



# 1946 East 7th Street

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

**C 240252 ZMK**  
**N 240253 ZRK**

***Subcommittee on Zoning and Franchises: Wednesday, August 20th at 11:00am***

If you are a member of the public who wishes to testify, please register on the City Council Website at [council.nyc.gov](https://council.nyc.gov).  
Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

Urban Cartographics



# Project Overview

## Existing Conditions

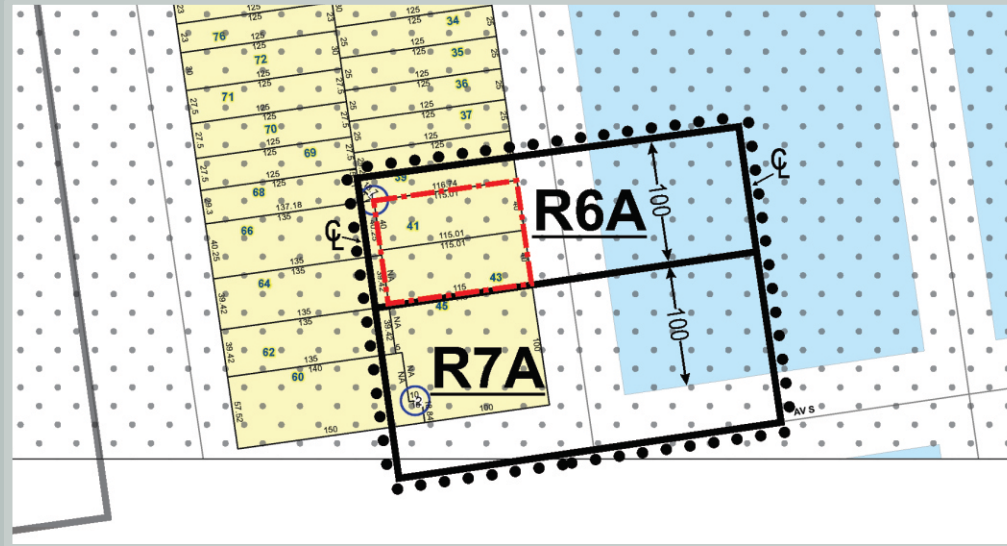
- **Development Site:** Block 6682, Lots 41 & 43
- **Total Lot Area:** 9,200 sf
- **Existing Uses:** Vacant Residential, Educational Institution
- **Existing Zoning:** R5 (OP)
- **Maximum Permitted FAR:** 1.5 or 2.0
- **Neighborhood:** Gravesend
- **Community District:** BK 15
- **City Council District:**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

- **6-Story, 68.5' 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.
- **31,718 sf** of zoning floor area (**3.45 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)
  - 29,426 sf of residential zoning floor area
- **47 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 **5,110 sf of outdoor space** on a 7th floor terrace
- Proposed Rear Yard: **35'-1"**      • Existing Rear Yard: **19'**

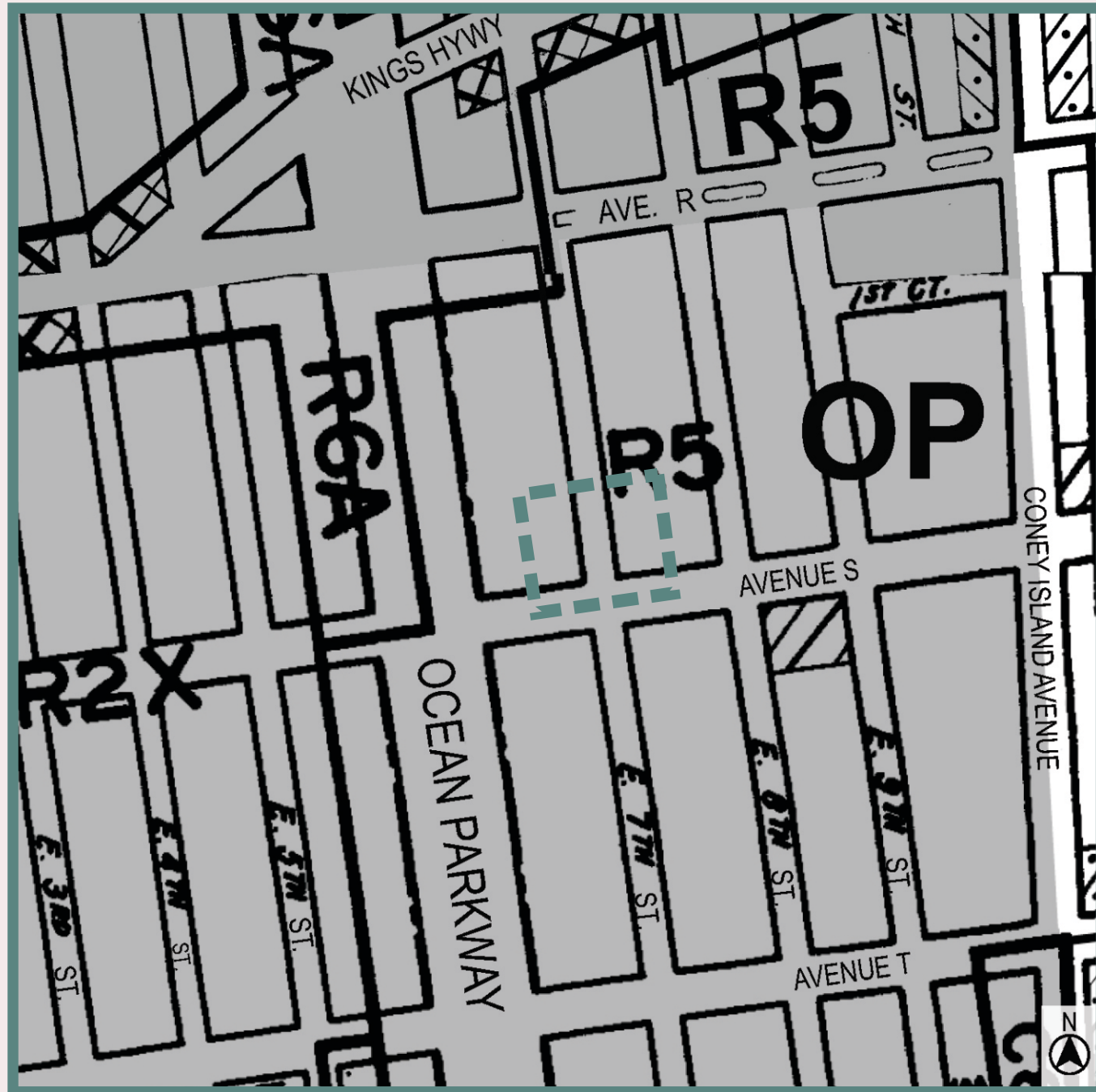




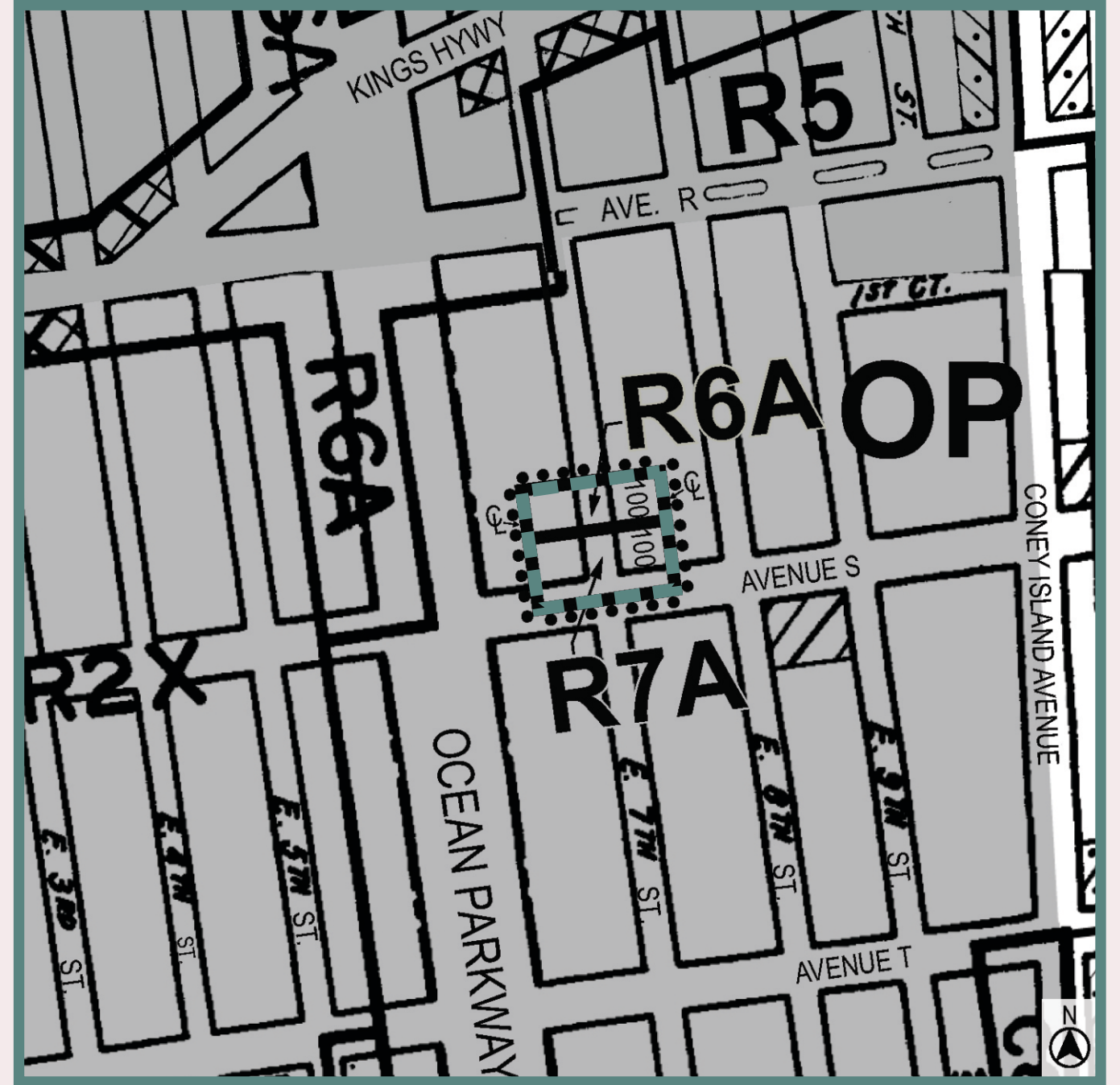
# Proposed Rezoning

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

*Existing*



*Proposed*

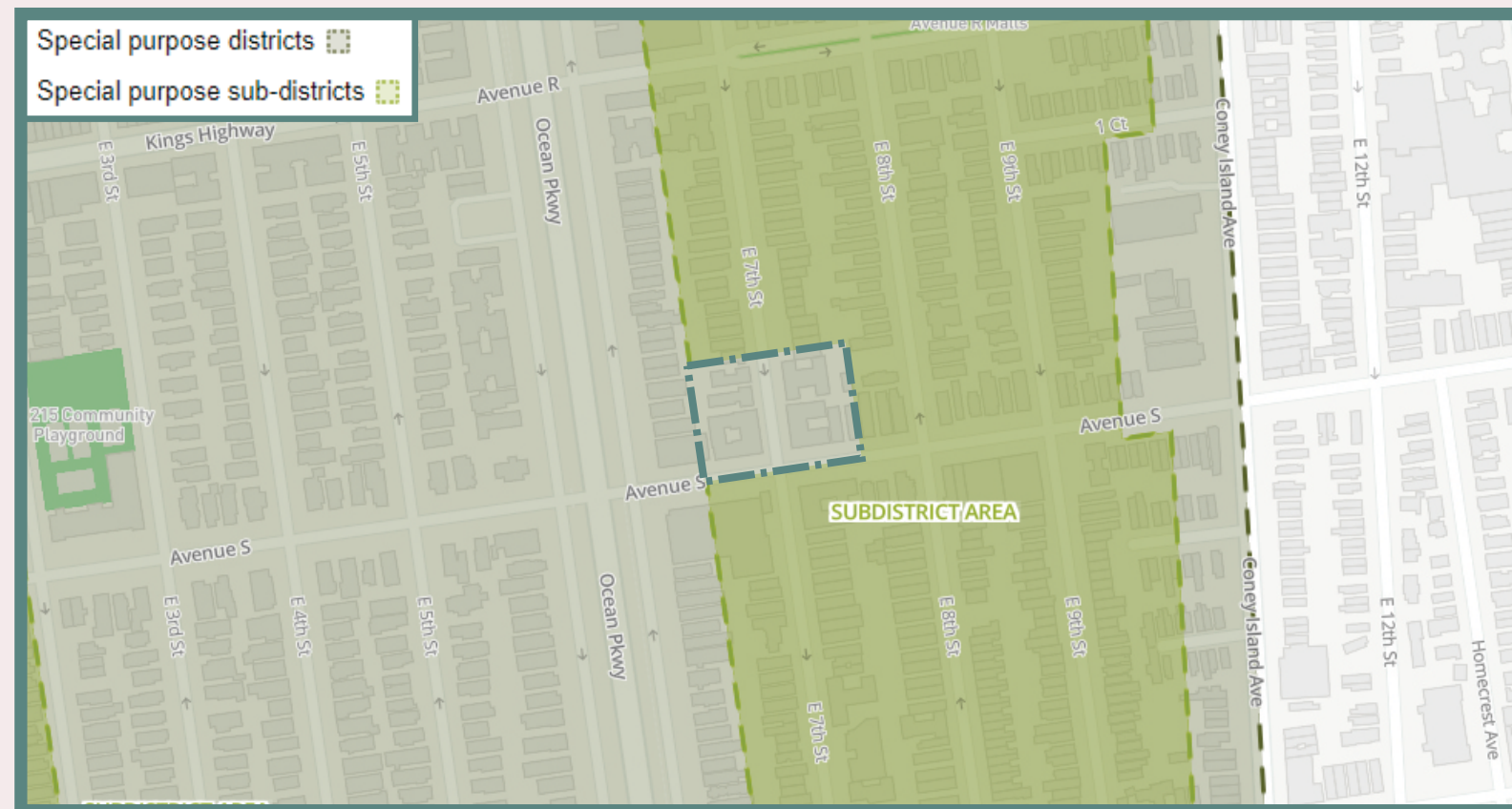




# Proposed Zoning Text Amendment

## *Removal of the Special Ocean Parkway Subdistrict*

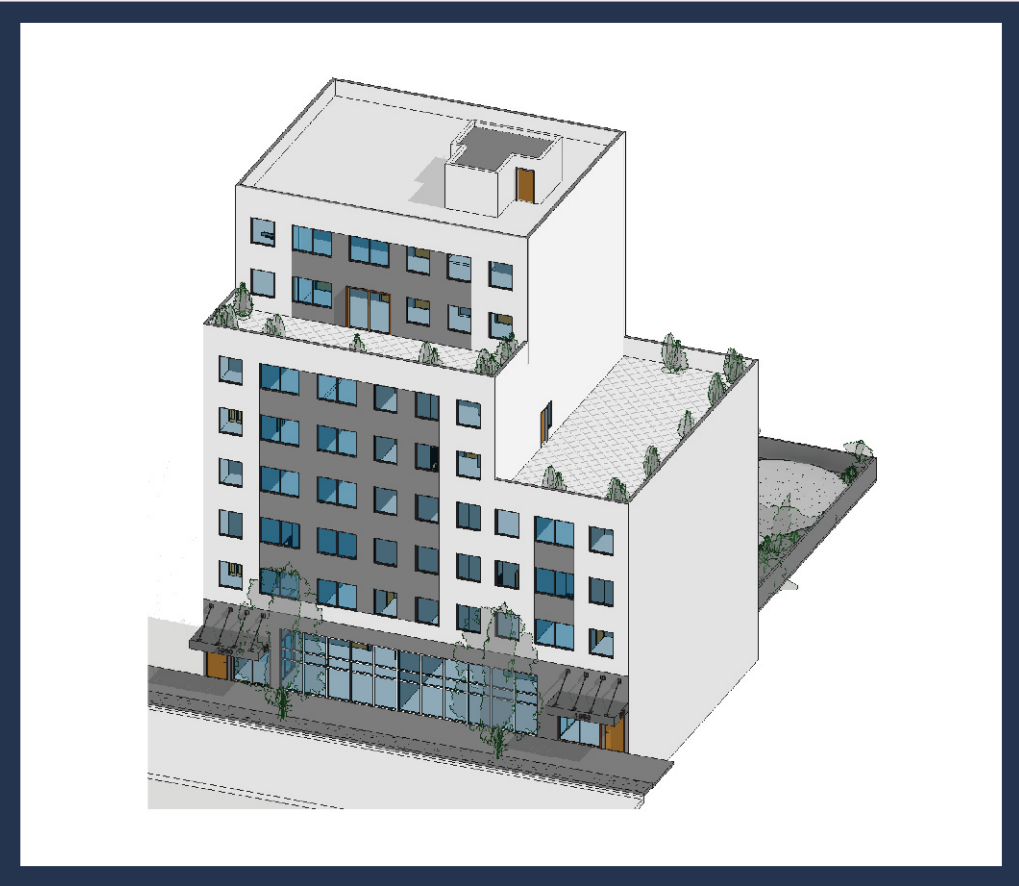
- Proposed zoning text amendment to amend Appendix A of Article XI, Chapter 3 to **remove the Rezoning Area from the Special Ocean Parkway Subdistrict**.
- The Special Ocean Parkway Subdistrict does not allow for buildings to have an excess of 1.5 FAR.
- The existing buildings in the Rezoning Area that 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.





