



IN THE MATTER OF an application submitted by Capscar III LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from a C8-2 District to an R7D District property bounded by Conselyea Street, Maspeth Avenue, and its southwesterly centerline prolongation, and Humboldt Street;
2. establishing within the proposed R7D District a C2-4 District bounded by Conselyea Street, Maspeth Avenue and its southwesterly centerline prolongation, and Humboldt Street;

as shown on a diagram (for illustrative purposes only) dated November 18, 2024, and subject to the conditions of CEQR Declaration E-782.

This application for a zoning map amendment was filed by Capscar III LLC on July 3, 2024, to change a C8-2 zoning district to a R7D/C2-4 zoning district. This application, in conjunction with the related application for a zoning text amendment, would facilitate the development of a six-story, 16,607-square-foot mixed-use building containing 15 dwelling units, approximately four of which would be permanently income-restricted, as well as 2,342 square feet of ground floor commercial use at 19 Maspeth Avenue in the East Williamsburg neighborhood of Brooklyn, Community District 1.

RELATED ACTION

In addition to the zoning map amendment (C 240406 ZMK) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

N 240407 ZRK Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

The applicant, Capscar III LLC, seeks a zoning map amendment to change a C8-2 zoning district

to a R7D/C2-4 zoning district across six tax lots (Block 2893, Lots 1, 59; Block 2892, Lots 1, 37, 38, 39, 40). This application, in conjunction with the related application for a zoning text amendment, would facilitate the development of a six-story, 16,607-square-foot mixed-use building containing 15 dwelling units, approximately four of which would be permanently income-restricted, as well as 2,342 square feet of ground floor commercial use.

After this application was certified, the City Council adopted the City of Yes for Housing Opportunity zoning text amendment (N 240290 ZRY), which went into effect on December 5, 2024.

The project area comprises the entirety of Blocks 2892 and 2893, which are bounded by 70-foot-wide Maspeth Avenue to the southeast, 60-foot-wide Conselyea Street to the north, 60-foot-wide Humboldt Street to the west, and is bisected by 70-foot-wide Woodpoint Road north-south, totaling 14,700 square feet of lot area. The project area includes the development site (Block 2893, Lots 1, 59) on the eastern portion of the project area, as well as Block 2892 (Lots 1, 37, 38, 39, 40) that are not owned by the applicant on the western portion of the project area.

The development site is an irregularly shaped triangular block with approximately 3,000 square feet with approximately 100 feet of frontage along Conselyea Street, 130 feet along Maspeth Avenue, and 55 feet along Woodpoint Road and has been vacant since the early 1950s and, since 2007, has been used for parking and general storage.

The remainder of the project area on Block 2893 consists of five lots. Lot 1 contains an 8,443 square-foot (2.14 FAR) ambulatory and diagnostic health care facility constructed in 2018. Lot 37 contains an approximately 1,700 square-foot religious shrine associated with St. Francis of Paola. Lots 38 (2,400 square-foot lot) and 39 (2,100 square-foot lot) contain two walk-up residential buildings with frontages along Maspeth Avenue and garage along Conselyea Street. Lot 40 contains, a three-story single-family home (1,100 square-foot lot).

The surrounding area consists of residential, commercial, and light industrial uses. Building typologies include six- to eight-story residential developments and mixed-use residential

buildings with ground floor commercial uses such as restaurants, local shops, and grocery stores along Metropolitan Avenue. The neighborhood is interspersed with three-story attached residential buildings. A variety of low-scale commercial, industrial, and entertainment uses are interspersed among these residences, with concentrations along Metropolitan and Bushwick avenues. Two gas stations were located at the corner of the intersection of Metropolitan Avenue and Bushwick Avenue up until approximately 2015 and 2021. The site of one station after 2021 was included in a residential development under a mixed-use district, while the other which closed in 2015 developed as-of-right under a C8-2 district with commercial uses.

Maspeth Avenue contains primarily residential uses and connects diagonally from Metropolitan Avenue to the North Brooklyn Industrial Business Zone, running adjacent to Cooper Park and the former Greenpoint Hospital, which is currently under construction for residential use under a Large-Scale General Development Special permit approved in 2021 by the City Planning Commission. Further along Maspeth Avenue, outside the surrounding area to the north, is Cooper Park Houses, a large New York City Housing Authority (NYCHA) development. The southern terminus of the street leads pedestrians to the Graham Avenue L station. Metropolitan Avenue is a major east-west mixed-use commercial corridor, moving east-west running from the East River to Jamaica, Queens.

The project area is located within the Inner Transit Zone and is well served by public transportation, with options including multiple subway lines and several bus lines. The Graham Avenue L station is located approximately a tenth of a mile to the west of the project area. Two bus lines have stops two blocks from the project area. The B24 runs along Maspeth Avenue, with service between Long Island City and Williamsburg Bridge Plaza, and the B34 bus runs along Graham Street with service to Greenpoint. The Q54 and Q59 buses, with service to Queens, operate on Grand Avenue, four blocks south of the project area.

The surrounding area contains community facility uses, including P.S. 132 The Conselyea School and St. Francis of Paola facilities including a learning center, church, and shrine. Open space in the surrounding area includes Cooper Park, an approximately 6.4-acre public park and two smaller triangular parks adjacent to the project area, Memorial Gore and Orient Grove.

The project area is zoned with a C8-2 zoning district since 1961. The surrounding area contains a mix of residential zoning districts including R6B, R6A, and R7A contextual districts, with R7A/C2-4 and R6A/C2-4 districts mapped along Metropolitan, Graham, Bushwick avenues. As well as R6A to the east of the project area and R6B to the north and south. These contextual districts permit high lot coverage, medium-density residential buildings, with FAR between 3.0 for R6A to 5.01 in R7A districts which, when paired with a commercial overlay, permit commercial uses within a building. In 2009, approximately 175 blocks surrounding the project area were rezoned as part of the Greenpoint-Williamsburg Contextual Rezoning (N 090333 ZRK, C 090334 ZMK). The rezoning sought to maintain the residential character of the area and provide incentives and opportunities for affordable housing development by mapping contextual districts and designating Inclusionary Housing designated areas (IHDA) areas along the limited transit corridors. The C8-2 district within the surrounding area remained unchanged as the rezoning looked to rezone residential height-factor districts to contextual residential districts, and did not rezone non-residential districts like the C8-2.

In October 2021, the City Council approved various land use actions for the former Greenpoint Hospital property located between Debevoise and Kingsland avenues, one city block away from the project area, including a zoning map amendment to change an R6 zoning district to R7-2 and R7-2/C2-4 zoning districts and special permits for a Large-Scale General Development (LSGD) to facilitate the redevelopment of the former hospital campus including two new buildings and enlargements of two existing buildings containing 556 income-restricted units, senior housing, and replacement of a 200-bed homeless shelter, community facility uses and retail along Maspeth Avenue (C 210481 ZSK, et al). One of the proposed renovations has been completed and a new building is currently under construction.

