

Renderings are illustrative and subject to change

2510 Coney Island Avenue

230128 ZMK
N 230129 ZRK
Community District 15, Brooklyn

2510 Coney Island Avenue Rezoning

Applicant:

- 2510 CIA LLC

Actions Requested:

- Zoning Map Amendment to change R4 (OP) and C8-1 (OP) districts to R7D/C2-4 (OP)
- Zoning Text Amendment to Appendix F to map an MIH area

Proposed Development:

- 11-story mixed-use building
- 61,549 sq ft (5.58 FAR)
- 60 units (16 income-restricted)



Renderings are illustrative and subject to change

Project Location

- Coney Island Avenue between Avenue V and Gravesend Neck Road
- Brooklyn Community District 15
- City Council District 48 (Inna Vernikov)



Project & Surrounding Area



Project & Surrounding Area



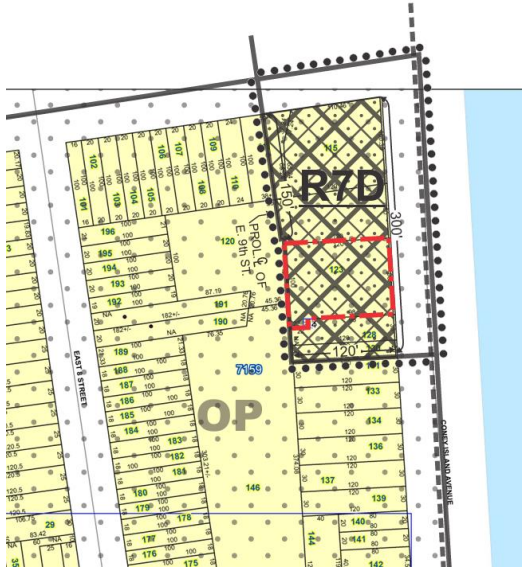
Land Use & Zoning

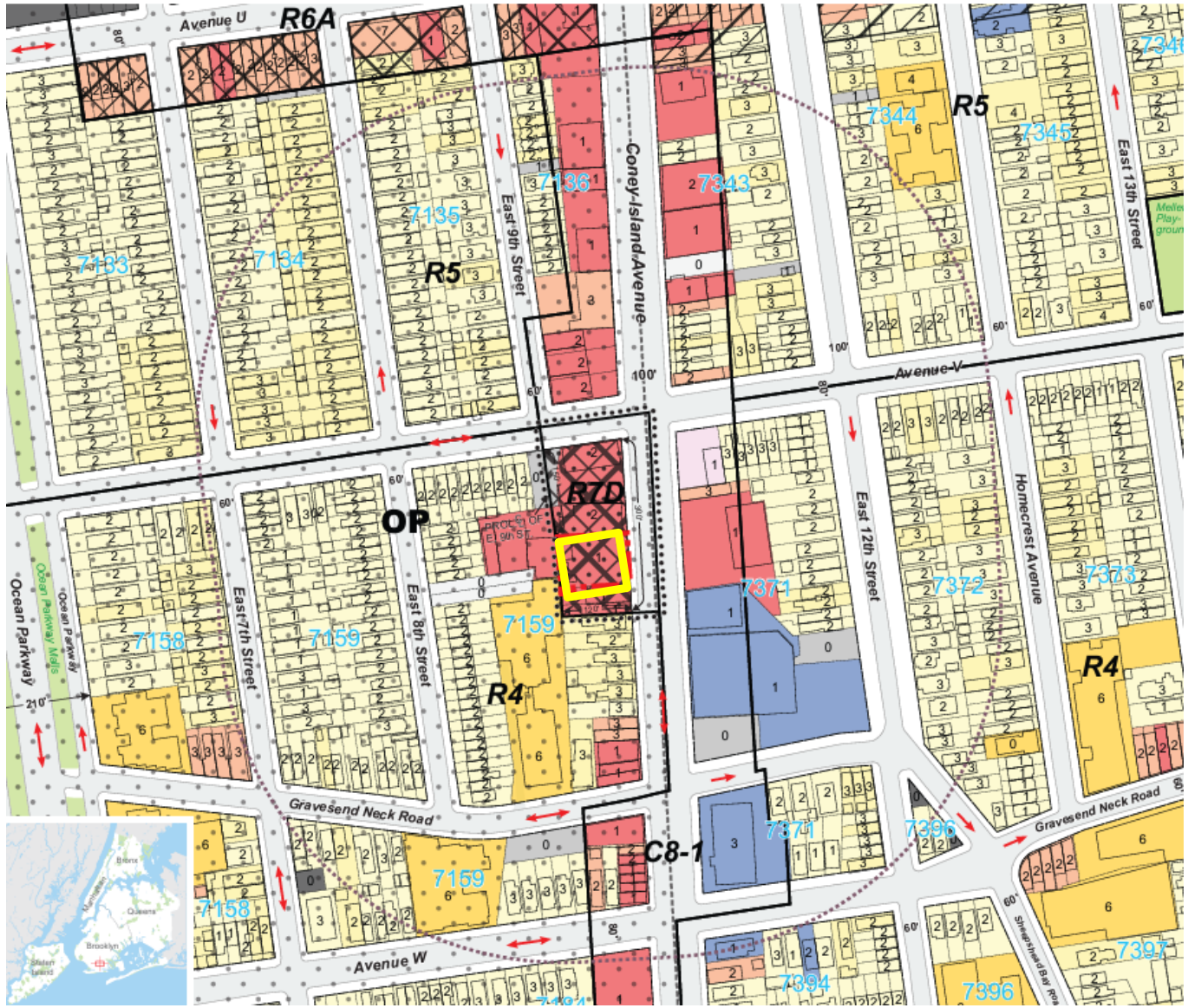
