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Uniform Land Use Review Procedure (ULURP) Application

699-703 LEXINGTON AVENUE REZONING – C250194ZMK N250195ZRK

IN THE MATTER OF Providence House, Inc. seeking a Zoning Map Amendment from R6B to R6A and a zoning text amendment to Appendix F to map an MIH area in order to facilitate a new 6-story, 31,704-square-foot non-profit institution with sleeping accommodations containing 85 transitional shelter units at 699-703 Lexington Avenue in Bedford-Stuyvesant, Community District 3, Brooklyn.

BROOKLYN COMMUNITY DISTRICT 3

RECOMMENDATION

- | | |
|---|--|
| <input checked="" type="checkbox"/> APPROVE | <input type="checkbox"/> DISAPPROVE |
| <input type="checkbox"/> APPROVE WITH
MODIFICATIONS/CONDITIONS | <input type="checkbox"/> DISAPPROVE WITH
MODIFICATIONS/CONDITIONS |

RECOMMENDATION FOR: 699-703 LEXINGTON AVENUE REZONING – C250194ZMK N250195ZRK

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.

BE IT FURTHER RESOLVED that the Department of City Planning examine a follow-up zoning action to extend recently approved floor area deductions to community facilities with sleeping accommodations.

August 13, 2025

BROOKLYN BOROUGH PRESIDENT

DATE

Project Description

The Project Area consists of three adjacent lots near the intersection of Lexington Avenue and Stuyvesant Avenues in Bedford-Stuyvesant. The Project Area is currently mapped with R6A and R6B residential zoning districts. R6A districts are contextual districts that produce six-to-eight-story apartment buildings near the street line. R6B districts are contextual districts that produce up to four-story row houses and brownstones typical of Bedford-Stuyvesant, Park Slope, and Boerum Hill.

In the 1961 Zoning Resolution, the Project Area was mapped with a non-contextual R6 district. In 2012, the Bedford-Stuyvesant North Neighborhood Plan re-mapped the area with contextual districts, with R6A districts concentrated along north-south avenues (such as Stuyvesant Avenue) and R6B districts along the midblock of east-west avenues (such as Lexington Avenue). As a result of this action, the westernmost 25 feet of the Project Area is located within an R6A district that runs along Stuyvesant Avenue, and the remainder of the Project Area is located within an R6B district. The Development Site is coterminous with the Project Area.

The applicant proposes to map an R6A district across the entire Project Area. This remapping would facilitate the development of a six-story, 36,393 square foot building containing the applicant's administrative offices, supportive services, and 85 units of transitional housing for women and gender-nonconforming individuals who have been impacted by the criminal legal system.

Community Board Position

Community Board 3 voted to recommend approval of this application on June 2, 2025.

Borough President ULURP Hearing and Public Comment

The Borough President held a hearing on this item on Wednesday, July 16, 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. The proposed actions would facilitate the development of sorely needed transitional housing. The proposed project is aligned with The 2023 Comprehensive Plan for Brooklyn, which recommends the development of supportive and transitional housing in order to address the dual crises of health and housing.

Borough President Reynoso believes the proposed bulk is appropriate. The Borough President believes the proposed R6A is an appropriate height and density for midblock residential development. Mapping R6A would connect the project area with an existing R6A district along Stuyvesant Avenue and facilitate development of new housing of a similar typology as the existing apartment buildings.

During the public hearing, the applicant team stated that they are unable to use zoning tools recently added by the City of Yes for Housing Opportunity (COYHO) citywide zoning text amendment that would have allowed the applicant to deduct additional amenity floor area from the total zoning floor area of the project. The applicant team stated that they believe the exclusion of community facilities with sleeping accommodations from COYHO was an oversight rather than intentional. Borough President Reynoso requests that the Department of City Planning revisit this and consider a follow up action that would allow projects such as 699-703 Lexington Avenue to take advantage of floor area deductions just as a private, market-rate development is able to.

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