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**IN THE MATTER OF** an application submitted by 5502 Flat LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23a:

1. changing from an R3-2 District to an R6A District property bounded by Flatlands Avenue, East 56<sup>th</sup> Street, a line 125 feet northerly of Avenue J and East 55<sup>th</sup> Street; and
2. establishing within the proposed R6A District a C2-4 District bounded by Flatland Avenue, East 56<sup>th</sup> Street, a line 125 feet northerly of Avenue J, and East 55<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated May 5, 2025, and subject to the conditions of CEQR Declaration E-822.

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The application (C 250121 ZMK) for a zoning map amendment was filed by 5502 Flat LLC on November 20, 2024. This application, in conjunction with the related zoning text amendment (N 250122 ZRK), would facilitate the construction of a new seven-story, mixed-use building with approximately 49,600 square feet of floor area including 36 dwelling units, approximately 11 of which would be permanently income-restricted, and 8,000 square feet of ground floor commercial space located at 5502 Flatlands Avenue in the Flatlands neighborhood of Brooklyn, Community District 18.

### **RELATED ACTIONS**

In addition to the zoning map amendment (C 250121 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 250122 ZRK**      Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area with MIH Options 1 and 2.

## **BACKGROUND**

The applicant seeks a zoning map amendment to change an existing R3-2 zoning district to an R6A zoning district with a C2-4 overlay, as well as a zoning text amendment to designate an MIH area coterminous with the project area. Together, these actions would facilitate the construction of a new seven-story development consisting of approximately 49,600 square feet of floor area with 42,200 square feet of residential uses including 36 dwelling units, 11 of which would be permanently income-restricted, and 8,000 square feet of commercial ground floor area. The project area currently contains a vacant lot, a community facility, a service use and a portion of a parking lot. The project area consists of four tax lots: Block 7781, lots 15, 12, 19 and portions of Lot 1. The lots are bounded by Flatlands Avenue, a 100-foot-wide street to the north, East 56<sup>th</sup> Street, an 80-foot-wide street to the east, Avenue J, an 80-foot-wide street to the south, and East 55<sup>th</sup> Street, a 60-foot-wide street to the west. The project area contains the development site (Lot 15) and three non-applicant-owned lots (Lots 12, 19, and portions of Lot 1).

The development site is an approximately 12,700-square-foot lot that is currently vacant. It is a triangularly shaped lot that has 150 feet of street frontage along Flatlands Avenue and approximately 125 feet of street frontage along East 56<sup>th</sup> Street.

The non-applicant-owned lots include three lots with frontages on East 55<sup>th</sup> Street and East 56<sup>th</sup> Street and each have a depth of 100 feet and range in square footage from 2,500 square feet to 15,500 square feet. Lot 19 is a 2,500-square-foot lot that contains a one-story, 0.72 FAR building that was built in 1960 and is currently occupied by an auto repair shop. Lot 12 is a 5,000-square-foot lot that contains a two-story, 0.72 FAR building that was built in 1994 and is currently utilized as an adult care facility. Lot 1 is a 15,000-square-foot lot that contains a 2,400 square-foot, one-story, 0.16 FAR building that is currently occupied by an automotive use and was built in 1960. A 2,500 square-foot portion of Lot 1 is included in the project area.

The surrounding area is a mixed-use neighborhood with ample access to neighborhood services. Residential uses include a mix of predominantly two-story attached, detached, and semi-detached buildings located throughout the neighborhood as well as multi-family apartment

buildings ranging from three- to six-stories, such as the six-story Kings Village Corp Co-ops west of East 55<sup>th</sup> Street.

Flatlands Avenue is a mixed-use commercial corridor, where commercial uses include restaurants, offices, beauty salons, event spaces, and grocery stores. Flatlands Avenue is bisected by Ralph Avenue to the east and Utica Avenue to the west, both 100-foot-wide mixed-use commercial corridors.

The area contains a few institutional and open space resources within a half mile radius. Notable institutional uses in the surrounding area include several houses of worship, an administrative space for the Department of Education, P.S 251, which is a three-story public school, and the Community Board 18 office. Key open space resources include the 3-acre Jacob Joffe Fields, the 2.3-acre Fox Playground, and the 119-acre Paerdagat Basin Park.