Development Site

Project Area

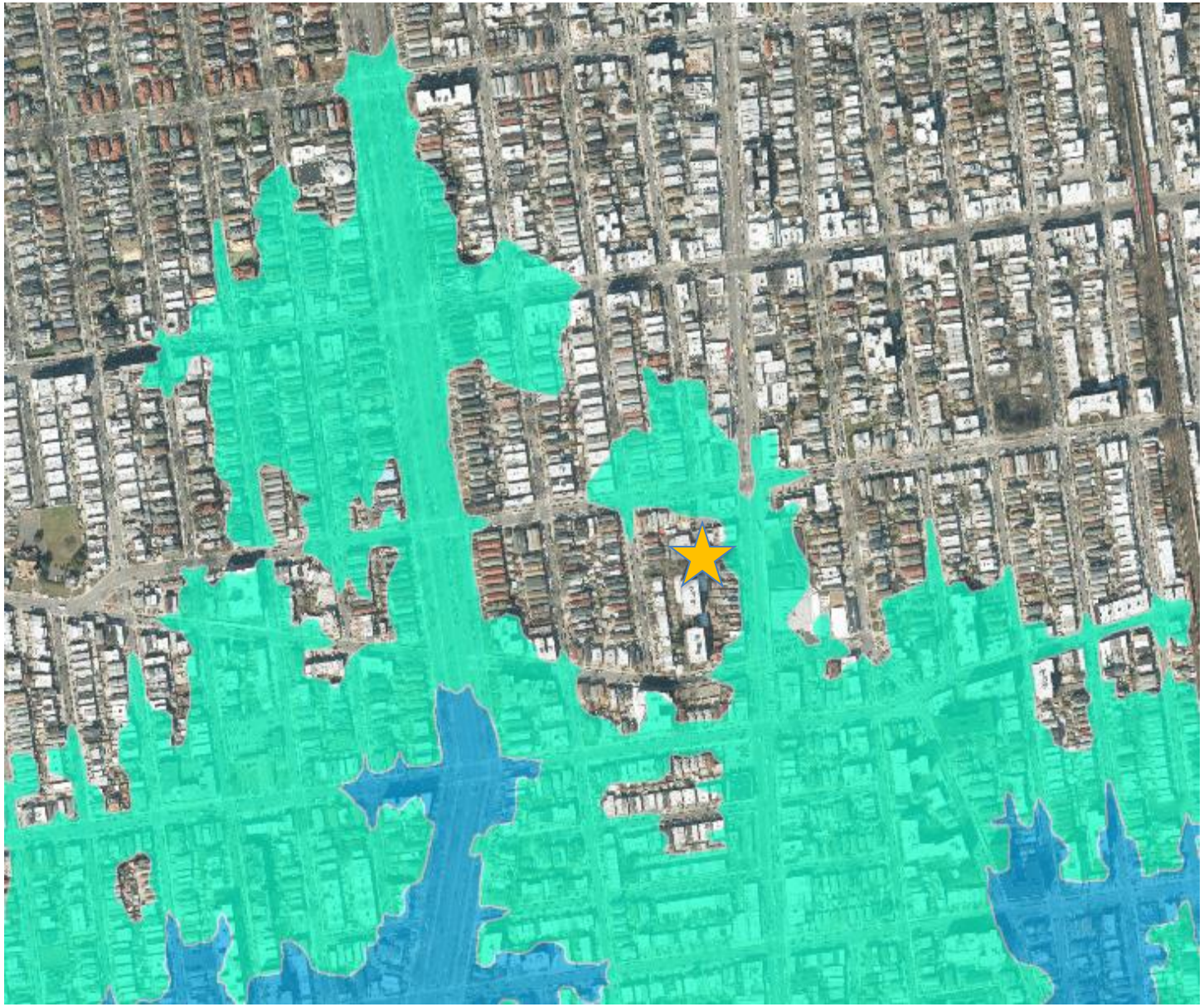
2510 Coney Island Avenue
BK | Community District 15
Block: 7159, Lots 111 (p/o), 115, 120 (p/o), 123, 128, & 130

Current Zoning: R4 and C8-1





Flood Elevation Map



Project Area

V (1% floodplain)

A (1% floodplain)

Shaded X (0.2% floodplain)

N

Avenue V and Coney Island Avenue – Southwestern Street View





Project Area: - - -

N

Coney Island Avenue – Southwestern Street View





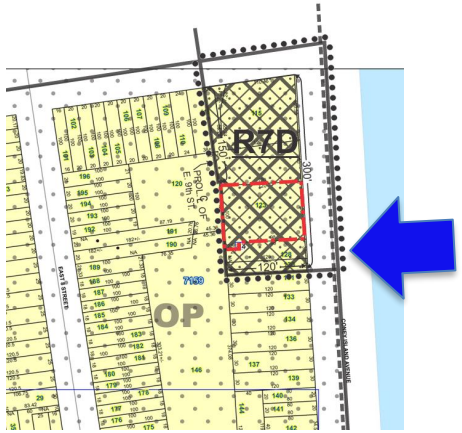
Project Area: - - -

N

Coney Island Avenue – Western Street View

Project Area:

Proposed Development:





Proposed Development

- Residential: 55,110 sq ft
- Commercial: 6,439 sq ft
- 60 units (16 income-restricted)
- 5.58 FAR
- 24 parking spaces



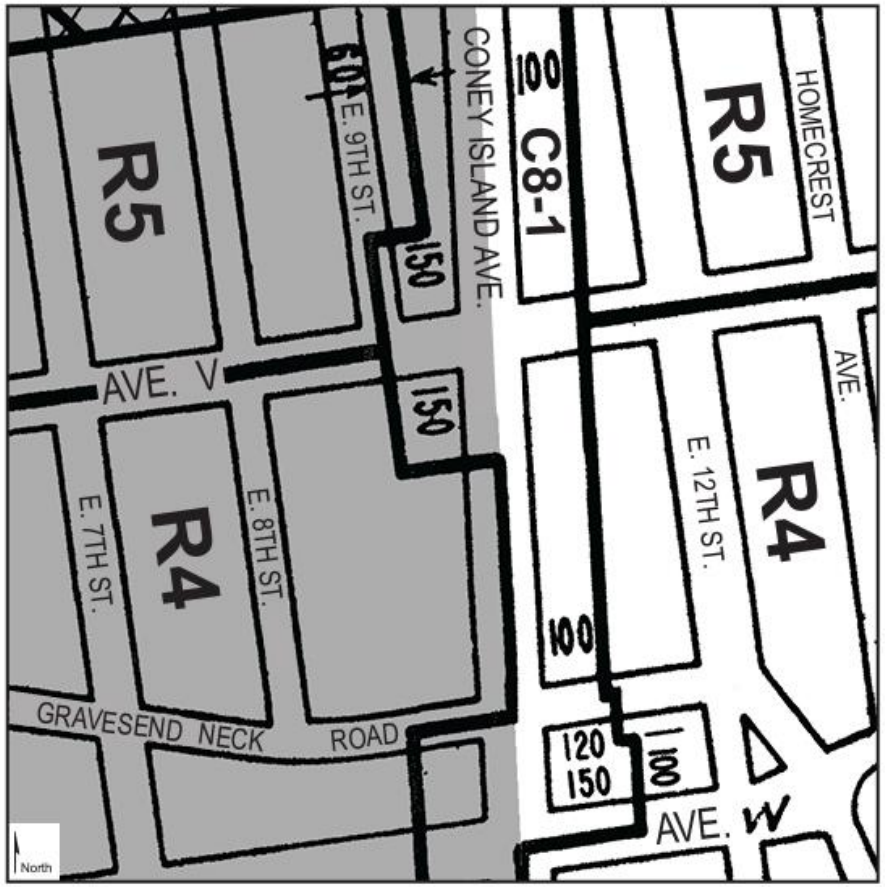
Renderings are illustrative and subject to change

