



1455 Coney Island Avenue Rezoning

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

Project Overview

Existing Conditions

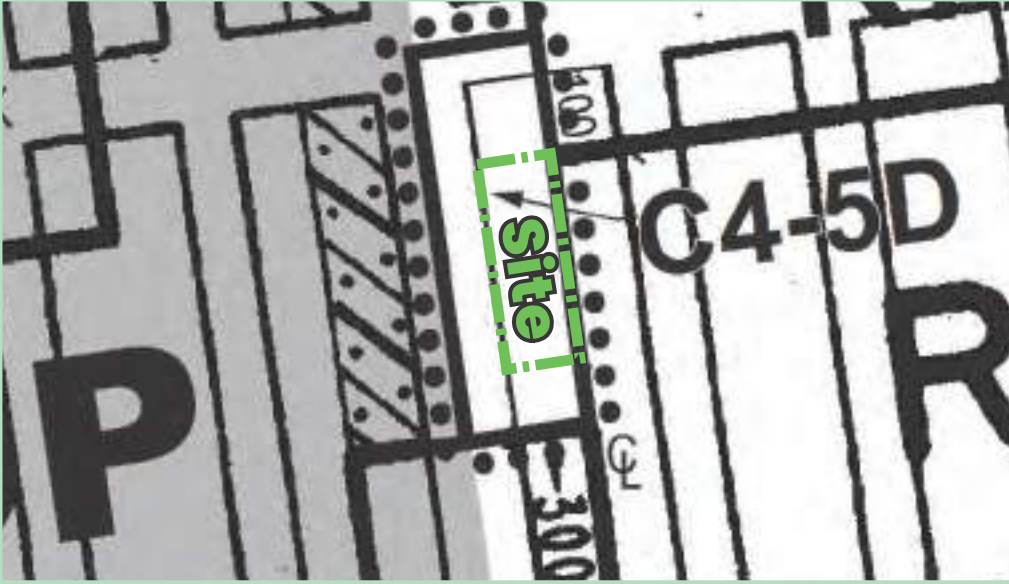
- **Development Site:** Block 6722, Lot 73
- **Total Lot Area:** 28,300 sf
- **Existing Uses:** Vacant
- **Existing Zoning:** R5/C2-3
- **Maximum Permitted FAR:** 2.0 (Residential) / 2.0 (Community Facility) / 2.0 (Commercial)
- **Neighborhood:** Midwood
- **Community District:** BK 14
- **City Council District:** 44 - Simcha Felder

Proposed Actions

- Proposed rezoning from **R5/C2-3** to **C4-5D** which would encompass **Block 6722, Lots 1 (p/o), 65 (p/o), 67, 69, 70, 71 & 73.**
- Zoning Text Amendment to Appendix F to make a **Mandatory Inclusionary Housing Area** coterminous with the Project Area.

Proposed Development

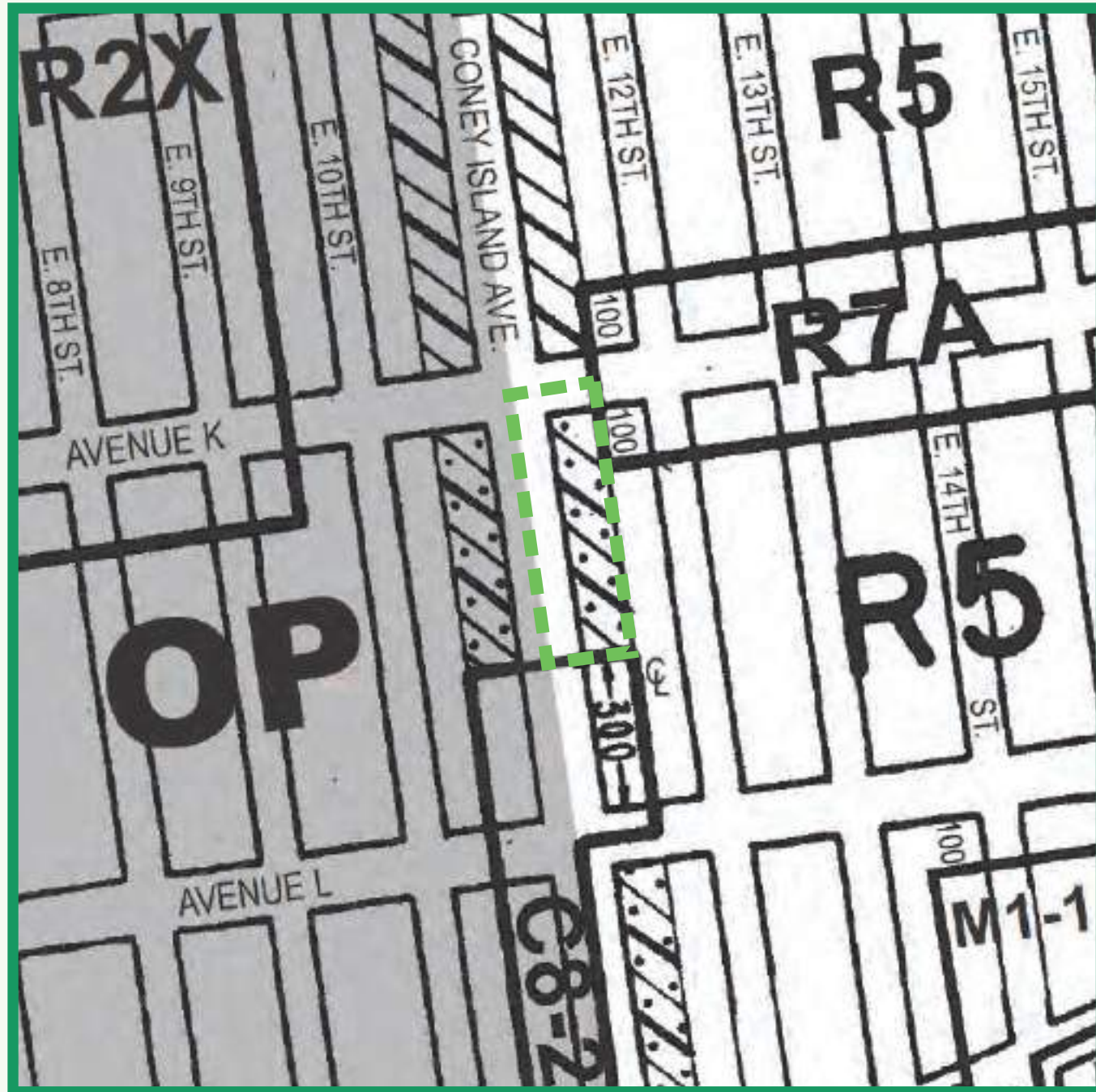
- **Nine-Story/95-Foot Long-Term Care Facility** (Community Facility)
- **157,414 sf** of zoning floor area (**5.56 FAR**)
- **300 total beds**, comprised of **240 skilled nursing beds** and **60 assisted-living beds**
- **28 parking spaces**



