

703 Myrtle Avenue Rezoning

Subcommittee on Zoning and Franchises

ULURP No. C220453ZMK & N220454ZRK

September 19, 2023

Applicant Representative:

Sheldon Lobel, P.C.

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

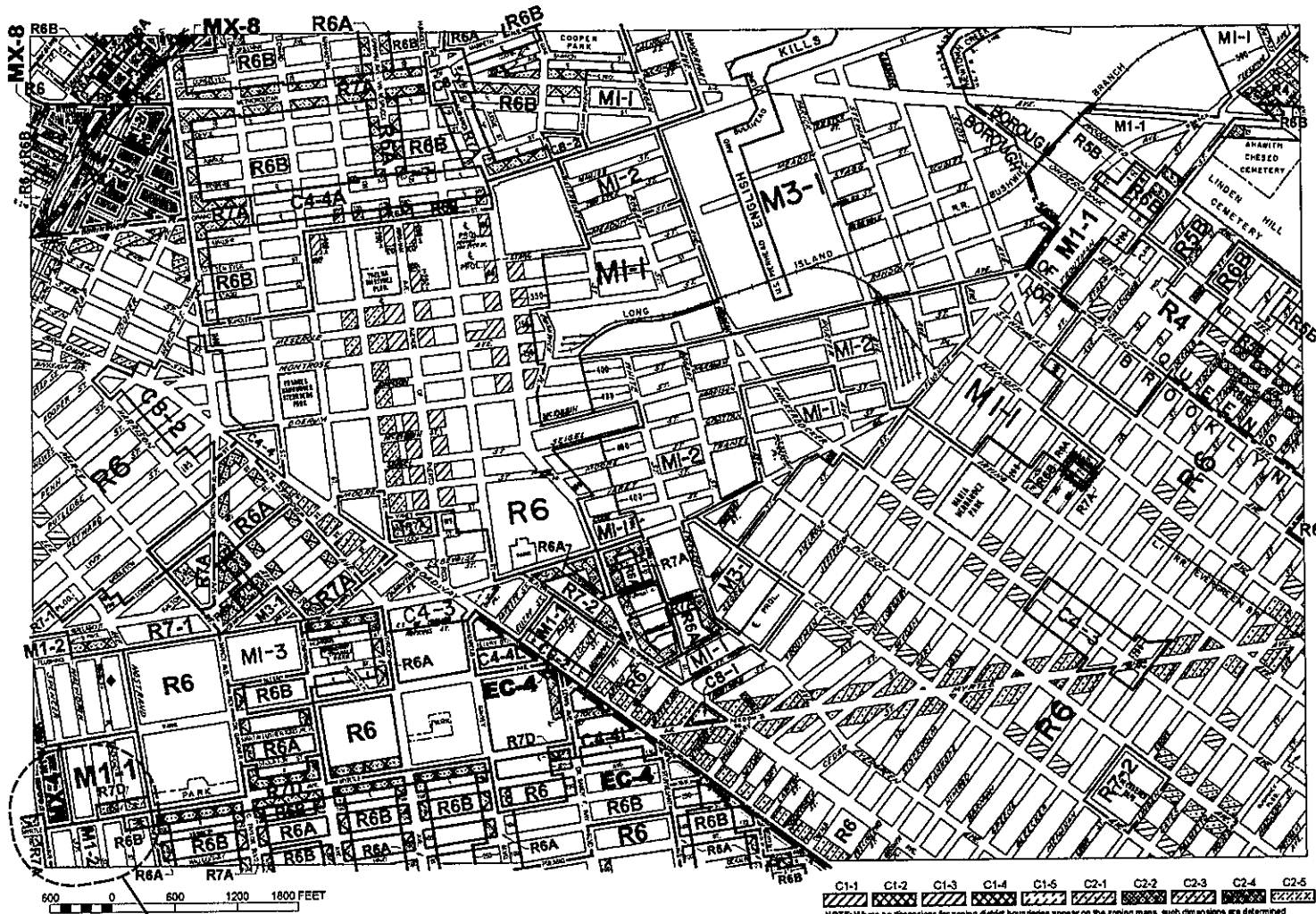
PROJECT SUMMARY

1. The Applicant is proposing a zoning map amendment to rezone Block 1735, Lots 33, 34, 35, p/o 32, p/o 36, p/o 37, p/o 38, and p/o 39 in the Bedford-Stuyvesant neighborhood of Brooklyn within Community District 3, from an M1-1 district to an R7D/C2-4 district.
 - The proposed action would facilitate the development of 703 Myrtle Avenue (Block 1735, Lot 39) with a new eight-story, approximately 48,224 square foot (5.6 FAR) mixed-use building with approximately 54 dwelling units, including 18 permanently affordable units.
2. The Applicant is also proposing a zoning text amendment to Appendix F of the Zoning Resolution to establish the Project Area as a Mandatory Inclusionary Housing Area for Brooklyn Community District 3.
 - The Applicant is proposing to map Options 2 within the Project Area.

PROPOSED DEVELOPMENT

Number of Stories	8 stories
Floor Area / FAR	48, 224 square feet / 5.6 FAR
Base Height / Total Height	95 feet /115 feet
Number of Parking Spaces	11 vehicular/ 28 bicycle parking spots
Number of Units	54
Number of Affordable Units	18 (Options 2)

703 Myrtle Avenue, Brooklyn





Proposed Project Area

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
-  SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
-  AREA(S) REZONED

Effective Date(s) of Rezoning:
09-12-2018 C 180148 ZMK

Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

CITY MAP CHANGES:
◆ AS CORRECTED 02-19-2019

MAP KEY

12c	13a	13c
12d	13b	13d
16c	17a	17c

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C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 8 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.dcp.nyc.gov/planning or contact the Zoning Information Desk at (212) 729-3291.

ZONING MAP 13b

703 Myrtle Avenue, Brooklyn Area Map

Block: 1735, Lots: 32 (p/b), 33, 34, 35, 36 (p/b), 37 (p/b), 38 (p/b) & 39 (p/o)

Project Information

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

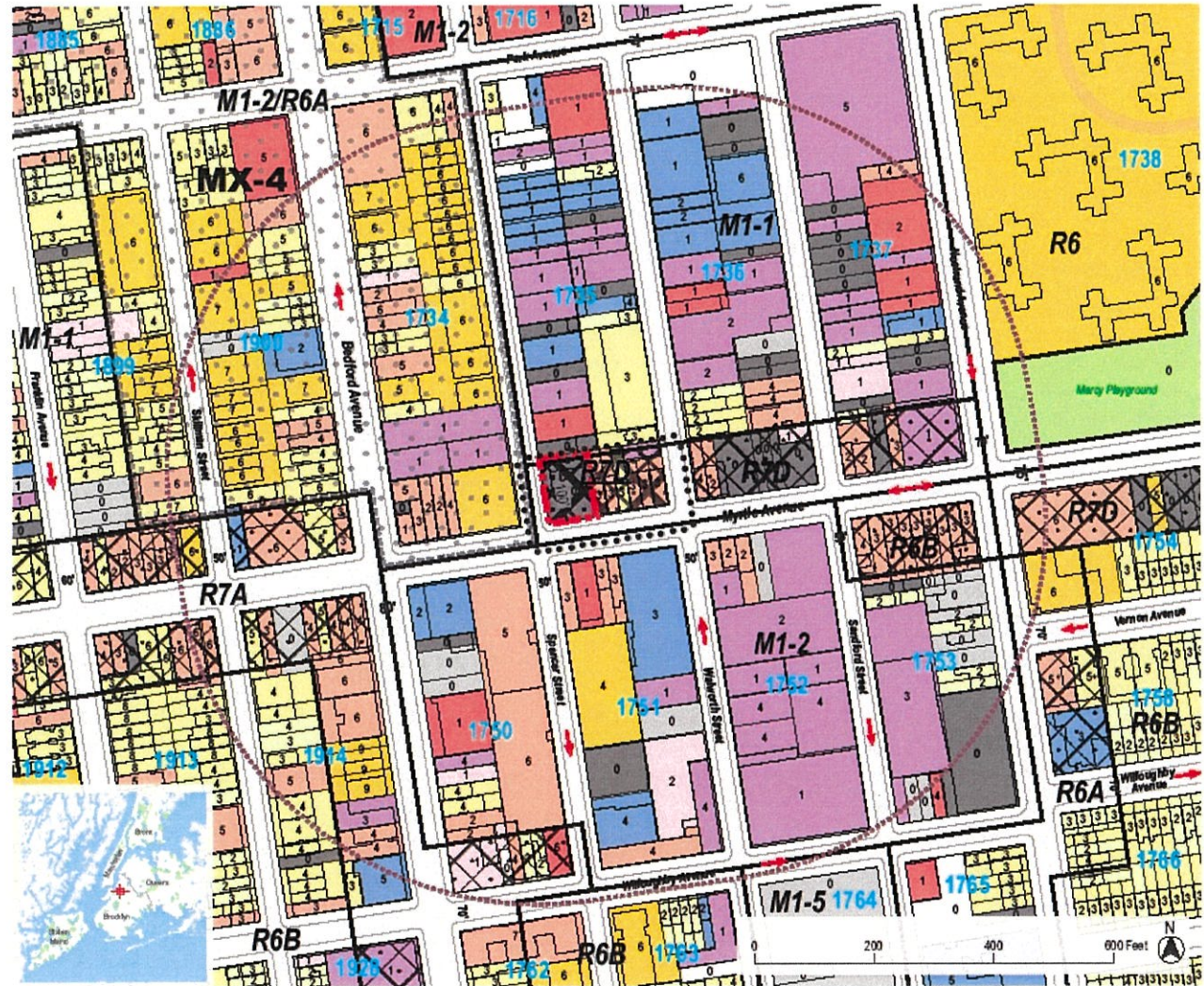
Existing Commercial Overlays & Zoning Districts

- | | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |
| | | |

- Subway Entries
- Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

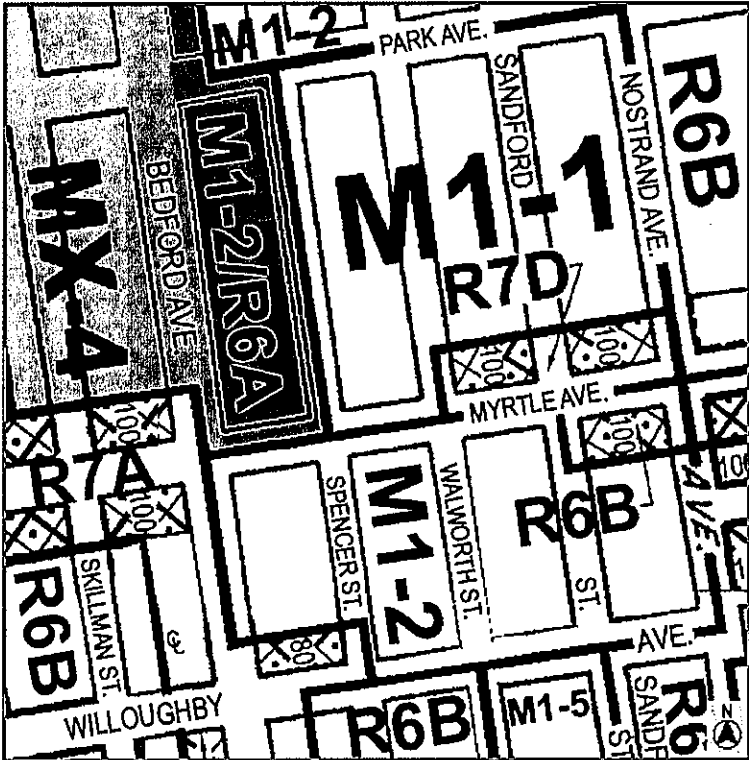
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



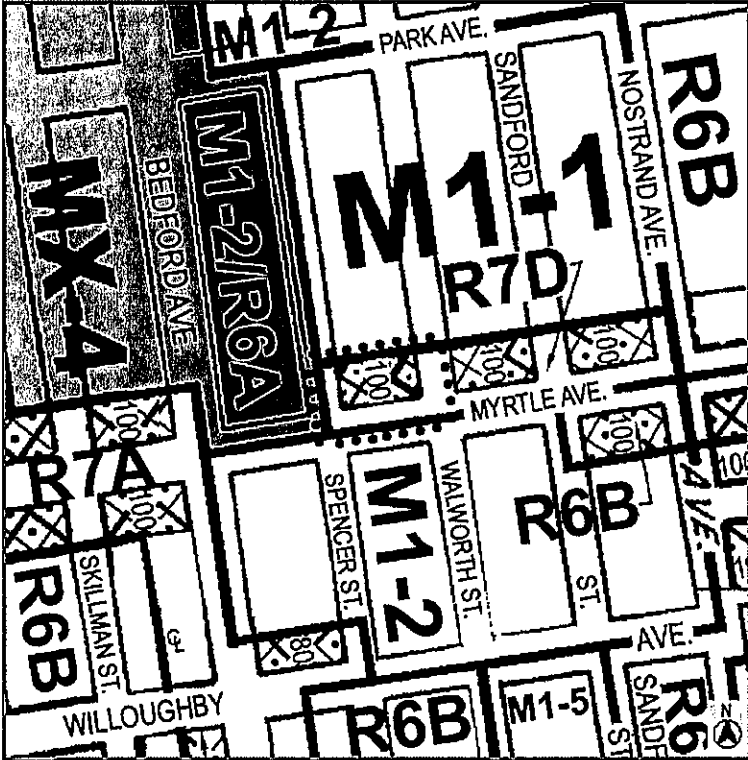
October 2020

Urban Cartographics

Zoning Change Map



Current Zoning Maps (12d & 13b & 16c & 17a)



Proposed Zoning Maps (12d & 13b & 16c & 17a) - Area being rezoned is outlined with dotted lines
Rezoning from M1-1 to R7D/C2-4

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries are set on the zoning map, such dimensions are determined by the City Engineer (or other authorized official) of the Zoning Resolution.

PROPOSED 8-STORY & CELLAR COMMERCIAL AND RESIDENTIAL BUILDING
703 MYRTLE AVE. BROOKLYN, NY 11205



jfa

PRELIMINARY DESIGN DEVELOPMENT PACKAGE
PROPOSED R7D (C2-4 OVERLAY)
MAY 19, 2023

Lot Area	8,620
Maximum FAR	5.60
Maximum Zoning Floor Area	48,272

Legend	
	Retail (6C)
	Residential (2A/2B)
	Parking/Mechanical/Etc.