# Proposal Comparison

*Original 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"

*Previous Proposal*



- 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"

*Current Proposal*



- Floor Area (FAR): 31,718 sf (3.45 FAR)
- Height: 6-Stories / 68'-6"
- Total Number of Units: 47
- Number of Income Restricted Units: 47
- Proposed Rear Yard: 35'-1"



# Proposal History

## *Original Proposal (2020-2024)*

- **Introduced in 2020 pursuant to the AIRS program** (a separate use than residential use) and HPD’s PFASH term sheet.
- When PFASH was rescinded in 2021, the project **shifted to standard residential use with senior affordability**, triggering major parking requirements.
  - **A Transit Zone text amendment was added** to waive parking on the small site.
- The development was ultimately slated to rise **8 stories and 85 feet with a 55-foot rear yard, containing 36 units and built to a 3.6 FAR.**

## *Amended Proposal (Summer 2024 – Reduced Height in Response to CB Feedback)*

- In response to Community Board concerns over height, the plan was **revised from 8 to 6 stories.**
- The new proposal would have resulted in a **6-story, 62-foot building with 47 units and 3.5 FAR.**

## *Amended Proposal (Winter 2024 – City of Yes)*

- City of Yes removed the need for a **Transit Zone amendment, eased transition rules, and raised the max FAR from 3.6 to 3.9.**
- The amended proposal was slated to result in a **7-story, 73-foot building with 53 units and a 30-foot rear yard.**

## *Amended Proposal (Spring 2025)*

- Following Community Board concerns about the 30-foot rear yard, it was **lengthened to 35 feet.**
- The new, enlarged yard was infeasible without sacrificing floor area or increasing height.
- This proposal was certified for public review.

## *Amended Proposal (Summer 2025)*

- Following more CB height concerns, the proposal was reduced **back to 6-stories (and 68 feet)** and the **bulkhead was shortened by 3 feet**, with the proposed building **containing 31,718 square feet of floor area (3.45 FAR)**



# 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

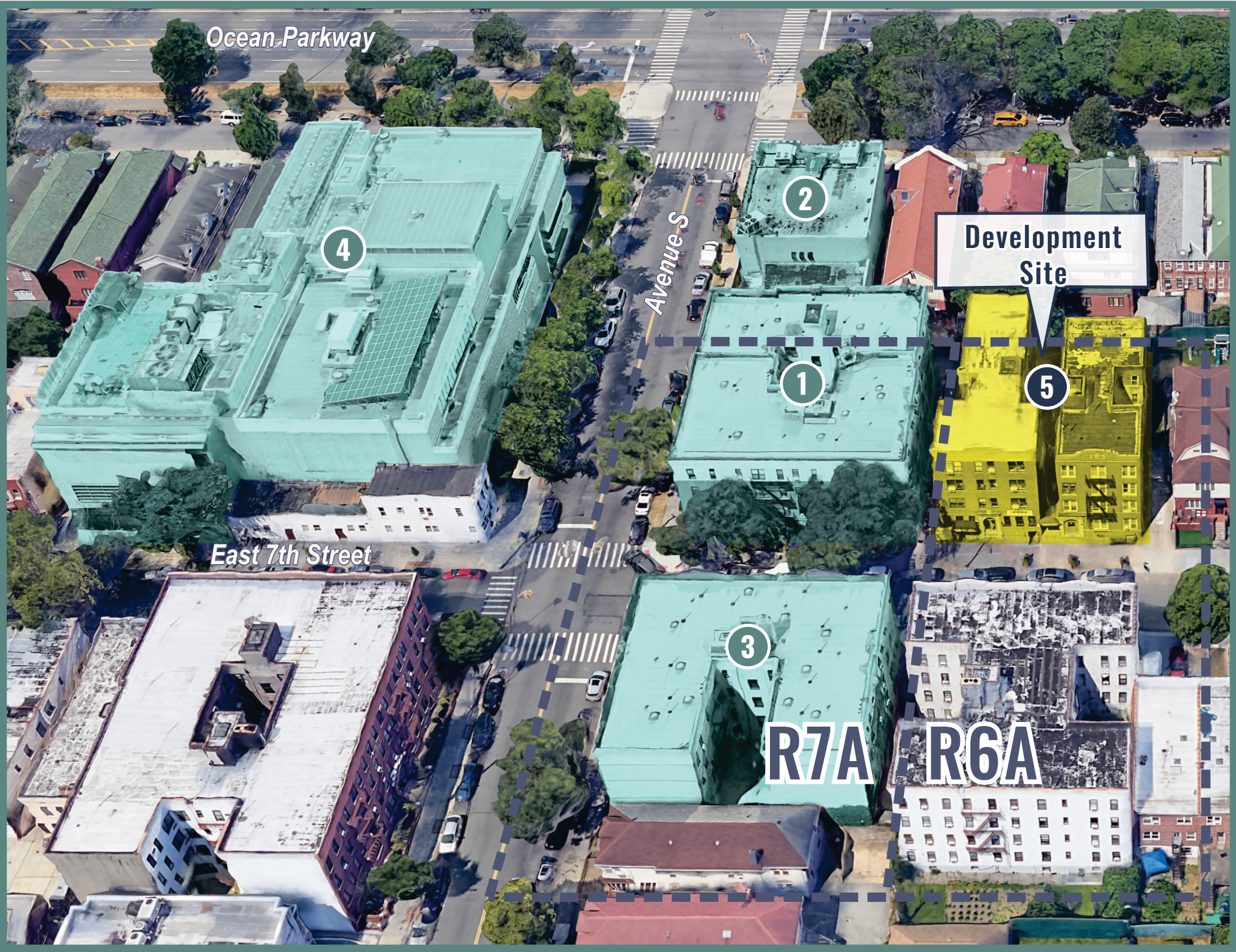
## Proposed Additions to Campus:

- 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.
- 3 Building 4 hosts youth programs, social events, and activities.
- 4 Building 5 will add affordable senior housing and shared community spaces.





# Affordability and Rents

## 47 Units at 30-50% AMI

Income Limits for One-Bedrooms	Rents for One-Bedroom AMI Units
1 Person Household = \$34,020 - \$56,700/year	30% AMI = \$911/month
2 Person Household = \$38,880 - \$64,800/year	40% AMI = \$1,215/month
3 Person Household = \$43,740 - \$72,900/year	50% AMI = \$1,518/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 <sup>as of</sup> 30 day of March,  
2016 by and between Ahi Ezer Housing Development Fund  
Corporation, with offices at 1960 East 7<sup>th</sup> 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.

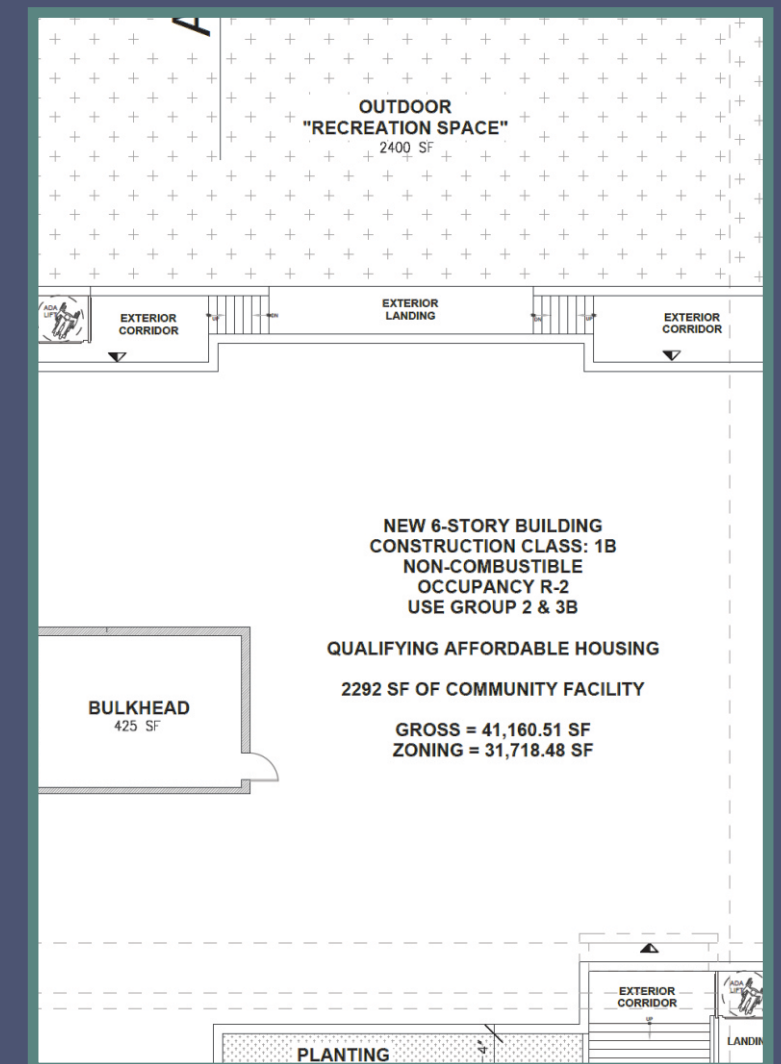
WHEREAS, in consideration of proceeds, released in  
accordance with the Segregated Escrow Account (herein  
called "Segregated Escrow") dated October 13, 2015 between  
Owner, and HUD, being used for the purchase and  
development of property currently owned by, Ahi Ezer  
Congregation (herein called "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

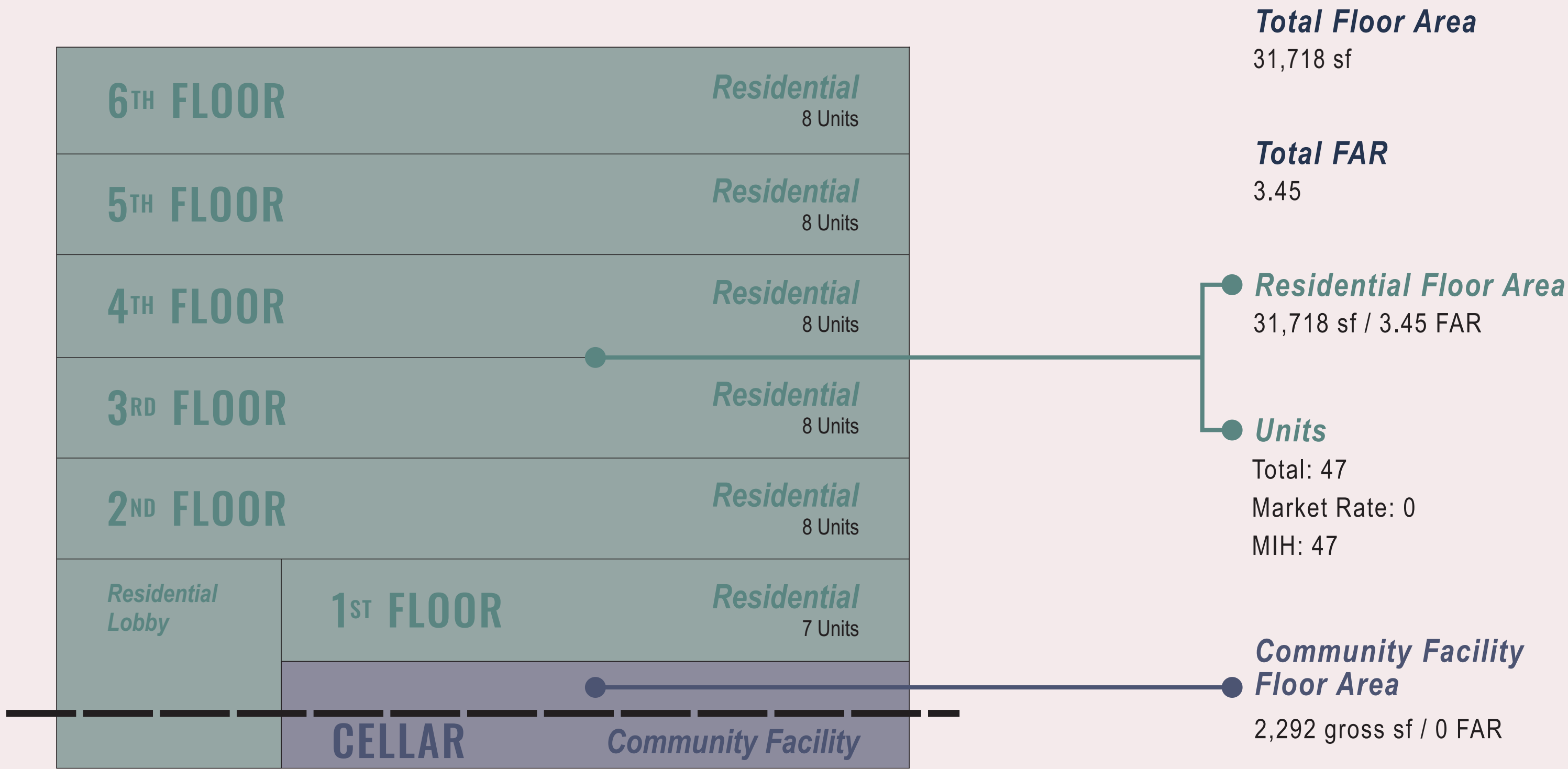
## 6-Story Mixed-Use, Residential & Community Facility Building

- **Proposed Uses:** Residential (100% affordable senior housing) & Community Facility (house of worship, library)
- **Proposed FAR:** 3.45
- **Proposed Total Zoning Floor Area:** 31,718 sf
  - Proposed Residential Zoning Floor Area: 31,718 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:** 68.5' / 6-stories
- **Proposed Total Dwelling Units (all Income-Restricted):** 47 (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*

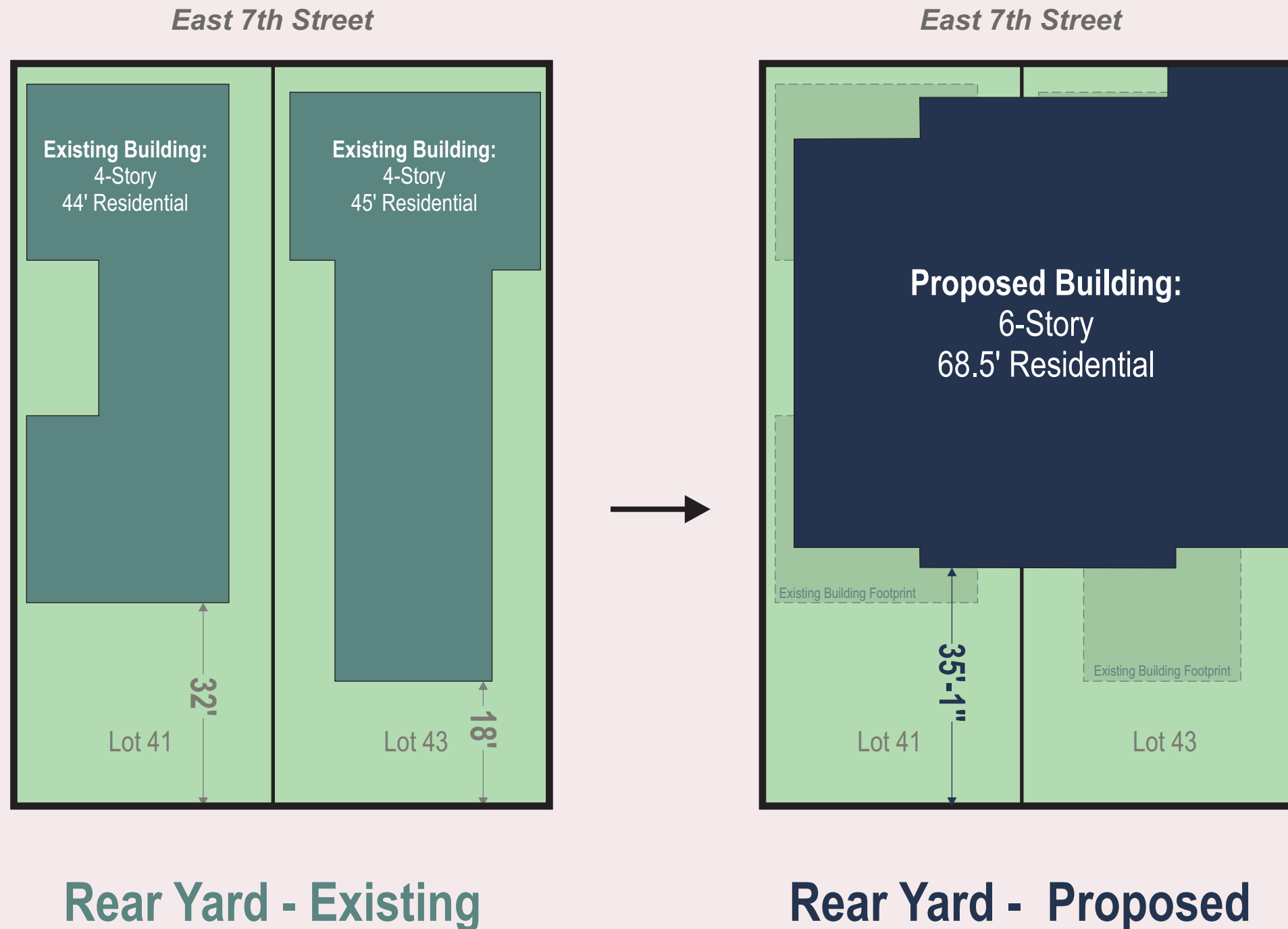


- The **pattern of large buildings clustered around intersections** repeats one block north of the Site where Avenue R and Kings Highway cross Ocean Parkway.
- The bulky apartment houses occupy several intersections, and notably, **these buildings are even taller, and ever larger, than the Proposed Development.**



