

April 23, 2025

Zoning and Franchises Subcommittee Hearing

Rezoning and Text Amendment for:

2201-2227 Neptune Avenue
Brooklyn, New York 11224

ULURP Numbers: C240294ZMK, N240295ZRK, and N240296ZCK

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

Area Plan





**118 ORCHARD / 86 DELANCEY
MANHATTAN, NY**



**1095 EAST 45TH STREET (WIN SHELTER)
BROOKLYN, NY**



**2760 NEPTUNE AVE., (WIN SHELTER)
BROOKLYN, NY**



**11 OCEAN PARKWAY (CATON PLACE)
BROOKLYN, NY**

2201-2227 Neptune Avenue Area Map



Project

- Project Area
- Development Site
- Rezoning Area
- 600 Foot Radius

Zoning

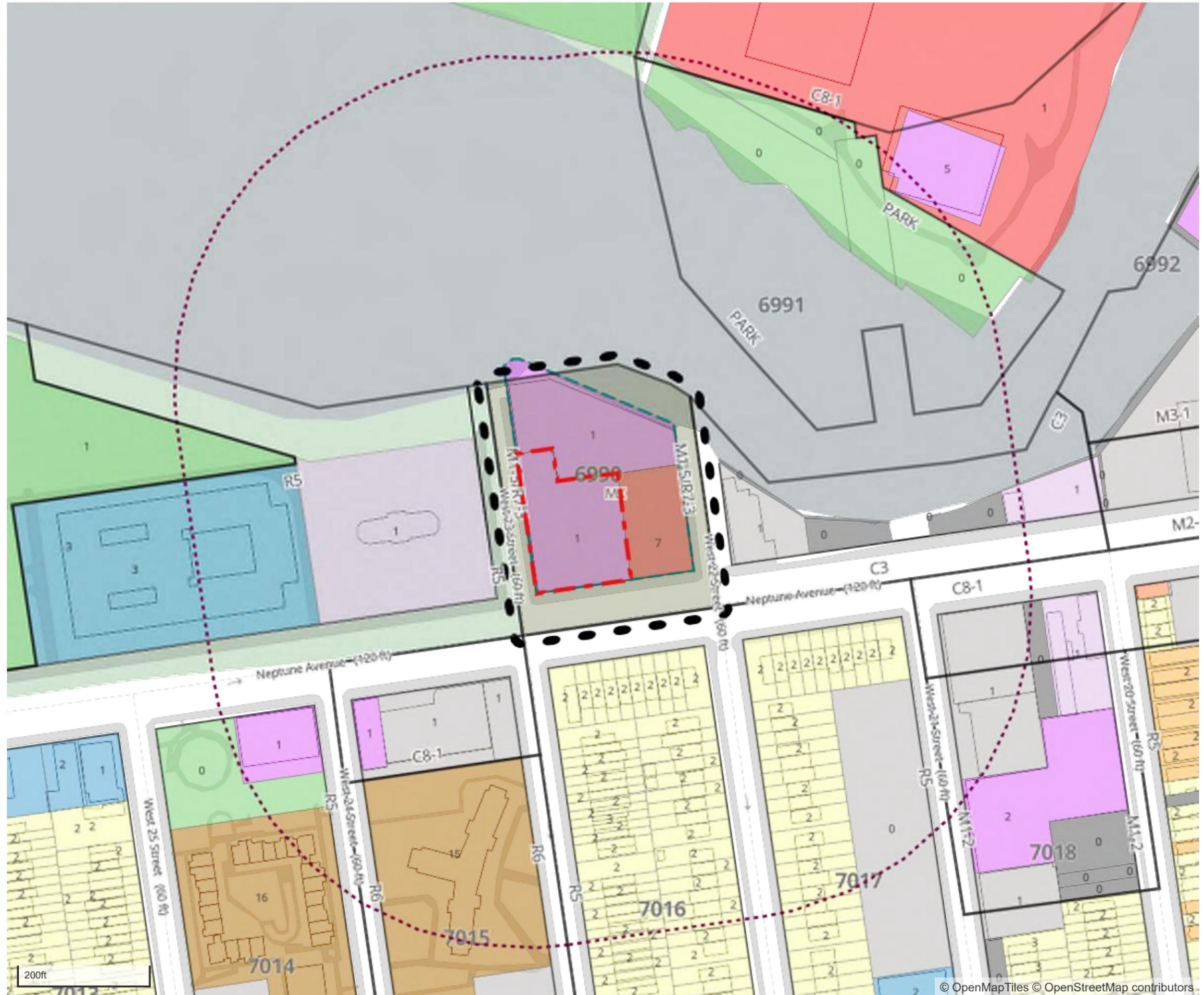
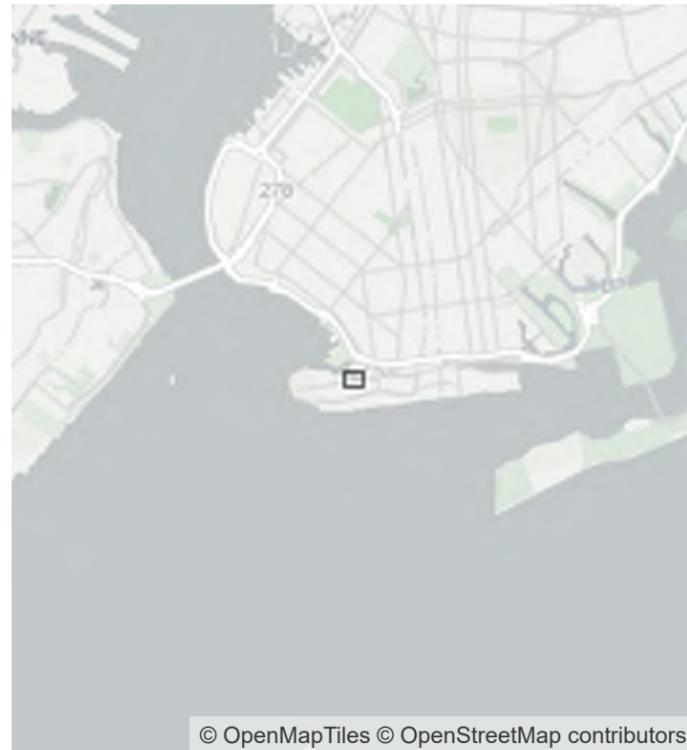
- | | |
|---|---|
| <ul style="list-style-type: none"> Zoning District C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5 Special Purpose District | <ul style="list-style-type: none"> 1-2 Family Residential Multifamily Walkup Multifamily Elevator Mixed Commercial/Residential Commercial & Office Industrial & Mfg Transportation & Utility Public Facilities & Institutions Open Space & Outdoor Recreation Parking Vacant/No Data Other |
|---|---|

