

1455 Coney Island Avenue Rezoning

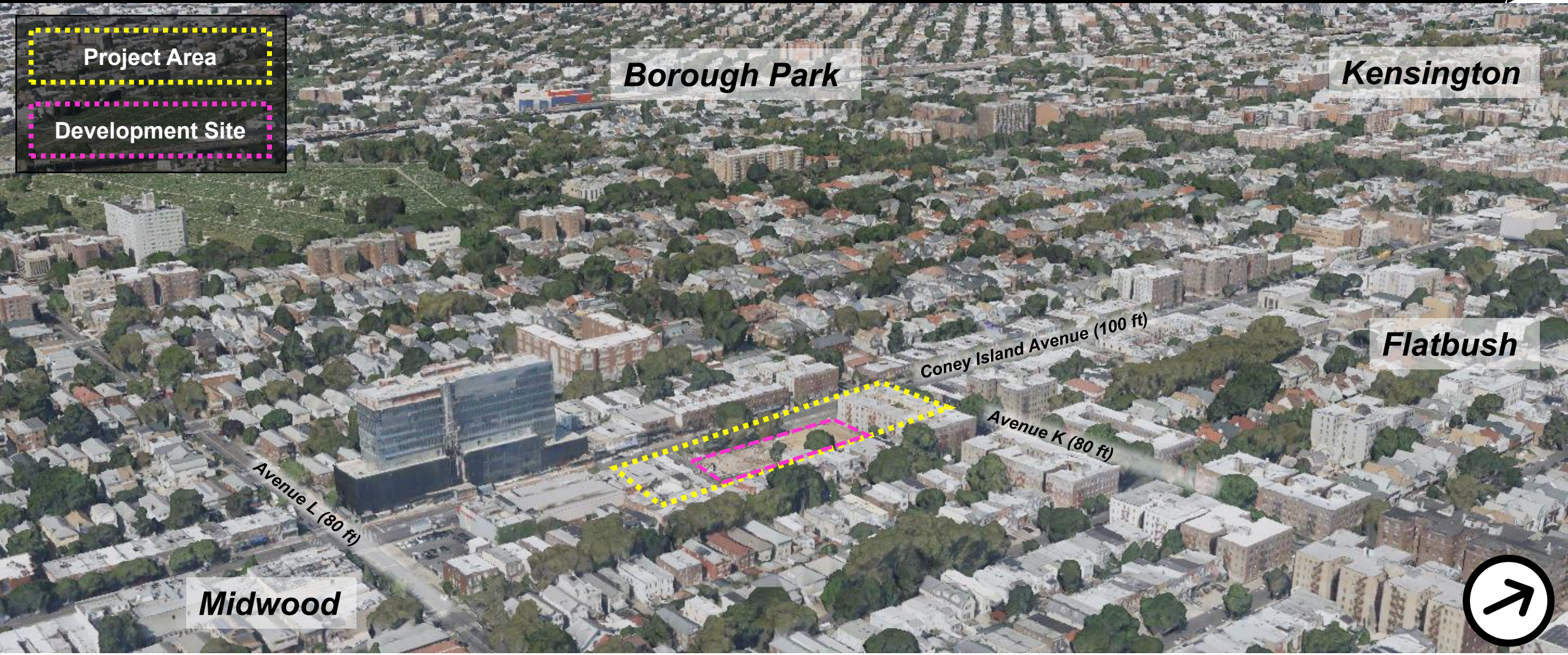
Pre-Hearing
June 27, 2026
C 220449 ZMK
N 220450 ZRK
Brooklyn
Community District 14

NYC PLANNING

BACKGROUND

APPLICANT	▪ Prospect Park Land LLC
PROPOSED ACTIONS	▪ Zoning map amendment: R5/C2-3 to C4-5D ▪ Zoning text amendment to Appendix F to map MIH Options 1 and 2
PROPOSED DEVELOPMENT	▪ 9-story community facility building ▪ 300-bed facility ▪ Approx: 157,000 sq ft (5.56 FAR) total ▪ 28 off-street parking spaces (voluntary) for visitors and staff

