION #2	CB SUBMISSION #3	NYC PLANNING REV	CITY OF YES REV	
DRAWING NUMBER	DRAWING TITLE	5/31/24	7/9/24	8/27/24	9/19/24	12/22/24	
CB-1	COVER PAGE	●	□	□	●	●	
CB-2	ZONING ANALYSIS – CITY OF YES	●	□	□	●	●	
CB-3	SITE PLAN AND ZONING DIAGRAMS	●	□	□	●	●	
CB-4	GROUND AND 1ST FLOOR PLANS	●	□	□	●	●	
CB-5	2ND – 6TH FLOOR PLANS	●	□	□	●	●	
CB-6	7TH FLOOR AND ROOF PLANS	●	□	□	□	●	
CB-7	EXTERIOR ELEVATIONS	●	□	□	●	●	
CB-8	PEDESTRIAN RENDERINGS		●	□	●	□	
CB-9	BUILDING SECTION			●	□	●	
CB-10	BUILDING SECTION			●	□	●	
CB-11	URBAN CARTOGRAPHICS – SITE PLAN IN RELATION TO ADJACENT PROPERTIES			●	□	X	

LEGEND: ● NEW ISSUE ● REVISED ISSUE □ ISSUED, NOT REVISED ☒ REVISED, NOT ISSUED X REMOVED

KONSTRUCT
ARCHITECTURE | ENGINEERING

75 Stagg Street, Brooklyn, NY 11206
www.konstrucktae.com

PROJECT
NEW CONSTRUCTION
7 STORY - 53 UNIT BUILDING
WITH COMMUNITY FACILITY
Block: 6628
Lot: 41 & 43

DISCLAIMER
The measurements associated to this drawing are provided for informational purposes only. The information shown has to be verified in field therefore all users are cautioned to use at their own discretion. KONstruct Engineering, PLLC cannot be held accountable for any interpretations, liabilities or damages that may occur should any of the provided data be inaccurate, misstated, or in any other way misrepresent its correct status. All users are encouraged to conduct their own verification of the data prior to its use. Reliance or use of the information shown here is solely at user's own risk.

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KONSTRUCT ENGINEERING, PLLC WAS NOT RETAINED
FOR ANY SUPERVISION OF THE ACTUAL CONSTRUCTION

PROJECT OWNER / CONTACT

Ahi Ezer Housing
Dev Fund Inc

AHI EZER CONGREGATION
1960 EAST 7th STREET
BROOKLYN, NY 11223

	CITY OF YES REV	12/22/24
	NYC PLANNING REV	9/19/24
	CB RESPONSES	8/27/24
	CB RENDERINGS	7/9/24
	COMMUNITY BOARD	5/31/24
No.	Revision	Date



PROJECT ADDRESS

1946 & 1950 E. 7th St
Brooklyn, NY 11223

DRAWING TITLE

COVER PAGE &
RENDERINGS

DOB SIGNATURE AND STAMP

DATE: 5/31/2024
PROJECT No.: 24058
DRAWING BY: SJK
CHK BY: SJK
NY PE# 102164

SEAL & SIGNATURE
COMMUNITY BOARD SUBMISSION
NOT FOR CONCEPT PLANS

STEVEN J. KONIUK, P.E., R.A.
DRAWING NO.

CB-1

SUNSHADE TYPE 1 (HORIZONTAL) AT
BRICK VENEER.

SUNSHADE TYPE 2 (HORIZONTAL AND
VERTICAL) AT STUCCO.,

HORIZONTAL BAND
SEPARATING UPPER
STORIES FROM
GROUND LEVEL.

STONE VENEER
AT ENTRY
LOBBY.

FULL GLAZING
STOREFRONT
CONNECTING
COMMUNITY FACILITY
SPACE TO STREET
FRONTAGE

WIDENED STAIRS
SERVING COMMUNITY
FACILITY WITH
MEANINGFUL
TRANSITION INTO
NEIGHBORING
CONTEXT.

PLANTING BETWEEN DEPRESSED FACADE
AND STREET FRONTAGE

STONE VENEER AT COMMUNITY FACILITY AREA
HELPING TO IDENTIFY CHANGES OF USE

RESIDENTIAL ENTRANCE
LOCATED AT GRADE PLANE.

A

CONTEXTUAL ELEMENTS OF BUILDING

SCALE: N.T.S.

<

23-30	YARDS, COURTS AND OTHER OPEN AREA REGULATIONS							
23-311	Permitted Obstructions							
(b)		Ramps & Landings & Stairs		YES	This building has elevated ground floor units		COMPLIANT	
23-322		Minimum Front Yard	None Required	0'-0"	none		COMPLIANT	
23-334	(b)	Minimum Side Yard	0 ft or 5 ft minimum	0'-0" & 20'-0"	20ft provided at transition zone at upper story		COMPLIANT	
23-342		Minimum Rear Yard	20 ft for portions of buildings <= 75ft 30 ft for portions of buildings > 75 ft	35'-3"	Ramps & stairs are permitted obstructions in rear yards		COMPLIANT	
				N/A	n/a		N/A	
23-35	COURT REGULATIONS							
23-353	Outer Court Regulations		None Required				COMPLIANT	
(a)	BUILDINGS <= 75ft in height, where legally required windows face onto an outer court, court width shall at a minimum equal court depth	Court Width < = 20'-0"	Width of outer court shal be at least equal to depth.	YES	WIDTH OF OUTER COURT IS 20'-0". DEPTH OF OUTER COURT IS 3'-0". > 20 > 3. THEREFORE COMPLIANT		COMPLIANT	
		Court Width > 20'-0"	Width of outer court can be any depth	N/A			N/A	
	BUILDINGS > 75ft in height, where legally required windows face onto an outer court, court width shall at a minimum equat court depth	Court Width < = 30'-0"	Width of outer court shal be at least equal to depth.	N/A			N/A	
		Court Width > 30'-0"	Width of outer court can be any depth	N/A			N/A	
23-36	LOT COVERAGE							
23-362	Standard Lots	Lot Coverage	80%	63.31%	5824.83	SF	COMPLIANT	
23-372	Distance Between Legally Required Windows & Lot Lines		20 ft					
23-40	HEIGHT AND SETBACK REGULATIONS							
23-411	Permitted Obstructions							
(a)	Awnings & Sun Control Devices	Higher than 1st story, max 2.5 ft projection from bldg wall	2'-6" max	sun control devices limited to a maximum 2'-6" projection from building wall			COMPLIANT	
23-431	Street Wall Location Requirements							
(b)		Percent-based rules	Narrow Street					
		70% of aggregate diwth of street walls shall be within 10 ft of the street line for the minimum base height.		75%	Total building width is 80 ft. 60ft of wall width is within 10 ft of street line. This extends for full minimum base height level. Therefore complies with 70% minimum rule		COMPLIANT	
		30% of street wall width may recess beyond 10 feet		25%	Total building width is 80 ft. 20ft of wall width is between 10 ft - 15 ft. Therefore complies with 30% maximum rule		COMPLIANT	
		Street wall recess in excess of 15 ft shall comply with outer-court regulations		n/a	N/A		N/A	
23-432	R6A #qualifying affordable housing# or #qualifying senior housing#	Minimum Base Height	40 ft	64'-0"	at 5th FL		COMPLIANT	
		Maximum Base Height	65 ft	64'-0"	at roof		COMPLIANT	
		Maximum Building Height	95 ft	73'-6"	ADDITIONAL LIMITATION & REDUCTION DUE TO TRANSITION AREA			
23-433		Standard Setback Depth	10 ft for #Wide Street#, 15ft for #Narrow Street#	15'-0"	Minimum of 15'-0" however, permitted to reduce			
	Modifications to Setbacks							
(a)		1ft setback requirement reduction for every 1ft street wall is located beyond the street line.		see plan	Setback distance reduced by 1'-0" for every 1'-0" of street wall is recessed. Project is compliant. See plan for street wall segments, showing compliance based on façade wall segment		COMPLIANT	
23-44	Special Provisions for Certain Areas							
23-443	Special Provisions in other geographies		setbacks: 10 ft for #Wide Street#, 15ft for #Narrow Street#					
	(d) Transition Area Dimensions and Max Height							
		Adjusted Maximum Building Height	65 ft	N/A				
	R5 Adjacent Zoning District - #NON-QUALIFYING RESIDENTIAL SITES# - #LOT WIDTH# greater than 30 ft	Within 15 ft of district boundary	65 ft	N/A				
		15 ft - 25ft of district boundary	85 ft	73'-6"				
23-50	DENSITY REGULATIONS							
23-52	#qualifying senior housing#		NOT APPLICABLE	INFINITE	NOT APPLICABLE. PROJECT IS NOT MEETING THIS DEFINITION		N/A	
	ALL OTHER		DU factor = 680	680	YES. PROJECT HAS A 680 DU FACTOR LIMITATION		COMPLIANT	
	MAX POSSIBLE UNITS		52.76	53	0.75 ROUNDS UP			
23-60	ADDITIONAL DESIGN ELEMENTS							
23-613	Front Yard Planting Requirements		Minimum 1'-0" width	Not required at entrances and exits, and driveways, or permitted obstructions			COMPLIANT	
			Located at available frontage					
	Recreation Space (9 OR MORE UNITS)		1073.61	3415	PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (2400 SF)			
	MINIMUM REQUIRED ≥ 3 % of Floor Area							
23-63	Compilation		indoors, outdoors, both		Provide by outside space only			
	accessability			RAMP	Both accessible			
	15ft minimum dimension			24'-0"	PROVIDED AT EXTERIOR TERRACE & REAR YARD			
	Indoor space shall have window of 9.5% or room area minimum				N/A PROVIDED OUTSIDE			
23-70	SPECIAL RULES FOR HEIGHT FACTOR BUILDINGS							
Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts								
24-11	Maximum Floor Area Ratio and Percent of Lot Coverage		FAR	3.0	0.00	Community Facility located within Cellar therefore not Floor Area	COMPLIANT	
	SF EQUIVALENT		27600		0.00			
	Lot Coverage		60%	n/a	See Z.R. 24-165. Lot Coverage of R6a shall apply.			
24-163	when RES + COM uses	Higher lot coverage shall prevail	SEE RESIDENTIAL LOT COVERAGE ANALYSIS		When residential and Community Facility lot coverage requirements differ, higher number shall govern.		COMPLIANT	
24-30	Yard Regulations							
24-34	Community Facility	Minimum Front Yard	None Required	see residential analysis	Not Required	These regulations shall apply once Community Facility space is included within the building	COMPLIANT	
24-35		Minimum Side Yard	0 ft or 8 ft minimum	see residential analysis			COMPLIANT	
		Minimum Side Yard along District Boundaries	8ft minimum	see residential analysis			These regulations shall apply ONLY if lot is adjacent to a District Boundary	COMPLIANT
24-36		Minimum Rear Yard	30 ft minimum	see residential analysis			For residential portion of building, residential rear yard required at floor level of lowest story with DU where windows face a rear yard	
24-50	Height and Setback Regulations							
24-011	R6-12 district with a letter suffix (R6A) shall comply with code path presented in Article II, Chapter 3.		n/a	n/a	See Article II analysis/compliance		COMPLIANT	
24-631	Narrow Outer Court		#outer court# < 20 ft, then width shall be minimum 4/3 the depth	n/a	See Article II analysis/compliance		COMPLIANT	
Chapter 5 - Accessory Off-Street Parking and Loading Regulations								
25-122	Maximum Number of Spaces for #OTHER# uses (multifamily)		2 per residential unit	0 spaces provided	0 spaces are required. Therefore compliance is not applicable.		COMPLIANT	
25-21	#Inner Transit Zone# Parking Requirements		No minimum requirement	0 spaces provided	In effect after date of adopted City of Yes zoning ammendments		COMPLIANT	
25-22	Required Parking in the #Outer Transit Zone							
25-222	table	R6 #qualifying affordable housing# or #qualifying senior housing#	No minimum requirement	0 spaces provided	In effect after date of adopted City of Yes zoning ammendments		COMPLIANT	
25-31	NON-RESIDENTIAL REQUIREMENT							
		Use	Community Center					
		PRC	B3					
	requirement	1 per 20 persons						
25-33	Waiver of Requirements for Spaces Below Minimum Number		25 spaces maximum	UP TO 25 SPACES WAIVED	ALL PARKING SPACES WAIVED		COMPLIANT	
	Waiver for Mixed-Use Developments							
25-37	Any zoning lot within inner transit zone		N/A	N/A	N/A		N/A	
	< 10,000 SF zoning lots in outer transit zone		YES	YES	Development within Outer Transit Zone, lot less than 10,000 SF		COMPLIANT	
	< 5,000 SF zoning lots outside the Greater Transit Zone		N/A	N/A	N/A		N/A	