The surrounding area is well serviced by buses and is 1.5 miles from the closest subway station at Flatbush Avenue-Brooklyn College, the terminus of the 2 and 5 subway lines. Bus service includes three local bus lines, two select bus service (SBS) lines, and two express bus lines. The local bus lines include the B6, which provides service from Bensonhurst to East New York; the B47, which provides service from Kings Plaza to Bedford-Stuyvesant; and the B103, which provides service from Canarsie to Downtown Brooklyn. The SBS lines include the B46-SBS, which provides service from Bedford-Stuyvesant to Mill Basin, and the B82-SBS, which provides service from Bensonhurst to Starrett City. The express bus lines include the BM1, which provides service from Mill Basin to Midtown Manhattan, and the BM2, which provides service from Canarsie to Midtown Manhattan.

The project area does not fall within a flood zone, but is located one block away from the Shaded X Zone of the Federal Emergency Management Agency (FEMA) 2015 Preliminary Flood Insurance Rate Maps (PFIRMS), which anticipates the limits of a 0.2 percent-annual-chance storm.

Since 1961, the surrounding area has been mapped with predominantly low-density residential

zoning districts with scattered C2-2 commercial overlays along Flatlands Avenue. The project area is located within an R3-2 zoning district immediately to the east of an R4 zoning district mapped along the south side of Flatlands Avenue to Avenue L from East 55<sup>th</sup> Street to Utica Avenue and an R5 zoning district mapped along the north side of Flatlands Avenue to Avenue I from East 55<sup>th</sup> Street to Utica Avenue. The project area is located beyond the Greater Transit Zone.

R3-2 zoning districts are low-density residential zoning districts that permit a variety of housing types, including detached and semi-detached one- and two-family homes, as well as low-rise attached houses, with a maximum building height of 35 feet. It is the lowest density residential zoning district where more than three dwellings are permitted. Standard zoning lots have a maximum FAR of 0.75 and qualifying residential sites have a maximum FAR of 1.0. Beyond the Greater Transit Zone, one parking space is required for every two dwelling units.

R4 zoning districts are low-density residential districts that allow the same housing types permitted in R3-2 zoning districts at a slightly higher density. Standard zoning lots have a maximum FAR of 1.0 and a maximum height of 35 feet and qualifying residential sites have a maximum FAR of 1.5 and a maximum height of 45 feet. Beyond the Greater Transit Zone, one parking space is required for 35 percent of dwelling units.

R5 zoning districts are low-density residential districts that allow the same housing types permitted in R3-2 and R4 zoning districts at a slightly higher density. Standard zoning lots have a maximum FAR of 1.5 and maximum height of 45 feet and qualifying residential sites have a maximum FAR of 2.0 and a maximum height of 55 feet. Beyond the Greater Transit Zone, one parking space is required for 35 percent of dwelling units.

C2-2 zoning districts are commercial overlays that permit commercial uses at an FAR of 1.0 when mapped across low density residential zoning districts or an FAR of 2.0 across medium and high-density residential zoning districts.

The applicant proposes a new seven-story 49,600 square foot (3.9 FAR) mixed-use building with

36 dwelling units, including 11 income-restricted units and 8,000 commercial square feet. The building height would rise to approximately 70 feet tall with setbacks at the first and sixth floors. An outdoor recreational space would be located atop the first floor and would serve as a common area for all tenants. The building would provide 18 bicycle parking spaces and would voluntarily provide below-grade accessory residential parking for 16 vehicles.

To facilitate the proposed development, the applicant proposes two actions: a zoning map amendment to rezone a portion of Block 7781 from an R3-2 zoning district to an R6A zoning district with a C2-4 commercial overlay; and a zoning text amendment to Appendix F to establish an MIH area coterminous with the project area.

R6A zoning districts are medium-density contextual districts in which qualifying affordable housing regulations are mandatory. Standard residences have an FAR of 3.0 and qualifying affordable housing has an FAR of 3.9. Buildings have a minimum base height of 30 feet, a maximum base height of 65 feet, and a maximum building height of 85 feet, or 95 feet with qualifying affordable housing. Beyond the Greater Transit Zone, parking is required for 50 percent of standard dwelling units and 25 percent of income-restricted units and is waived where 10 or fewer spaces are required.

C2-4 zoning districts are commercial overlays that allow for a variety of retail, eating, and service establishments such as grocery stores, restaurants, laundromats, and barber shops. When mapped with R6A zoning districts, the overlay permits a commercial FAR of 2.0. One parking space is required for every 1,000 square feet of commercial floor area and is waived where 40 or fewer spaces are required.