PROJECT LOCATION



F

Bay Parkway

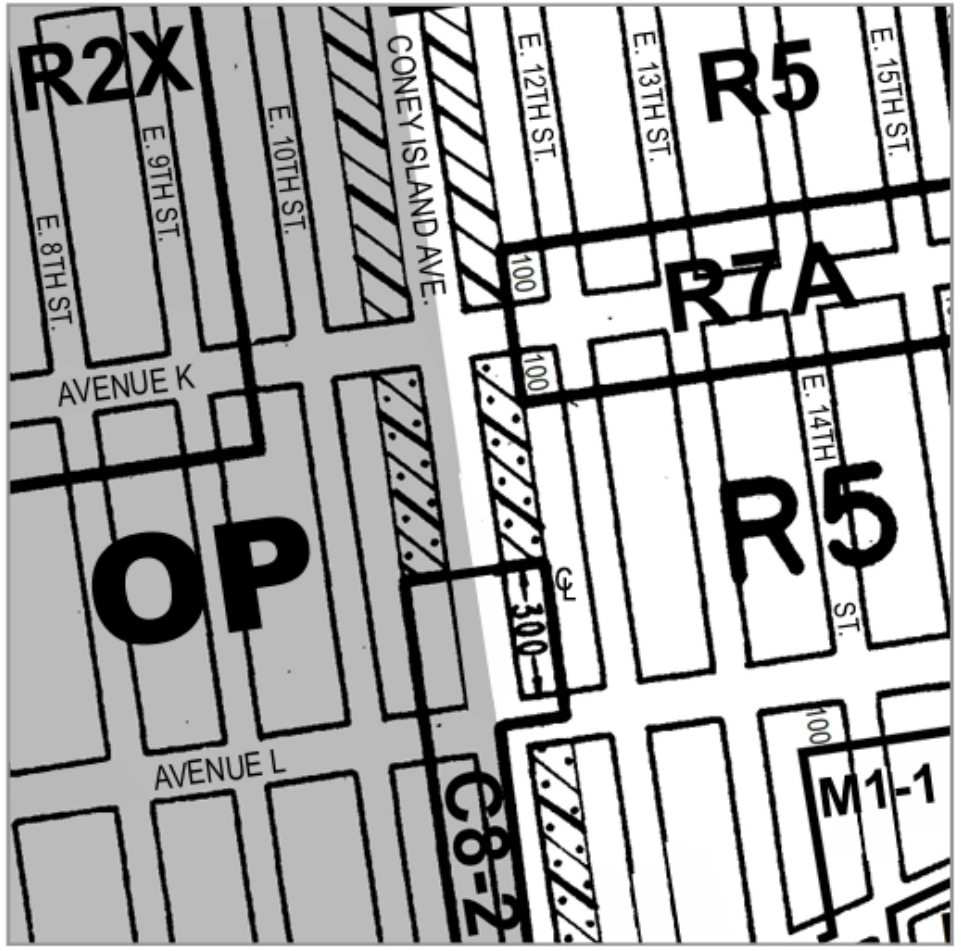
Avenue J

Q

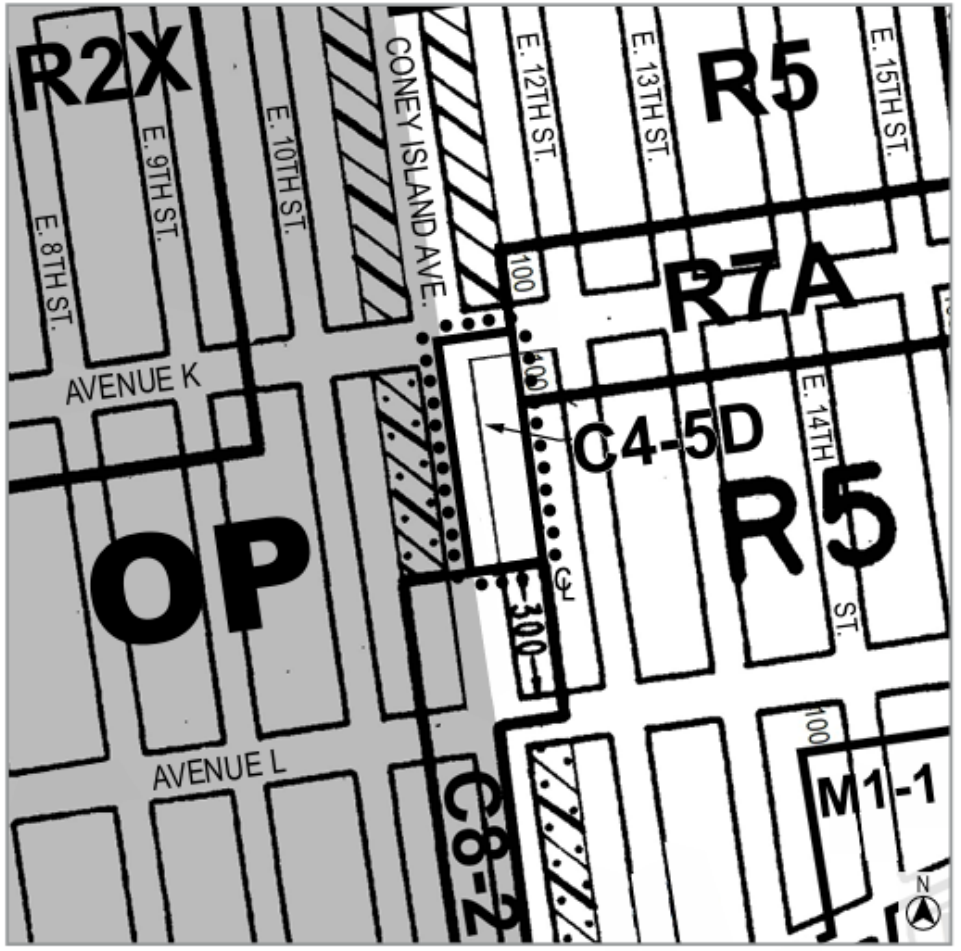
NYC PLANNING

ZONING MAP AMENDMENT

Zoning Change Map



Current Zoning Map (22d)



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

Rezoning from R5/C2-3 to C4-5D

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

Community Board Recommendation

•Community Board 14 public hearing held on 6/4/2026 and a vote on 6/8/2025 to recommend Approval of the proposal:

