



IN THE MATTER OF an application submitted by Flushing Condo Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an M1-2 District to an R7-1 District property bounded by a line 100 feet northerly of Flushing Avenue, Kent Avenue, Flushing Avenue, and a line 90 feet westerly of Kent Avenue;
2. changing from an M1-2 District to an M1-5 District property bounded by a line 100 feet northerly of Flushing Avenue, a line 90 feet westerly of Kent Avenue, Flushing Avenue, and Classon Avenue; and
3. establishing within the proposed R7-1 District a C2-4 District bounded by a line 100 feet northerly of Flushing Avenue, Kent Avenue, Flushing Avenue, and a line 90 feet westerly of Kent Avenue;

Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated February 3, 2025, and subject to the conditions of CEQR Declaration E-819.

This application for a zoning map amendment (C 240275 ZMK) was filed by Flushing Condo Holdings, LLC on February 14, 2024. This application, in conjunction with the related action (N 240276 ZRK), would facilitate the conversion of an eight-story building constituting an increase from approximately 58,000 to 137,500 square feet of commercial floor area, a reduction from approximately 82,000 to 26,000 square feet of community facility floor area, and a reduction of 313 to 86 parking spaces within the Williamsburg neighborhood of Brooklyn, Community District 1. The proposed actions would also bring a legal but nonconforming 30-unit residential building at the corner of Kent Avenue and Flushing Avenue authorized by BSA variance in 2004 into compliance.

RELATED ACTION

In addition to the zoning map amendment (C 240275 ZMK) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

N 240276 ZRK Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

The applicant, Flushing Condo Holdings LLC, requests a zoning map amendment to change an M1-2 to M1-5 and R7-1/C2-4 zoning districts, and a zoning text amendment to create an MIH area coterminous with the proposed R7-1/C2-4 zoning district in order to facilitate the conversion of an eight-story building located at 347 Flushing Avenue, which would result in an increase of approximately 58,000 to 137,500 square feet of commercial floor area, a reduction of approximately 82,000 to 26,000 square feet of community facility floor area, and a reduction of 313 to 86 parking spaces. The proposed project area is located on two tax lots (Block 2260, Lot 35 and Condo Lot 7501), on the southern half of a block bounded by Classon Avenue (56-foot wide) to the west, Flushing Avenue (70-foot wide) to the south, and Kent Avenue (60-foot wide) to the east. The project area is currently improved with an eight-story plus cellar and sub-cellar, mixed-use commercial, community facility, and warehouse building with a total floor area of approximately 140,625 SF (4.79 FAR).

The project area is in the southwest portion of Williamsburg in Brooklyn, Community District 1, within one block of the boundaries of Community Districts 2 and 3. The project area comprises two lots. The development site, Lot 35, is a 29,345 square-foot (4.8 FAR) lot improved with an eight-story building constructed in 2022. The second lot (Condo Lot 7501), which is not owned by the applicant, is 8,792 square feet in size and is currently improved with five six-story residential buildings with a total of 30 dwelling units (3.84 FAR) permitted by BSA variance (BSA Cal. Nos. 113-00-BZ-117-00-BZ) and built in 2004.

The built environment surrounding the project area consists of a mix of light industrial, residential, mixed commercial and residential, and community facility uses, including one- to three-story warehouse-style industrial buildings, one-, two- and multifamily residential buildings ranging from one to eight stories, two- to seven-story mixed-use commercial and residential buildings, one- to six-story community facility buildings, and scattered vacant land. Often, these uses are

interspersed with each other on a single block, such as Blocks 1884 and 1885, which contain vacant surface parking, warehouse-style industrial buildings, yeshivas, a hotel, and residences built as recently as 2004 despite the underlying M1 zoning. Flushing Avenue is the neighborhood's main commercial corridor, but in keeping with the mixed-use character of South Williamsburg, the blocks east of the project area contain warehouses and light manufacturing facilities co-located on the same block as grocery stores, office buildings, and multifamily buildings up to seven stories. The Brooklyn Navy Yard is directly west of the highway, and the Brooklyn-Queens Expressway (I-278) is located directly west of the project area. Flushing Avenue is a DOT truck route and an exit ramp from the northbound BQE leads immediately to the intersection of Classon and Flushing Avenues.

