5502 Flatlands Avenue Rezoning

Zoning Map Amendment – C 250121 ZMK

Zoning Text Amendment – 250122 ZRK



ILLUSTRATIVE RENDERING

PROJECT LOCATION

- **APPLICANT:** 5502 Flat LLC
- **ACTIONS REQUESTED:**
  - **(ZR 63-22)** Zoning Map Amendment from R3-2 to R6A/C2-4
  - **(ZR XXXX)** to Appendix F to map an MIH area
- **PROJECT DESCRIPTION:**
  - **46,637 SF mixed used building**
  - **36 units | 11 affordable**
- **LOCATION:** Brooklyn, Community District 18
- **COUNCIL DISTRICT:** 46 (Mercedes Narcisse)



PROJECT PROPOSAL



5502 Flatlands Avenue

- Seven-story residential building
- 7,399 SF commercial floor area
- 49,637 SF residential floor area
  - 36 dwelling units
  - 11 income-restricted units
  - 15 parking spaces
  - 17 bicycle parking space

PROPOSED ACTIONS:

ZONING MAP AMENDMENT: R3-2 to R6A/C2-4



Current Zoning Map (23a)



Proposed Zoning Map (23a) - Area being rezoned is outlined with dotted lines

Rezoning from R3-2 to R6A/C2-3



PROPOSED PROJECT AREA

PROPOSED ACTIONS:

ZONING TEXT AMENDMENT: ZR Appendix F (MIH)



Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

MIH Option One:

Requires an affordable housing set aside of 25 percent of the residential floor area at an average of 60 percent of AMI with 10 percent at 40 percent AMI

MIH Option Two:

Requires an affordable housing set aside of 30 percent of the residential floor area at an average 80 percent AMI

Mandatory Inclusionary Housing area
Area # — [date of adoption] MIH Option 1 and Option 2

NEWLY PROPOSED MIH AREA

RECOMMENDATIONS

BROOKLYN COMMUNITY BOARD 18

NYC PLANNING

COMMUNITY/BOROUGH BOARD RECOMMENDATION

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

Docket Description:

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

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

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

Date of Public Hearing:	
Was a quorum present? No	*A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members*
Public Hearing Location:	

CONSIDERATION: 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.

- On June 18th, 2025, the application was heard by the CB18 Full Board.
- The board voted to disapprove the application, with 35 opposed and 1 abstention.

RECOMMENDATIONS

BROOKLYN BOROUGH PRESIDENT

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

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.