# 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.



# Development Site Height Comparison





# Bringing Light & Air to a Block of Constrained Backyards

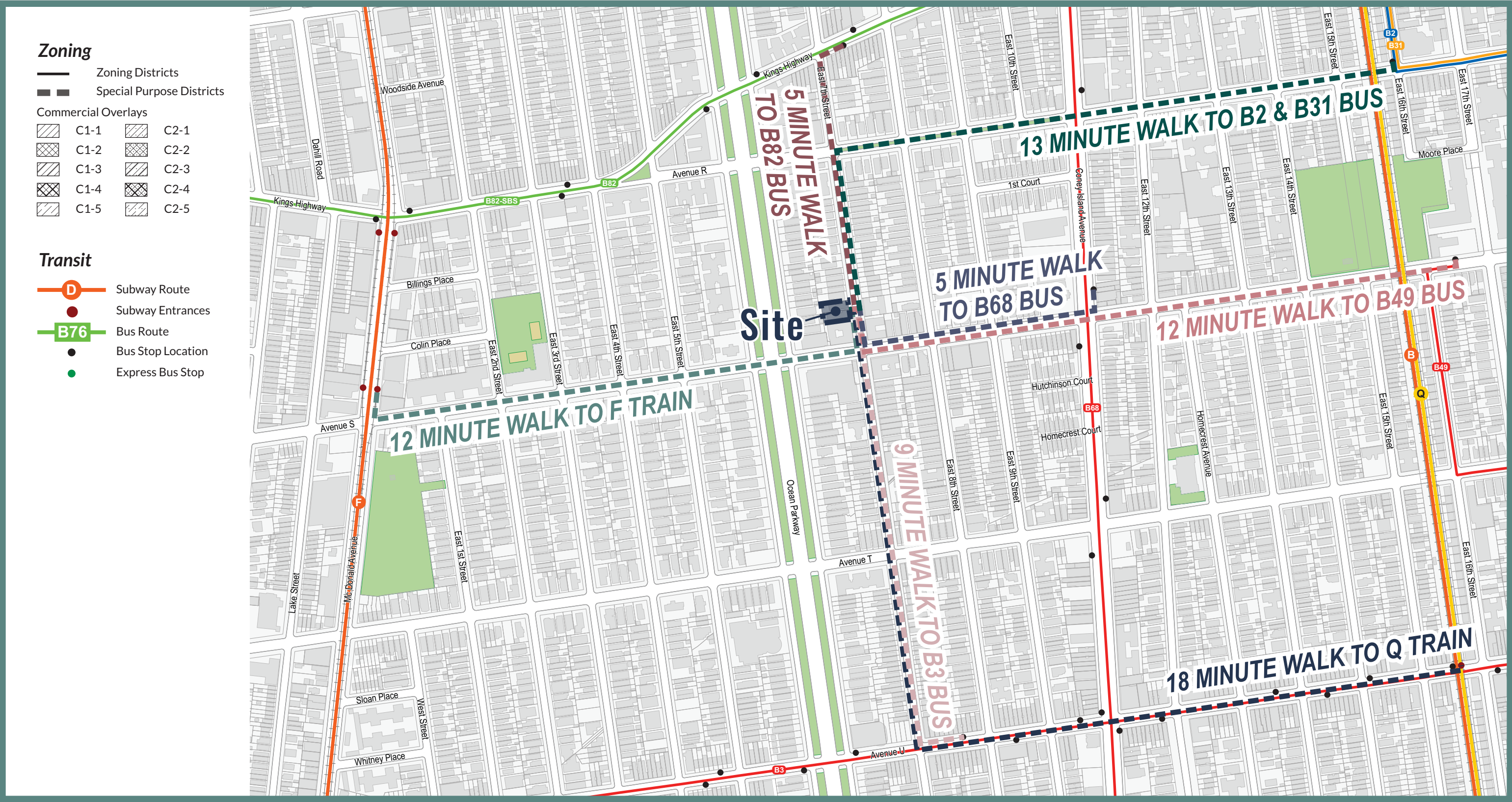
*A Thoughtful Setback to Improve Neighborhood Conditions*

- 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.



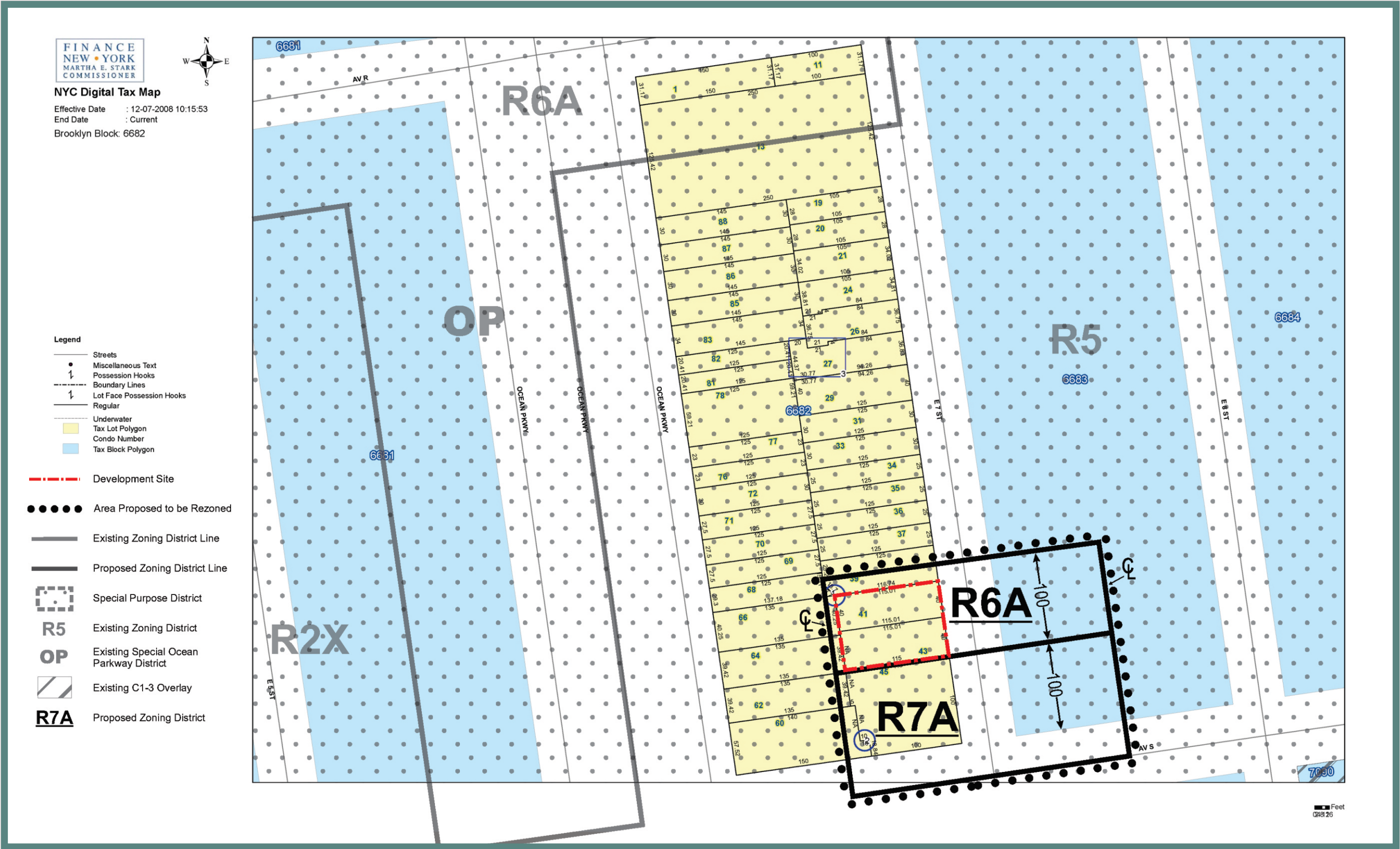


# Access To Many Transit Options





# Tax Map





# 1946 East 7th Street





# 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*

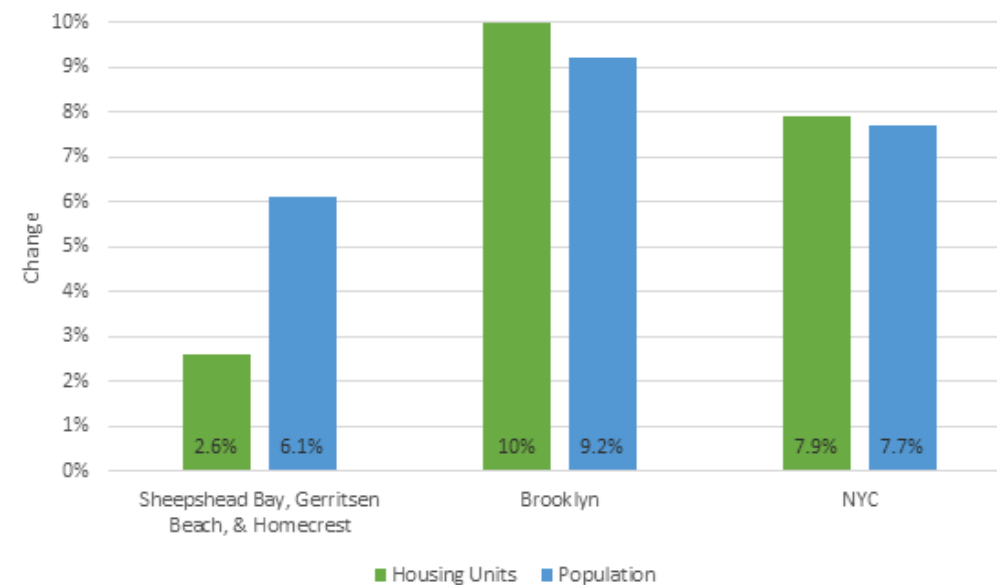
- This area has **gone up approximately 6.1% in population** from 2010 to 2020 (PUMA 4016 - Sheepshead Bay, Gerritsen Beach, Homecrest).
- However, the amount of **housing units in the same area only went up by 2.8%**, compared to 11% for Brooklyn and 9% for the City.
- This area is **significantly underperforming 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

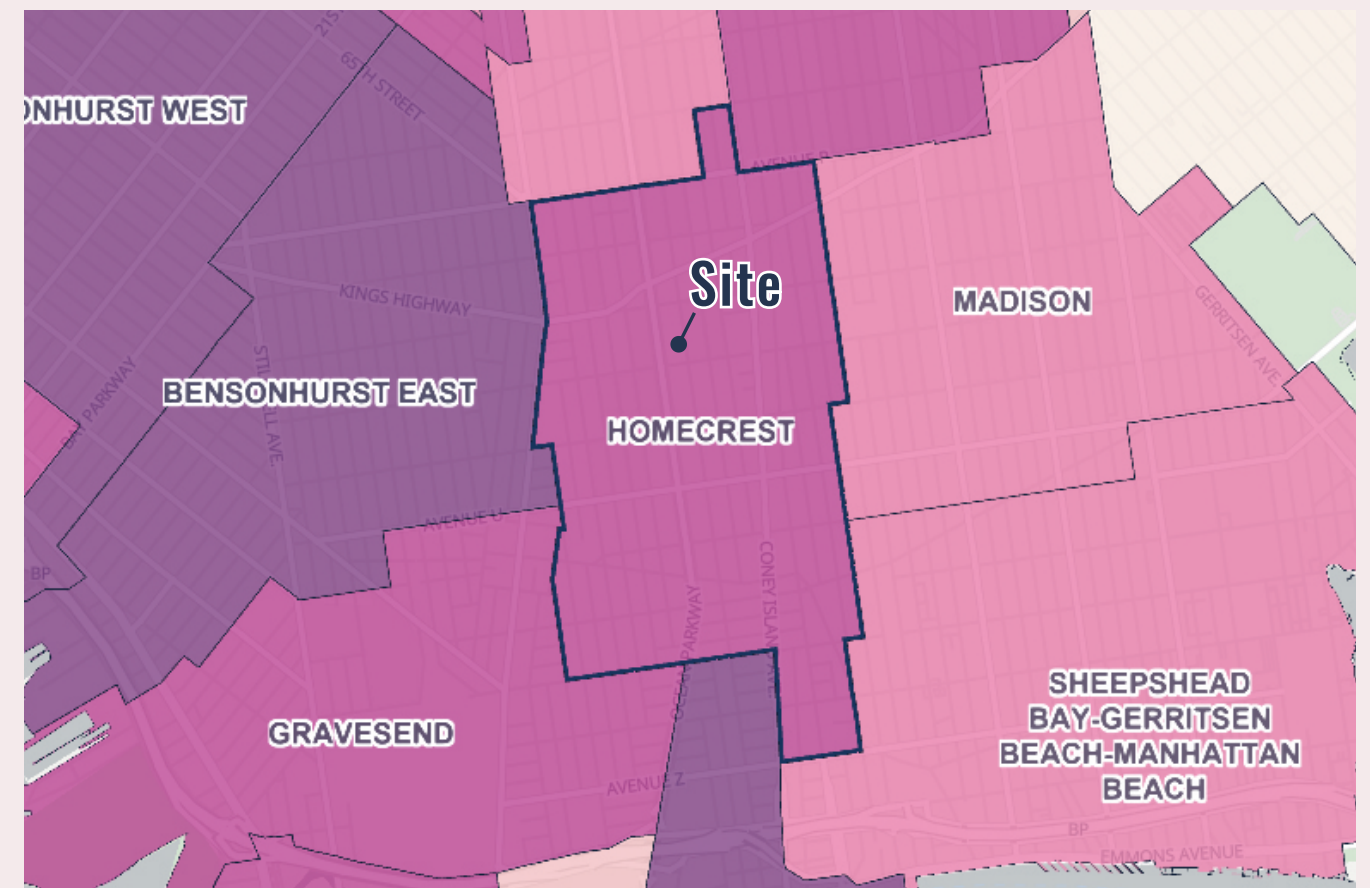
CD 15 only has 123 proposed MIH units to date. (Right, top).  
None of these have yet been constructed.

# 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*



# Proposed Plans



NEW CONSTRUCTION  
6-STORY, 47 UNIT BUIDLING  
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	6-STORY REVISION
DRAWING NUMBER	DRAWING TITLE	5/31/24	7/9/24	8/27/24	9/19/24	12/22/24	8/12/25
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			●	□	●	X
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  
6 STORY - 47 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.

It is a violation of State law to alter plans, specifications or reports to which the seal of an architect and/or engineer has been applied. It is a violation of the law for any person, unless acting under the direction of a licensed architect and/or engineer, to alter an item in any way. If the item bearing the seal of an architect and/or engineer is altered, the altering architect/engineer shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

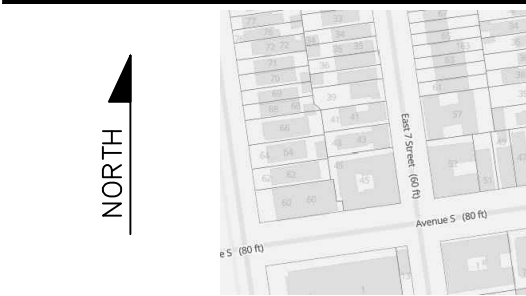
KONSTRUCT ENGINEERING, PLLC WAS NOT RETAINED  
FOR ANY SUPERVISION OF THE ACTUAL CONSTRUCTION

PROJECT OWNER / CONTACT

Ahi Ezer Housing  
Dev Fund Inc

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

	6-STORY REV	8/12/25
	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							
(k)	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'-1"	Ramps & stairs are permitted obstructions in rear yards	COMPLIANT		
					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 shlal 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 equal court depth	Court Width < = 30'-0"	Width of outer court shlal 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	43'-0"	at 5th FL	COMPLIANT		
		Maximum Base Height	65 ft	65'-0"	at roof	COMPLIANT		
		Maximum Building Height	95 ft	85'-0"	ADDITIONAL LIMITATION & REDUCTION DUE TO TRANSITION AREA		COMPLIANT	
23-433		Standard Setback Depth	10 ft for #Wide Street#, 15ft for #Narrow Street#	15'-0"	Minimum of 15'-0" however, permitted to reduce	COMPLIANT		
	Modifications to Setbacks							
(a)		1ft setback requirement reduction for every 1ft street wall is located beyond the street line.						
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					COMPLIANT		
R5 Adjacent Zoning District - NON - #QUALIFYING RESIDENTIAL SITES# - #LOT WIDTH# greater than 30 ft		Adjusted Maximum Building Height	65 ft	65'-0"		COMPLIANT		
		Within 15 ft of district boundary	65 ft	65'-0"		COMPLIANT		
		15 ft - 25ft of district boundary	85 ft	85'-0"		COMPLIANT		
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)		951.55	2855	PROVIDED AT EXTERIOR TERRACE (1015 SF) & REAR YARD (1840 SF)			
	MINIMUM REQUIRED = 3 % of Floor Area					COMPLIANT		
23-63	Compilation		indoors, outdoors, both		Provide byoutside space only			
	accessability			RAMP	Both accessible	COMPLIANT		
	15ft minimum dimension			24'-0"	PROVIDED AT EXTERIOR TERRACE & REAR YARD	COMPLIANT		
	Indoor space shall have window of 9.5% or room area minimum				N/A PROVIDED OUTSIDE	N/A		
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	
	table		SF EQUIVALENT	27600	0.00			
	table		Lot Coverage	60%	n/a	See Z.R. 24-165. Lot Coverage of R6a shall apply.	COMPLIANT	
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 amendments		COMPLIANT	
25-22	Required Parking in the #Outer Transit Zone							
25-222	table	R6 #qualifying affordable housing# or #qualifying senior housin#	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 ner 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	

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PROJECT  
NEW CONSTRUCTION  
6 STORY - 47 UNIT BUILDING  
WITH COMMUNITY FACILITY

Block: 6628  
Lot: 41 & 43

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**PROJECT OWNER / CONTACT**

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

	6-STORY REV	8/12/25
	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 S  
Brooklyn, NY 11223