703 MYRTLE AVENUE

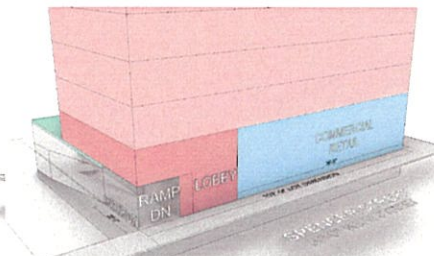
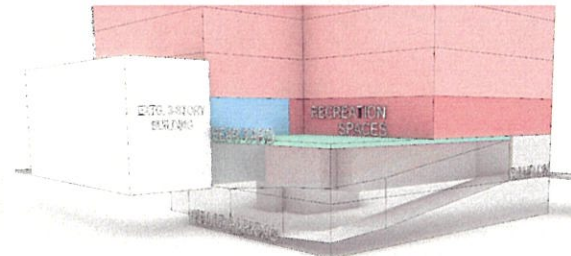
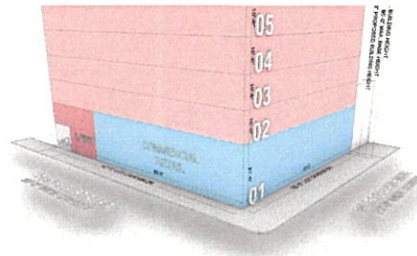
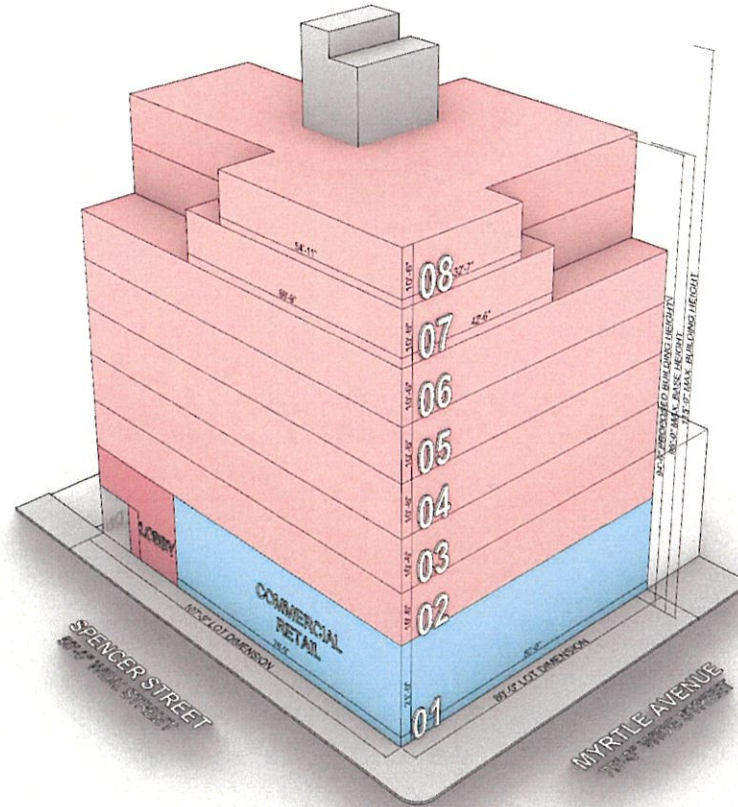
Lot Area			8,620	
	Residential	Commercial	Deductions	Total
Cellar		8,064	N/A	-
		1,610		
First		4,805	336	4,469
	2,118		800	1,318
Mezzanine (Res.)	1,744		1,200	544
Second	7,259		994	6,264
Third	7,259		994	6,264
Fourth	7,259		994	6,264
Fifth	7,259		994	6,264
Sixth	7,259		994	6,264
Seventh	6,256		857	5,399
Eighth	5,994		821	5,173
Gross Subtotals	52,405	4,805	8,987	
Gross NB		66,884		
ZFA Zoning Lot Total				48,224

Permitted D.U. Count (NB)	64
Proposed D.U. Count (NB)	54
D.U. Per Residential Floor Approx.	7 TO 8

Residential	FAR (5.60 permitted)	5.08
	Floor Area (5.60 x 8,620 = 48,272 SF permitted)	43,755
Commercial	FAR (1.0 permitted)	0.52
	Floor Area (1.0 x 8,620 = 8,620 SF permitted)	4,469

Total Proposed FAR (5.60 permitted)	5.60
Remaining FAR	0.00
Total Proposed Floor Area (48,272 SF permitted)	48,224
Remaining Floor Area	48

PARKING REQUIREMENTS	
Vehicle	
Commercial Req. Parking 6C (1:1000 SF) WAIVED UNDER 40	4
Residential 2B Req. Parking (30% of Market Rate DU)	11
Parking Spots Required	11
Bicycle	
Commercial Req. Parking 6C (1:10,000 SF)	1
Residential 2B Req. Parking	27
Parking Spots Required	28



J. Frank & Associates
16 Court St., 30th Floor
Brooklyn, NY 11241
718.589.2200

PROJECT:

703 MYRTLE AVENUE
BROOKLYN, NY 11205

DRAWING:

PROPOSED MASSING & FLOOR AREA BREAKDOWN

PROJECT INFORMATION:

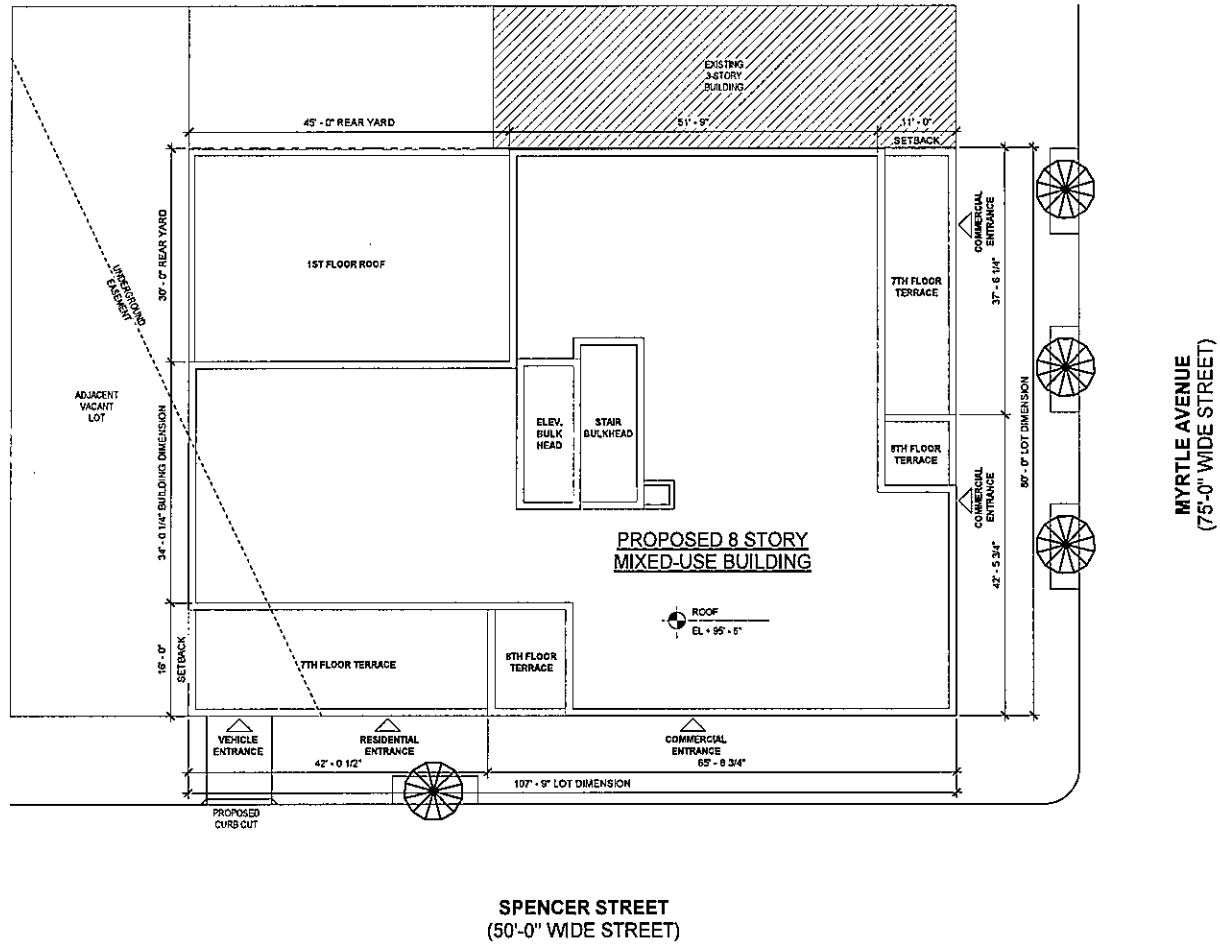
BLOCK: 1735
ZONE: R7D/ C2-4 OVERLAY
LOT AREA: 8,620 SF
MAX BASE HEIGHT: 95'-0"
MAX BLDG. HEIGHT: 115'-0"

LOT: 39
FAR: 5.6 MAX
PARKING:

RESIDENTIAL REQ. - 30% D.U. (ZR 25-241) 11 VEHICLES
COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