Transportation

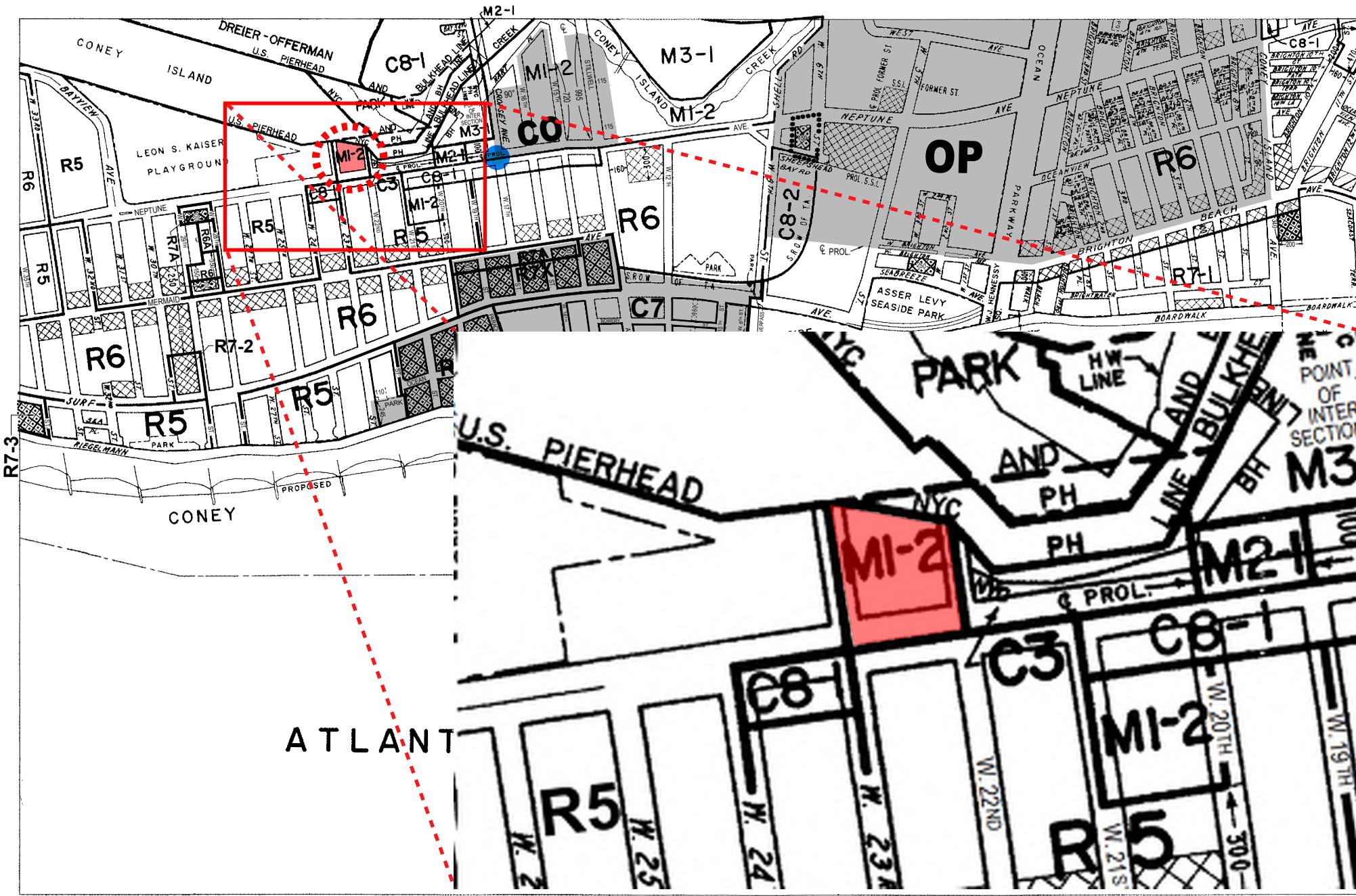
- Subway Stop
- Subway Entrance

Map Created: Jun 22, 2022, 1:27pm

Data Sources: layers-api.planninglabs.nyc/v1/sources
 pluto MapPLUTO™ 21v2, Bytes of the Big Apple (June 2021); zoning-districts (May 2021); digital-citymap (May 2021); planimetrics (26 February 2019); transportation (21 November 2017); supporting-zoning (May 2021)







ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

05-27-2021 C 210033 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

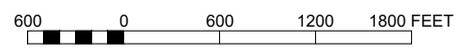
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

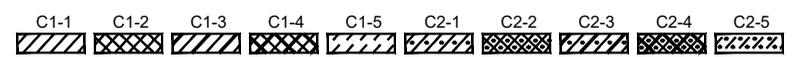
28a	28c	29a
28b	28d	29d

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ZONING MAP 28d



NOTE: STREETS FOR THE STREET MAP CHANGE C 090107 MMK AND N 090107(A) MMK ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