KONSTRUCT
ARCHITECTURE | ENGINEERING

75 Stagg Street, Brooklyn, NY 11206
www.konstruktae.com

PROJECT
NEW CONSTRUCTION
7 STORY - 53 UNIT BUILDING
WITH COMMUNITY FACILITY

Block: 6628
Lot: 41 & 43

DISCLAIMER

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KONSTRUCT ENGINEERING, PLLC WAS NOT RETAINED FOR ANY SUPERVISION OF THE ACTUAL CONSTRUCTION

PROJECT OWNER / CONTACT

AHI EZER CONGREGATION
1960 EAST 7th STREET
BROOKLYN, NY 11223

	CITY OF YES REV	12/22/24
	NYC PLANNING REV	9/19/24
	CB RESPONSES	8/27/24
	CB RENDERINGS	7/9/24
	COMMUNITY BOARD	5/31/24
No.	Revision	Date

No.	Revision	Date
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PROJECT ADDRESS

1946 & 1950 E. 7th St
Brooklyn, NY 11223

DRAWING TITLE

CITY OF YES ZONING ANALYSIS

DOB SIGNATURE AND STAMP

DATE: 5/31/2024
PROJECT No.: 24058
DRAWING BY: SJK
CHK BY: SJK
NY PE# 102164

STEVEN J. KONIUK, P.E., R.A.

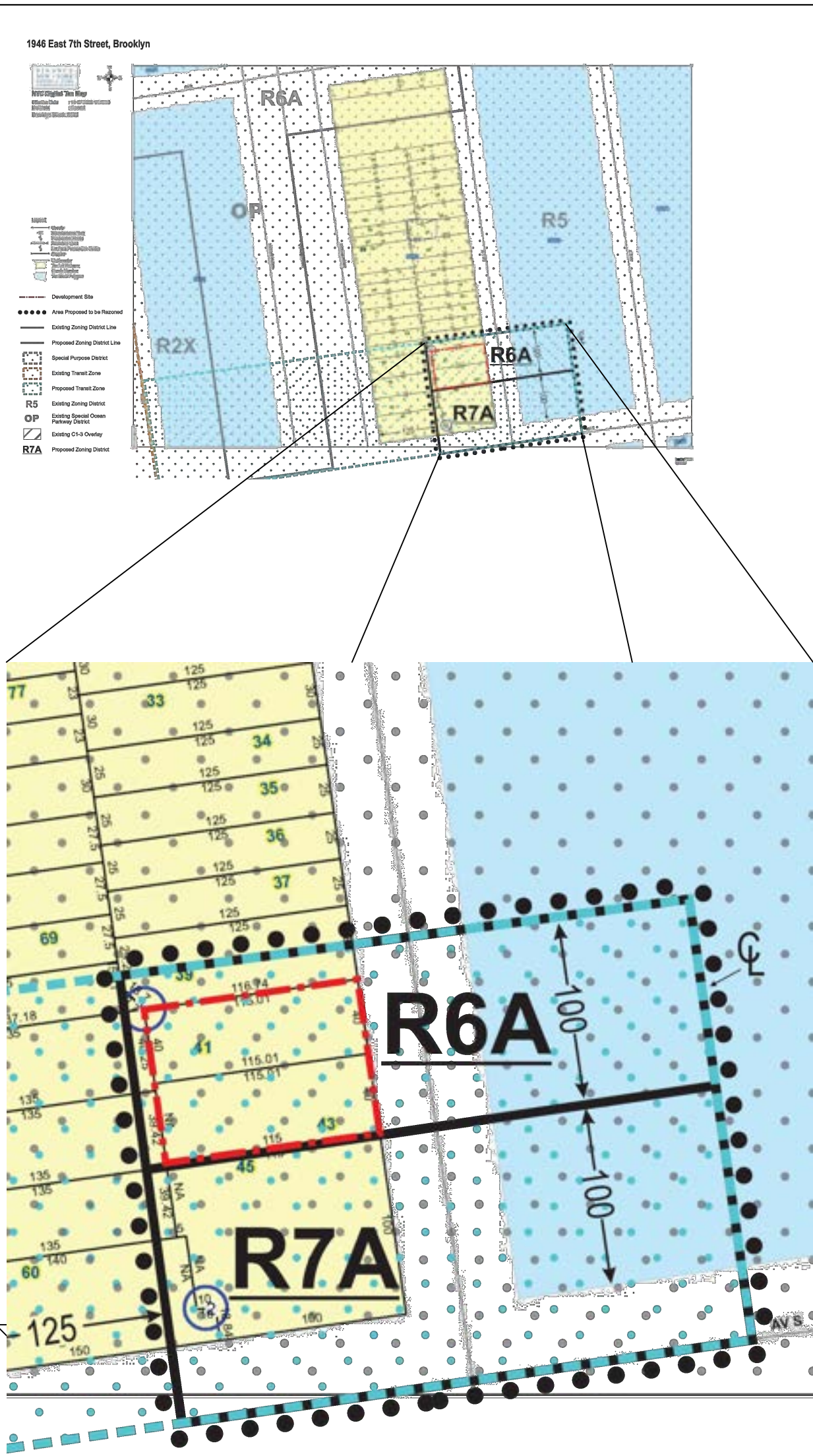
DRAWING NO.