- In Favor: 25
- Against: 4
- Abstentions: 3

BROOKLYN COMMUNITY BOARD 14
FLATBUSH–MIDWOOD COMMUNITY DISTRICT
810 East 16th Street
Brooklyn, New York 11230

ZOHRAN MAMDANI
Mayor

ANTONIO REYNOSO
Borough President

JERRELL GRAY
Chair

SHAWN CAMPBELL
District Manager

EXECUTIVE COMMITTEE

ERIC OST
First Vice-Chair

ORNELLA PARKER
Second Vice-Chair

GREG ALVAREZ
Third Vice-Chair

BINYOMIN BENDET
Secretary

MELISSA MINNICH
Member-at-Large

AASMA NUZZI
Member-at-Large

ALVIN M. BERK
Chairman Emeritus

June 18, 2026

Sideya Sherman
Director
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271
1455 Coney Island Avenue Rezoning.

Dear Ms. Sherman,

On June 4, 2026, Brooklyn Community Board 14 held a public hearing in relation to ULURP No. C220449ZMK and N220450ZRK. The application is for a Zoning Map Amendment from R5/C2-3 to C4-5D and a Zoning Text Amendment to Appendix F to map an MIH area to facilitate a new 9-story, approximately 157,399 sf (300-bed) long-term care facility. The zoning map and zoning text amendments are being sought by private applicant Prospect Park Land, LLC at 1455 Coney Island Avenue in Midwood, Community District 14, Brooklyn. The applicant and the applicant's representative, Eric Palatnik, Esq. were present.

Those present at the hearing recommended approval and at a full board meeting held on Monday, June 8, 2026, members of CB14 voted overwhelmingly to approve the application as submitted.

Thank you,

Jerrell Gray
Chair

cc: Hon. Antonio Reynoso, Brooklyn Borough President
Hon. Simcha Felder, NYC Council District 44
Eric Palatnik, Esq.

Borough President Recommendation

- **The Borough President held a hearing on this item on Wednesday, July 8, 2026 and on July 10th, 2026, voted to approve the application.**

BROOKLYN BOROUGH PRESIDENT
ANTONIO REYNOSO

UNIFORM LAND USE REVIEW PROCESS (ULURP) APPLICATION	
ULURP NUMBER	C220449ZMK; N260088ZRK
PROJECT NAME	1455 Coney Island Avenue Rezoning
APPLICANT TEAM	Prospect Park Land LLC
PROJECT BRIEF	A Zoning Map Amendment from R5/C2-3 to C4-5D and Zoning Text Amendment to Appendix F to map an MIH area to facilitate a new 9-story, approximately 157,399 sf (300 beds) long-term care facility is being sought by private applicant Prospect Park Land, LLC at 1455 Coney Island Avenue in Midwood, Community District 14, Brooklyn.
COMMUNITY DISTRICT	Brooklyn Community District 14
COUNCIL MEMBER	Council Member Simcha Felder

BROOKLYN BOROUGH PRESIDENT'S RECOMMENDATION

DATE: July 10, 2026

- [x] FAVORABLE
- [ ] UNFAVORABLE
- [ ] FAVORABLE WITH MODIFICATIONS / CONDITIONS
- [ ] UNFAVORABLE WITH MODIFICATIONS / CONDITIONS

Brooklyn Borough President Antonio Reynoso

Appendix

PROJECT LOCATION

1455 Coney Island Avenue

Brooklyn, Community District 14

City Council District 40 (Simcha Felder)




NEW JERSEY
MANHATTAN
WILLIAMSBURG
QUEENS
DOWNTOWN BROOKLYN
RED HOOK
BUSHWICK
PARK SLOPE
CROWN HEIGHTS
Prospect Park
Windsor Terrace
BROWNSVILLE
Greenwood Cemetery
SUNSET PARK
Parkside Ave
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
1455 Coney Island Avenue
MIDWOOD
BENSONHURST