The applicant also proposes a zoning text amendment to Appendix F of the Zoning Resolution to create a new MIH area coterminous with the project area. The MIH area would be mapped with Options 1 and 2. Option 1 requires that at least 25 percent of the residential floor area be provided as permanently income-restricted housing to households with incomes at an average of 60 percent of the area median income (AMI). Within that 25 percent, at least 10 percent of the square footage must be provided to households with incomes at an average of 40 percent of the

AMI, with no unit targeted to households with incomes exceeding 130 percent of the AMI. Option 2 requires that 30 percent of residential floor area are devoted to income-restricted housing units to residents with household incomes at an average of 80 percent of the AMI.

## **ENVIRONMENTAL REVIEW**

This application (C 250121 ZMK), in conjunction with the application for the related action (N 250122 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 CPC. The designated CEQR number is 25DCP061K.

This application was determined to be a Type II action pursuant to the City's Green Fast Track for Housing (GFT) process, established via a CPC rule change in 2024, which requires no further environmental review. A Type II memorandum was issued on May 2, 2025. The Type II memorandum includes an (E) designation (E-822) related to hazmat, air quality, and noise analyses to avoid the potential for significant adverse impacts.

## **UNIFORM LAND USE REVIEW**

This application (C 250121 ZMK) was certified as complete by the Department of City Planning (DCP) on May 5, 2025 and was duly referred to Brooklyn Community Board 18 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 application for a zoning text amendment (N 250122 ZRK), which was referred in accordance with the procedures for non-ULURP matters.

## **Community Board Public Hearing**

Community Board 18 held a public hearing on this application (C 250121 ZMK) on June 18, 2025, and voted on the same day, with 0 in favor, 35 opposed, and one abstention. Community Board 18 adopted a resolution recommending disapproval of the application.

### **Borough President Recommendation**

This application (C 250121 ZMK) was considered by the Brooklyn Borough President, who on July 29, 2025, held a hearing and issued a recommendation to approve the application on the same evening.

### **CITY PLANNING COMMISSION PUBLIC HEARING**

On August 11, 2025 (Calendar No. 34), the CPC scheduled August 13, 2025 for a public hearing on this application (C 250121 ZMK) and the application for the related actions (N 250122 ZRK). The hearing was duly held on August 13, 2025 (Calendar No. 34). There was one speaker in favor of the application and there were none in opposition.

The applicant's representative described the surrounding context, the proposed development, and the applicant's land use rationale. They stated that the proposed R6A zoning district with a commercial overlay is appropriate on a wide street in a neighborhood that has produced little or no new affordable housing. They noted that the site met the criteria for affordable housing sites as set forth in the Borough President's comprehensive plan for Brooklyn.

Additionally, the representative stated that the existing R3-2 zoning district is inappropriate given the wide street and the lot's triangular configuration. Furthermore, the representative noted the community board's support for commercial development on the site is consistent with the applicant's proposed C2-4 commercial overlay.

There were no other speakers, and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the proposed zoning map amendment (C 250121 ZMK), in conjunction with the related action (N 250122 ZRK), is appropriate.

Together, the proposed actions will facilitate the development of a new seven-story, mixed-use building with approximately 49,600 square feet of floor area including 36 dwelling units,

approximately 11 of which will be permanently income-restricted, and 8,000 square feet of commercial space. The proposed actions will facilitate the redevelopment of an underutilized vacant lot in a manner consistent with the mixed-use context of the surrounding area.

The Commission believes that the proposed zoning map amendment from an R3-2 zoning district to an R6A zoning district with a C2-4 commercial overlay is appropriate. The R6A/C2-4 would allow for both a relatively modest increase in housing capacity as well as a variety of commercial and neighborhood-serving retail uses, consistent with the context and character of the surrounding blocks and the site's location along Flatlands Avenue, a major 100-foot-wide thoroughfare. The Commission believes that the project area, which has frontages on Flatlands Avenue and East 56<sup>th</sup> Street, two wide streets, is an appropriate location for mid-density mixed-use development.