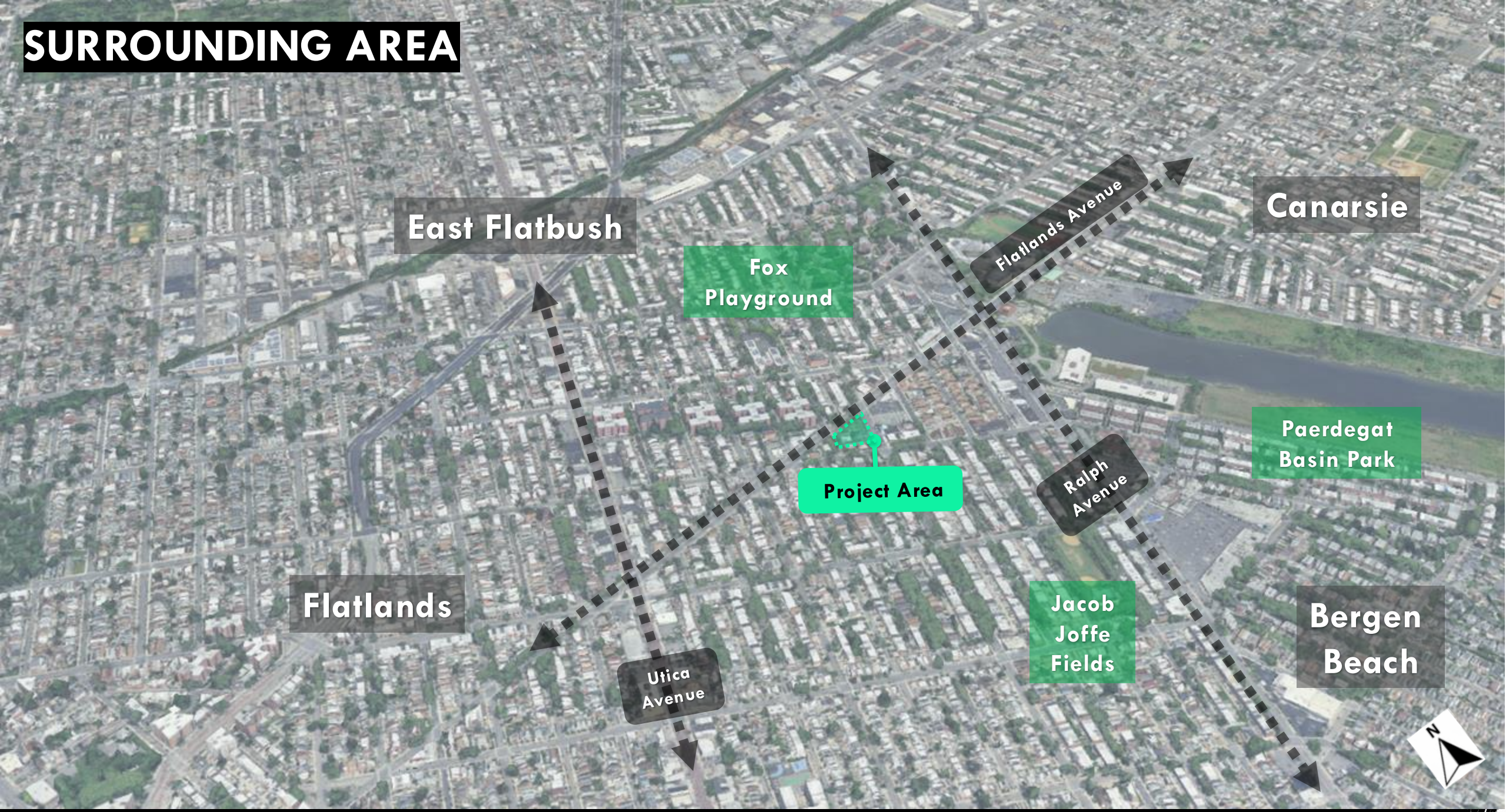
BROOKLYN COMMUNITY DISTRICT 18

RECOMMENDATION

- On July 29th, 2025, the application was heard by the Brooklyn Borough President's Office.
- The Borough President recommended Approval.