The area is well-served by public transit. The Flushing Avenue station serving the G train is approximately five blocks west of the project area, and several bus lines service the area. The B48 runs between Greenpoint and Prospect-Lefferts Gardens and stops on Classon Avenue directly adjacent to the project area. The B57 runs along Flatbush Avenue from Red Hook to Ridgewood, Queens, and the B62 runs from Long Island City, Queens to Downtown Brooklyn. A Citi Bike dock is located on Wallabout Street, directly to the north of the project area.

The project area is located in an M1-2 zoning district. M1-2 districts are manufacturing districts which permit commercial, light industrial, and select community facility uses, generally including retail uses, woodworking shops, repair shops, and wholesale service and storage facilities. The maximum permitted FAR is 2.0 for industrial and commercial uses and 4.8 for community facility uses. Required off-street parking varies by use but generally requires one space for every 300 square feet of retail and may be waived if fewer than 15 spaces are required. Beyond the project area, surrounding blocks are mapped with the following zoning districts: M3-1, M1-2/R6A (MX-4), R6, R6/C2-2, R6/C2-4, R7-1, R7-1/C1-5, and R7A/C2-4. The proposed project area is also located within the Inner Transit Zone, within a FRESH boundary offering zoning and discretionary tax incentives, and within the Coastal Zone boundary, as well as the 0.2% annual chance (500-year) floodplain.

Since 2000, several land use actions have been approved near the project area. In 2001, the City-led Flushing-Bedford Rezoning (C 000109 ZMK, N 000110 ZRK), one block east of the project

site, rezoned 15 blocks from M1-1, M1-2, and M3-1 zoning districts to R7-1 and M1-2/R6A zoning districts while creating a new Special Mixed Use District (MX-4) in Brooklyn Community Districts 1 and 3. Prior to this, this area had experienced a decline in manufacturing and commercial uses, resulting in an increase in auto-related uses and junkyards, and this rezoning represented an early attempt to co-locate light manufacturing and residential uses as a way to accommodate residential growth. In 2012, the Wallabout Street Rezoning (C 110390 ZMK) rezoned Block 2261, one block east of the project area, from an M1-2 zoning district to an R7-1/C1-5 zoning district to facilitate the development of a seven-story mixed-use building and a five-story community facility building at 755 Kent Avenue. In 2017, the Rose Castle Rezoning (C 160221 ZMK, N 160222 ZRK) rezoned portions of two blocks southeast of the project area from M1-2 to R7A/C2-4 and M1-2/R6A to facilitate the development of two mixed-use buildings with a total of approximately 300 dwelling units. In 2021, the Special Brooklyn Navy Yard District (C 210462 ZMK, N 210463 ZRK) completed a zoning text amendment modifying regulations regarding use, bulk, streetscape, open space, parking, loading, and the waterfront, and rezoned existing R6B, M1-2, and M3-1 zoning districts to an M2-1 zoning district to facilitate the expansion of the facility.

The applicant proposes to convert a portion of an eight-story building from parking and community facility use to commercial use, which would result in a total of 163,310 square feet of floor area (5.57 FAR), an increase of 0.77 FAR, resulting from the first floor's conversion from required parking to commercial space. The proposed building would consist of a total of 25,783 square feet of community facility ambulatory diagnostic or treatment health care facility on the fourth floor, and a total of approximately 137,527 square feet of commercial use (retail and offices) on all other floors. 86 parking spaces would remain in the sub-cellar and would be provided voluntarily, as the proposed zoning would not require off-street parking.

