

2950 West 24th Street Rezoning and LSGD

Certification
CPC Review Session
January 21, 2026

250248 ZMK
N 250249 ZRK
250250 ZSK
250215 ZSK

BACKGROUND

Applicant:
Ocean Towers Partners LLC

Project Location:
Coney Island, BK CD13, CM Kayla Santosuosso

Proposed Development:
New 18-story mixed-use building with:

- 315,600 s.f. of residential space (408 income-restricted units)
- 10,900 s.f. of community facility space
- 7,800 s.f. of commercial space

Existing Building on site:

- 19-story income-restricted residential building
- Approximately 367,000 s.f.
- 360 income-restricted units



PROPOSED ACTIONS

1. **Zoning Map Amendment:**

   - Changing part of an existing R6 district to an R7-3 district
   - Mapping a C2-4 district over a portion of the new R7-3 district
   - Reduce the depth of the C1-2 overlay over the R6 district

2. **Zoning Text Amendment:**

   - Establish a Mandatory Inclusionary Housing (MIH) area under Options 1 and 2

3. **Two City Planning Commission Special Permits:**

   - Special Permit per ZR 74-743 to establish a Large-Scale General Development (LSGD) to modify regulations on height and setback, distribution of bulk, and minimum distance between wall and windows
   - Special Permit per ZR 74-52 to reduce the required parking at the site from 167 spaces to 143 spaces

AERIAL VIEW


Gravesend
Sheepshead Bay
Calvert Vaux Park
Kaiser Park
Coney Island – Stillwell Ave. Station
Brighton Beach
Sea Gate
Coney Island
Amusement Area
Project Area
N
D
F
N
Q
Q
F
F
Q

AERIAL VIEW


D F N Q
Amusement Area
Maimonides Park
Neptune Avenue (120 ft.)
I.S. 239
Kaiser Park
NYPD Precinct
W. 24th Street (60 ft.)
NYCHA Carey Gardens Houses
B74
Project Area
X28, X38, B36
Coney Island Amphitheater
Mermaid Avenue (80 ft.)
NYCHA Coney Island Sites 4 & 5
P.S. 288
W. 29th Street (60 ft.)
P.S. 329
Surf Avenue (120 ft.)
W. 25th Street (60 ft.)
Riegelmann Boardwalk

EXISTING CONDITIONS & ZONING

2950 West 24th Street Rezoning, Brooklyn

Area Map

Block: 7055, Lot: 13

Project Information

- 600' Radius
- Development Site
- LSGD Boundary
- Area Proposed to be Rezoned

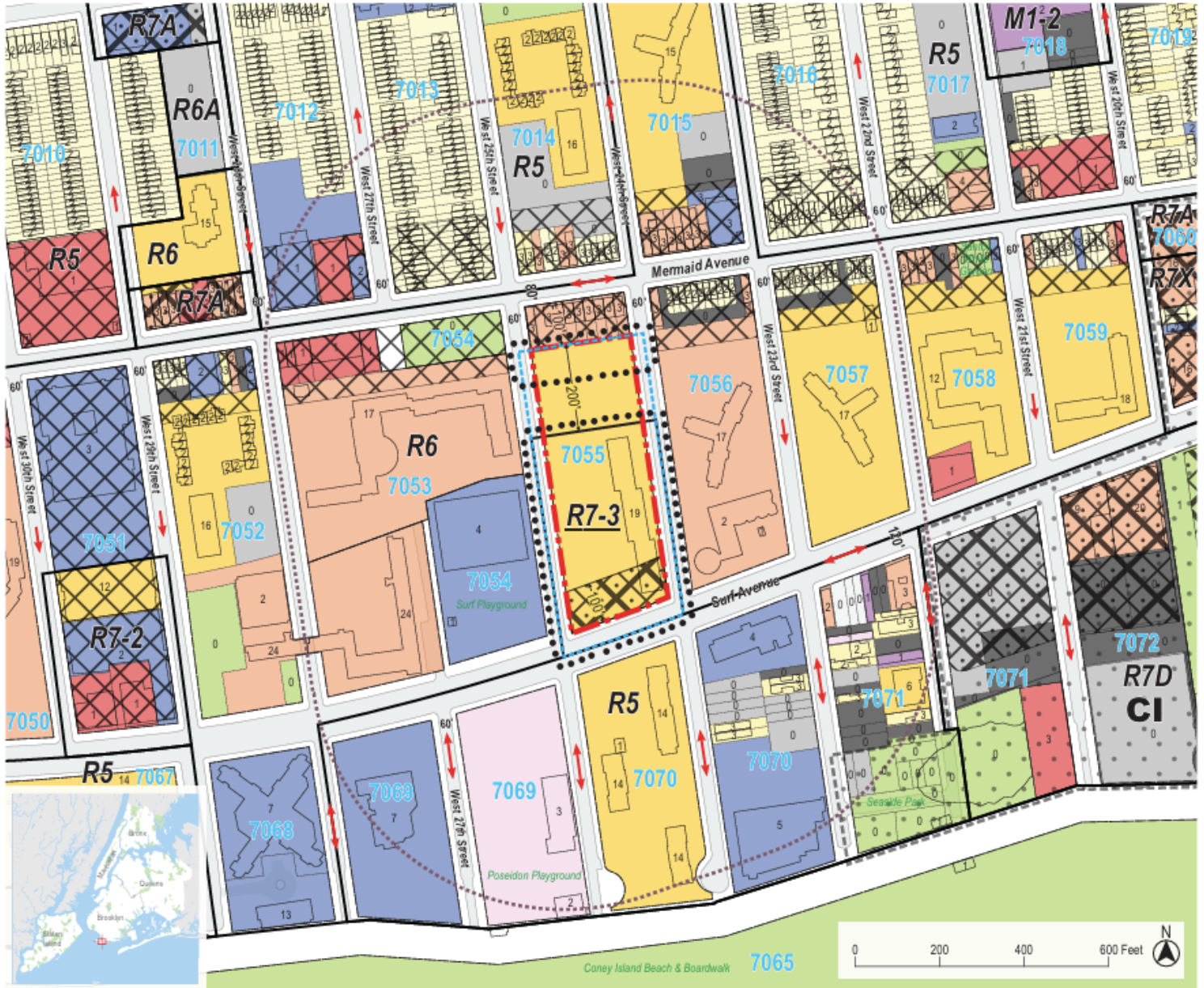
Existing Commercial Overlays & Zoning Districts