The City Council also approved a zoning map and text amendment at 824 Metropolitan Avenue (C 200314 ZMK, N 200315 ZRK) to change the existing C8-2 to an R7A/C2-4 district. to facilitate the development of an eight-story residential development on Metropolitan Avenue. A development at 824 Metropolitan Avenue, a nine-story building containing 136 units, was completed in 2024 and is located approximately 200 feet from the project area.

C8-2 zoning districts are commercial districts with a maximum permitted commercial floor area ratio (FAR) of 2.0 and community facility FAR of 4.8. C8-2 districts do not permit residential uses. Bulk regulations are governed by a sky exposure plane, which begins at a height of 60 feet, or four stories, above the street line. Parking is generally required at one space per 400 square-feet of floor area, and dependent on use. C8-2 districts permit certain community facility uses in Use Groups III and IV, and commercial uses in Use Groups VI through IX, including auto-related uses.

The applicant proposes to develop a six-story, approximately 18,900 square-foot mixed-use building, with approximately 16,600 square feet of residential floor area and 2,300 square feet of ground floor commercial retail space. The building would rise to the maximum base height of 65 feet and its street wall would be located on the lot line. The development would include 15 apartments, four of which would be designated as permanently income-restricted under MIH. The development would have eight bike parking spaces, one space for every two dwelling units. No parking spaces would be required for the development, and none are proposed.

In order to facilitate the proposed development, the applicant proposes a zoning map amendment to rezone the C8-2 zoning district to a R7D/C2-4 zoning district and a zoning text amendment to designate a new MIH area (N 240207 ZRK).

R7D zoning districts are medium-density residential districts that, when mapped within an MIH area, permits a maximum FAR of 5.6 for residential uses with qualifying affordable housing and up to 4.66 FAR for community facility uses. Within an MIH area the maximum base height is 95 feet, with a maximum building height is 125 feet. No parking is required for sites within the Inner Transit Zone. In C2-4 commercial overlay districts retail and personal service establishment uses are permitted as-of-right. C2-4 districts allow a commercial FAR of 2.0.

The applicant also proposes to modify Appendix F to designate an MIH area mapped with Options 1 and 2 coterminous with the project area. Option 1 requires that at least 25 percent of the residential floor area be provided as housing permanently affordable to households with incomes at an average of 60 percent of the area median income (AMI). Within that 25 percent, at least 10 percent of the square footage must be used for units affordable to residents with

household incomes at an average of 40 percent of the AMI, with no units targeted to households with incomes exceeding 130 percent of the AMI. Option 2 requires that at least 30 percent of the residential floor area be provided as housing permanently affordable to households with incomes at an average of 80 percent of the AMI. The applicant is proposing to utilize Option 1, which would result in 4 permanently income-restricted apartments.

ENVIRONMENTAL REVIEW

This application (C 240406 ZMK), in conjunction with the application for the related action (N 240407 ZRK), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the City Planning Commission. The designated CEQR number is 24DCP063K.

After a study of the potential environmental impact of the proposed actions in the Environmental Assessment Statement (EAS), a Negative Declaration was issued on November 18, 2024. The Negative Declaration includes an (E) designation to avoid the potential for significant adverse impacts related to Hazardous Materials, Air Quality, and Noise (E-782). The requirements of the (E) designation are described in the Environmental Assessment Statement and the Negative Declaration.

UNIFORM LAND USE REVIEW

This application (C 240406 ZMK) was certified as complete by the Department of City Planning on November 18, 2024 and was duly referred to Brooklyn Community Board 1 and the Brooklyn Borough President in accordance with Title 62 of the rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 240407 ZRK), which was duly referred in accordance with the procedures for non-ULURP matters.

COMMUNITY BOARD PUBLIC HEARING

Brooklyn Community Board 1 held a public hearing on this application (C 240406 ZMK), along with the related application for a zoning text amendment (N 240407 ZRK), on December 10,

2024. On January 14, 2025, by a vote of 38 in favor, none opposed, with none abstaining, adopted a resolution recommending approval with the following conditions:

“With respect to the affordable units, in light of the upcoming lower AMI affordable units that will be provided in the nearby Kingsland Commons development, the committee supported a preference of option 2, i.e 5 units.

The applicant should consider encouraging the city to install bio swales in adjacent sidewalks where feasible, or to install tree beds.

The applicant should consider the feasibility of using permeable sidewalk material. The applicant should follow through on its commitment to support much needed crosswalks.

The applicant should continue to work with the Friends of Cooper Park and to support that group’s requests for increased pedestrian safety. ”

BOROUGH PRESIDENT RECOMMENDATION

On February 5, 2025, the Brooklyn Borough President held a public hearing on this application (C 240406 ZMK), along with the related application for a zoning text amendment (N 240407 ZRK), and on February 24, 2025, issued a recommendation to approve the application without conditions.

CITY PLANNING COMMISSION PUBLIC HEARING

On February 5, 2025 (Calendar No. 1), the City Planning Commission scheduled March 5, 2025, for a public hearing on this application (C 240406 ZMK) and the related application for a zoning text amendment (N 240407 ZRK). The hearing was duly held on March 5, 2025 (Calendar No. 17). One speaker testified in favor of the application and none in opposition.

The speaker testifying in favor of the application was a member of the project team. The applicant’s representative presented an overview of the proposed project, describing the surrounding neighborhood, zoning, and neighborhood character at the intersection of Maspeth Avenue, Woodpoint Road and Conselyea Street. The applicant noted the development site’s proximity to a large development at the former Greenpoint Hospital site, which the applicant anticipates would increase pedestrian activity along Maspeth Avenue, running adjacent to the development site, as pedestrians commute using the Graham Ave L station. The applicant representative noted that they will continue conversations with stakeholders and DOT on public

realm and safety strategies, provide required street trees, and explore the potential to add rainwater interventions and building specific sustainable measures.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The City Planning Commission believes this application for a zoning map amendment (C 240406 ZMK), in conjunction with the related application for a zoning text amendment (N 240407 ZRK), is appropriate.

The proposed zoning map amendment will rezone the existing C8-2 district to a R7D/C2-4 district. Together, these actions will facilitate the development a six-story, 16,607-square-foot mixed-use building containing 15 dwelling units, approximately four of which would be designated as permanently income-restricted under Option 1 of the Mandatory Inclusionary Housing Program, as well as 2,342 square feet of ground floor commercial floor area.