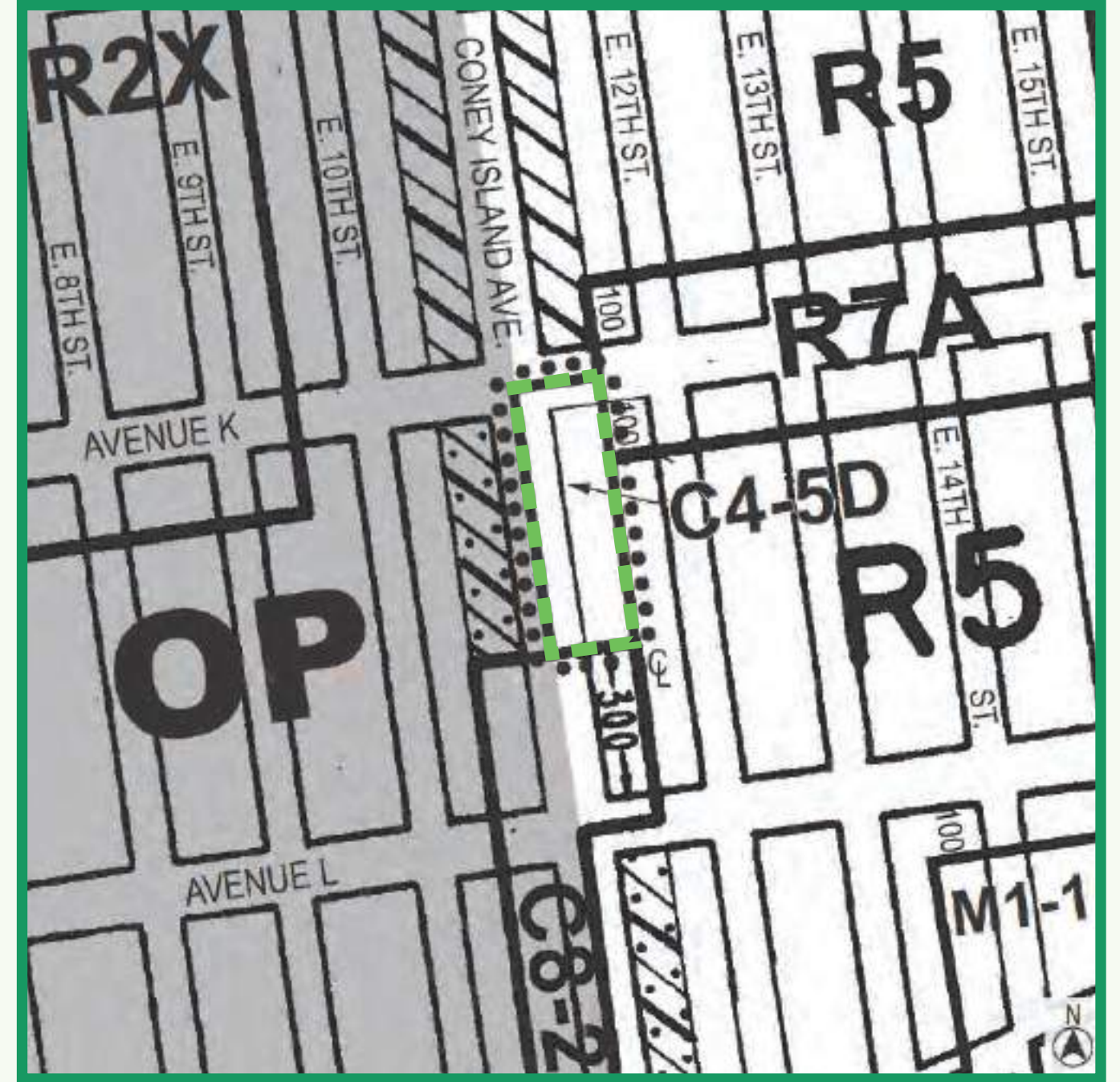
Proposed Rezoning

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

Existing



Proposed



R5/C2-3

Permitted by Existing Zoning

- **Use Groups:** I-IV, VI-X
- **Permitted Max. Total FAR:** 2.0
- **Permitted Residential FAR:** 2.0
(qualifying residential site)
- **Permitted Community Facility FAR:** 2.0
- **Permitted Commercial FAR:** 2.0
- **Permitted Building Height:** 55 Ft (Res.),
Sky Exposure Plane (Comm.)
- **Permitted Dwelling Units:** 680 sf/
dwelling unit
- **Required Affordable Units:** 0
- **Required Residential Parking:** 35% of
standard dwelling units

C4-5D

Permitted by Proposed Zoning

- **Use Groups:** I-X
- **Permitted Max. Total FAR:** 5.6 (MIH)
- **Permitted Residential FAR:** 5.6 (MIH)
- **Permitted Community Facility FAR:** 4.2
- **Permitted Commercial FAR:** 4.2
- **Permitted Building Height:** 125 Ft (MIH)
- **Permitted Dwelling Units:** 680 sf/
dwelling unit
- **Required Affordable Units:** 25-30% of
residential floor area (depending on MIH
Option 1 or 2)
- **Required Residential Parking:** 15% of
standard dwelling units, None for
qualifying affordable/senior housing units

C4-5D

Proposed Development

- **Use Group:** III
- **Proposed Total FAR:** 5.56 (MIH)
- **Proposed Residential FAR:** 5.56 (MIH)
- **Proposed Community Facility FAR:** 0.0
- **Proposed Building Height:** 95 Ft (MIH)
- **Proposed Beds:** 300 (240 for skilled
nursing home, 60 for enhanced assisted
living)
- **Proposed Parking:** 28 spaces proposed
where none are required