The R6A/C2-4 will allow for greater flexibility of the site, supporting both commercial and residential uses, helping activate this block frontage with neighborhood-serving retail and services and an active pedestrian experience on a wide mixed-use corridor, while also allowing for new housing opportunities for area residents. The area is made up of a variety of building typologies including two- to three-story attached and semi-detached residences along side streets, one- to three-story commercial, residential, and mixed-use buildings along Flatlands Avenue, and some four- to seven-story apartment buildings elsewhere across the neighborhood including the Kings Village Corp Co-ops, a group of six-story multi-family buildings that front narrow side streets directly west of the project site.

The existing R3-2 district was originally mapped in 1961, does not allow commercial uses, allows for only a limited amount of new housing capacity of between 0.75 and 1.00 FAR, and has resulted in limited new construction throughout the surrounding area. While the Flatlands and Marine Park Neighborhood Tabulation Areas (NTA) have seen an approximately 3.7 percent growth in population between 2010 to 2020, there has been a slight decline of 0.5 percent in total housing units and a 23 percent decline in vacant housing units during the same period. The Commission notes that the R6A zoning district will allow for housing growth by enabling an appropriate diversity of housing types, including six- to nine-story buildings that will introduce

permanently affordable housing with the MIH program. Mapping the R6A district to allow for more housing is an integral component of the Commission's overall support for the zoning change and believes that mapping a C2-4 overlay alone would only further exacerbate the housing shortage in this neighborhood.

Further, the Commission believes that the Flatlands neighborhood has access to transit, community facilities, and numerous open spaces that make it an appropriate place for growth. The area is well-served by MTA bus routes, including the B82/B82 Select Bus Service (SBS) running along Flatlands Avenue, the B46/B46 SBS along Utica Avenue five blocks to the west, the B47 along Ralph Avenue four blocks to the east, the B6, B103, and the BM 2 Express Bus running along Avenue H, two blocks to the north, and the BM 1 Express Bus running along Avenue K, two blocks to the south.

The Commission appreciates that the applicant intends to respond proactively to future flood risk by ensuring that all critical systems will be elevated above projected future flood levels.

The Commission believes that the proposed zoning text amendment to designate the project area as an MIH area with Options 1 and 2 is appropriate. The zoning text amendment will ensure that future developments in the project area will provide permanently income-restricted housing. Additionally, this text amendment is aligned with the City's goals to support increased housing options citywide, as outlined in *Housing Our Neighbors: A Blueprint for Housing and Homelessness (2022)* and *Where We Live (2020)*. This will be the first MIH area designated in the neighborhood of Flatlands, and Community District 18 at large.

## **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and

**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 and findings described in this report, the Zoning Resolution of the city of New York, effective as of

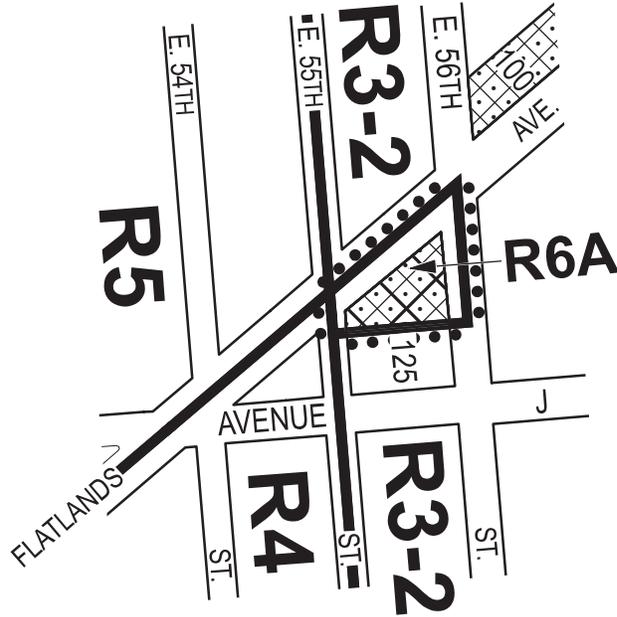
December 15, 1961 and as subsequently amended, is further amended by changing the Zoning Map, Section No. 23a:

1. changing from an R3-2 District to an R6A District property bounded by Flatlands Avenue, East 56<sup>th</sup> Street, a line 125 feet northerly of Avenue J and East 55<sup>th</sup> Street; and
2. establishing within the proposed R6A District a C2-4 District bounded by Flatland Avenue, East 56<sup>th</sup> Street, a line 125 feet northerly of Avenue J, and East 55<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated May 5, 2025, and subject to the conditions of CEQR declaration E-822.