**DRAWING TITLE**

CITY OF YES  
ZONING ANALYSIS

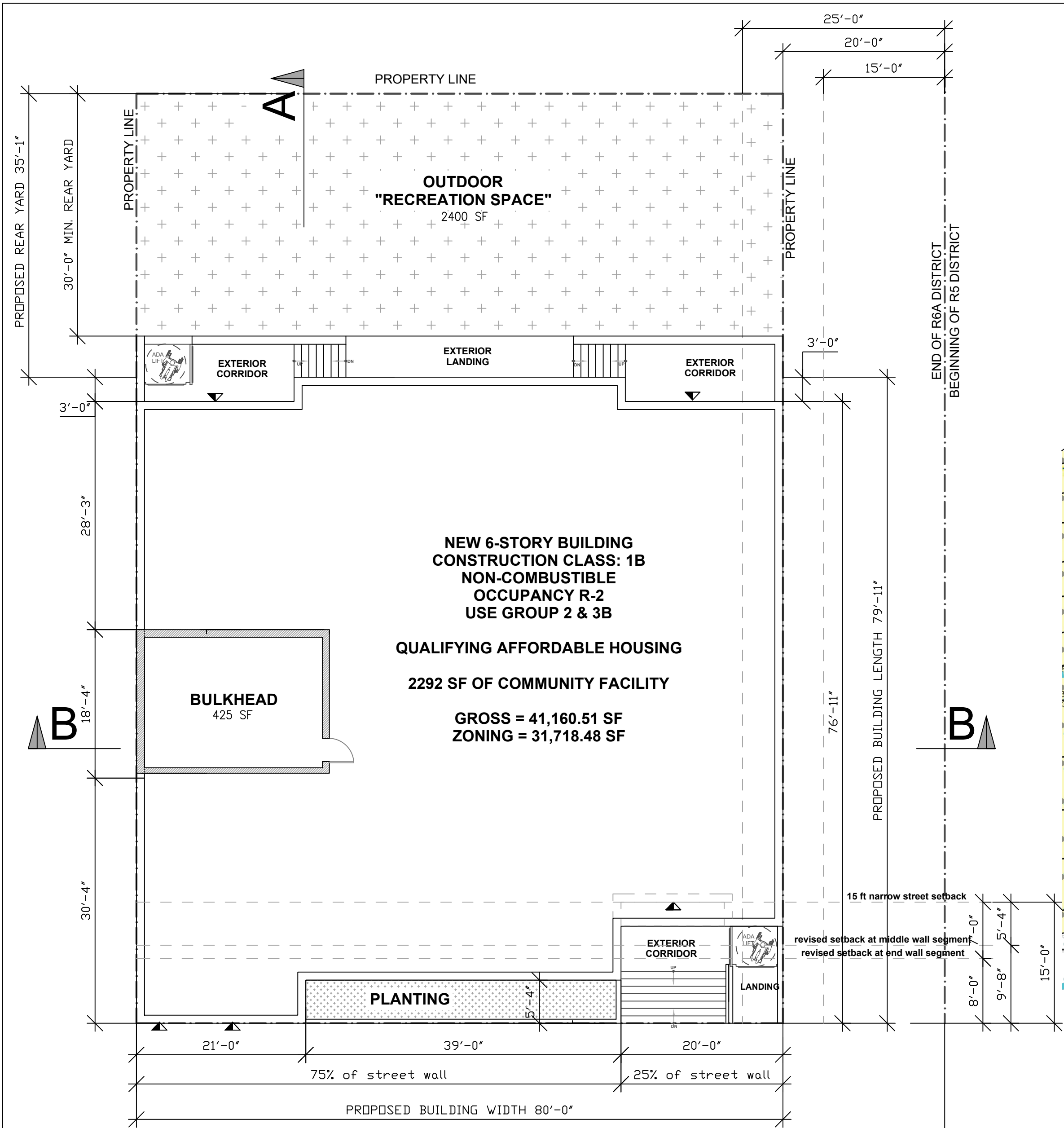
DOB SIGNATURE AND STAMP

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

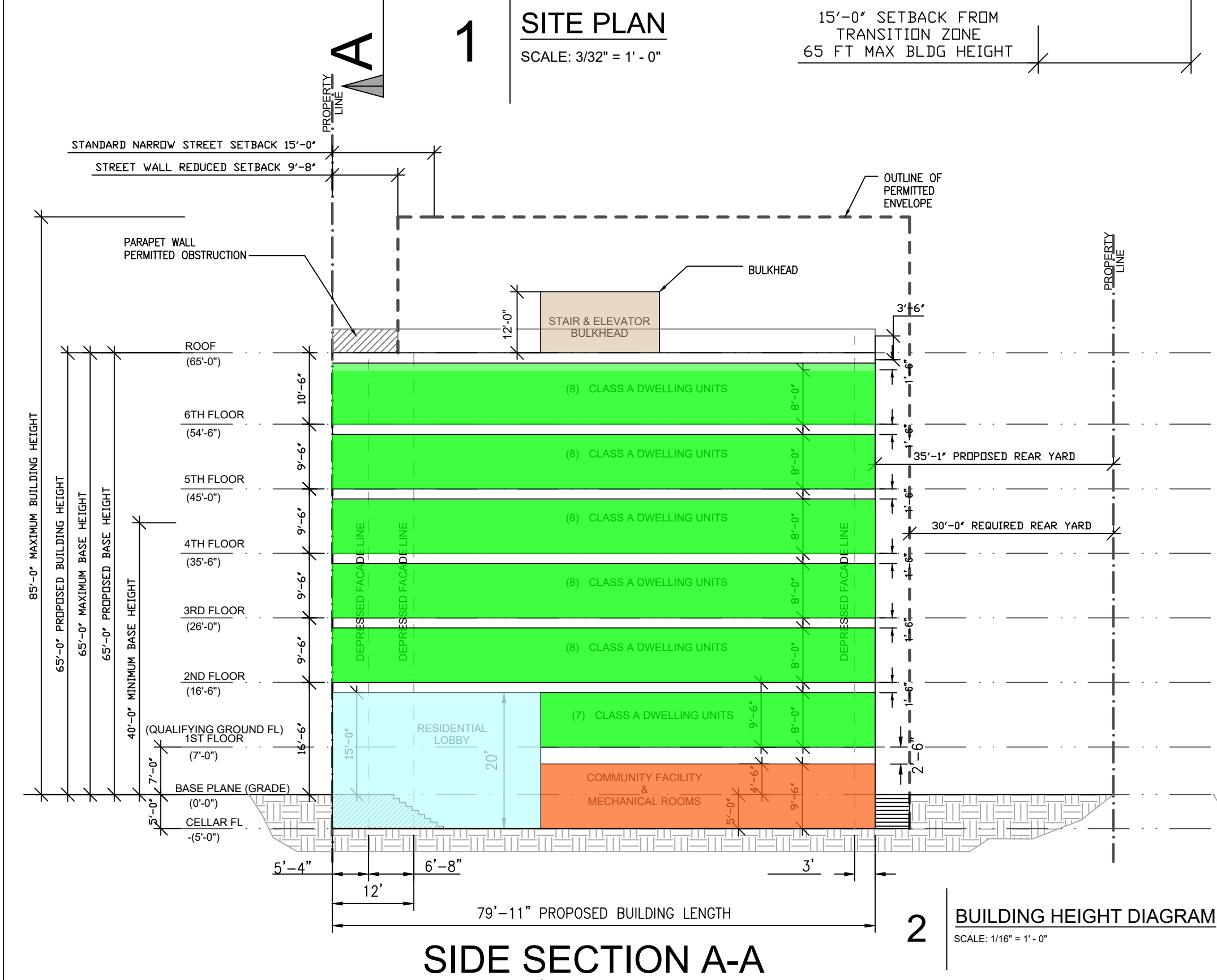
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DRAWING NO.

CB-2



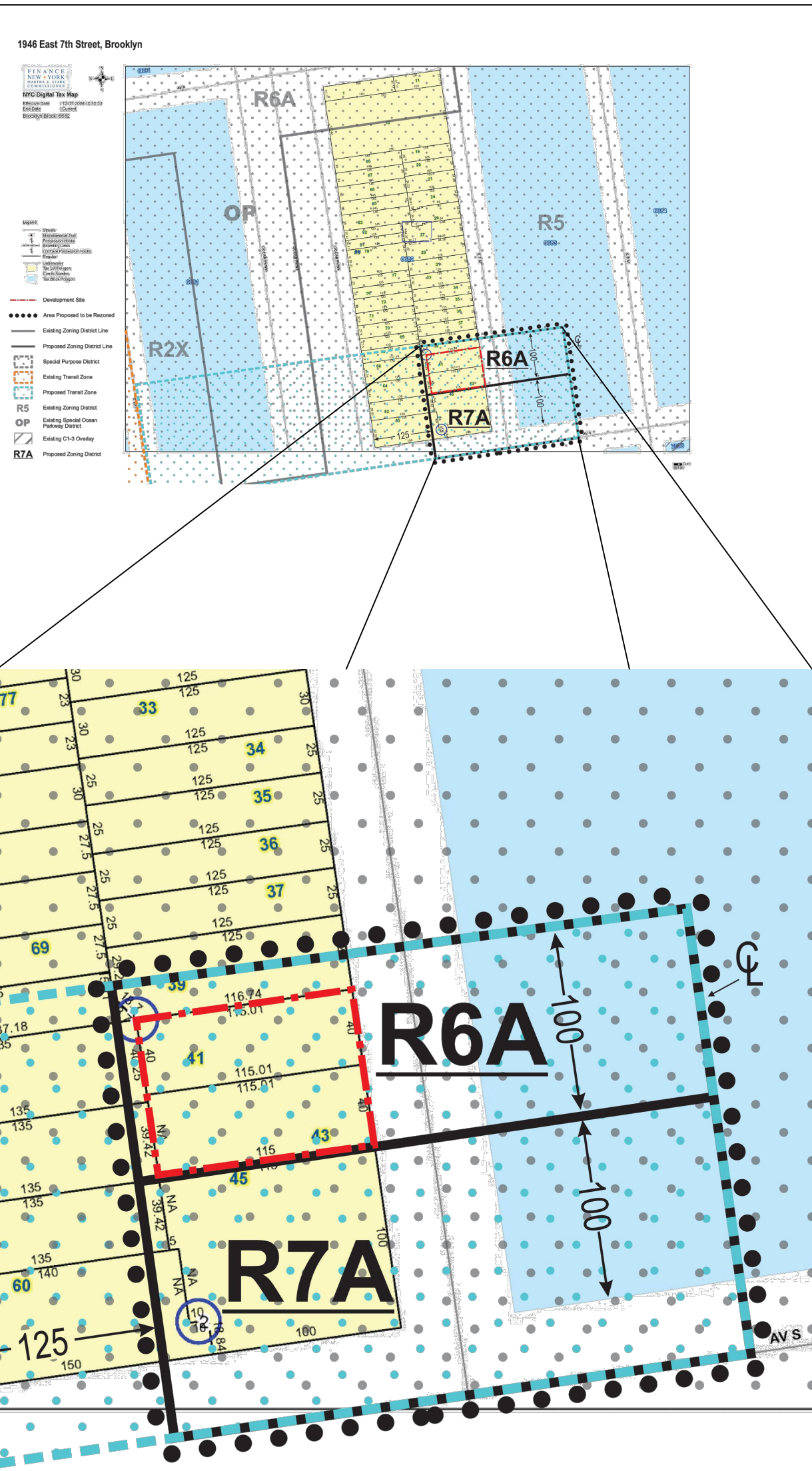


1 SITE PLAN  
SCALE: 3/32" = 1' - 0"



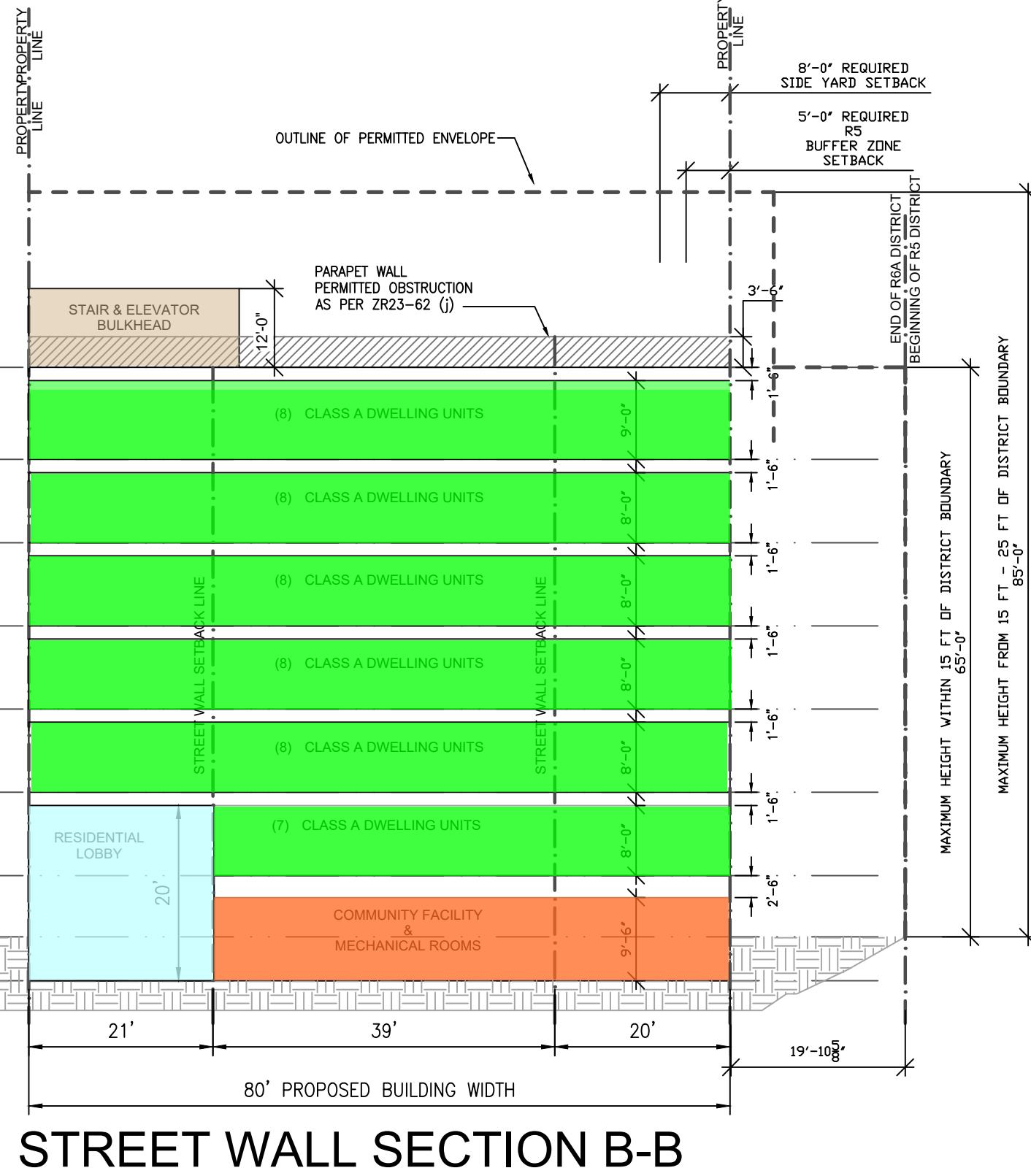
SIDE SECTION A-A

2 BUILDING HEIGHT DIAGRAM  
SCALE: 1/16" = 1' - 0"



PROJECT NOT  
LOCATED WITHIN  
INNER TRANSIT  
ZONE.

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



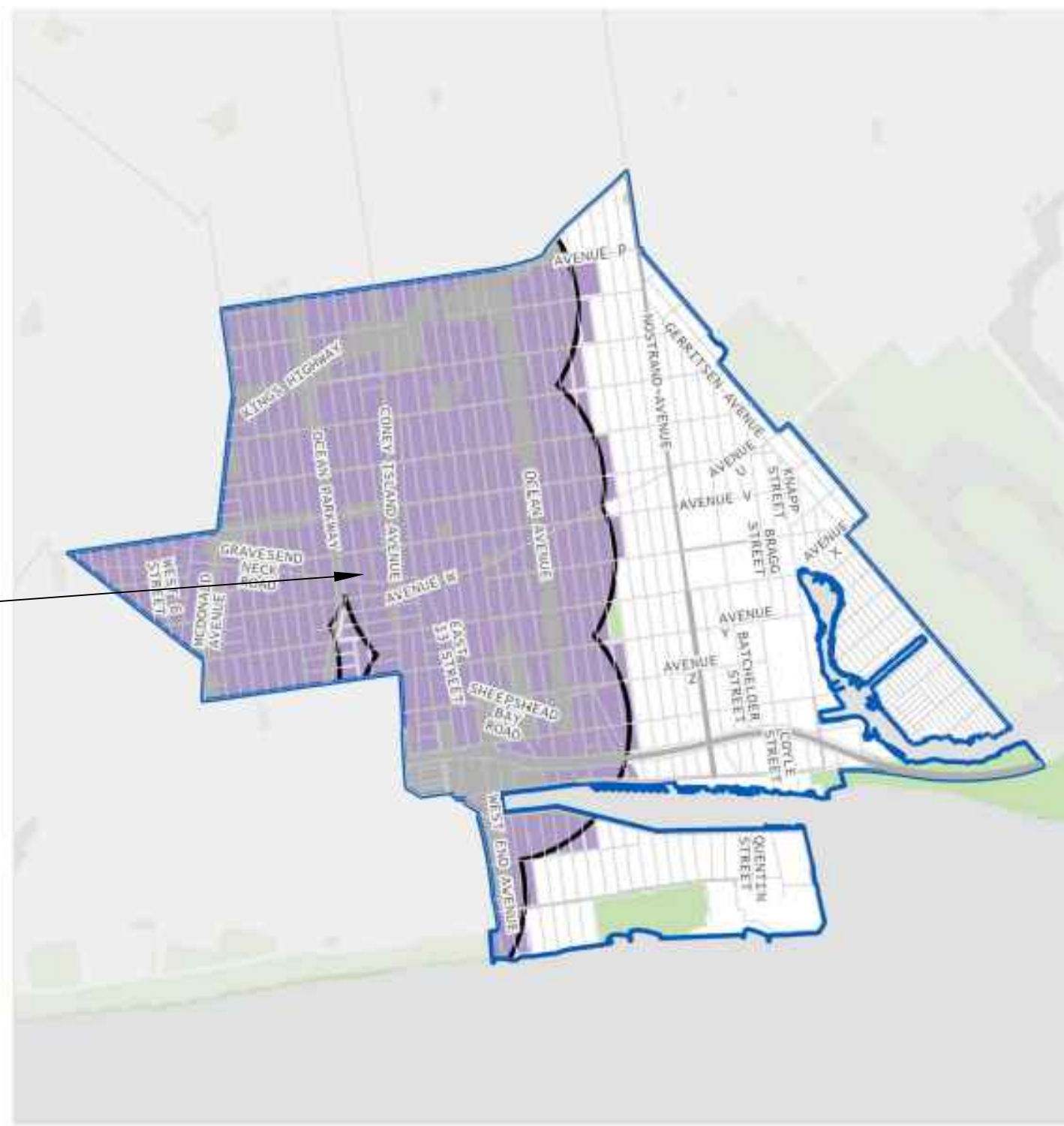
STREET WALL SECTION B-B

LEGEND

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



Brooklyn CD 15



- Community District
- Low density districts
- Greater Transit Zone

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PROJECT  
NEW CONSTRUCTION  
6 STORY - 47 UNIT BUILDING  
WITH COMMUNITY FACILITY  
Block: 6628  
Lot: 41 & 43

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PROJECT OWNER / CONTACT

Ahi Ezer Housing  
Dev Fund Inc

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

	6-STORY REV	8/12/25
	CITY OF YES REV	12/22/24
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PROJECT ADDRESS

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DRAWING TITLE

SITE PLAN & ZONING  
DIAGRAMS

DOB SIGNATURE AND STAMP

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

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DRAWING NO.

