THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 906

Resolution approving the decision of the City Planning Commission on ULURP No. C 240294 ZMK, a Zoning Map amendment (L.U. No. 281).

By Council Members Salamanca and Riley

WHEREAS, Neptune Avenue Commercial, LLC, filed an application pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d, by changing from an M1-2 District to an M1-5/R7-3 District and establishing a Special Mixed Use District (MX-26), which in conjunction with the related action would facilitate the development of a new 18-story, approximately 161,500 square-foot mixed-use building containing approximately 141,400 square feet of residential space with 145 dwelling units, approximately 37 of which would be permanently income-restricted per the Mandatory Inclusionary Housing (MIH) program, as well as approximately 20,100 square feet of ground floor commercial space, located at 2201-2227 Neptune Avenue in the Coney Island neighborhood of Brooklyn, Community District 13 (the "Application");

WHEREAS, the City Planning Commission filed with the Council on April 21, 2025 its decision dated April 9, 2025 (the "Decision") on the Application;

WHEREAS, the Application is related to application N 240295 ZRK (L.U. No. 282), a zoning text amendment to designate the project area as a Mandatory Inclusionary Housing (MIH) area with Options 1 and 2 and to establish a Special Mixed Use District (MX-26) in the project area;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on April 23, 2025;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Negative Declaration issued on November 15, 2024 (CEQR No. 24DCP108K), which includes an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials and air quality (E-816) (the “Negative Declaration”).

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 240294 ZMK, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

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. 28d:

1. changing from an M1-2 District to an M1-5/R7-3 District property bounded by the U.S. Pierhead and Bulkhead Line, the N.Y.C Pierhead Line, West 22nd Street, Neptune Avenue, and West 23rd Street; and

2. establishing a Special Mixed Use District (MX-26) bounded by the U.S. Pierhead and Bulkhead Line, the N.Y.C Pierhead Line, West 22nd Street, Neptune Avenue, and West 23rd Street;

as shown on a diagram (for illustrative purposes only) dated December 02, 2024, and subject to the conditions of CEQR Declaration E-816, Borough of Brooklyn, Community District 13.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on _____, 2025, on file in this office.

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City Clerk, Clerk of The Council