Rezoning Area



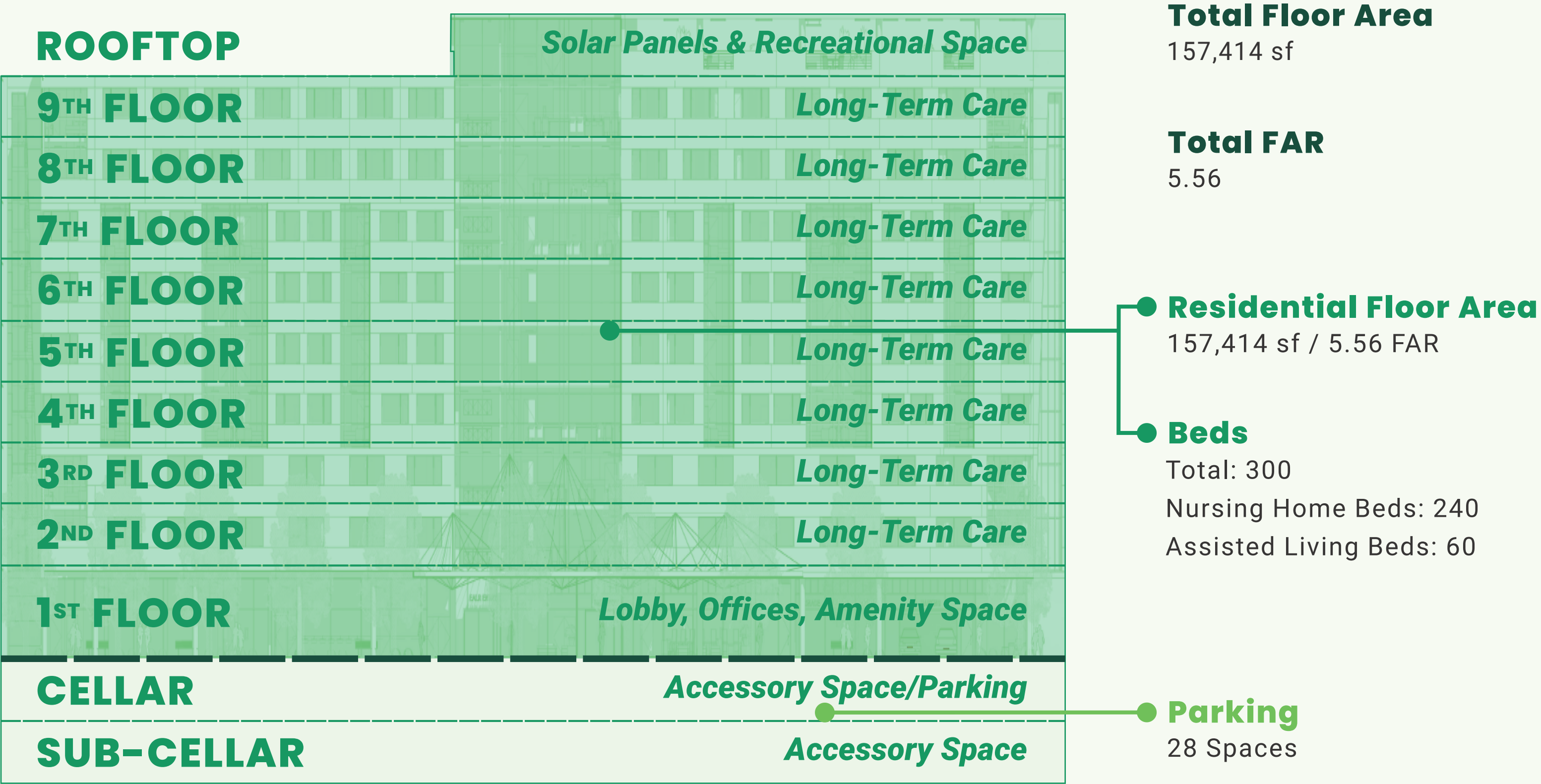
Proposed Development

6-Story Mixed-Use, Residential & Community Facility Building

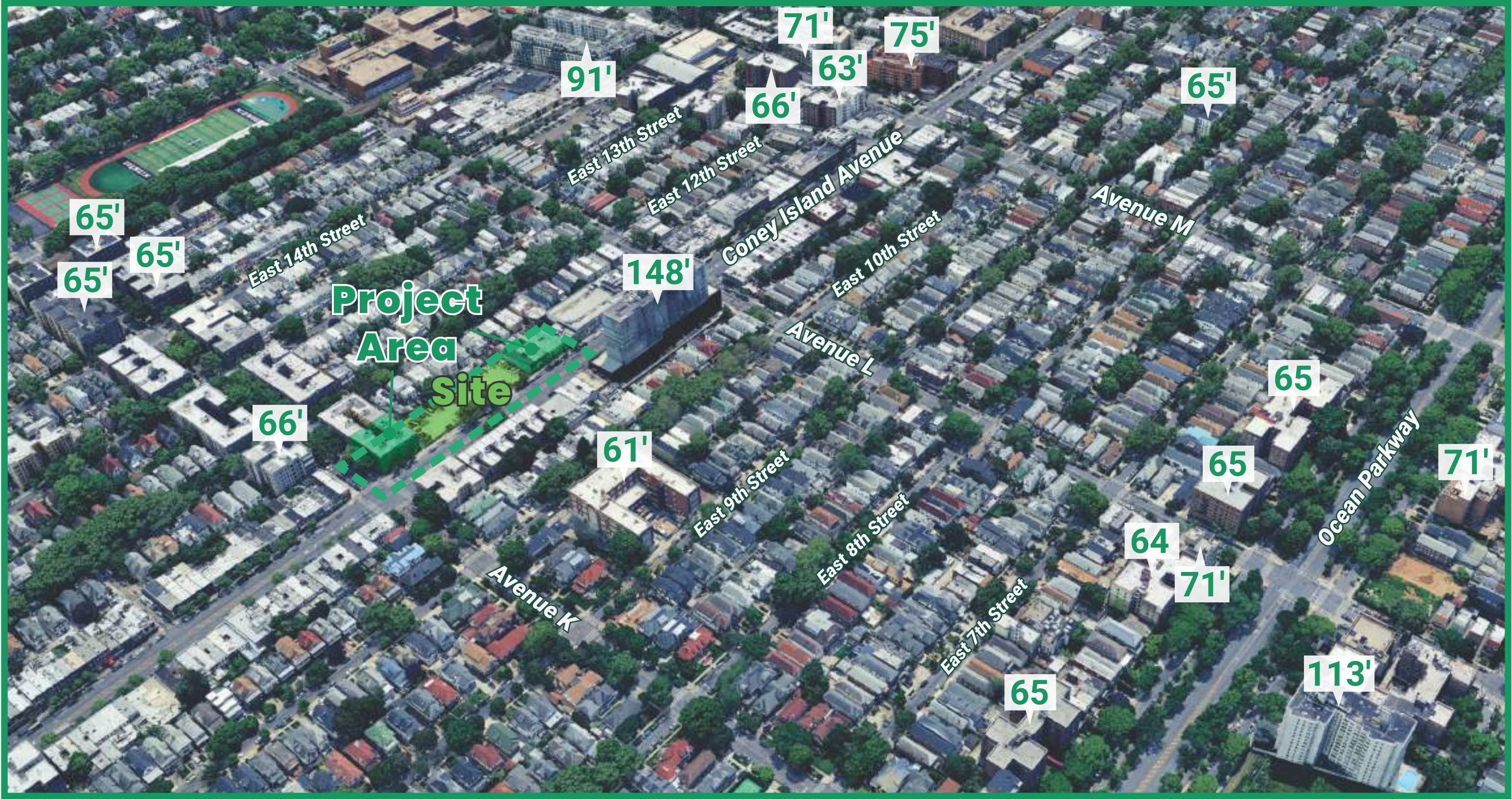


- **Proposed Uses:** Long-Term Care Facility
- **Proposed FAR:** 5.56
- **Proposed Total Floor Area:** 157,414 sf
- **Proposed Building Height:** 95 feet / 9-stories
- **Proposed Beds:** 300
 - 240 beds for skilled nursing
 - 60 beds for enhanced assisted living
- **Proposed Parking Spaces:** 28 spaces

