BROOKLYN BOROUGH PRESIDENT
ANTONIO REYNOSO

UNIFORM LAND USE REVIEW PROCESS (ULURP) APPLICATION

ULURP NUMBER	C260115ZMK N260116ZRK
PROJECT NAME	9818 Fort Hamilton Parkway Rezoning
APPLICANT TEAM	Albi Sawe
PROJECT BRIEF	A zoning map amendment from R4B (BR) to R6A (BR) and a zoning text amendment to Appendix F to map MIH to facilitate a new four-story, 33,055 s.f. community facility building is being sought by Bay Ridge Community Development Center Inc. at 9818 Fort Hamilton Parkway in Bay Ridge, Community District 10, Brooklyn.
COMMUNITY DISTRICT	Brooklyn Community District 10
COUNCIL MEMBER	Council Member Kayla Santosuosso

BROOKLYN BOROUGH PRESIDENT'S RECOMMENDATION

DATE	October 16, 2026

☑ FAVORABLE	☐ UNFAVORABLE
☐ FAVORABLE WITH MODIFICATIONS / CONDITIONS	☐ UNFAVORABLE WITH MODIFICATIONS / CONDITIONS

Brooklyn Borough President Antonio Reynoso

RECOMMENDATION FOR

9818 Fort Hamilton Parkway Rezoning – ULURP # C260115ZMK, N260116ZRK

BE IT RESOLVED that the Brooklyn Borough President, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this application.

PROJECT DESCRIPTION

The Project Area is in Bay Ridge, Community District 10, at the corner of Fort Hamilton Parkway and 99th Street. The Project Area is coterminous with the Development Site. The surrounding area includes a mix of lower-density one- and two- story residential to the west and to the north, as well as a six-story multi-family dwelling to the north. Further west on 4th Ave is higher-density two- to six-story residential and commercial developments. The Proposed Development Site was rezoned from an R6 zoning district to the existing R4B zoning district in 2005 by the Bay Ridge Rezoning.

The site is located within the Special Bay Ridge District, which was created to preserve the neighborhood's existing scale by permitting only lower-rise residential development on side streets and allowing larger apartment buildings and ground-floor commercial uses along major avenues. The project is in the Outer Transit Zone but is relatively well served by transit; ¾ mile away from the 86th Street subway station serving the R train and nearby to several bus lines.

The Development Site is approximately 12,500 square feet, with about 100 feet of frontage along Fort Hamilton Parkway and 125 feet along 99th Street. It is currently improved with four one-story community facility buildings totaling approximately 6,960 square feet. These buildings are occupied by the Bay Ridge Community Development Center (BRCDC). BRCDC provides recreational, educational, social, and community programming for children, teens, adults, and seniors. The organization is seeking to expand its facility to accommodate existing programs and provide additional community services.

The proposed development would replace the existing buildings with a new four-story community facility containing approximately 33,055 square feet of floor area. The new Bay Ridge Community Center would include a gym, exercise facilities, a lap pool, daycare space, classrooms, offices, meeting and conference rooms, a library, youth and arts spaces, food service areas, a café, an outdoor playground, and a terrace.

The building would be set back approximately eight feet from Fort Hamilton Parkway and 99th Street to provide additional space around the entrances. It would have a base height of approximately 40 feet, with the fourth floor set back an additional 10 feet, and would rise to a maximum height of approximately 54 feet.

COMMUNITY BOARD POSITION

Community Board 10 voted on September 17, 2026, to conditionally approve the application with a vote of 25 in favor, 1 against, and 1 abstaining with the following conditions:

- Change the requested R6A zoning district to R6D zoning district.
- Schedule a meeting with the appropriate city agencies to address infrastructure and roadway conditions that contribute to problems in the area
- Establish a community advisory group consisting of representatives of the Bay Ridge Community Development Center, Community Board 10, and surrounding blocks
- Continue to consider design measures including the use of red brick for the exterior, landscaping, privacy measures, and other improvements intended to reduce impacts on adjacent properties.

BOROUGH PRESIDENT PUBLIC HEARING

The Borough President held a hearing on this item on Wednesday, October 14th, 2026. Five members of the public provided testimony at the hearing, and the Borough President's Office received five written testimonies via email.

APPROVAL RATIONALE

Borough President Reynoso recommends approval.

The Community Infrastructure Element of the 2025 Comprehensive Plan for Brooklyn has the objective of "Supporting the long-term sustainability of community-based organizations (CBOs) and networks." By expanding The Bay Ridge Community Development Center (BRCDC), the Borough President believes this application advances that Objective.

Moreover, the Department of City Planning recently identified Community District 10 as one of 12 districts that will be in the Affordable Housing Fast Track (AHFT) beginning January 1, 2027. In response, Council Member Santosuosso and Borough President Reynoso have launched a planning process for the "Bay Ridge Triangle". Together, these initiatives position Bay Ridge for increased housing production and population growth in the coming years.

This application will enable BRCDC to better serve both existing and new residents by creating additional space for recreation, childcare, education, arts, youth and senior programming, and other community services. Investing in this community infrastructure is therefore directly aligned with the goals of the Comprehensive Plan: as Bay Ridge grows, the capacity of the organizations and services that support its residents must grow alongside it.

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