

Zoning and Franchises Subcommittee – October 25, 2022

ULURP Nos.: 220188 ZMK, 220189 ZRK

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.

**280 Bergen Street
Rezoning**

Brooklyn, Block 388

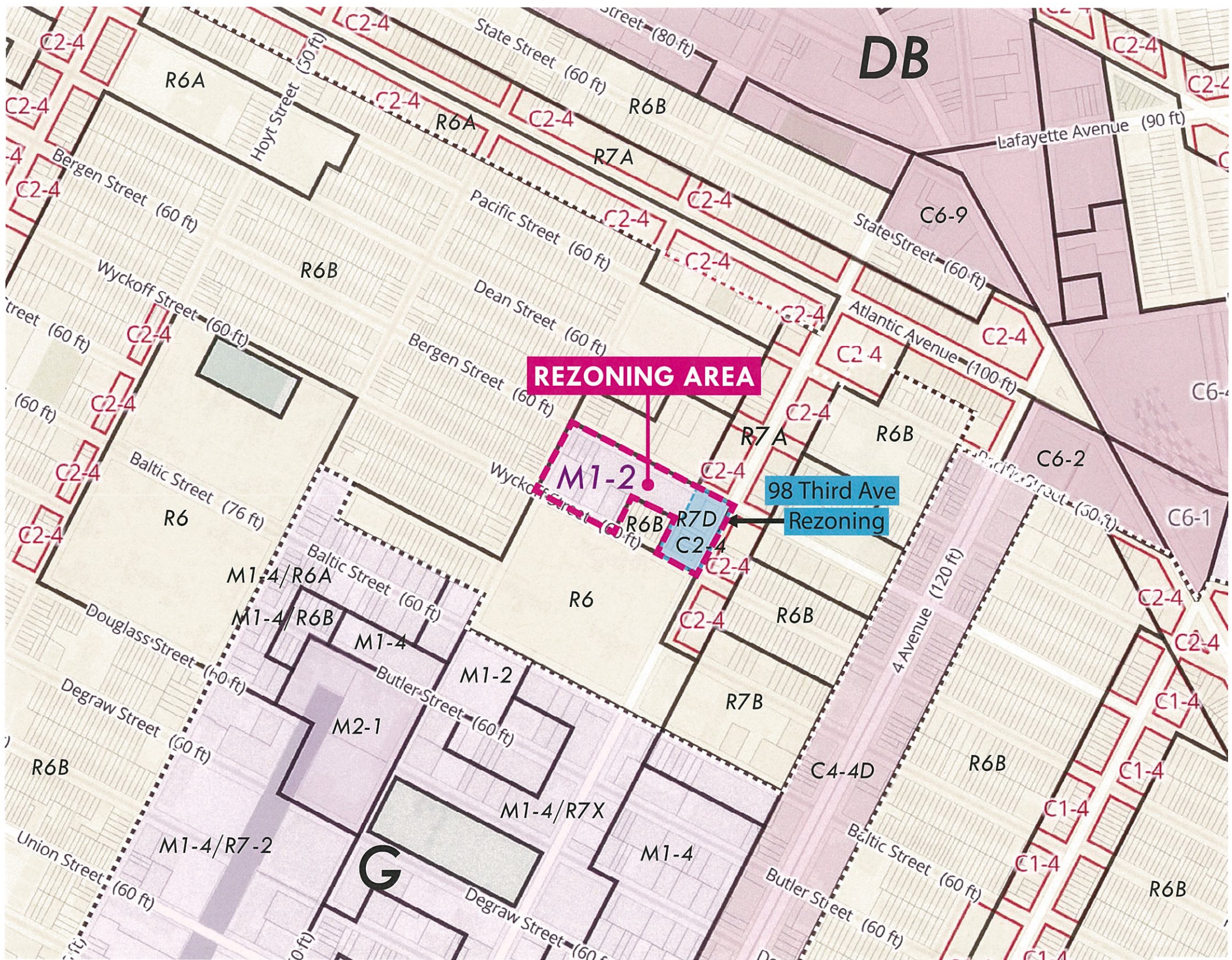
SURROUNDING AREA



280 BERGEN STREET REZONING
BROOKLYN, BLOCK 388

EXISTING ZONING

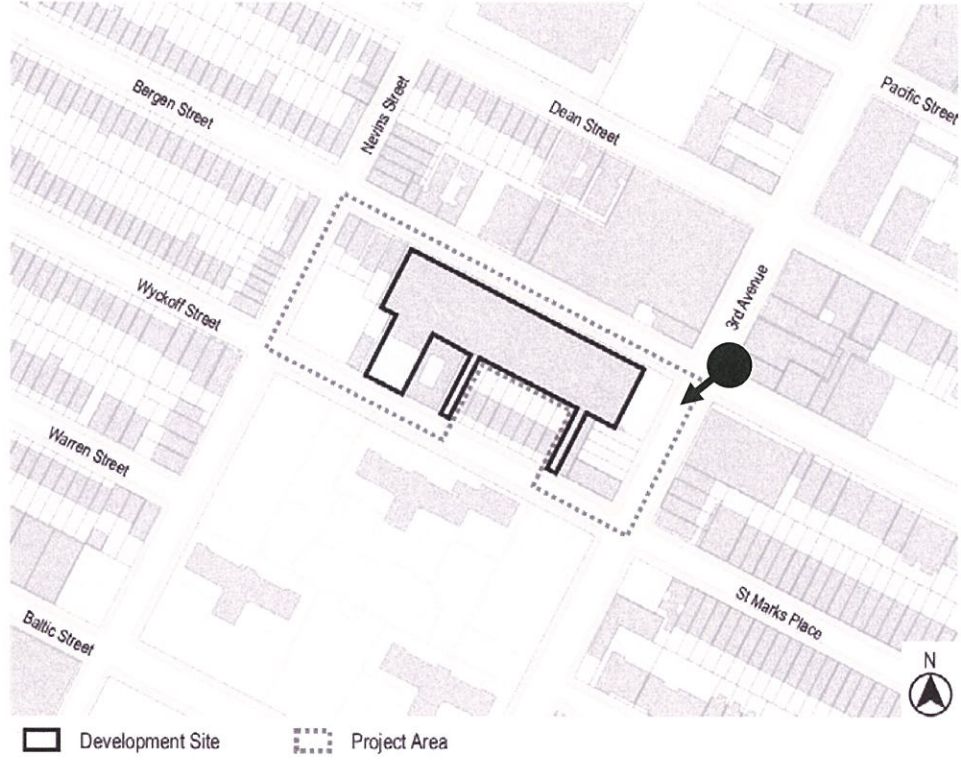
-  Rezoning Area
-  98 Third Ave Rezoning*
-  Residence Districts
-  Commercial Districts
-  Manufacturing Districts
-  Park
- DB Special Downtown Brooklyn District
- G Special Gowanus Mixed Use District