58 _____

COMMUNITY BOARD SUBMISSION
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 CONCEPT PLANS

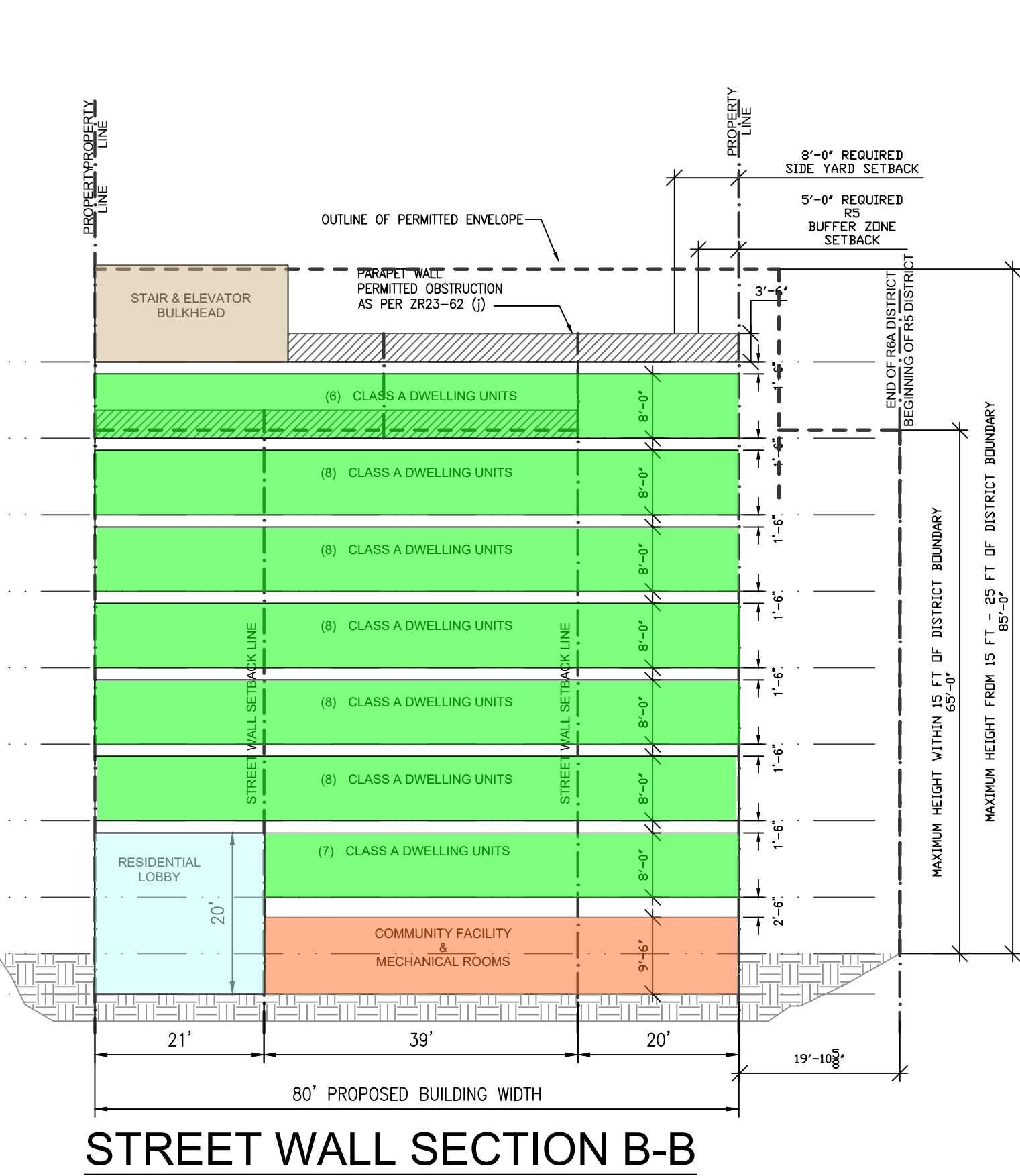
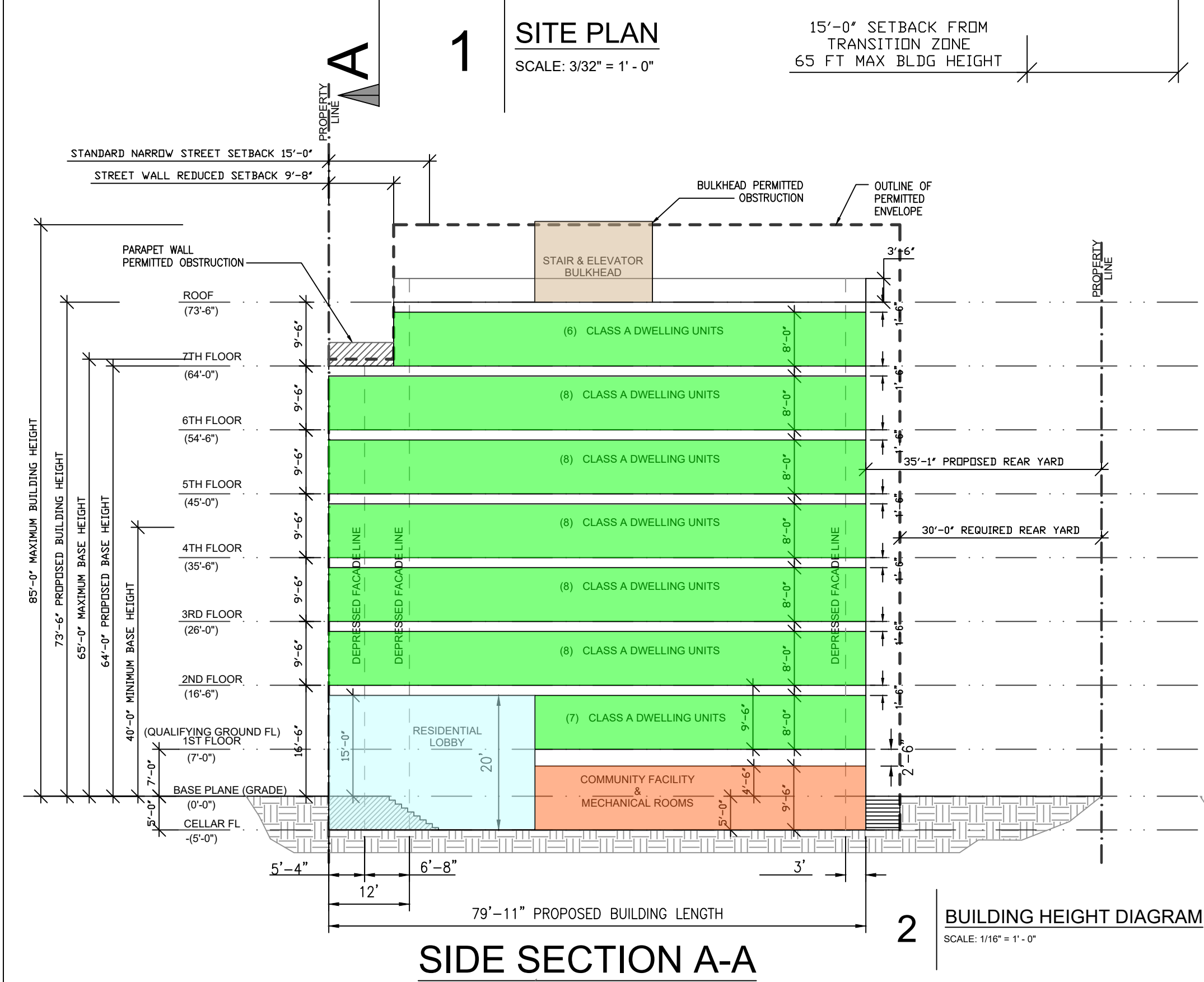
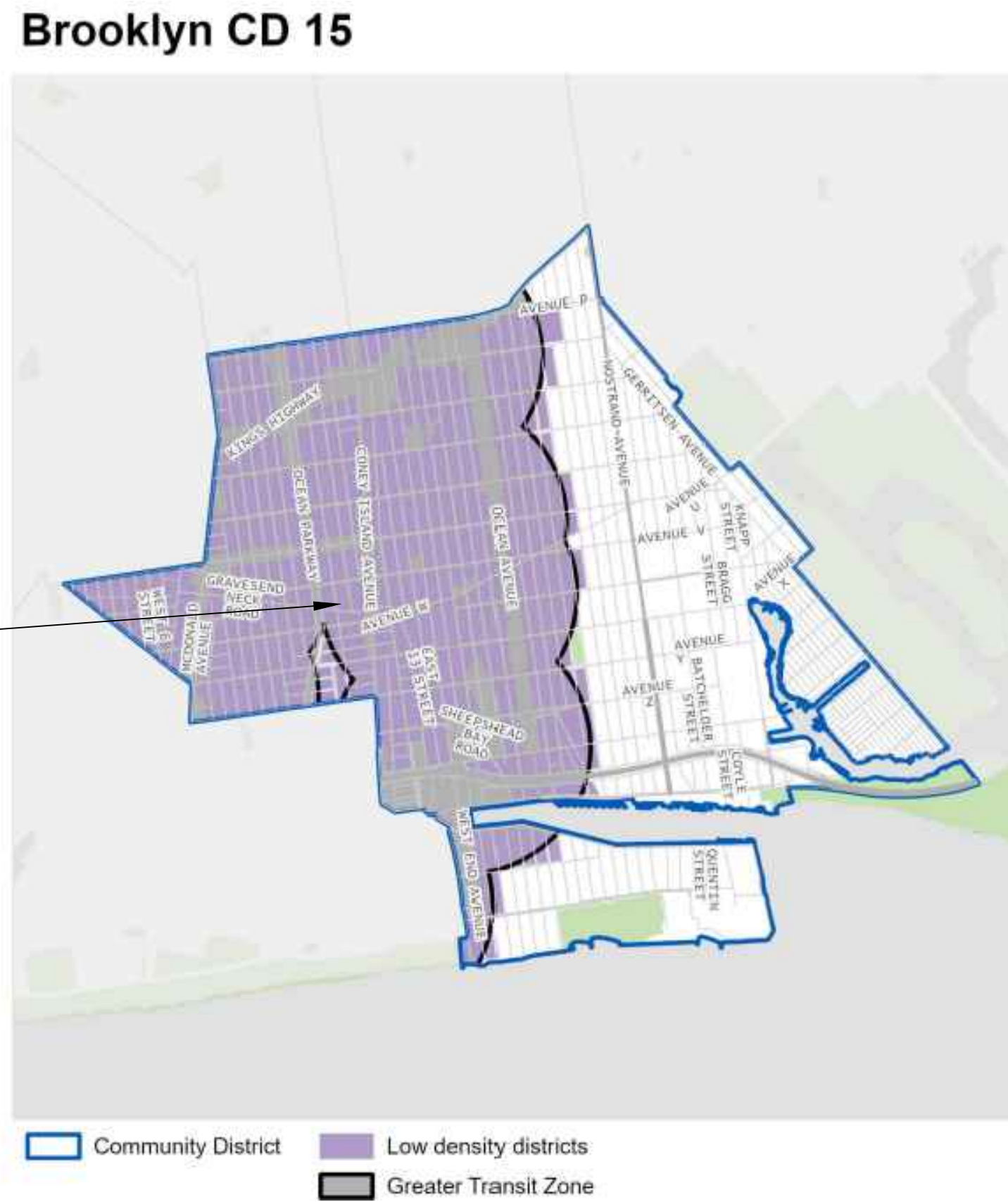
_____, P.E., R.A.