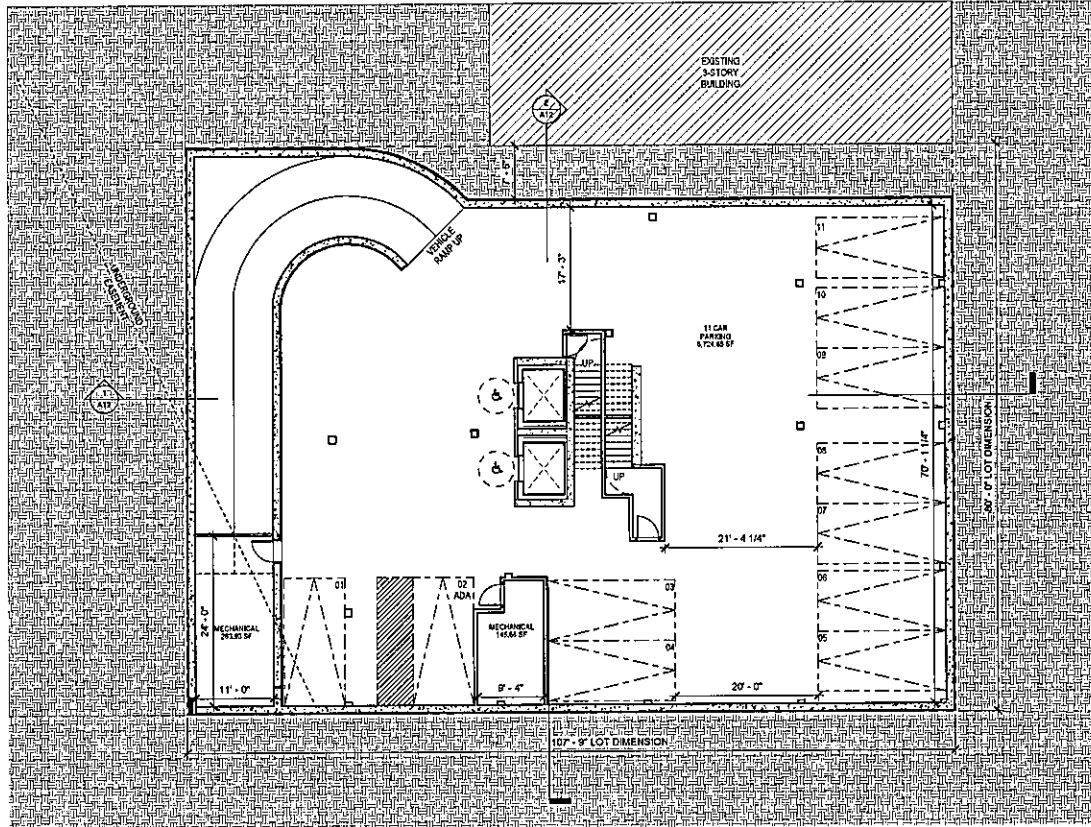
DUS: 85 PERMITTED, 54 PROPOSED
MIH: OPTION II 30% DUS @ 80% AMI

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



SPENCER STREET
(50'-0" WIDE STREET)

 <p>J Frank C Melina Associates 16 Court St, 5th Floor Brooklyn NY 11241 718.569.2200</p>	<p>PROJECT: 703 MYRTLE AVENUE BROOKLYN, NY 11205</p>	<p>DRAWING: SITE PLAN</p>	<p>PROJECT INFORMATION:</p> <table border="0"> <tr> <td>BLOCK: 1735</td> <td>LOT: 38</td> <td>DUS: 65 PERMITTED, 54 PROPOSED</td> </tr> <tr> <td>ZONE: R7D/C2-4 OVERLAY</td> <td>FAR: 5.6 MAX</td> <td>MIH: OPTION II 30% DUS @ 80% AMI</td> </tr> <tr> <td>LOT AREA: 8,620 SF</td> <td>PARKING:</td> <td></td> </tr> <tr> <td>MAX BASE HEIGHT: 95'-0"</td> <td>RESIDENTIAL REQ. - 30% D.U. (ZR 25-241) 11 VEHICLES</td> <td></td> </tr> <tr> <td>MAX BLDG. HEIGHT: 115'-0"</td> <td>COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)</td> <td></td> </tr> </table>	BLOCK: 1735	LOT: 38	DUS: 65 PERMITTED, 54 PROPOSED	ZONE: R7D/C2-4 OVERLAY	FAR: 5.6 MAX	MIH: OPTION II 30% DUS @ 80% AMI	LOT AREA: 8,620 SF	PARKING:		MAX BASE HEIGHT: 95'-0"	RESIDENTIAL REQ. - 30% D.U. (ZR 25-241) 11 VEHICLES		MAX BLDG. HEIGHT: 115'-0"	COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)		<p>SCALE: 1/8" = 1'-0"</p>
BLOCK: 1735	LOT: 38	DUS: 65 PERMITTED, 54 PROPOSED																	
ZONE: R7D/C2-4 OVERLAY	FAR: 5.6 MAX	MIH: OPTION II 30% DUS @ 80% AMI																	
LOT AREA: 8,620 SF	PARKING:																		
MAX BASE HEIGHT: 95'-0"	RESIDENTIAL REQ. - 30% D.U. (ZR 25-241) 11 VEHICLES																		
MAX BLDG. HEIGHT: 115'-0"	COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)																		



MYRTLE AVENUE
(75'-0" WIDE STREET)

SPENCER STREET
(50'-0" WIDE STREET)



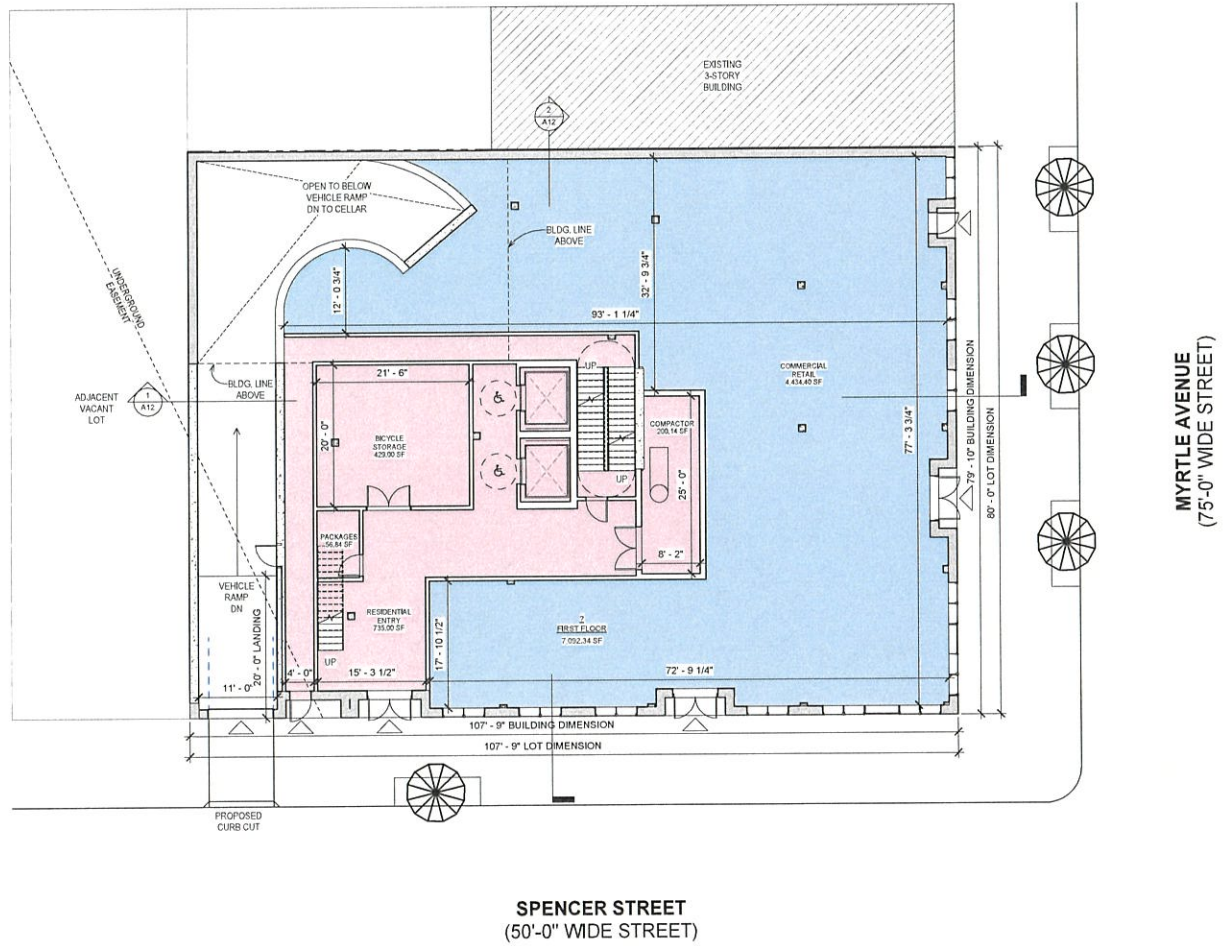
PROJECT:
703 MYRTLE AVENUE
BROOKLYN, NY 11205

