

New York City Council
Subcommittee on Zoning and Franchises

April 17, 2024

1289 Atlantic Avenue Rezoning

Zoning Map Amendment ULURP No. C200310ZMK
Zoning Text Amendment ULURP No. N200293ZRK

Applicant: AA Atlantic LLC

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.



Aerial View

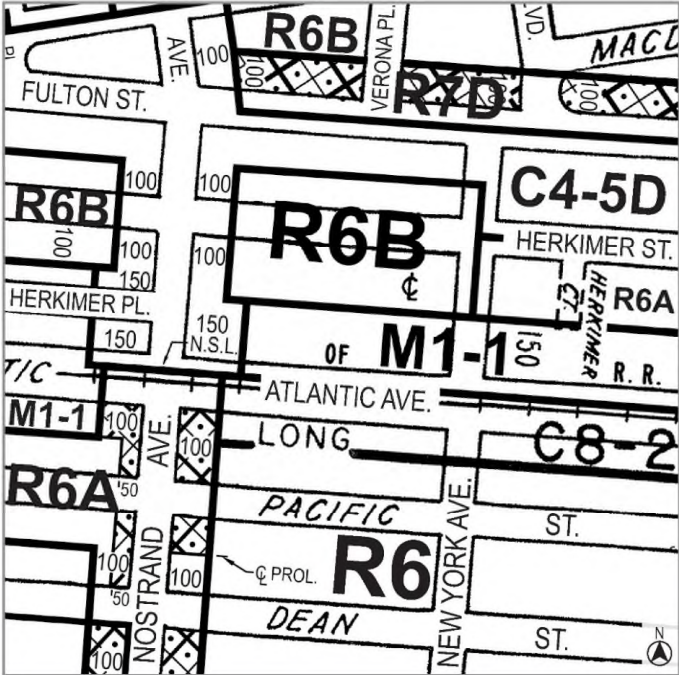


Proposed Actions

Zoning map amendment:

- M1-1 to C4-5X; and
- M1-1 to R6B

Zoning text amendment:
MIH area for Options 1 & 2



Current Zoning Map (17a)



Proposed Zoning Map (17a) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to C4-5X
Rezoning from M1-1 to R6B

Photographs: Development Site and Project Area



Former hardware store now used as event space
(Development Site)

LIRR stairway condition (Development Site)

Residences constructed in 1900s (Project Area)

Photographs: Development Site



Vacant storage building



Open commercial vehicle storage



Former hardware store
now used as event space

Former kitchen supply store now
used as house of worship

Parking lots

Photographs: Project Area



Continuing non-conforming uses:

Woodworking shop

Tire/auto glass sales



Available for new as-of-right uses:

Vacant warehouses



Continuing as-of-right uses:

Residential

Commercial

Open parking lots

Proposed Development - Overview

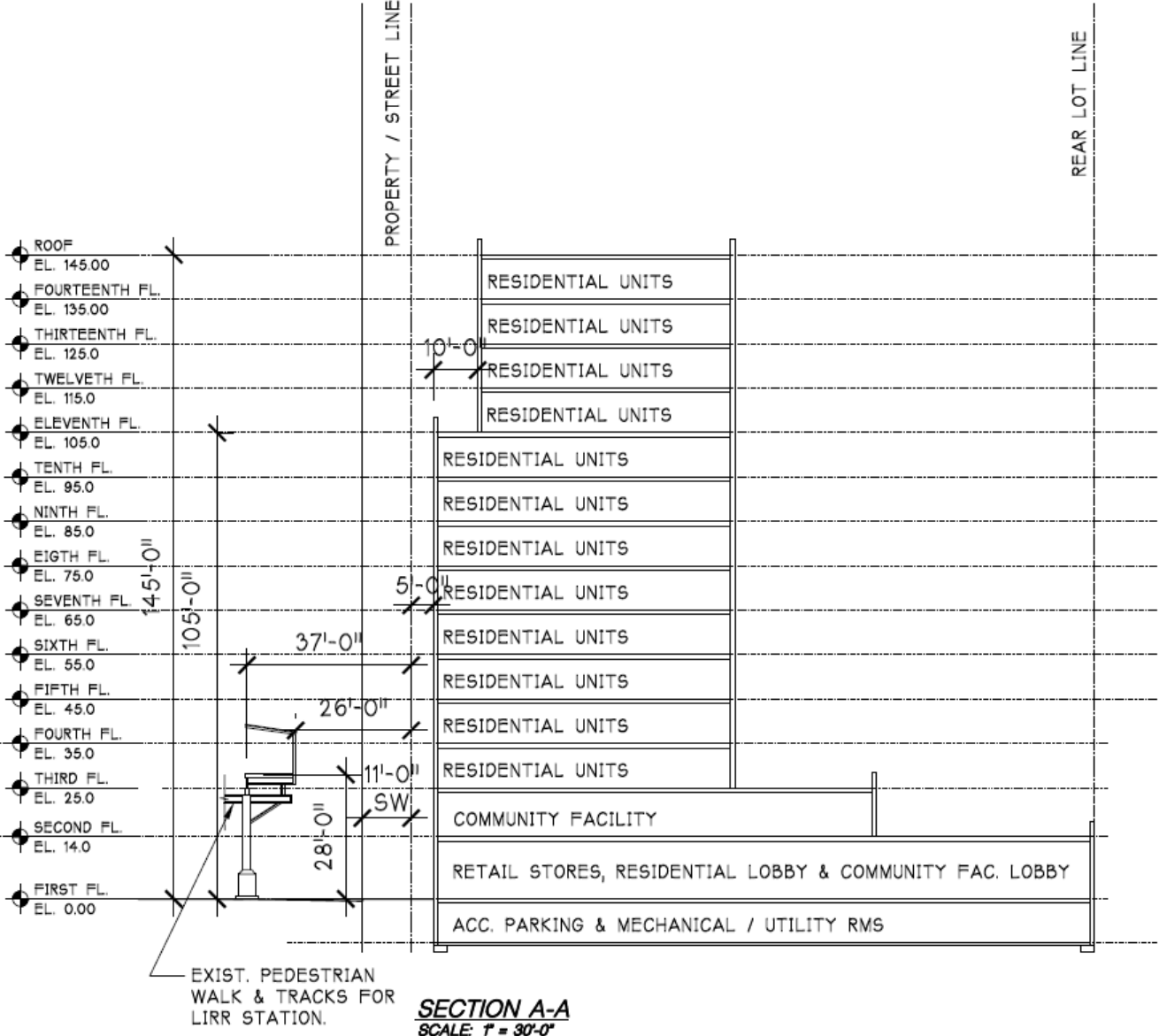
14-story mixed-use building
 151,589 sf total floor area (5.6 FAR)

