534 CONEY ISLAND AVENUE REZONING



Pre-Hearing Review Session
August 21, 2023
C 230010ZMK
N 230011ZRK
Brooklyn
Community District 12

NYC PLANNING

BACKGROUND

APPLICANT	▪ Remica Property Group Corp.
PROPOSED ACTIONS	▪ Zoning map amendment: C8-2 to R7X/C2-4 ▪ Zoning text amendment to Appendix F to map MIH Options 1 and 2
PROPOSED DEVELOPMENT	▪ 11-story mixed-use building ▪ Proposed height: 110 feet ▪ 43 dwelling units (11 income restricted under MIH Option 1) ▪ Approx: 60,000 sq ft (6.00 FAR) total ▪ 3,547 sq ft commercial retail space ▪ 19 off-street parking spaces

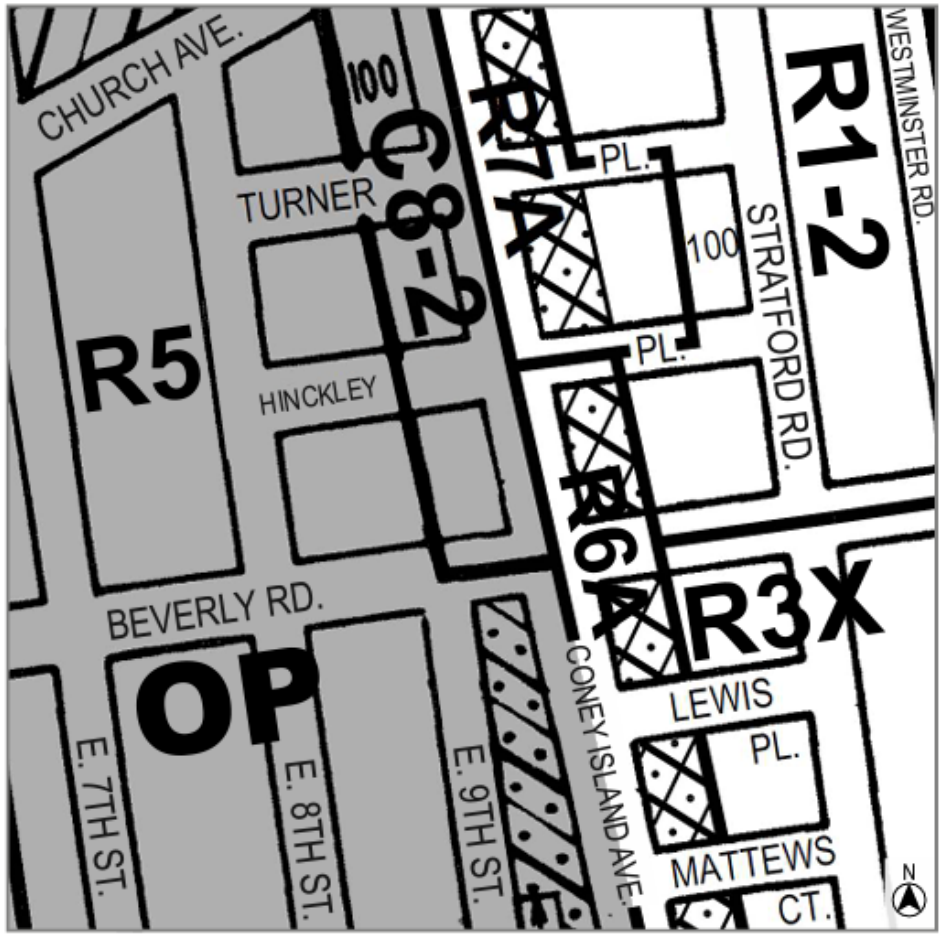
PROJECT LOCATION

- 534 Coney Island Avenue
- Brooklyn, Community District 12
- City Council District 40 (Rita Joseph)