280 BERGEN STREET REZONING
BROOKLYN, BLOCK 388

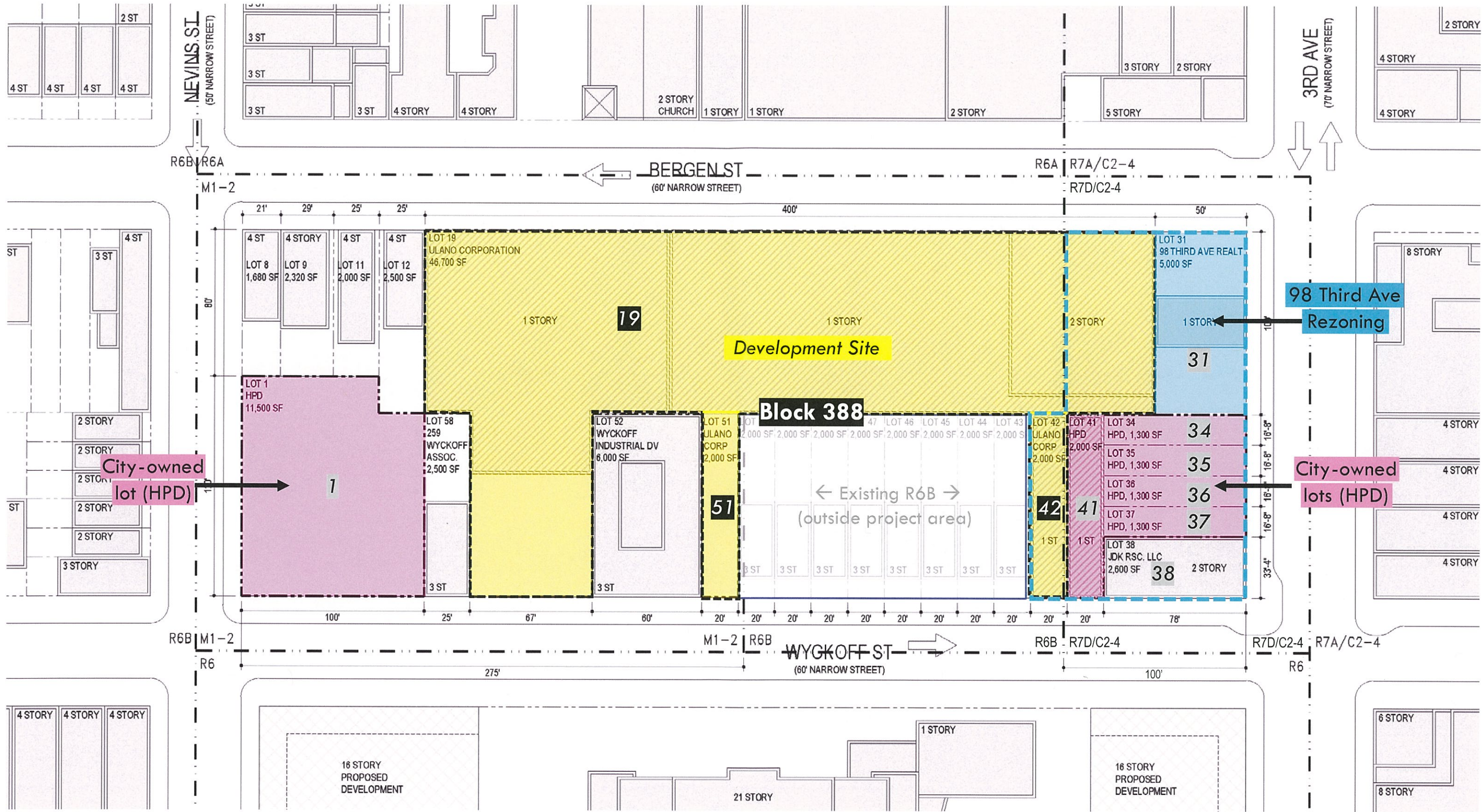


PROJECT AREA PHOTOGRAPHS



280 BERGEN STREET REZONING BROOKLYN, BLOCK 388

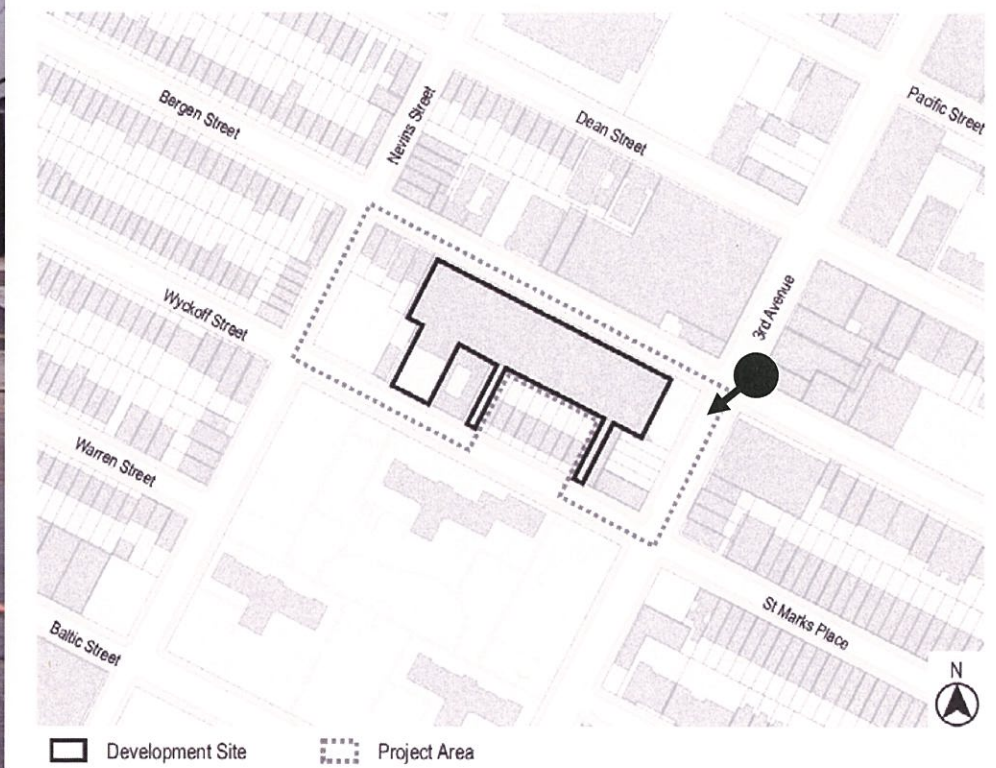
EXISTING CONDITIONS



280 BERGEN STREET REZONING
BROOKLYN, BLOCK 388



PROJECT AREA PHOTOGRAPHS

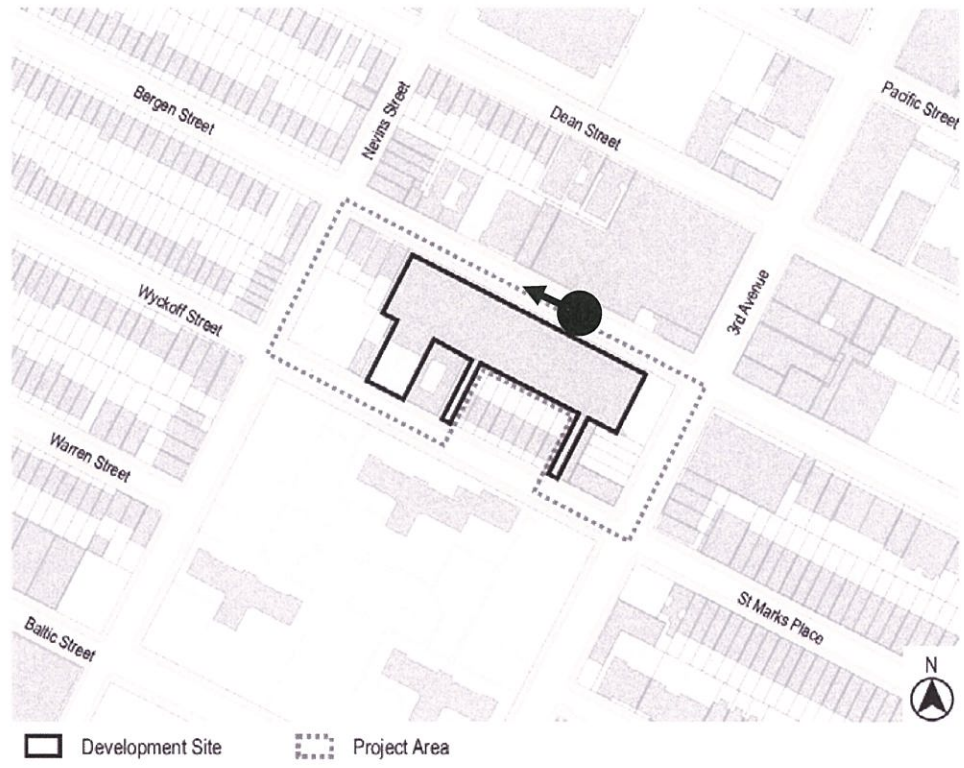