1. View of the Development Site facing north from Neptune Avenue.



13. View of Neptune Avenue facing east from West 23rd Street (Development Site at left).



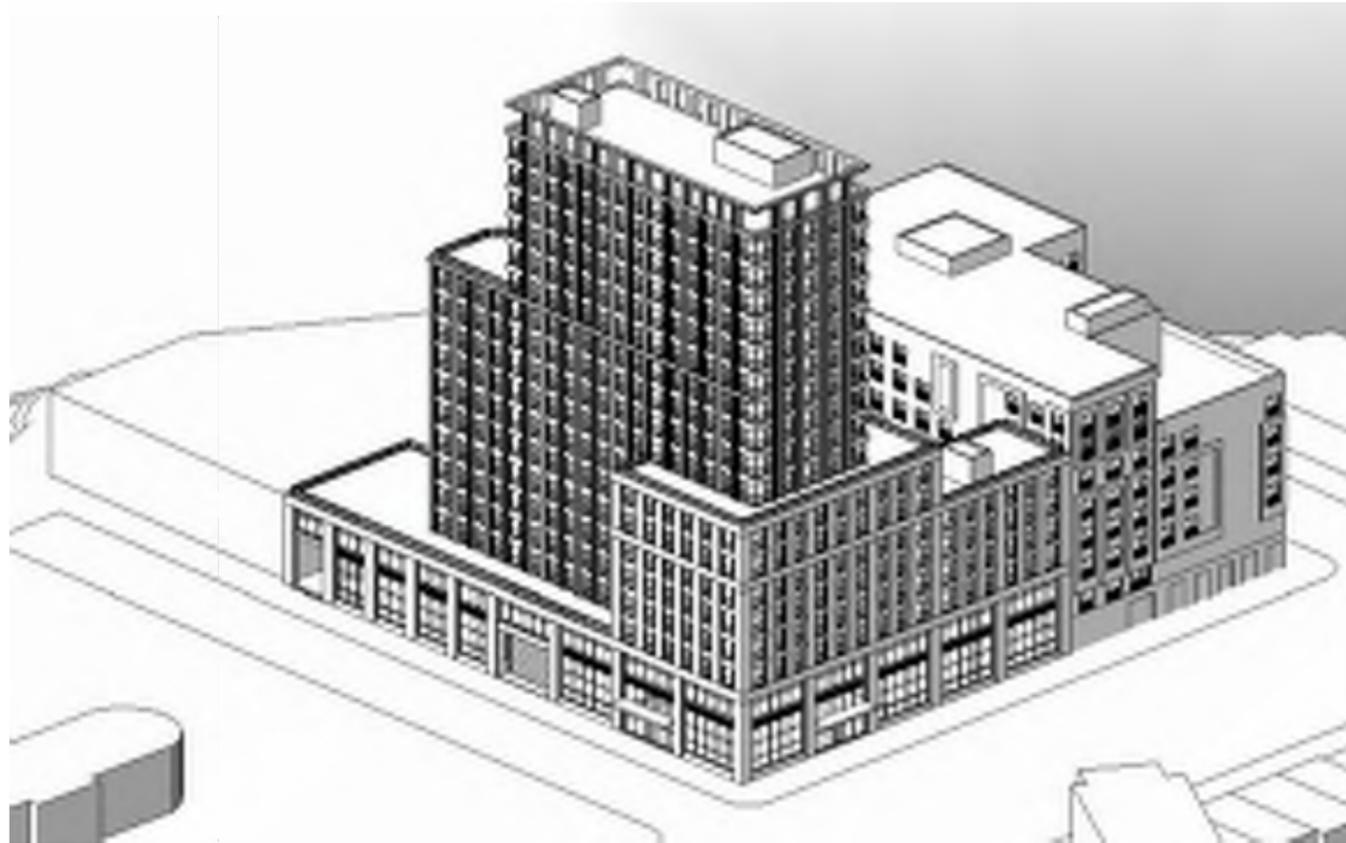
3. View of Neptune Avenue facing west (Development Site at right).



