OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

ULURP PROCEDURE
PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT, pursuant to Section 197-c of the New York City Charter, the Brooklyn Borough President will hold a ULURP hearing on the matters below in person, at 6:00 PM on Tuesday, November 10, 2026, in the Borough Hall Courtroom, 209 Joralemon Street and virtually via Webex. The meeting will be recorded for public transparency.

Members of the public may register for a livestream of the hearing on Webex at:
https://nycbp.webex.com/weblink/register/r6a8c5e386697661b48962ba3f001716b

Testimony at the hearing is limited to 2 minutes, unless extended by the Chair. Testimony on these items will be accepted in-person, virtually, and in writing via email. To submit testimony virtually, register at the link above and select which agenda item you would like to submit comment for. While pre-registration is preferred, it is not required to speak; during the hearing there will be a call for testimony from those who have not signed up in advance. For timely consideration, written testimony must be submitted to **testimony@brooklynbp.nyc.gov** no later than Friday, November 13, 2026.

For information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Ricardo Newball at ricardo.newball@brooklynbp.nyc.gov at least five (5) business days in advance to ensure availability.

The following agenda items will be heard:

1) **Phoenix Roller Coaster East Walk Demapping**
   A change to the City Map to demap a volume of East Walk to remove an encumbrance from the Phoenix Roller Coaster, is being sought by a private applicant at 3025 West 12th Street in Coney Island, Community District 13, Brooklyn.

2) **East 14th Street and Locust Avenue Rezoning**
   A zoning map amendment from M1-1 and R5 to R7A and a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area in order to facilitate a new nine-story, 170,143 square-foot (5.01 FAR) mixed use development with 156,262 square-feet of residential floor area (229 units, 57 affordable per MIH) and 13,880 square feet of ground floor community facility space, is requested by private applicant E 14 Realty Holdings LLC in Midwood, Brooklyn within Community District 14.

3) **17-21 Wharton Place Rezoning**
   A Zoning Map Amendment from R5 to R6A and a zoning text amendment to Appendix F to map MIH to facilitate a new seven-story, 56,197 square-foot, 73-unit residential and community facility development is being sought by a CCM Capital Group Corp at 17-21 Wharton Place in Cypress Hills, Community District 5, Brooklyn.

4) **460 Troutman Street**

A zoning map amendment from M1-1 to M1-4A to facilitate the enlargement of an existing one-story manufacturing building to expand business operations in a 6-story, 93,000 SF manufacturing and commercial building is being sought by Aron's Manufacturing Corporation at 460 Troutman Street in Bushwick, Community District 4, Brooklyn.

5) **783 Fourth Avenue Rezoning**

The applicant, 783 4th Ave LLC, seeks a Zoning Map and Zoning Text amendment to facilitate a mixed use development with three new buildings, 13 stories, 9 stories, and 8 stories, with 184,485 sf (5.66 FAR) with 214 dwelling units, roughly 3,800 sf of commercial space 2,700 sf community facility space, and 9 parking spots 783 4th Avenue in Sunset Park, Community District 7, Brooklyn.

6) **1550 Bedford Avenue Rezoning**

Bedford Acquisition Partners LLC, a private applicant, is proposing a Zoning Map Amendment from C8-2 to R9A/C2-4 and a Zoning Text Amendment to map MIH to facilitate a new 18-story, mixed-use building with approximately 173,184 square feet (9.02 FAR) and approximately 250 DUs (63-75 income-restricted per MIH) at 1550 Bedford Avenue, Community District 9, Brooklyn.

7) **2959 Avenue Y Rezoning**

A zoning map amendment from R5 to R7D and a zoning text amendment to map a Mandatory Inclusionary Housing Area (ZR Appendix F) to facilitate a new seven-story, 79,945 square-foot building including 43,075 s.f. of residential space (38 units, 11 of which will be income-restricted) and 35,302 s.f. of community facility space, are being sought by private applicant Yeshivat Or HaTorah, at 2959 Avenue Y in Sheepshead Bay, Community District 15, Brooklyn.