APPENDIX

SURROUNDING AREA



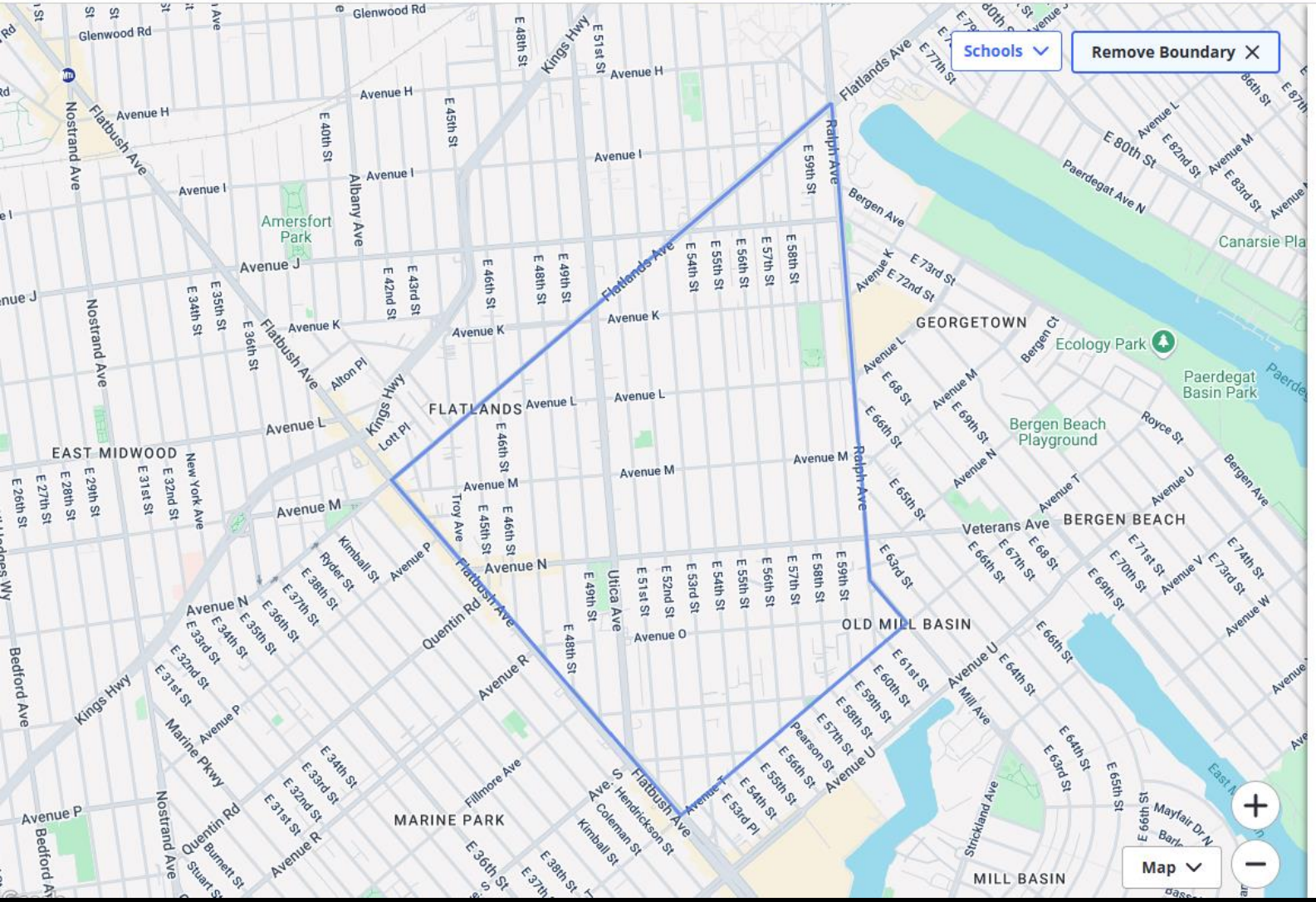
SURROUNDING AREA



STUDIO RENTAL MARKET – FLATLANDS – MAY 2025

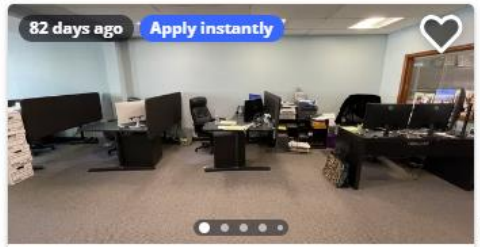
Buy Rent Sell Get a mortgage Find an Agent **Zillow** Manage Rentals Advertise Help Sign In

Flatlands New York NY | For Rent | Price | Studio, 0+ ba | Home Type (1) | More | Save search



Flatlands New York Rental Listings

1 rentals available — Sort: Homes for You



$2,300/mo

Studio | 1 ba | 980 sqft - Apartment for rent

(undisclosed Address), Brooklyn, NY 11234

LISTING BY: KINGSVIEW REALTY

Request a tour



The Junction at Communipaw

Hardwood Floors | Fitness Center | Attached G...

Rent Starting at $2,300+

Learn More



One Grove

1-2 Months Free!* Terms Apply.