CB-2








PROJECT NOT
LOCATED WITHIN
INNER TRANSIT
ZONE. _____

SITE LOCATED
WITHIN GREATER
TRANSIT ZONE.
(CONFIRMED BY
OTHERS). _____

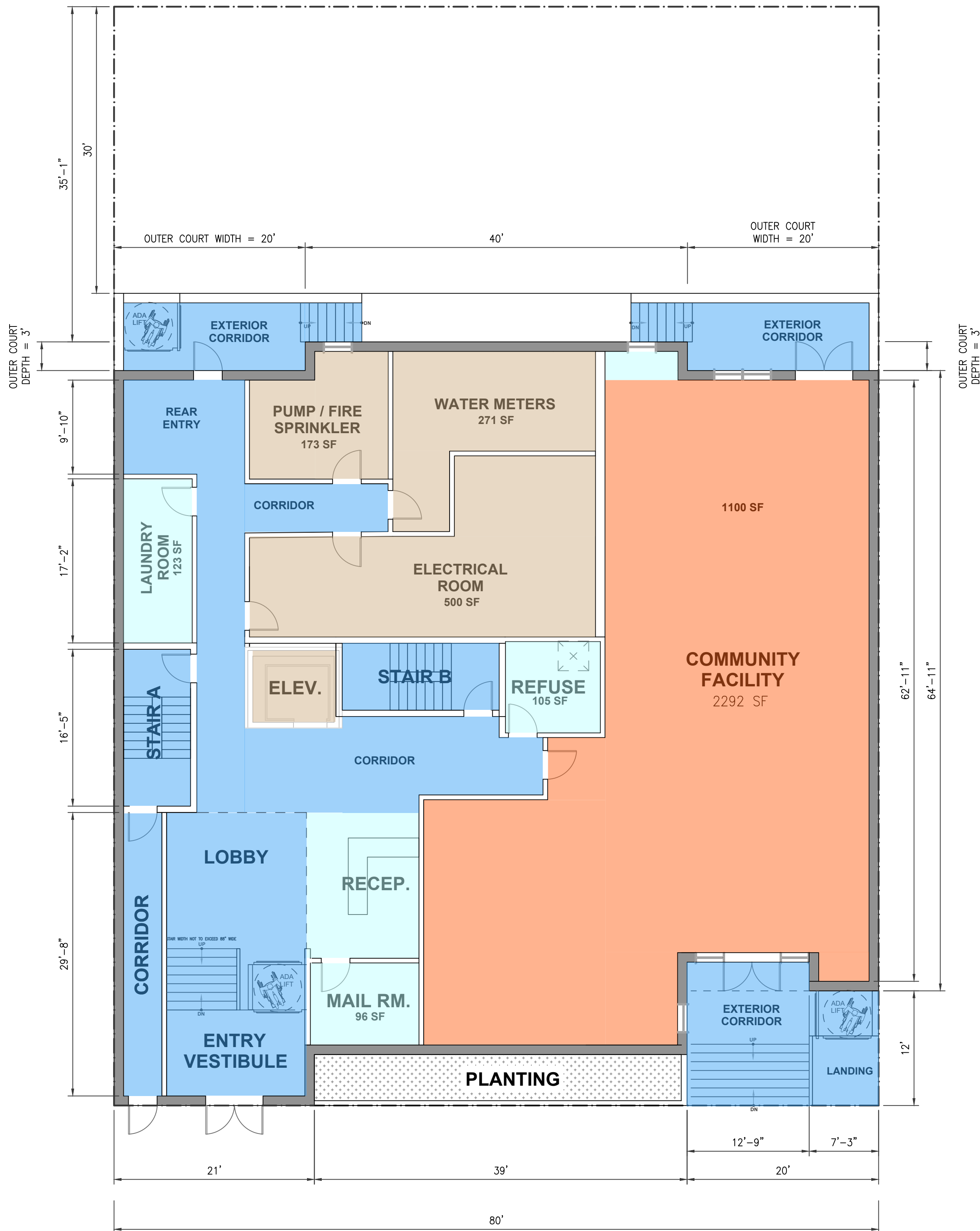


LEGEND

	CIRCULATION
	MECHANICAL / ELECTRICAL
	ACCESSORY
	RESIDENCES
	COMMUNITY

LEGEND

- CIRCULATION
- MECHANICAL / ELECTRICAL
- ACCESSORY
- RESIDENCES
- COMMUNITY

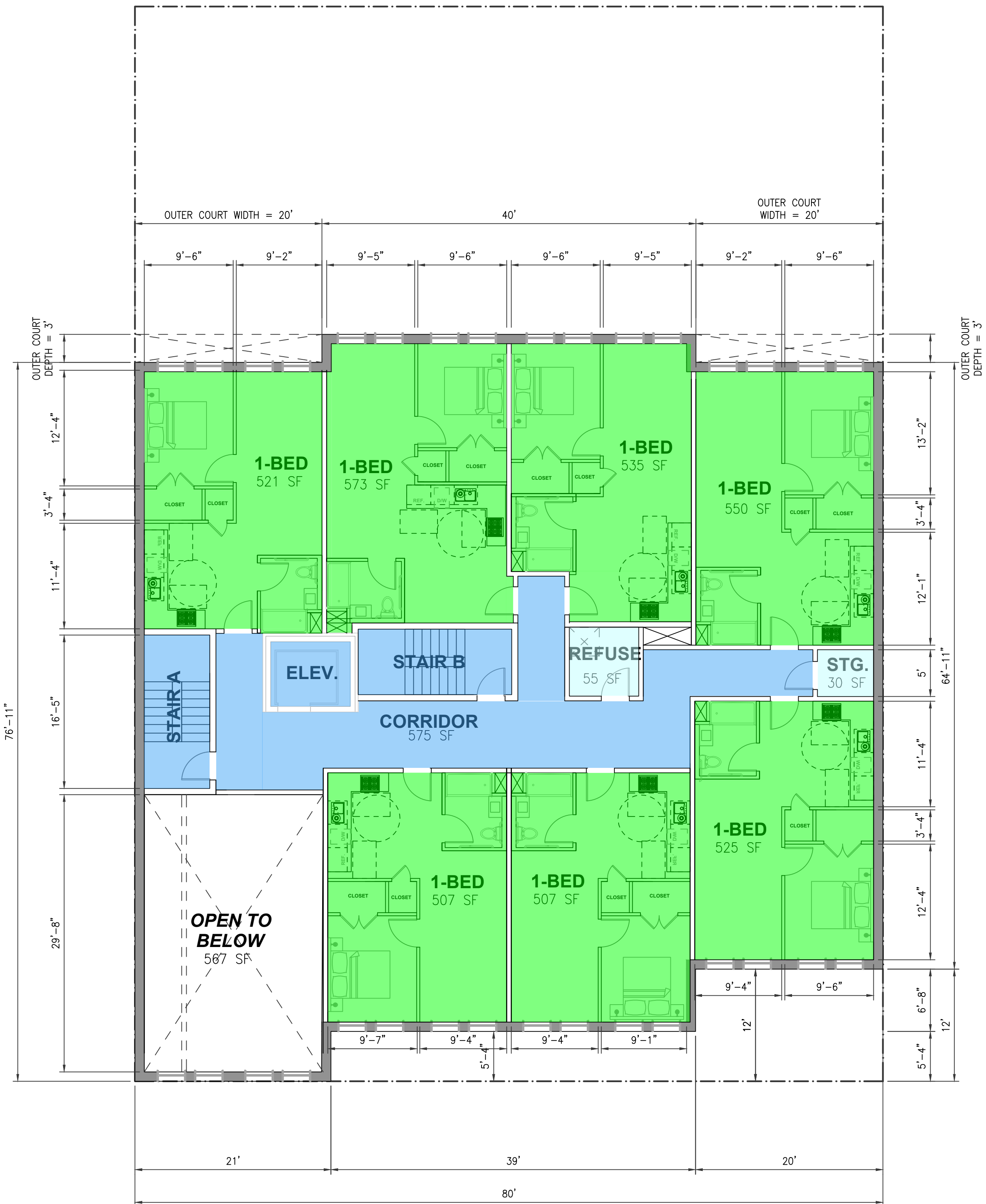


1

CELLAR (GROUND) FLOOR

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

UNIT COUNT			
FLOOR LEVEL	STUDIO	1-BED	TOTAL
83	0	0	0
73.5	0	0	0
64	0	6	6
54.5	0	8	8
45	0	8	8
35.5	0	8	8
26	0	8	8
16.5	0	8	8
7	0	7	7
-5	0	0	0
TOTAL	0	53	53



2

1ST FLOOR

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

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PROJECT
NEW CONSTRUCTION
7 STORY - 53 UNIT BUILDING
WITH COMMUNITY FACILITY

Block: 6628
Lot: 41 & 43

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KONSTRUCT ENGINEERING, PLLC WAS NOT RETAINED FOR ANY SUPERVISION OF THE ACTUAL CONSTRUCTION

PROJECT OWNER / CONTACT



AHI EZER CONGREGATION
1960 EAST 7th STREET
BROOKLYN, NY 11223

CITY OF YES REV	12/22/24
NYC PLANNING REV	9/19/24
CB RESPONSES	8/27/24
CB RENDERINGS	7/9/24
COMMUNITY BOARD	5/31/24
No. Revision	Date

PROJECT ADDRESS

1946 & 1950 E. 7th St
Brooklyn, NY 11223

DRAWING TITLE

GROUND AND 1ST
FLOOR PLAN

DOB SIGNATURE AND STAMP

DATE: 5/31/2024
PROJECT No.: 24058
DRAWING BY: SJK
CHK BY: SJK
NY PE# 102164

STEVEN J. KONIUK, P.E., R.A.
DRAWING NO.

CB-4

LEGEND

- CIRCULATION
- MECHANICAL / ELECTRICAL
- ACCESSORY
- RESIDENCES
- COMMUNITY

UNIT COUNT			
FLOOR LEVEL	STUDIO	1-BED	TOTAL
83	BLK HD RF	0	0
73.5	ROOF	0	0
64	7TH	0	6
54.5	6TH	0	8
45	5TH	0	8
35.5	4TH	0	8
26	3RD	0	8
16.5	2ND	0	8
7	1ST	0	7
-5	GROUND	0	0
TOTAL		53	53

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PROJECT
NEW CONSTRUCTION
7 STORY - 53 UNIT BUILDING
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Block: 6628
Lot: 41 & 43

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Ahi Ezer Housing
Dev Fund Inc

AHI EZER CONGREGATION
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BROOKLYN, NY 11223

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NORTH



PROJECT ADDRESS

1946 & 1950 E. 7th St
Brooklyn, NY 11223

DRAWING TITLE

2ND, 3RD, 4TH, 5TH
FLOOR PLAN

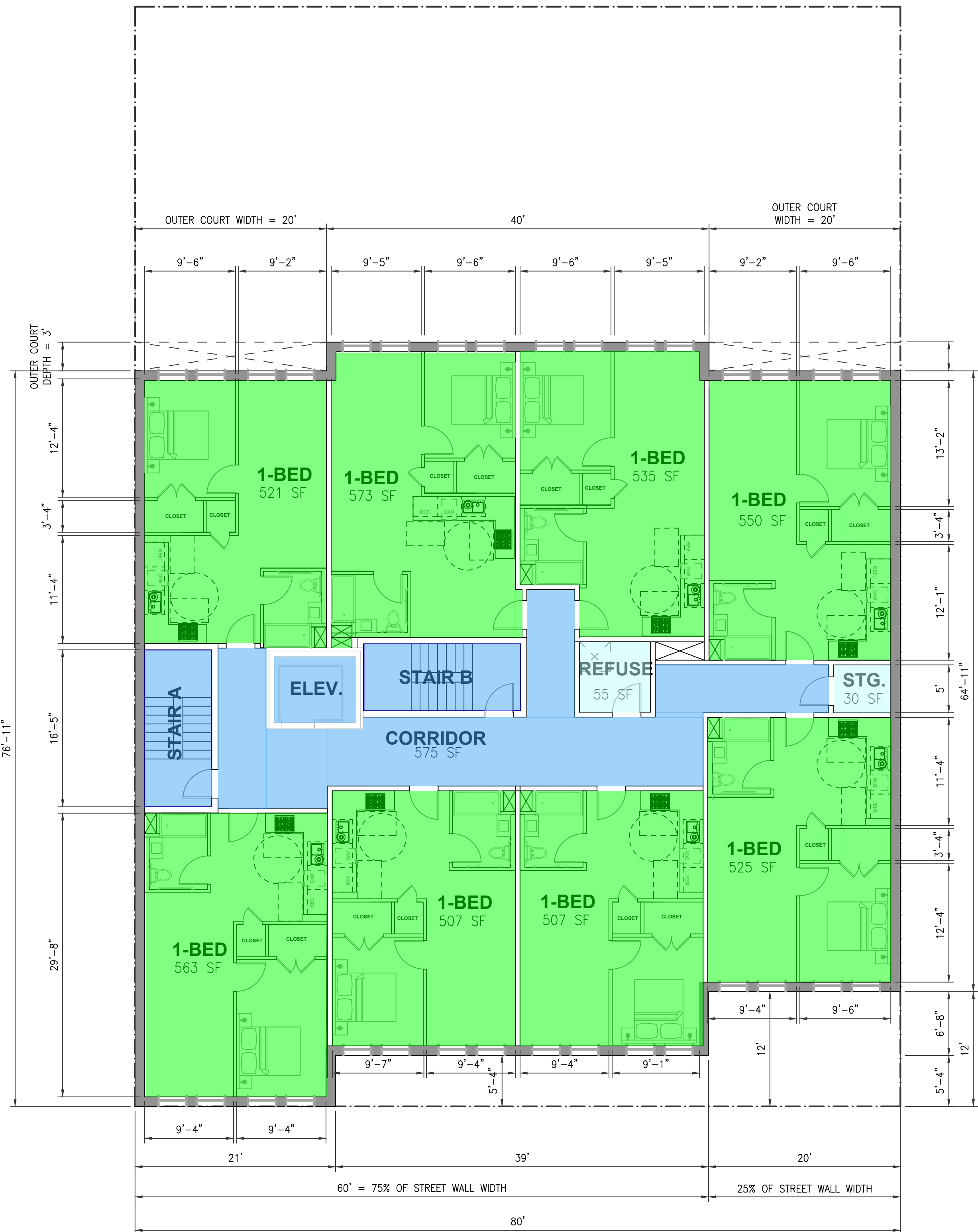
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PROJECT No.: 24058
DRAWING BY: SJK
CHK BY: SJK
NY PE# 102164

SEAL & SIGNATURE
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CONCEPT PLANS

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DRAWING NO.

