



Brooklyn Borough President Antonio Reynoso
Brooklyn Borough Hall
209 Joralemon Street, Brooklyn, NY 11201

City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
calendaroffice@planning.nyc.gov

Uniform Land Use Review Procedure (ULURP) Application

1946 EAST 7TH STREET REZONING – C240252ZMK N240253ZRK

IN THE MATTER OF a private application for a zoning map amendment at 1946 East 7th St to rezone from R5 to R6A and R7A and zoning text amendments to modify the boundaries of the Special Ocean Parkway District and add a new Mandatory Inclusionary Housing (MIH) Area to facilitate a new seven-story mixed-use building, containing approx. 35,787 zsf of residential floor area (for 53 dwelling units of 100% affordable senior housing) and approx. 2,292 sf of community facility, in the Homecrest neighborhood of Brooklyn Community District 15.

BROOKLYN COMMUNITY DISTRICT 15

RECOMMENDATION

☒ **APPROVE**

☐ APPROVE WITH
MODIFICATIONS/CONDITIONS

☐ DISAPPROVE

☐ DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

RECOMMENDATION FOR: 1946 EAST 7TH STREET REZONING – C240252ZMK N240253ZRK

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.

May 29, 2025

BROOKLYN BOROUGH PRESIDENT

DATE

RECOMMENDATION FOR: 1946 EAST 7TH STREET REZONING – C240252ZMK N240253ZRK

Project Description

The Project Area is primarily along East 7th Street, Avenue S, and Ocean Parkway. The Project Area is currently mapped with an R5 zoning district, located entirely within the Special Ocean Parkway District (SOPD) Subdistrict, which permits the enlargement of detached and semi-detached housing and prohibits attached housing in R4 and R5 zones. The SOPD was adopted by the CPC and the Board of Estimate in 1977 in response to a perceived conflict between larger community facility uses and the residential character of Ocean Parkway. The SOPD covers over 350 blocks, spanning a large swath of the neighborhood, including portions of Community Districts (CDs) 7, 12, 13, 14, and 15. The District has a maximum Floor Area Ratio (FAR) of 1.5, equivalent to R4-1, which permit one- and two-family homes with detached, zero-lot-line and semi-detached configurations. The Project Area is within CD 15 and is entirely located in the Outer Transit Zone. Existing uses in the Project Area include two vacant four-story apartment buildings containing a total of 27 units, both constructed in 1925. The current buildings within the proposed Rezoning Area are non-conforming, ranging from 0.82 to 3.23 FAR, though the SOPD only allows a maximum of 1.5 FAR. The Proposed Development Site contains two separate buildings, though they are intended to be used interdependently. A title agreement has been executed against these properties with the US Department of Housing and Urban Development (HUD). This agreement includes construction loans for assisted living and housing for the aging adults.

The Surrounding Area is primarily defined by R5 zoning, anchored by one- and two-family homes, as well as the expanded Ahi Ezer congregation campus, a broader complex of buildings owned and operated by the Ahi Ezer congregation, a Sephardic Jewish community in South Brooklyn, including a community center, worship space, and housing.

The Proposed Development would result in a new seven-story mixed use building containing 53 affordable senior housing units and a community facility to support the residents. The request to remove this area would address the issue of non-compliance as well as allow for a larger development to be built in its place. The applicant has made efforts to address concerns about height and shadows by increasing the rear yard to provide more space between the new building and surrounding neighbors.

Community Board Position

Community Board 15 voted to disapprove of the application on April 29, 2025. The Board expressed concerns with the height, scale, and density of the proposed building, citing worries about congestion, traffic, and potential shadows on neighboring properties.

Borough President ULURP Hearing and Public Comment

The Borough President held a hearing on this item on Wednesday, May 07, 2025. One member of the public provided testimony at the hearing, and the Borough President's Office received no written testimonies via email.

Approval Rationale

The Borough President believes the proposed actions are appropriate, as they are in line with the Comprehensive Plan for Brooklyn. The change in zoning from R5 to R6A/R7A will facilitate much needed senior affordable housing in the area. Removal of this area from the SOPD will enable greater FAR and additional senior affordable housing to be built.

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