280 BERGEN STREET REZONING BROOKLYN, BLOCK 388

PROJECT AREA PHOTOGRAPHS



Bergen Street looking west



280 BERGEN STREET REZONING BROOKLYN, BLOCK 388

URBAN CARTOGRAPHICS

Photographs Taken on June 16, 2020



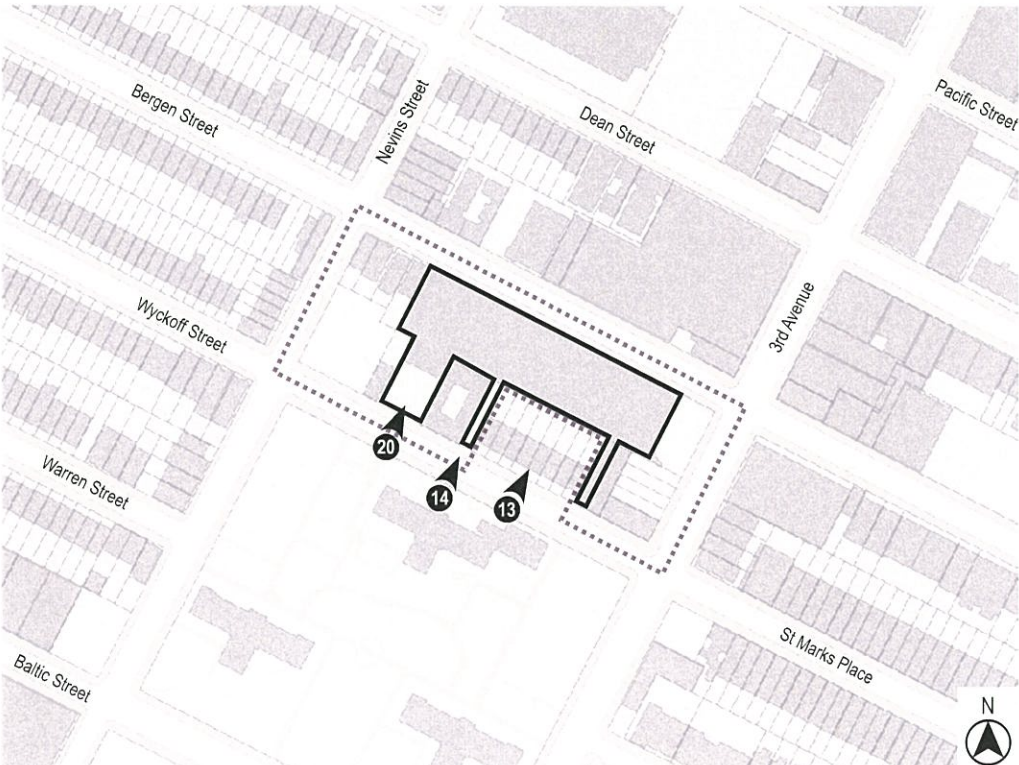
13. View of the north side of Wyckoff Street facing northeast.