SURROUNDING AREA



EXISTING CONDITIONS & ZONING

1455 Coney Island Avenue, Brooklyn
Area Map

Block: 6722, Lots: 1 (p/o), 65 (p/o), 67, 69, 70, 71 & 73

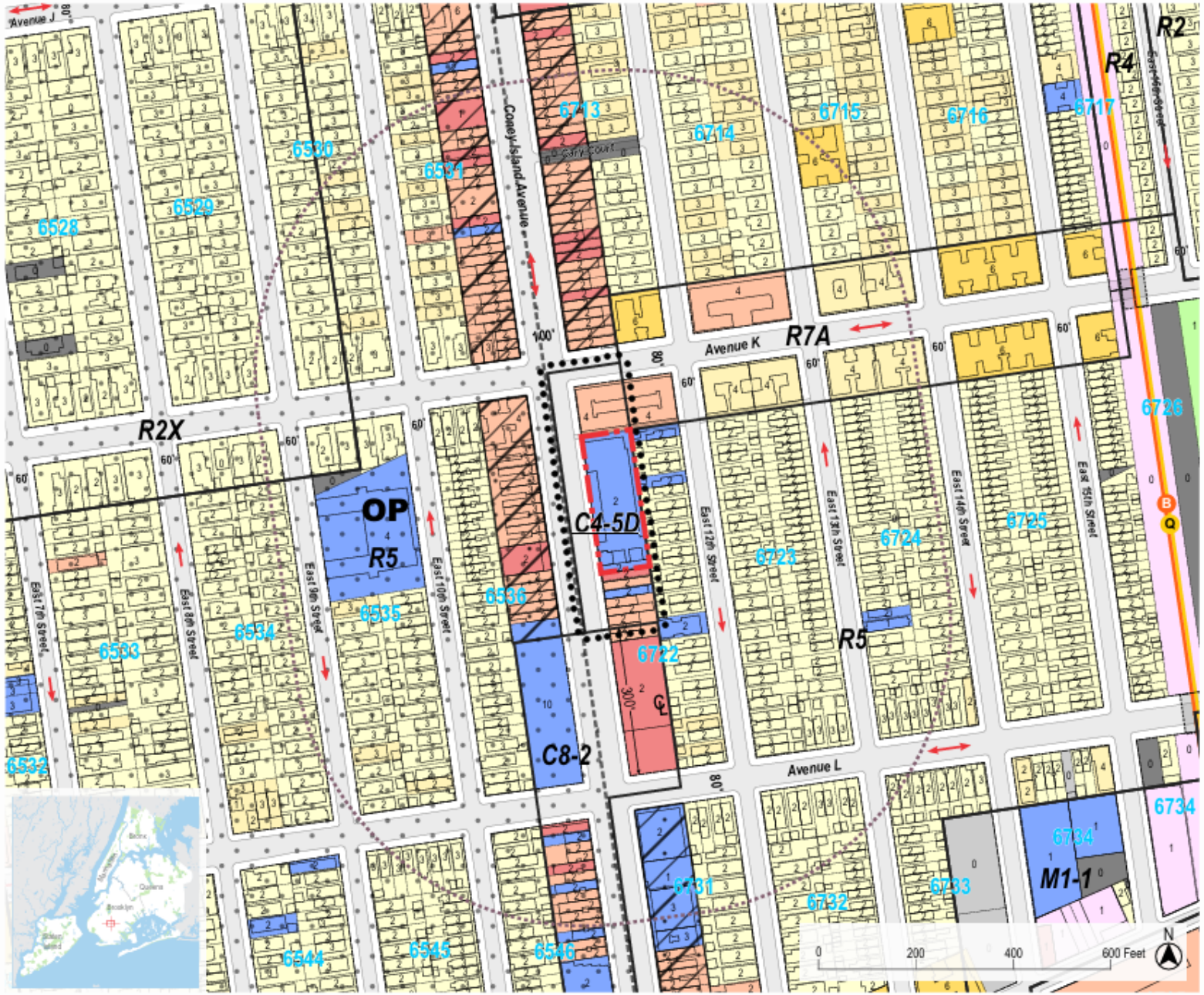
Project Information
- 600' Radius
- Development Site
- Area Proposed to be Rezoned