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

- 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 2025

Urban Cartographics

FLOOD MAP


V (1% floodplain)
A (1% floodplain)
Shaded X (0.2% floodplain)
Project Area
N

PROJECT AREA



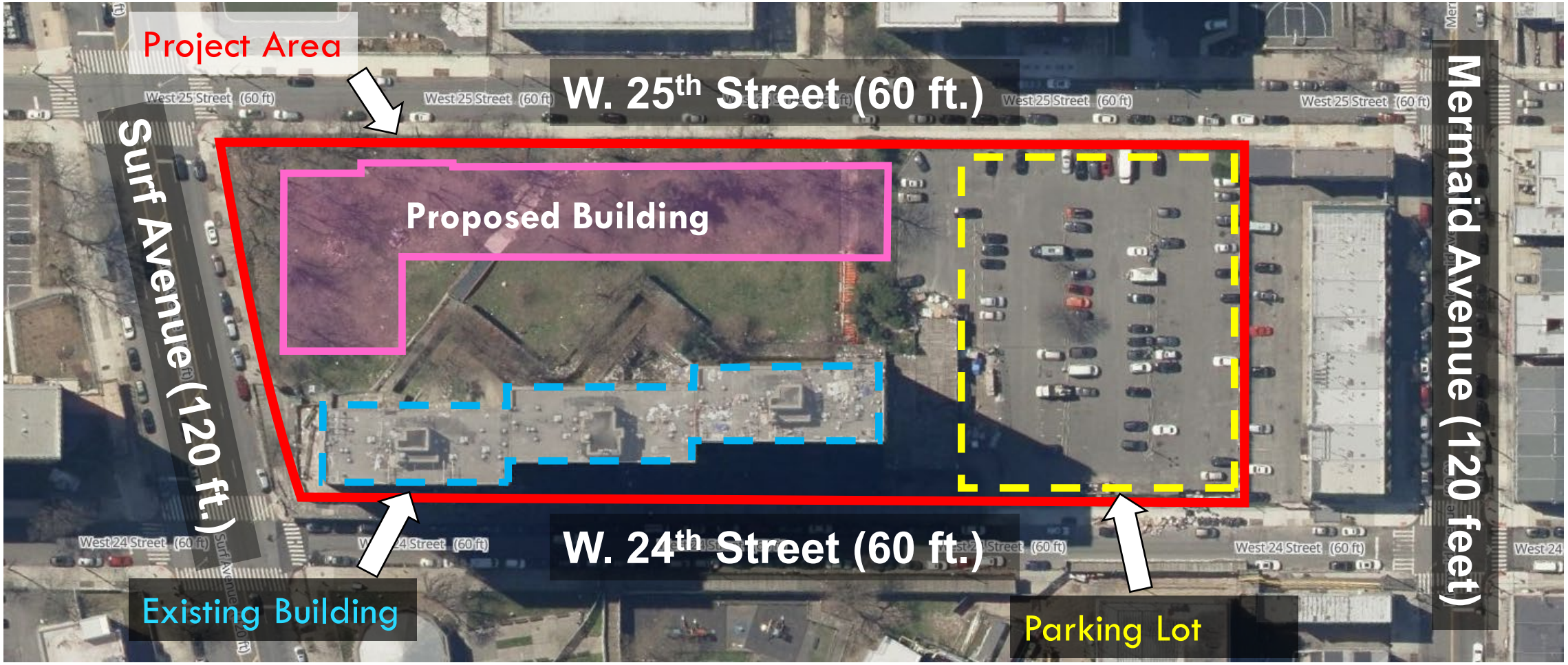
NYC PLANNING

PROJECT AREA



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PROJECT AREA



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PROJECT AREA PHOTOGRAPHS







1. View of the Development Site facing northwest from West 24th Street.

PROJECT AREA PHOTOGRAPHS



3. View of the Development Site facing southwest from West 24th Street.

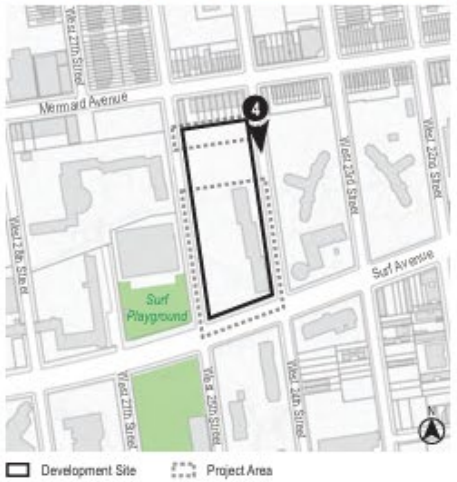




PROJECT AREA PHOTOGRAPHS







4. View of West 24th Street facing south (Development Site at right).

PROJECT AREA PHOTOGRAPHS







24. View of the Development Site facing southeast from West 25th Street.

PROJECT AREA PHOTOGRAPHS







22. View of the Development Site facing northeast from West 25th Street.

PROJECT AREA PHOTOGRAPHS







17. View of the Development Site facing northeast from the intersection of Surf Avenue and West 25th Street.

PROPOSED DEVELOPMENT

Proposed Building

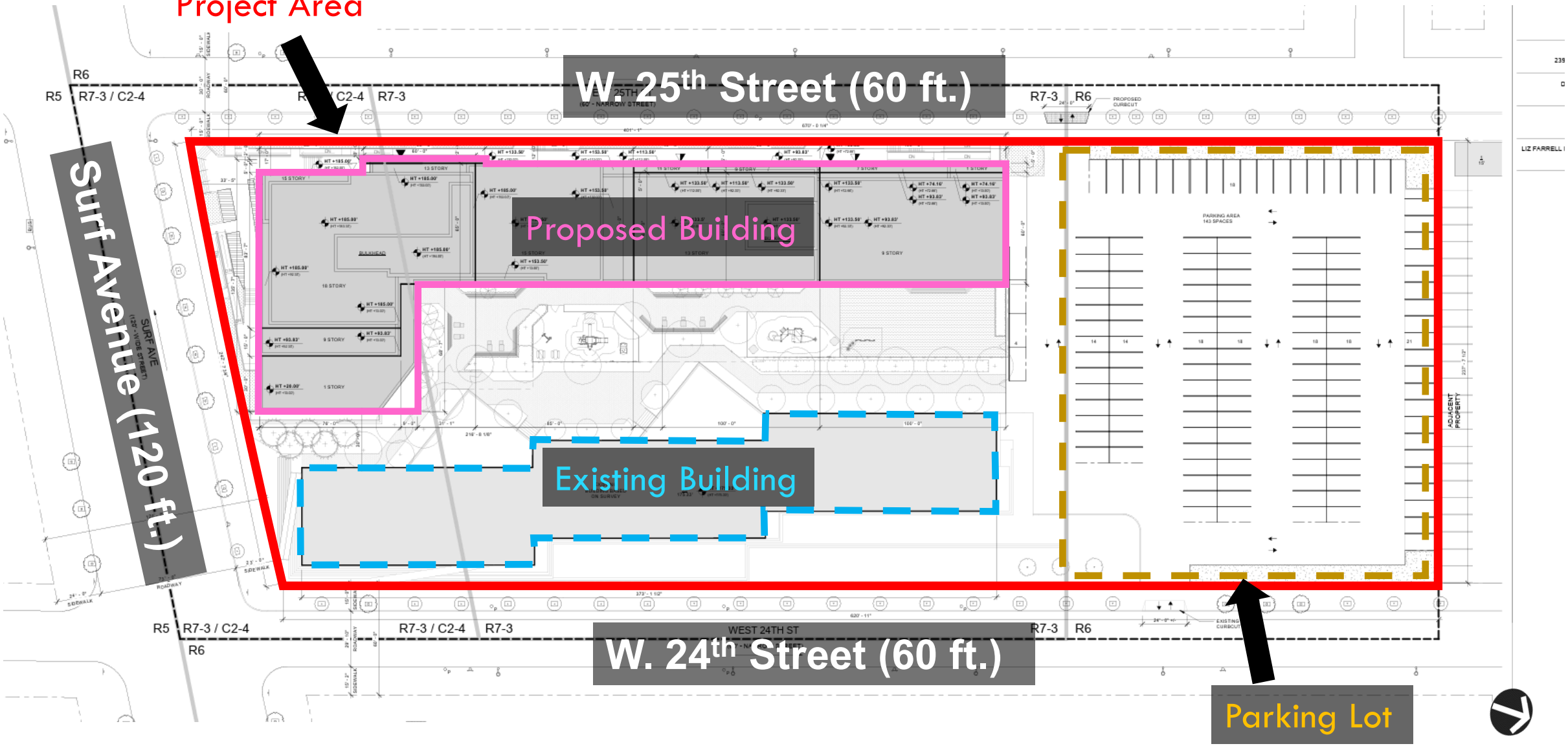
- 18 story (185 feet), 334,297 s.f. mixed-use development
- 315,617 s.f. of residential space (408 income-restricted units per ELLA program, plus two superintendent units)
- 10,898 s.f. of community facility space
- 7,782 s.f. of commercial space
- 143 parking spaces

Full Development Site

- 701,460 s.f. of floor area
- 770 income-restricted dwelling units (360 existing + 408 new + 2 superintendent units)
- Improvements to open space and recreation areas.