14. View of the Development Site facing northeast from Wyckoff Street.



20. View of the Development Site facing northeast from Wyckoff Street.

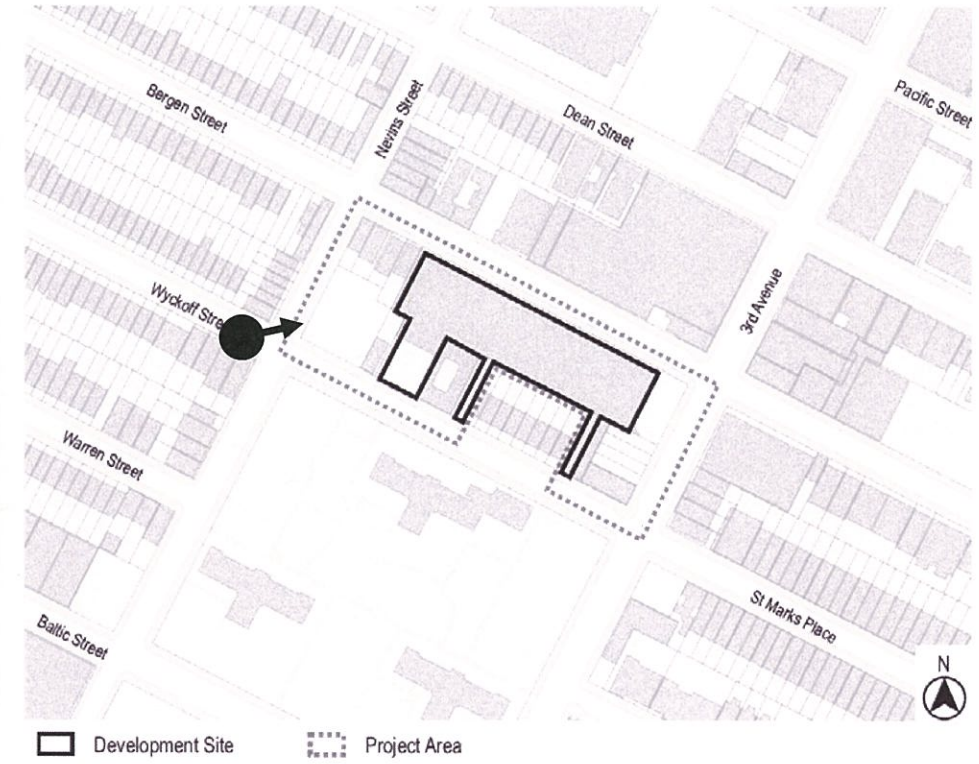


Development Site Project Area

280 BERGEN STREET REZONING BROOKLYN, BLOCK 388