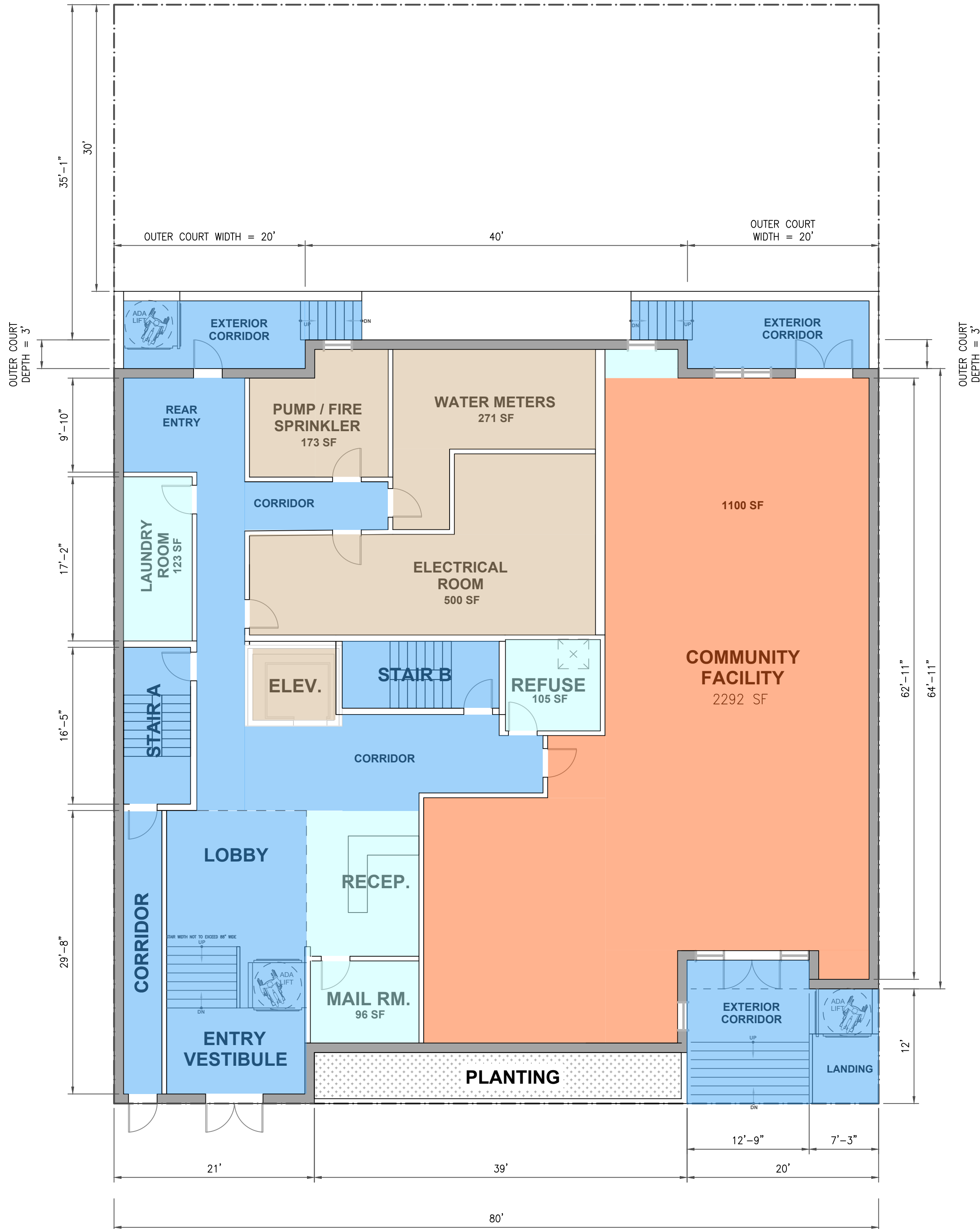
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COMMUNITY BOARD SUBMISSION  
NOT FOR CONSTRUCTION  
CONCEPT PLANS

CB-3



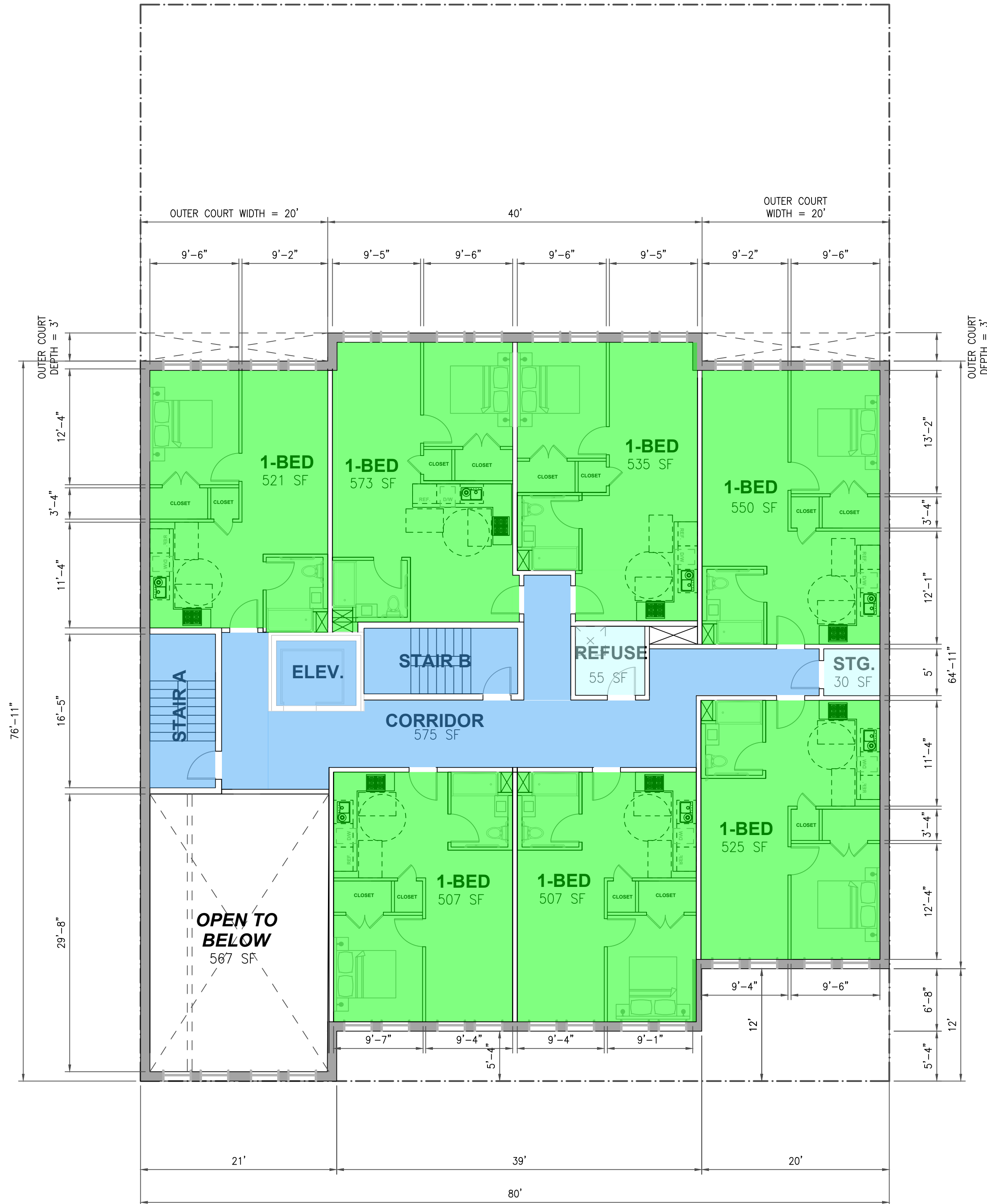
LEGEND

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



1 CELLAR (GROUND) FLOOR  
SCALE: 1/8" = 1' - 0"

ELEV (FT)	UNIT COUNT		
	FLOOR LEVEL	STUDIO	1-BED
77	BLK HD RF		
65	ROOF		
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	0	47



2 1ST FLOOR  
SCALE: 1/8" = 1' - 0"

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PROJECT  
NEW CONSTRUCTION  
6 STORY - 47 UNIT BUILDING  
WITH COMMUNITY FACILITY

Block: 6628  
Lot: 41 & 43

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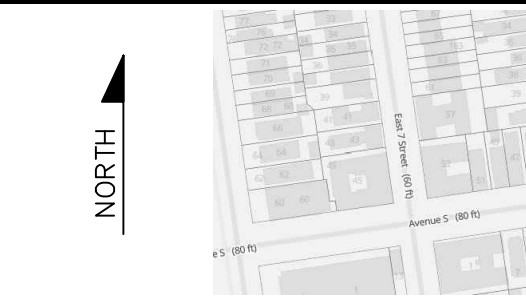
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BROOKLYN, NY 11223

6-STORY REV	8/12/25
CITY OF YES REV	12/22/24
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CB RENDERINGS	7/9/24
COMMUNITY BOARD	5/31/24
No. Revision	Date



PROJECT ADDRESS

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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

SEAL & SIGNATURE  
COMMUNITY BOARD SUBMISSION  
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CONCEPT PLANS

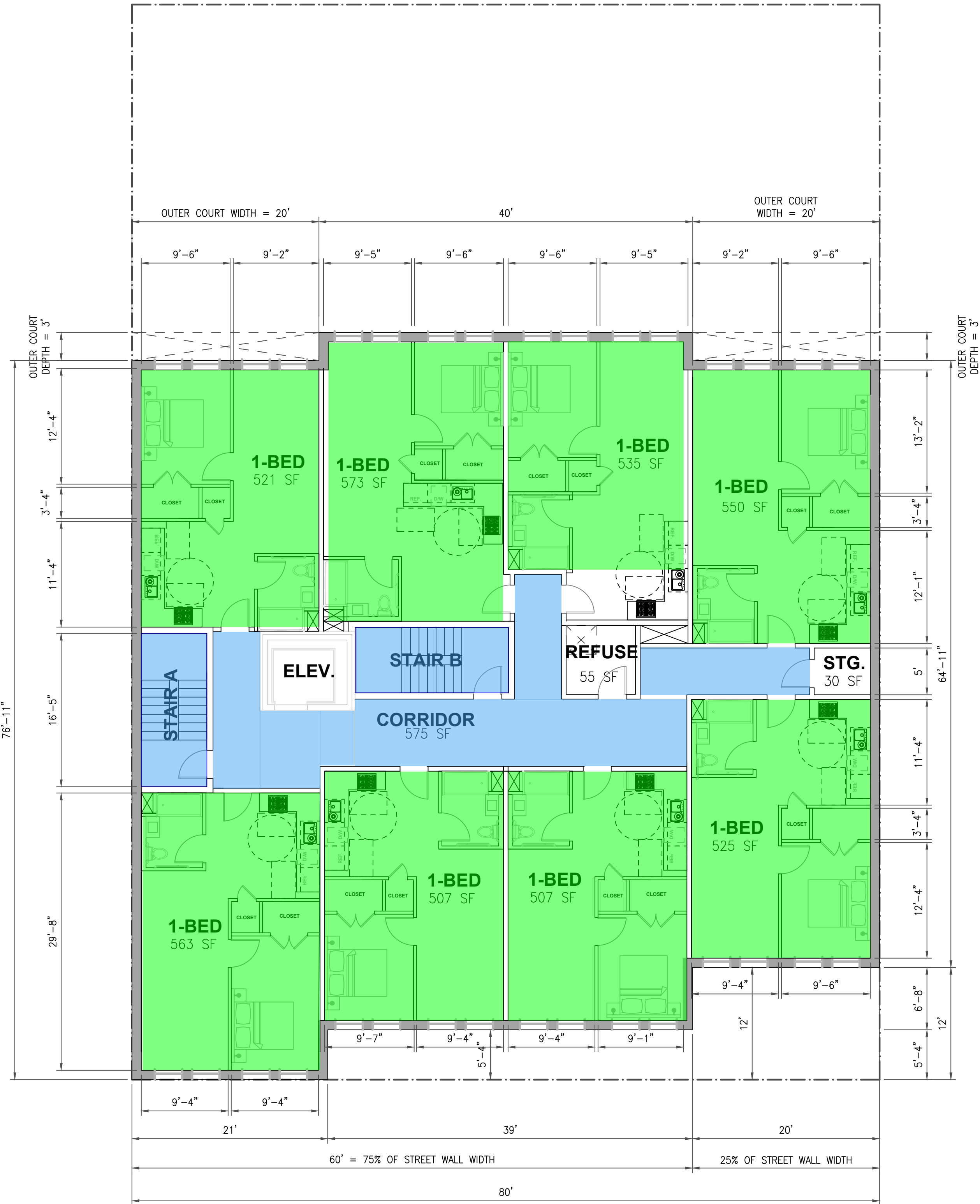
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DRAWING NO.

CB-4



LEGEND

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



1

2ND - 6TH FLOOR

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

ELEV (FT)	UNIT COUNT		
	FLOOR LEVEL	STUDIO	1-BED
77	BLK HD RF		
65	ROOF		
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	0	47

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PROJECT  
NEW CONSTRUCTION  
6 STORY - 47 UNIT BUILDING  
WITH COMMUNITY FACILITY

Block: 6628  
Lot: 41 & 43

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BROOKLYN, NY 11223

6-STORY REV	8/12/25
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

2ND - 6TH FLOOR  
PLAN

DOB SIGNATURE AND STAMP

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

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COMMUNITY BOARD SUBMISSION  
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CONCEPT PLANS

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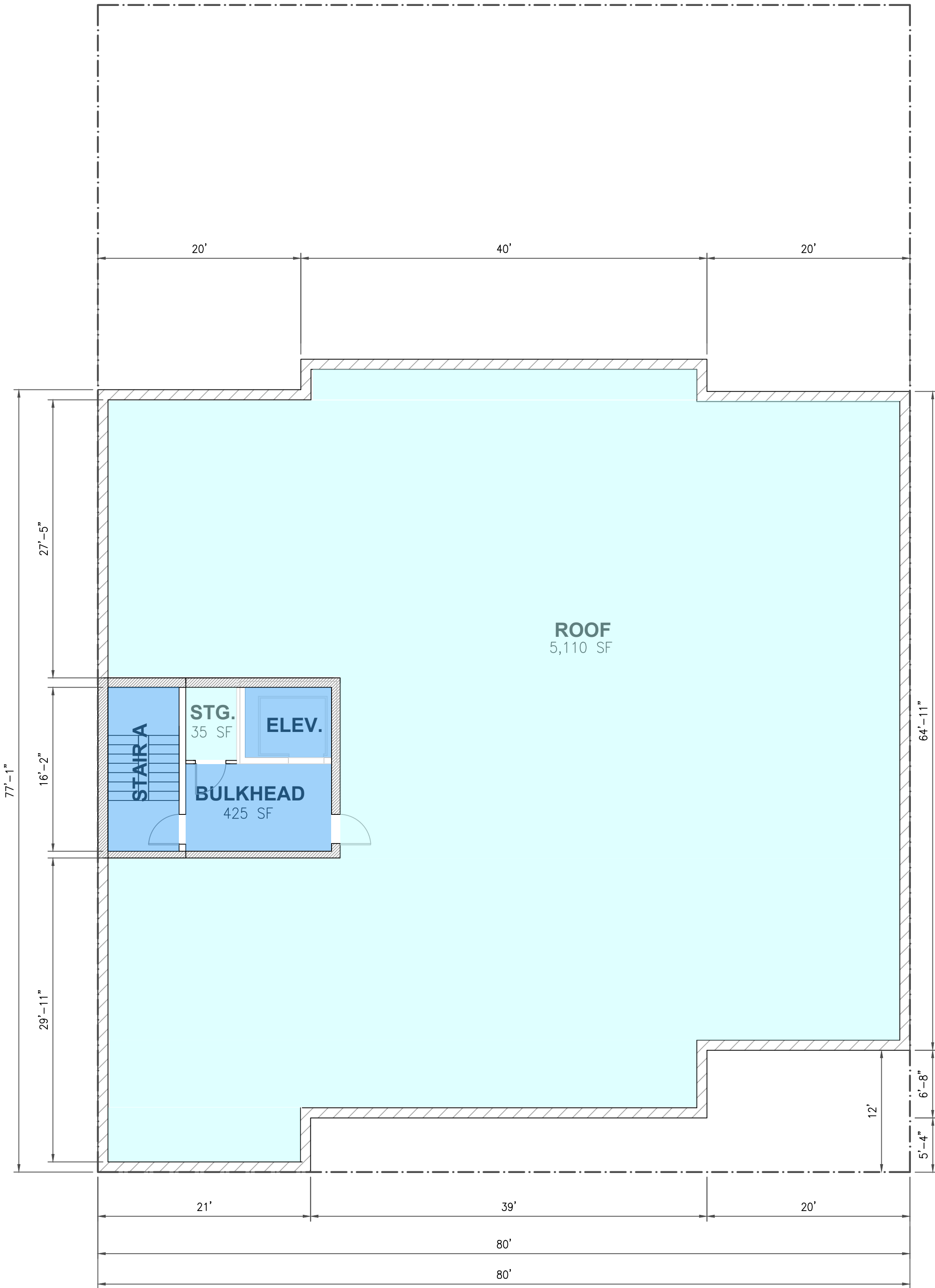
DRAWING NO.