To facilitate the proposed conversion, the applicant requests a zoning map amendment from M1-2 to M1-5 and R7-1/C2-4, and a zoning text amendment to establish an MIH area, coterminous with the proposed R7-1/C2-4 district. M1-5 would be mapped at the development site (Lot 35) to a depth of 100 feet from the southern frontage of the subject block, from the southwest corner of the block to a line 90 feet west of Kent Avenue. M1-5 districts permit a maximum FAR of 5.0 for

commercial and manufacturing uses and 6.5 for limited community facility uses with no required off-street parking. Height and setbacks are governed by a sky exposure plane beginning 85 feet or six stories above the street line. An R7-1/C2-4 district is proposed to be mapped at the southwest corner of the block, at a length of 90 feet and depth of 100 feet from the northwest corner of Flushing and Kent avenues, roughly matching the boundary of existing residential buildings as noted above. R7-1 districts are medium-density residential districts. For buildings on or within 100 feet of a wide street, the maximum FAR is 5.0 with inclusionary housing, the maximum base height is 75 feet, and the maximum building height is 115 feet. On a narrow street, the maximum FAR is 5.0 with inclusionary housing, the maximum base height is 65 feet, and the maximum building height is 105 feet. No off-street parking is required for residential use in the Inner Transit Zone, which includes all of Community District 1 in Brooklyn.

In addition to the zoning map amendment, the applicant also seeks a zoning text amendment to map the R7-1/C2-4 portion of the project area with MIH Options 1 and 2. Under MIH Option 1, 25 percent of the residential floor area must be an average of 60 percent of the Area Median Income AMI (with a minimum of 10 percent at 40 percent AMI). Under Option 2, 30 percent of the residential floor area must be available at an average of 80 percent of AMI.

ENVIRONMENTAL REVIEW

This application (C 240275 ZMK), in conjunction with the related application for a zoning text amendment (N 240276 ZRK), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the City Planning Commission. The designated CEQR number is 24DCP111K.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on January 31, 2025. A Revised Negative Declaration was issued on June 16, 2025. The Revised Negative Declaration includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials and air quality (E-819). The requirements of the

(E) designation are described in the Revised Environmental Assessment Statement and Revised Negative Declaration.

WATERFRONT REVITALIZATION PROGRAM

This application (C 240275 ZMK) was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016 pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 *et seq.*). The designated WRP number is 22-020.

This action was determined to be consistent with the policies of the WRP.

UNIFORM LAND USE REVIEW

This application (C 240275 ZMK) was certified as complete by the Department of City Planning on February 3, 2025 and duly referred to Brooklyn Community Board 1 and the Brooklyn Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 240276 ZRK), which was referred for information in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

On March 11, 2025, Brooklyn Community Board 1 held a public hearing on this application (C 240275 ZMK) and the related action for a zoning text amendment (N 240276 ZRK), and on April 8, 2025, by a vote of 29 in favor, none opposed, and none abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (C 240275 ZMK) and the related action for a zoning text amendment (N 240276 ZRK) on May 7, 2025, and on May 12, 2025, issued a recommendation to approve the application.

City Planning Commission Public Hearing

On May 7, 2025 (Calendar No. 1), the City Planning Commission scheduled a public hearing for this application (C 240275 ZMK) and the related action for a zoning text amendment (N 240276 ZRK) for May 21, 2025. The hearing was duly held on May 21, 2025 (Calendar No. 8). One speaker spoke in favor of the application and none in opposition.

The applicant's attorney provided an overview of the proposed actions. He stated that the existing as-of-right facility is a key commercial resource for neighborhood residents, but that the building owners have struggled to fully lease the building given the high percentage of space that must be reserved for community facility or accessory uses. The applicant's attorney also noted that space inside the building that would have been used for medical facilities was never occupied in light of the COVID-19 pandemic, placing the building in a precarious financial position. The applicant's attorney further elaborated on the existing noncompliance issues in the as-of-right building, confirming that the offices currently located on the sixth and seventh floors are currently non-compliant but would be made so after the proposed rezoning, and that the Certificate of Occupancy would be updated afterwards to reflect the actual floor plan of the building.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes this application for a zoning map amendment (C 240275 ZMK) and the related application for a zoning text amendment (N 240276 ZRK) are appropriate.

