

364 Coney Island Avenue Rezoning

Certification

Review Session

August 10, 2026

260132 ZMK

N 260133 ZRK

Brooklyn

Community District 7

NYC PLANNING

BACKGROUND

APPLICANT	▪ 364 Coney Island Avenue LLC
PROPOSED ACTIONS	▪ Zoning map amendment: C8-2 (OP) to C4-4D (OP) ▪ Zoning text amendment to Appendix F to map MIH Options 1 and 2
PROPOSED DEVELOPMENT	▪ 12-story mixed-use building ▪ Residential: 56,830 sq ft. (71 units, 18 MIH) ▪ Commercial: 2,872 sq ft. ▪ 59,700 sq ft (6.85 FAR) total

PROJECT LOCATION

365 Coney Island Avenue

Brooklyn, Community District 7

City Council District 40 (Rita Joseph)




NEW JERSEY
MANHATTAN
WILLIAMSBURG
QUEENS
DOWNTOWN BROOKLYN
RED HOOK
BUSHWICK
PARK SLOPE
CROWN HEIGHTS
Prospect Park
Windsor Terrace
BROWNSVILLE
Greenwood Cemetery
SUNSET PARK
364 Coney Island Avenue
B
Q
F
G
KENSINGTON
FLATBUSH
Coney Island Avenue
BAY RIDGE
BOROUGH PARK
McDonald Ave
Ocean Parkway
East 16th St
Ocean Ave
CANARSIE
DYKER HEIGHTS
FLATLANDS
Avenue J
MIDWOOD
BENSONHURST

EXISTING CONDITIONS & ZONING

364 Coney Island Avenue, Brooklyn
Area Map

Block: 5322, Lots: 44 (p/o), 51 (p/o), 69 (p/o), 73, 124, 125, 126 (p/o) & 7501

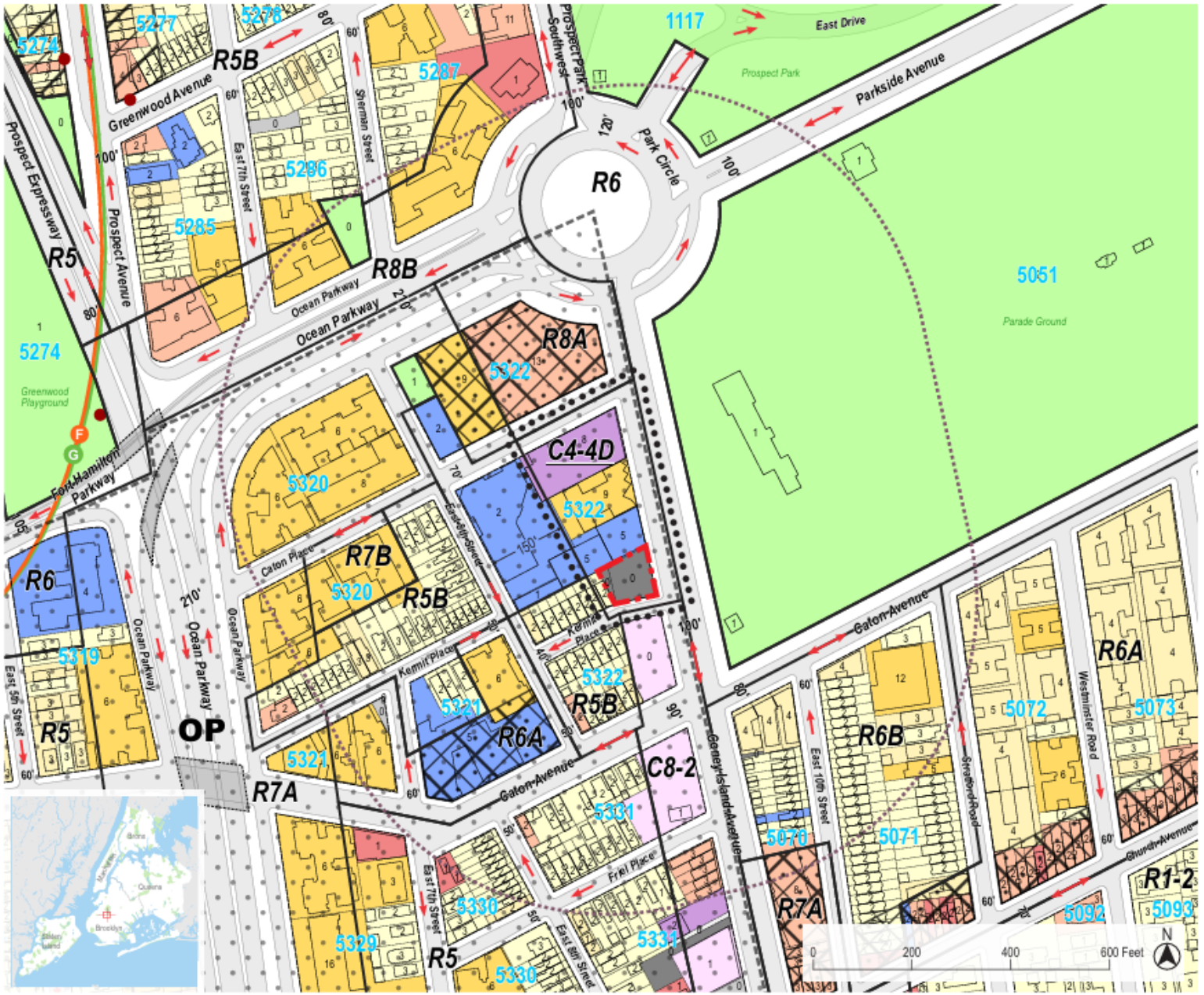
Project Information
- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts
C1-2	C2-2	Special Districts
C1-3	C2-3	
C1-4	C2-4	
C1-5	C2-5	