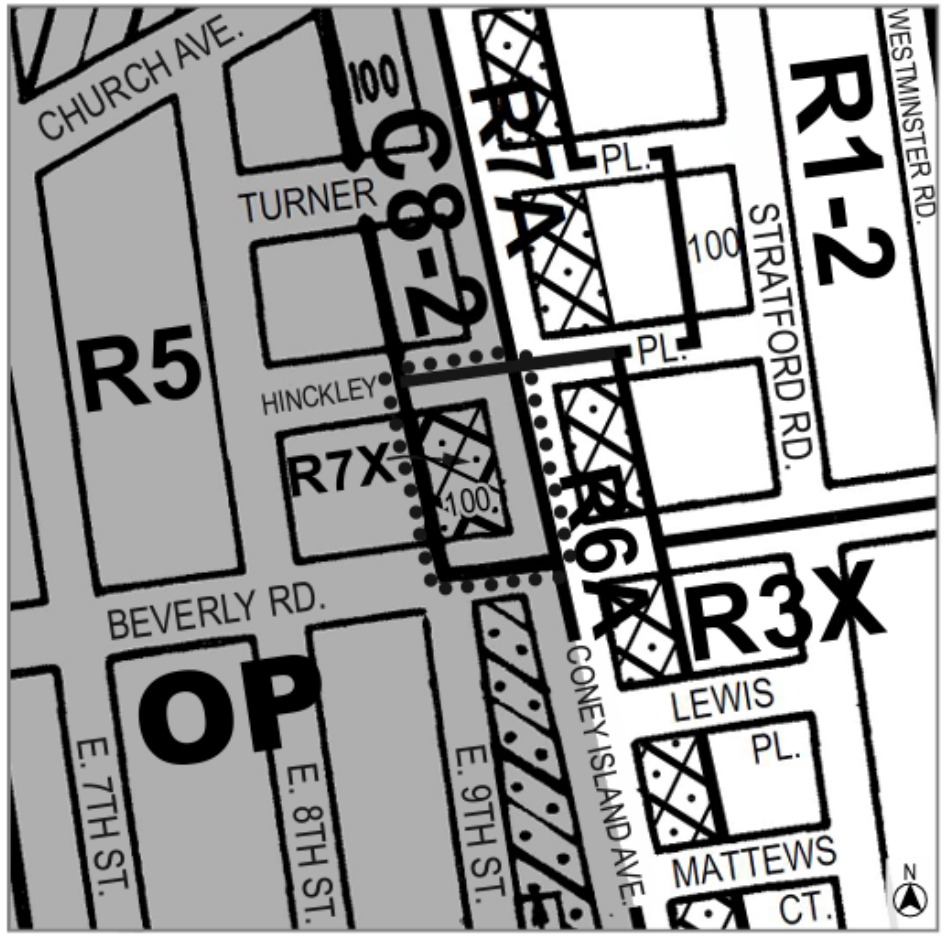


ZONING MAP AMENDMENT

Zoning Change Map



Current Zoning Map (22c)



Proposed Zoning Map (22c) - Area being rezoned is outlined with dotted lines

Rezoning from C8-2 (OP) to R7X/C2-4 (OP)

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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.

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PROJECT LOCATION



F G .6 mi to Church Avenue

.3 mi to Beverley Road Q

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COMMUNITY BOARD RECOMMENDATION

- **Community Board 12** vote on 6/27/2023 to support the proposal with conditions:
  - Votes in Favor: 32
  - Votes Against: 2
  - Abstentions: 0

- **CONSIDERATION:** *"Based on the surrounding buildings being 70 feet tall, the Community Board voted to support the application on condition that it be approved for an R6A Zoning and the development kept at 70 feet."*

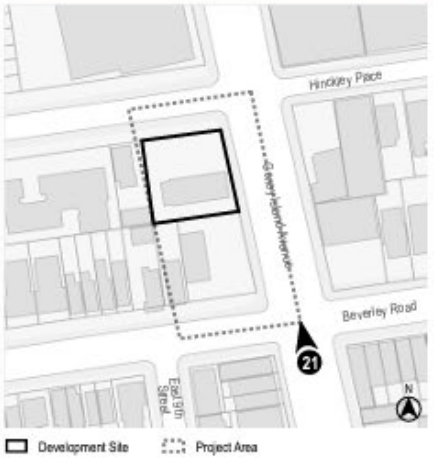
- **The Borough President voted on August 11, 2023 in favor of the application.**

- **Approval Rationale:** *"Borough President Reynoso believes the applicant's proposed height and bulk along Coney Island Avenue is appropriate given the surrounding context and street width of 100 feet."*