CB-5



LEGEND

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



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

UNIT COUNT			
FLOOR LEVEL	STUDIO	1-BED	TOTAL
77	BLK HD RF		0
65	ROOF		0
54.5	6TH	8	8
45	5TH	8	8
35.5	4TH	8	8
26	3RD	8	8
16.5	2ND	8	8
7	1ST	7	7
-5	GROUND	0	0
	TOTAL	47	47

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PROJECT  
NEW CONSTRUCTION  
6 STORY - 47 UNIT BUILDING  
WITH COMMUNITY FACILITY

Block: 6628  
Lot: 41 & 43

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

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	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  
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DRAWING TITLE

ROOF PLAN

DOB SIGNATURE AND STAMP

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

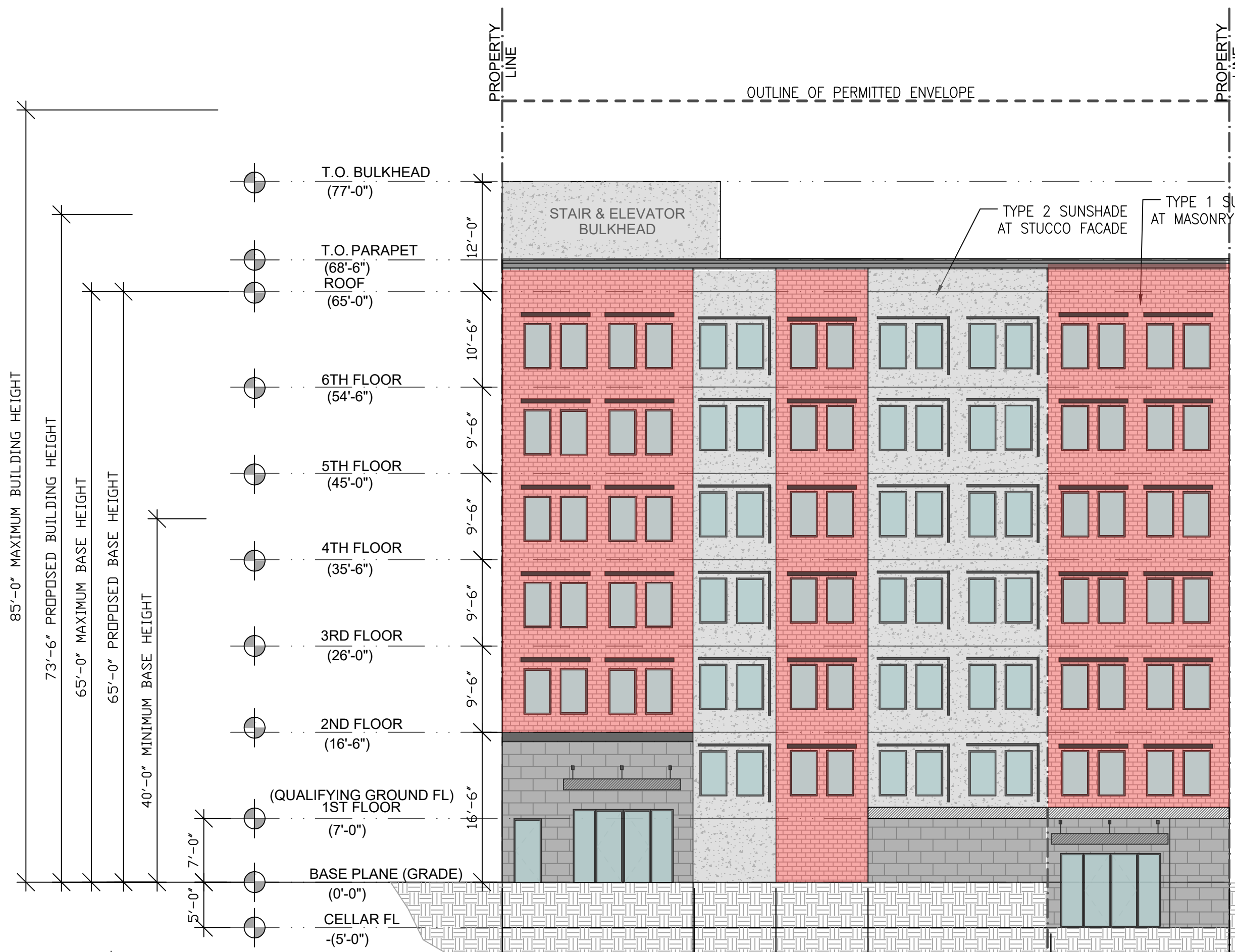
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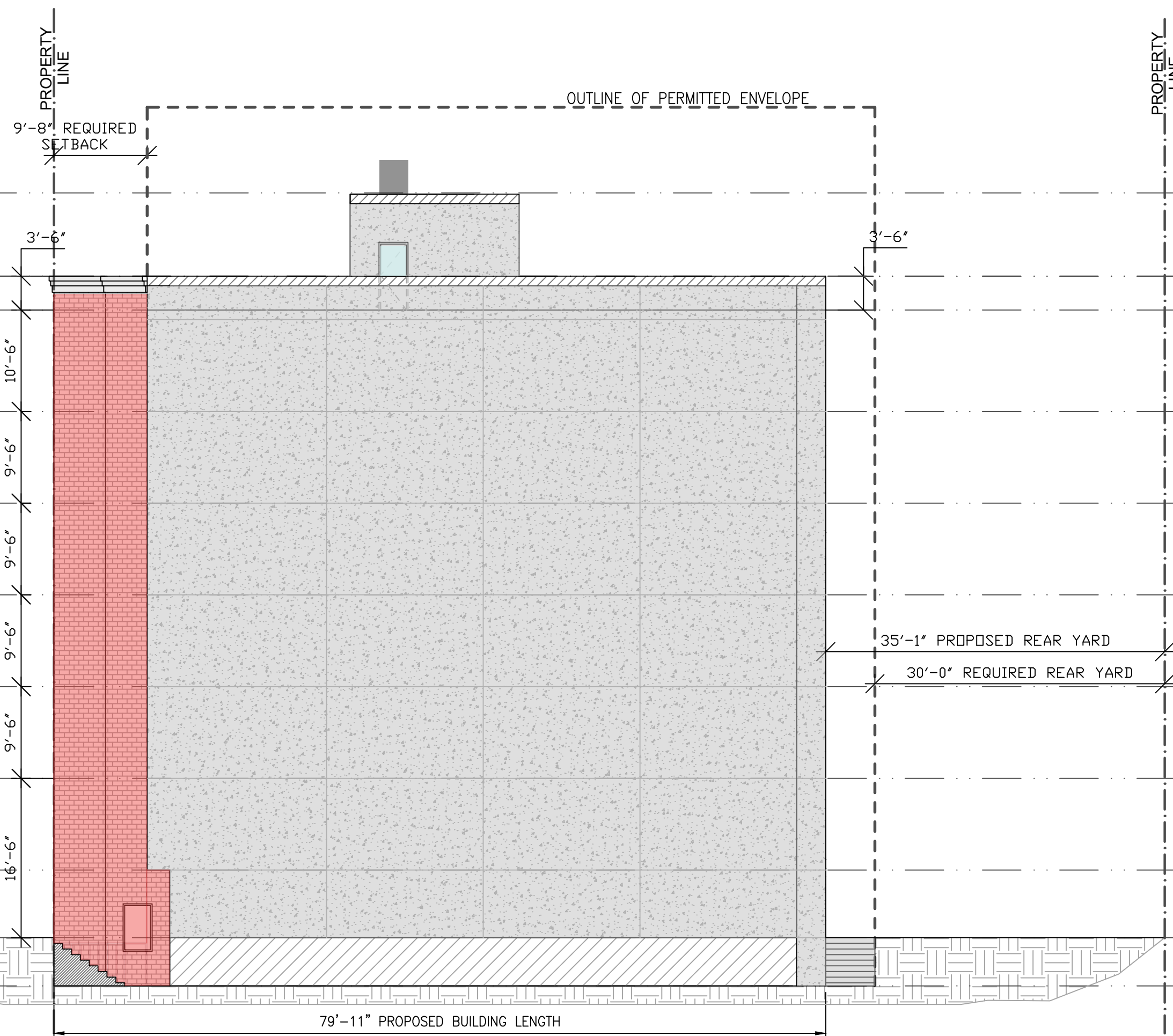
CB-6





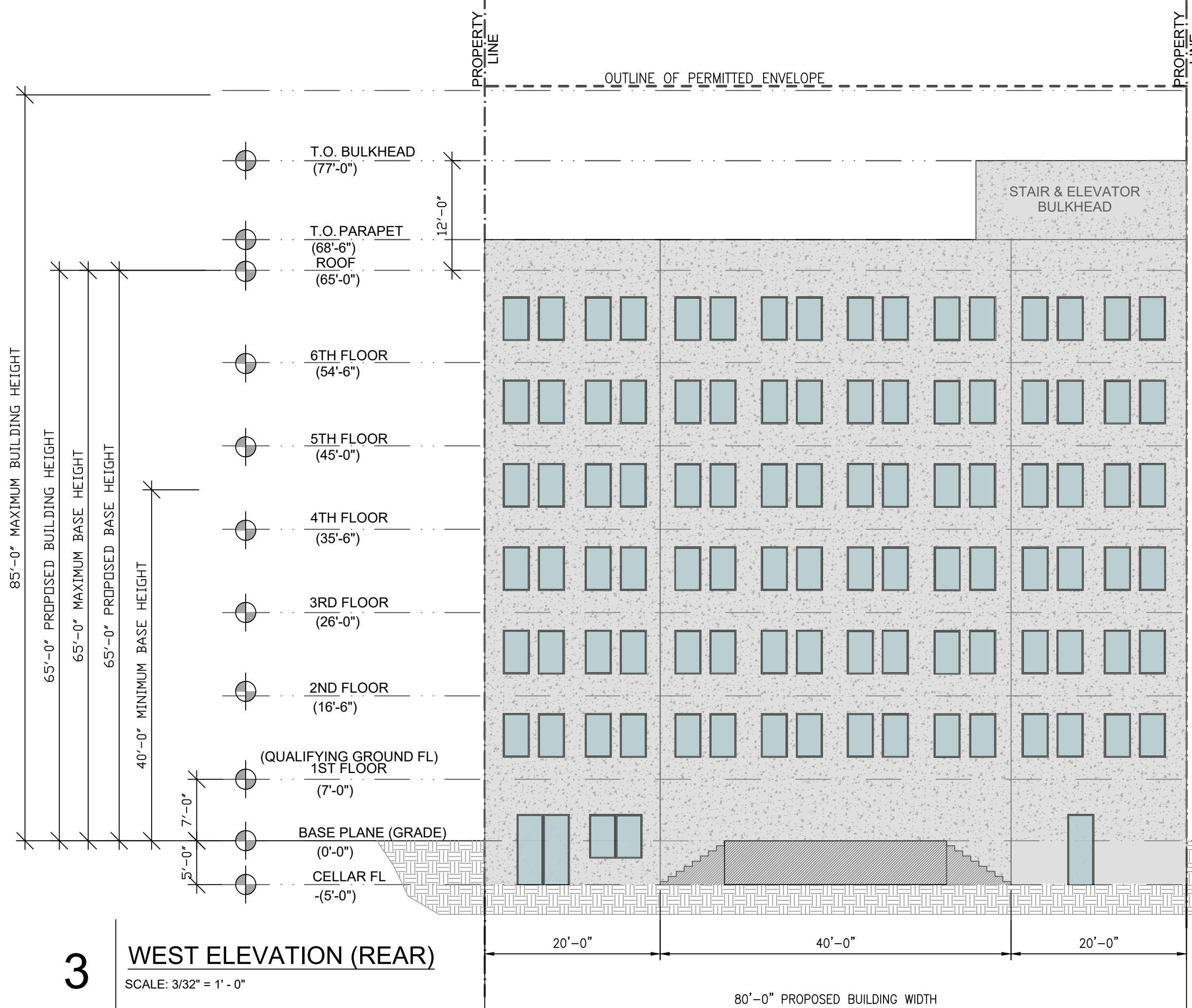
1 EAST ELEVATION (FRONT)

SCALE: 3/32" = 1' - 0"



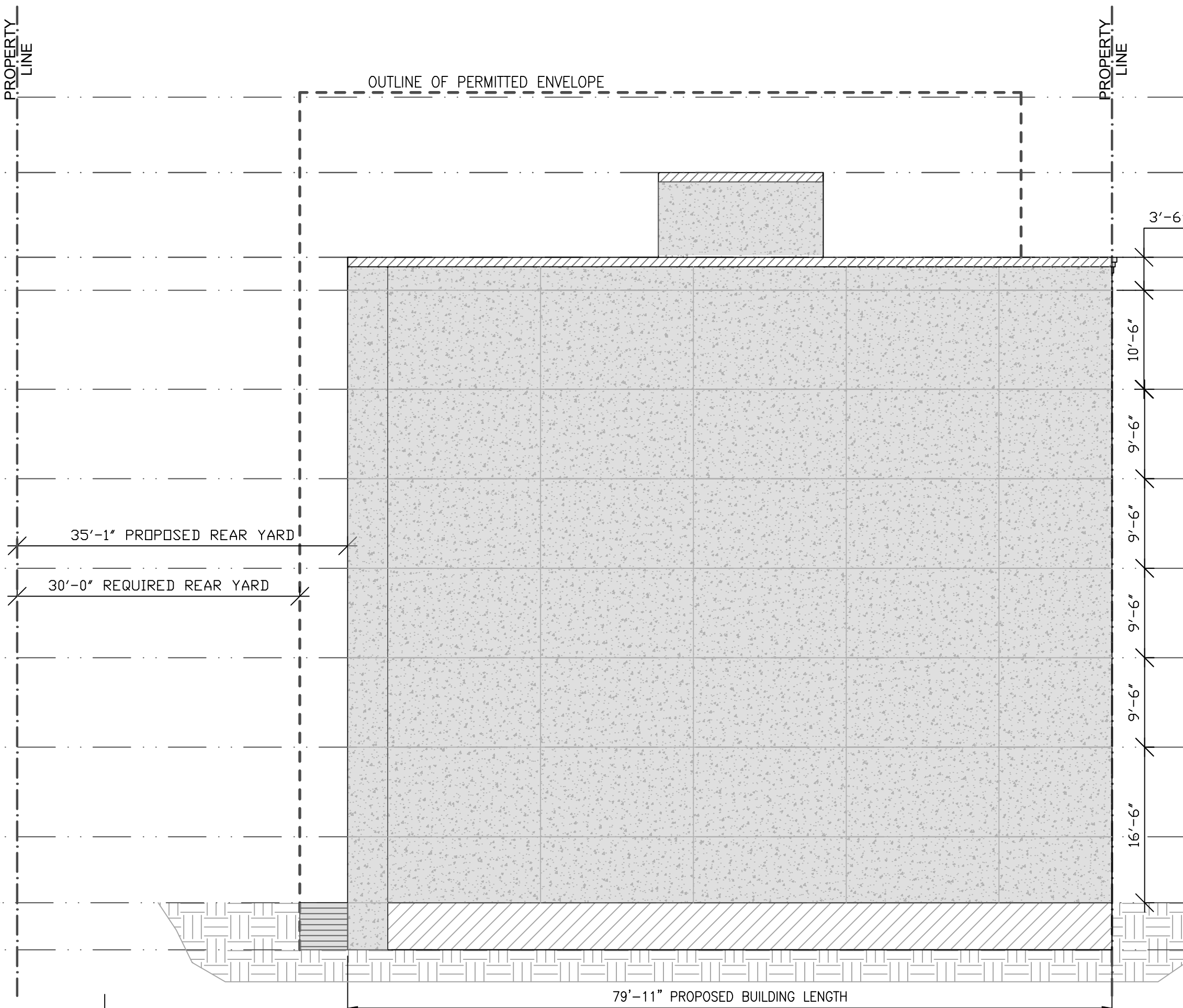
2 NORTH ELEVATION (SIDE)

SCALE: 3/32" = 1' - 0"



3 WEST ELEVATION (REAR)

SCALE: 3/32" = 1' - 0"



4 SOUTH ELEVATION (SIDE)

SCALE: 3/32" = 1' - 0"