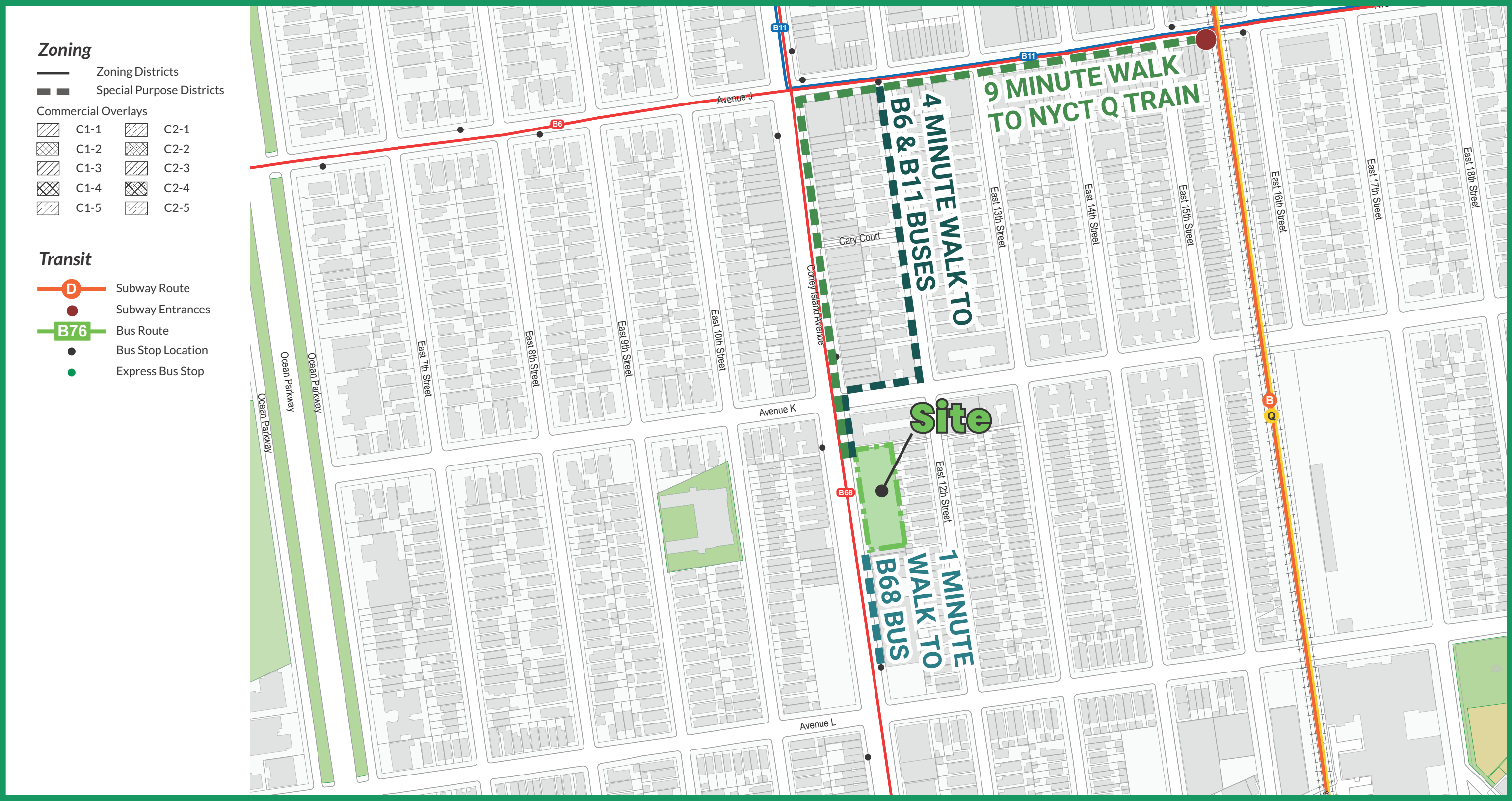
Floor Area Breakdown



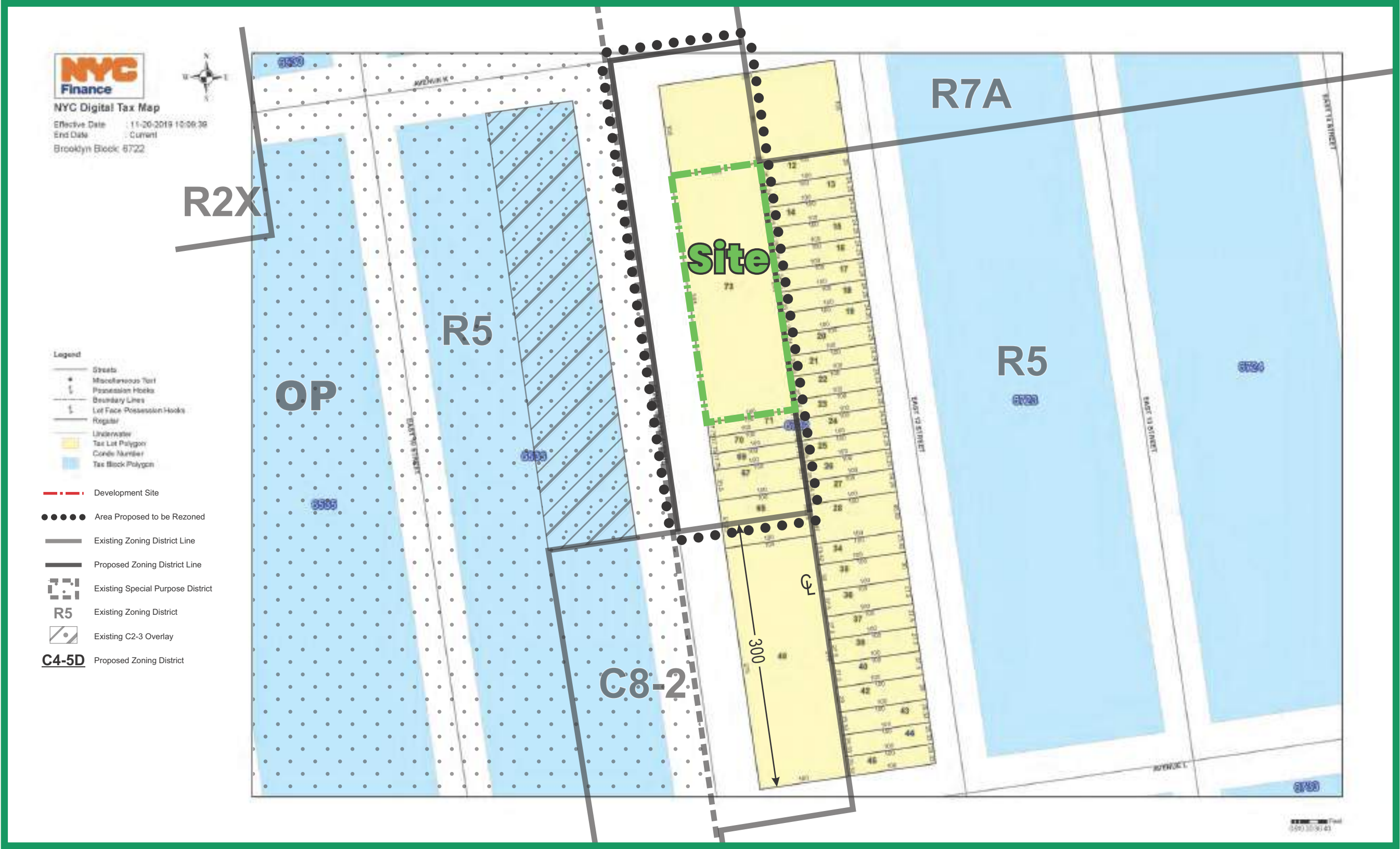
Existing Context for a Taller Building



Access To Several Transit Options



Tax Map



Neighborhood Demographics

Key Neighborhood and Demographic Conditions – US Census PUMA Tract 4015

Population

- Total: 162,557
 - 13% Asian non-Hispanic
 - 27.4% Black non-Hispanic
 - 14.6% Hispanic
 - 38.7% White non-Hispanic
 - 6.3% non-Hispanic/other race/combination of races
- 61.3% of the total population of PUMA tract 4017 is non-white.

