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Uniform Land Use Review Procedure (ULURP) Application

464 OVINGTON AVENUE REZONING – C250056ZMK, N250057ZRK

IN THE MATTER OF a Zoning Map amendment from R3X (BR) to R6A (BR) and a Zoning Text Amendment to Appendix F to map an MIH area to facilitate the development of an eight-story, 36,094 square-foot residential building with approximately 40 apartments (approximately 10 permanently affordable) and 18 cellar-level parking spaces is being sought by Geffen Management LLC at 464 Ovington Avenue in Bay Ridge, Community District 10, Brooklyn.

BROOKLYN COMMUNITY DISTRICT 10

RECOMMENDATION

☒ **APPROVE**
☐ APPROVE WITH MODIFICATIONS/CONDITIONS
☐ DISAPPROVE
☐ DISAPPROVE WITH MODIFICATIONS/CONDITIONS

RECOMMENDATION FOR: 464 OVINGTON AVENUE REZONING – C250056ZMK, N250057ZRK

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.

August 6, 2025

BROOKLYN BOROUGH PRESIDENT

DATE

RECOMMENDATION FOR: 464 OVINGTON AVENUE REZONING – C250056ZMK, N250057ZRK

Project Description

The Project Area consists of two tax lots and portions of five additional tax lots on Block 5892 along the southern side of Ovington Avenue, a narrow street, between 4th and 5th Avenues in the Bay Ridge neighborhood of Community District 10 (CD 10). The Project Area is currently improved with a two-family home at 464 Ovington Avenue (the 9,260 sf Development Site), a 45-unit multifamily building, a 12-unit multifamily building, and three three-story mixed-use buildings. The Development Site has approximately 54 feet of frontage along Ovington Avenue, and the existing structure would be demolished to construct the proposed project. The Project Area is located within the Special Bay Ridge District (BR), which was established in 1978, modified in 2005, and designed to maintain neighborhood scale through mechanisms such as restrictions on yards and lot coverage, and maximum building heights of 32 feet.

The Surrounding Area contains a mix of uses. Residential uses in the Surrounding Area include one- and two-family homes, small walkup residential buildings, three- to six-story mixed-use residential and commercial buildings, and larger six-story multifamily apartment buildings. Along 4th and 5th Avenues, the Surrounding Area contains neighborhood serving retail and other services, including groceries and delis, clothing stores, a movie theater, pharmacies, laundromats, salons, banks, and professional offices. Additionally, the eastern end of the Project Area lies within the Bay Ridge 5th Avenue Business Improvement District (BID). The Surrounding Area is also well-served by community facilities and institutional uses, including several schools, houses of worship, medical services, and community centers. Leif Ericson Park is just north of the Surrounding Area, and Owls Head Park and Shore Road Park are west of the Surrounding Area.

The Project Area was subject to an unnecessary carve-out in the city's Transit Zone when it was originally established in 2016. When the Transit Zone was redrawn as part of the City of Yes for Housing Opportunity citywide zoning text amendment, the Project Area was designated with the newly created Outer Transit Zone, where parking requirements are reduced but not eliminated. Yet the Project Area remains transit accessible with the Bay Ridge Avenue R subway station one block (approximately four minutes walking) north, several bus lines serving the Surrounding Area (B4, B9, B37, B63, and B64), and the Bay Ridge NYC ferry landing approximately one mile west of the Development Site.

The Applicant is proposing to rezone the Project Area from R3X (BR) to R6A (BR) and map a Mandatory Inclusionary Housing (MIH) Area, which would facilitate a new eight-story, 40-unit residential building (including 10 permanently affordable units) with 18 parking spaces in the cellar.

Community Board Position

Community Board 10 (CB 10) voted to disapprove the application on June 17, 2025, citing concerns about building height and recommends the Applicant modify the proposed zoning district down to R6D.

Borough President ULURP Hearing and Public Comment

The Borough President held a hearing on this item on Wednesday, July 16, 2025. 9 members of the public provided testimony at the hearing, and the Borough President's Office received 2 written testimonies via email.

Approval Rationale

The Borough President believes the proposed actions are appropriate. The area's existing residential character, proximity to transit, and location between two active corridors with retail and other neighborhood services indicate an ideal context for modest increased residential density. The proposed project is in line with the existing building diversity on the block, which is vibrant mix of multifamily apartment buildings, one- and two-family homes, and community facilities such as schools.

The proposed project comports with the Borough President's *Comprehensive Plan for Brooklyn* recommendation to build housing in areas that have not kept pace with housing growth and have seen increases in population. The proposed project additionally builds on the principle that housing should be built where housing already exists, and not in areas where services and infrastructure will need to be brought to the area, such as in Manufacturing Districts.

In Bay Ridge, the high cost of both renting and buying a home makes it difficult for many residents, especially those moving out of their family homes, to remain in the neighborhood. As of June 2025, the median asking rent was over $2,500 and the median sale price was $1.2 million. . 464 Ovington Avenue is in a census tract where 64% of homes are worth over $1 million.[i] Modest, infill apartment buildings like this proposed project provide more Brooklynites with housing choice, and therefore a better chance to stay in the borough they call home. Further, this application is in a census tract where more than 18% of households are overcrowded, meaning more than one person per room.[ii] And while some overcrowding is a result of family composition and cultural norms, overcrowding is often and most simply because there are not enough apartments for those in the neighborhood to be able to afford their own home. Community District 10 (CD 10) has also only added 8 units of affordable housing and 536 market rate units between 2014 and 2024, the fewest for both categories in all community districts across Brooklyn[iii]. This project alone would represent a doubling of the number of affordable housing units available in CD 10 and would demonstrate that even small apartment buildings can make a difference in whether people will be able to remain in their neighborhoods.

Finally, the Borough President appreciates several of the project's design considerations, including: the Applicant's proposed zoning district that requires a setback after 65 feet (resulting in the top two floors being set back 15 feet from the street wall); the intentional design choice for apartments to include balconies for access to private outdoor space; and the inclusion of four additional two-bedroom apartments in response to CB 10 feedback.

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[i] U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.

[ii] ibid

[iii] NYC DCP, "Housing Database Project-Level Files", 24q4; NYC HPD, "Affordable Housing Production by Building", 2025