The Commission believes the proposed density, height, and mix of uses permitted by the proposed R7D/C2-4 zoning district is appropriate at this location and is reflective of built forms and land use patterns in the surrounding area. The existing C8-2 district mapped at this intersection since 1961, which does not allow residential uses and promotes auto-oriented uses, is no longer reflective of land use trends in the area. The proposed R7D/C2-4 district will accommodate the growing demand for housing near transit, parks, and community facilities, as well as improve pedestrian conditions near a prominent intersection.

The Commission supports the zoning map amendment to allow residential use at this location. The R7D/C2-4 district reflects the shift towards residential uses in and around the legacy C8-2 district, while continuing to support the mixed-use character of the neighborhood with the commercial overlay. The proposed R7D district will permit increased density for residential uses, where new residents will have access to a subway station within a tenth of a mile and multiple bus lines. Access to open spaces, services, and job opportunities in commercial areas also make this an appropriate location for new dwelling units and additional density. The proposed R7D/C2-4 district will also bring existing residential uses within the project area into

conformance with zoning allowing those owners to more easily seek financing or insurance for their buildings.

The Commission believes that maximum permitted FAR of 5.6 and height of 125 feet is appropriate at this location as it is located at the intersection of three streets, which converge at the project area, a small triangular block surrounded by Maspeth Avenue, Woodpoint Road and Conselyea Street, and another small irregularly shaped lot to the West. The R7D district is aligned with recently approved zoning map amendments in the surrounding area, which mapped medium-density R7A and R7-2 districts that permit a maximum FAR of 5.01 and height of up to 115 feet along Metropolitan Avenue to the south and Maspeth Avenue to the east, respectively. The proposed district is also aligned with the goals of the 2009 Greenpoint-Williamsburg Contextual rezoning (C 090334 ZMK) of promoting contextual residential development while providing opportunities for income-restricted housing.

The Commission notes that the proposed R7D/C2-4 district will serve as a connection between the active Metropolitan Avenue corridor to the west and Maspeth Avenue to the east, which will see increased pedestrian activity as part of the former Greenpoint Hospital redevelopment. The C2-4 district will allow for ground floor commercial space, providing opportunity to increase ground floor activity for pedestrians traveling from Cooper Park Houses and the former Greenpoint Hospital to the Graham Avenue L station and businesses along Metropolitan Avenue.

The Commission believes that the proposed zoning text amendment for MIH (N 240407 ZRK) is appropriate. The project area will be mapped with MIH Options 1 and 2. Pursuant to MIH Option 2, a development is required to provide 30 percent of the residential floor area as permanently income-restricted housing at 80 percent AMI. The proposed development is proposing MIH Option 1. Pursuant to Option 1, the proposed development is required to provide 25 percent residential floor area as permanently income-restricted housing, resulting in approximately 3,566 square feet of income-restricted floor area, or four permanently income-restricted apartments. These apartments would be available for households earning, on average, 60 percent AMI. The development is in line with the City's policy to develop income-restricted housing near transit, and the goals outlined in *Housing New York* and *Where We Live*, New York City's housing reports that outline goals and strategies to affirmatively further the development

of fair housing. Mapping the project site with MIH Options 1 and 2 will ensure that households in need of income-restricted housing will have a range of choices in this neighborhood.

Though the community board's recommendations are beyond the scope of this application, the Commission notes that the applicant intends to explore promoting pedestrian safety and on-site opportunities to increase environmental resiliency.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS), for which a Negative Declaration was issued on November 11, 2024, with respect to this application (CEQR No. 24DCP063K), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter that based on the environmental determination and consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 13b:

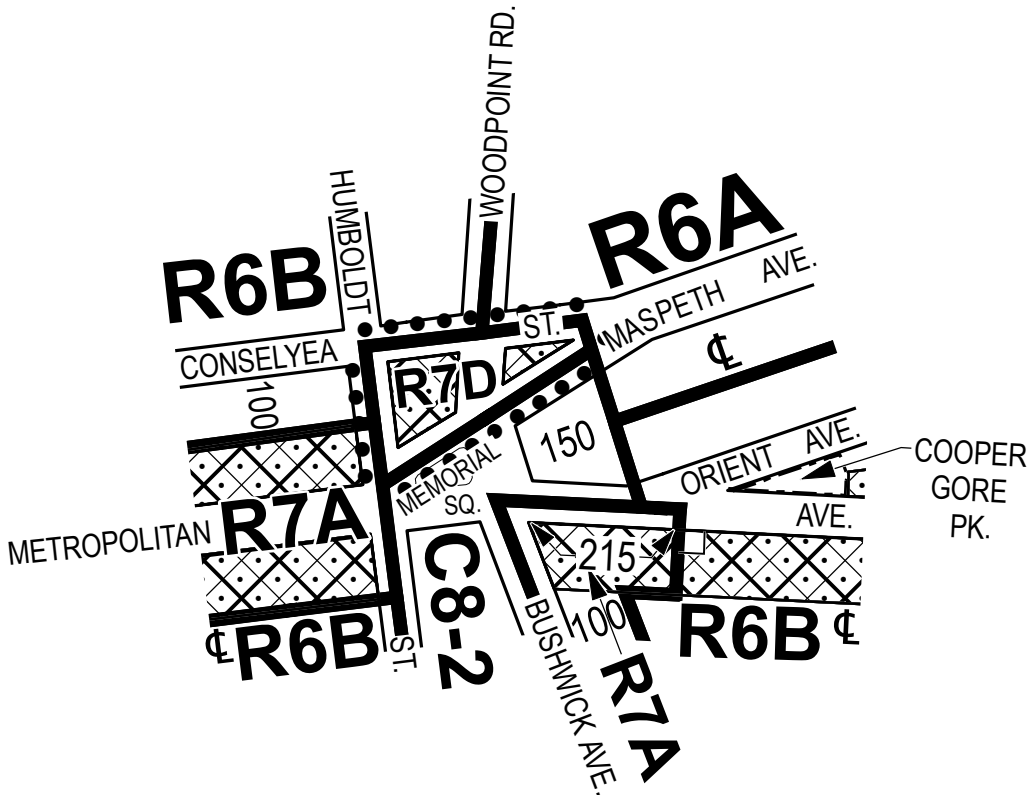
1. changing from a C8-2 District to an R7D District property bounded by Conselyea Street, Maspeth Avenue and its southwesterly centerline prolongation, and Humboldt Street;
2. establishing within the proposed R7D District a C2-4 District bounded by Conselyea Street, Maspeth Avenue and its southwesterly centerline prolongation, and Humboldt Street;

as shown on a diagram (for illustrative purposes only) dated November 18, 2024, and subject to the conditions of CEQR Declaration E-782.