- Elevated Rail Structure / Roadway Overpass
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



January 2025

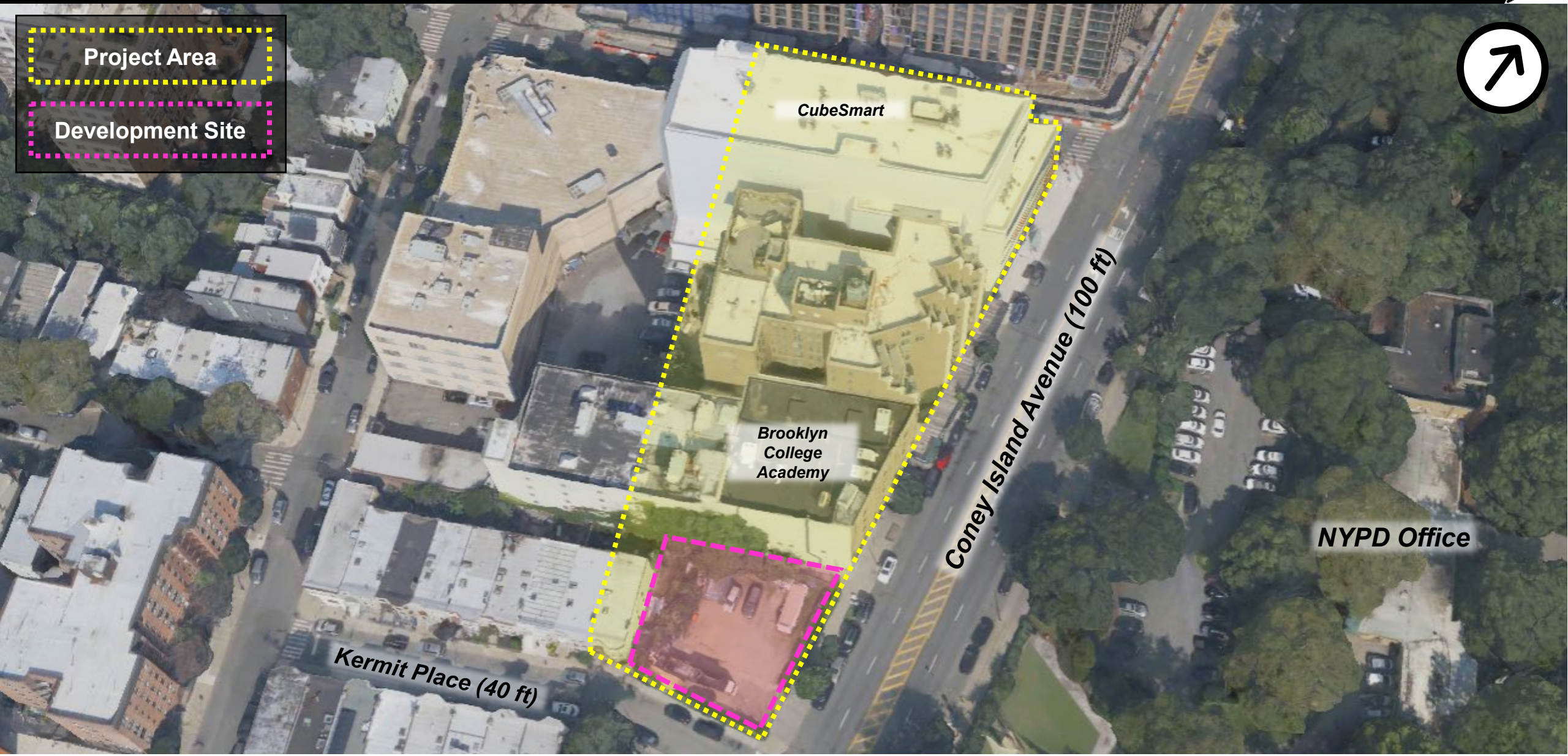
Urban Cartographics


Project Area
Development Site
Ocean Parkway (210 ft)
57 Caton Place (2018) - C 050203 ZMK
312 Coney Island Avenue (2020) - C 200092 ZMK
Caton Place (70 ft)
East 8 Street (150 ft)
Coney Island Avenue (100 ft)
22 Caton Place (2006) - C 050203 ZMK
Kermit Place (40 ft)
Kermit Place (50 ft)
East Windsor Terrace Rezoning (2009) – C 090197 ZMK
Flatbush Rezoning (2009) – C 090336 ZMK
New York State, Microsoft, Vantor
0
250
500
Feet