The proposed zoning map amendment will rezone the project area from an M1-2 district to M1-5 and R7-1/C2-4 districts. The zoning map and text amendments will facilitate the conversion of an eight-story building from parking and community facility use to commercial use, totaling

approximately 163,310 square feet (5.57 FAR) and resulting in an increase of 0.77 FAR, due to the first floor being converted from required parking to commercial space. These actions will also bring a legal non-conforming residential building permitted by BSA, located at 760-768 Kent Avenue, into conformance with zoning and align the zoning with the existing building.

The Commission believes the bulk, height, and mix of uses permitted by the proposed M1-5 district are appropriate at this location. Despite the fact that much of the land surrounding the development site is zoned for manufacturing uses, South Williamsburg is a rapidly growing neighborhood containing a wide diversity of land uses, including residential, community facilities, and commercial amenities, that do not always correspond to the zoning district on a given block. M1-5 provides a commercial and manufacturing FAR of 5.0 and a community facilities FAR of 6.5, which is well suited to the fine-grained urban form and high population density of this neighborhood, as well as the project area's location on Flushing Avenue, a wide arterial street that currently serves as a key commercial corridor and route linking Downtown Brooklyn and larger-scale manufacturing areas in Queens. M1-2 permits up to 4.8 FAR of community facility uses but only 2.0 FAR of commercial or manufacturing, limiting building owners' flexibility in providing services to local residents. The height and setback requirements of M1-5 will also ensure a stronger street wall and more activated streetscape than those of M1-2, which is designed for auto-oriented built environments.

The proposed zoning map amendment will also result in the removal of parking requirements in the project area. The Commission finds this change to be appropriate, as the parking requirements of the M1-2 district (varies by use but generally 1 per 300 square feet) are designed for low-density, low-rise, and car-oriented manufacturing areas. The M1-5 zone lacks any parking requirements, which is both better suited to the existing built environment in South Williamsburg and will provide building owners with much-needed flexibility in tenanting future developments.

For the last 25 years, much of the legacy M1-1 and M1-2 zoning in this neighborhood has been changed to accommodate to a wider mix of uses, and in the areas where traditional manufacturing zoning districts remain mapped, buildings are often legal but nonconforming, encompassing uses from yeshivas to multifamily walk-up apartments. Several major public and private rezonings during that time have facilitated the growth of high-density residential developments, leading to a

complementary demand for commercial, educational, medical, and other community facilities. The M1-2 zoning district, designed for auto-centric, low-density neighborhoods, is not as well-suited to the neighborhood's current state as a district with more flexible parking and bulk requirements. The proximity of Brooklyn Navy Yard, a major hub for industrial and manufacturing jobs that is located just across the BQE from the project area, further strengthens the rationale for a zoning district that can accommodate high levels of demand for commercial and manufacturing uses.

Finally, the Commission recognizes that the existing building on the development site converted several of the upper floors of the building from community facility or CF-accessory uses to commercial, in a manner that is not reflected on the Certificate of Occupancy and is not compliant with current zoning. The current M1-2 district allows up to 2.0 FAR of commercial or manufacturing uses, and the inclusion of office and commercial space on the sixth and seventh floors of the building result in a commercial/manufacturing FAR exceeding 2.0. (The building's current CO lists Community Facility (ambulatory healthcare) and accessory warehouse uses as being located on the fourth through eighth floors.) The proposed actions, by changing the zoning district to one allowing up to 5.0 FAR of commercial and manufacturing uses, will bring the current mix of uses into compliance, and the Commission is satisfied that this will constitute an acceptable corrective action to the current noncompliance. The applicant would then be able to file a corrected Certificate of Occupancy with the updated floor area information.