Proposed Actions Requested

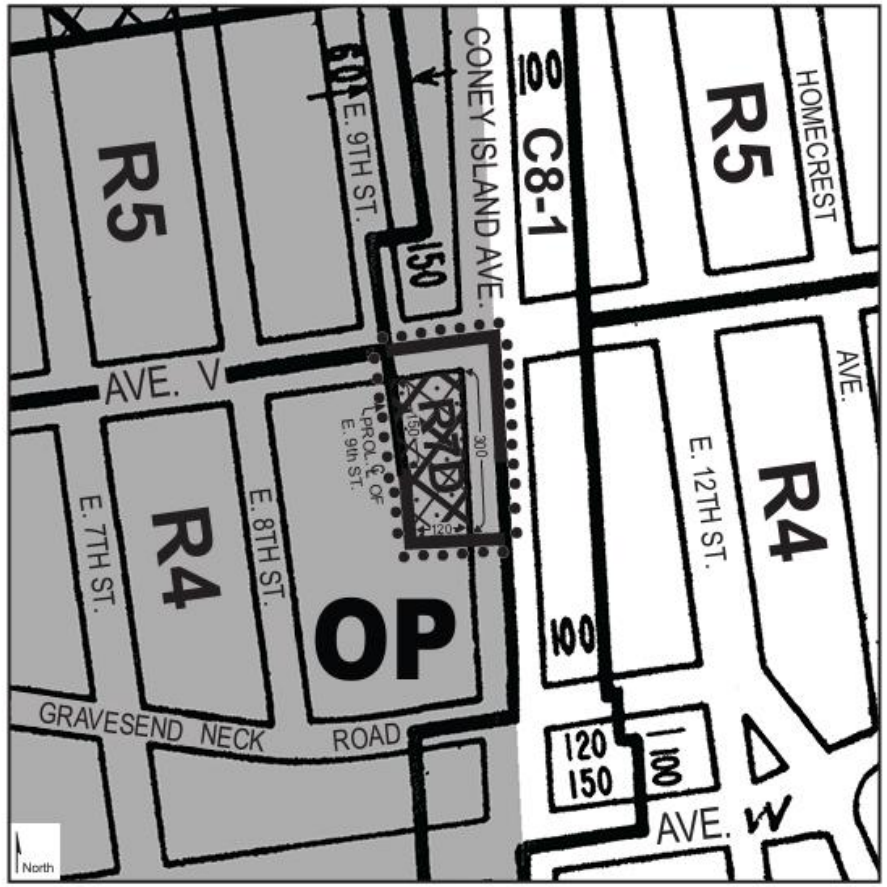
- Zoning Map Amendment to change R4 (OP) and C8-1 (OP) districts to R7D/C2-4 (OP)
- Zoning Text Amendment to Appendix F to map a Mandatory Inclusionary Housing (MIH) Area

Proposed Actions (Zoning Map Amendment)

Zoning Change Map



Current Zoning Map (28c)



Proposed Zoning Map (28c) - Area being rezoned is outlined with dotted lines

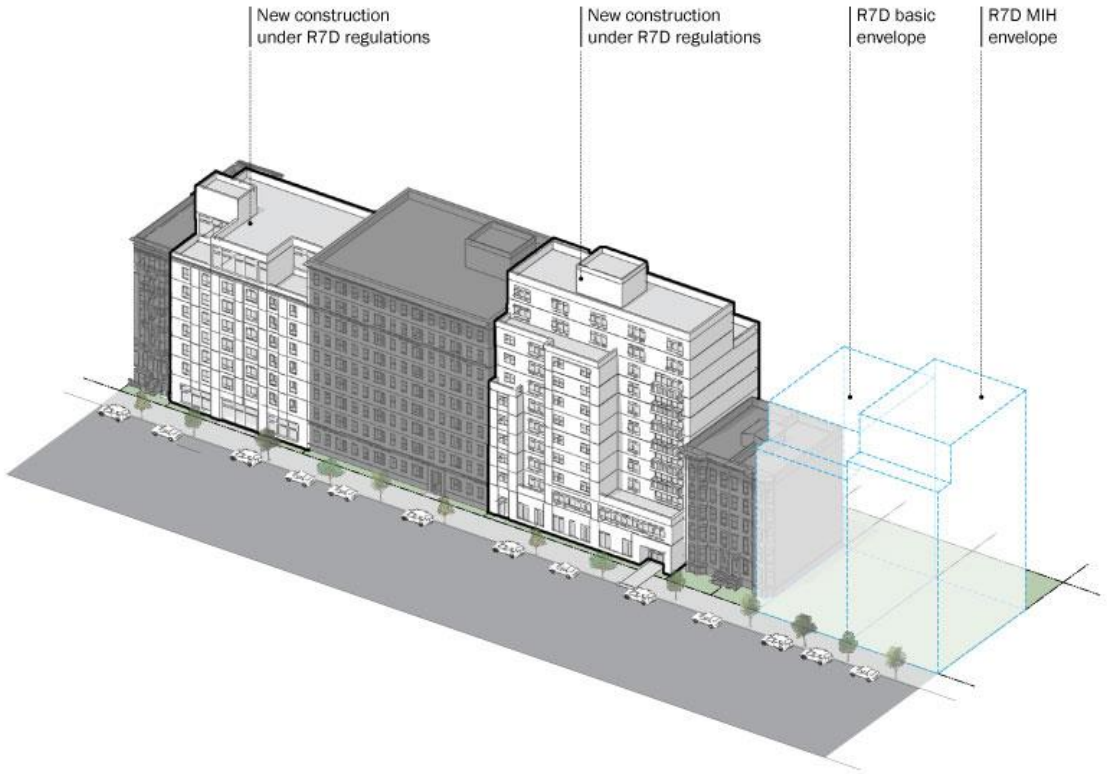
Rezoning from R4 (OP) to R7D/C2-4 (OP)
Rezoning from C8-1 (OP) to R7D/C2-4 (OP)

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.