Rent Starting at $3,310+

Learn More

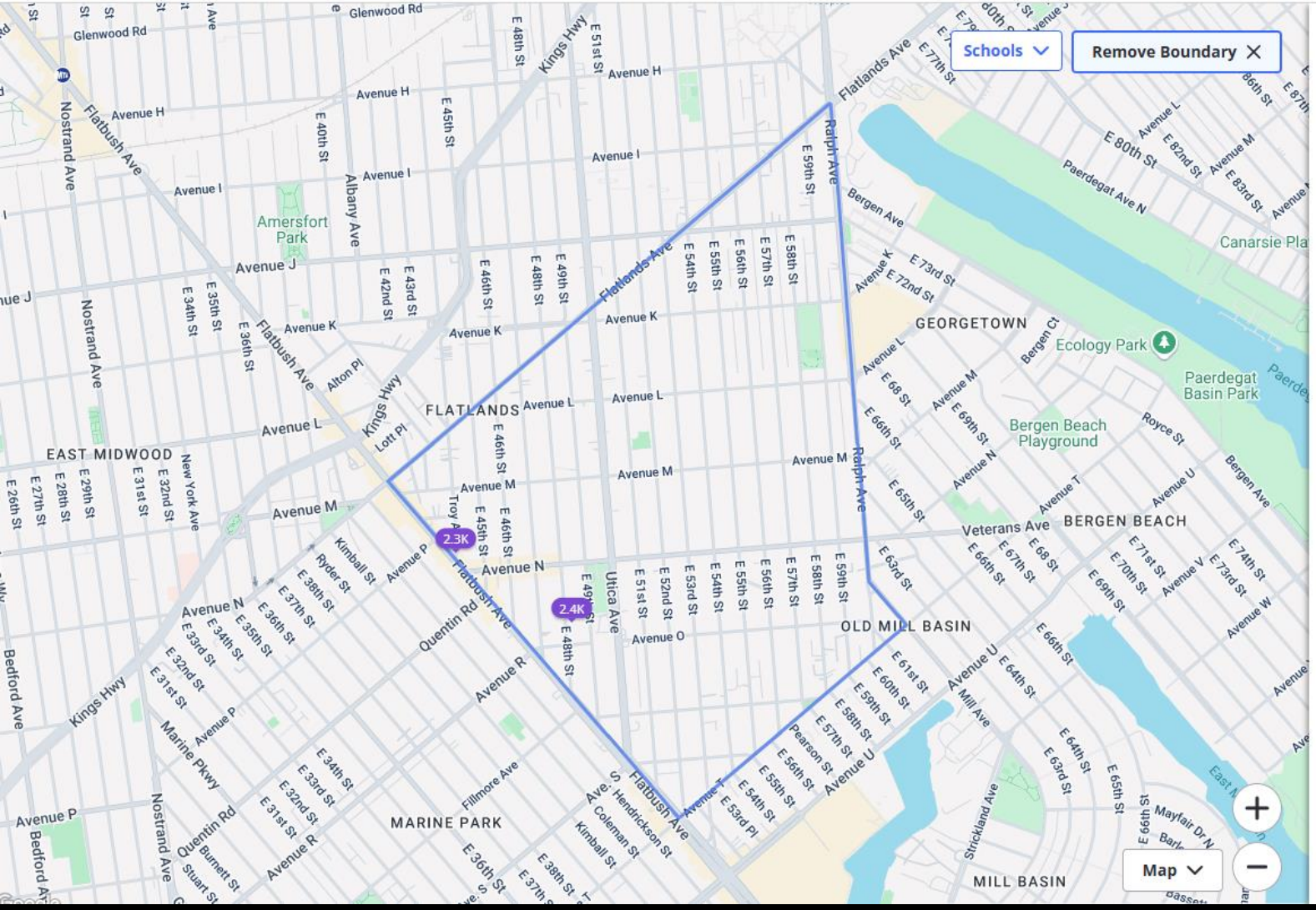
End of matching results

Try zooming out to include more results. Or, change your search criteria.

1 BEDROOM RENTAL MARKET – FLATLANDS – MAY 2025

Buy Rent Sell Get a mortgage Find an Agent **Zillow** Manage Rentals Advertise Help Sign In

Flatlands New York NY | For Rent | Price | 1 bd, 0+ ba | Home Type (1) | More | Save search

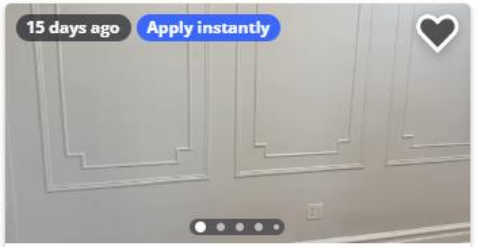


Flatlands New York Rental Listings

2 rentals available — Sort: Homes for You



$2,400/mo
1 bd | 1 ba | -- sqft - Apartment for rent
1759 E 48th St, Brooklyn, NY 11234
LISTING BY: BAH REALTY GROUP LLC
Request a tour



$2,250/mo
1 bd | 1 ba | 900 sqft - Apartment for rent
2-X821B Troy Ave, Brooklyn, NY 11234
Request a tour



Berry Lane Lofts
Pet Friendly, Parking, Laundry
Rent Starting at $2,275+
Learn more



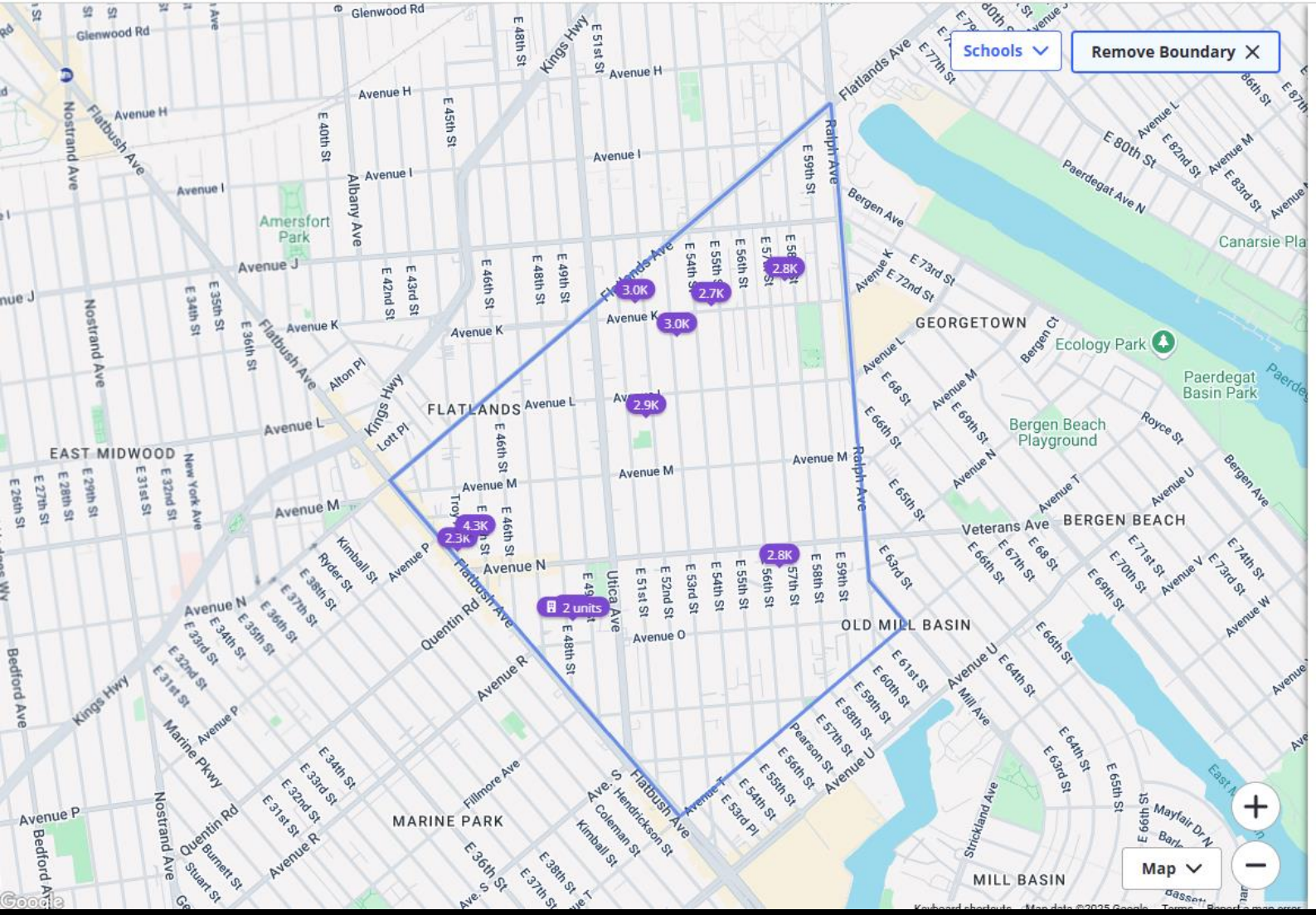
The Tides At Arverne By The Sea
Pet Friendly, Gym, W/D In-Unit, Pool, Parking
Leases Starting from $2,275/mo
Learn More