DRAWING:
PROPOSED CELLAR PLAN

PROJECT INFORMATION:

BLOCK: 1735	LOT: 39	DUS: 85 PERMITTED, 54 PROPOSED
ZONE: R7D/C2-4 OVERLAY	FAR: 5.6 MAX	MIH: OPTION II 30% DUS @ 30% AMI
LOT AREA: 8,520 SF	PARKING:	
MAX BASE HEIGHT: 95'-0"	RESIDENTIAL REQ. - 30% D.U. (ZR 25-241) 11 VEHICLES	
MAX BLDG. HEIGHT: 115'-0"	COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)	

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



J. Frank C. Mallea Associates
15 Court St., 30th Floor
Brooklyn, NY 11241
718.530.2200

PROJECT:

703 MYRTLE AVENUE
BROOKLYN, NY 11205

DRAWING:

PROPOSED FIRST FLOOR PLAN

PROJECT INFORMATION:

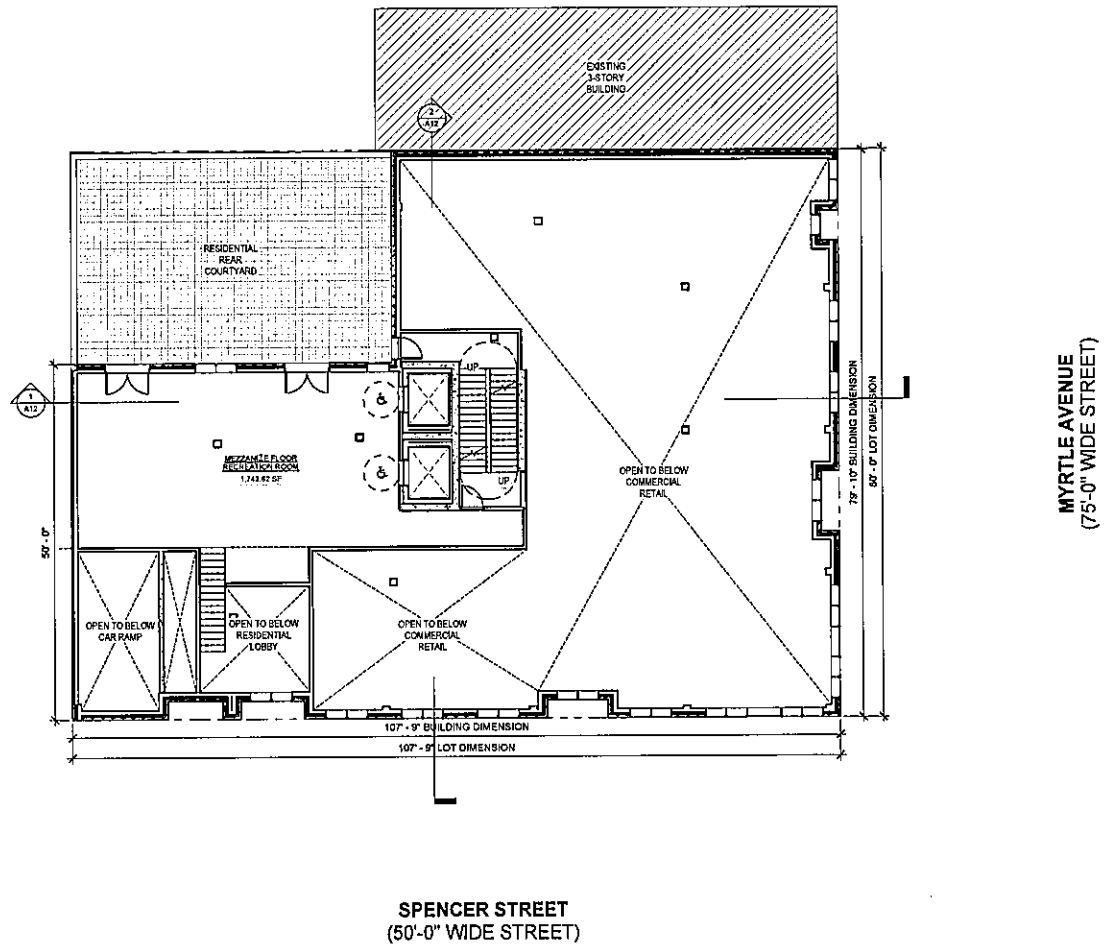
BLOCK: 1735
ZONE: R7D/ C2-4 OVERLAY
LOT AREA: 8,620 SF
MAX BASE HEIGHT: 95'-0"
MAX BLDG. HEIGHT: 115'-0"

LOT: 39
FAR: 5.6 MAX
PARKING:

RESIDENTIAL REQ. - 30% D.U. (ZR 25-241) 11 VEHICLES
COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

DUS: 65 PERMITTED, 54 PROPOSED
MIH: OPTION II 30% DUS @ 80% AMI

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



J Frank & Associates
 15 Court St., 36th Floor
 Brooklyn, NY 11241
 718.589.2290

PROJECT:

703 MYRTLE AVENUE
 BROOKLYN, NY 11205

DRAWING:

PROPOSED MEZZANINE FLOOR PLAN

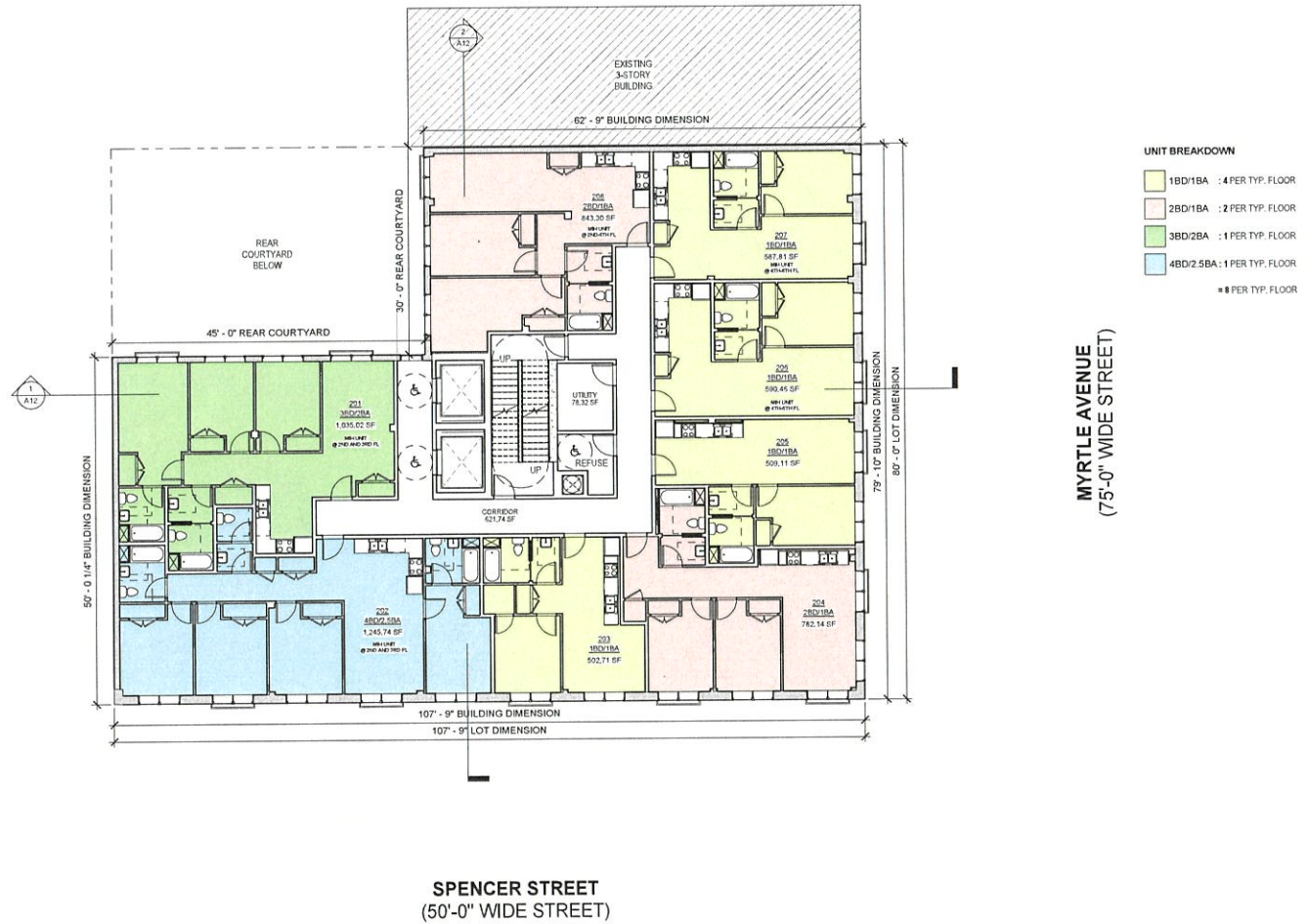
PROJECT INFORMATION:

BLOCK: 1735
 ZONE: R7D/ C2-4 OVERLAY
 LOT AREA: 6,820 SF
 MAX BASE HEIGHT: 95'-0"
 MAX BLDG. HEIGHT: 115'-0"

LOT: 39
 FAR: 5.6 MAX
 PARKING:
 RESIDENTIAL REQ. - 30% D.U. (ZR 25-241) 11 VEHICLES
 COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

DUS: 65 PERMITTED, 54 PROPOSED
 MIH: OPTION II 30% DUs @ 80% AMI

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



J Frank C Mallea Associates
16 Court St., 9th Floor
Brooklyn, NY 11241
718.599.2290

PROJECT:

703 MYRTLE AVENUE
BROOKLYN, NY 11205

DRAWING:

PROPOSED TYPICAL (2ND-6TH) FLOOR PLAN

PROJECT INFORMATION:

BLOCK: 1735
ZONE: R7D/C2-4 OVERLAY
LOT AREA: 8,620 SF
MAX BASE HEIGHT: 95'-0"
MAX BLDG. HEIGHT: 115'-0"

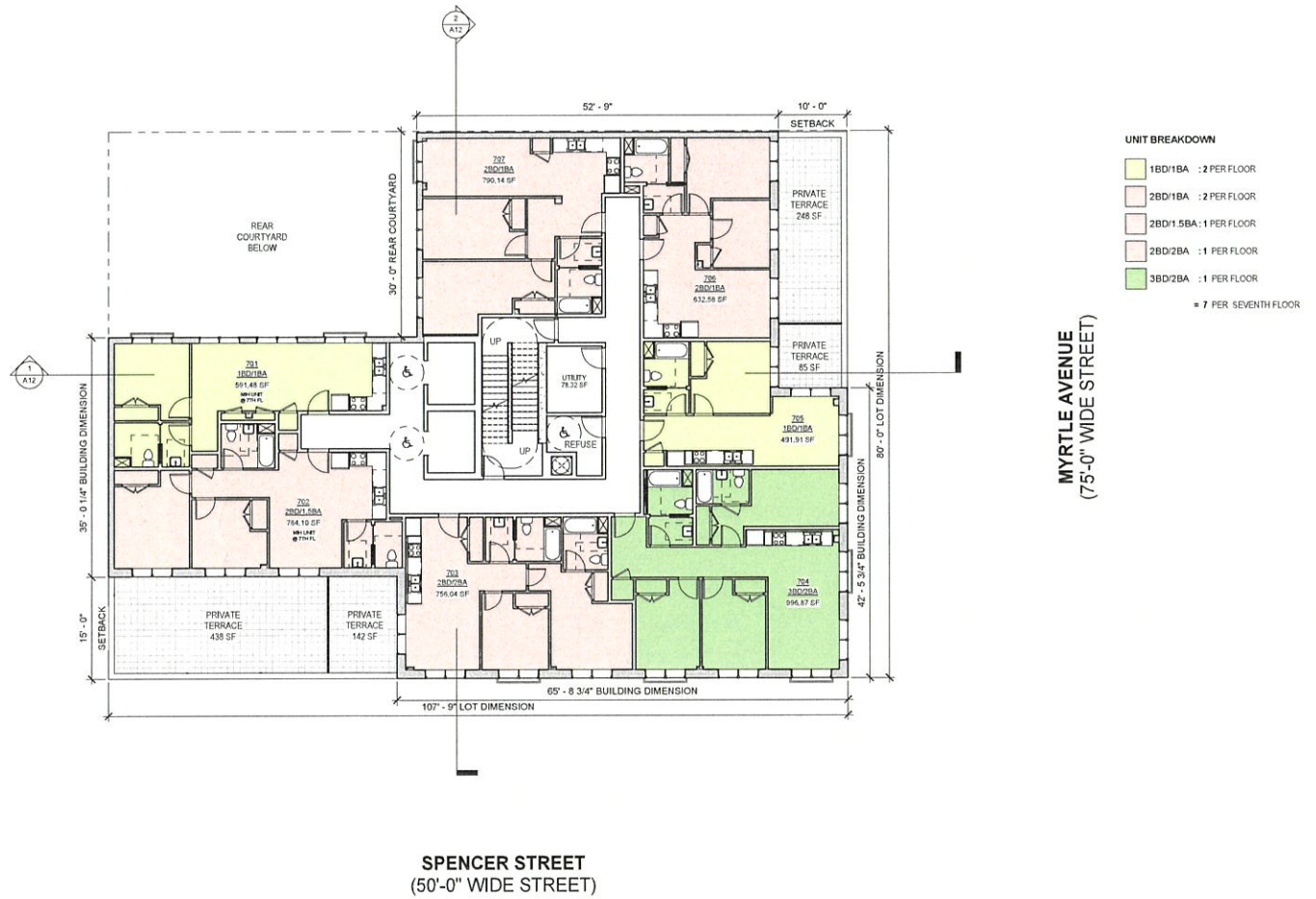
LOT: 39
FAR: 5.6 MAX
PARKING:


RESIDENTIAL REQ. - 30% D.U. (ZR 25-241) 11 VEHICLES
COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