PROJECT  
NEW CONSTRUCTION  
6 STORY - 47 UNIT BUILDING  
WITH COMMUNITY FACILITY  
Block: 6628  
Lot: 41 & 43

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

	6-STORY REV	8/12/25
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Brooklyn, NY 11223

DRAWING TITLE

EXTERIOR  
ELEVATIONS

DOB SIGNATURE AND STAMP

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CHK BY: SJK  
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CB-7





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PROJECT  
NEW CONSTRUCTION  
6 STORY - 47 UNIT BUILDING  
WITH COMMUNITY FACILITY  
Block: 6628  
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1960 EAST 7th STREET  
BROOKLYN, NY 11223

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PROJECT ADDRESS

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Brooklyn, NY 11223

DRAWING TITLE

PEDESTRIAN  
RENDERINGS

DOB SIGNATURE AND STAMP

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NY PE# 102164

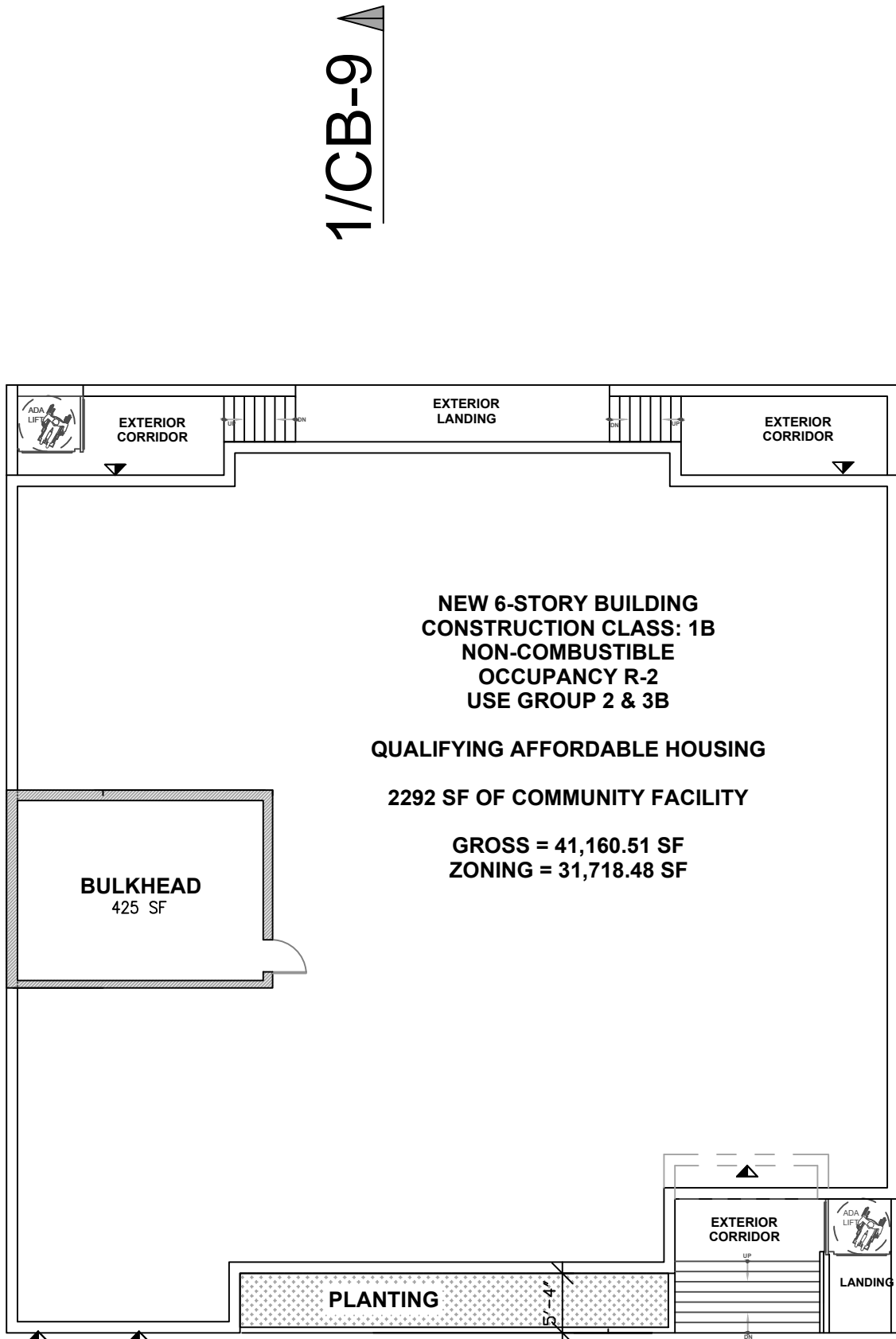
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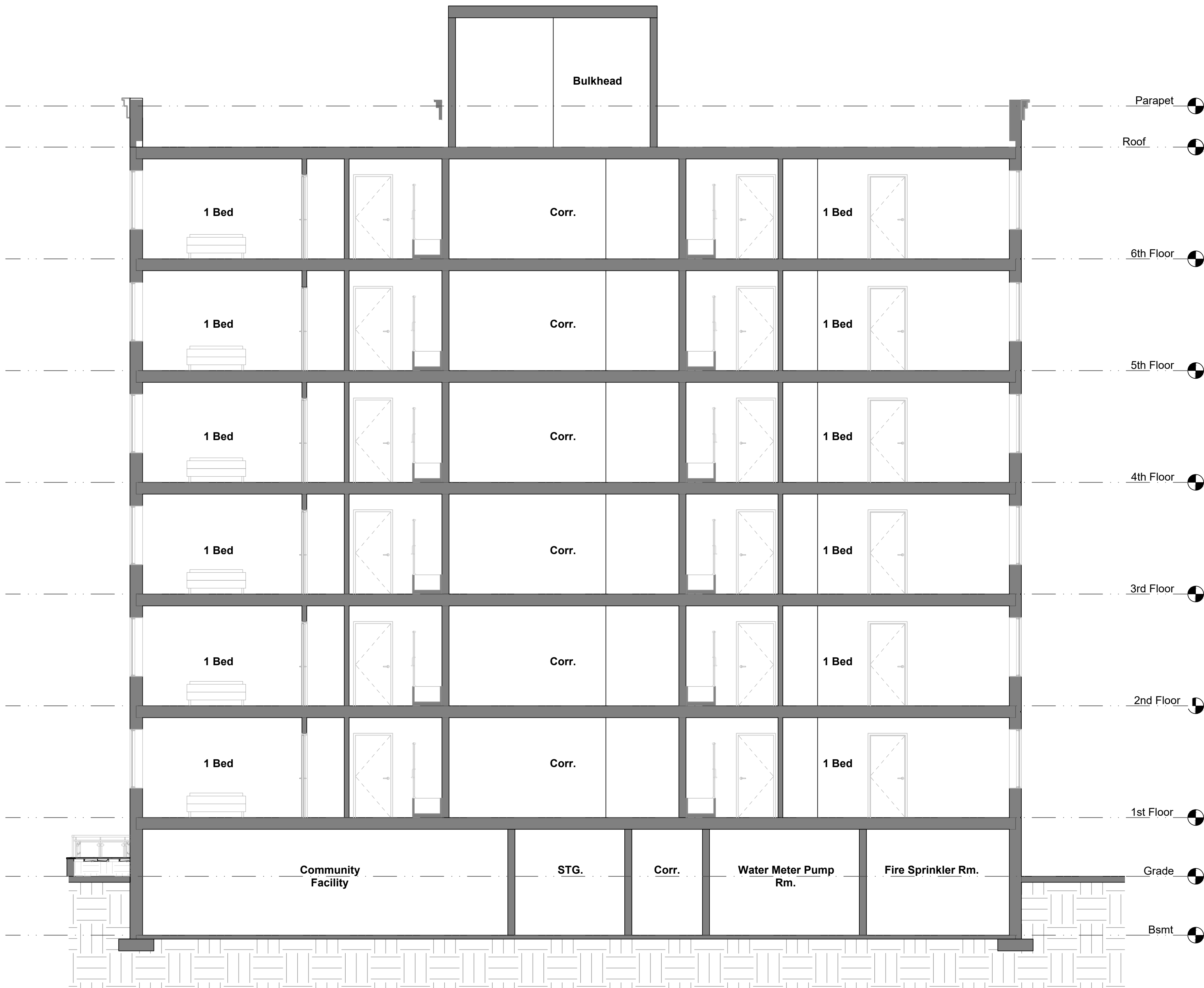
DRAWING NO.

CB-8





KEY PLAN



1

TYPICAL BUILDING SECTION

SCHEMATIC BUILDING SECTION

PROJECT  
NEW CONSTRUCTION  
6 STORY - 47 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

	6-STORY REV	8/12/25
	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

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

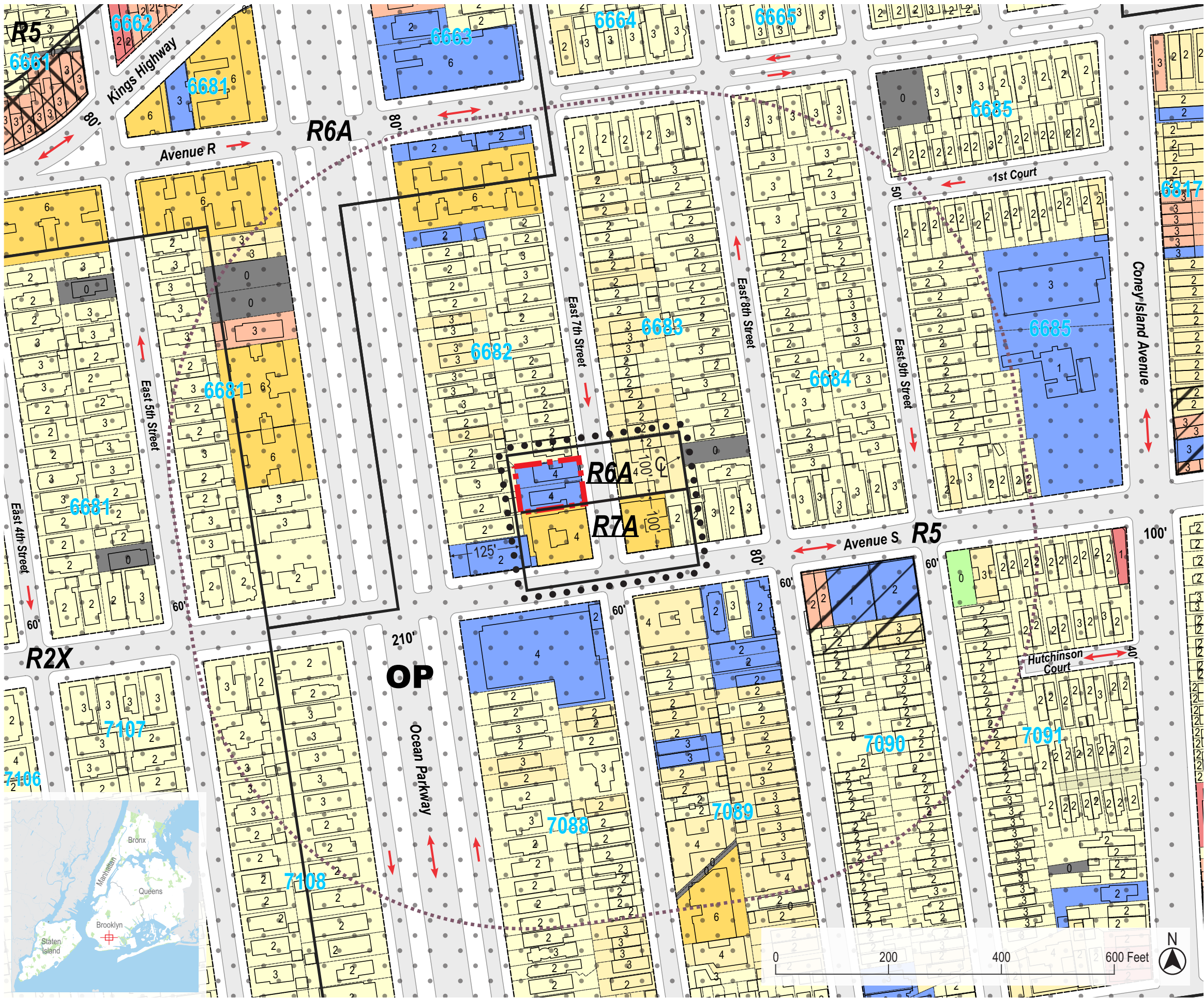
### Existing Commercial Overlays & Zoning Districts

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

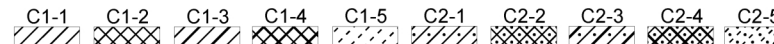
- Block Numbers
- Property Lines
- 5 Number of Floors

### 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](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.

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**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](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.





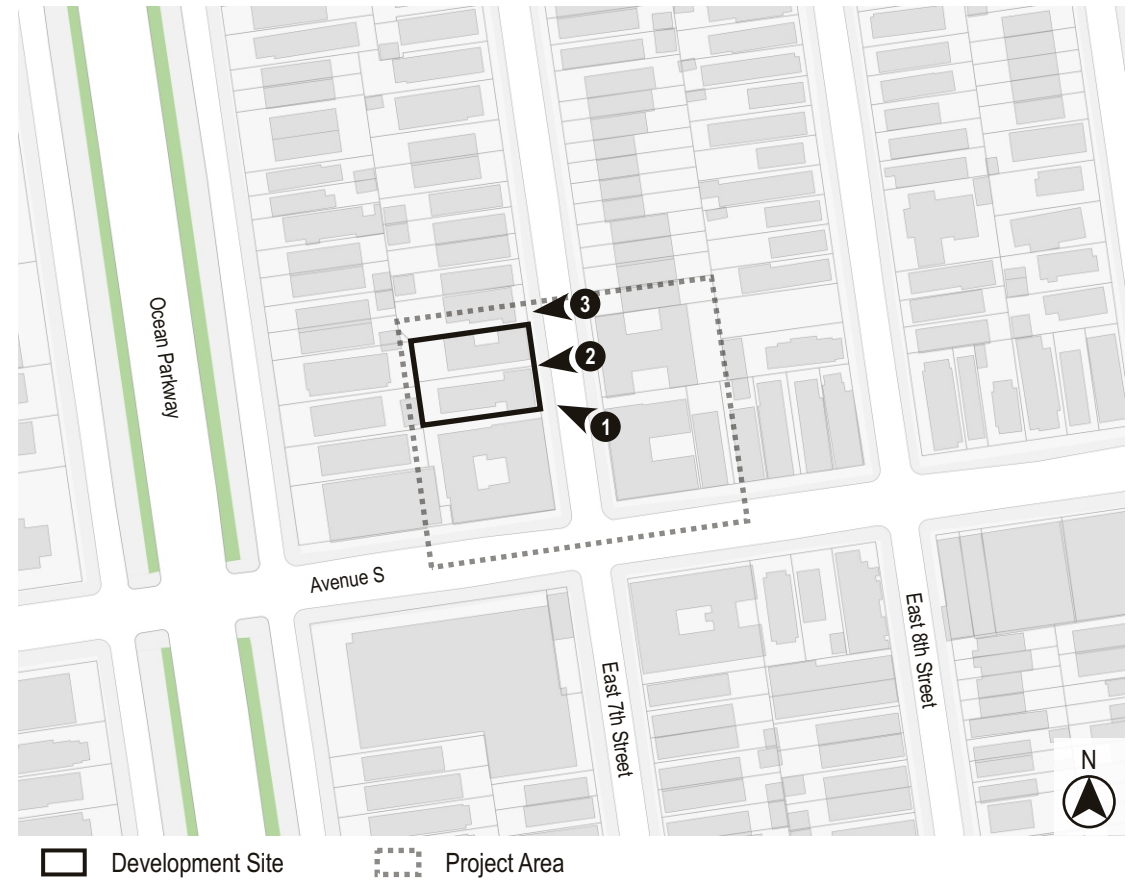
1. View of the Development Site facing northwest from East 7th Street.



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



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







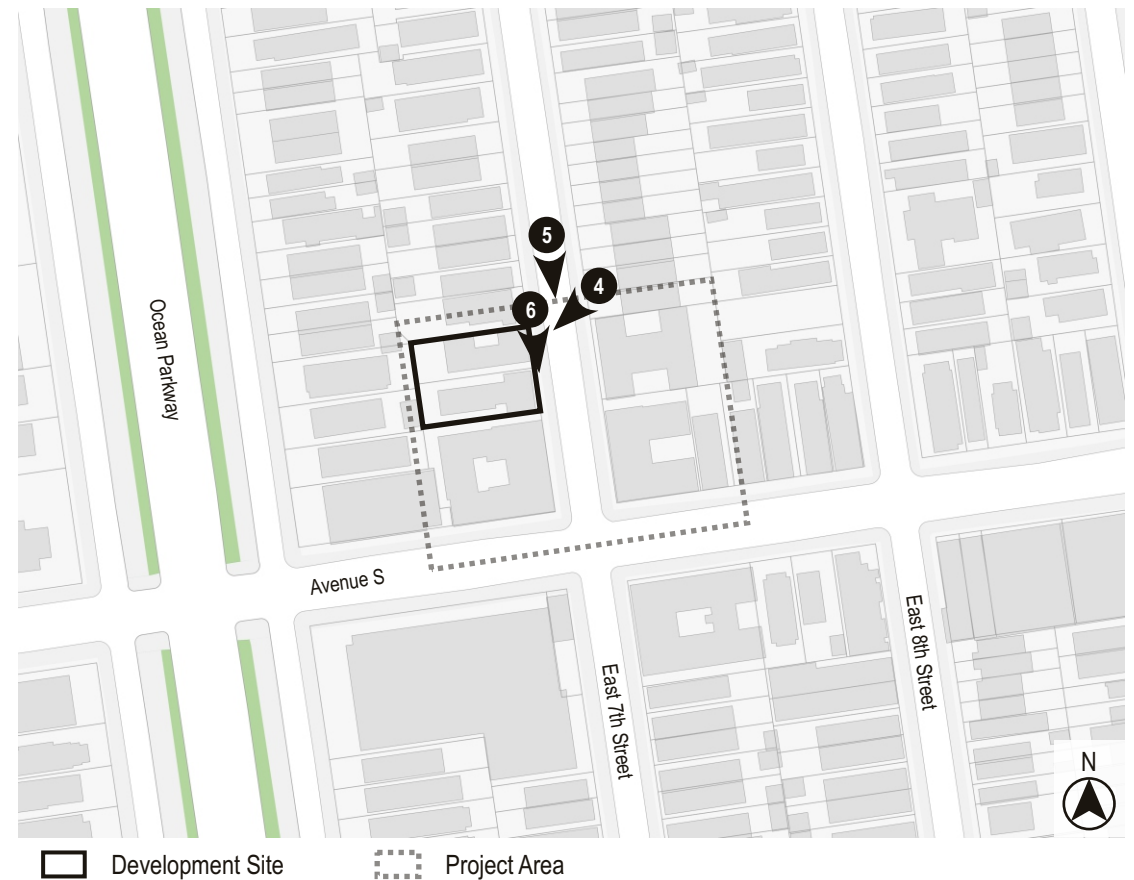
4. View of the Project Area facing southwest from East 7th Street.