Foreign-Born Population & Limited English Proficiency

- Foreign-born population: 41.4%
- Limited English proficiency: 20.2%

Housing Unit Increase vs. Population Increase

- Increase in housing units: 6.9%
- Increase in population: 2.5%
- Increase in housing units (all of NYC): 9%

Rent

- Median gross rent: \$1,563
- Rent-burdened (30%+ of income spent on rent): 54.1%
- Severely Rent-burdened (50%+ of income spent on rent): 29.9%

Affordability

- Rental units affordable to extremely & very low-income households (0-50% AMI): 20.2%
- Rental units affordable to low & moderate-income households (51-120% AMI): 78.1%

Transit Access

- Residents with Subway or SBS bus station within ¼ mile: 42.3%
- Transit-rich area walkable to the Q subway line

The Need for Long-Term Care Facilities



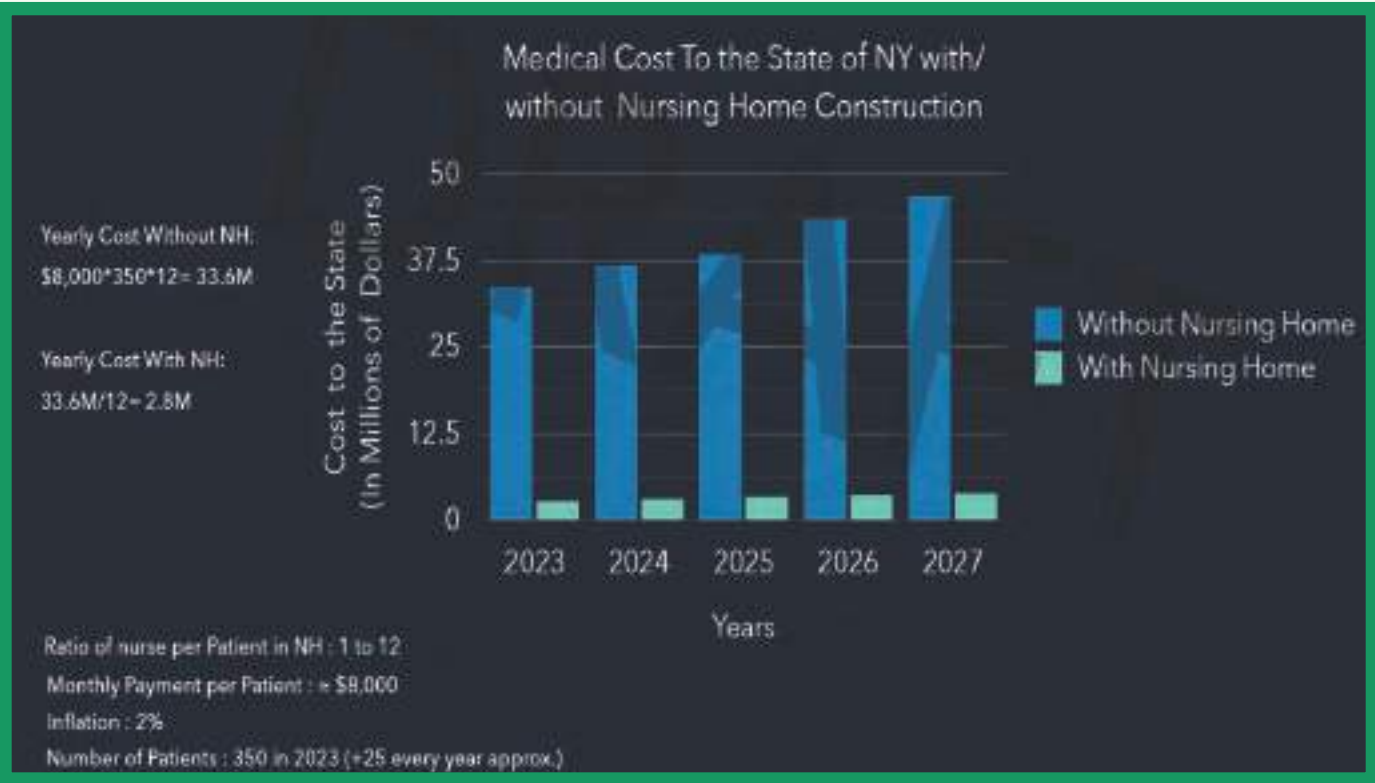
An Aging Population with Limited Care Options

- **13.3% of residents** of Brooklyn Community District 14 are 65 and over, a **population of over 20,000**.
- Since 2019, New York State has **lost over 5,600 nursing home beds** due to closures and decertifications*.
- There are currently **no nursing/rehab facilities in Midwood**. Furthermore, the closest senior assisted living facility is almost **one mile northwest** of the Site and was **built over 50 years ago (1971)**.

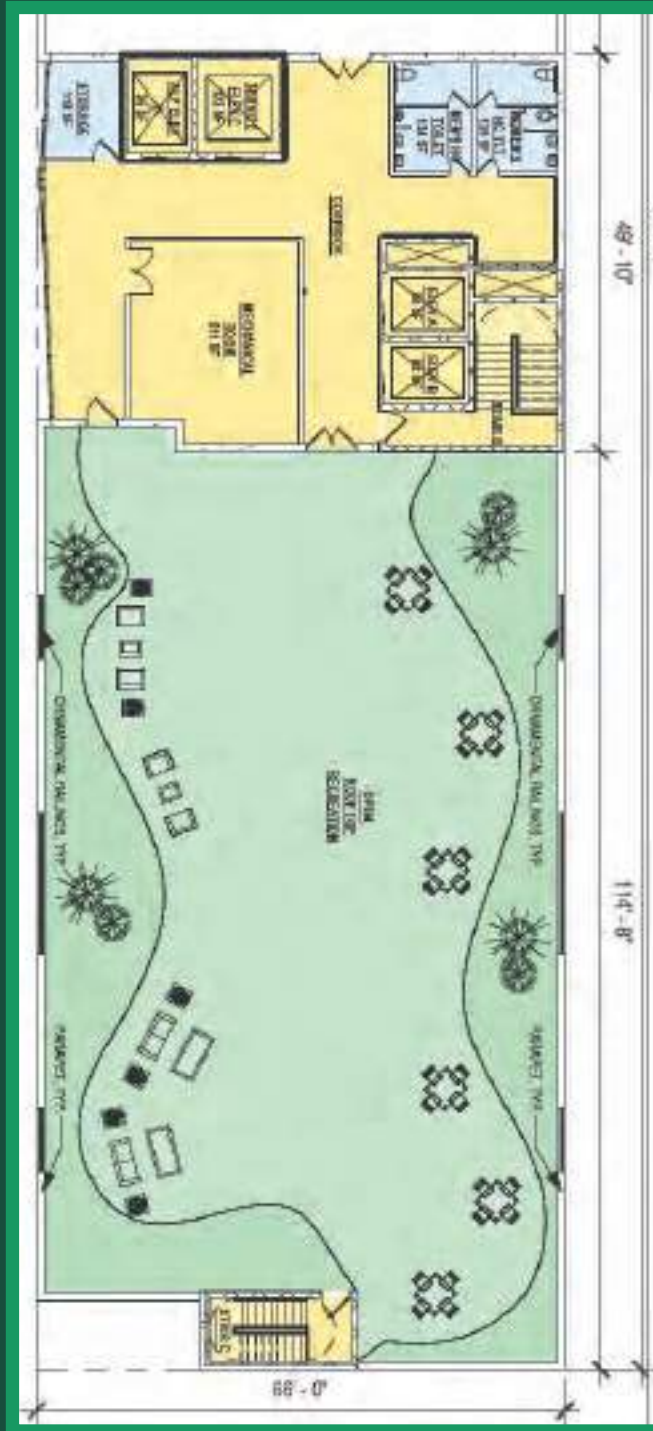
*<https://spectrumlocalnews.com/nys/central-ny/news/2025/02/25/nursing-home-closures-new-york-state-medicaid-reimbursement-rates>

Modern LTCFs Provide Numerous Benefits for Seniors and Their Communities

- The proposed state-of-the-art long term care facility (LTCF) would fill a dire need for a nursing home and assisted living for seniors in Midwood, providing **hundreds of seniors the opportunity to age in place** and continue being connected to their community at large.
- The proposed LTCF will **help reduce the healthcare-related financial burden for New York State** due to savings linked to private insurance, Medicare, and Medicaid (see graph at left).
- LTCFs enhance the quality of life for seniors and/or disabled residents by providing **24/7 access to medical professionals** and **completely ADA-accessible units and building amenities**.