PROJECT AREA PHOTOGRAPHS







21. View of Coney Island Avenue facing north from Beverley Road (Project Area at left).

Unit Distribution

	1-Bedroom	2-Bedroom	Total
Market Rate	8	24	32
Income-Restricted	2	9	11
Total	10	33	43

COMMUNITY BOARD RECOMMENDATION - IMPACT

Scenario	Proposed Zoning	Unit Count*	MIH (Option 1)
Applicant Proposal	R7X	43	11
CB12 Condition	R6A	28	7

*Approx: 1300 sq ft average unit size

APPENDIX

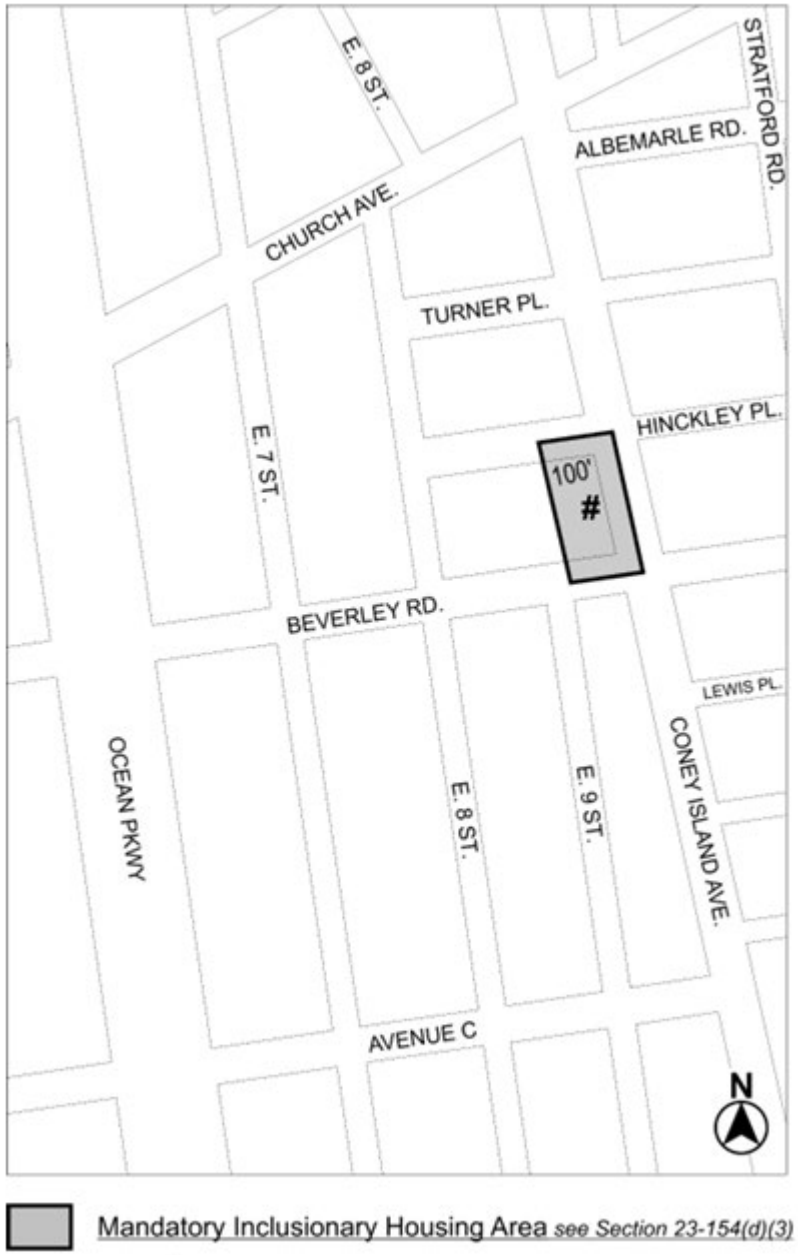
ZONING TEXT AMENDMENT

Amend **Appendix F** to designate the project area as an MIH area with Options 1 and 2.