The Commission believes that the proposed zoning text amendment for MIH (N 240276 ZRK) is appropriate. Although the R7-1/C2-4 portion of the project area contains an existing residential building built pursuant to a BSA variance under the existing M1-2 zoning. MIH is proposed to be mapped due to the increase in residential capacity resulting from the proposed zoning, which will ensure that any future redevelopment occurring at this site would contain income-restricted units.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS), for which a Negative Declaration was issued on January 31, 2025 and a Revised Negative Declaration was issued on June 16, 2025, with respect to this application (CEQR No. 24DCP111K), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No.12d,

1. changing from an M1-2 District to an R7-1 District property bounded by a line 100 feet northerly of Flushing Avenue, Kent Avenue, Flushing Avenue, and a line 90 feet westerly of Kent Avenue;
2. changing from an M1-2 District to an M1-5 District property bounded by a line 100 feet northerly of Flushing Avenue, a line 90 feet westerly of Kent Avenue, Flushing Avenue, and Classon Avenue; and
3. establishing within the proposed R7-1 District a C2-4 District bounded by a line 100 feet northerly of Flushing Avenue, Kent Avenue, Flushing Avenue, and a line 90 feet westerly of Kent Avenue;

Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated February 3, 2025, and subject to the conditions of CEQR Declaration E-819.

The above resolution (C 240275 ZMK), duly adopted by the City Planning Commission on June 18, 2025 (Calendar No.10), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK, Esq. *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

GAIL BENJAMIN, ALFRED C. CERULLO, III, Esq., ANTHONY W. CROWELL, Esq.,

**JOSEPH I. DOUEK, DAVID GOLD, Esq., RASMIA KIRMANI-FRYE, RAJU MANN,
ORLANDO MARÍN, JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners***



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 347 Flushing Avenue	
Applicant: Flushing Condo Holdings LLC	Applicant's Primary Contact: Amanda Iannotti
Application # 240275ZMK	Borough:
CEQR Number: 24DCP111K	Validated Community Districts: K01

Docket Description:
 IN THE MATTER OF an application submitted by Flushing Condo Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d: 1. changing from an M1-2 District to an R7-1 District property bounded by a line 100 feet northerly of Flushing Avenue, Kent Avenue, Flushing Avenue, and a line 90 feet westerly of Kent Avenue; 2. changing from an M1-2 District to an M1-5 District property bounded by a line 100 feet northerly of Flushing Avenue, a line 90 feet westerly of Kent Avenue, Flushing Avenue, and Classon Avenue; and 3. establishing within the proposed R7-1 District a C2-4 District bounded by a line 100 feet northerly of Flushing Avenue, Kent Avenue, Flushing Avenue, and a line 90 feet westerly of Kent Avenue; as shown on a diagram (for illustrative purposes only) dated February 3, 2025, and subject to the conditions of CEQR Declaration E-819.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 29	# Against: 0	# Abstaining: 0	Total members appointed to the board:
Date of Vote: 4/8/2025 6:00 PM		Vote Location: 211 Ainslie Street, Brooklyn, NY 11211	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 3/11/2025 6:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	211 Ainslie Street, Brooklyn, NY 11211

CONSIDERATION: Please see the Land Use Report and Vote Sheet		
Recommendation submitted by	BK CB1	Date:

1) PRESENTATION APPLICATION 24DCP111K, CEQR (UNLISTED) 347

FLUSHING AVENUE: For a zoning map amendment [ZM] from M1-2 to M1-5 and R7-21/C2-4 to facilitate a new commercial and community facility eight-story development and legalize existing non-conforming residential use, and a zoning text amendment [ZR] to modify and add a new MIH area by private applicant Flushing Condo Holdings LLC, at 347 Flushing Avenue in the Williamsburg neighborhood, Community District 1, Borough of Brooklyn. Presenter, Mr. Richard Lobel, Applicant's Representative, Sheldon Lobel, P.C.