The above resolution (C 240406 ZMK), duly adopted by the City Planning Commission on April 9, 2025 (Calendar No. 6), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK, Esq., *Chair,*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*

**GAIL BENJAMIN, ALFRED C. CERULLO, III, Esq., ANTHONY CROWELL, Esq.,
JOSEPH I. DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq., RASMIA
KIRMANI-FRYE, RAJU MANN, ORLANDO MARÍN, JUAN CAMILO OSORIO, RAJ
RAMPERSHAD, *Commissioners***



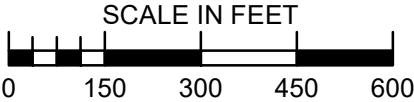
CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP

13b
BOROUGH OF
BROOKLYN

S. Lenard
S. Lenard, Director
Technical Review Division



New York, Certification Date:
November 18, 2024



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by changing from an C8-2 District to an R7D District, and by establishing a C2-4 District within the proposed R7D District.
- Indicates a C2-4 District



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 19 Maspeth Avenue Rezoning	
Applicant: Capscar III LLC	Applicant's Primary Contact: Benjamin Stark
Application # C240406ZMK	Borough:
CEQR Number: 24DCP063K	Validated Community Districts: K01

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable			
# In Favor: 38	# Against: 0	# Abstaining: 0	Total members appointed to the board: 38
Date of Vote: 1/14/2025 12:00 AM		Vote Location: 211 Ainsle Street, Brooklyn, NY 11211	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 12/10/2024 6:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	211 Ainslie Street

CONSIDERATION: Please see attached Land Use report and Vote Sheet.		
Recommendation submitted by	BK CB1	Date: 1/21/2025 1:00 PM

REPORT FOR JANUARY 6, 2024, LAND USE/LANDMARKS COMMITTEE MEETING

A quorum was obtained, 9 members being present.

Attendance: Teague (Chair); Chesler (Co-Chair); Kaminski (Subcommittee Co-Chair); Kelterborn; Niederman; Pferd; Sofer; Vega; Kawochka*.

Absent: Drinkwater; Itzkowitz; Weiser; Berger*; Kantin*; Stone*.

1. PRESENTATION- 19 MASPETH AVENUE REZONING APPLICATION

#C240406ZMK CEQR # 24 DCP063K: Application submitted by Capscar III LLC

pursuant to Sections 197-C and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13B:

1. Changing from a C8-2 District to an R7D District property bounded by Conselyea Street, Maspeth Avenue and its south-westerly centerline prolongation, and Humboldt Street.
2. Establishing within the proposed R7D District a C24 District bounded by Conselyea Street, Maspeth Avenue and its south-westerly centerline prolongation, and Humboldt Street.

Presenter: Mr. Benjamin Stark, Land Use Counsel, Hirschen Singer & Epstein LLP.

This re-zoning application proposes building a new mixed-use 15 unit six-story residential building with ground floor retail. The applicant presented to us 5 years ago on a BSA variance request, which was predicated on a unique physical hardship caused by the small size of the lot. However, the application was withdrawn, partly because of our insistence on having some affordable units.

The proposed building will take up the entire lot. There will be 4 or 5 affordable units, depending on the MIH option chosen by the owner. There will be no parking. The applicant met with our transportation committee and agreed to work with DOT to make a pedestrian street intervention for increased pedestrian safety. In addition, the applicant would support the development of a plaza. The roof design will comply with the city requirements for a green or blue roof.

The current zoning centers around auto-oriented industry with no residential development. The applicant suggested that such usage is no longer in character with the mostly residential surrounding area.

With respect to the affordable units, the applicant prefers option 2, which would provide 5, rather than 4 affordable units; however, Mr. Stark said the applicant is flexible.

Recommendation: The committee recognized the applicant's response to the community's request for affordability and its willingness to work with our transportation committee and the Friends of Cooper Park. The committee voted unanimously to approve the application with the following recommendations:

With respect to the affordable units, in light of the upcoming lower AMI affordable units that will be provided in the nearby Kingsland Commons development, the committee supported a preference of option 2, i.e 5 units.

The applicant should consider encouraging the city to install bio swales in adjacent sidewalks where feasible, or to install tree beds

The applicant should consider the feasibility of using permeable sidewalk material.

The applicant should follow through on its commitment to support much needed crosswalks.

The applicant should continue to work with the Friends of Cooper Park and to support that group's requests for increased pedestrian safety.

2- Discussion:

Steve Chesler reported on the LPC workshop that he attended. LPC reviews 12,000 applications annually. Only 5% come to us for a recommendation; the rest are staff approved.

LPC representatives emphasized that our recommendations have a big impact on their decisions. They look at the details of our concerns, recommendations, and rejections. Therefore, it is important for us to flush out in our reports the details of those concerns or of any recommendations to deny an application in whole or in part.



19 MASPETH AVENUE

December 2024



Proposed Actions

- Rezoning, from C8-2 to R7D/C2-4
 - Existing C8-2 zoning does not permit residential use
 - R7D zoning will permit residential development
- Zoning Text Amendment, to map a Mandatory Inclusionary Housing Area over the project site

Prior BSA Actions

- BSA Variance to permit similar 6-story, ~5.8 FAR mixed use building with 15 market rate apartments above ground floor retail.
 - Formally Withdrawn from the BSA’s Calendar in early 2022.
- Community Board 1 feedback focused on lack of affordable housing component that would be required if building developed pursuant to MIH rezoning.

Existing Conditions

- Community District 1
- City Council District 34 - Jennifer Gutiérrez
- Development Site: Block 2893, Lots 1 & 59
- Lot Area: 2,966 sf
- Existing Zoning: C8-2
- Existing Use: Vacant

Proposed Development

- 6-story (approx. 65’), 5.6 FAR mixed use building with 15 total apartments above ground floor retail.
- 4 affordable apartments per MIH Option 1; 11 market rate apartments.



- The site at 19 Maspeth Avenue is a vacant lot of approximately 2,966 square feet in area.
- The lot is currently enclosed by metal fencing, and is used as commercial vehicle parking by New York Heating, the site's owner.
- The existing use of the site is precisely what is intended by the current C8-2 zoning, which aims to accommodate automotive and manufacturing uses, but prohibits residential use, the predominant use that characterizes the neighborhood.
- The site is owned by the principals of New York Heating – a full service heating and cooling contractor that has been based in the neighborhood for over 30 years.



