534 Coney Island Avenue – Project Overview

Actions Requested	
Zoning Map Amendment	C8-2 to R7X/C2-4
Zoning Text Amendment	Zoning text amendment to Appendix F to map MIH Options 1 and 2

Proposed Development	
Building Type	11 Story Mixed-use Building
Height	110 feet
Dwelling Units	43 total, 11 income restricted under MIH Option 1
Size	Approx: 60,000 sq ft (6.00 FAR)
Commercial Space	3,457 sq ft
Parking	19 Accessory, off-street



Post-Hearing Review Session
September 11, 2023
C 230010ZMK
N 230011ZRK
Brooklyn
Community District 12

NYC PLANNING

Site Photos

Project Area

534 Coney Island Avenue (2009)

(at Hinckley Place)

R7A/C2-4



Site Photos

Recent housing development

527 Coney Island Avenue (2009)

(at Hinckley Place)

R7A/C2-4



Site Photos

Building materials suppliers

770 Coney Island Avenue (at Cortelyou Road)

C8-2 (OP)



Site Photos

Auto uses and obstructed sidewalks

490 Coney Island Avenue (at Church Avenue)

C8-2 (OP)



Coney Island Avenue