Zoning Map Amendment: R7D/C2-4

	R7D	C2-4
Max Building Height	115 feet	-
Max no. of Stories	11	-
Base Height	60-95 feet	-
Max Residential FAR	5.60 (Inclusionary)	-
Community Facility FAR	4.2	-
Commercial FAR	2.0	2.0
Parking	50% of dwelling units; 15% Income Restricted Units	1 per 1,000 sf



Proposed Actions (Zoning Text Amendment)

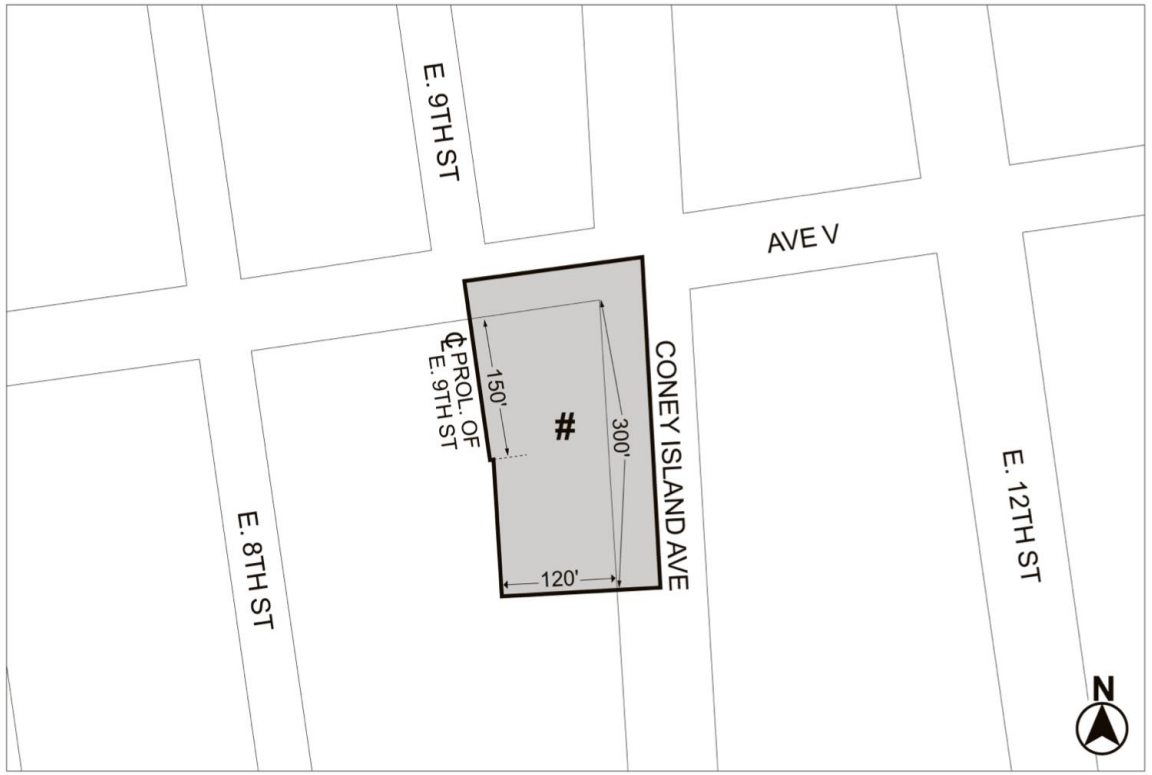
Amend **Appendix F** to designate the project area as an MIH area with Options 1 and 2.

MIH Option 1:

25% affordable housing set-aside at an average of **60% of AMI**

MIH Option 2:

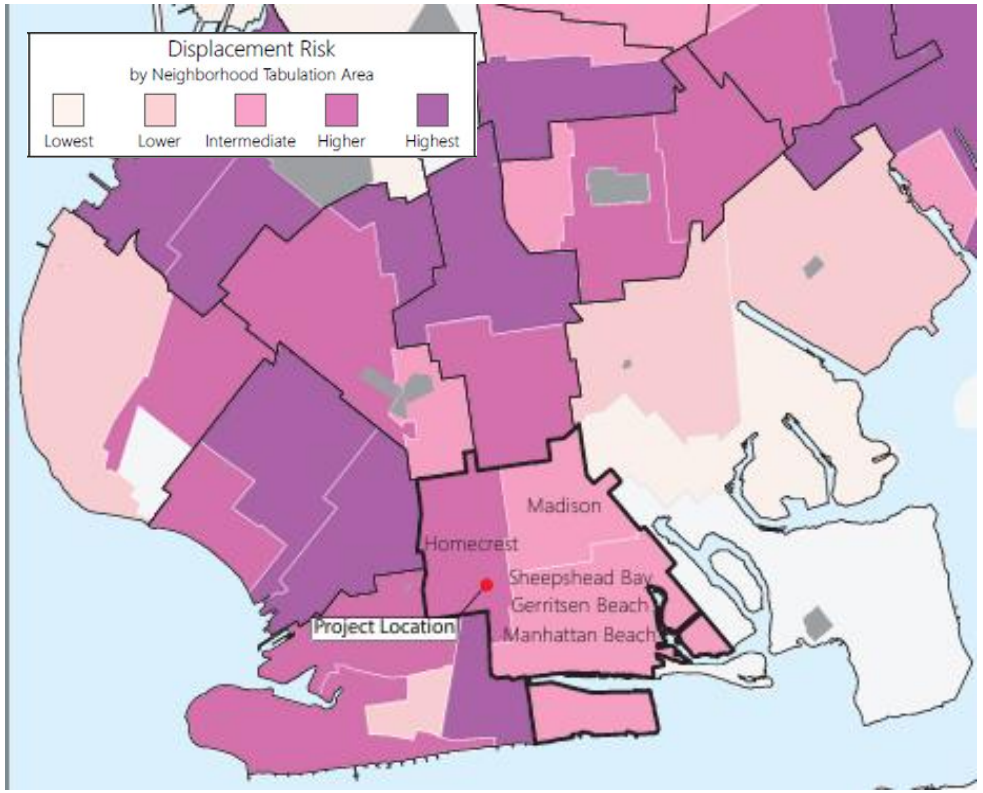
30% affordable housing set-aside at an average of **80% of AMI**



Portion of Community District 15, Brooklyn

* * *

Applicant Data from Racial Equity Report on Housing and Opportunity (RER)



Annual Median Household Income:

$65,726

[Sheepshead Bay, Gerritsen Beach & Homecrest]

Public Use Microdata Area (PUMA) 4016

Less than Brooklyn and NYC

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2024)		Eligible Income (2024)	
				1-Bedroom	2-Bedroom	1-person House-hold	4-person House-hold
Very Low Income	6	10%	**40%**	$1,170	$1,400	$43,500	$62,100
Low Income	5	8%	**60%**	$1,750	$2,100	$65,200	$93,200
Low Income	5	8%	**80%**	$2,330	$2,800	$87,000	$124,200
Not income-restricted	44	73%		$2,590	$3,500	$103,500	$139,100
Total	**60**	100%					

Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2024 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.*

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

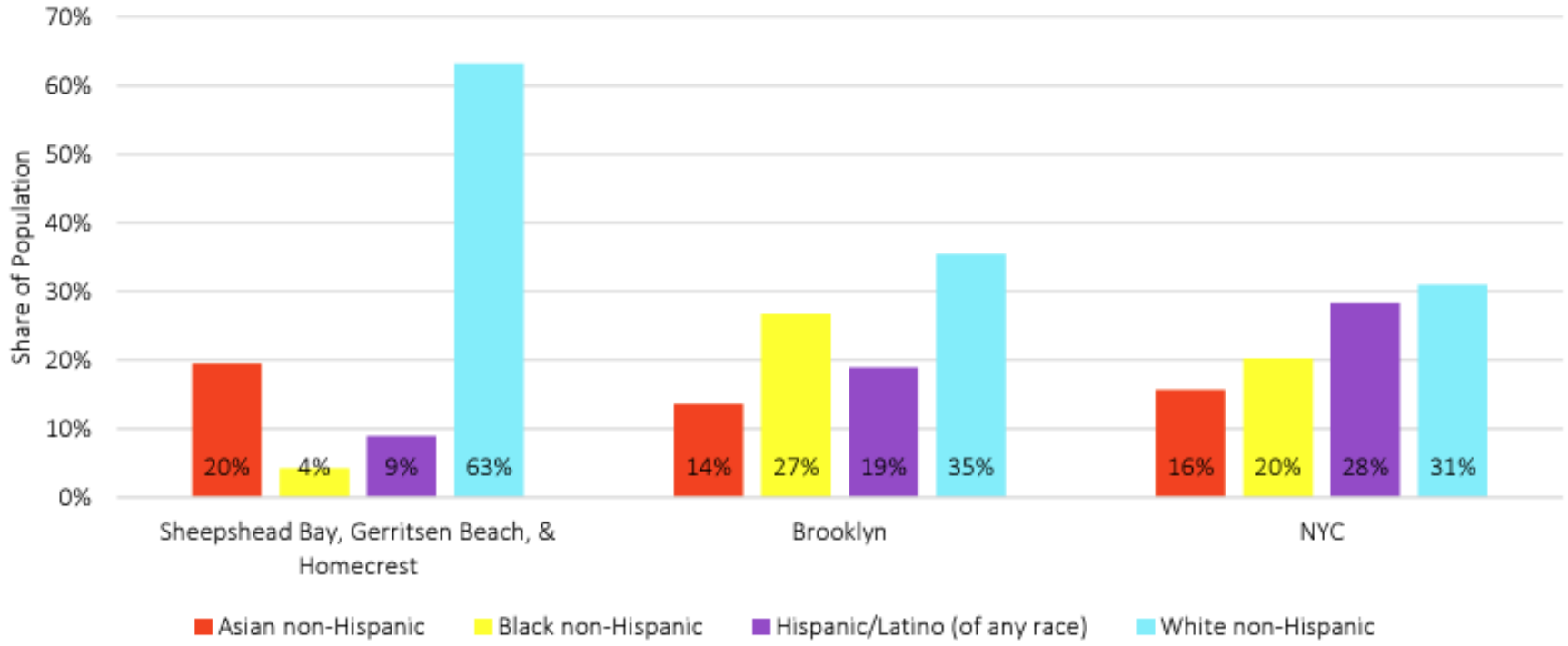
Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

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]."



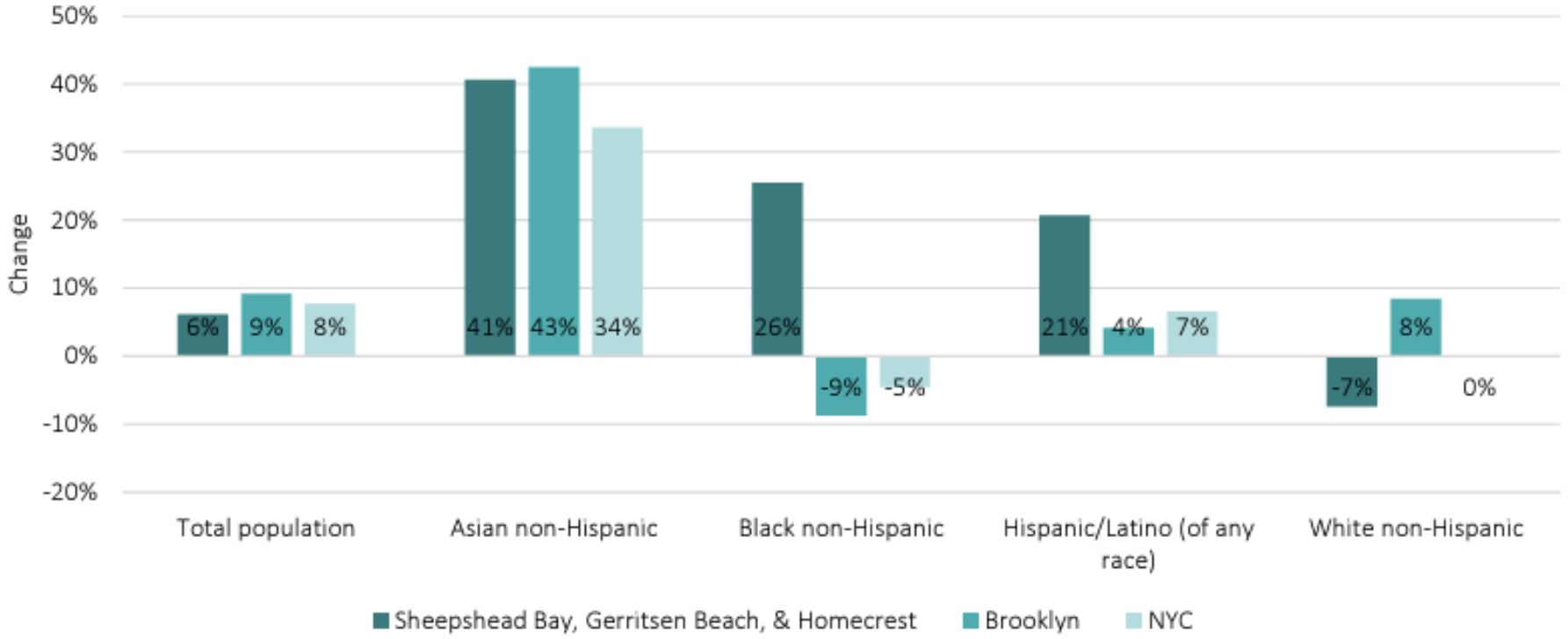
Source: Census 2020; Community Profile Table 1.01

Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

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

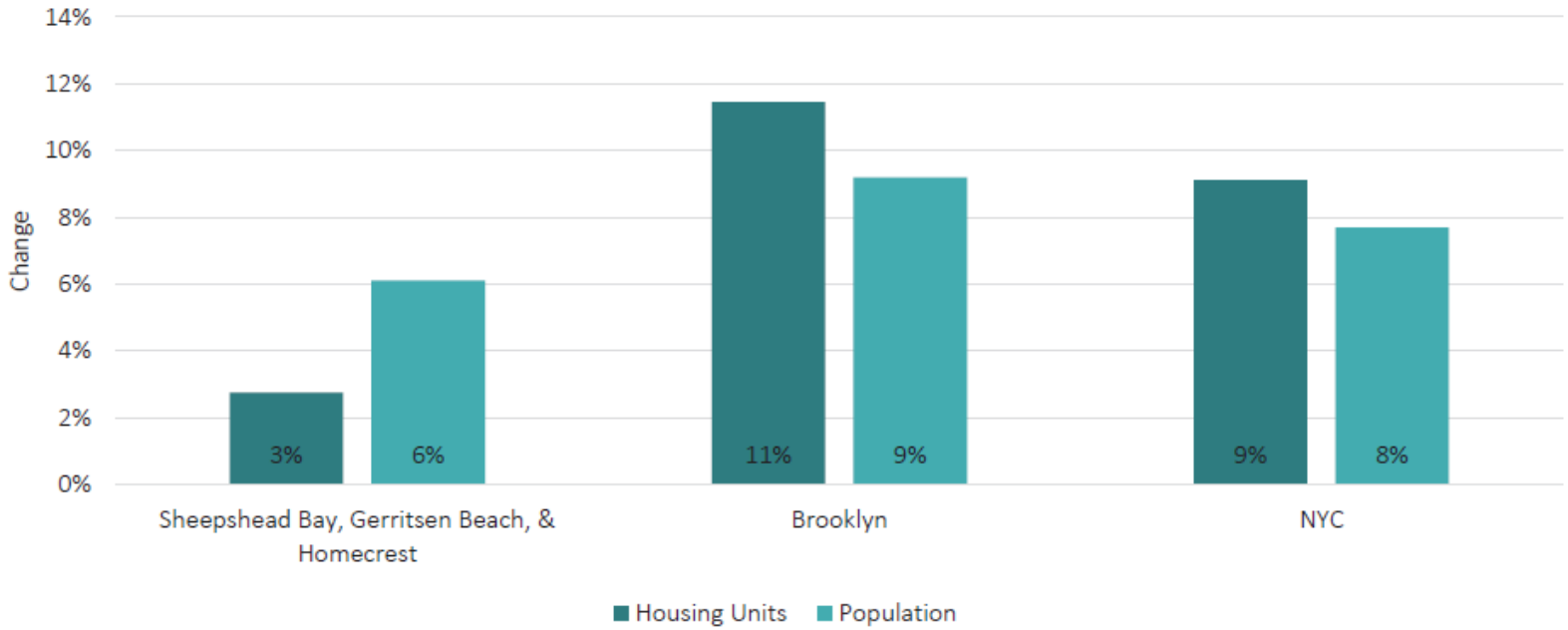
Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2023

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

*From 2010 to 2023, housing units in Sheepshead Bay, Gerritsen Beach, & Homecrest increased by **3%** and population increased by **6%**.*



Source: NYC Department of City Planning Housing Database 2023 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

Summary

Actions Requested:

- Zoning Map Amendment to change R4 (OP) and C8-1 (OP) districts to R7D/C2-4 (OP) district
- Zoning Text Amendment to map an MIH area coterminous with the rezoning area

Proposed Development:

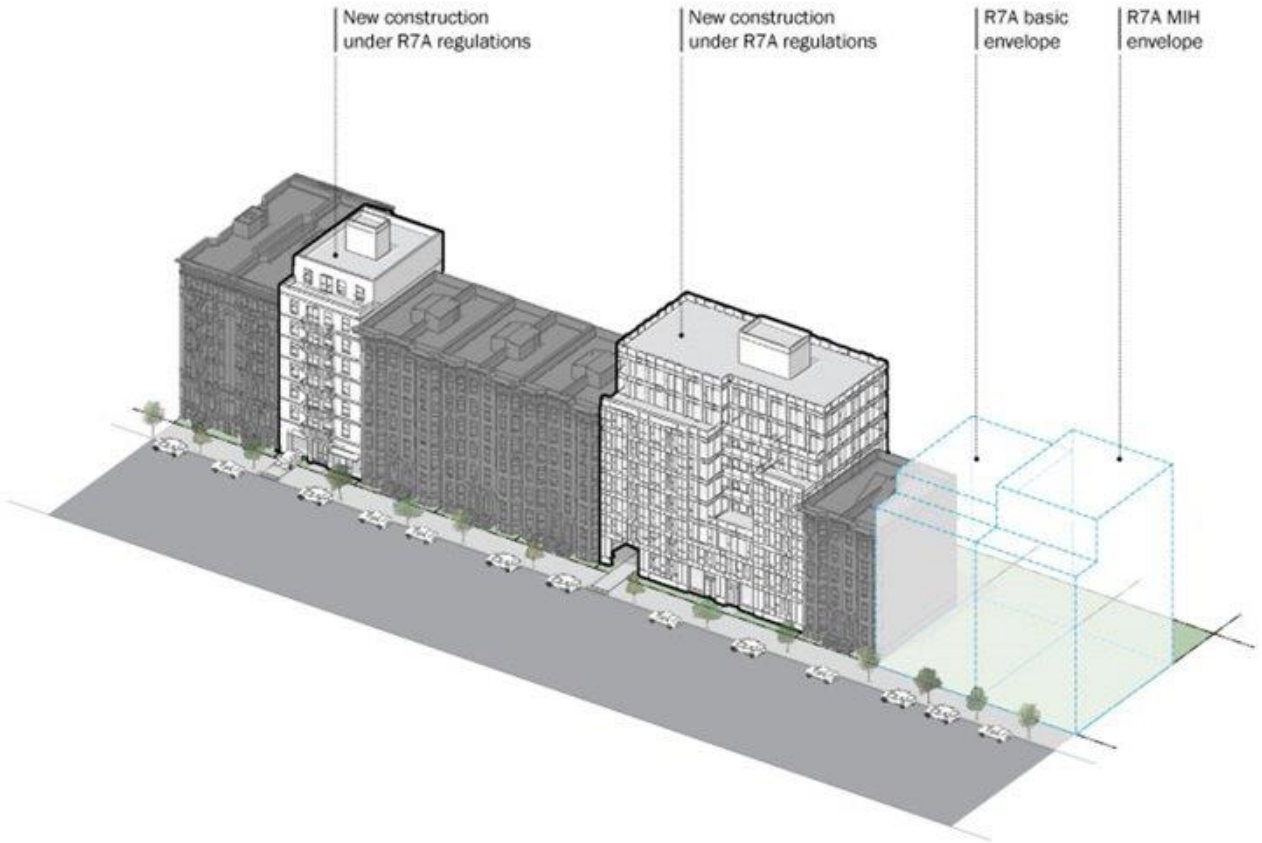
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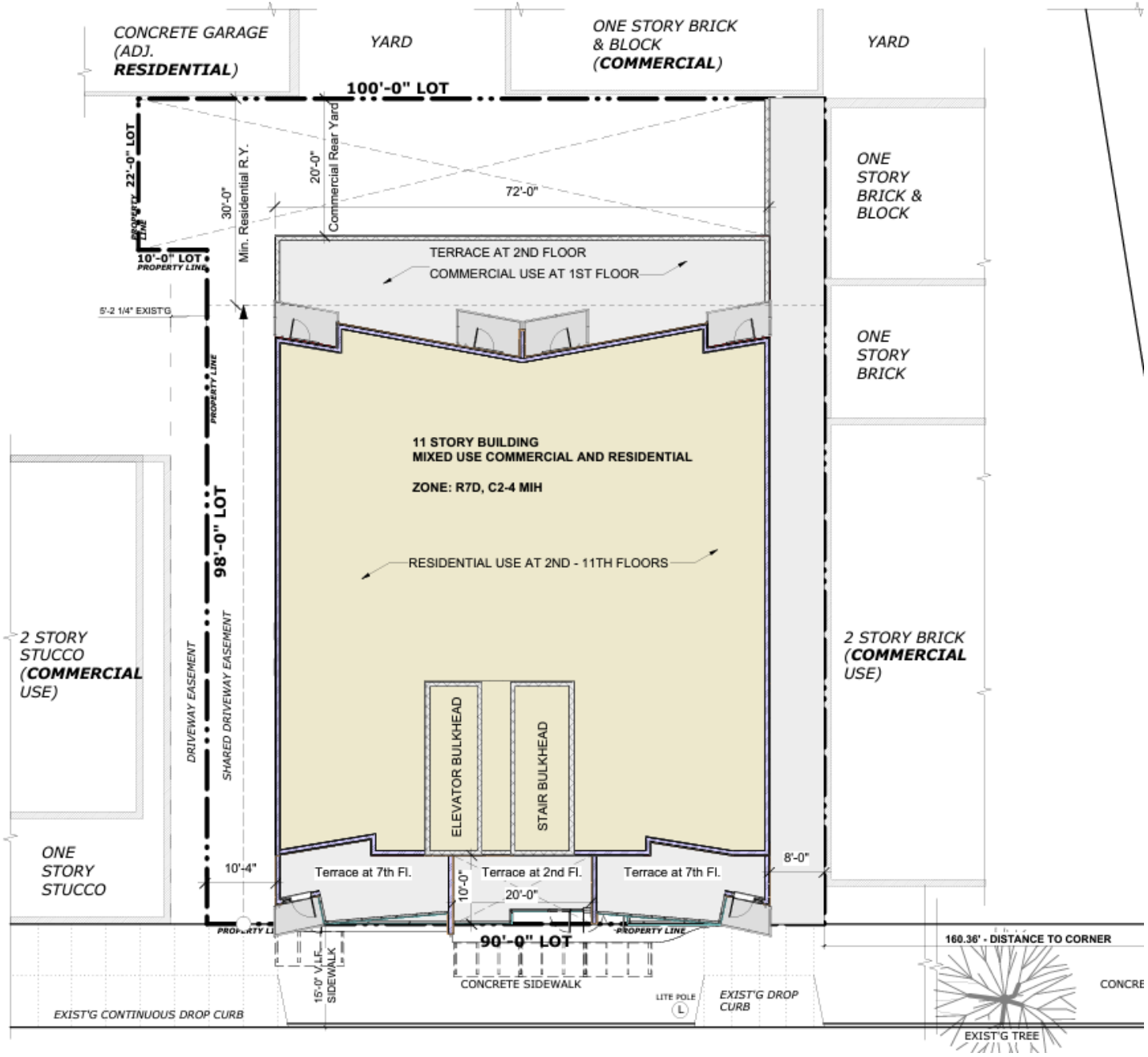
Appendix

Zoning Map Amendment: R7D

	Current Zoning	Under City of Yes for Housing Opportunity (CHO)
Max Building Height	115 ft	125 Feet
Max no. of Stories	11	12
Base Height	60 to 85 feet	60 to 95 feet
Max Residential FAR	5.60	5.60
Max Commercial FAR	2.0	2.0
Parking	50% of dwelling units; 15% Income Restricted Units	None