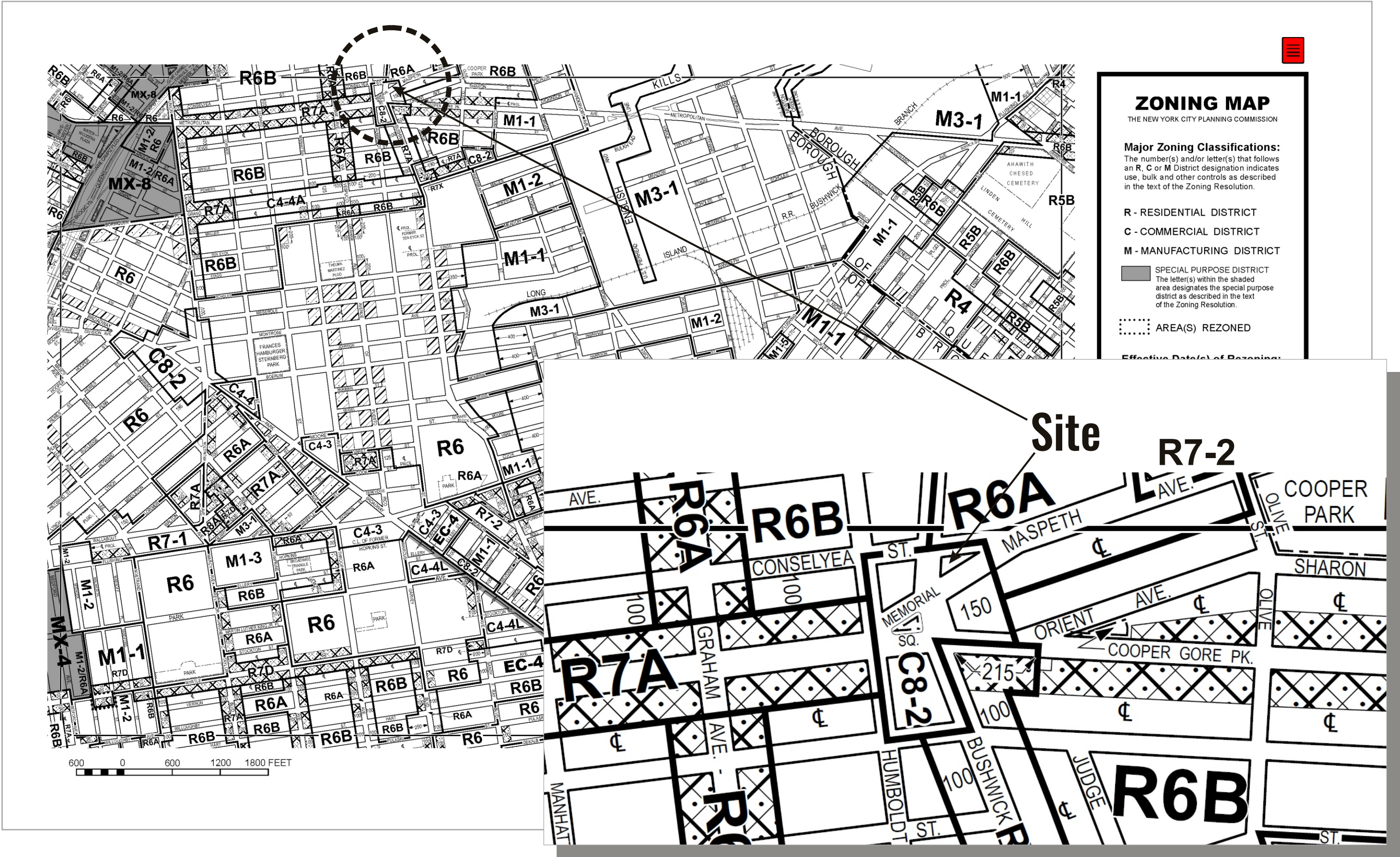








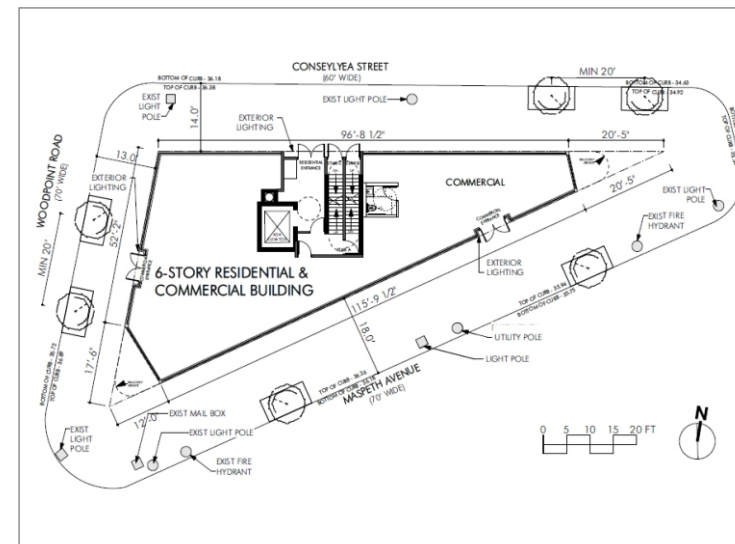
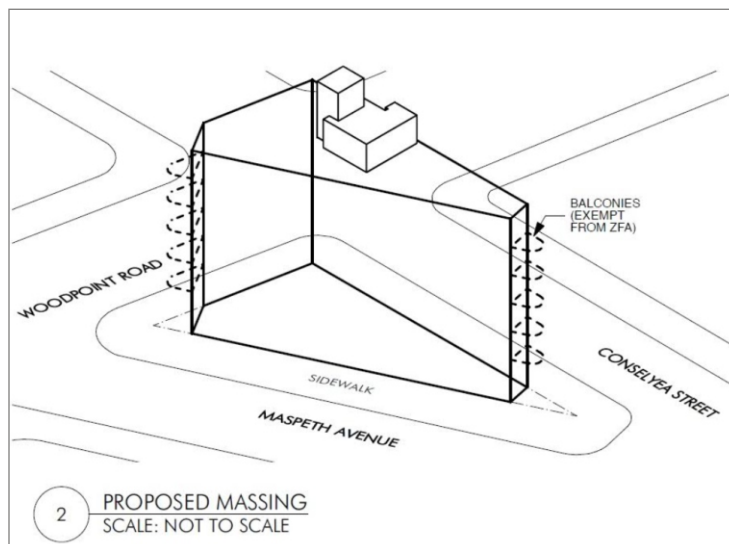








- **Floor Area:** 16,607 square feet.
- **Floor Area Ratio (FAR):** 5.6 (4.81 resi. / 0.79 comm.)
- **Building Height:** Six Stories (65 feet)
- **Residential Units:** 15 apartments in total:
 - *Affordable Units:* Both MIH Option 1 and Option 2 will be mapped, with a final determination of option subject to community stakeholder feedback.
 - MIH Option 1 - 4 income-restricted units, 11 market-rate units.
 - MIH Option 2 - 5 income-restricted units, 10 market-rate units.
- **Unit Types:** A mix of one- and two-bedroom apartments, designed to accommodate varied household sizes.
- **Commercial Space:** Approximately 2,342 square feet on the ground floor for retail or local businesses.
- **Parking:** No parking spaces are proposed. The site is located in the Transit Zone.
- **Accessibility:** ADA-compliant design.