CB-5



1

2ND - 6TH FLOOR

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



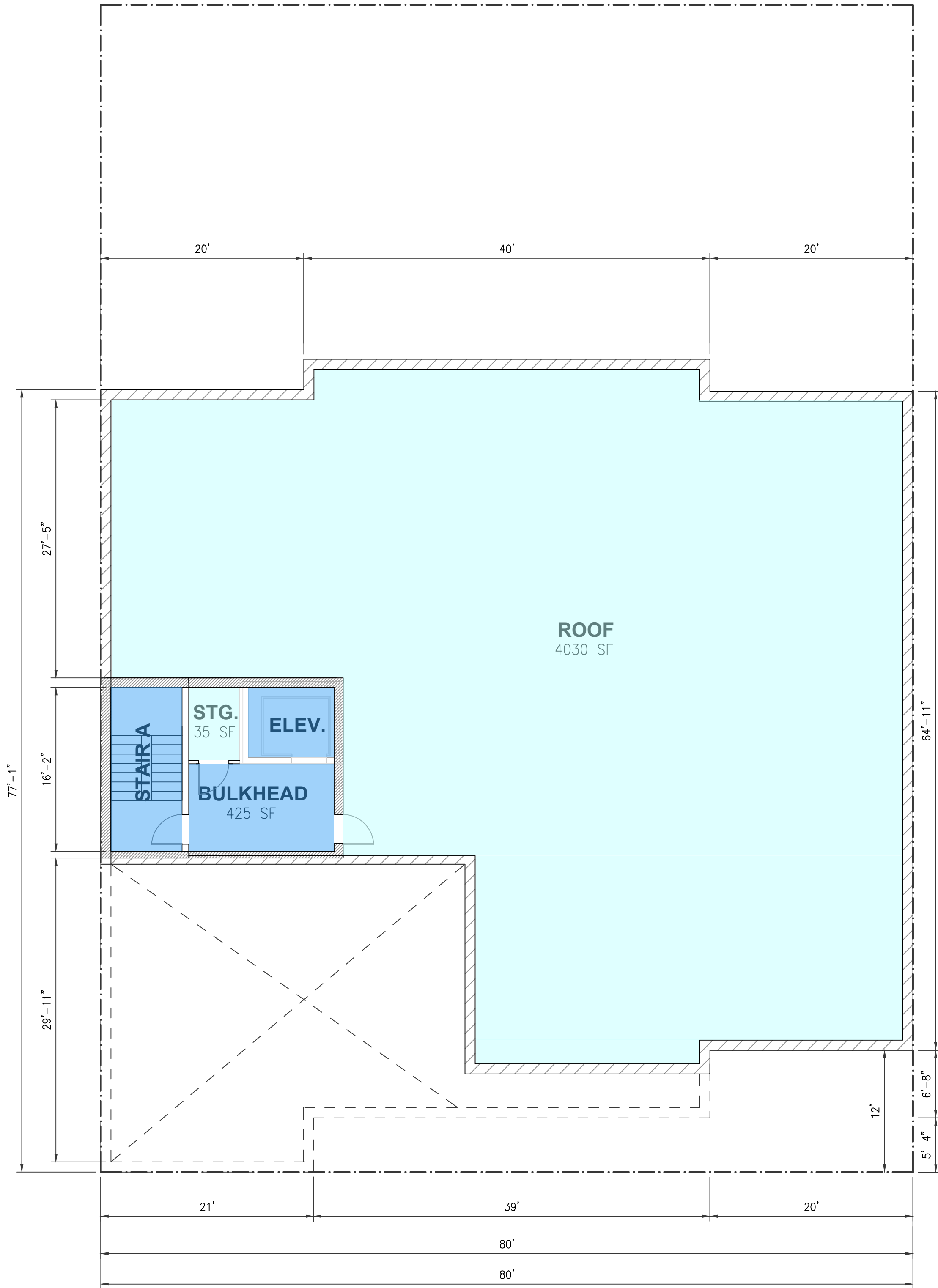
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7TH FLOOR

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

LEGEND

- CIRCULATION
- MECHANICAL / ELECTRICAL
- ACCESSORY
- RESIDENCES
- COMMUNITY



1

ROOF PLAN

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

ELEV (FT)	UNIT COUNT			
	FLOOR LEVEL	STUDIO	1-BED	TOTAL
83	BLK HD RF	0	0	0
73.5	ROOF	0	0	0
64	7TH	0	6	6
54.5	6TH	0	8	8
45	5TH	0	8	8
35.5	4TH	0	8	8
26	3RD	0	8	8
16.5	2ND	0	8	8
7	1ST	0	7	7
-5	GROUND	0	0	0
	TOTAL	0	53	53

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PROJECT
NEW CONSTRUCTION
7 STORY - 53 UNIT BUILDING
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Block: 6628
Lot: 41 & 43

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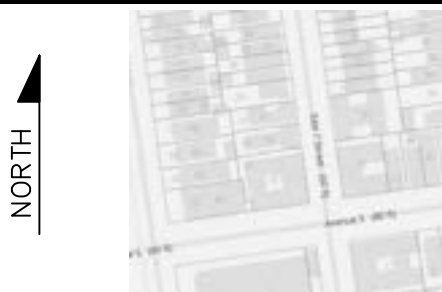
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DRAWING TITLE

6TH FLOOR & ROOF
PLAN

DOB SIGNATURE AND STAMP

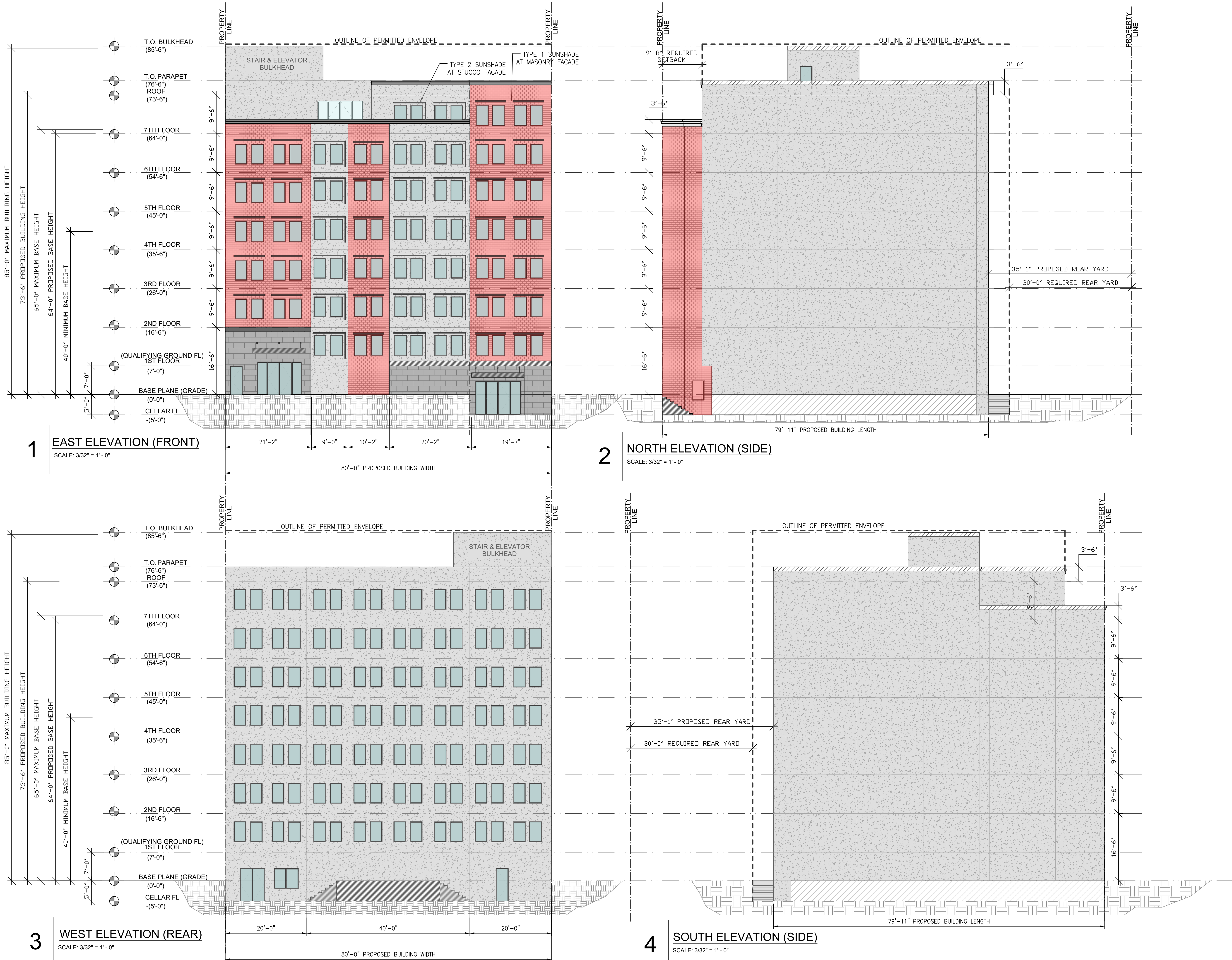
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PROJECT No.: 24058
DRAWING BY: SJK
CHK BY: SJK
NY PE# 102164

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STEVEN J. KONIUK, P.E., R.A.

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CB-6



PROJECT
NEW CONSTRUCTION
7 STORY - 53 UNIT BUILDING
WITH COMMUNITY FACILITY
Block: 6628
Lot: 41 & 43

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	CB RENDERINGS	7/9/24
	COMMUNITY BOARD	5/31/24
No.	Revision	Date



PROJECT ADDRESS

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EXTERIOR
ELEVATIONS

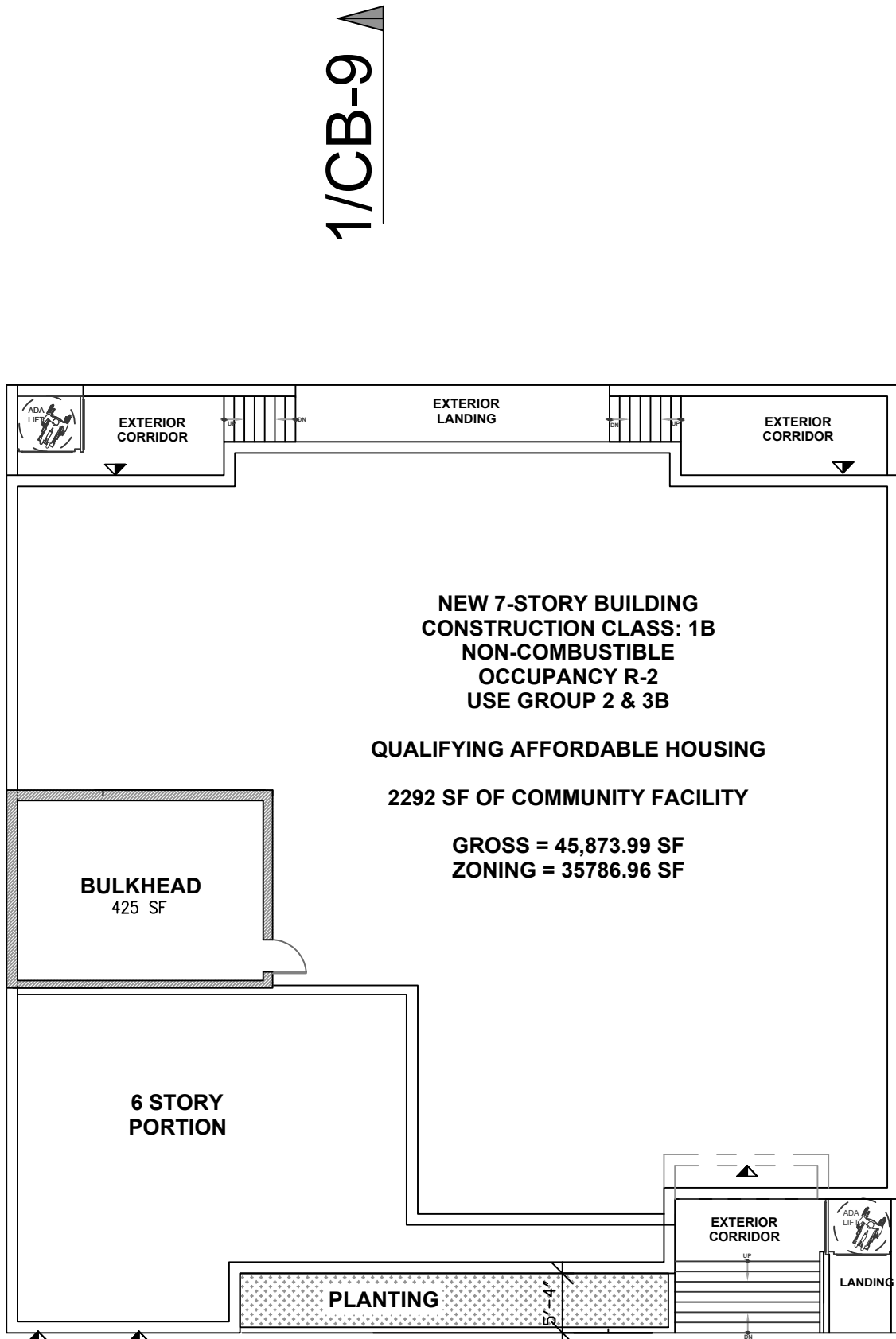
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PROJECT No.: 24058
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CONCEPT PLANS

