CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

May 5, 2025

New York City Council
City Hall
New York, NY 10007

Re: 2510 Coney Island Avenue
ULURP Nos. C 230128 ZMK and N 230129 ZRK
Borough of Brooklyn

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated May 1, 2025, from the City Council regarding the proposed modifications to the above-referenced application submitted by 2510 CIA LLC for a Zoning Map amendment from R4 to R7D/C2-4 (C 230128 ZMK) and a Zoning Text amendment to Appendix F to map Mandatory Inclusionary Housing (N 230129 ZRK).

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on April 22, 2025, determined that the City Council's proposed modifications do not require additional review of environmental issues or pursuant to Section 197-c of the Charter.

Very truly yours,

Daniel R. Garodnick

c: A. Sommer D. DeCerbo L. Cappuccio
S. Amron A. Too S. Avila

Daniel R. Garodnick, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271-3100
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THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
250 BROADWAY - ROOM 1602
NEW YORK NEW YORK 10007

PERRIS STRAUGHTER
DIRECTOR

May 1, 2025

Honorable Daniel Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Application Nos. C 230128 ZMK (L.U. No. 267) and N 230129 ZRK (L.U. No. 268)

2510 Coney Island Avenue Rezoning

Dear Chair Garodnick:

On May 1, 2025, the Land Use Committee of the City Council, by a vote of 10-0-0, for Applications **C 230128 ZMK and N 230129 ZRK** recommended modifications of the City Planning Commission's decisions in the above-referenced matters.

Pursuant to Section 197-d(d) of the City Charter I hereby file the proposed modifications with the Commission:

C 230128 ZMK (L.U. No. 267)

Matter ~~double-struck-out~~ is old, deleted by the City Council;
Matter double-underlined is new, added by the City Council

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. 28c, by

1. changing from an R4 District to an ~~R7D~~ R6B District property bounded by a line 150 feet southerly of Avenue V, Coney Island Avenue, a line perpendicularly to the westerly street line of Coney Island Avenue distant 300 feet southerly (as measured along the street line)

from the point of intersection of the westerly street line of Coney Island Avenue and the southerly street line of Avenue V, and a line 120 feet westerly of Coney Island Avenue;

2. changing from a C8-1 District to an ~~R7D~~ R6D District property bounded by Avenue V, Coney Island Avenue, a line 150 feet southerly of Avenue V, and the southerly centerline prolongation of East 9th Street;~~ and~~

3. establishing within the proposed ~~R7D~~ R6B District a C2-4 District bounded by a line 150 feet southerly of Avenue V, Coney Island Avenue, a line perpendicularly to the westerly street line of Coney Island Avenue distant 300 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Coney Island Avenue and the southerly street line of Avenue V, and a line 120 feet westerly of Coney Island Avenue~~, a line 150 feet southerly of Avenue V, and the southerly centerline prolongation of East 9th Street~~; and

4. establishing within the proposed R6D District a C2-4 District bounded by Avenue V, Coney Island Avenue, a line 150 feet southerly of Avenue V, and the southerly centerline prolongation of East 9th Street;

N 230129 ZRK (L.U. No. 268)

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter ~~double struck out~~ is old, deleted by the City Council;
Matter double-underlined is new, added by the City Council
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

APPENDIX F

Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

* * *

BROOKLYN

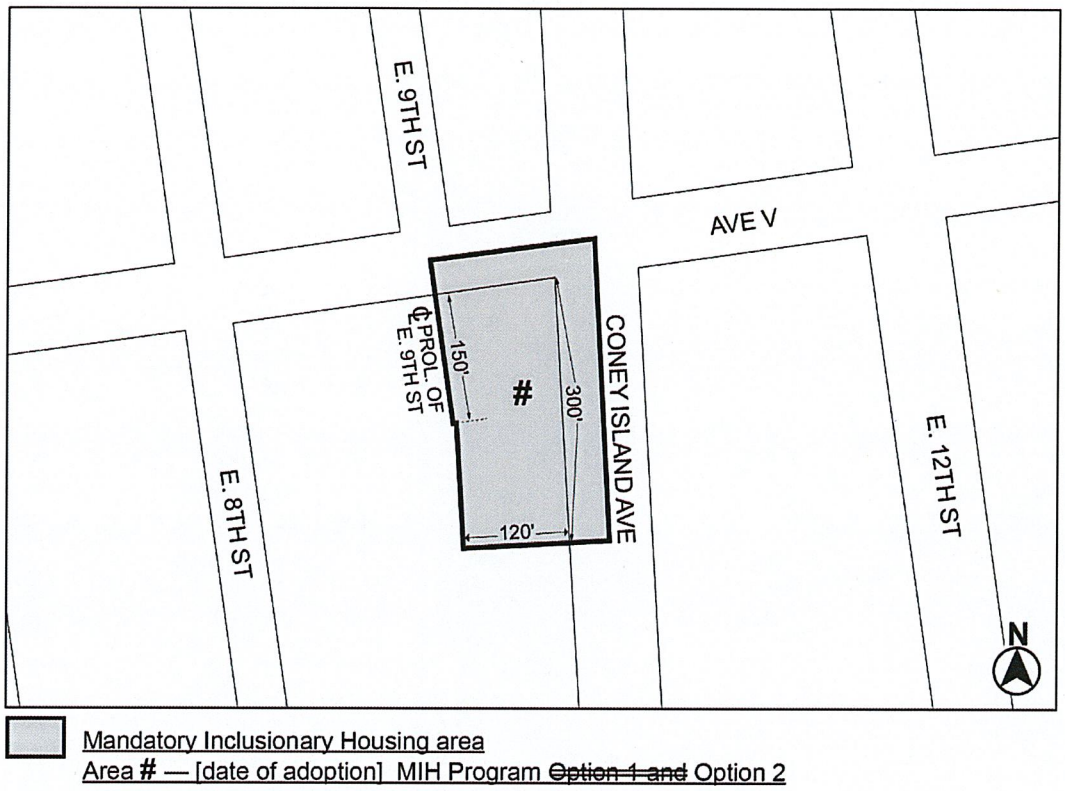
* * *

Brooklyn Community District 15

* * *

Map 9 – [date of adoption]

[PROPOSED MAP]



Portion of Community District 15, Brooklyn

* * *

Please feel free to contact me at AMcCaughey@council.nyc.gov if you or your staff have any questions in this regard.

Sincerely,

.....
Anne F. McCaughey
General Counsel

AFM:kg

CC: Susan Amron, DCP General Counsel
Danielle DeCerbo, DCP
James Harris, DCP
Perris Straughter, Director, Planning and Land Use Division
Brian Paul, Deputy Director
William Vidal, Deputy General Counsel
Dana Leventhal, Community Planner
File