PROJECT LOCATION



PROJECT LOCATION



PROJECT AREA PHOTOGRAPHS



8. View of the Development Site facing northwest from the intersection of Coney Island Avenue and Kermit Place.

PROJECT AREA PHOTOGRAPHS







7. View of Coney Island Avenue facing north from Kermit Place (Development Site at left).

PROJECT AREA PHOTOGRAPHS





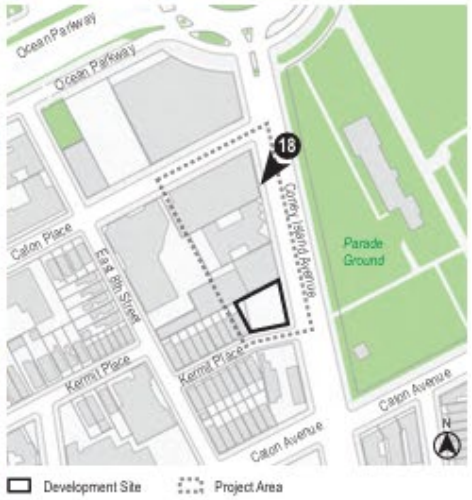


33. View of Coney Island Avenue facing south (Project Area at right).

PROJECT AREA PHOTOGRAPHS







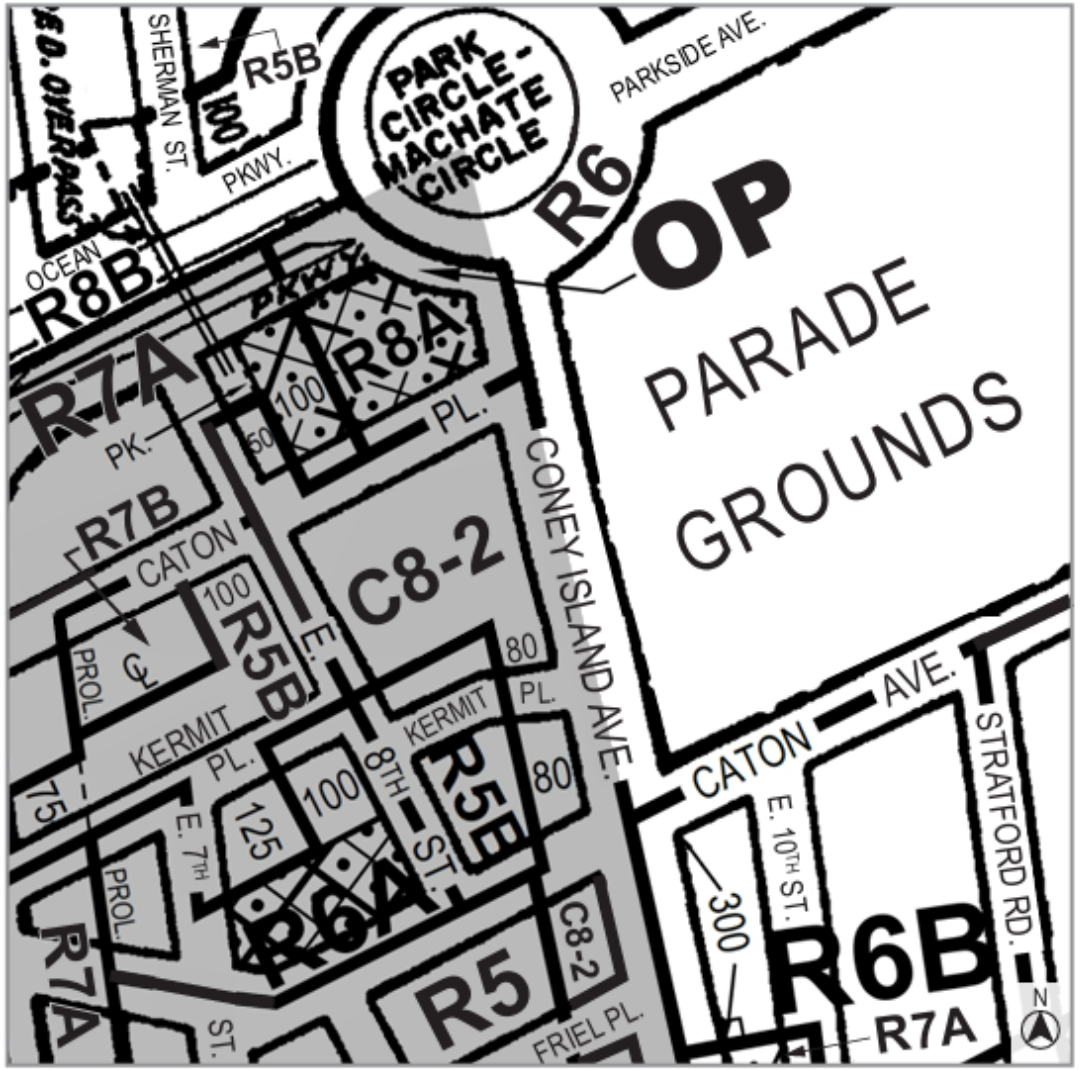
18. View of the Project Area facing southwest from Coney Island Avenue.