DUS: 65 PERMITTED, 54 PROPOSED
MIH: OPTION II 30% DUs @ 80% AMI

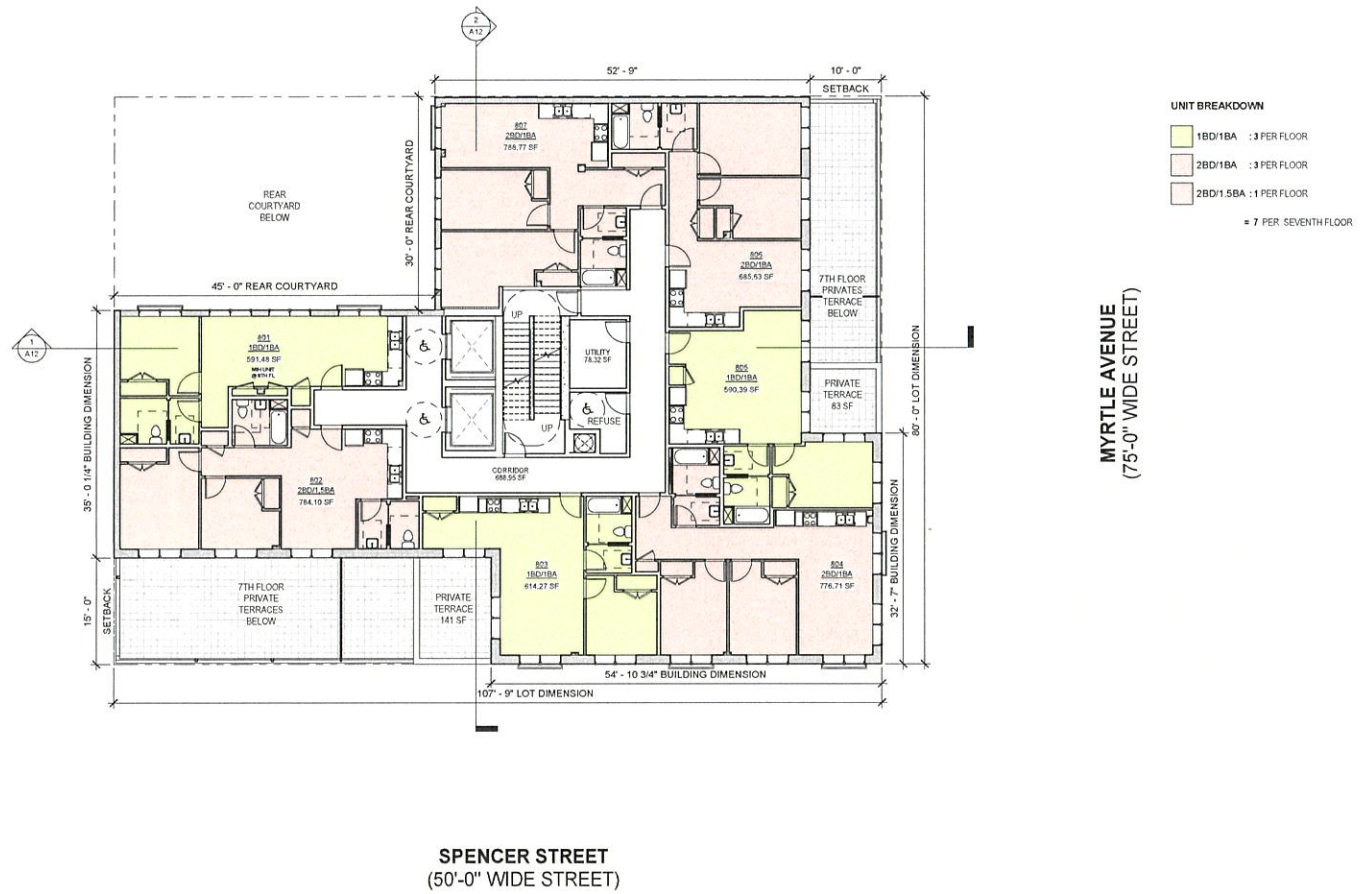
SCALE: 1/8" = 1'-0"





 <p>J Frank & Malley Associates 16 Court St., 36th Floor Brooklyn NY 11241 718.563.2200</p>	<p>PROJECT: 703 MYRTLE AVENUE BROOKLYN, NY 11205</p>	<p>DRAWING: PROPOSED SEVENTH FLOOR PLAN</p>	<p>PROJECT INFORMATION: BLOCK: 1735 ZONE: R7D/ Q2-4 OVERLAY LOT AREA: 3,620 SF MAX BASE HEIGHT: 95'-0" MAX BLDG. HEIGHT: 115'-0" LOT: 39 FAR: 5.8 MAX PARKING: RESIDENTIAL REQ. - 30% D.U. (ZR 25-241) 11 VEHICLES COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33) DUS: 85 PERMITTED 54 PROPOSED MIH: OPTION II 30% DUS @ 80% AMI</p>	<p>SCALE: 1/8" = 1'-0"</p>
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J Frank C Mallea Associates
16 Court St, 35th Floor
Brooklyn NY 11241
718.599.2209

PROJECT:

703 MYRTLE AVENUE
BROOKLYN, NY 11205

DRAWING:

PROPOSED EIGHTH FLOOR PLAN

PROJECT INFORMATION:

BLOCK: 1735
ZONE: R7D/ C2-4 OVERLAY
LOT AREA: 8,620 SF
MAX BASE HEIGHT: 95'-0"
MAX BLDG. HEIGHT: 115'-0"

LOT: 39
FAR: 5.6 MAX
PARKING:
RESIDENTIAL REQ. - 30% D.U. (ZR 25-241) 11 VEHICLES
COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

DUS: 85 PERMITTED, 54 PROPOSED
MIH: OPTION II 30% DUS @ 80% AMI

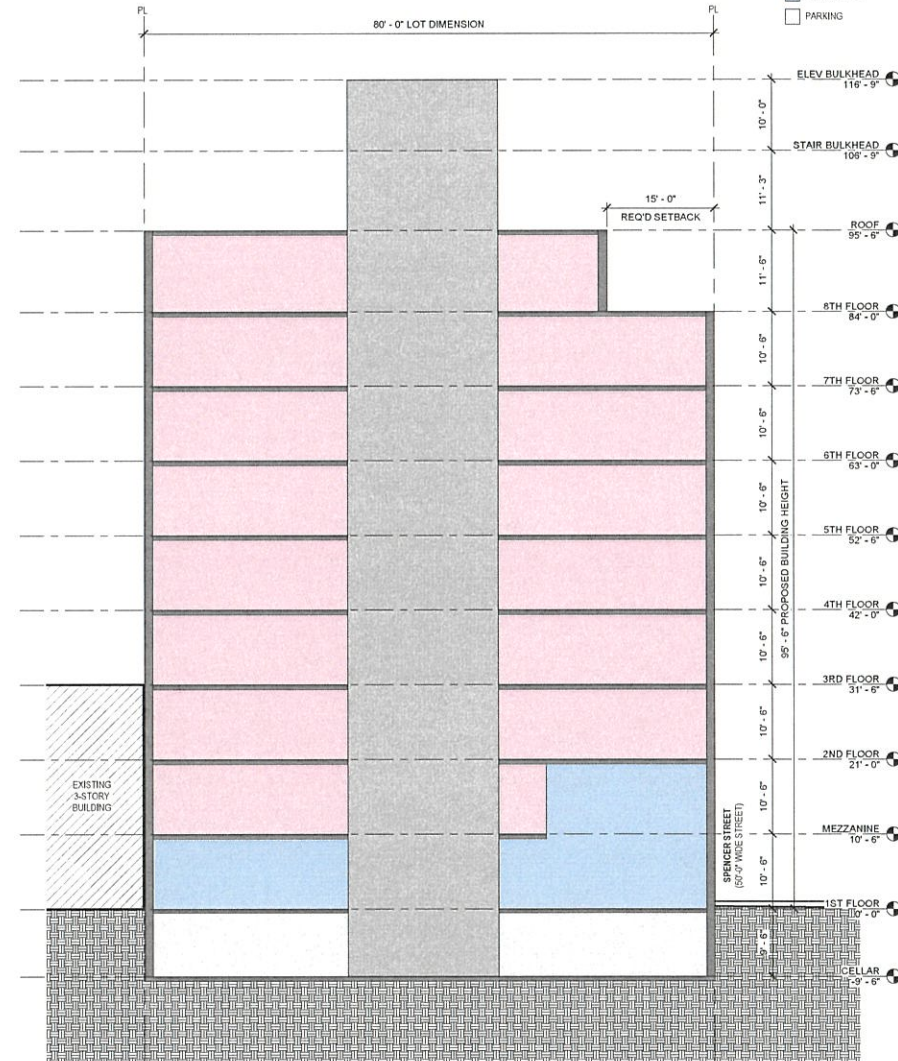
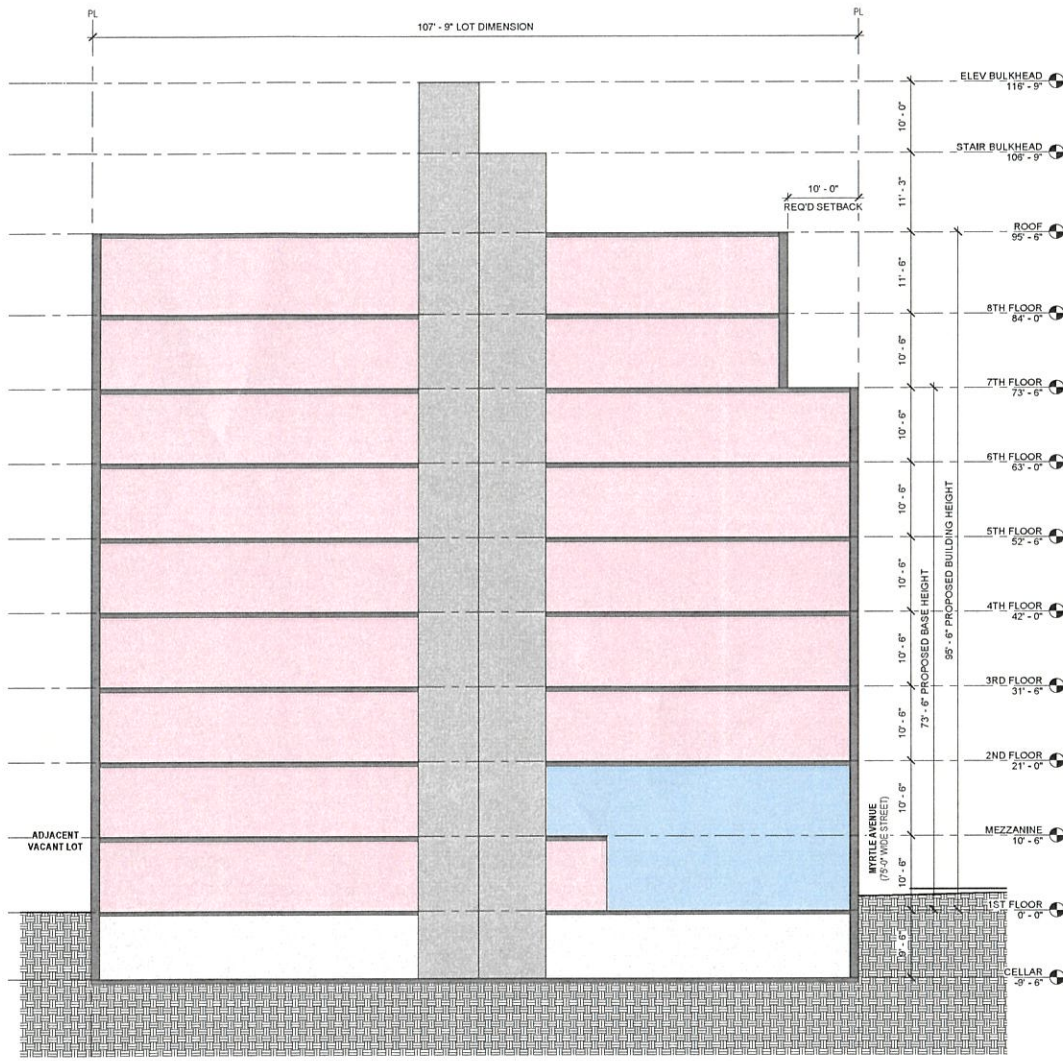
SCALE: 1/8" = 1'-0"