A Thoughtful Design, for a Prominent Location

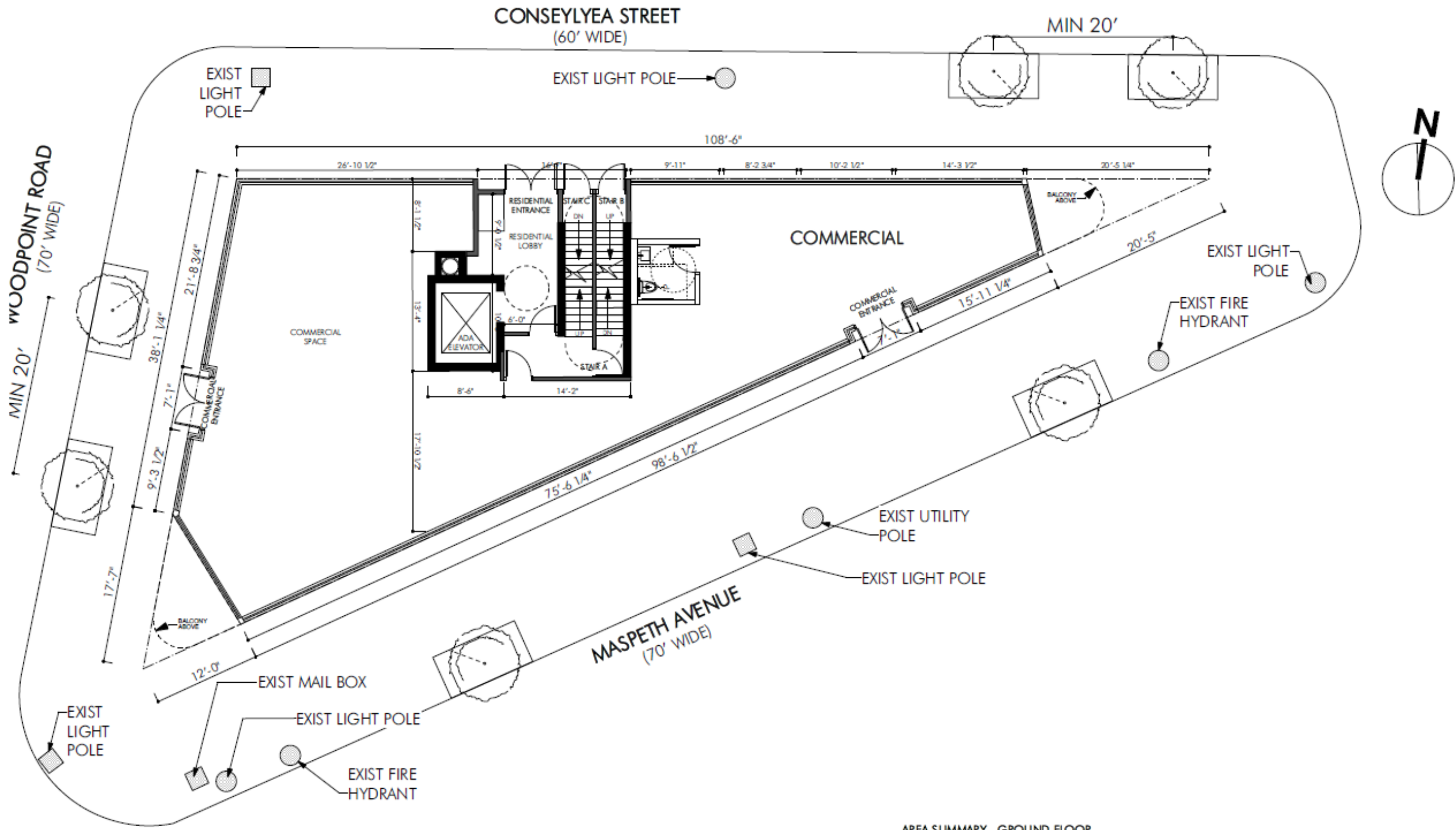
The proposed six-story, 65-foot building at 19 Maspeth Avenue reflects a thoughtful response to the area's shift toward mid-rise, mixed-use developments under recent rezonings.

Its size aligns with similar residential projects nearby, contributing to the neighborhood's evolving character and supporting the city's housing goals.

This development would transform a vacant site into one that contributes to local housing options in a transit-accessible area, with a design that complements the surrounding landscape.