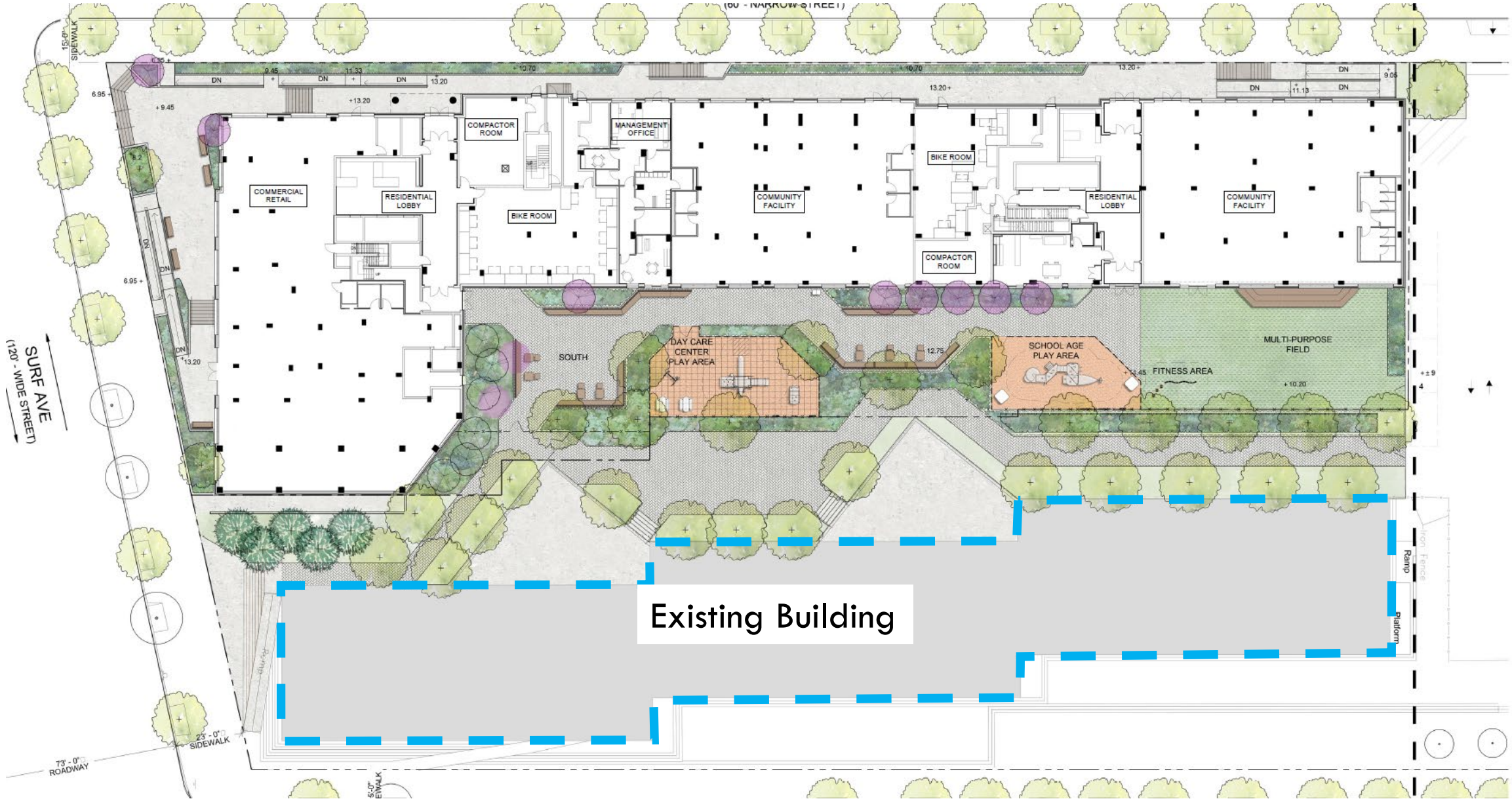


SITE PLAN



NYC PLANNING

OPEN SPACE SITE PLAN



NYC PLANNING

AERIAL AND RENDERING



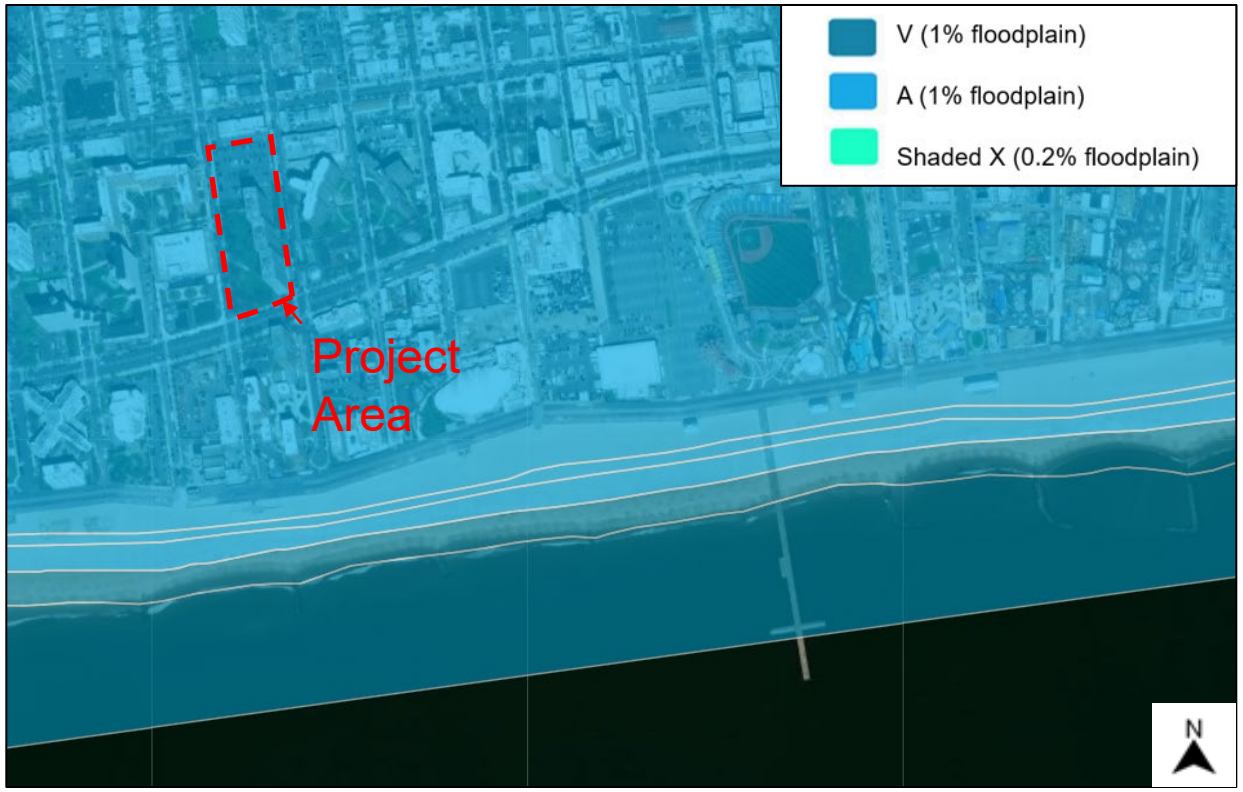
RESILIENCY

Upgrades to Existing Building after Sandy

- All elevators, boilers, and booster pumps replaced
- Two new mechanical rooms constructed above floodplain level for new equipment
- New windows
- Upgraded heating piping
- Extensive façade repairs

New Development Resiliency Features

- Building to be raised above DFE (13') and BFE (11') per appendix G
- Basement below retail space to be dry flood proofed
- Complying with HPD guidelines to meet standards based on 2080 sea level rise (SLR) of 15'-4"
- Flood resistant materials at ground level under 15'-4"



PROPOSED ACTIONS

1. **Zoning Map Amendment:**

   - Changing an existing R6 district to an R7-3 district
   - Changing an existing R6 district to an R7-3/C2-4 district
   - Reduce the depth of the C1-2 overlay over the R6 district

