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Uniform Land Use Review Procedure (ULURP) Application

NORTH 7TH STREET REZONING – C230064ZMK N230065ZRK

IN THE MATTER OF a private application for a zoning map amendment to rezone nine lots (Block 2327 Lots 5, 11-17, and 19) on North 7th Street between Berry Street and Bedford Avenue from R6B and R6B/C2-4 to R6A/C2-4 and a zoning text amendment to designate a Mandatory Inclusionary Housing Area to facilitate a 26,874 SF mixed-use building with 28 dwelling units, including seven affordable units, in the Williamsburg neighborhood of Brooklyn CD 1.

BROOKLYN COMMUNITY DISTRICT 1

RECOMMENDATION

☒ APPROVE
☐ APPROVE WITH
MODIFICATIONS/CONDITIONS

☐ DISAPPROVE
☐ DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

RECOMMENDATION FOR: NORTH 7TH STREET REZONING – C230064ZMK N230065ZRK

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.

April 15, 2025

BROOKLYN BOROUGH PRESIDENT

DATE

RECOMMENDATION FOR: NORTH 7TH STREET REZONING – C230064ZMK N230065ZRK

Project Description

The Project Area consists of eight lots and part of a ninth lot across one block fronting North 7th Street between Berry Street and Bedford Avenue. The Applicants (four parties) collectively control the Development Site, which consists of four lots. Existing uses within the Development Site include one- to three-story residential and mixed-use residential and commercial buildings.

The Development Site is currently mapped with an R6B zoning district. R6B zoning districts permit residential uses, require Quality Housing regulations, and allow a Floor Area Ratio (FAR) of 2.0 (2.2 FAR with inclusionary housing) that produces traditional rowhouse construction. R6B is a contextual district that requires a base height of between 30-40 feet with a maximum height of 50 feet, but for buildings providing a qualifying ground floor, the permitted base height and overall height increase by five feet. A portion of the Project Area is also mapped with a C2-4 commercial overlay, which permits commercial buildings and a mix of commercial and retail uses on the ground floor of mixed-use buildings (typically uses like services and small offices, salons, restaurants, and other local retail).

The Surrounding Area is characterized by a mix of uses. Residential uses in the Surrounding Area include small multifamily buildings and two- to four-story residential and mixed-use residential and commercial buildings, with the tallest buildings in the Surrounding Area at approximately 12 stories. The Surrounding Area also contains several community-facing uses, including parks and open spaces (East River State Park, Bushwick Inlet Park, and McCarren Park) and schools. Retail and commercial uses can be found on most blocks in the Surrounding Area. The Project Area is accessible by public transportation and is within the Transit Zone. The Bedford Avenue station on the L line is approximately 150 feet from the Project Area, and the Metropolitan Avenue and Nassau Avenue stations on the G line are each approximately half a mile from the Project Area. There are also two Citi Bike stations within 100 feet of the Project Area, and the North Williamsburg NYC Ferry stop is approximately half a mile from the Project Area. Bus lines that serve the Surrounding Area include the B24, B32, B62, and Q59.

To facilitate the proposed project, the applicant is proposing a zoning map amendment from R6B and R6B/C2-4 to R6A/C2-4 and a zoning text amendment to map the Project Area as a Mandatory Inclusionary Housing (MIH) Area with MIH Option 1. These actions would permit a new six-story plus cellar mixed-use residential and commercial building containing 28 dwelling units, including approximately seven MIH units, and approximately 3,320 square feet of commercial uses on the ground floor.

Community Board Position

Community Board 1 voted to approve the application on March 11, 2025, with the following conditions:

- The applicants will give the CB1 office and the community a point of contact to receive and respond to problems and complaints during construction.
- The applicants will actively communicate with the CB1 office and will provide the office with a schedule of activities that will affect the neighborhood.
- In good faith, the applicants will consider contributing to the enhancement of the nearby streetscape.

Borough President ULURP Hearing and Public Comment

The Borough President held a hearing on this item on March 26, 2025. No members of the public provided testimony at the hearing, and the Borough President's Office did not receive written testimonies via email.

Approval Rationale

The Borough President believes the proposed actions are appropriate. The Development Site's existing residential zoning and context, access to transit, and proximity to local retail and services along both Bedford Avenue and Berry Street indicate an appropriate location for increased residential density. This application is aligned with the Borough President's Comprehensive Plan for Brooklyn, particularly by providing affordable housing units, increasing residential density, and not providing parking in a transit zone.

The Development Site does not currently contain affordable housing, so a redevelopment plan would facilitate affordable housing in an area where rents in new construction buildings are out of reach for most Brooklynites. The Borough President requests that the applicant carefully consider ground-floor nonresidential uses. The rise of e-commerce, increasing commercial rents, and post-COVID-19 economic recovery have continued to place a strain on Brooklyn's office market and retail corridors. It is critical that the asking rent for this space be one that small and local businesses can afford, so this project does not contribute to the count of vacant storefronts across the borough.

Finally, as the Applicants are also neighbors, the Borough President appreciates their willingness to provide Community Board 1 with a direct point of contact during the construction period and commitment to contributing to the surrounding streetscape.

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