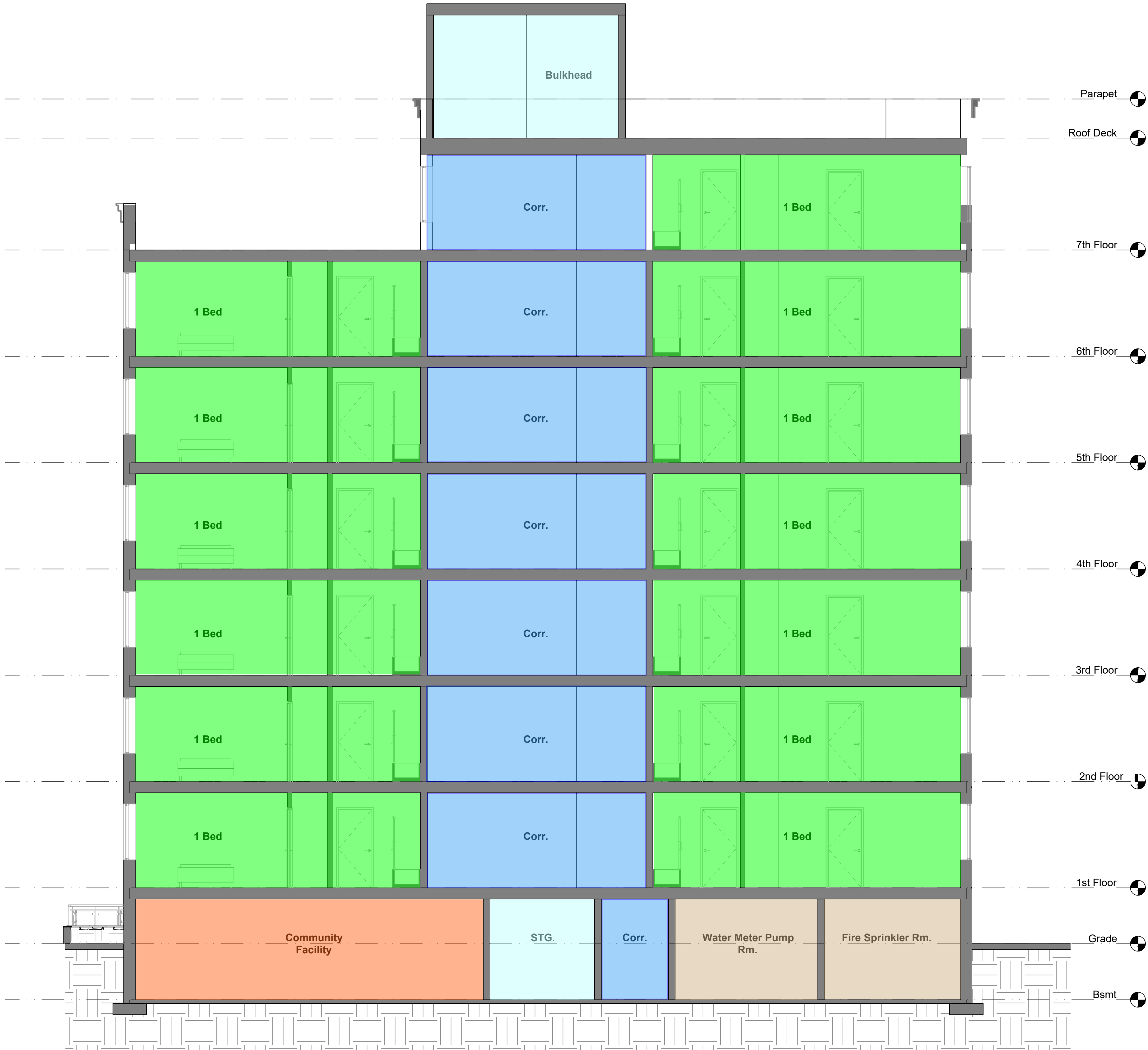
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DRAWING NO.

CB-7



KEY PLAN

- LEGEND
- CIRCULATION
 - MECHANICAL / ELECTRICAL
 - ACCESSORY
 - RESIDENCES
 - COMMUNITY



1

TYPICAL BUILDING SECTION

SCHEMATIC BUILDING SECTION

PROJECT
NEW CONSTRUCTION
7 STORY - 53 UNIT BUILDING
WITH COMMUNITY FACILITY
Block: 6628
Lot: 41 & 43

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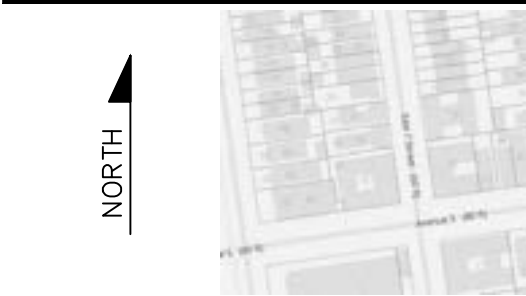
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PROJECT OWNER / CONTACT



AHI EZER CONGREGATION
1960 EAST 7th STREET
BROOKLYN, NY 11223

	CITY OF YES REV	12/22/24
	NYC PLANNING REV	9/19/24
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	COMMUNITY BOARD	5/31/24
No.	Revision	Date



PROJECT ADDRESS

1946 & 1950 E. 7th St
Brooklyn, NY 11223

DRAWING TITLE

BUILDING SECTIONS

DOB SIGNATURE AND STAMP

DATE: 5/31/2024
PROJECT No.: 24058
DRAWING BY: SJK
CHK BY: SJK
NY PE# 102164

SEAL & SIGNATURE
COMMUNITY BOARD SUBMISSION
NOT FOR CONSTRUCTION
CONCEPT PLANS

STEVEN J. KONIUK, P.E., R.A.
DRAWING NO.

CB-9

Appendix

Area Map · Zoning Sectional Map · Photographs

1946 East 7th Street, Brooklyn
Area Map

Block: 6682, Lots: 39 (p/o), 41, 43, 45, 60 (p/o),
62 (p/o), 64 (p/o), 66 (p/o) & 68 (p/o)
Block: 6683, Lots: 49 (p/o), 51, 52, 57 & 61

Project Information

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

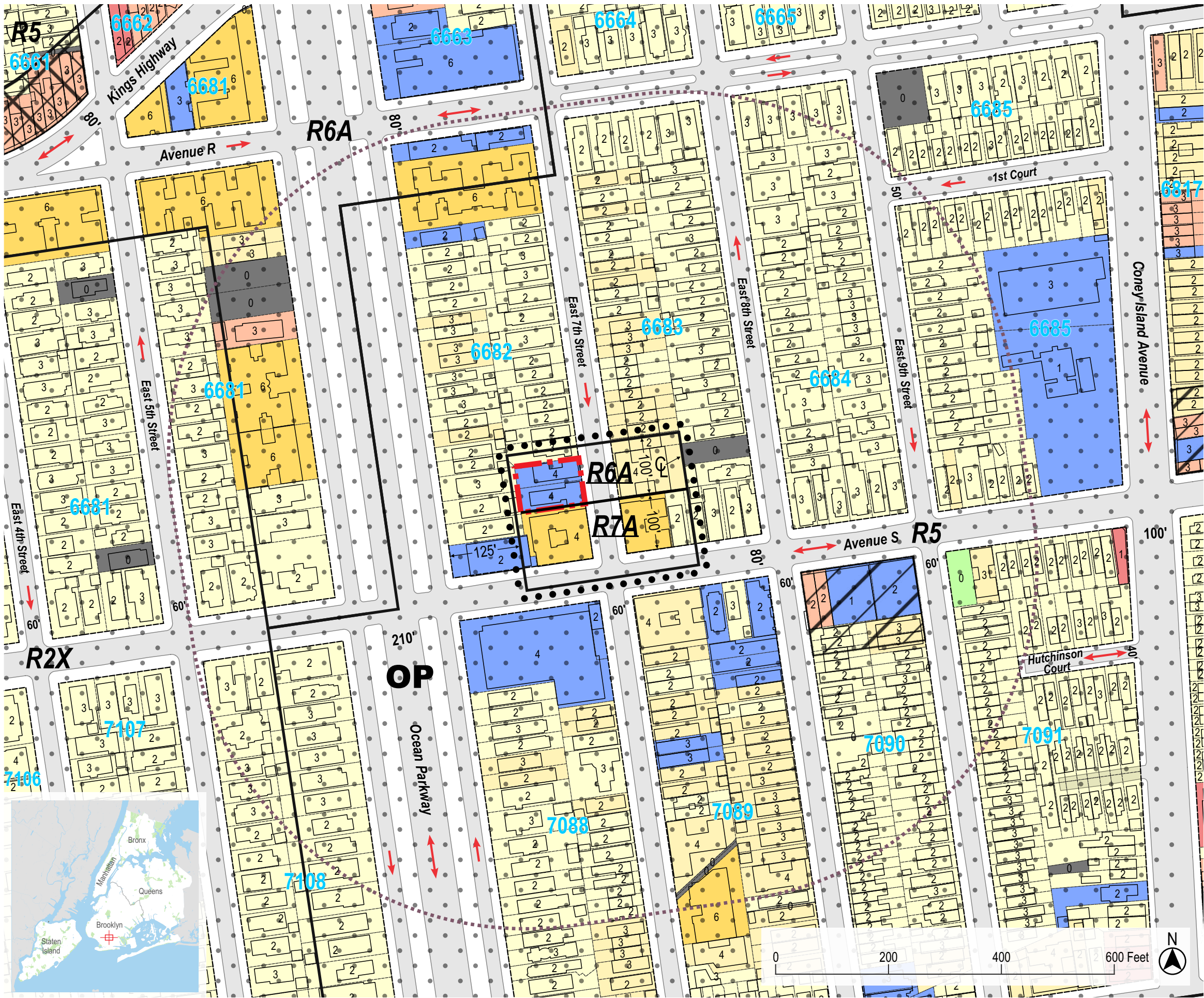
Existing Commercial Overlays & Zoning Districts

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

- 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





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) 329-3291.