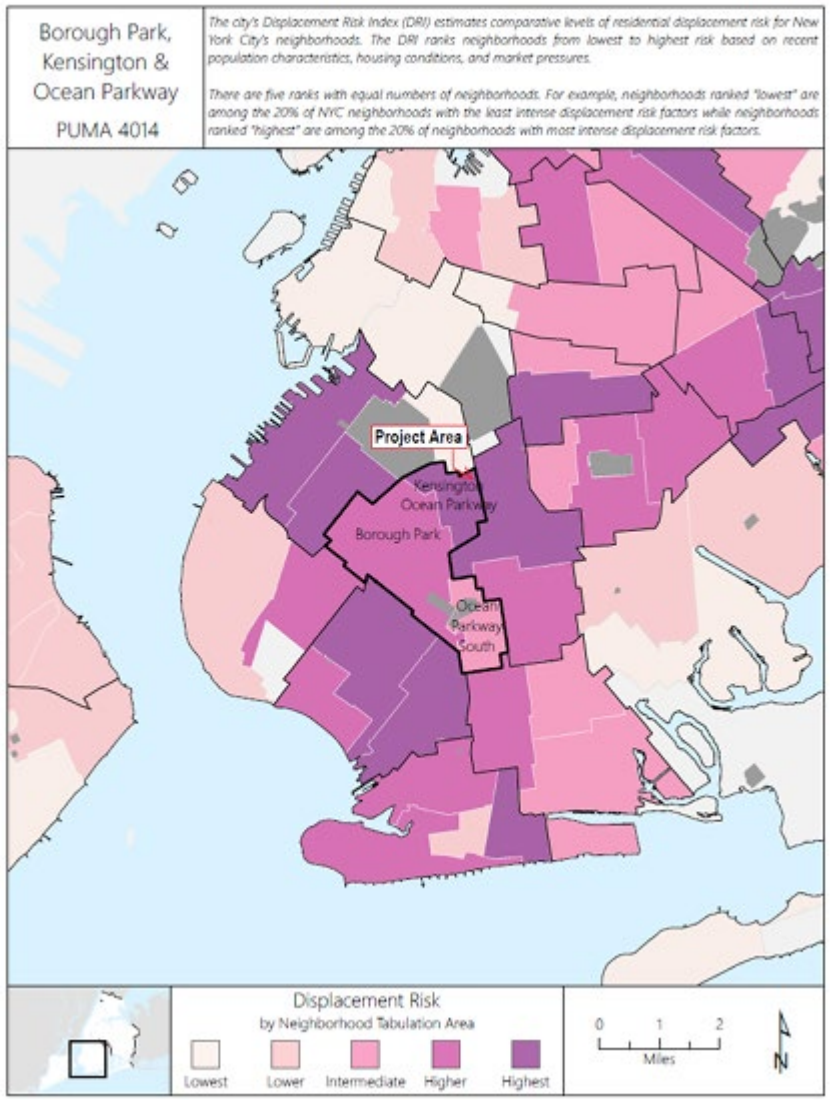
MIH Option 1:
25% affordable housing set-aside at an average of **60% of AMI**

MIH Option 2:
30% affordable housing set-aside at an average of **80% of AMI**

*The applicant is proposing 11 MIH units to comply with **MIH Option 1***



DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING & OPPORTUNITY



BOROUGH PARK, KENSINGTON & OCEAN PARKWAY

Annual Median Household Income:

$49,867

> Brooklyn and NYC

Income Restriction	Units
Extremely Low Income (0-30% AMI)	--
Very Low Income (31-50% AMI)	**4**
Low Income (51-80% AMI)	**7**
Moderate Income (81-120% AMI)	**--**
Not Income Restricted	32
Total New Units	**43**

Estimated monthly rent of affordable units for households earning 80% AMI* in NYC:

$1,970

Estimated average income of a household earning 80% AMI* in NYC:

$78,800

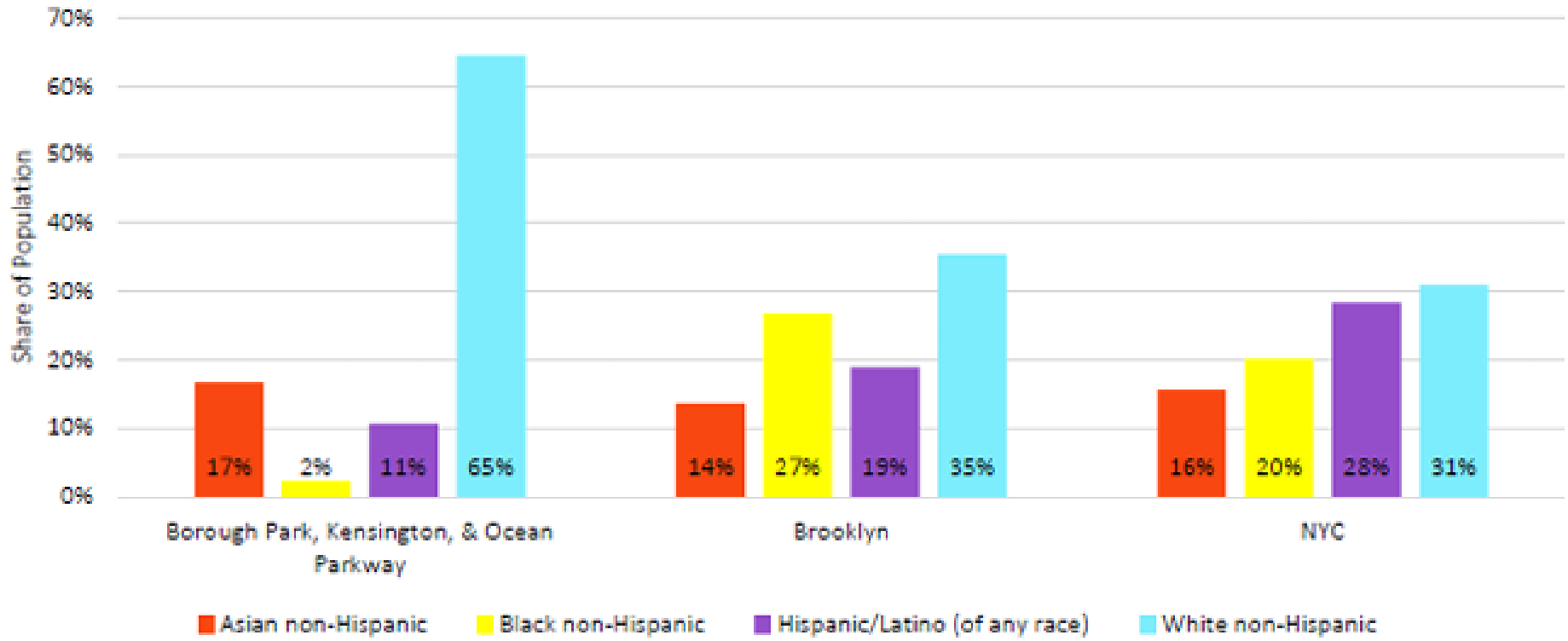
*The exact unit and affordability mix is not yet known, and incomes and rents are projections subject to change.

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



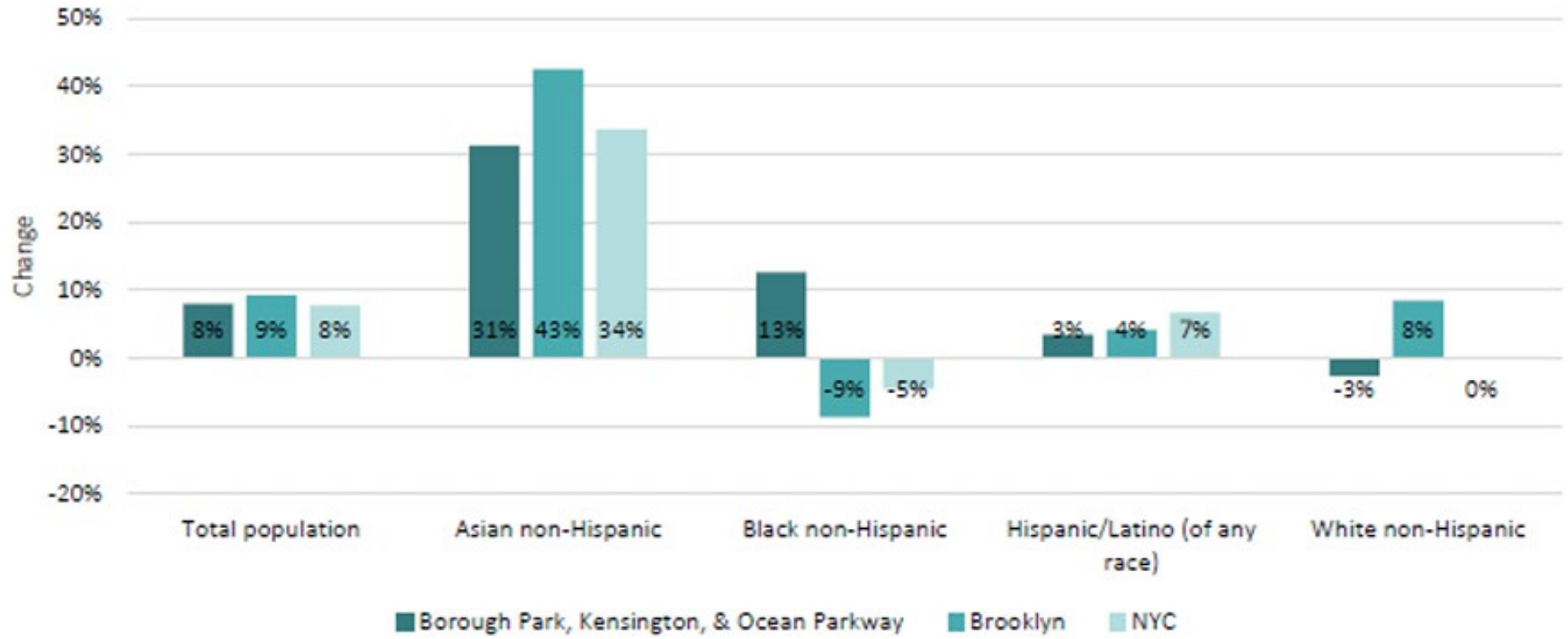
Source: Census 2020; Community Profile Table 1.01

DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

CONCLUSION

- Zoning map amendment: C8-2 to R7X/C2-4
- Zoning text amendment to Appendix F to map MIH

- 11-story mixed-use building
- 43 dwelling units (11 income restricted under MIH Option 1)
- Proposed height: 110 feet
- 61,110 sq ft (6.00 FAR)
- 3,547 sq ft commercial retail space
- 19 off-street parking spaces



APPENDIX: FLOOR PLAN

534 CONEY ISLAND AVENUE
BROOKLYN, NEW YORK

DATE: 01-26-2023
JOB#: 20-10

Images are for graphical purposes, and dimensions are subject to normal construction deviation, not to scale.

SITE DATA:

ADDRESS: 534 CONEY ISLAND AVENUE
BROOKLYN, NY 11218

BLOCK: 5343
LOT: 13
TOTAL LOT AREA: ± 10,160 SF

ZONING MAP: 22C
EXISTING ZONE: C8-2 (OP)
PROPOSED ZONE: C2-4, R7X (MIH)
(NOT PART OF SUB-DISTRICT)

ZONING NOTES:

ZR 23-684

MAX BASE HT	105'
MAX BUILDING HEIGHT	145'
MAX NUMBER OF STORIES	14

ZR 23-693 SPECIAL PROVISIONS ADJACENT TO R1 - R6B R7X WITHIN 25' OF R5:

MAX BUILDING HEIGHT 65'

ZR 33-291 REQUIRED YARDS ALONG DISTRICT BOUNDARY COINCIDENT WITH SIDE LOT OF ZONING LOT IN AN R1 - R5 DISTRICT:

C2 DISTRICT 8'

LOT COVERAGE:

MAX CORNER LOT COVERAGE= 100%

9,360 / 10,160 = 92% < 100% COMPLIES

DWELLING UNITS:

MAX. ALLOWED DENSITY D.U. = 56,359 SF / 680 SF = 83 D.U.
PROVIDED: 43 UNITS **COMPLIES**

PARKING: IN TRANSIT ZONE

ZR 25-251 NO PARKING REQUIRED FOR AFFORDABLE UNITS IN TRANSIT ZONE (R7X)

ZR 25-23 PARKING REQUIRED FOR 50% OF MARKET RATE UNITS
50% (32 MARKET RATE UNITS) = 16 REQUIRED SPACES
18 SPACES PROVIDED & 1 HANDICAP SPACE **COMPLIES**

ZR 36-20 REQUIRED COMMERCIAL PARKING
1 PARKING SPACE/ 1,000 SF
3,547 SF COMMERCIAL / 1,000 SF = 4 PARKING SPACES

ZR 36-232 PARKING WAIVER FOR LOTS WITH LESS THAN 40 REQUIRED COMMERCIAL PARKING SPACES

4 P.S. < 40 P.S. **NO COMMERCIAL PARKING REQUIRED**

FLOOR AREA CALCULATIONS:

ZR 33-121

COMMERCIAL MAX F.A.R.: 2.0 x 10,160 SF	= 20,320 SF
PROVIDED GROUND FLOOR COMMERCIAL FA.	= 3,547 SF

ZR 23-153

MAX F.A.R.: 5.0 x 10,160 SF = 50,800 SF

ZR 23-154(b)

MAX F.A. MAY BE INCREASED BY 1.25 SF FOR EACH 1.0 SF OF LOW INCOME, UP TO MAX ON TABLE (EXCLUDING NONRESIDENTIAL F.A.):

BASE F.A.R (MIH): 3.75 x 10,160 SF = 38,100 SF

ZR 23-154(d)(2)(ii)

MAX F.A.R. (MIH): 6.0 x 10,160 SF = 60,960 SF

25% AFFORDABLE: 25%(60,960 SF - 3,547 SF) = 14,353 SF

THEREFORE MAX ALLOWABLE FLOOR AREAS:

LOW INCOME:	= 14,353 SF
COMMERCIAL:	= 3,547 SF
MARKET RATE: 60,960 SF - (14,353 SF + 3,547 SF)	= 43,060 SF
TOTAL	= 60,960 SF
PROVIDED	59,906 SF COMPLIES

FLOOR AREA SUMMARY

		RESIDENTIAL				COMMERCIAL		BUILDING
FLOOR	BLDG GROSS	GROSS RES. AREA	QUALITY HOUSING DEDUCTIONS	MECH. DEDUCTIONS	NET F.A	GROSS COMM. AREA	NET F.A	TOTAL NET F.A
C	9,849							
1	9,360	2,941	395	80	2,466	3,547	3,547	6,013
2	8,108	8,108	215	80	7,813			7,813
3	7,917	7,917	215	80	7,622			7,622
4	6,297	6,297	215	80	6,002			6,002
5	6,297	6,297	215	80	6,002			6,002
6	6,297	6,297	215	80	6,002			6,002
7	6,488	6,488	215	80	6,193			6,193
8	5,538	5,538	191	80	5,267			5,267
9	4,423	4,423	191	80	4,152			4,152
10	2,664	2,664	164	80	2,420			2,420
11	2,664	2,664	164	80	2,420			2,420
TOTAL	75,902	59,634	2,395	880	56,359	3,547	3,547	59,906

UNIT DISTRIBUTION

FLOOR	STUDIO	1 BEDROOM	2 BEDROOM	TOTAL UNITS
1	0	0	0	0
2	0	1	5	6
3	0	1	5	6
4	0	1	4	5
5	0	1	4	5
6	0	1	4	5
7	0	1	4	5
8	0	0	4	4
9	0	0	3	3
10	0	2	0	2
11	0	2	0	2
TOTAL	0	10	33	43

AFFORDABLE UNITS = 25% (43) = 11 UNITS
MARKET RATE UNITS = 75%(43) = 32 UNITS

ZONING DATA

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
210 West Rogues Path • Cold Spring Hills, NY 11743