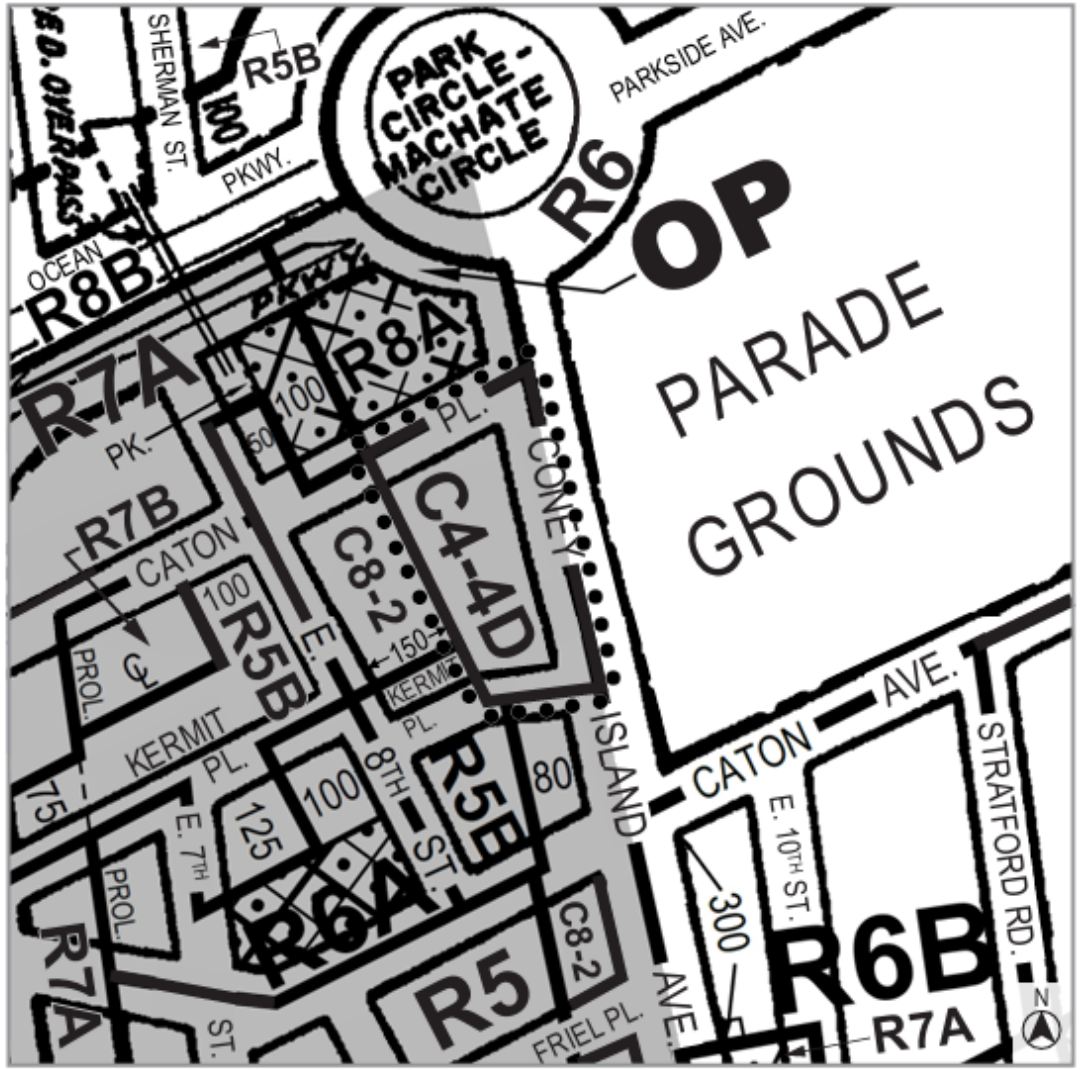
364 Coney Island Avenue Rezoning

- 12-story mixed-use building
- Residential: 56,830 sq ft. (71 units, 18 MIH)
- Commercial: 2,872 sq ft.
- 56,830 sq ft (6.85 FAR) total

ZONING MAP AMENDMENT



Current Zoning Maps (16d & 22c)



Proposed Zoning Map (16d & 22c) - Area being rezoned is outlined with dotted lines

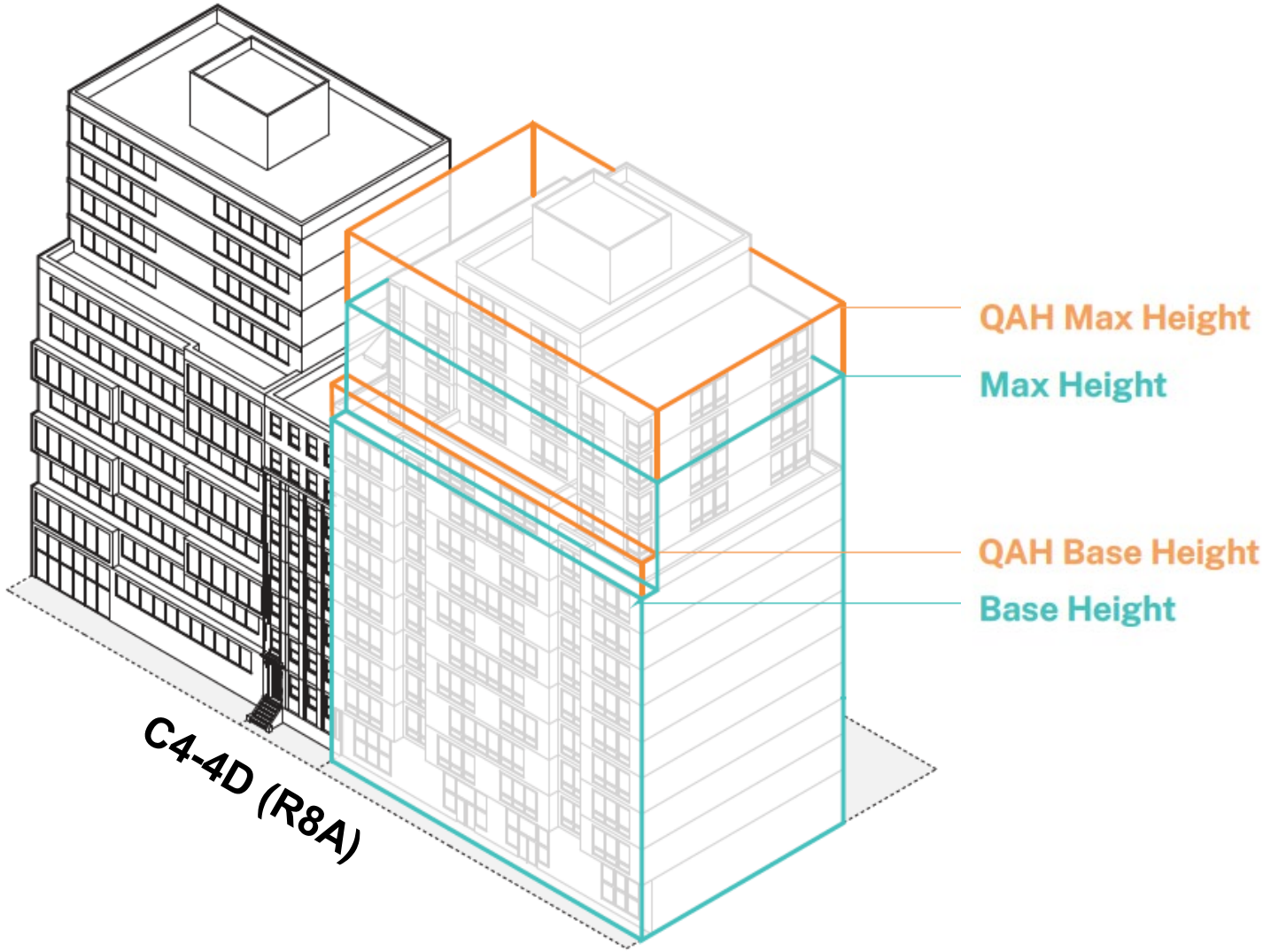
Rezoning from C8-2 to C4-4D
Rezoning from R5B to C4-4D