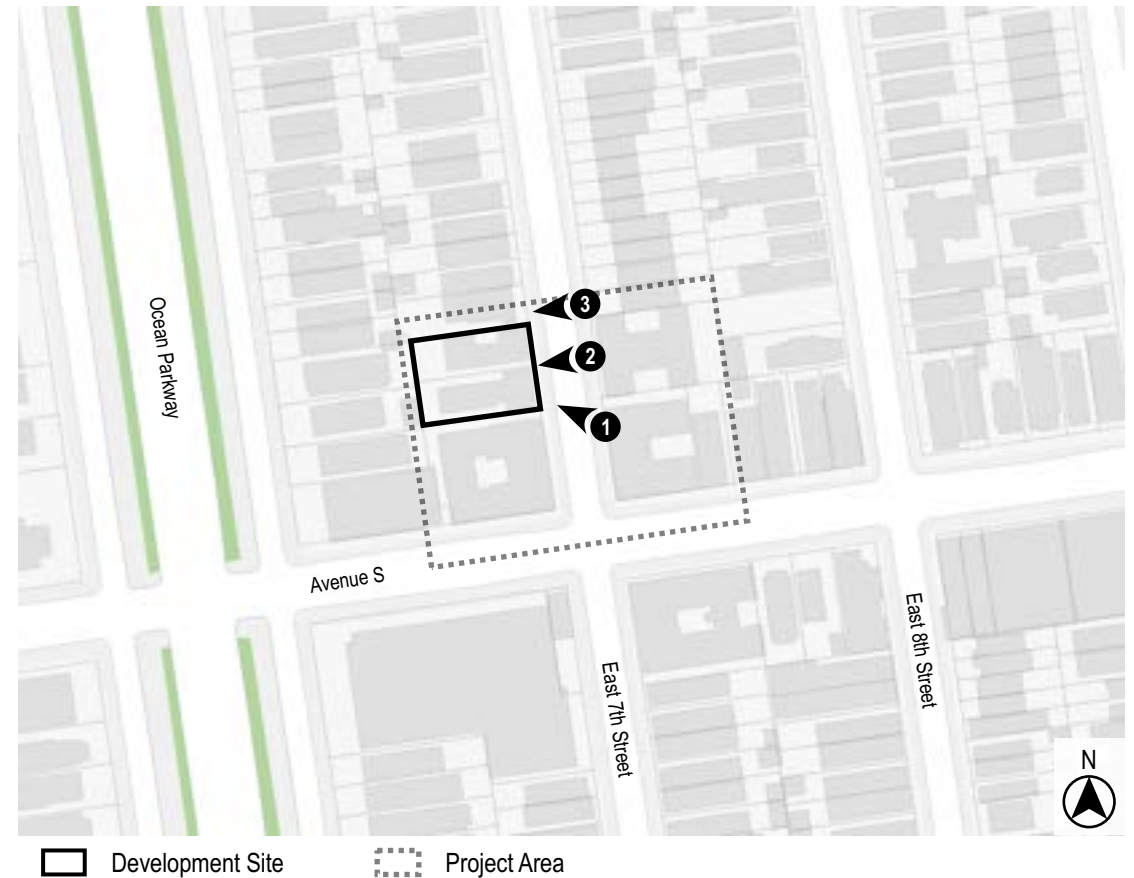
1. View of the Development Site facing northwest from East 7th Street.



2. View of the Development Site facing west from East 7th Street.



3. View of the Project Area facing west from East 7th Street.





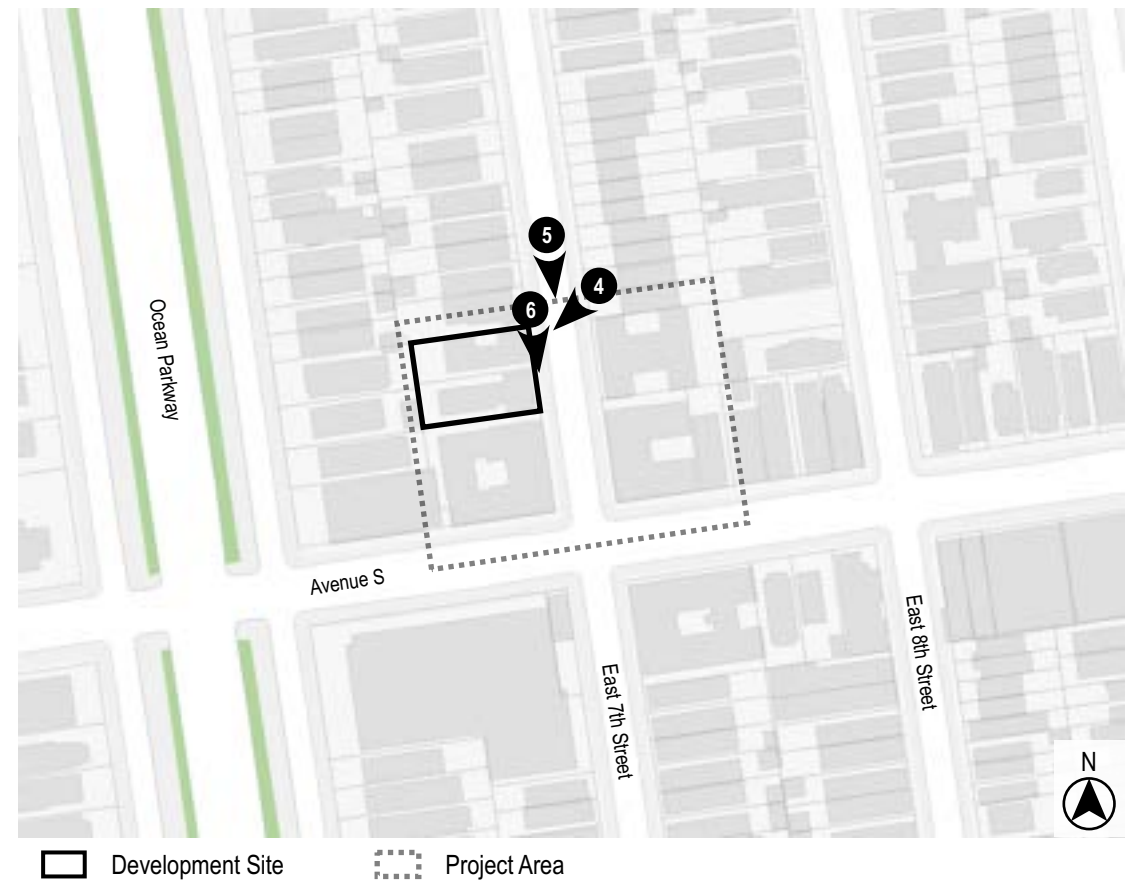
4. View of the Project Area facing southwest from East 7th Street.



5. View of East 7th Street facing south (Project Area at left and right).



6. View of the sidewalk along the west side of East 7th Street facing south (Project Area at right).





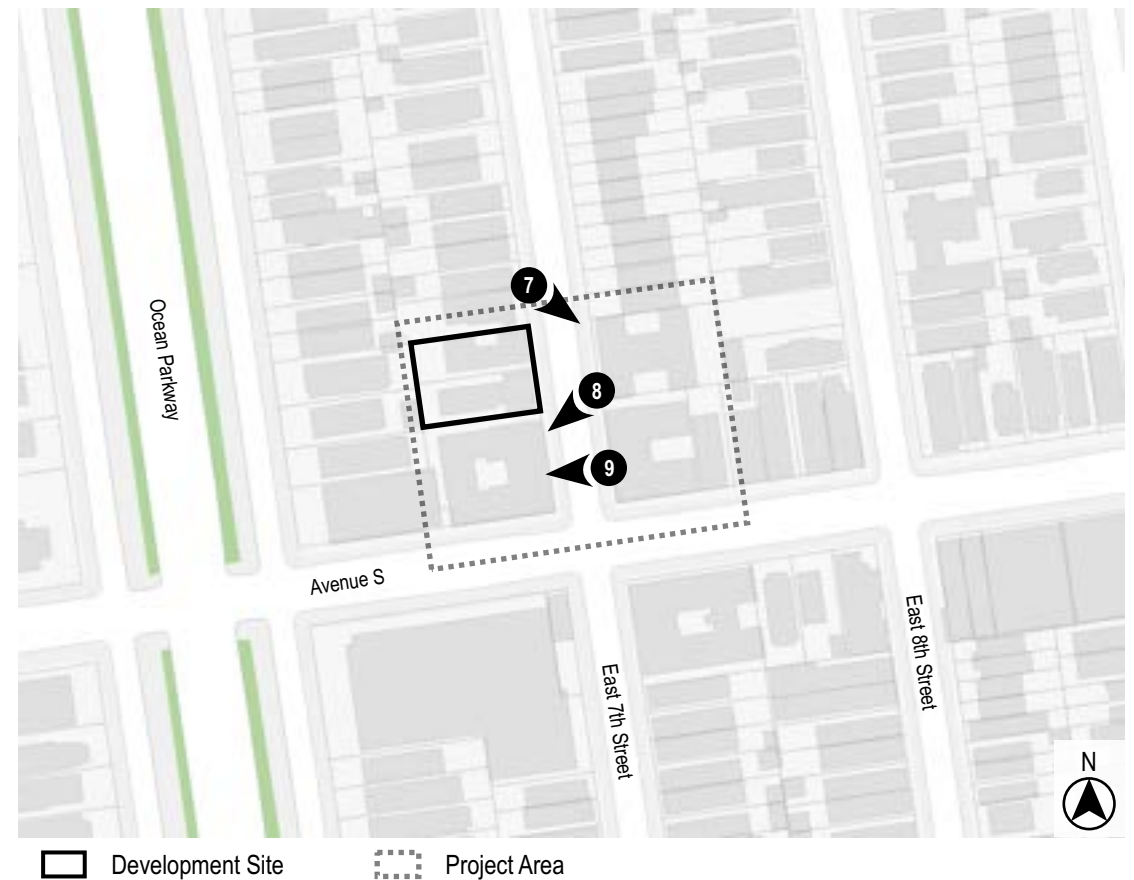
7. View of the Project Area facing southeast from East 7th Street.



8. View of the Project Area facing southwest from East 7th Street.



9. View of the Project Area facing west from East 7th Street.





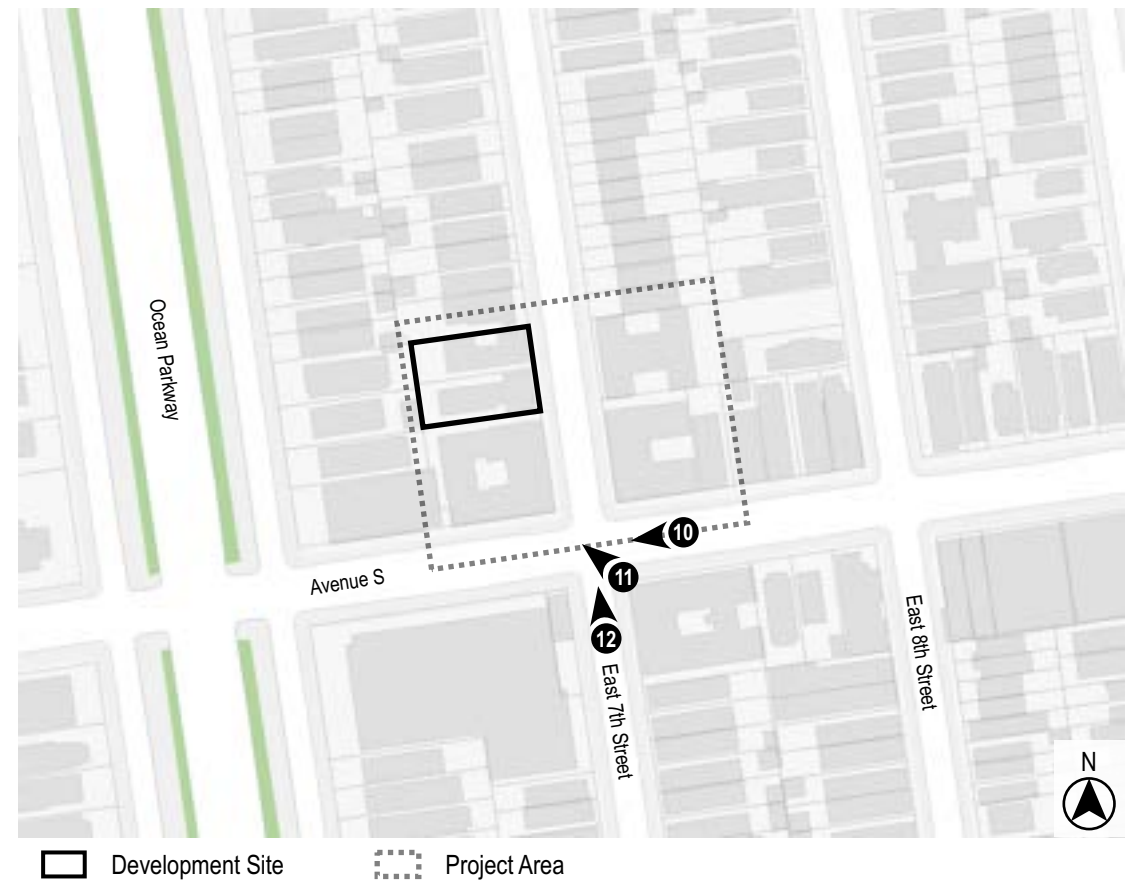
10. View of Avenue S facing west from East 7th Street (Project Area at right).