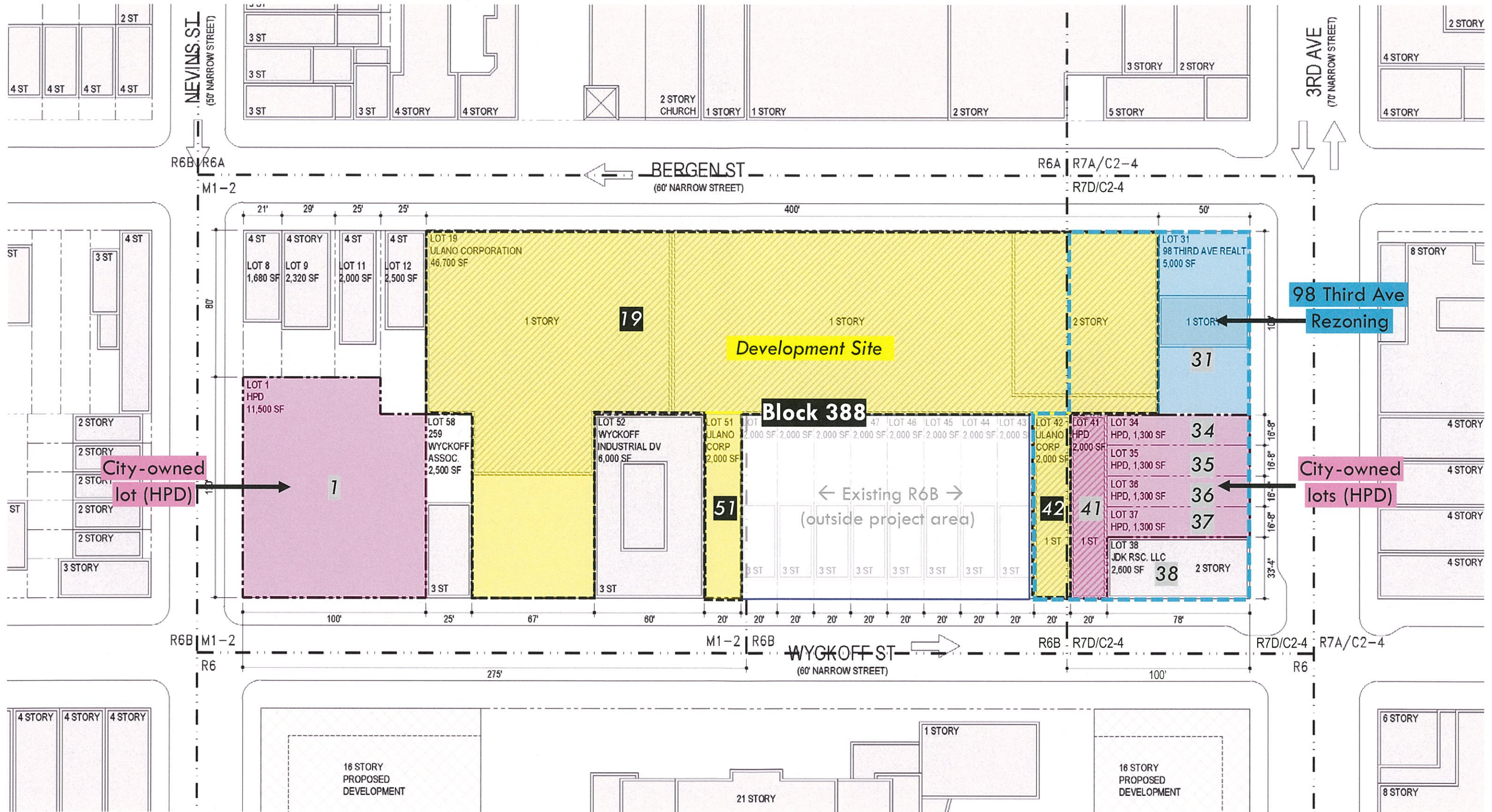


Wyckoff Street looking east



280 BERGEN STREET REZONING BROOKLYN, BLOCK 388

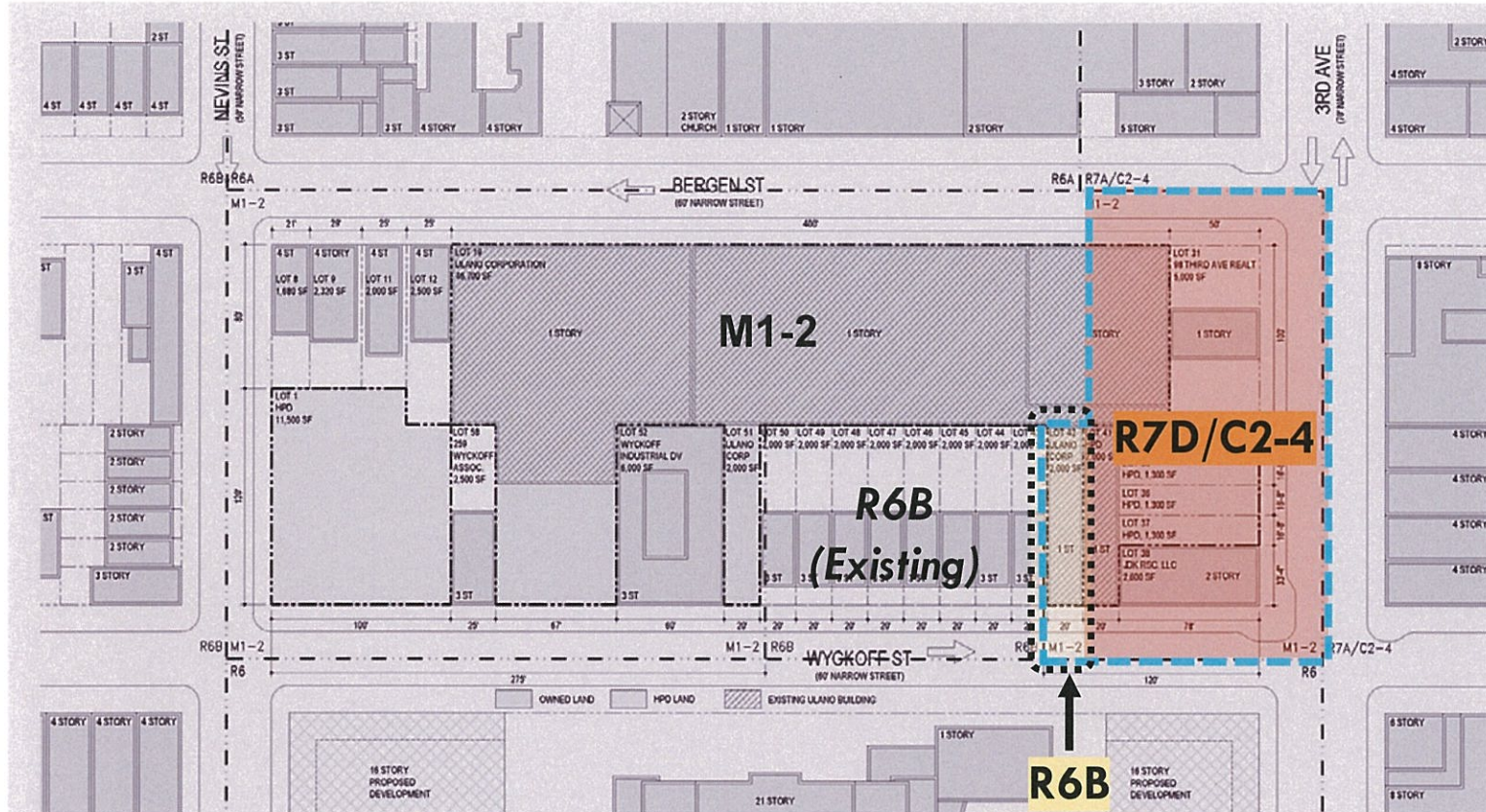
EXISTING CONDITIONS



280 BERGEN STREET REZONING
BROOKLYN, BLOCK 388

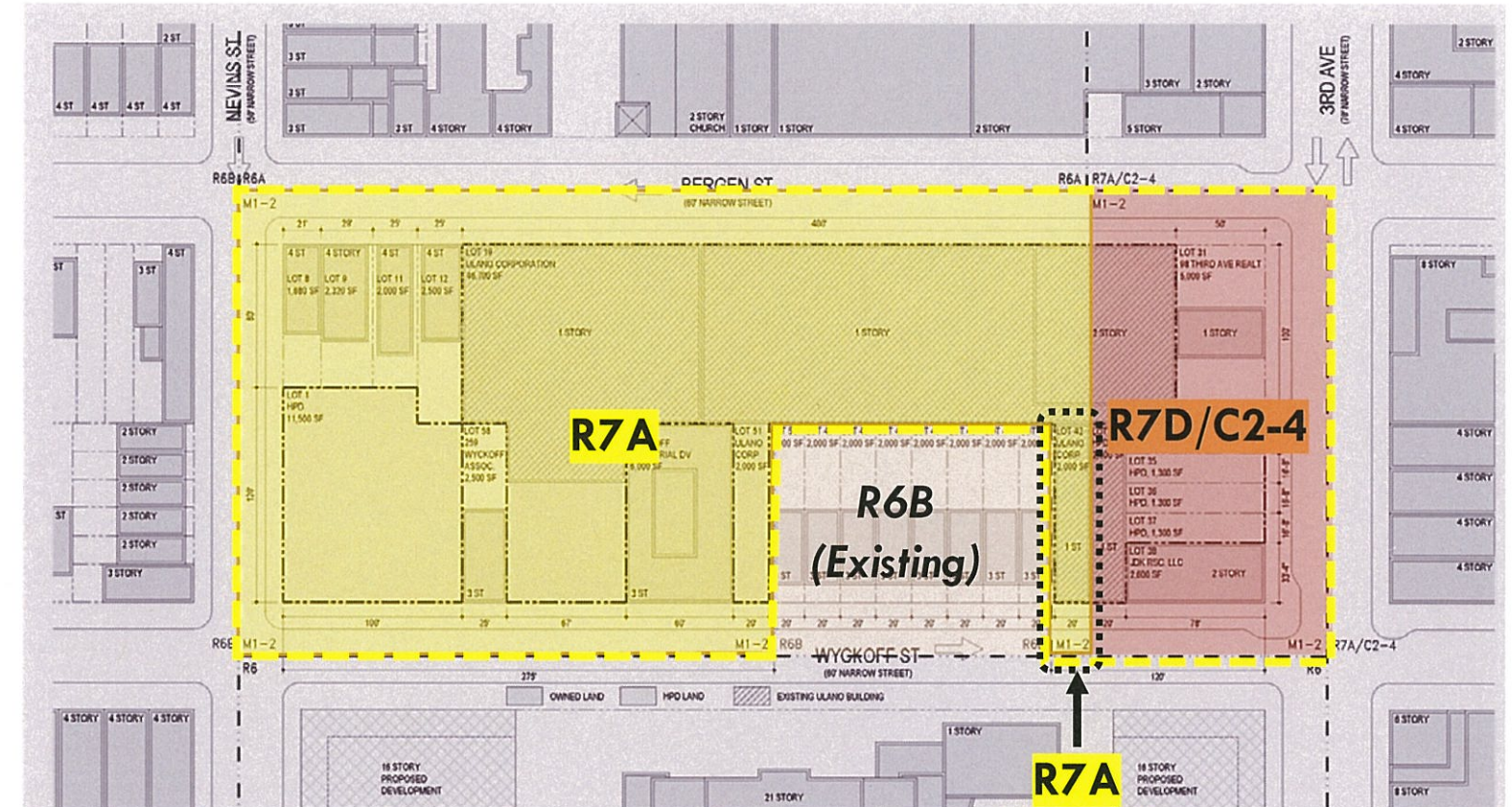