Mr. Richard Lobel moderated a presentation (file attached). This land use action is for a property with an existing building that is currently zoned M1-2. It is 8 stories tall, with a cellar and subcellar. It is 140,625 square feet with an 4.79 FAR, Parking (sub-cellar and 1st floor), 58,289 SF commercial (cellar, 2nd, 3rd(retail), 8th(office)), 82,336 SF community facility/warehouse (4th–8th). Since the pandemic the property owner has experienced significant difficulty leasing the community facility spaces on the upper floor, causing financial hardship. With the zoning map change for M1-2 to M1-5, these spaces can be leased to larger commercial tenants making the building more financially viable. This will also eliminate the parking requirement of 313 spaces to 86 voluntarily provided spaces. This will free up floor area for retail spaces. The lot will also gain a modest increase of buildable square footage/floor area ratio.

Additionally, the adjacent lot has a non-conforming residential use carried through via a BSA variance. Rezoning to R7/C-4 will legitimize this property and adding a text-amendment to map it with Mandatory Inclusionary Housing, enabling the potential creation of affordable housing if the property is redeveloped.

Steve Chesler asked the committee if they had questions or concerns about the proposed land use actions. There were no questions, concerns or comments from committee members or meeting attendees.

Motion was made to recommend the board approve the full application for 347 Flushing Avenue without conditions.



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

347 FLUSHING AVENUE REZONING – C240275ZMK N240276ZRK

IN THE MATTER OF a private application for a zoning map amendment at 347 Flushing Avenue to rezone from M1-2 to M1-5 and R7-1/C2-4 and a zoning text amendments to add a new Mandatory Inclusionary Housing (MIH) Area to facilitate an eight-story commercial and community facility development and legalize an existing non-conforming residential use in the Williamsburg neighborhood of Brooklyn Community District 1.

BROOKLYN COMMUNITY DISTRICT 1

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: 347 FLUSHING AVENUE REZONING – C240275ZMK N240276ZRK

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 12, 2025

BROOKLYN BOROUGH PRESIDENT

DATE

RECOMMENDATION FOR: 347 FLUSHING AVENUE REZONING – C240275ZMK N240276ZRK

Project Description

The Project Area is bounded by Classon Avenue, Flushing Avenue, and Kent Avenue. The Project Area is mapped with an M1-2 zoning district, which permits low-density light industrial uses and has a maximum Floor Area Ratio (FAR) of 2.0 for industrial and commercial uses and 4.8 FAR for community facility uses. The Project Area is within Brooklyn Community District (CD) 1, is entirely located in the Transit Zone, and is located in a FRESH zone. Existing uses in the Project Area include (1) an eight-story plus cellar and sub-cellar mixed-use commercial, community facility, and warehouse building (the Development Site), and (2) five seven-story residential buildings along Kent Avenue containing a total of approximately 30 dwelling units that were constructed in 2004 and permitted through a BSA variance.

The Surrounding Area retains much of its industrial character, but contains a mix of uses, including residential, commercial, industrial, and community facilities. Residential uses in the surrounding area include one- and two-family and multifamily residential buildings and mixed-use commercial and residential buildings. The existing housing within M1-2 zoning districts in the Surrounding Area is all nonconforming and either predates the 1961 Zoning Resolution or is permitted through BSA variances. The Surrounding Area contains one- to three-story industrial buildings, scattered vacant land, one- to six-story community facility buildings, self-storage, and commercial uses that are both in standalone commercial buildings and integrated into mixed-use buildings. The building across the street from the Project Area contains NYC Department of Environmental Protection uses. Classon Playground is located north of the Project Area. The Project Area is served by the B48, B57, and B62 bus lines and is approximately 5 blocks from the Flushing Avenue station on the G line. The Brooklyn Queens Expressway is located approximately one block from the Project Area.