UNIT DISTRIBUTION

<i>Floor Level</i>	1 BD	2 BD	3 BD	4 BD
Second	4	2	1	1
Third	4	2	1	1
Fourth	4	2	1	1
Fifth	4	2	1	1
Sixth	4	2	1	1
Seventh	2	4	1	
Eighth	3	4		
	25	18	6	5
	<i>46%</i>	<i>33%</i>	<i>11%</i>	<i>9%</i>

54 Total DUs

LEGEND
 RESIDENTIAL
 COMMERCIAL
 PARKING



PROJECT:
 703 MYRTLE AVENUE
 BROOKLYN, NY 11205

DRAWING:
 BUILDING SECTIONS

PROJECT INFORMATION:

BLOCK: 1735
 ZONE: R7D/ C2-4 OVERLAY
 LOT AREA: 8,620 SF
 MAX BASE HEIGHT: 95'-0"
 MAX BLDG. HEIGHT: 115'-0"

LOT: 39
 FAR: 5.6 MAX
 PARKING:
 RESIDENTIAL REQ. - 30% D.U. (ZR 25-24) 11 VEHICLES
 COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

DUS: 65 PERMITTED, 54 PROPOSED
 MIH: OPTION II 30% DUS @ 80% AMI

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




 J Frank C. Mallea Associates
 16 Court St., 30th Floor
 Brooklyn, NY 11241
 718.560.2200

PROJECT:
 703 MYRTLE AVENUE
 BROOKLYN, NY 11205

DRAWING:
 PROPOSED ILLUSTRATIVE ELEVATIONS

PROJECT INFORMATION:
 BLOCK: 1735 LOT: 39 DUS: 55 PERMITTED, 54 PROPOSED
 ZONE: R7D/ C2-4 OVERLAY FAR: 5.6 MAX MIH: OPTION II 30% DUS @ 80% AMI
 LOT AREA: 8,620 SF PARKING:
 MAX BASE HEIGHT: 95'-0" RESIDENTIAL REQ. - 30% D.U. (ZR 25-241) 11 VEHICLES
 MAX BLDG. HEIGHT: 115'-0" COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

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

2022 New York City Area Median Income (AMI)

Family Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
1	\$28,020	\$37,360	\$46,700	\$56,040	\$65,380	\$74,720	\$84,060	\$93,400	\$102,740	\$112,080	\$121,420	\$154,110
2	\$32,040	\$42,720	\$53,400	\$64,080	\$74,760	\$85,440	\$96,120	\$106,800	\$117,480	\$128,160	\$138,840	\$176,220
3	\$36,030	\$48,040	\$60,050	\$72,060	\$84,070	\$96,080	\$108,090	\$120,100	\$132,110	\$144,120	\$156,130	\$198,165
4	\$40,020	\$53,360	\$66,700	\$80,040	\$93,380	\$106,720	\$120,060	\$133,400	\$146,740	\$160,080	\$173,420	\$220,110
5	\$43,230	\$57,640	\$72,050	\$86,460	\$100,870	\$115,280	\$129,690	\$144,100	\$158,510	\$172,920	\$187,330	\$237,765
6	\$46,440	\$61,920	\$77,400	\$92,880	\$108,360	\$123,840	\$139,320	\$154,800	\$170,280	\$185,760	\$201,240	\$255,420
7	\$49,650	\$66,200	\$82,750	\$99,300	\$115,850	\$132,400	\$148,950	\$165,500	\$182,050	\$198,600	\$215,150	\$273,075
8	\$52,830	\$70,440	\$88,050	\$105,660	\$123,270	\$140,880	\$158,490	\$176,100	\$193,710	\$211,320	\$228,930	\$290,565

2022 New York City Area Affordable Monthly Rents

Unit Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
Studio	\$700	\$934	\$1,167	\$1,401	\$1,634	\$1,868	\$2,101	\$2,335	\$2,568	\$2,802	\$3,035	\$3,852
One-bedroom	\$750	\$1,001	\$1,251	\$1,501	\$1,751	\$2,002	\$2,252	\$2,502	\$2,752	\$3,003	\$3,253	\$4,129
Two-bedroom	\$900	\$1,201	\$1,501	\$1,801	\$2,101	\$2,402	\$2,702	\$3,002	\$3,302	\$3,603	\$3,903	\$4,954
Three-bedroom	\$1,040	\$1,387	\$1,734	\$2,081	\$2,428	\$2,775	\$3,121	\$3,468	\$3,815	\$4,162	\$4,509	\$5,723

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: RICHARD LOBEL

Address: 110 SHELDON LOBEL PL

I represent: 703 MYRTLE AVE

Address: 703 MYRTLE AVENUE

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 703 MYRTLE Res. No. _____

in favor in opposition

Date: 9/19/23

(PLEASE PRINT)

Name: JUSTIN SHERMAN

Address: COURT ST. 36th FL.

I represent: OWNER

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jake LEVY

Address: NORTH 12 STREET 11211

I represent: Myself

Address: 703 MYRTLE AVE Brooklyn N.Y. 11205

Please complete this card and return to the Sergeant-at-Arms