ZONING MAP AMENDMENT

A Zoning Map Amendment to rezone the project area from an **M1-2** district to **R7D/C2-4** and **R7A** districts



R6B
(Lot 42)

98 Third Ave Rezoning
M1-2 to R7D/C2-4 and R6B



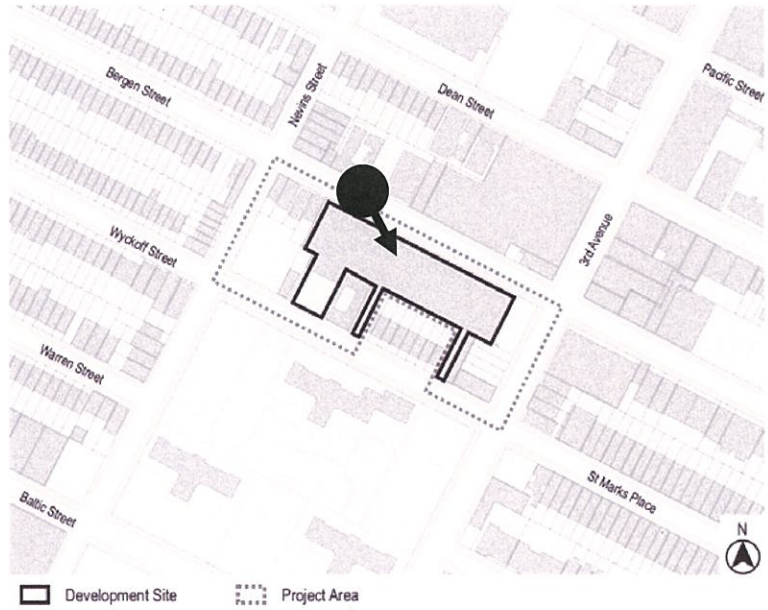
R7A
(Lot 42)