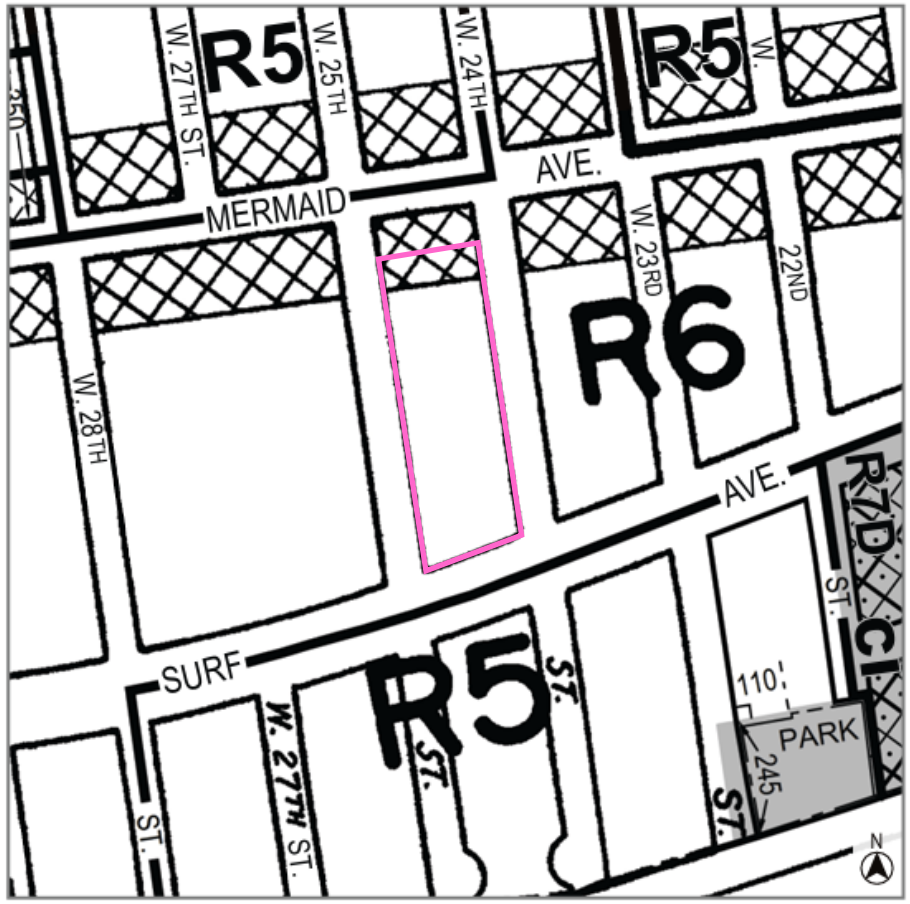
2. **Zoning Text Amendment:**

   - Establish a Mandatory Inclusionary Housing (MIH) area under Options 1 and 2

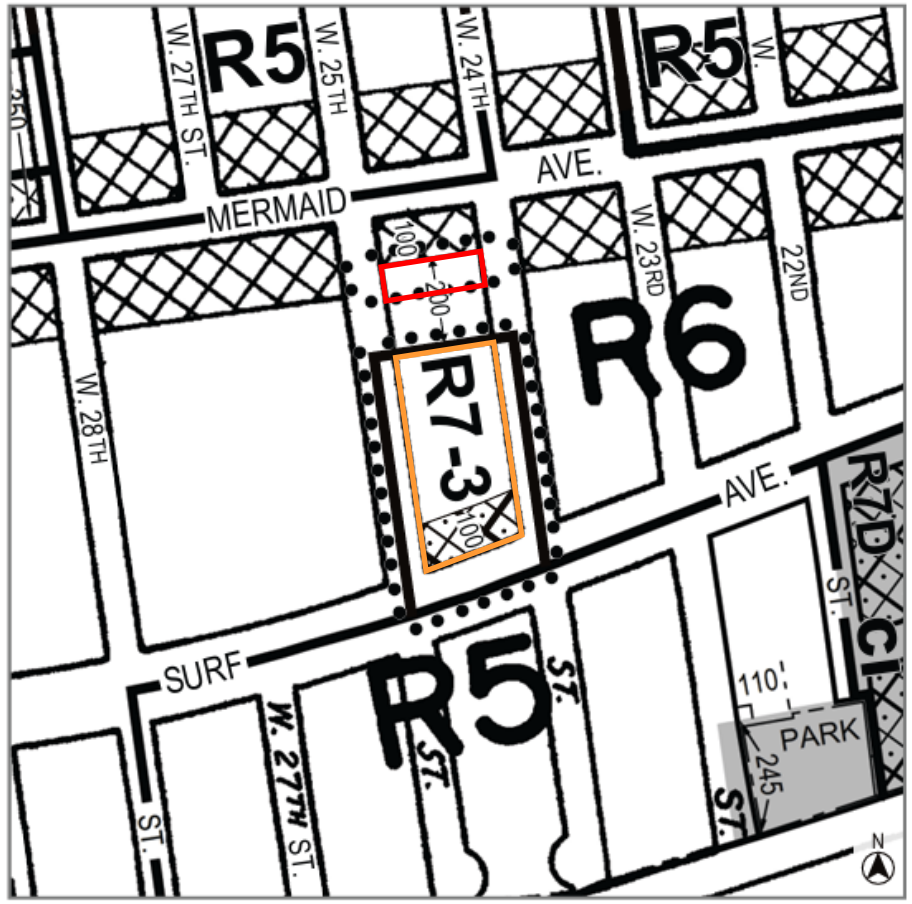
3. **Two City Planning Commission Special Permits:**

   - Special Permit per ZR 74-743 to establish a Large-Scale General Development (LSGD) to modify regulations on height and setback, distribution of bulk, and minimum distance between wall and windows
   - Special Permit per ZR 74-52 to reduce the required parking at the site from 167 spaces to 143 spaces

PROPOSED ACTIONS – ZONING MAP AMENDMENT

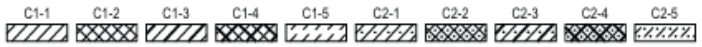


Current Zoning Map (28d)



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

Rezoning from R6/C1-2 to R6
Rezoning from R6 to R7-3
Rezoning from R6 to R7-3/C2-4



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.

Project Area

Removal of C1-2 overlay

Rezoning to R7-3 and R7-3/C2-4

PROPOSED ACTIONS – ZONING MAP AMENDMENT

	R6	R7-3
Max Base Height	**45 feet**	**105 feet (MIH)**
Max Building Height	**85 feet**	**145 feet (MIH)**
Max Residential FAR	**3.90**	**6.00 (MIH)**
Max Commercial FAR	**2.00 (with C1-2 overlay)**	**2.00 (with C2-4 overlay)**
Max Manufacturing FAR	**N/A**	**N/A**
Max CF FAR	**4.80**	**6.50**
Parking	**50%** for standard dwelling units. **25%** for income-restricted units. **Waived** if under **10 spaces** are required	**50%** for standard dwelling units. **12%** for income-restricted units. **Waived** if under **15 spaces** are required

PROPOSED ACTIONS – ZONING TEXT AMENDMENT

Zoning Text Amendment – ***Mandatory Inclusionary Housing***

Amend **Appendix F** to designate the Project Area as an MIH area

MIH Option 1:
25% of the residential floor area provided as housing affordable to households averaging **60% AMI** and below, with **10%** of units affordable to households averaging **40% AMI.**

MIH Option 2:
30% of the residential floor area provided as housing affordable to households at an average of **80% of AMI** and below

- *The applicant is choosing **MIH Option 1** but will exceed the requirement by utilizing HPD's ELLA program, providing **408 income-restricted units.***



Former Inclusionary Housing designated area

Mandatory Inclusionary Housing area
Area **1** — 3/22/18 MIH Option 1
Area **2** — 5/28/25 MIH Option 1 and Option 2
Area **#** — [date of adoption] MIH Option 1 and Option 2

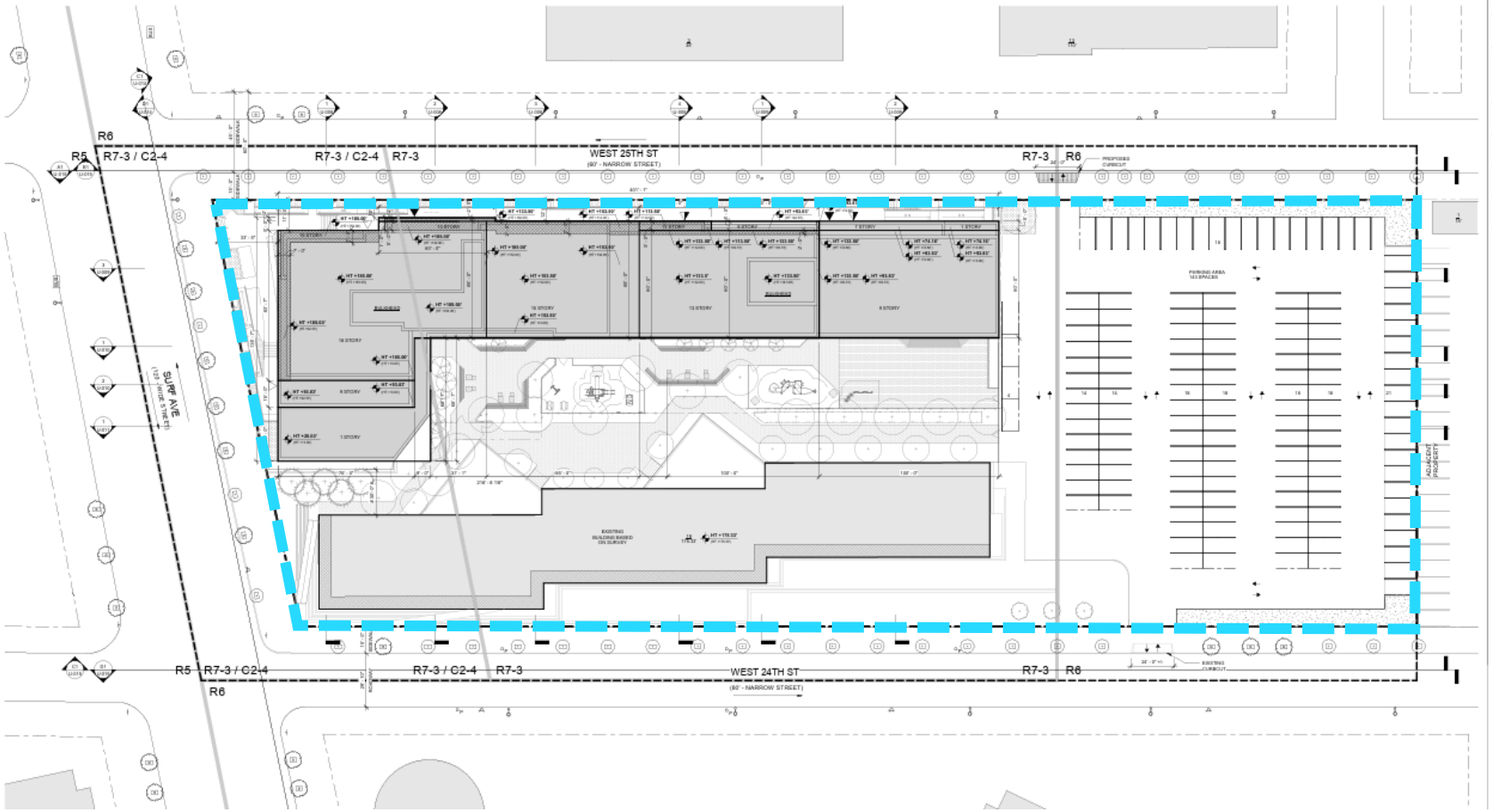
PROPOSED ACTIONS – ZONING SPECIAL PERMIT

CPC Special Permits – ***ZR 74-743 Large-Scale General Development (LSGD)***

The applicant is seeking a Special Permit for a LSGD pursuant to:

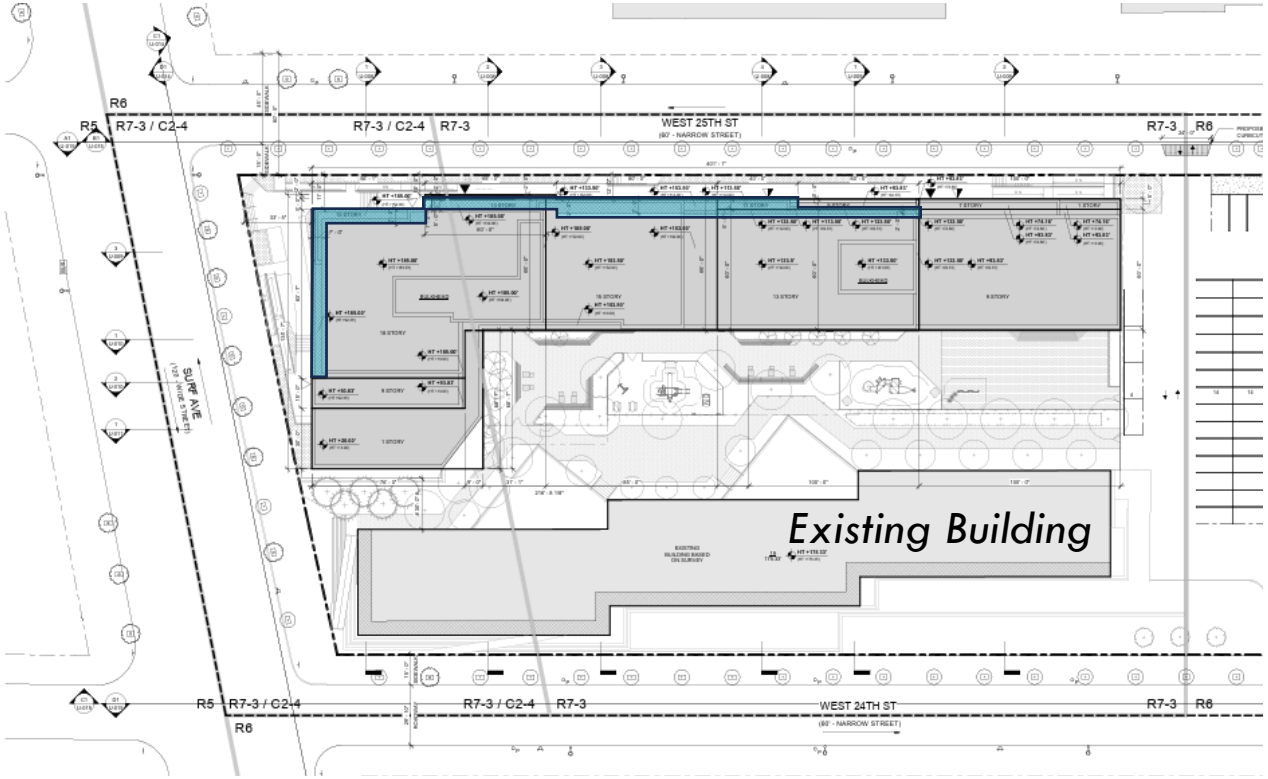
- **ZR 74-743 (a)(2):** Grant specific modifications to regulations on height and setback, distribution of bulk, and minimum distance between wall and windows.

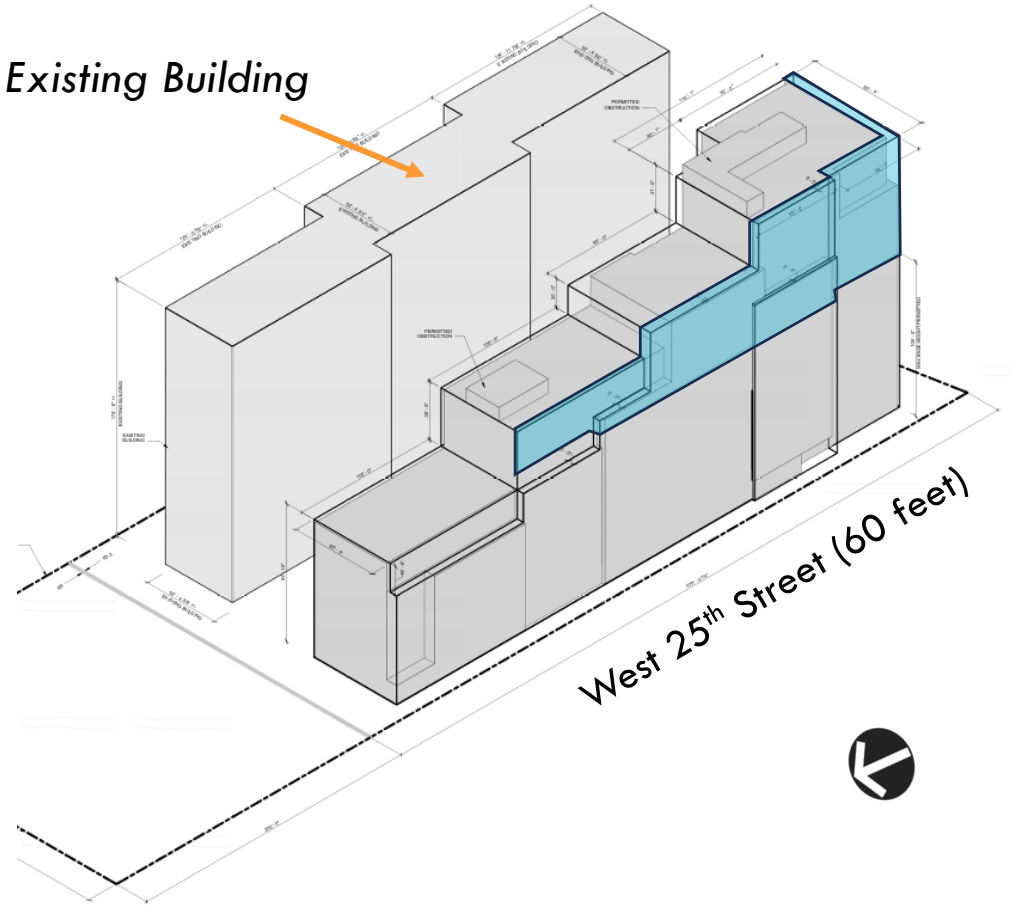
Large-Scale General Development
(Block 7055; Lot 13)



LSGD – HEIGHT AND SETBACK MODS

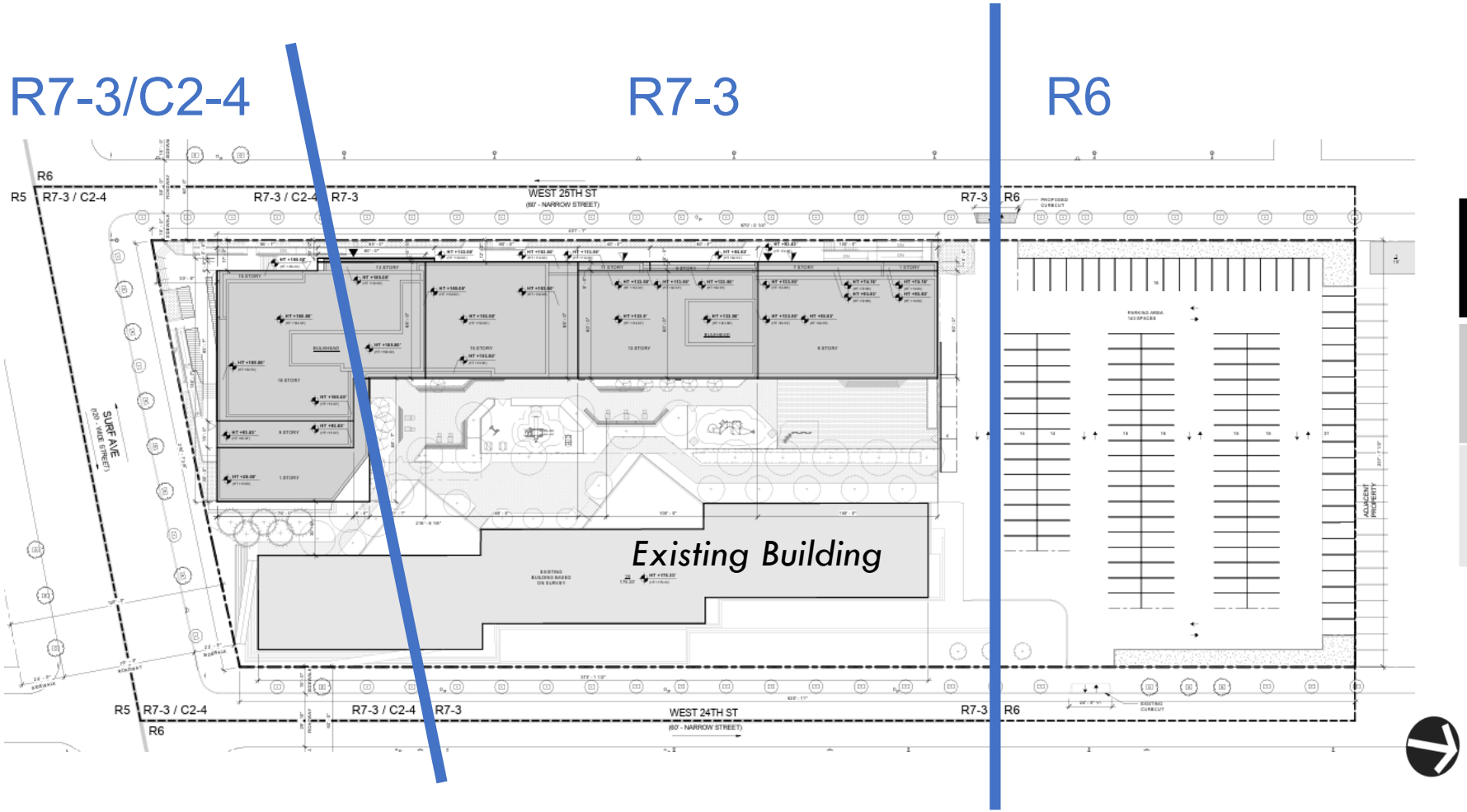
Per ZR 23-432 and 23-433, setbacks are required above a base height of 105 feet.
Buildings must be set back 10’ from a wide street, and 15’ from a narrow street.