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		

- 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



September 2020

Urban Cartographics

PROJECT AREA PHOTOGRAPHS







5. View of the Project Area facing southeast from the intersection of Coney Island Avenue and Avenue K.

PROJECT AREA PHOTOGRAPHS







10. View of the Development Site facing northeast from Coney Island Avenue.

PROJECT AREA PHOTOGRAPHS







8. View of Coney Island Avenue facing south (Development Site at left).

PROJECT AREA PHOTOGRAPHS







20. View of the sidewalk along the east side of Coney Island Avenue facing north (Development Site at right).

PROJECT AREA PHOTOGRAPHS







20. View of the sidewalk along the east side of Coney Island Avenue facing north (Development Site at right).

PROJECT AREA PHOTOGRAPHS







14. View of the Project Area facing east from Coney Island Avenue.

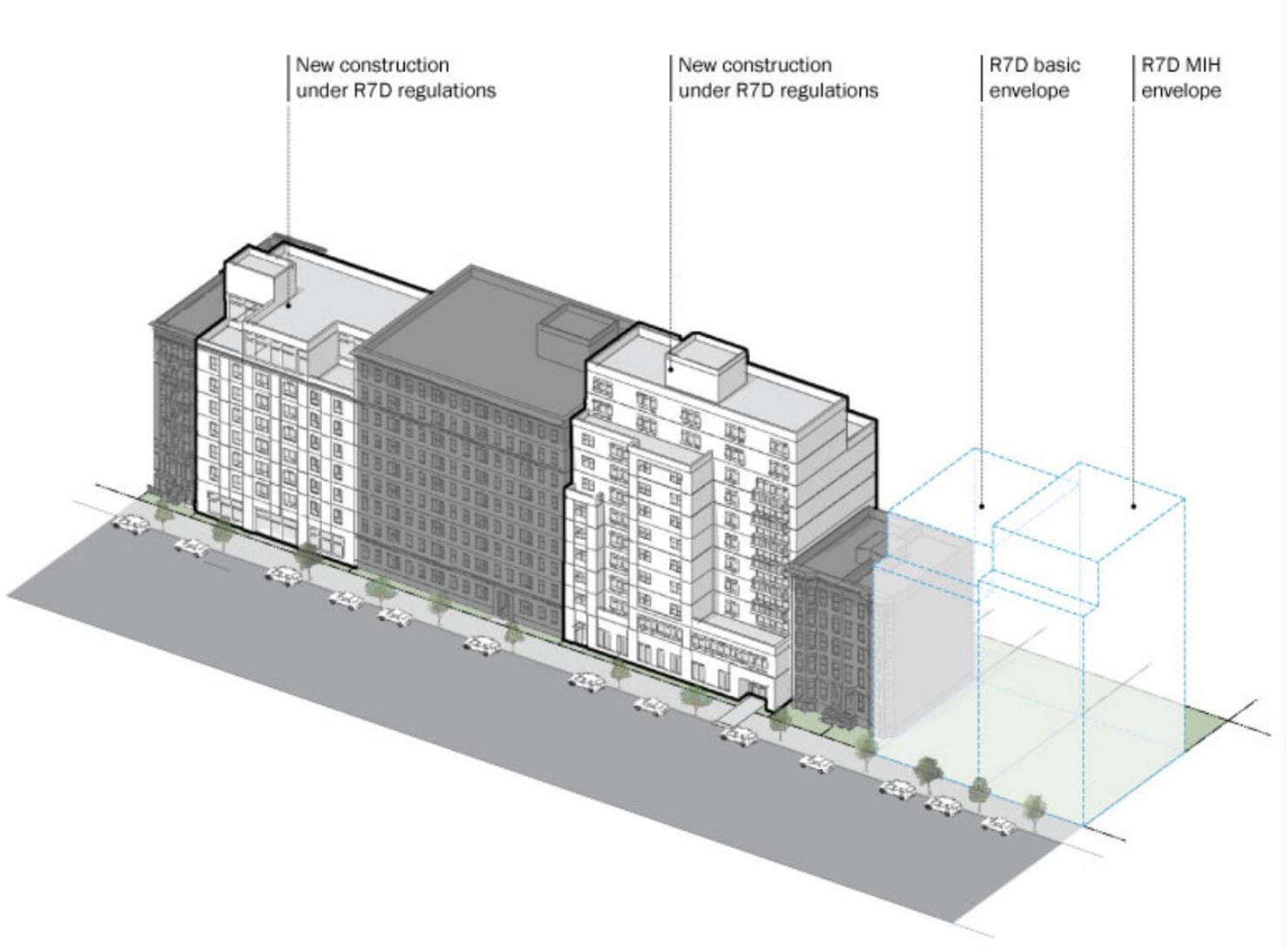


1455 Coney Island Avenue

- 9-story community facility building
- 300-bed facility
- Approx: 157,000 sq ft (5.56 FAR) total
- 28 off-street parking spaces

ZONING MAP AMENDMENT: C4-5D Districts

Max Building Height	**125 Feet**
Max no. of Stories	**n/a**
Base Height	**60 feet**
Max Residential FAR	**5.6**
Max Commercial FAR	**4.2**
Max Manufacturing FAR	**n/a**
Max Community Facility FAR	**4.2**
Parking	**15% Residential (OTZ)**