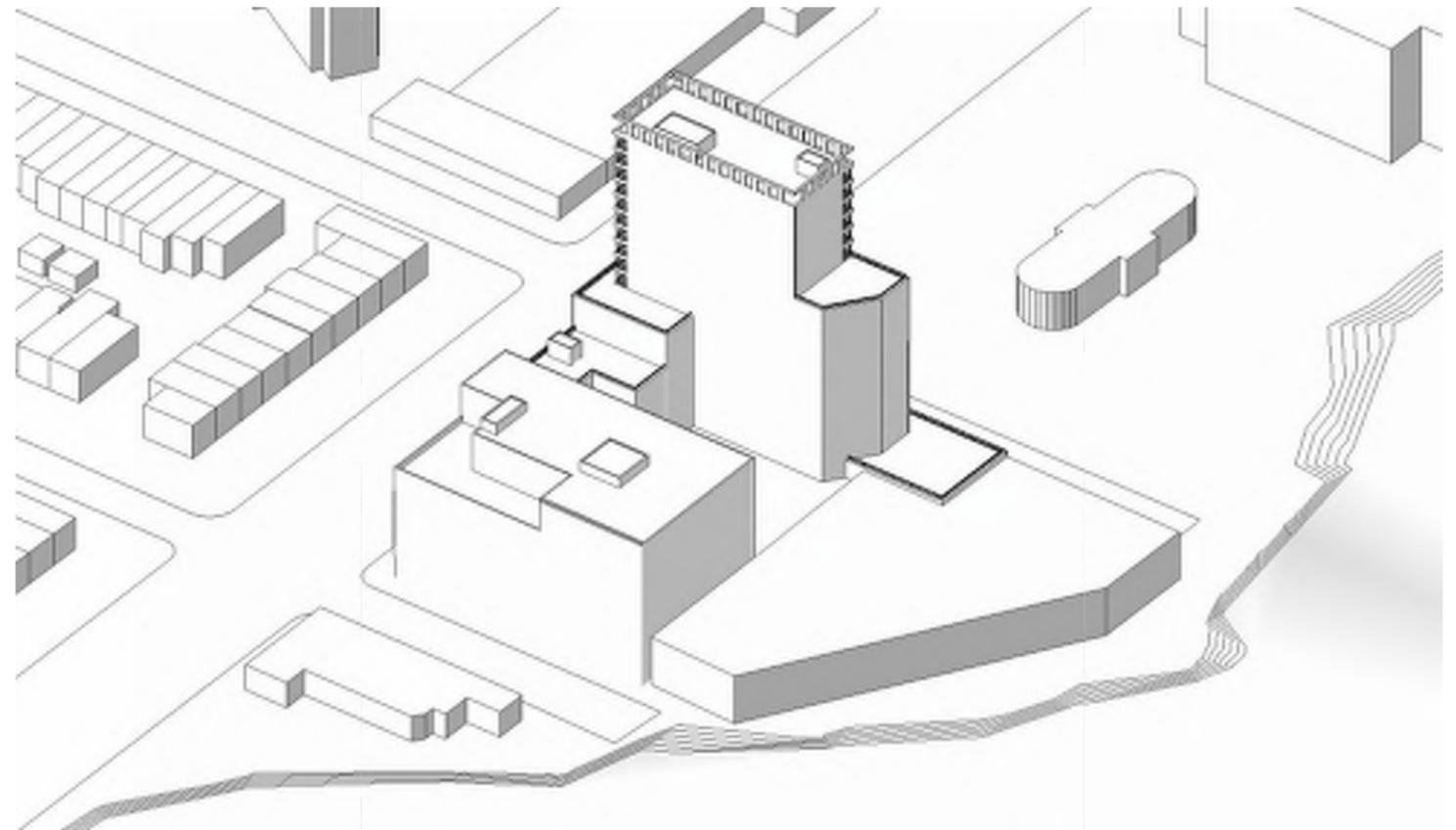
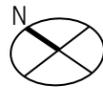
15. View of West 23rd Street facing north from Neptune Avenue (Development Site at right).

Actions to Facilitate Development:

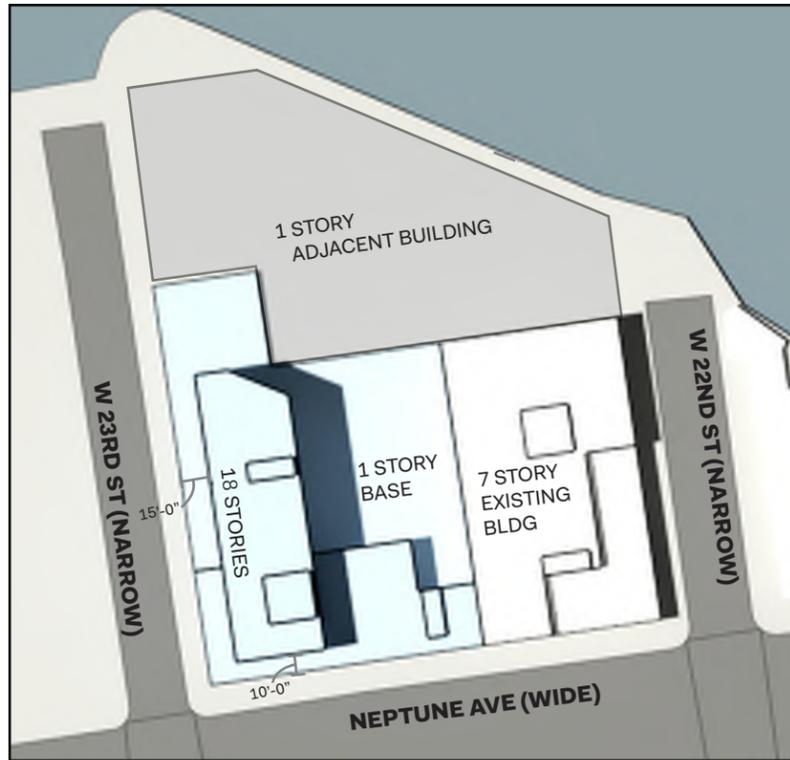
- Rezone block to MX (M1-5/R7-3) district for a maximum 6.0 residential FAR, maximum 6.50 community facility FAR, & maximum 5.00 commercial/manufacturing FAR
- Text amendment to add MIH
- Waterfront Certification