The Proposed Development will result in no new construction. The Proposed Development Site contains the same building that was constructed as-of-right, but approvals for a zoning map amendment from M1-2 to M1-5 and R7-1/C2-4 and zoning text amendment to map MIH would facilitate interior renovations and a parking reduction. The current building on the Development Site is 60% leased and contains a mix of warehouse, community facility, retail, and office uses—known as “The W Mall” and “The W Offices”. The Proposed Development would not require parking but proposes 86 attended parking spaces at the sub-cellar level. The zoning map amendment would also legalize the five existing non-conforming residential buildings within the Project Area that are currently permitted by a BSA variance.

Community Board Position

Community Board 1 voted to approve the application on April 08, 2025.

Borough President ULURP Hearing and Public Comment

The Borough President held a hearing on this item on Wednesday, May 07, 2025. No members 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 change in zoning from M1-2 to M1-5 will increase the volume of jobs at the site and allow the property to attract additional office tenants within the building. This change in use would be facilitated by eliminating nearly 230 parking spaces (previously required), decreasing the amount of community facility space, and increasing the amount of

commercial square footage. The elimination of parking requirements on this site is in line with the Borough President's Comprehensive Plan for Brooklyn.

There are advantages to rezoning the adjacent parcel to bring it into conformity with zoning after a BSA variance was approved to allow housing. Without taking this action, any future redevelopment of the site would not be required to include MIH units. This should not be interpreted as broad support for manufacturing to residential rezonings nor requests to allow additional housing on manufacturing land through requests for variances throughout the borough; rather, this case in which an applicant sought zoning relief through BSA should be followed up with a sound planning approach to ensure policy is consistent.

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BOROUGH PRESIDENT RECOMMENDATION

Project Name: 347 Flushing Avenue	
Applicant: Flushing Condo Holdings LLC	Applicant's Administrator: Amanda Iannotti
Application # 240275ZMK	Borough: Brooklyn
CEQR Number: 24DCP111K	Validated Community Districts: K01

Docket Description:

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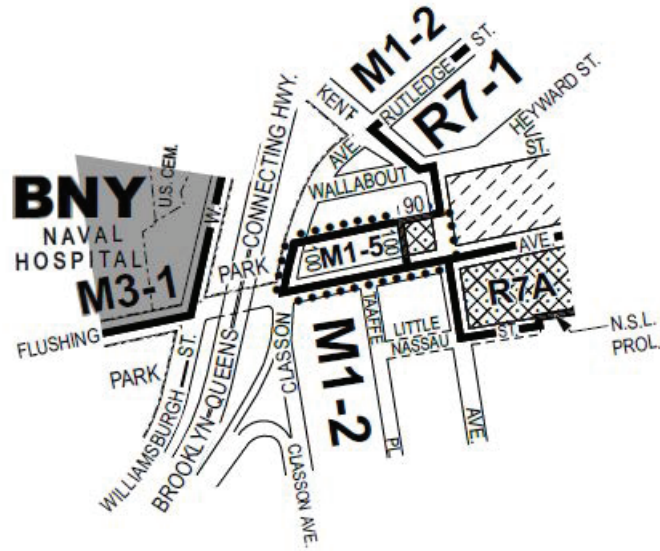
Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION: Please see attached memo for full comment.

Recommendation submitted by	BK BP	Date: 5/13/2025 10:19 AM
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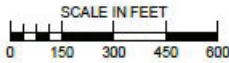


CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP







12d
 BOROUGH OF
 BROOKLYN

New York, Certification Date:
 February 03, 2025

S. Lenard
 S. Lenard, Director
 Technical Review Division



NOTE:

-  Indicates Zoning District Boundary
-  The area enclosed by the dotted line is proposed to be rezoned by changing from an M1-2 District to M1-5 and R7-1 Districts, and by establishing a C2-4 District within the proposed R7-1 District.
-  Indicates a C1-5 District
-  Indicates a C2-2 District
-  Indicates a C2-4 District
-  Indicates a Special Brooklyn Navy Yard District (BNY)

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.