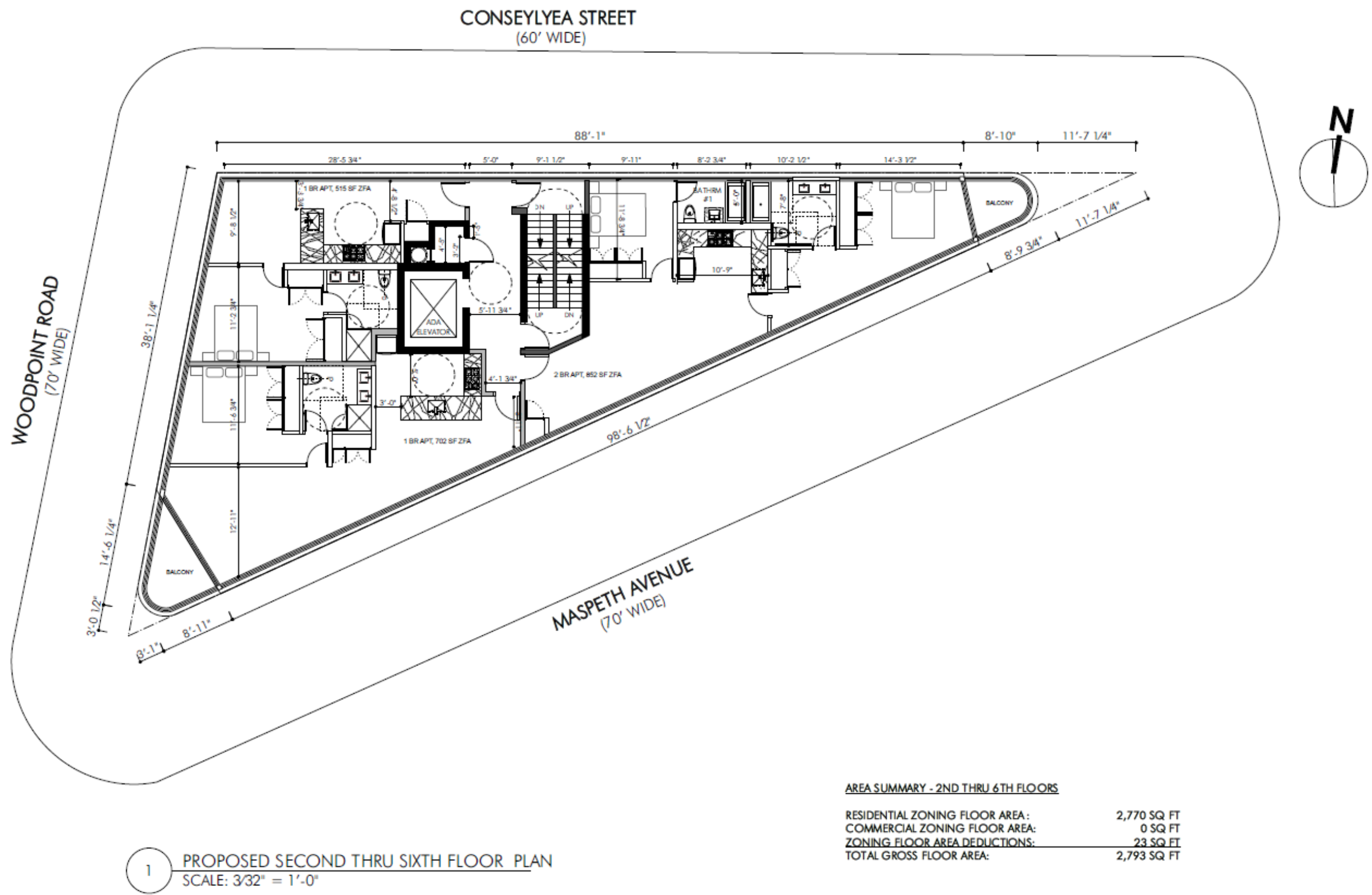
The proposed development's street wall and ground floor retail use will define the public realm, activate the street, and bolster pedestrian activity.





1 PROPOSED GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"







AREA SUMMARY - GROUND FLOOR	
RESIDENTIAL ZONING FLOOR AREA:	415 SQ FT
COMMERCIAL ZONING FLOOR AREA:	2,342 SQ FT
ZONING FLOOR AREA DEDUCTIONS:	0 SQ FT
TOTAL GROSS FLOOR AREA:	2,757 SQ FT





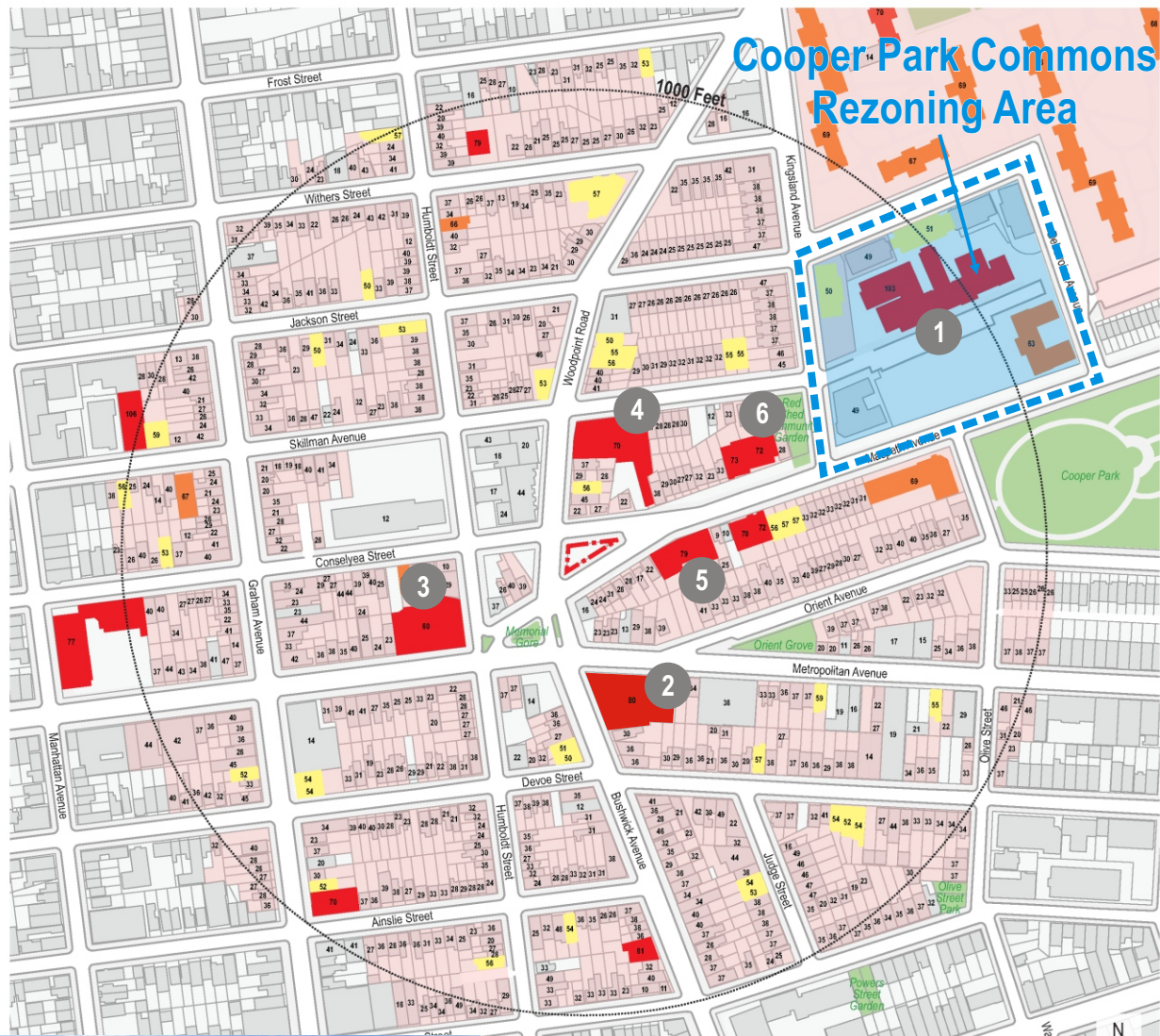
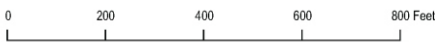
19 Maspeth Avenue, Brooklyn Building Height Study

Project Information

-  Development Site
-  Building Height (In Feet)
-  Residential Use
-  50-59 Feet
-  60-69 Feet
-  70+ Feet

Data Sources

Land Use and Building Information: MapPLUTO 2018v2 from NYC DCP
Digital Tax Map: NYC DOF, file dated 2/22/19
Building Footprints: NYC DoITT, no version date, downloaded 2/28/19







The Site is roughly equidistant from the Graham Avenue L Station and Cooper Park Commons, and along the logical pedestrian route.