South-West Axonometric View



North-East Axonometric View



Site Plan Massing



Site Data

Block:	6990
Lots:	1 & 10
Address:	2227 Neptune Avenue
Zoning Map:	28d
Current Zoning District:	M1-2
Proposed Zoning District:	MX (M1-5 / R7-3)
Transit Zone	Per Appendix I, the site is not in the Transit Zone.
FRESH District:	The site is not in a FRESH zone.
Environ. Desig.:	The rezoning will likely result in e-designations for the site
Special Considerations:	Waterfront Block, Coastal Zone

Redevelopment Executive Summary:

The redevelopment site includes two tax lots (1 and 10) that will be rezoned to permit residential, commercial and community facility uses. Lot 1 was recently redeveloped with an as-of-right use for the current M1-2 district; a Use Group 5 shelter utilizing the permitted FAR for both tax lots (as a single zoning lot).

The redevelopment will retain the UG5 shelter on Lot 1. Several interior layout adjustments will be made to the existing hotel building to relocate required windows to street facing property lines as opposed to interior tax lot lines.

The proposed building will be configured to abut the existing building to eliminate the distance between buildings requirements of ZR23-711 and court regulations will be utilized instead.

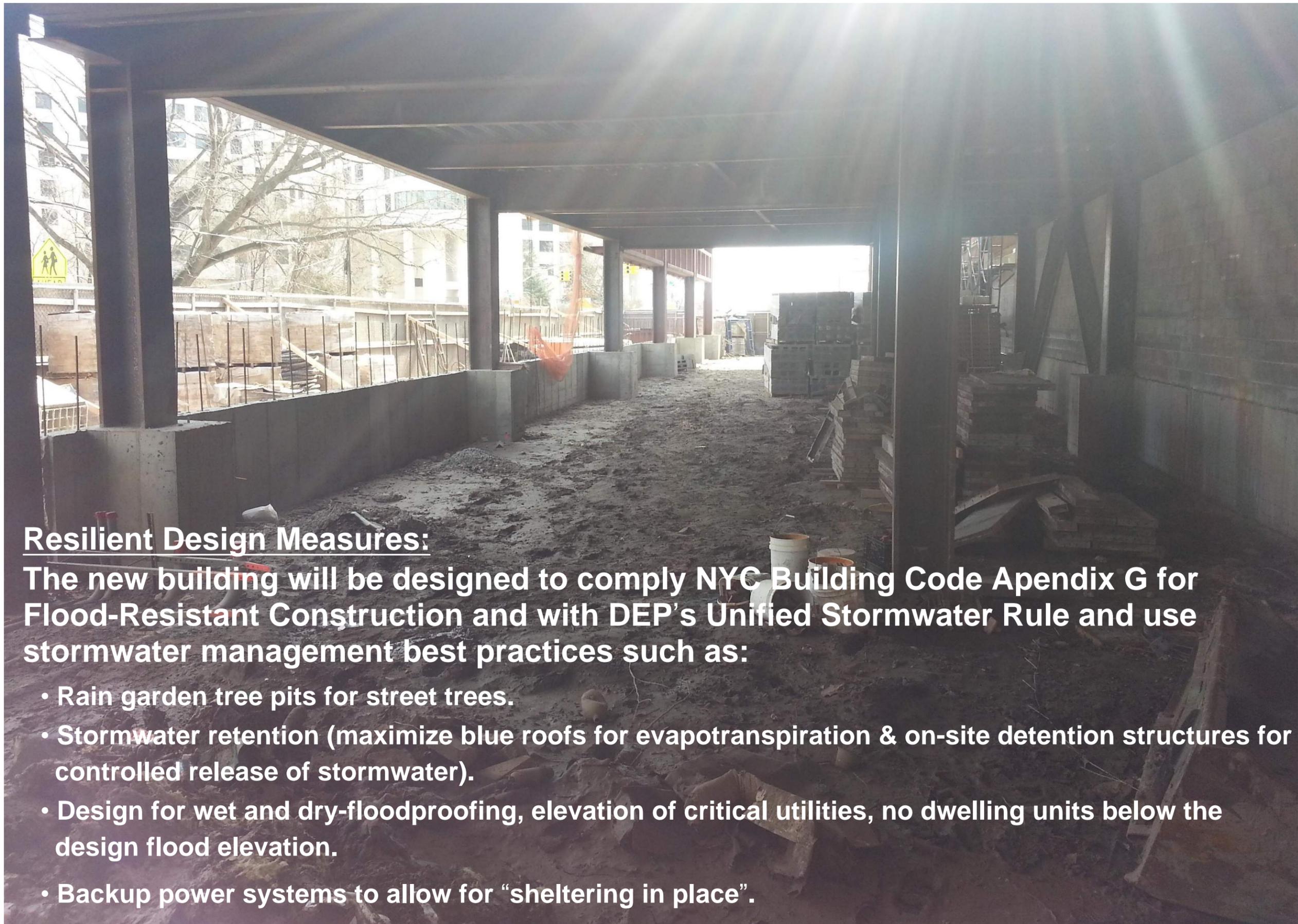
The site is in a Waterfront Area and located within a Waterfront Block, but not Waterfront Zoning Lot.

Mandatory Inclusionary Housing (affordable) unit rents per income tier

		Studio	1BR	2BR
40% AMI	monthly rent	\$900/mo	\$1,150/mo	\$1,400/mo
	(household income)	(~\$40K)	(~\$43K)	(~\$52K)
60% AMI	monthly rent	\$1,500/mo	\$1,600/mo	\$1,600/mo