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**

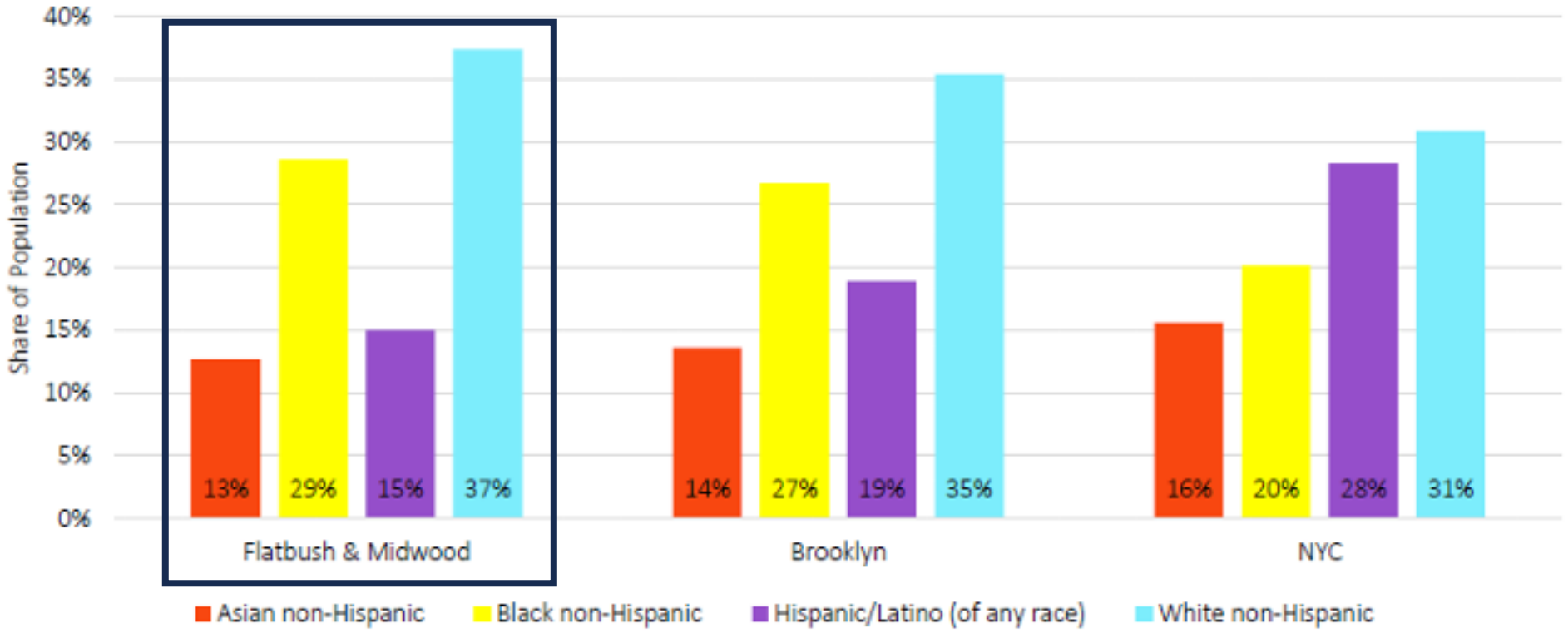


Demographic Conditions

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]."



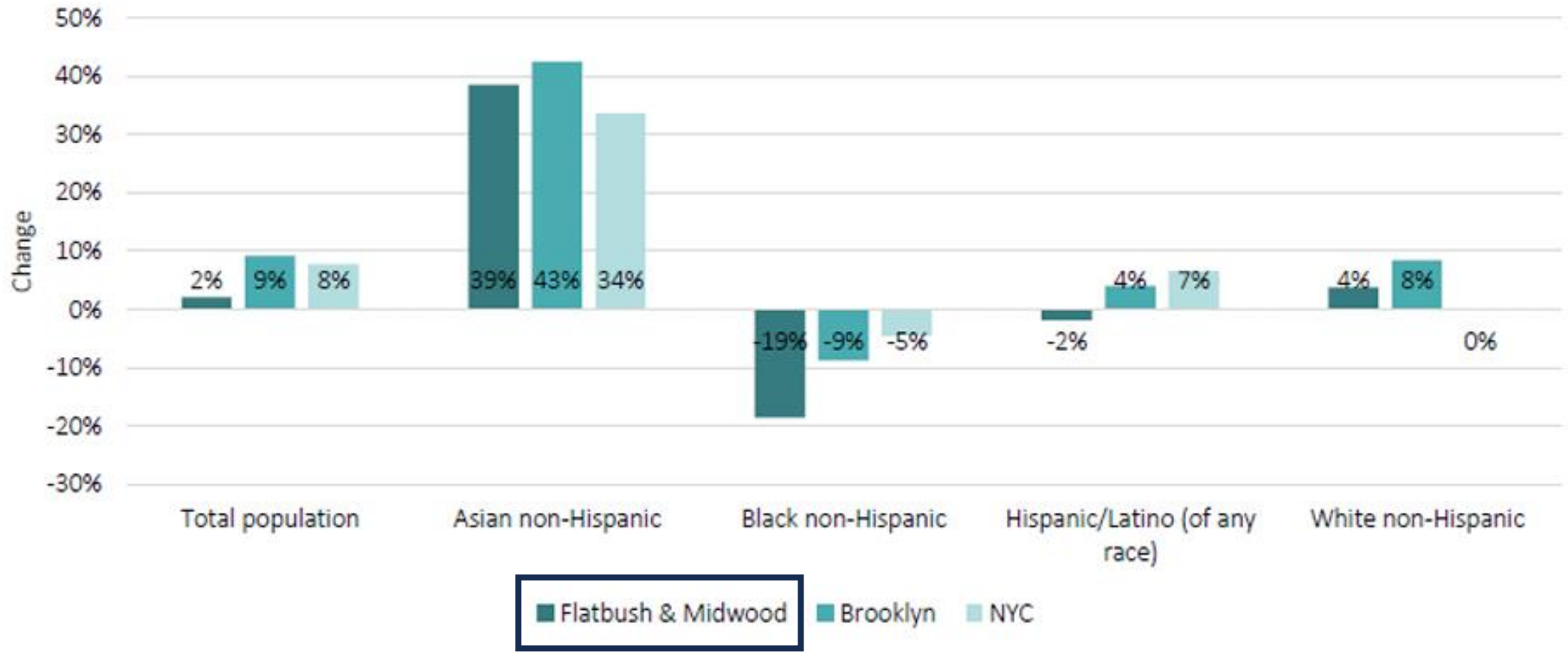
Source: Census 2020; Community Profile Table 1.01

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:

  R5/C2-3 to C4-5D
- Zoning text amendment to

  Appendix F to map MIH

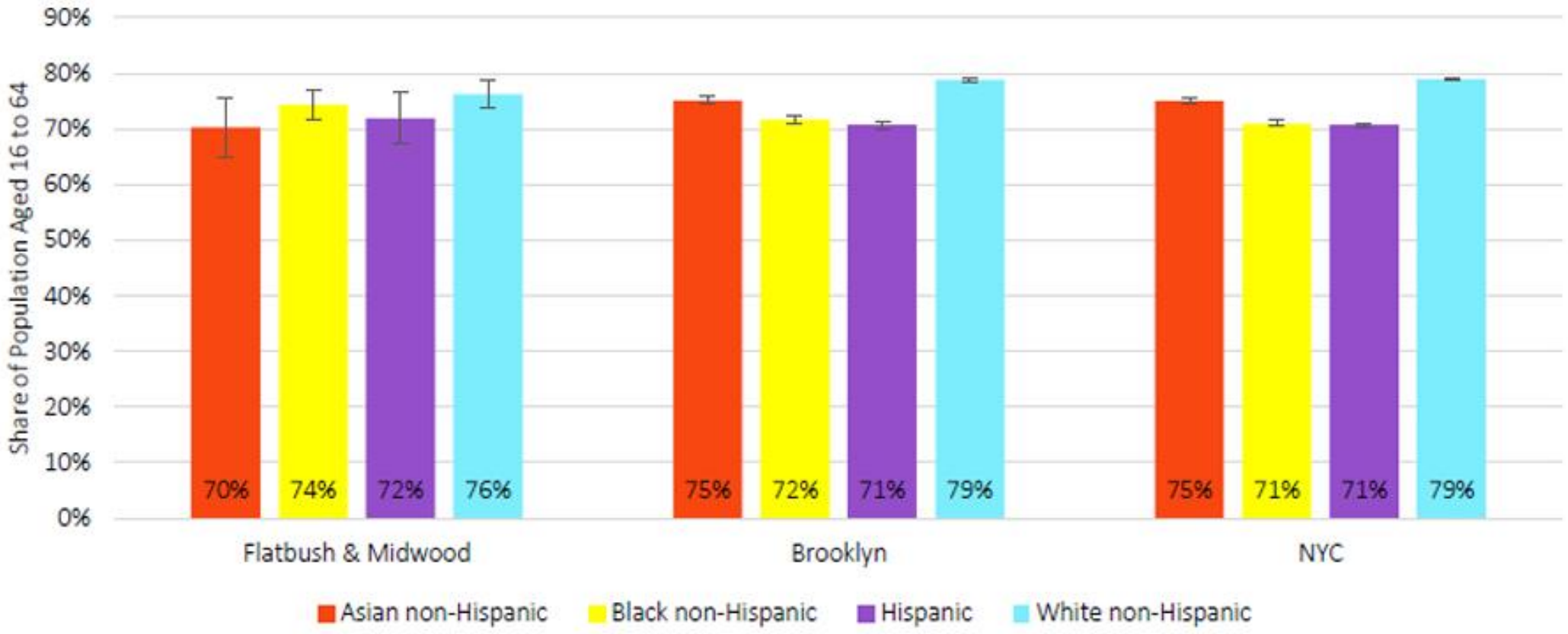
- 9-story community facility building
- 300-bed facility
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- 28 off-street parking spaces (voluntary) for visitors and staff



Figure 7: Labor Force Participation by Race & Ethnicity, 2019-2023 (Five-Year Estimate)

Shows the share of the total population aged 16-64 who is employed or seeking work, by mutually exclusive race & Hispanic ethnicity. Compares the local area to the borough and city.

"In 2019-2023, an estimated [percent] of [race/ethnicity] group in [area] were employed or seeking work."