20,232 sf commercial

16,735 sf community facility

114,621 sf residential

- 112 dwelling units
- Bedroom mix:
 - 11 studios
 - 41 one-bedrooms
 - 48 two-bedrooms
 - 12 three-bedrooms
- 41 residential parking spaces



Proposed Development – Affordable Housing Units

All units (including 28 units under MIH Option 1) rented to households earning a range of affordability tiers under HPD’s Mixed Income Program: Mix & Match

15 units formerly homeless
Studios – 11; 1 bedroom – 4

29 units 40% AMI
1 bedroom – 13; 2 bedroom – 12; 3 bedroom – 4

18 units 60% AMI
1 bedroom – 5; 2 bedroom – 11; 3 bedroom – 2

18 units 90%-110% AMI
1 bedroom – 5; 2 bedroom – 11; 3 bedroom – 2

31 units 110%-130% AMI
1 bedroom – 14; 2 bedroom – 13; 3 bedroom – 4

One 2-bedroom unit is reserved for live-in super



Community Board 3 and Borough President Recommendations

CB 3 approved with conditions:

- 1) Restrictive declaration for pedestrian plaza;
- 2) Restrictive declaration for widened sidewalk by LIRR stairs; and
- 3) Fund for potential construction damage to neighboring lots.

BP's Office approved with conditions:

- 1) Assess feasibility of Special Mixed Use (MX) district;
- 2) Remove accessory off-street parking spaces; and
- 3) Comply with CB 3's conditions.



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Appendix – AMI Levels and Affordable Rents



2023 Area Median Income

= Range of affordability tiers proposed under Mix & Match Program

Family Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
1	\$29,670	\$39,560	\$49,450	\$59,340	\$69,230	\$79,120	\$89,010	\$98,900	\$108,790	\$118,680	\$128,570	\$163,185
2	\$33,900	\$45,200	\$56,500	\$67,800	\$79,100	\$90,400	\$101,700	\$113,000	\$124,300	\$135,600	\$146,900	\$186,450
3	\$38,130	\$50,840	\$63,550	\$76,260	\$88,970	\$101,680	\$114,390	\$127,100	\$139,810	\$152,520	\$165,230	\$209,715
4	\$42,360	\$56,480	\$70,600	\$84,720	\$98,840	\$112,960	\$127,080	\$141,200	\$155,320	\$169,440	\$183,560	\$232,980
5	\$45,750	\$61,000	\$76,250	\$91,500	\$106,750	\$122,000	\$137,250	\$152,500	\$167,750	\$183,000	\$198,250	\$251,625
6	\$49,140	\$65,520	\$81,900	\$98,280	\$114,660	\$131,040	\$147,420	\$163,800	\$180,180	\$196,560	\$212,940	\$270,270
7	\$52,530	\$70,040	\$87,550	\$105,060	\$122,570	\$140,080	\$157,590	\$175,100	\$192,610	\$210,120	\$227,630	\$288,915
8	\$55,920	\$74,560	\$93,200	\$111,840	\$130,480	\$149,120	\$167,760	\$186,400	\$205,040	\$223,680	\$242,320	\$307,560

2023 NYC Area Affordable Monthly Rents

= Range of rents for proposed affordability tiers under Mix & Match Program

Unit Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
Studio	\$636	\$848	\$1,060	\$1,272	\$1,484	\$1,696	\$1,908	\$2,120	\$2,332	\$2,544	\$2,756	\$3,498
One-bedroom	\$794	\$1,059	\$1,324	\$1,589	\$1,854	\$2,119	\$2,383	\$2,648	\$2,913	\$3,178	\$3,443	\$4,370
Two-bedroom	\$953	\$1,271	\$1,588	\$1,906	\$2,224	\$2,542	\$2,859	\$3,117	\$3,495	\$3,813	\$4,130	\$5,242
Three-bedroom	\$1,101	\$1,468	\$1,835	\$2,202	\$2,569	\$2,937	\$3,304	\$3,671	\$4,038	\$4,405	\$4,772	\$6,057