End of matching results
Try zooming out to include more results. Or, change your search criteria.

2+ BEDROOM RENTAL MARKET – FLATLANDS – MAY 2025

Buy Rent Sell Get a mortgage Find an Agent **Zillow** Manage Rentals Advertise Help Sign In

Flatlands New York NY | For Rent | Price | Beds & Baths | Home Type | More | Save search



Visit website PENSKE

Request a tour

7 days ago

$2,800/mo

2 bds | 1 ba | 2,700 sqft - Apartment for rent

5614 Avenue N FLOOR 1, Brooklyn, NY 11234

LISTING BY: FAVE REALTY INC

Request a tour

17 days ago

$3,350/mo

3 bds | 1 ba | -- sqft - Apartment for rent

1757 E 48th St FLOOR 1, Brooklyn, NY 11234

LISTING BY: BAH REALTY GROUP LLC

Request a tour



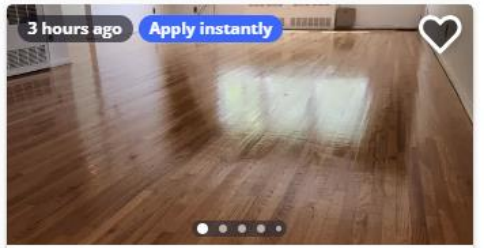
$2,850/mo

2 bds | 1 ba | 891 sqft - Apartment for rent

5120 Avenue L APT 1, Brooklyn, NY 11234

LISTING BY: DOUGLAS ELLIMAN

Request a tour



3 hours ago Apply instantly

$3,495/mo

3 bds | 1.5 ba | 1,500 sqft - Apartment for rent

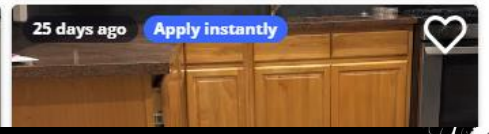
(undisclosed Address), Brooklyn, NY 11234