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.

NYC PLANNING

	Current C8-2	Proposed C4-4D
Residential FAR Equivalent)	**NONE**	R8A (7.2)
Community Facility FAR	4.8	6.5
Commercial FAR	2.0	3.4
Maximum Base Height	Sky exposure plane.	105 feet
Maximum Building Height	Sky exposure plane.	145 feet
Parking Requirement	1 per 400 sf	1 per 1000 sf

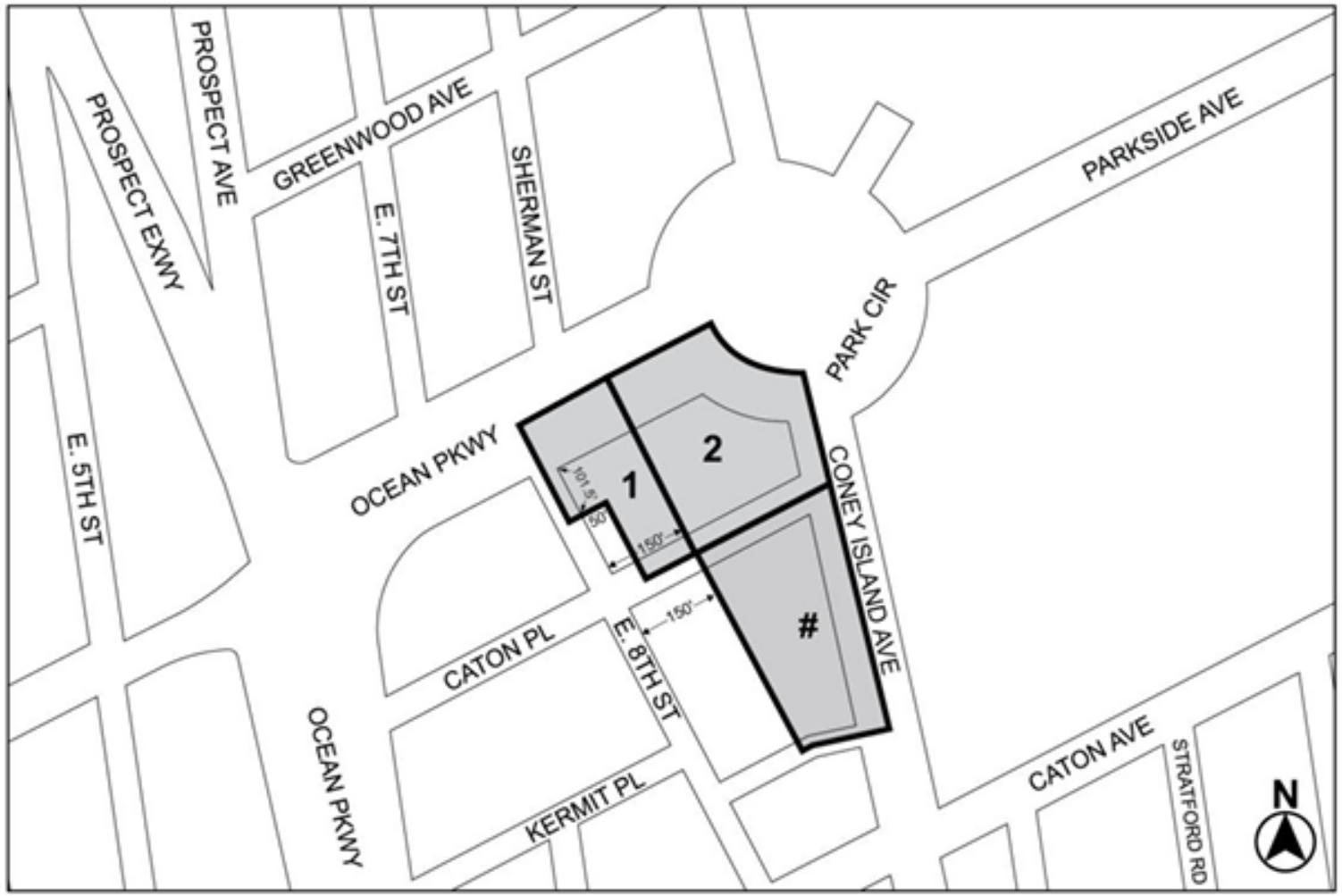


ZONING TEXT AMENDMENT

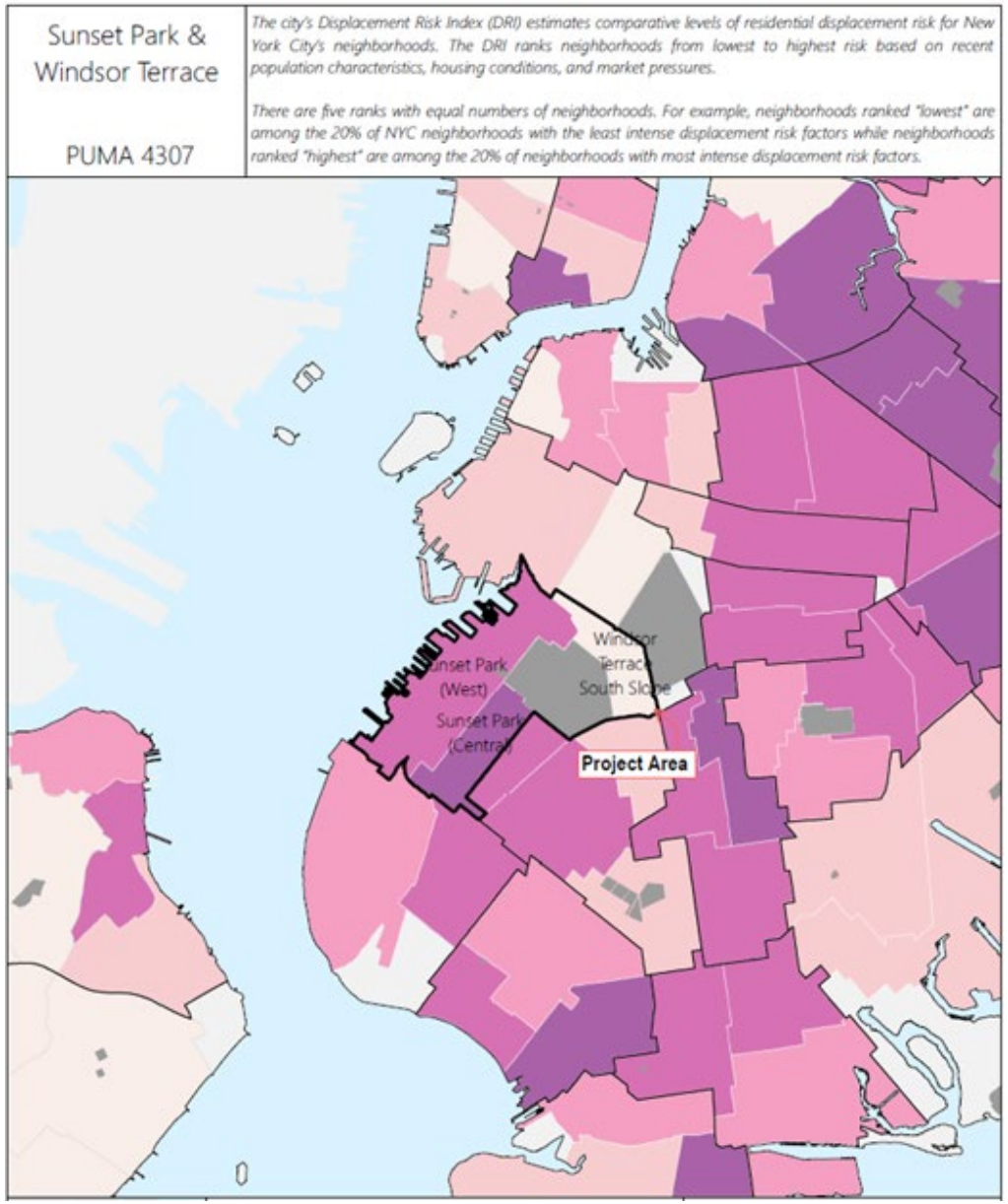
Amend **Appendix F** to designate the project area as an MIH area with Options 1 and 2.

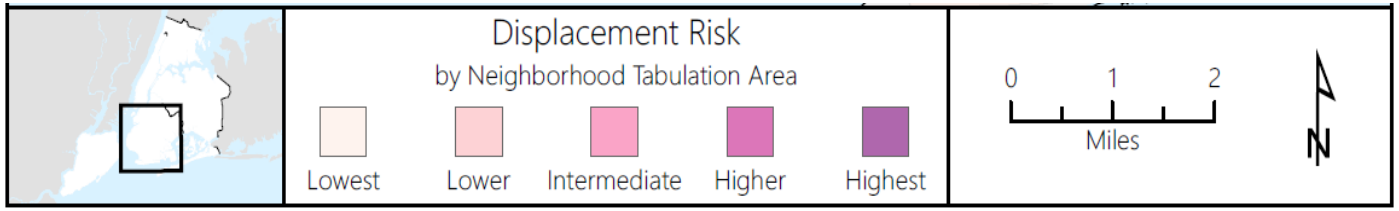
MIH Option 1:
25% affordable housing set-aside at an average of **60% of AMI**