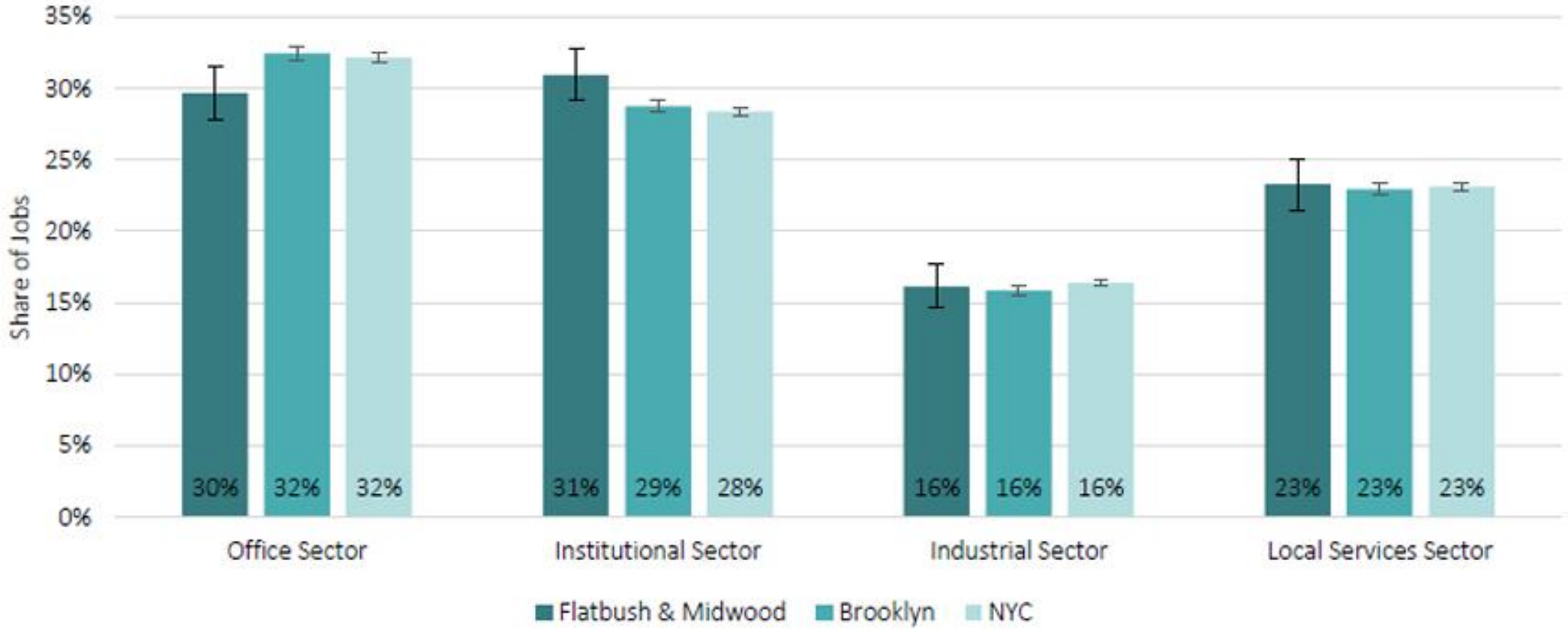


Source: American Community Survey 2019-2023; Community Profile Table 2.04

Figure 8: Share of Employed Residents by Business Sector[1], 2019-2023 (Five-Year Estimate)

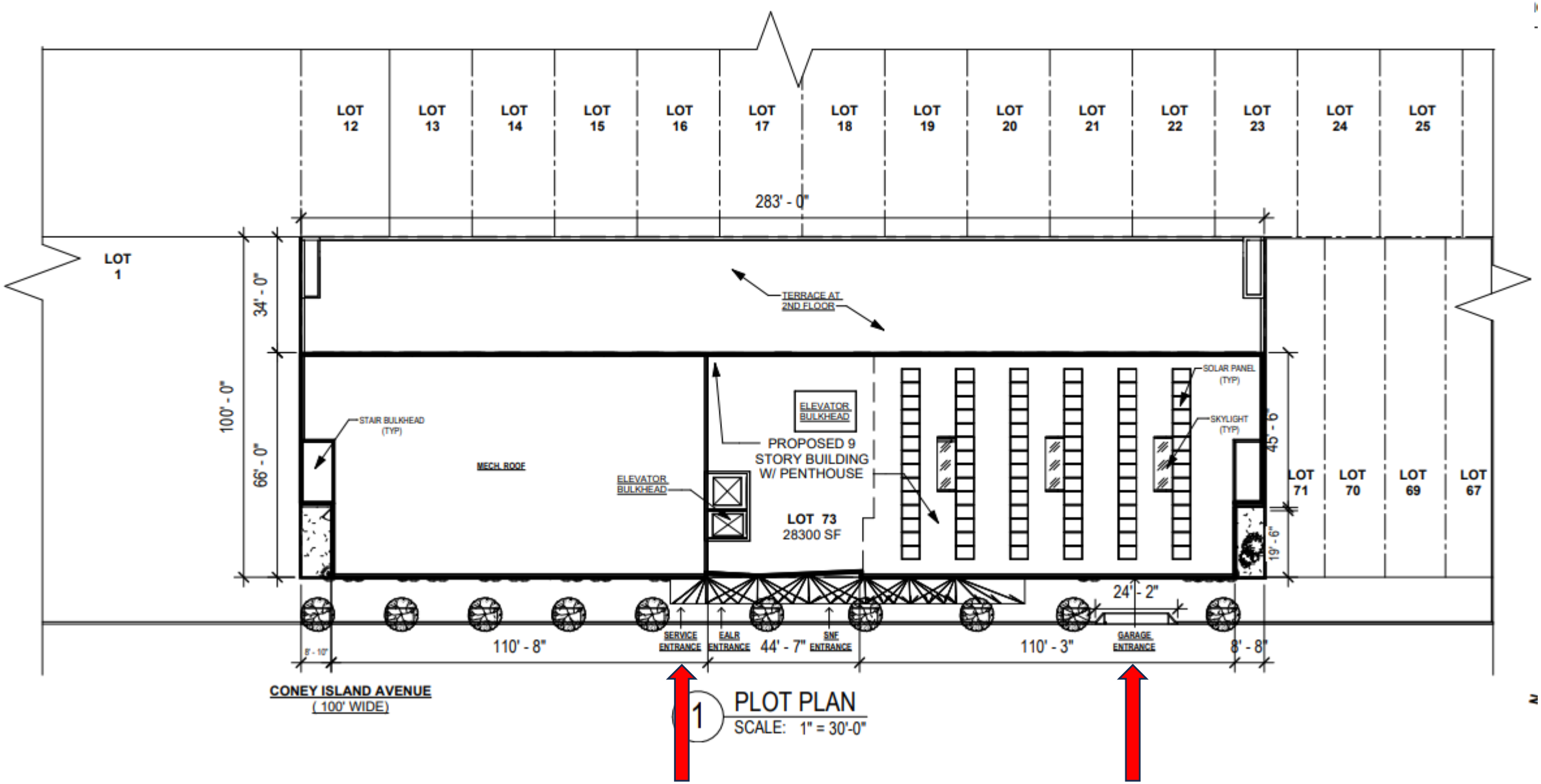
Shows the share of workers who live in an area by the business sector in which they work. Compares the local area to the borough and city.

"In 2019-2023, an estimated [percent] of employed people in [area] worked in [business sector]."



Source: American Community Survey 2019-2023; Community Profile Table 2.06

Appendix



Service Entrance

Garage Entrance

Appendix