	(household income)	(~\$60K)	(~\$65K)	(~\$77K)
80% AMI	monthly rent	\$2,100/mo	\$2,250/mo	\$2,600/mo
	(household income)	(~\$80K)	(~\$85K)	(~\$103K)

Based on HUD 2023 data

Total proposed apartments: 145 (37 affordable using MIH Option 1)



Resilient Design Measures:

The new building will be designed to comply NYC Building Code Appendix G for Flood-Resistant Construction and with DEP's Unified Stormwater Rule and use stormwater management best practices such as:

- Rain garden tree pits for street trees.
- Stormwater retention (maximize blue roofs for evapotranspiration & on-site detention structures for controlled release of stormwater).
- Design for wet and dry-floodproofing, elevation of critical utilities, no dwelling units below the design flood elevation.
- Backup power systems to allow for "sheltering in place".





2201 - 2227 Neptune Avenue, Brooklyn, NY 11224

Helm Equities \ Dattner Architects

ILLUSTRATIVE AERIAL PERSPECTIVE FROM SOUTH LOOKING NORTH





2201 - 2227 Neptune Avenue, Brooklyn, NY 11224

Helm Equities \ Dattner Architects

ILLUSTRATIVE PERSPECTIVE FROM SW CORNER LOOKING NE

An architectural rendering of a modern, multi-story building with a prominent corner section. The building features a mix of brick and glass facades. The ground floor is a large glass-fronted space, likely a cafe or restaurant, with outdoor seating and yellow umbrellas. Pedestrians are shown walking on the sidewalk and crossing the street. The street is lined with trees and has a few cars parked. The sky is blue with scattered clouds and several birds flying. The text "Thank You Questions?" is overlaid in the center of the image.

**Thank You
Questions?**