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



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





Income Restriction	Unit Count		Anticipated Affordability***				
			AMI	Rent (2025)*		Eligible Income (2025)**	
	#	%		1-bedroom	2-bedroom	1-person	4-person
Very Low Income	8	11%	40%	$1,220	$1,460	$45,400	$64,800
Low Income	2	3%	60%	$1,820	$2,190	$68,000	$97,200
Low Income	8	11%	80%	$2,430	$2,920	$90,700	$129,600
Not Income Restricted	53	75%	n/a	$3,550	$4,700	$141,700	$187,800
Total New Units	**71**	**100%**					

**Rents are based on unit size. Rents shown are illustrative (based on 2024 HUD Income Limits, 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.*

Annual Median Household Income:

$84,156

Sunset Park and Windsor Terrace (PUMA 4307)

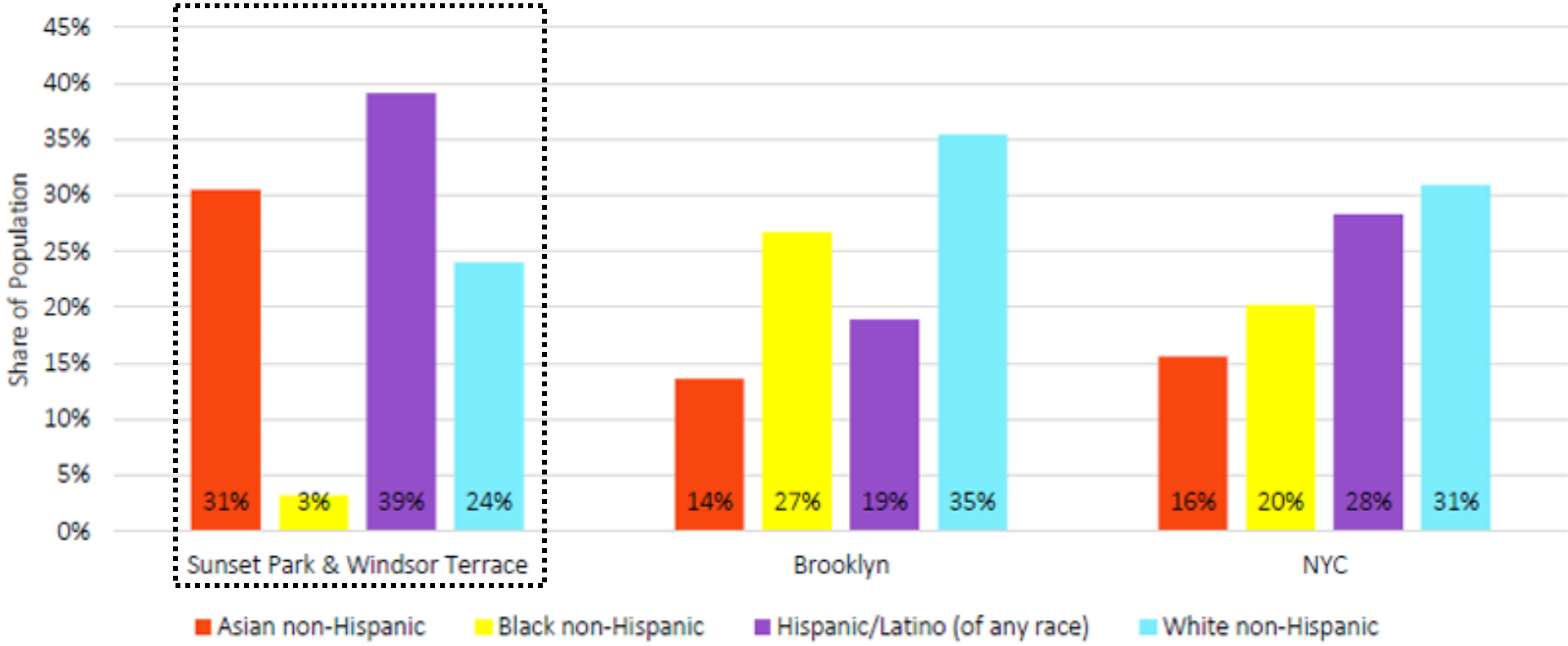
Higher than Brooklyn and NYC

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]."