LISTING BY: GLUCK AND COMPANY OF NY

Request a tour

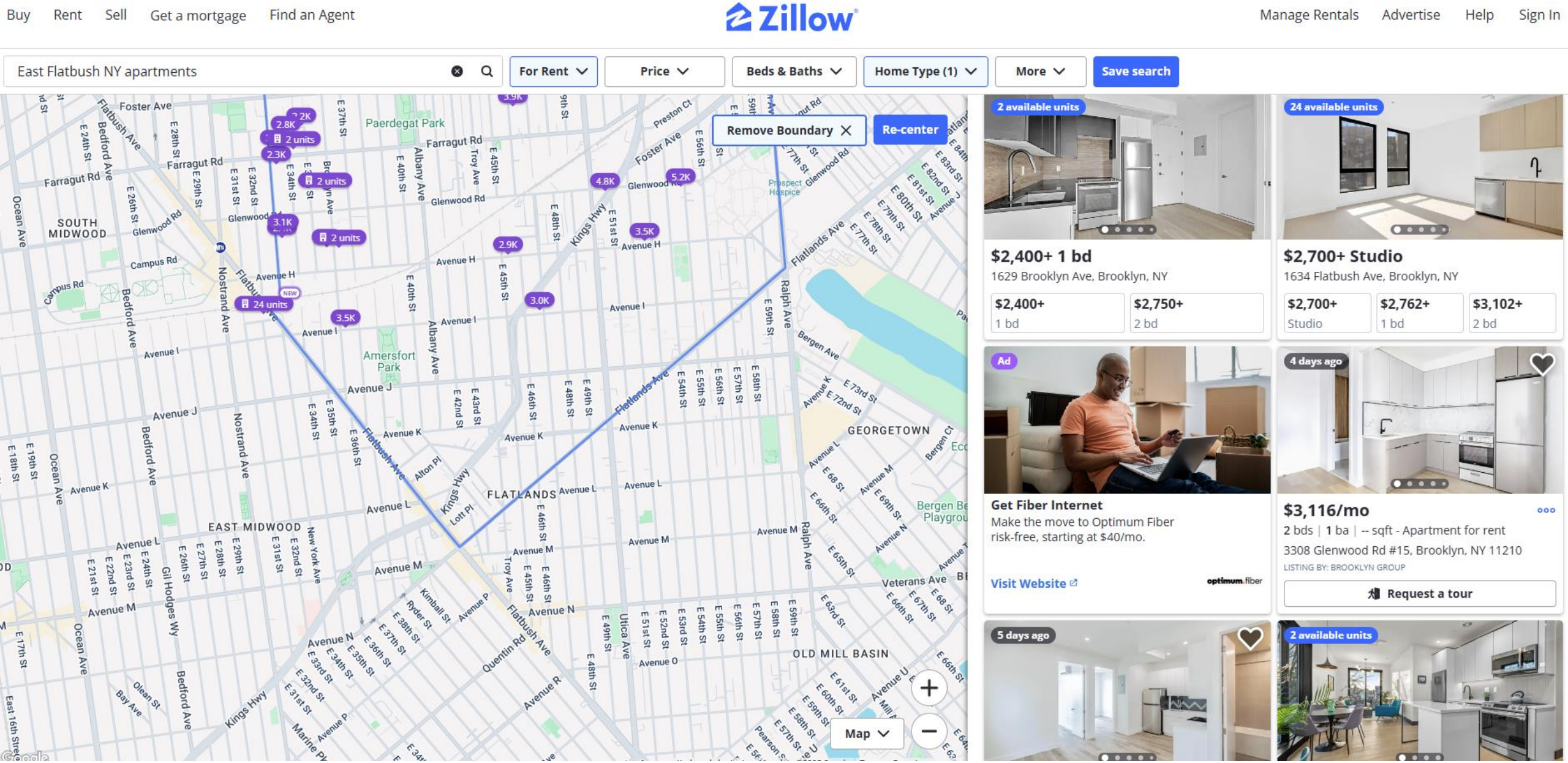


11 days ago Apply instantly

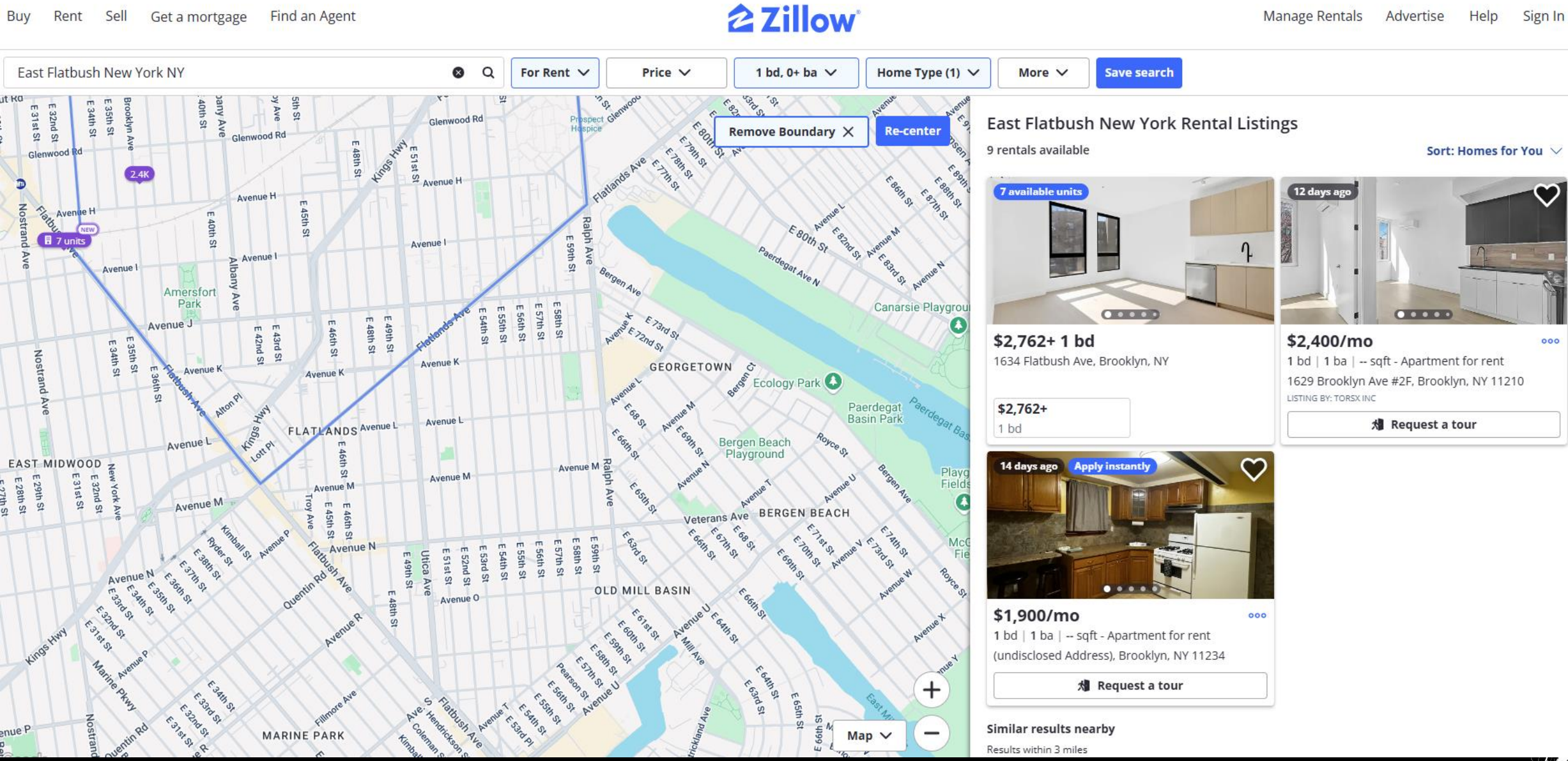


25 days ago Apply instantly

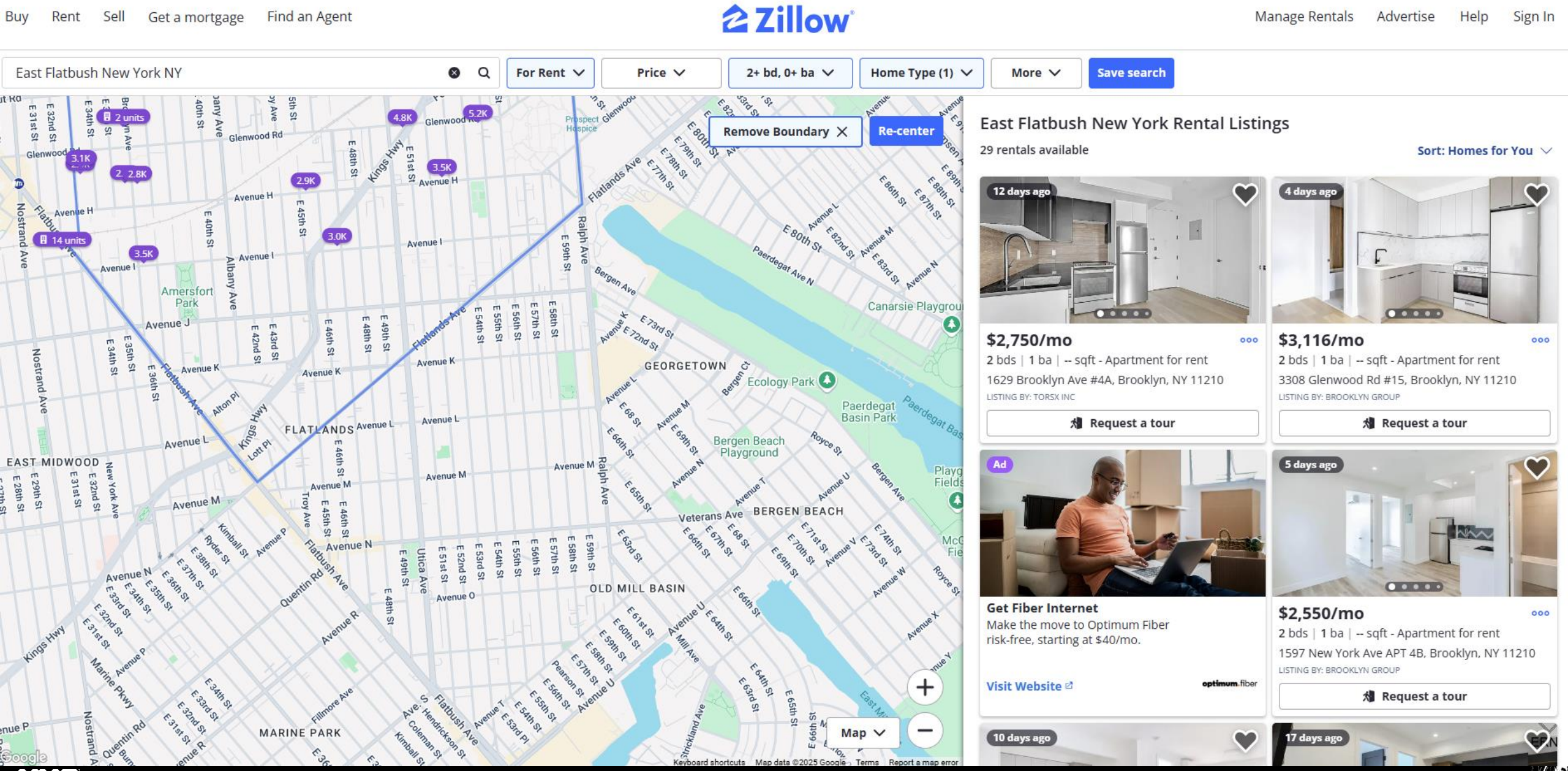
RENTAL MARKET – DIRECTLY NORTH IN EAST FLATBUSH – MAY 2025



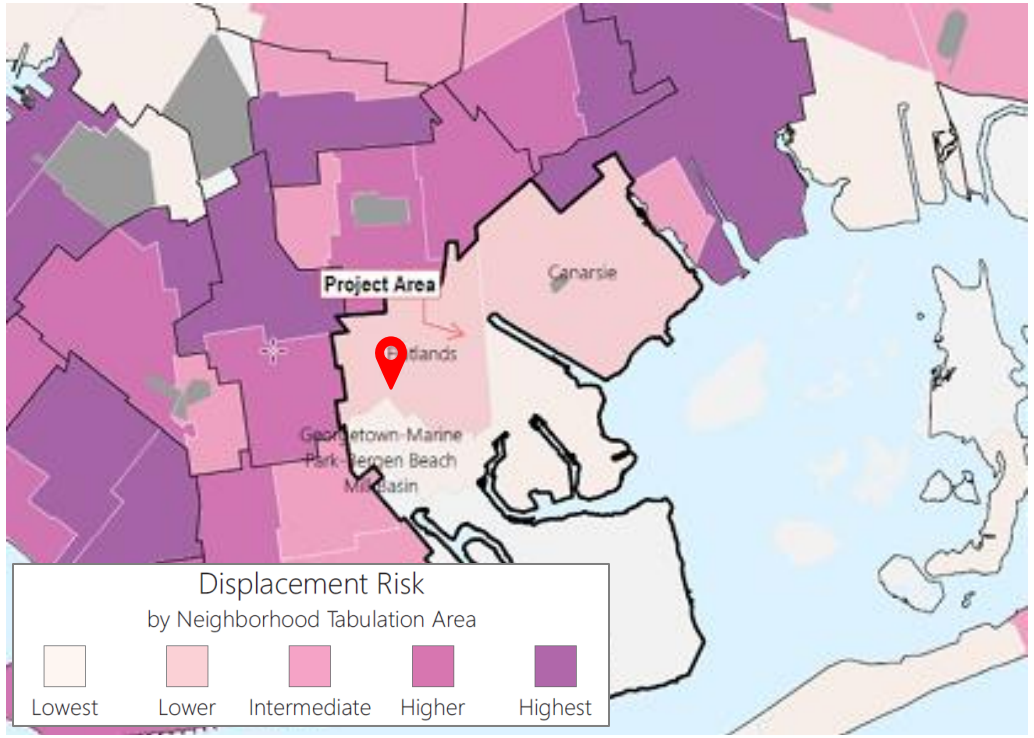
1 BEDROOM RENTAL MARKET –EAST FLATBUSH – MAY 2025



2+ BEDROOM RENTAL MARKET – EAST FLATBUSH – MAY 2025



RACIAL EQUITY REPORT
MEDIAN HOUSEHOLD INCOME



Annual Median Household Income:

$81,653

Canarsie, Flatlands, Bergen Beach and Mill Basin:
Public Use Microdata Area (PUMA) 4009
More than Brooklyn and NYC

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2024)		Eligible Income (2024)	
				Studio	2-Bedroom	1-person House-hold	4-person House-hold
Very Low Income	4	12%	**40%**	$1,170	$1,400	$43,500	$62,100
Low Income	2	6%	**60%**	$1,750	$2,100	$65,200	$93,200
Low Income	3	9%	**80%**	$2,330	$2,800	$87,000	$124,200
Not income-restricted	25	73.5%		$2,000	$5,730	$79,900	$146,000
Total	**34**	100%					

Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2024 AMI, rounded to the nearest $10)* ***and will change****. Final rents will be determined based on the HUD Income Limits in place at time of project construction.*