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).







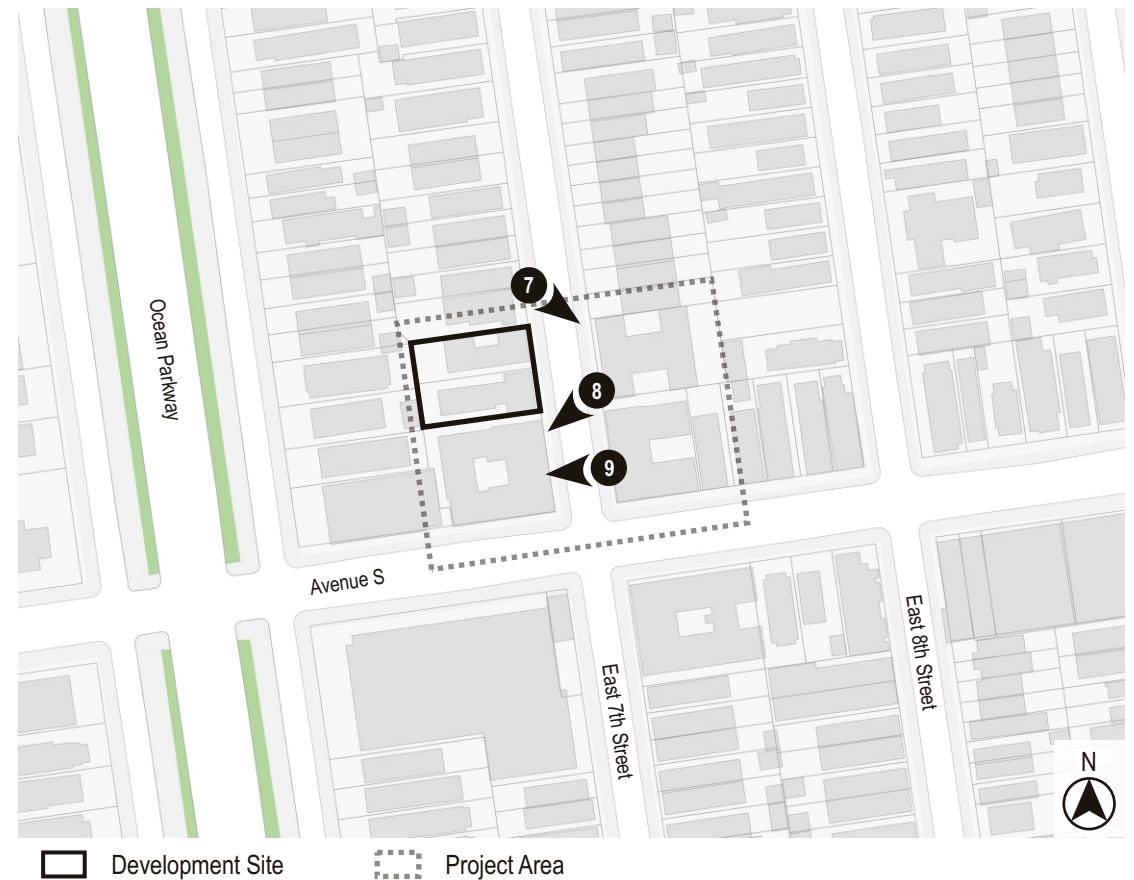
7. View of the Project Area facing southeast from East 7th Street.



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



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







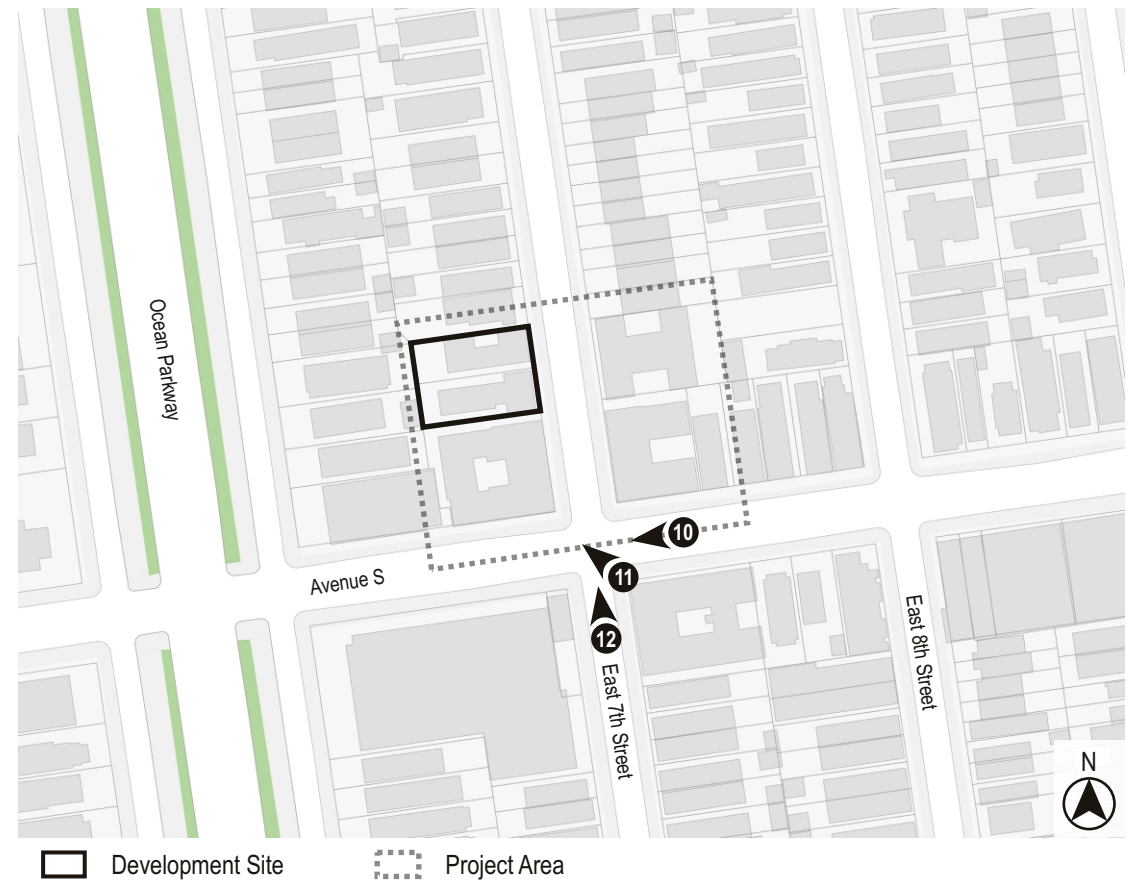
10. View of Avenue S facing west from East 7th Street (Project Area at right).



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).







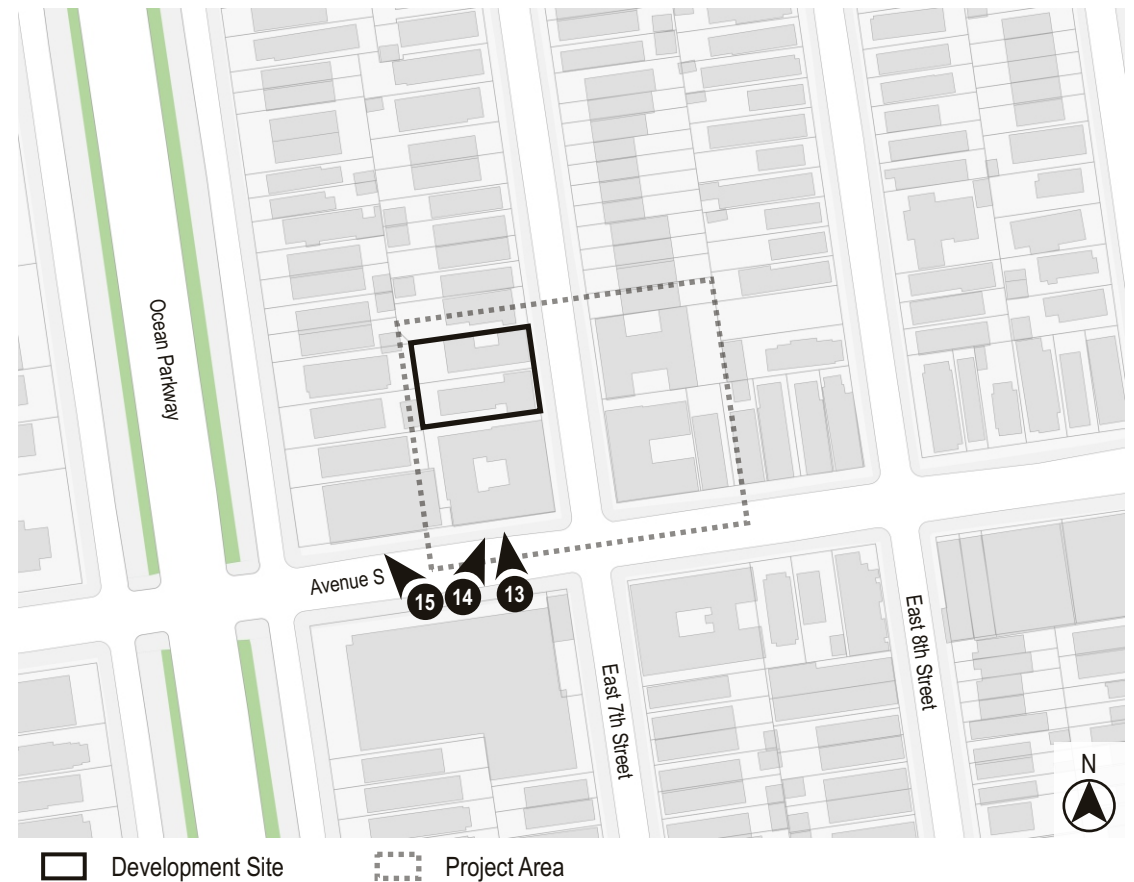
13. View of the Project Area facing north from Avenue S.



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



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







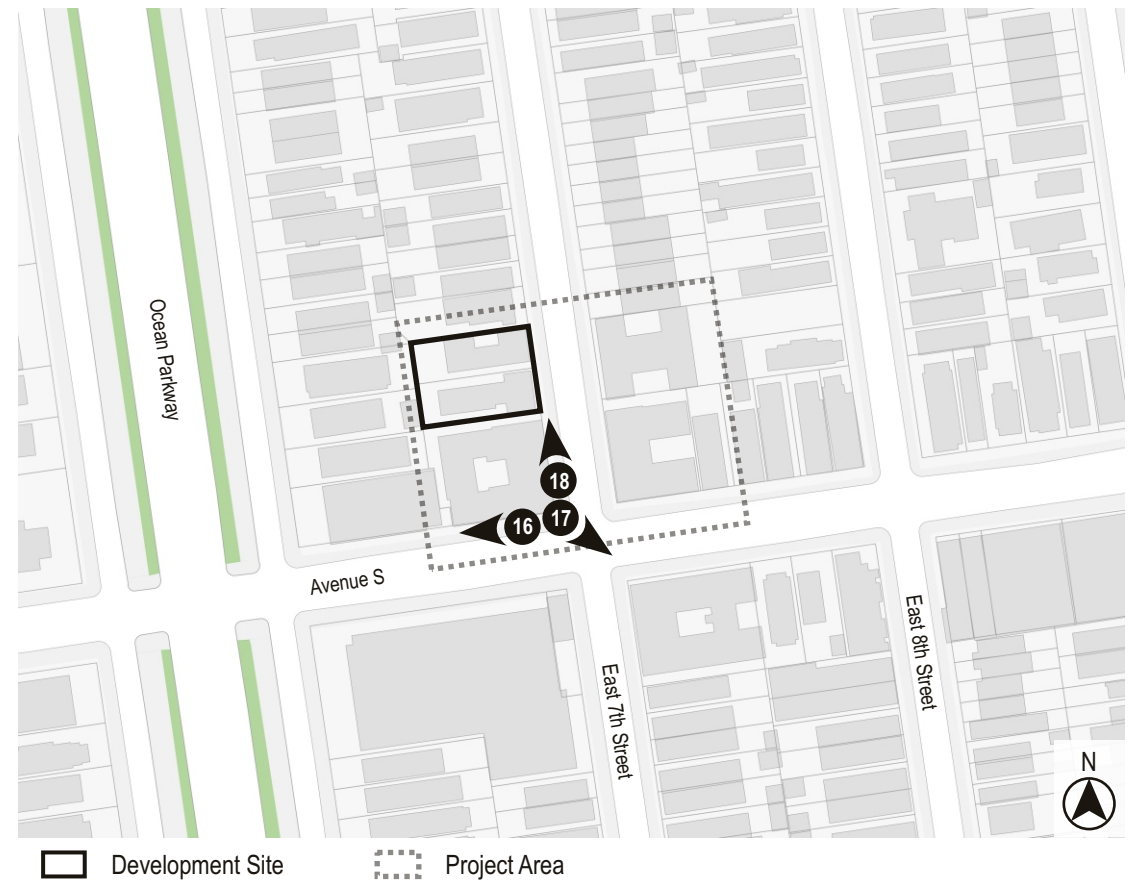
16. View of the sidewalk along the north side of Avenue S facing west from East 7th Street (Project Area at right).



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).







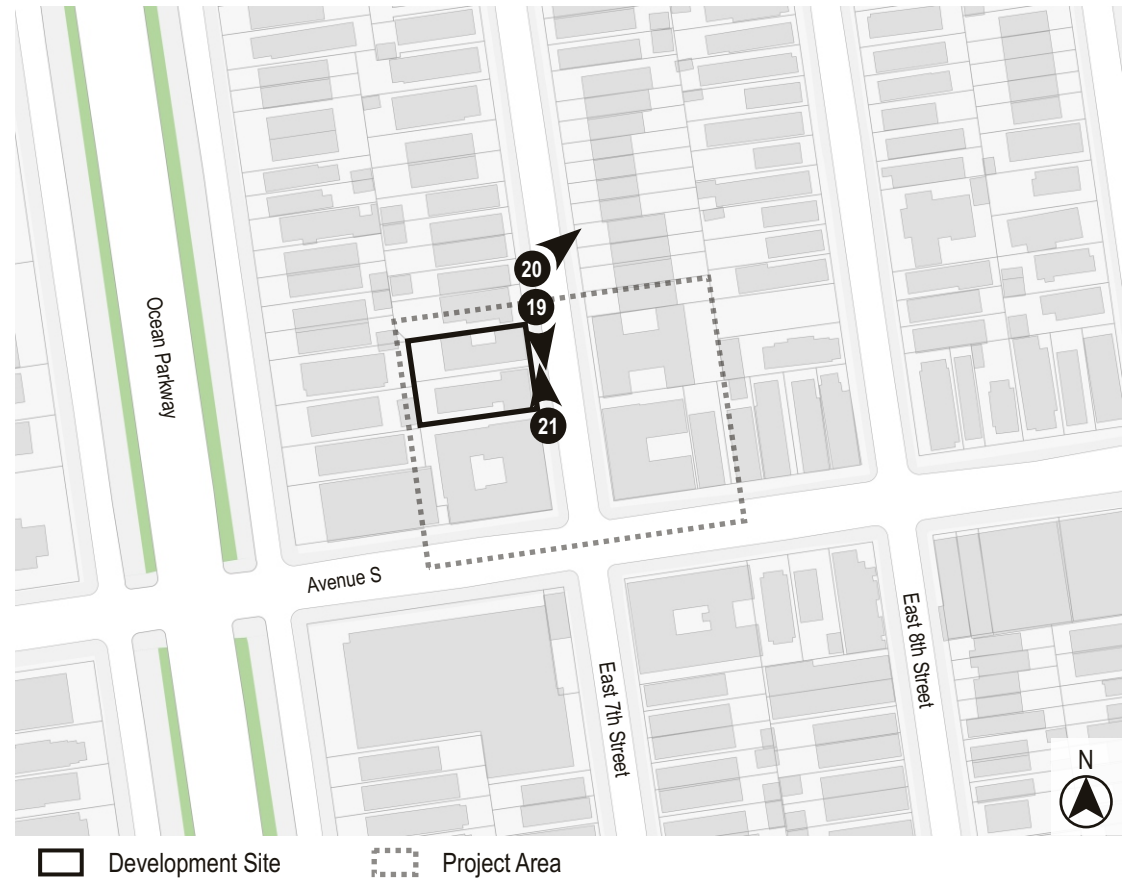
19. View of the sidewalk along the west side of East 7th Street facing south (Development Site at right).



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).



Development Site Project Area





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).