LSGD – BULK DISTRIBUTION MOD

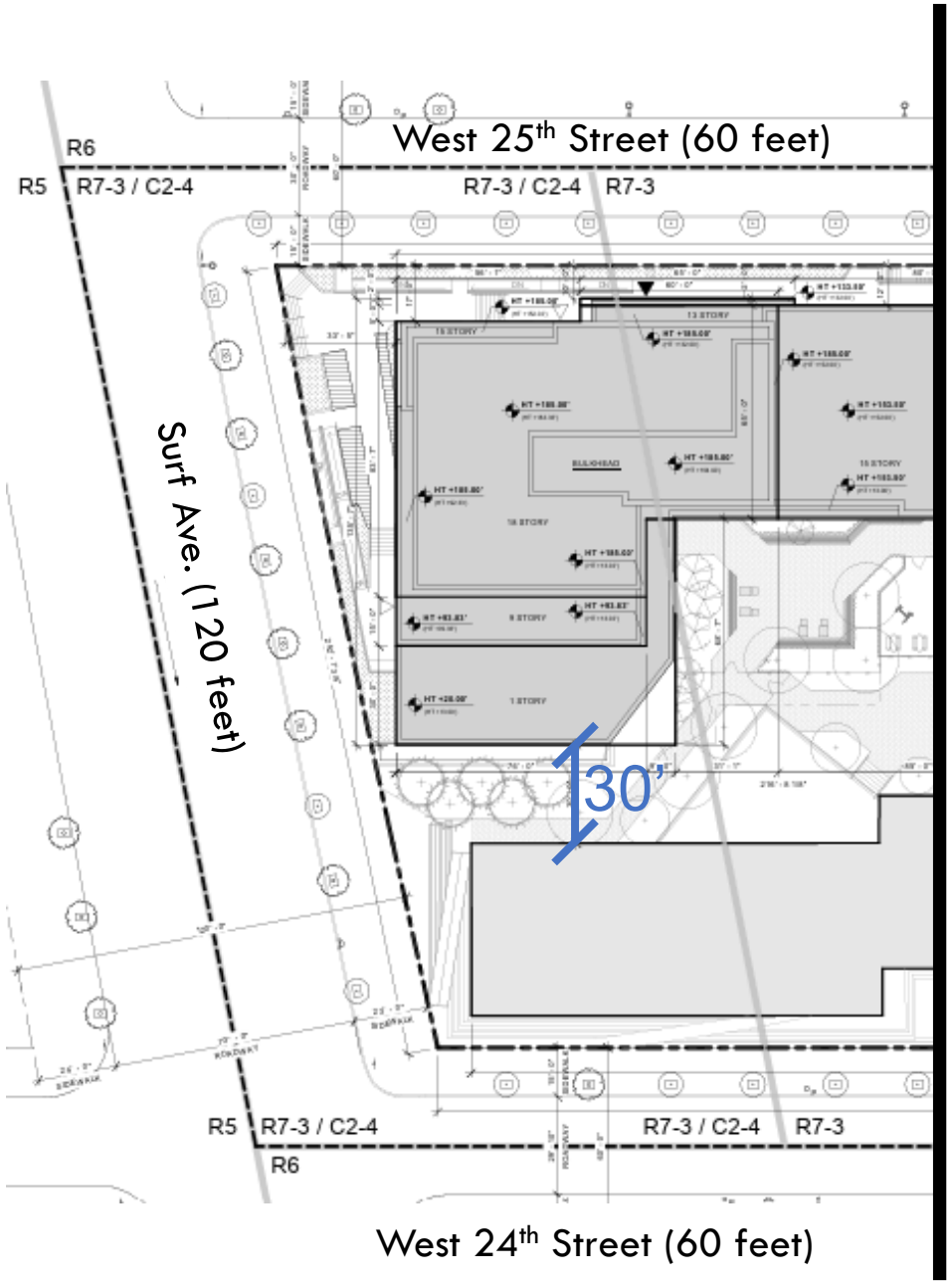
Applicant requests permission to redistribute residential floor area from R6 district to R7-3 district.



District	Permitted FAR	Built FAR
R7-3	6.0/6.5	7.35
R7-3/ C2-4	6.0/6.5	6.16

LSGD – WINDOW TO WALL DISTANCE MOD

Per ZR 23-371(c)(2), 40 feet is required between the two buildings. The Applicant requests permission to allow a 30-foot distance between the existing and proposed buildings.



PROPOSED ACTIONS – ZONING SPECIAL PERMIT

Existing Parking: 160 spaces (only 117 required per Certification of Occupancy)
Required Parking for New Building: 50 spaces (410 units * 12%)
Total Parking Required on Development Site: 167 spaces (117 required + 50)
Proposed Parking with waiver: 143 spaces

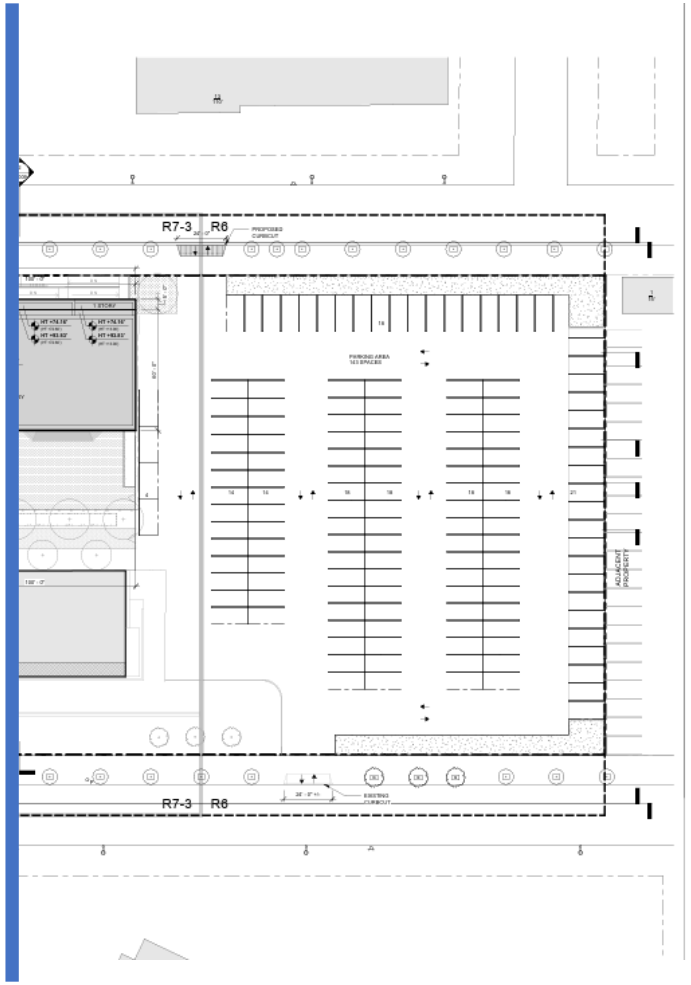
The applicant is seeking a Special Permit for a LSGD pursuant to **ZR 74-52:**

Permit reduction or removal of required off-street parking spaces, provided the Commission finds that the reduction or removal:

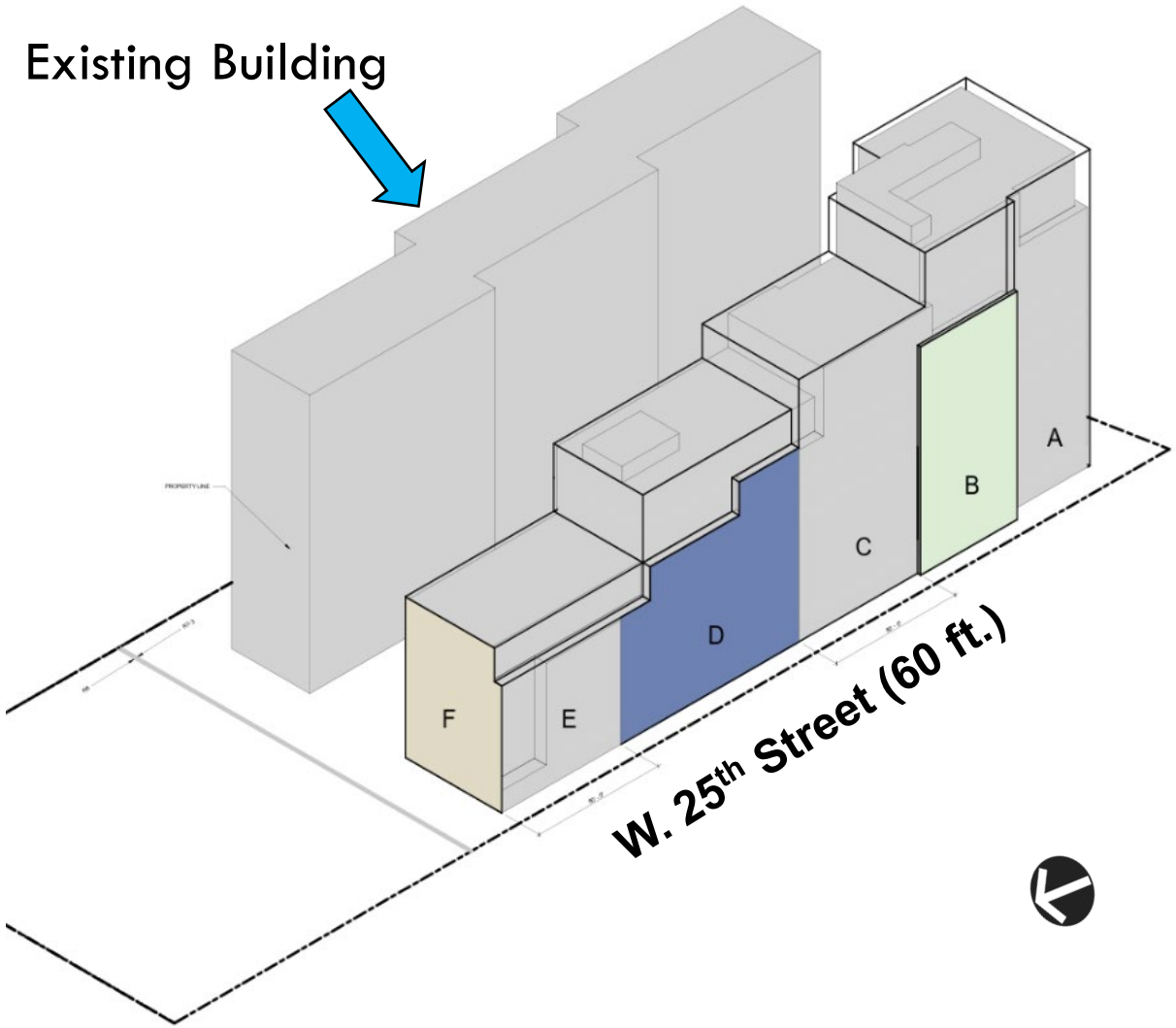
(a) will not impede access to existing accessory off-street parking spaces on adjoining zoning lots; and

(b) will not have undue adverse effects on residents, businesses or community facilities in the surrounding area.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

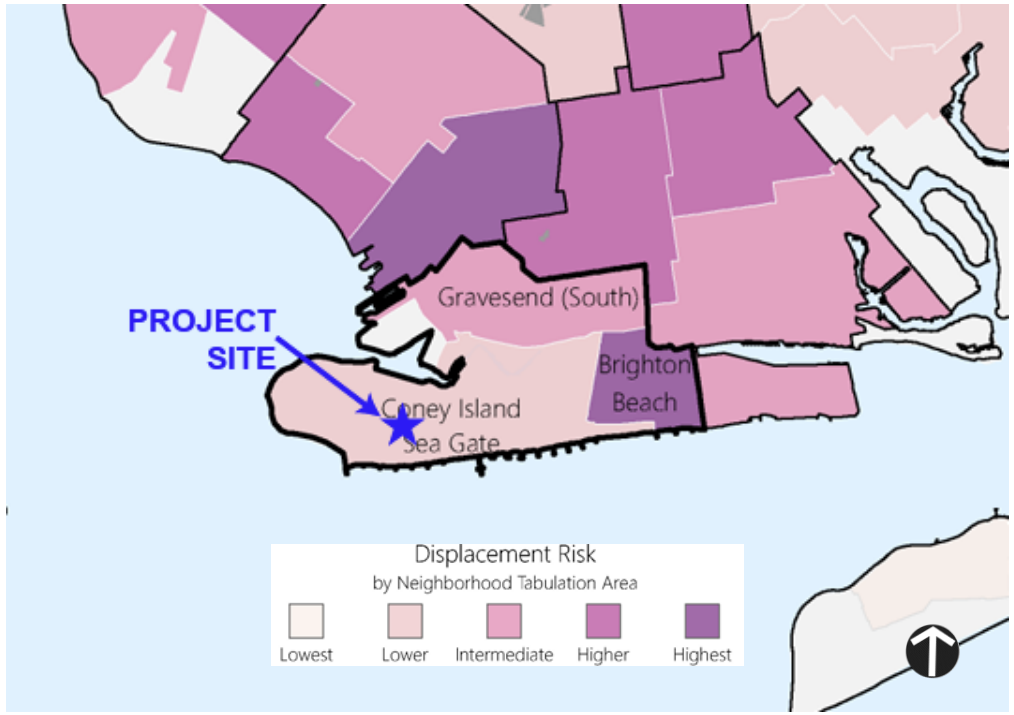


DESIGN CONTROLS





- Ensures a minimum of two building materials in each **zone A-F**
- Requires a distinctive entryway in **Zone B**
- Prescribes vertical articulation in **Zone D**
- Prevents blank walls in **Zone F** through the incorporation of glazing
- Screens roof-mounted mechanical equipment from view



Income restriction	Units		Anticipated affordability				
			AMI	Rent (2025)*		Eligible income (2025)**	
	#	%		Studio - 3-bedroom		1-person - 8-person household	
27% AMI	41	10.0	27%	$770	$1,140	$30,600	$57,800
40% AMI	62	15.2	40%	$1,130	$1,690	$45,400	$85,600
47% AMI	101	24.8	47%	$1,330	$1,980	$53,300	$100,500
57% AMI	42	10.3	57%	$1,620	$2,400	$64,600	$121,900
77% AMI	162	39.7	77%	$2,180	$3,240	$87,300	$164,700
Total	**408**	**100%**					

*Rents are based on unit size. Rents shown are illustrative (based on NYC's Affordable Monthly Rent data. Final rents will be determined based on the HUD Income Limits in place at time of project construction.

**Qualifying incomes are based on household size. Incomes shown are illustrative (based on HUD Income Limits, rounded to the nearest $100) and will change. Final qualifying incomes will be determined by the HUD Income Limits in place at time of project marketing.

Annual Median Household Income:

$47,177

Coney Island and Brighton Beach: Public Use Microdata Area (PUMA) 4313

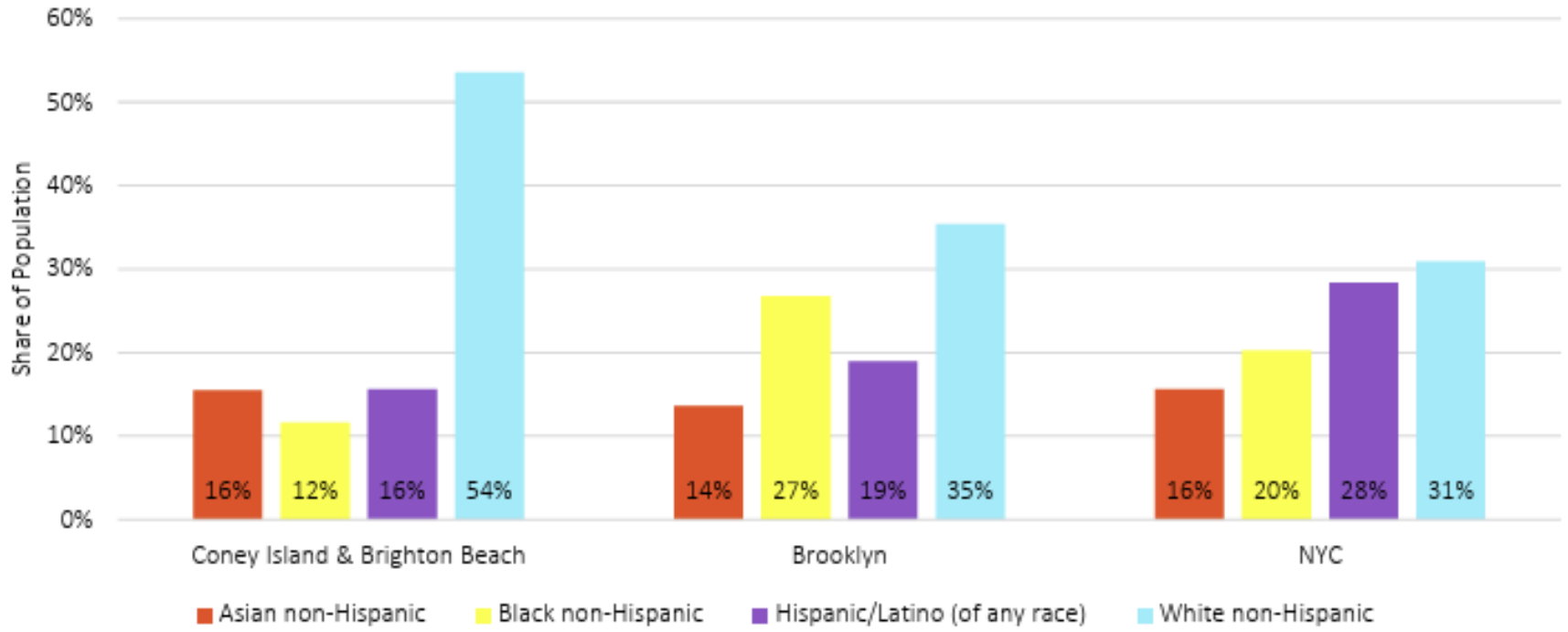
Lower than Brooklyn & NYC

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]."

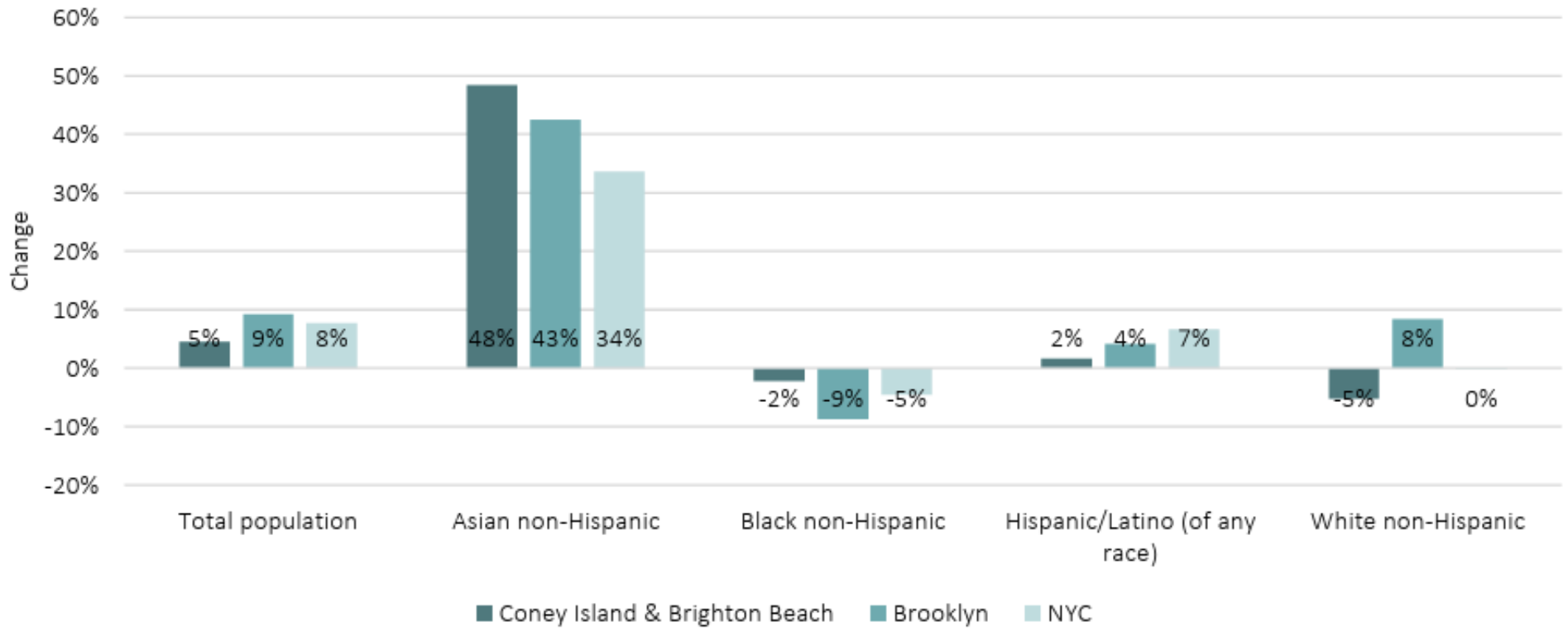


Source: Census 2020; Community Profile Table 1.01

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

SUMMARY OF PROPOSAL

Proposed Building

- 18 story (185 feet), 334,297 s.f. mixed-use development
- 315,617 s.f. of residential space (408 income-restricted units per ELLA program, plus two superintendent units)
- 10,898 s.f. of community facility space
- 7,782 s.f. of commercial space
- 143 parking spaces

Full Development Site

- 701,460 s.f. of floor area
- 770 income-restricted dwelling units (360 existing + 408 new + 2 superintendent units)
- Improvements to open space and recreation areas.



Appendix Slides

PROJECT AREA



NYC PLANNING

PROJECT AREA



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NYC PLANNING

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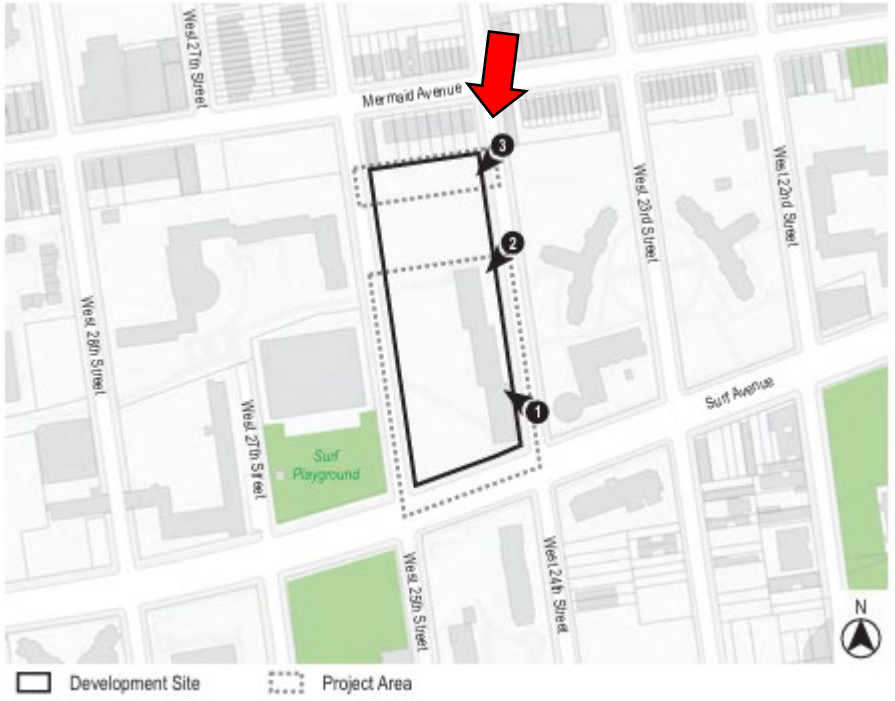
- 701,460 s.f. of floor area
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PROJECT AREA PHOTOGRAPHS



View of the Project Area facing south from the intersection of West 24th Street and Mermaid Avenue



EXISTING BUILDING

- Exited Mitchell Lama program in 2006
- Currently subject to HPD agreement since 2013 covering all units
- Land for proposed building to be released from current agreement
- New building to have its own new HPD/HDC regulatory agreement
- Existing building's tenants and rent protections to remain in place

UNIT MIX

Type	No.	As % of Total	Minimum Area (Sq.Ft.)	Maximum Area (Sq.Ft.)	Average Area (Sq.Ft.)	Total Area (Sq.Ft.)
Studio	18	5.0%	560	560	560	10,080
1-Bedroom	90	25.0%	560	670	604	54,360
2-Bedroom	108	30.0%	780	780	780	84,240
3-Bedroom	108	30.0%	1,340	1,340	1,340	144,720
4-Bedroom	18	5.0%	1,560	1,560	1,560	28,080
5-Bedroom	18	5.0%	1,785	1,785	1,785	32,130
Total/ Average	360	100.0%				353,610