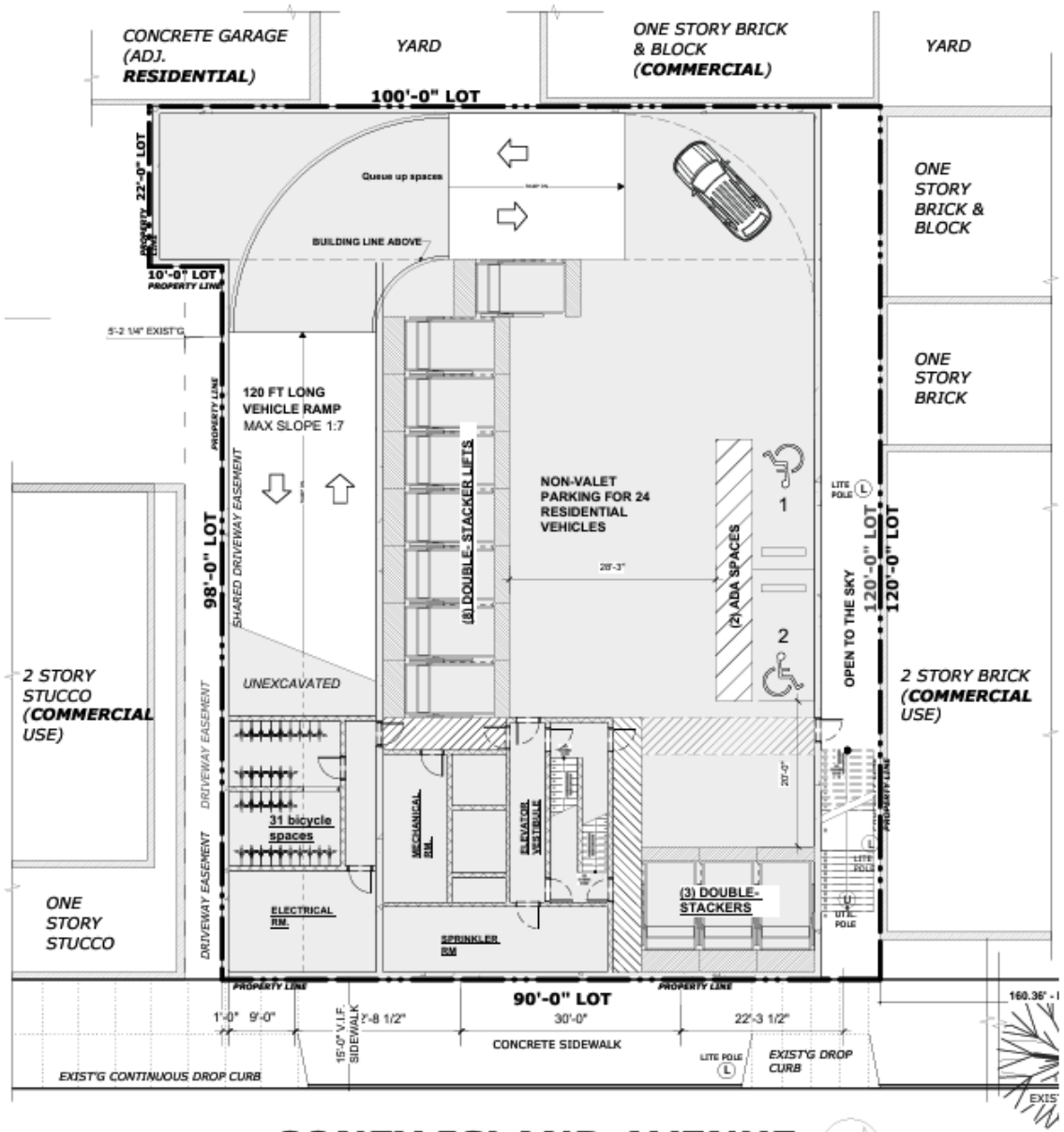


Illustrative Plan



Illustrative Plan

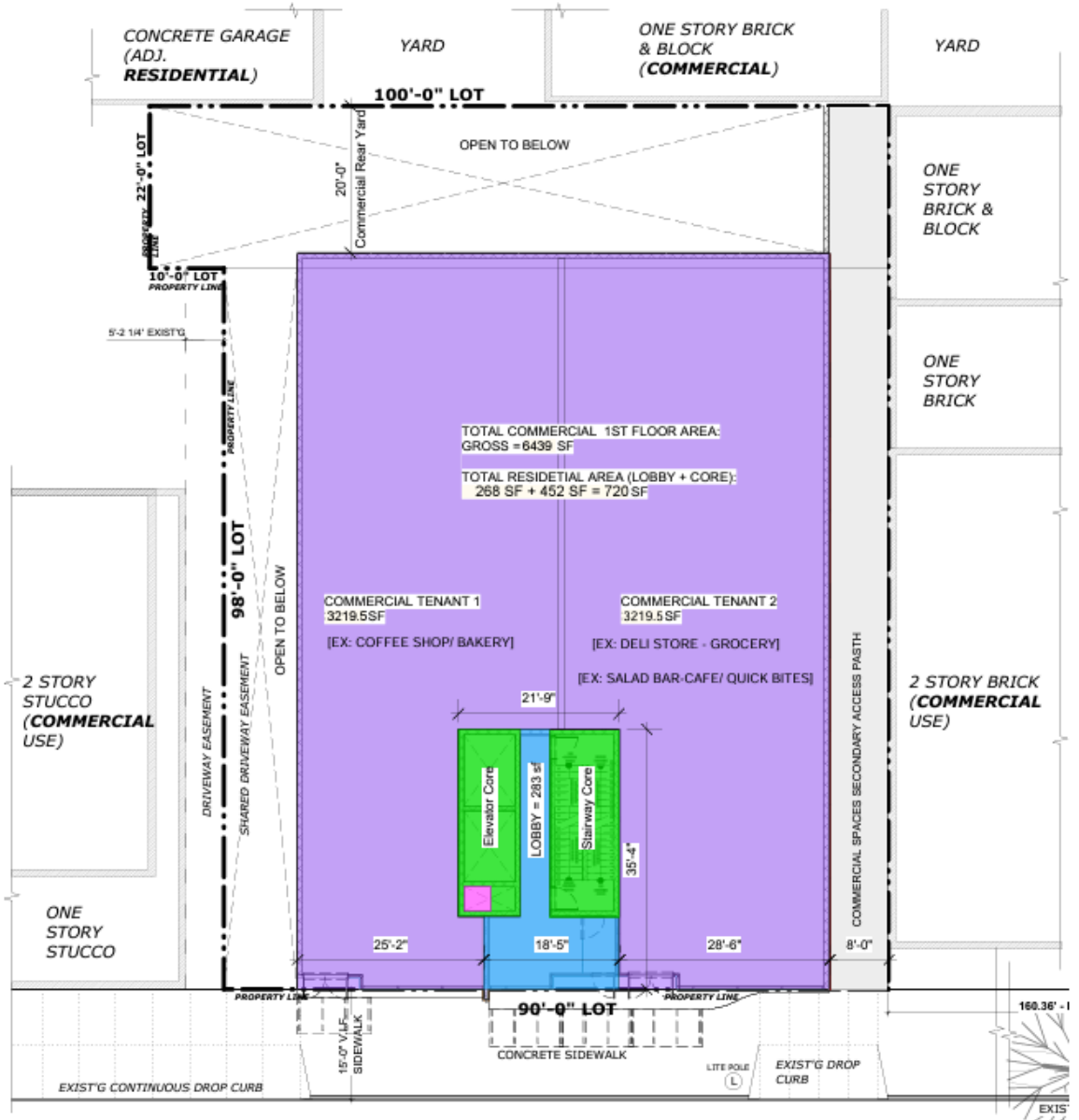
CELLAR FLOOR - GARAGE
RESIDENTIAL PARKING



1 Proposed Cellar Conditions - Mixed Use:
Scale: 1:200 Commercial and Residential

Illustrative Plan

FIRST FLOOR PLAN - COMMERCIAL USE



Proposed Conditions - Mixed Use:
1'-0" = 1/16" Commercial & Residential