280 Bergen Street Rezoning
M1-2 to R7D/C2-4 and R7A

280 BERGEN STREET REZONING
BROOKLYN, BLOCK 388

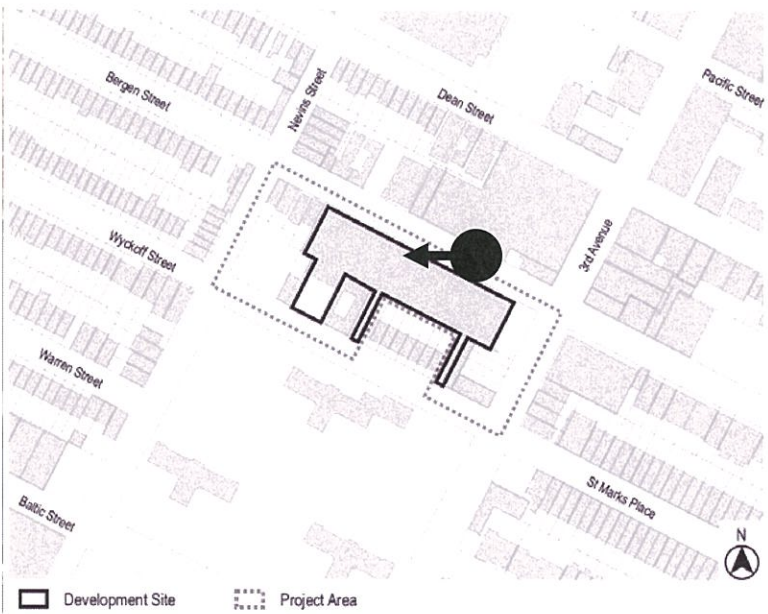


BERGEN STREET LOOKING EAST



280 BERGEN STREET REZONING
BROOKLYN, BLOCK 388

BERGEN STREET LOOKING WEST

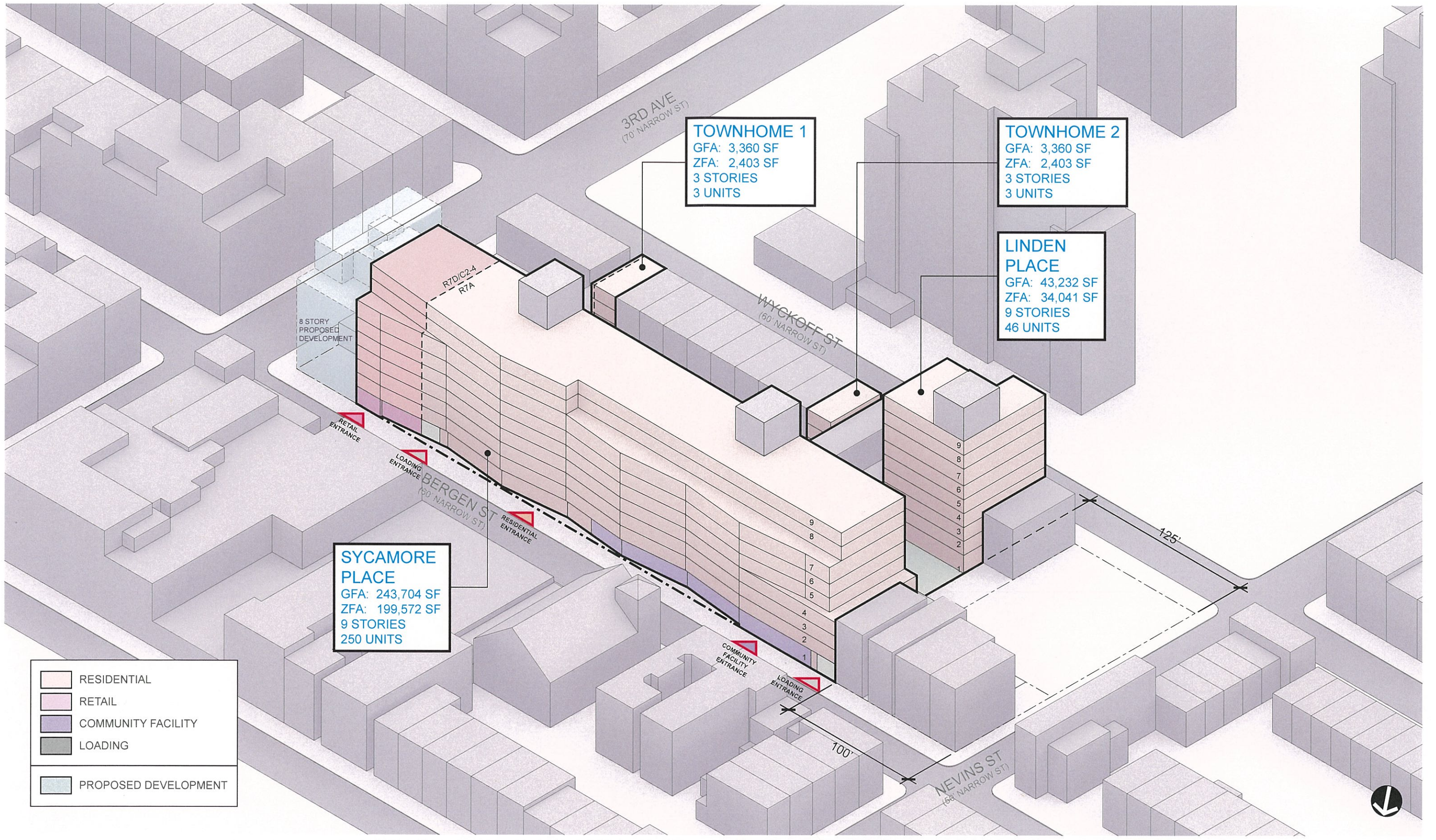


280 BERGEN STREET REZONING
BROOKLYN, BLOCK 388

WYCKOFF STREET



280 BERGEN STREET REZONING
BROOKLYN, BLOCK 388



TOWNHOME 1
 GFA: 3,360 SF
 ZFA: 2,403 SF
 3 STORIES
 3 UNITS

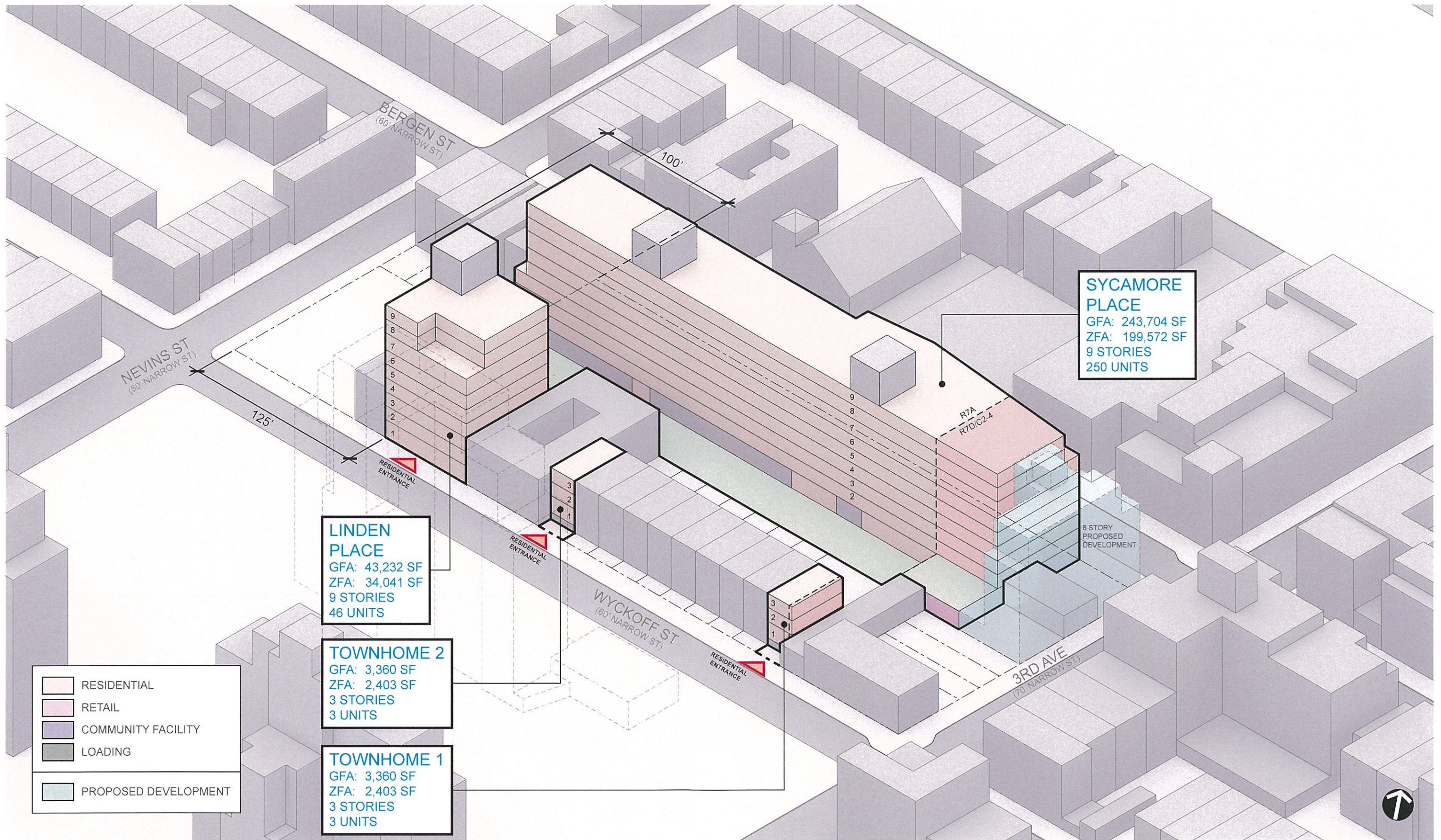
TOWNHOME 2
 GFA: 3,360 SF
 ZFA: 2,403 SF
 3 STORIES
 3 UNITS

LINDEN PLACE
 GFA: 43,232 SF
 ZFA: 34,041 SF
 9 STORIES
 46 UNITS

SYCAMORE PLACE
 GFA: 243,704 SF
 ZFA: 199,572 SF
 9 STORIES
 250 UNITS

- RESIDENTIAL
- RETAIL
- COMMUNITY FACILITY
- LOADING
- PROPOSED DEVELOPMENT

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 BROOKLYN, BLOCK 388



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 BROOKLYN, BLOCK 388

Design Before Community Meeting



Design Changes Being Discussed With Neighbors



**THE COUNCIL
THE CITY OF NEW YORK**

Bersan
Bersan

Appearance Card

I intend to appear and speak on Int. No. 2307+2308 Res. No. _____

in favor in opposition

Date: 10/25/22

(PLEASE PRINT)

Name: Rich Dillon

Address: 200 Bersan St

I represent: Self/owner

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Bersan

Appearance Card

I intend to appear and speak on Int. No. 2307+2308 Res. No. _____

in favor in opposition

Date: 10/25/22

(PLEASE PRINT)

Name: Jay Segal

Address: 010 Vandersitt Ave

I represent: Applicant

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Beagen

Appearance Card

I intend to appear and speak on Int. No. 2307+2308 Res. No. _____

in favor in opposition

Date: 10/25/22

(PLEASE PRINT)

Name: Dan Eger

Address: Dreundersitt Ave

I represent: Applicant

Address: _____