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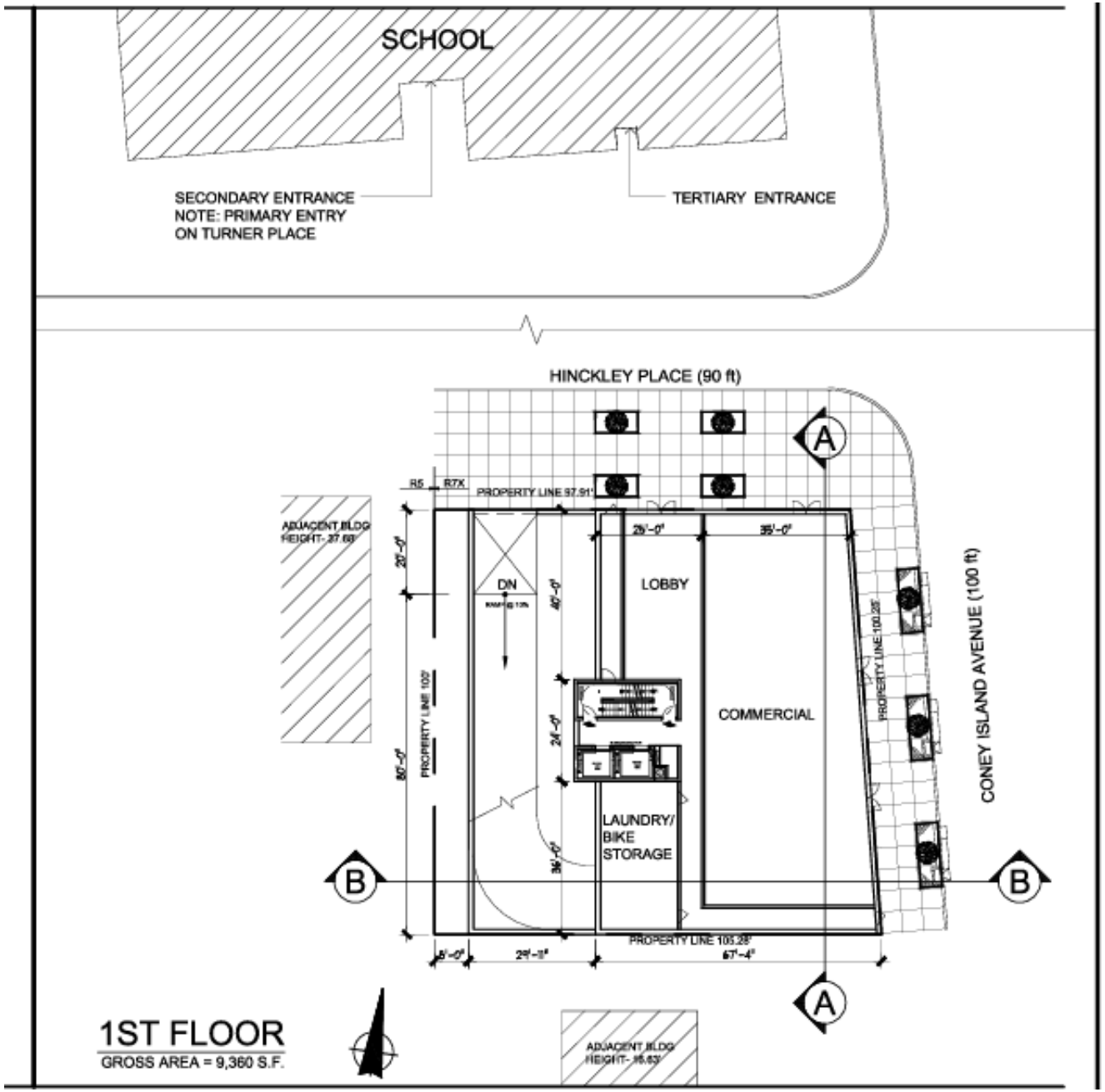
APPENDIX: FLOOR PLAN



APPENDIX: FLOOR PLAN

Income Restriction	Unit Count		Anticipated Affordability				
			AMI	Rent (2022)*		Eligible Income (2022)**	
	#	%		1-bedroom	2-bedroom	1-person	4-person
Extremely Low Income	0	0%	n/a	n/a	n/a	n/a	n/a
Very Low Income	4	9.5%	40%	$1,000	$1,200	$37,400	$53,400
Low Income	3	7%	60%	$1,500	$1,800	$56,000	$80,000
Low Income	4	9.5%	80%	$2,000	$2,400	$74,700	$106,700
Moderate Income	0	0%	n/a	n/a	n/a	n/a	n/a
Middle Income	0	0%	n/a	n/a	n/a	n/a	n/a
Not Income Restricted	32	74%	n/a	$2,250	$2,700	$80,000	$108,000
Total New Units	**43**	**100%**					

**Rents are based on unit size. Rents shown are illustrative (based on 2022 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.*

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			AMI	Rent (2022)*		Eligible Income (2022)**	
	#	%		1-bedroom – 2-bedroom		1-person – 4-person	
Extremely Low Income	0	0%	n/a	n/a	n/a	n/a	n/a
Very Low Income	4	9.5%	40%	$1,000	$1,200	$37,400	$53,400
Low Income	3	7%	60%	$1,500	$1,800	$56,000	$80,000
Low Income	4	9.5%	80%	$2,000	$2,400	$74,700	$106,700
Moderate Income	0	0%	n/a	n/a	n/a	n/a	n/a
Middle Income	0	0%	n/a	n/a	n/a	n/a	n/a
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