The above resolution (C 250121 ZMK) duly adopted by the City Planning Commission on September 17, 2025 (Calendar No. 13), 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***



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

**23a**  
 BOROUGH OF  
**BROOKLYN**



New York, Certification Date:  
 May 05, 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 an R3-2 District to an R6A District and by establishing a C2-4 District within the proposed R6A District.
-  Indicates a C2-2 District
-  Indicates a C2-4 District



# BOROUGH PRESIDENT RECOMMENDATION

<b>Project Name:</b> 5502 Flatlands Ave Rezoning	
<b>Applicant:</b> 5502 Flat LLC	<b>Applicant's Administrator:</b> David Koptiev
<b>Application #</b> 250121ZMK	<b>Borough:</b> Brooklyn
<b>CEQR Number:</b> TBD	<b>Validated Community Districts:</b> K18

**Docket Description:**

*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:** See attached recommendation

Recommendation submitted by	BK BP	Date: 7/29/2025 5:48 PM
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**Brooklyn Borough President Antonio Reynoso**  
Brooklyn Borough Hall  
209 Joralemon Street, Brooklyn, NY 11201

City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271  
[calendaroffice@planning.nyc.gov](mailto:calendaroffice@planning.nyc.gov)

**Uniform Land Use Review Procedure (ULURP) Application**

5502 FLATLANDS AVE REZONING – C250121ZMK N250122ZRK

IN THE MATTER OF A Zoning Map Amendment to rezone an R3-2 to an R6A district with a C2-4 commercial overlay to facilitate a new seven-story mixed-use building with 49,637 SF (3.6 FAR) including 7,399 square feet of commercial retail space and 36 dwelling units, with 15 parking spaces, is being sought by a private applicant at 5502 Flatlands Ave in Flatlands, CD 18, Brooklyn, and a zoning text amendment to designate MIH.

BROOKLYN COMMUNITY DISTRICT 18

**RECOMMENDATION**

**APPROVE**

APPROVE WITH  
MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH  
MODIFICATIONS/CONDITIONS

**RECOMMENDATION FOR:** 5502 FLATLANDS AVE REZONING – C250121ZMK N250122ZRK

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.

July 24, 2025

\_\_\_\_\_  
BROOKLYN BOROUGH PRESIDENT

\_\_\_\_\_  
DATE

**RECOMMENDATION FOR: 5502 FLATLANDS AVE REZONING – C250121ZMK N250122ZRK**

**Project Description**

The Project Area is bounded by Flatlands Avenue, East 56th Street, Avenue J, and East 55th Street. The site is located beyond the Greater Transit Zone, requiring one parking space for every two dwelling units. Several bus lines serve the Surrounding Area, including three local bus lines (B6, B47, and B103), two SBS bus lines (SBS 42 and SBS 82), and two express bus lines (BM1 and BM2).

The site is an irregular triangle lot along located in an R3-2 zoning district and is surrounded by primarily low-density, two- to six-story residential buildings. Several six-story multifamily elevator buildings are located west of the site. Flatlands Avenue is 100 feet wide and is a local commercial corridor. Several lots to the east of the site have a C2-2 commercial overlay, which connects to the commercial corridor along Ralph Avenue.

The Project Area is composed of four lots which are all privately owned. The Development Site is vacant, and the remaining lots in the Project Area include an auto repair shop and a parking lot. The applicant is proposing a zoning map amendment from R3-2 to R6A/C2-4 as well as a zoning text amendment to map a Mandatory Inclusionary Housing (MIH) Area to facilitate a seven-story, 70-foot-tall, mixed-use building with ground floor commercial space, 36 dwelling units (11 of which would be affordable), a parking garage with 15 spaces, and 17 bicycle parking spaces.

**Community Board Position**

Community Board 18 (CB18) voted to disapprove the application on June 18, 2025. CB18 cited infrastructure issues including lack of parking, sewer capacity, and energy supply.