11. View of the Project Area facing northwest from the intersection of Avenue S and East 7th Street.



12. View of East 7th Street facing north from Avenue S (Project Area at left and right).





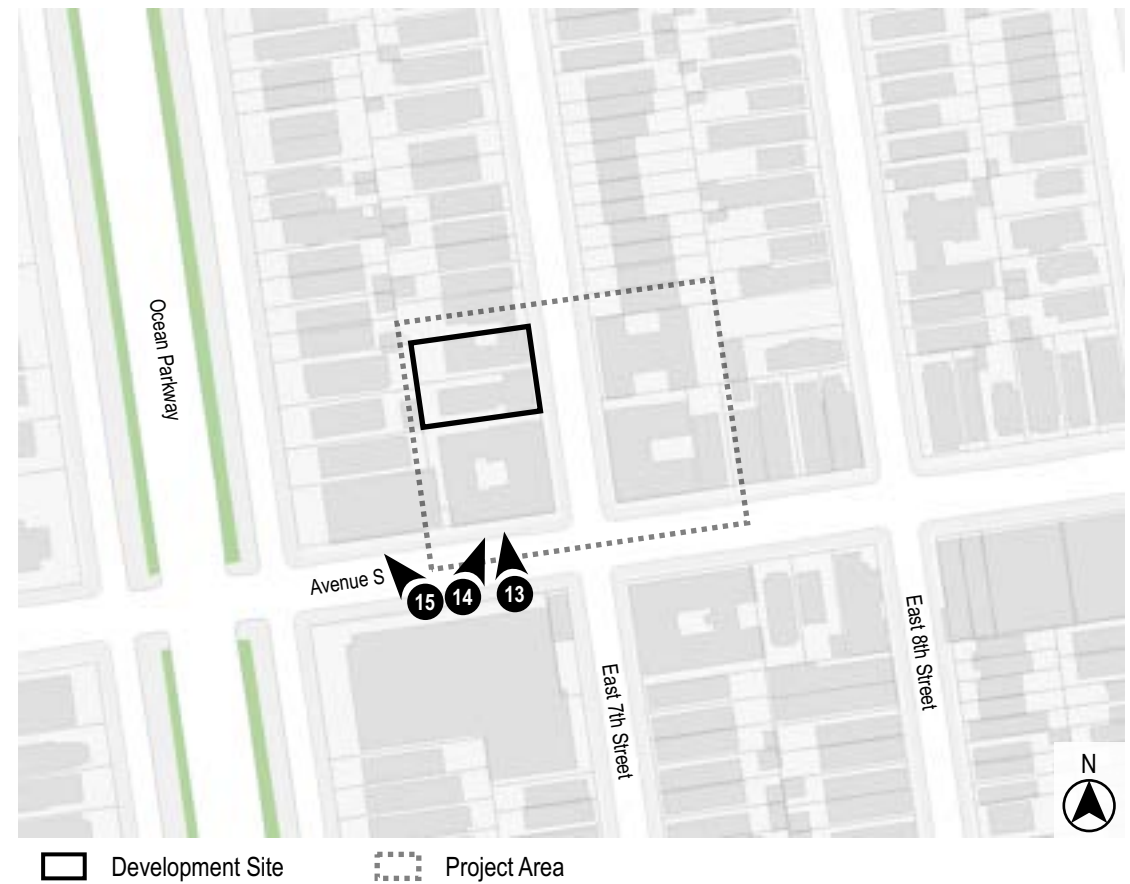
13. View of the Project Area facing north from Avenue S.



14. View of the Project Area facing northeast from Avenue S.



15. View of the north side of Avenue S facing northwest.





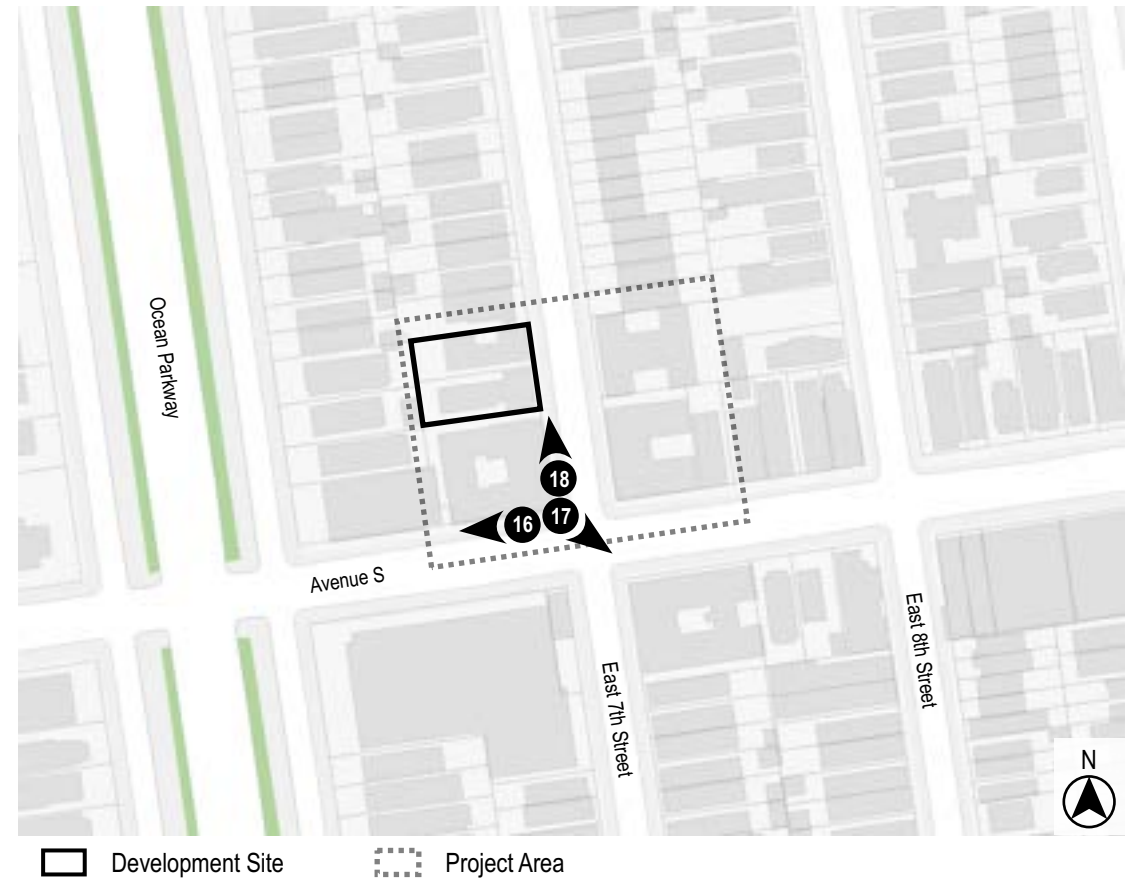
16. View of the sidewalk along the north side of Avenue S facing west from East 7th Street (Project Area at right).



17. View of the intersection of East 7th Street and Avenue S facing southeast from the Project Area.



18. View of the sidewalk along the west side of East 7th Street facing north from Avenue S (Project Area at left).





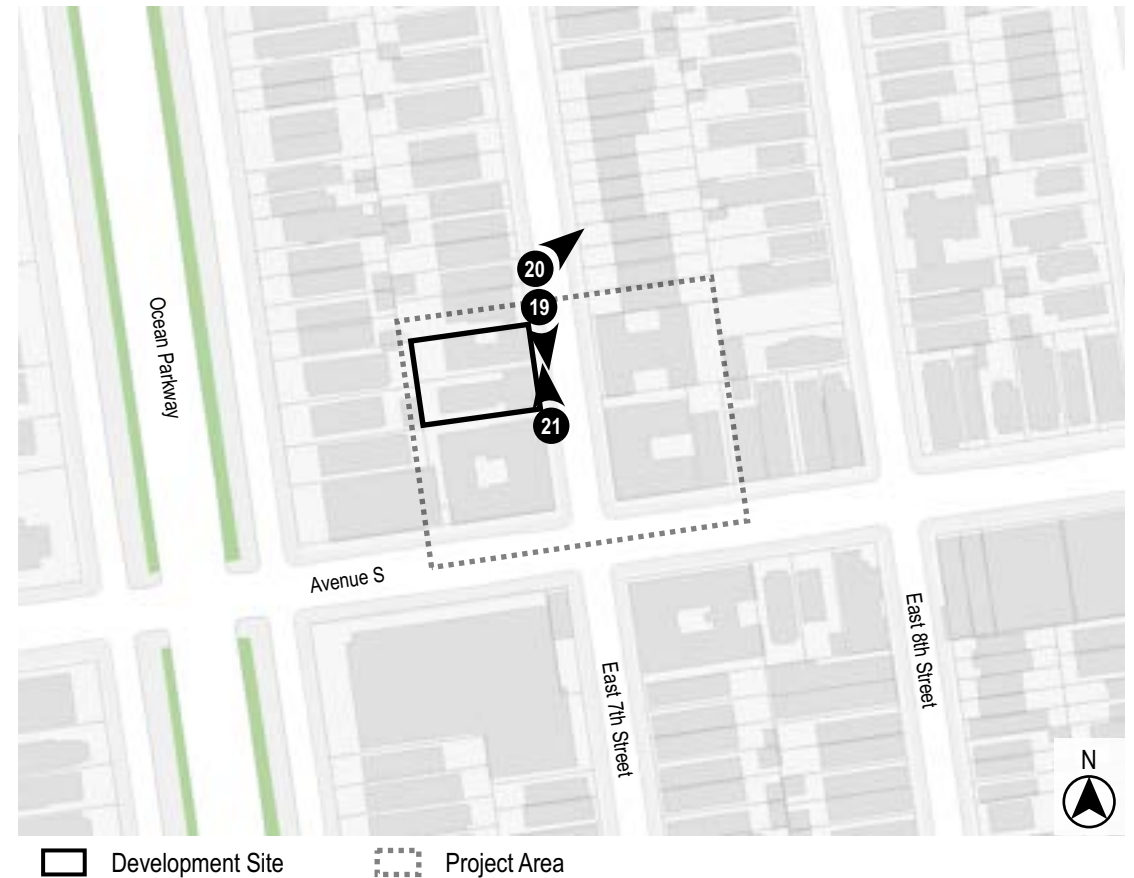
19. View of the sidewalk along the west side of East 7th Street facing south (Development Site at right).



20. View of the east side of East 7th Street facing northeast from the Development Site.



21. View of the sidewalk along the west side of East 7th Street facing north (Development Site at left).





22. View of the Project Area facing southeast from the Development Site.



23. View of the sidewalk along the east side of East 7th Street facing south (Project Area at left).



24. View of the sidewalk along the east side of East 7th Street facing north from Avenue S (Project Area at right).