Cooper Park Commons Rezoning Area - Over 550 New Apartments

Site

Walk from Cooper Park Commons to the Graham Avenue L station = 1,350 Feet (5 minutes)

Entrance to Graham Avenue Subway Station



THANK YOU



BOROUGH PRESIDENT RECOMMENDATION

Project Name: 19 Maspeth Avenue Rezoning	
Applicant: Capscar III LLC	Applicant's Administrator: Benjamin Stark
Application # C240406ZMK	Borough: Brooklyn
CEQR Number: 24DCP063K	Validated Community Districts: K01

Docket Description:
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Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION: Please see attached memo for full comment. 		
Recommendation submitted by	BK BP	Date: 2/24/2025 11:30 AM



Brooklyn Borough President Antonio Reynoso
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City Planning Commission
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Uniform Land Use Review Procedure (ULURP) Application

19 MASPETH AVENUE – C230378ZMK N230379ZRK

IN THE MATTER OF a zoning map amendment rezoning from C8-2 to R7D/C2-4 zoning district and a zoning text amendment to map a Mandatory Inclusionary Housing Area (ZR Appendix F), to facilitate a new six-story, 15 DU's, four of which would be permanently affordable, mixed-use development, with approximately 2,500 sf of ground floor commercial use, sought by private applicant, Capscar III, LLC at 19 Maspeth Avenue in East Williamsburg, Community District 1, Brooklyn.

BROOKLYN COMMUNITY DISTRICT 1

RECOMMENDATION

- | | |
|---|--|
| <input checked="" type="checkbox"/> APPROVE | <input type="checkbox"/> DISAPPROVE |
| <input type="checkbox"/> APPROVE WITH
MODIFICATIONS/CONDITIONS | <input type="checkbox"/> DISAPPROVE WITH
MODIFICATIONS/CONDITIONS |

RECOMMENDATION FOR: 19 MASPETH AVENUE – C230378ZMK N230379ZRK

BE IT RESOLVED that the Brooklyn Borough President, pursuant to Sections 197-c and 201 of the New York City Charter, recommends that the City Planning Commission and City Council approve this application:

BE IT FURTHER RESOLVED, that the Department of City Planning and Department of Transportation undertake a joint effort to re-envision the remainder of this C8-2 zoning district, including a comprehensive vision for public space improvements in the right-of-way.

BROOKLYN BOROUGH PRESIDENT

February 24, 2025

DATE

Project Description

The Project Area comprises two irregularly shaped blocks with a total of seven lots in East Williamsburg. The Project Area is currently mapped with a C8-2 zoning district and includes several existing uses, including a religious shrine and open space, walk-up residential buildings, garages, and an ambulatory and diagnostic health care facility. C8-2 zoning districts typically result in heavy commercial and automotive uses.

The Surrounding Area is characterized by a mix of uses, including walk-up residential buildings, some medium-density mixed-use buildings, and auto, commercial, and institutional uses. The Project Area is approximately two blocks west of Cooper Park, and two smaller, triangular parks are also nearby. The Project Area is accessible by transit, with the Graham Avenue stop on the L train approximately two blocks away and nearby bus routes including the B24, B43, Q54, and Q59. The streets surrounding the Project Area create difficult pedestrian conditions with a lack of crosswalks and three streets converging around the Project Area.

The Development Site is triangular shaped and is currently used as an ancillary parking lot for a heating company owned by the applicant. The applicant is proposing to map the Project Area with an R7D/C2-4 zoning district and is requesting a zoning text amendment to Appendix F for a Mandatory Inclusionary Housing (MIH) Area to facilitate the project. The resulting project would include a six-story, 15-unit (four or five permanently affordable units, pursuant to MIH), mixed-use residential building with approximately 2,500 square feet of ground-floor commercial space. The proposed project will not include off-street parking spaces.

Community Board Position

Community Board 1 voted to approve the recommendation on January 14, 2025, with the recommendations that the applicant:

- propose to map MIH Option 2,
- encourage the City to install bioswales and tree beds along the sidewalk where feasible,
- consider the feasibility of using permeable sidewalk material,
- follow through on their commitment to support much needed crosswalks,
- and work with Friends of Cooper Park to support increased pedestrian safety.

Borough President ULURP Hearing and Public Comment

The Borough President held a hearing on this item on February 5, 2025. No members of the public provided testimony at the hearing. Friends of Cooper Park, a volunteer group focused on stewardship of the nearby park and Open Streets, submitted testimony in support of the application, citing an opportunity for public realm improvements and streetscape activation.

Approval Rationale

The Borough President believes the proposed actions **are appropriate**.

The project is also aligned with the Comprehensive Plan for Brooklyn. The Project Area is identified within the Equitable Development Data Tool, developed by HPD and DCP, as having the highest market pressure and indicates an increased demand for housing in this and surrounding areas. The area is ranked as having an intermediate level of displacement risk. The area's proximity to transit aligns with the Comprehensive Plans goal to increase residential density around transit. The area has a high percentage of households with no vehicles available and high commute by transit rates. The Project proposes to waive out of required parking, consistent with **Recommendation 2.2.4** which encourages TOD projects to maximize housing production over parking.

The Borough President echoes Community Board 1's request for streetscape improvements and increased pedestrian safety throughout and surrounding the Project Area. The Project Area is identified within DOT's Pedestrian Priority Zones (Vision Zero), areas that have been correlated with a higher density of collisions that resulted in serious pedestrian injury or death. Additional improvements around the Project area would be consistent with **Recommendation 4.2.1** which promotes public spaces and plazas to make walking safer and more pleasurable while facilitating the use of public space for more community activities. The Borough President echoes CB 1's emphasis on material improvements to the public realm and encourages the applicant and the City to continue collaborating with the Friends of Cooper Park to advance pedestrian safety and placemaking efforts.

The Borough President recommends that the Department of City Planning and Department of Transportation should coordinate to analyze, envision, and deliver a comprehensive vision for the remainder of the C8-2 zoning district at the intersection of Metropolitan Avenue, Bushwick Avenue, Maspeth Avenue, Conselyea Street, Humboldt Street, and Devoe Street.

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