**Borough President ULURP Hearing and Public Comment**

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

**Approval Rationale**

The Borough President believes the proposed actions are appropriate and supports the proposed zoning map amendment from R3-2 to R6A with a C2-4 commercial overlay. This rezoning will facilitate the development of affordable housing in a part of Flatlands that has seen no MIH production to date. As such, this project is in alignment with the Housing Growth and Parking Demand Management framework of the Comprehensive Plan for Brooklyn, particularly Recommendation 2.1.1(b), which supports proposed increases in residential density in areas where housing production has been lagging. The Borough President believes the proposed C2-4 overlay is appropriate, as the proposed additional residential density would support local retail and restaurants and would facilitate the development of a healthy mixed-use corridor.

The Borough President believes that R7D/C2-4 is a reasonable precedent to set for 100-foot-wide streets. For this reason, the Borough President believes the broader Flatlands Avenue corridor is well-suited for R6A/C2-4 zoning. Flatlands Avenue is a wide, mixed-use corridor that already has local retail, community facilities, nearby open space, and access to several bus routes. Many existing businesses along the corridor are currently non-conforming uses. A comprehensive corridor-wide rezoning would bring these businesses into compliance and support the economic health of the corridor.

This area is also in need of new housing. Between 2014 and 2024, Community District 18 added just 634 new market-rate units and only 82 affordable units, despite population growth. Encouraging new development, including affordable units through MIH, will address the housing shortage and support the commercial corridor.

As a modification to the application, the Borough President recommends extending the proposed C2-4 commercial overlay one block east to include Block 7782, which lies on Flatlands Avenue between 58<sup>th</sup> Street and 59<sup>th</sup> Street. As it stands, the current rezoning would create a gap on Block 7782, where there is no commercial overlay and where a nonconforming retail use currently sits. An expansion of the commercial overlay would strengthen the continuity of the Flatlands Avenue corridor, bring the retail store into compliance, and help establish a more seamless corridor.

###



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> 5502 Flatlands Ave Rezoning	
<b>Applicant:</b> 5502 Flat LLC	<b>Applicant's Primary Contact:</b> David Koptiev
<b>Application #</b> 250121ZMK	<b>Borough:</b> Brooklyn
<b>CEQR Number:</b> TBD	<b>Validated Community Districts:</b> K18

**Docket Description:**

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

<b>RECOMMENDATION: Unfavorable</b>			
<b># In Favor:</b> 0	<b># Against:</b> 35	<b># Abstaining:</b> 1	<b>Total members appointed to the board:</b> 36
<b>Date of Vote:</b> 6/18/2025 12:00 AM		<b>Vote Location:</b> 1097 Bergen Avenue Brooklyn 11234	

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

<b>Date of Public Hearing:</b>	
<b>Was a quorum present?</b> No	<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>
<b>Public Hearing Location:</b>	

<b>CONSIDERATION:</b> Community Board 18 voted to deny the rezoning amendment for a seven-story building at 5502 Flatlands Avenue. However, they recommend a one-story strip of stores.		
Recommendation submitted by	BK CB18	Date: 7/1/2025 1:28 PM

# COMMUNITY BOARD NO. 18

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1097 BERGEN AVENUE-BROOKLYN, NEW YORK 11234-4841

718-241-0422

718-531-3199 fax

Eric L. Adams – Mayor

Antonio Reynoso – Borough President

Naomi Hopkins – Chairperson

Sue Ann Partnow – District Manager

Dorothy Paul – Assistant District Manager

Gail Fazio – Community Assistant

Re: **5502 Flatlands Avenue Brooklyn, N.Y 11234**

June 30, 2025

To Whom It May Concern,

On Wednesday, June 18, 2025, Community Board 18 held a hearing for a zoning Map Amendment to rezone an R3-2 to a R6A district with a C2-4 commercial overlay for a new seven-story-mixed-use building. The Members of Community Board 18 passed a resolution, with 35 yes to deny and 1 abstention, the proposal for the seven-story building. Community feedback which included, but is not limited to Flatlands Civic Association, Flatlands to Flatbush Civic Association, Bergen Beach Civic Association, Mill Basin Civic Association, Marine Park Civic Association, and Mill Island Civic Association, cited infrastructure issues (landfill/swamp land), sewer capacity, frequent blackouts, parking, and added congestion on Flatlands Avenue. Again, the recommendation of the Members of Community Board 18 is to deny a zoning amendment for the building of a seven-story structure. However, Community Board 18 would be amenable to a one-story shopping strip.

Sincerely,

Naomi Hopkins

*Naomi Hopkins*

Chairperson

Sue Ann Partnow

*Sue Ann Partnow*

District Manager