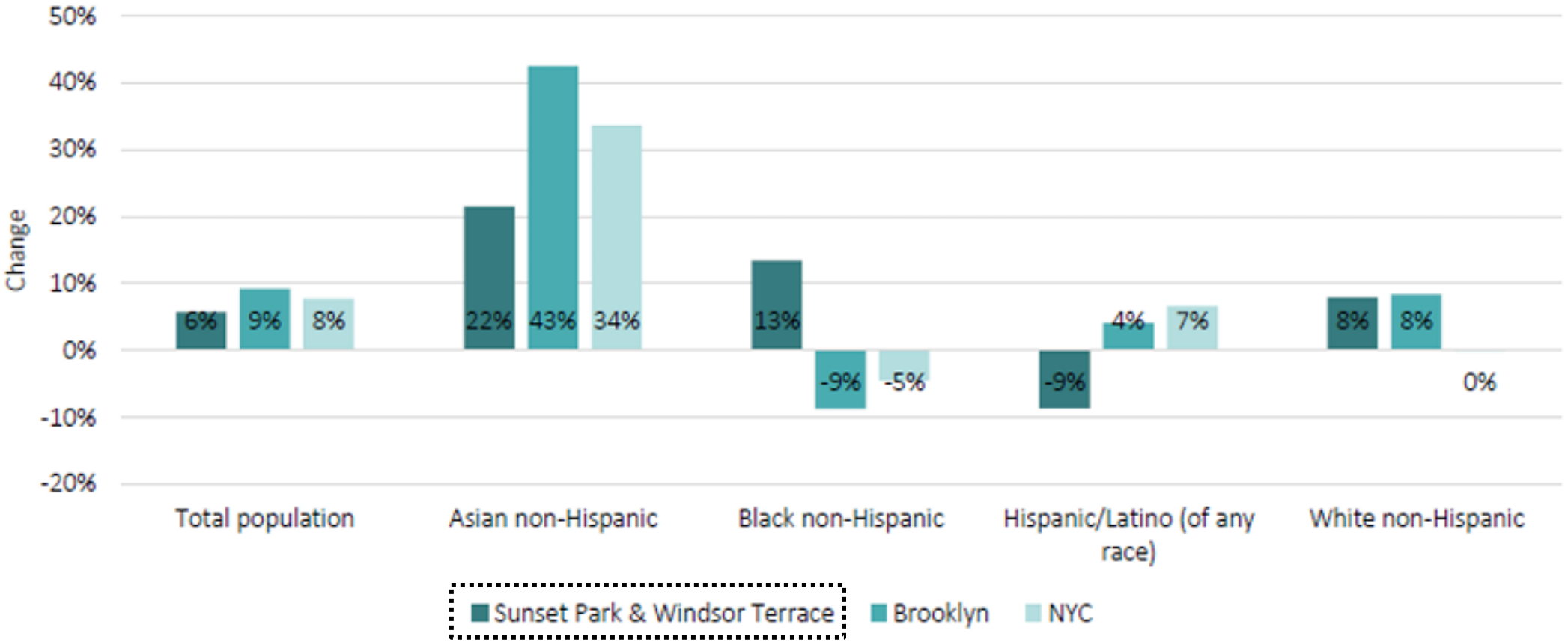


Source: Census 2020; Community Profile Table 1.01

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]."



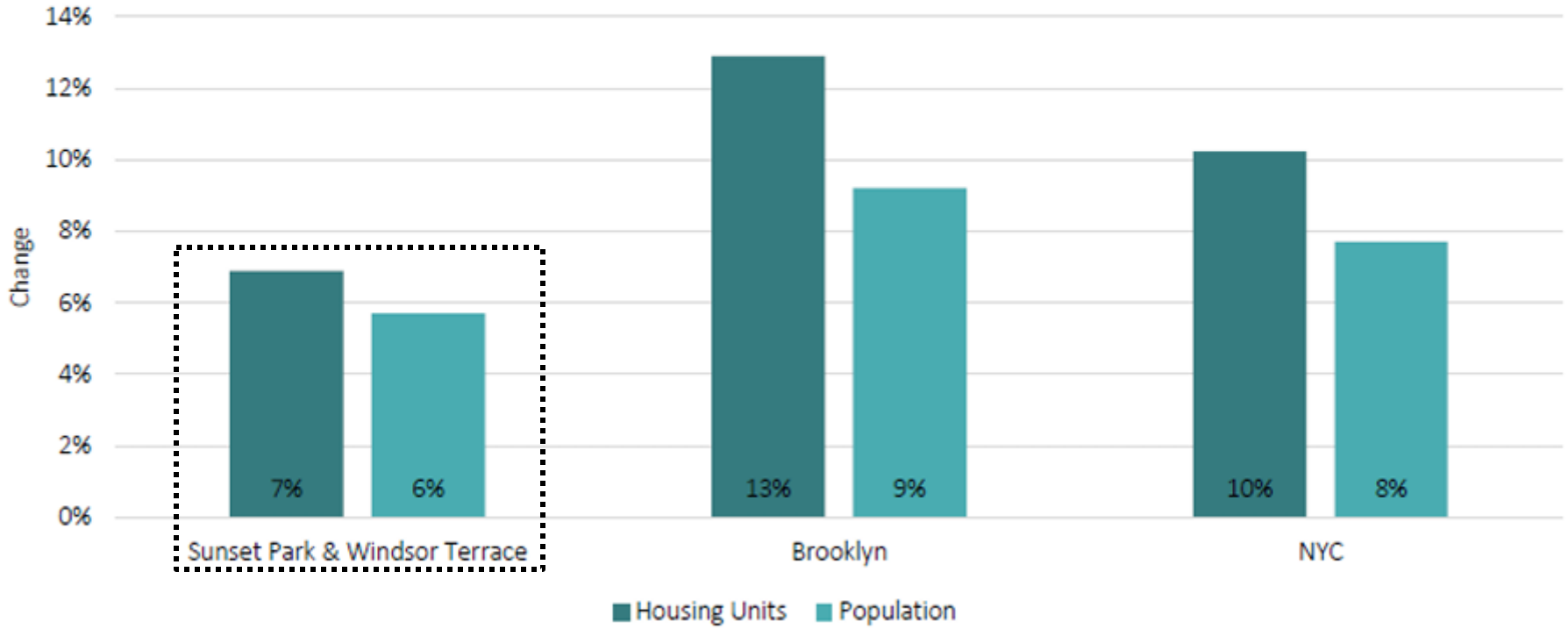
Source: Census 2010, 2020; Community Profile Table 1.01

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2024

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"From 2010 to 2024, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2024 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01



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