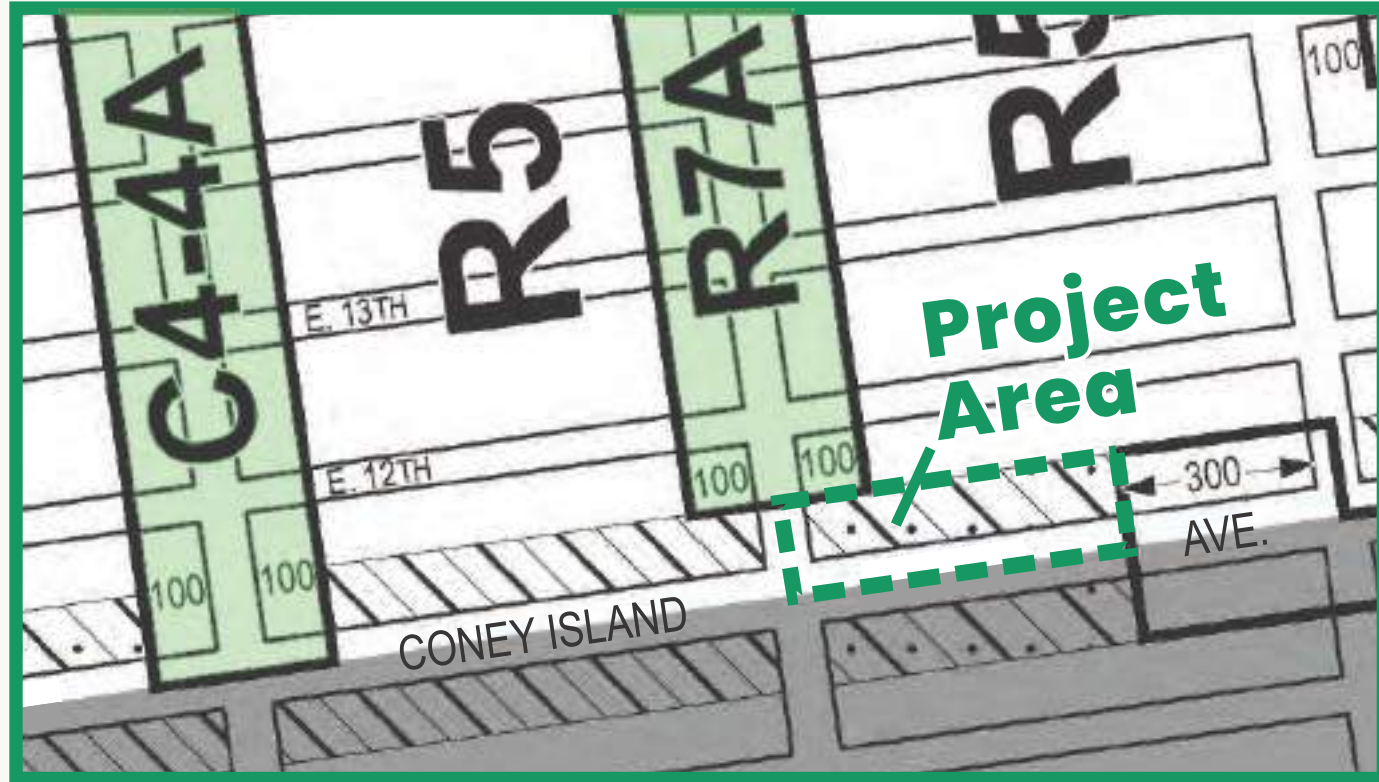
Activating Residents and the Community



The Proposed LTCF Will Provide Residents with Social/Recreational Opportunities and Activate the Street

- The development will include **7,500 square feet of rooftop recreational space** for on-site exercise and fresh air.
- A transparent ground floor with **glass windows, street trees, and planters** will enhance and activate the streetscape.
- A coffee shop, outdoor terraces, a rooftop area, dining rooms on each floor, and a communal **worship space** will offer residents ample social and community-building opportunities.
- Located within walking distance of **many houses of worship and a subway stop**, the Proposed LTCF will support seniors who do not drive.

A Contextual Development



1508 Coney Island Avenue

- 10-Stories / 148 Feet (As-of-Right)
- 215,379 square feet of floor area
- 6.33 FAR

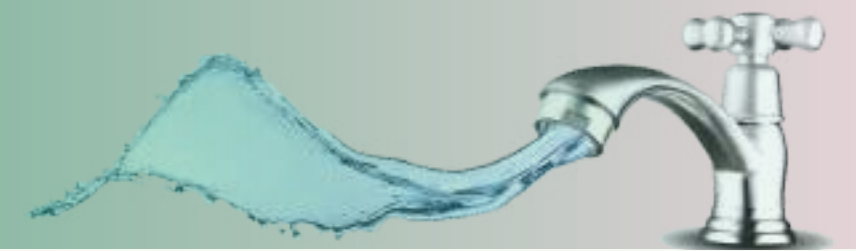
- The proposed development would be over **50 feet shorter** and **have 60,000 fewer square feet** than the nearby building at 1508 Coney Island Avenue, providing appropriate context for its scale.
- The proposed development would include a **34-foot rear yard above the first floor** to respect adjacent lower-density residences.
- The Project Area is **proximate to several R7A and R7A-equivalent districts**, where zoning allows for a max FAR of 5.01 for qualifying affordable or senior housing.
- Recent land use activity along Coney Island Avenue reflects a **trend toward higher-density mixed-use development**, including rezonings at 534 Coney Island Avenue (2023) and 2510 Coney Island Avenue (2025).

Sustainability Features

Environmentally Conscious Design



Low Flow Plumbing Fixtures



High Efficiency Heating & Cooling



Energy Star Appliances



Electric Vehicle Charging



Proposed Plans



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Drawing Name

3D RENDERING - FRONT ELEVATION

Project Description

NEW 300 BED LTCF
1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230

Drawing No.:

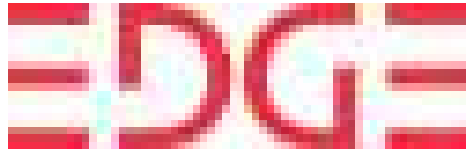
T-001.00

Project No.:

#SNH19057A

Date:

05/12/2025



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Drawing Name

3D RENDERING - STREET VIEW

Project Description

NEW 300 BED LTCF
1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230

Drawing No.:

T-002.00

Project No.:

#SNH19057A

Date:

05/12/2025



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Drawing Name

3D RENDERING - FRONT VIEW

Project Description

NEW 300 BED LTCF
1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230

Drawing No.:





T-003.00

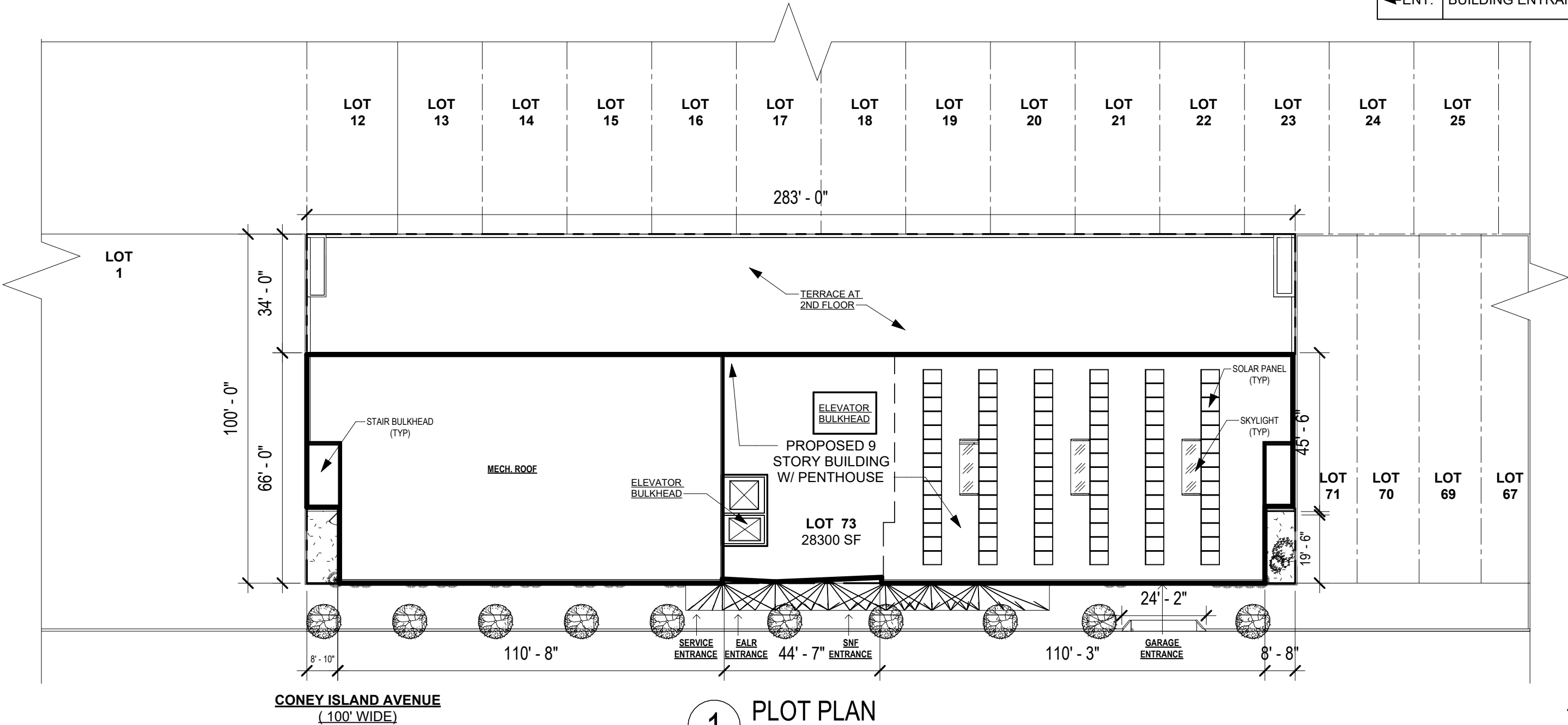
Project No.:

#SNH19057A

Date:

05/12/2025

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREE
	PROPOSED TREE
	PROPERTY LINE
	BUILDING ENTRANCE



1 PLOT PLAN
SCALE: 1" = 30'-0"



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Drawing Name

ZONING MAP / PLOT PLAN

Project Description

NEW 300 BED LTCF
1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230

Drawing No.:

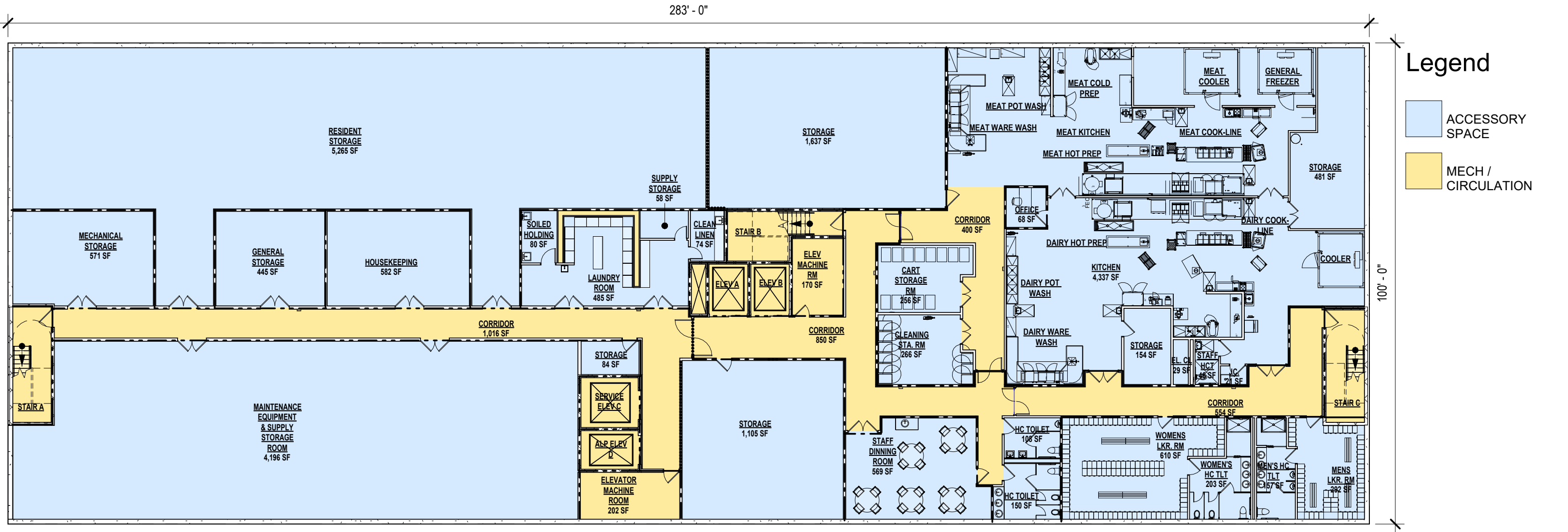
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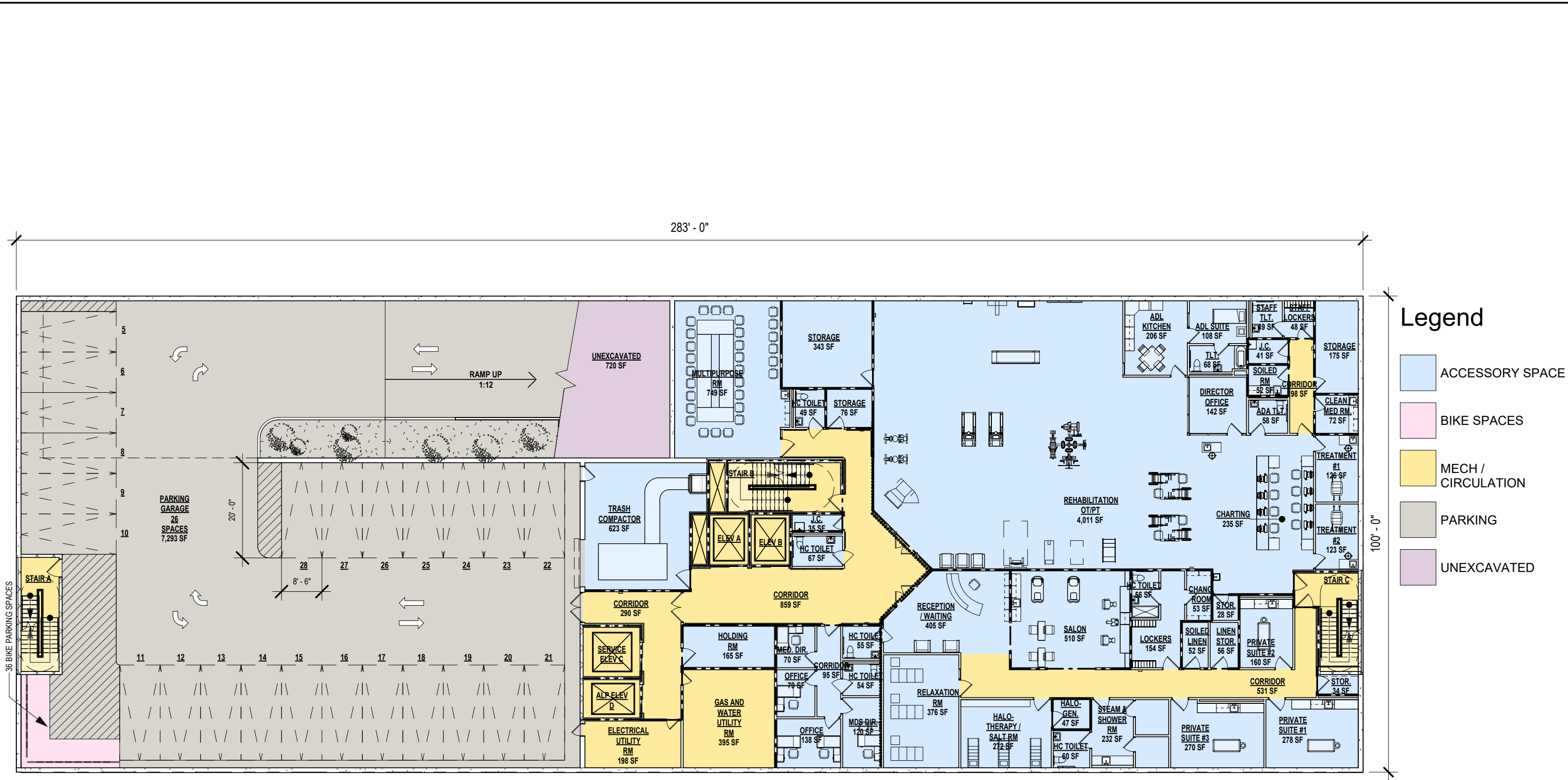
Date:

05/12/2025



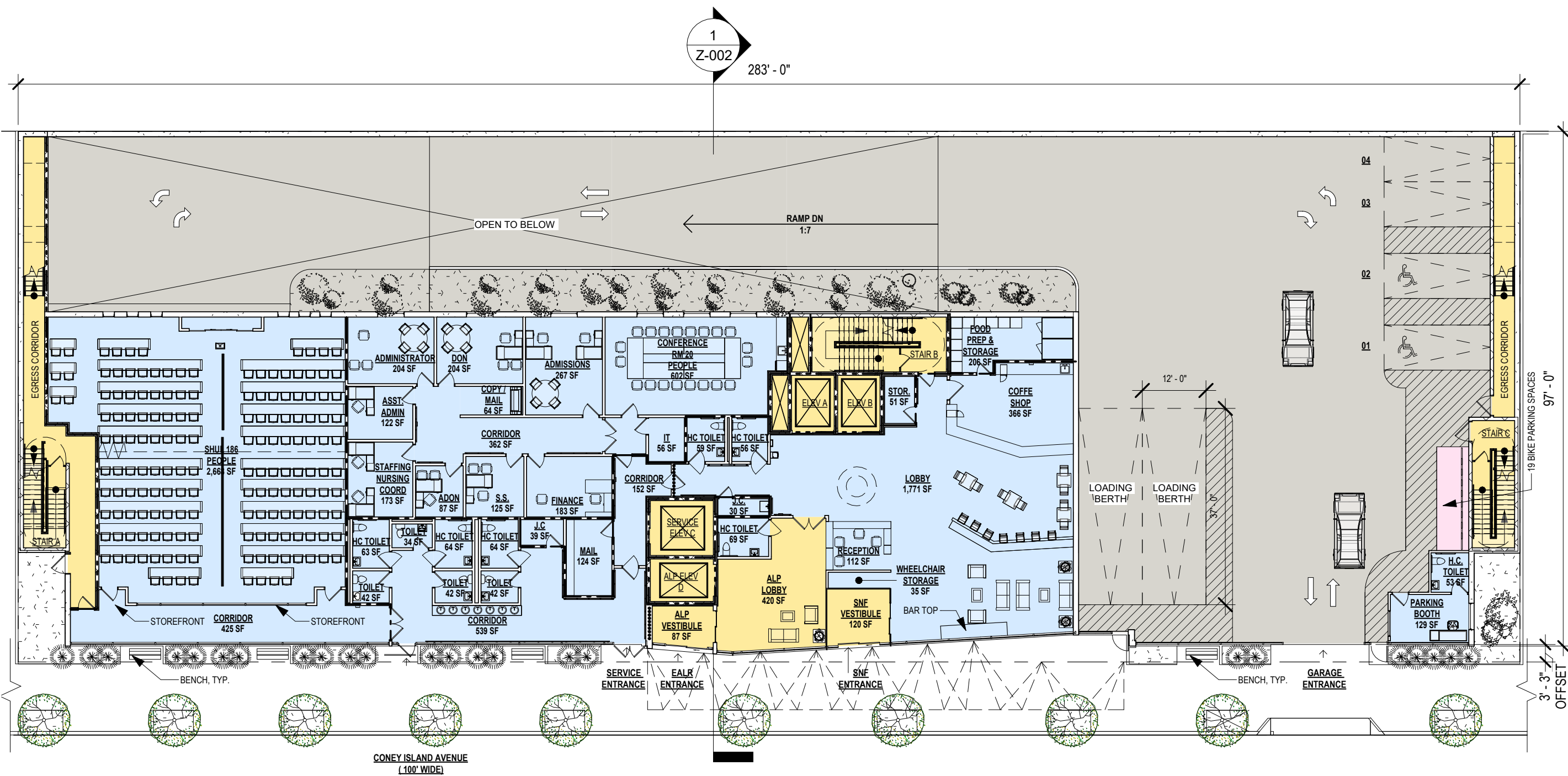
1 SUB CELLAR PROPOSED PLAN
SCALE: 1" = 20'-0"

<div>EDGE</div> <div>EDGE + Co Architecture, LLC 25 Newbridge Road Suite 304 Hicksville, NY 11801</div> <div>T 718 215 3815 F 718 215 1274 info@edgeand.co www.edgeand.co</div>	Drawing Name SUB CELLAR PROPOSED PLAN		Drawing No.: A-100SC.00	
	Project Description NEW 300 BED LTCF 1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230		Project No.: #SNH19057A	Date: 05/12/2025
			Page No.: 6 OF 20	



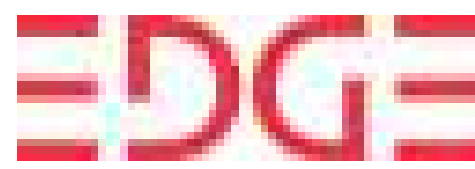
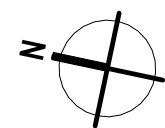
1 CELLAR PROPOSED PLAN
SCALE: 1" = 20'-0"

 <div>EDGE + Co Architecture, LLC 25 Newbridge Road Suite 304 Hicksville, NY 11801</div> <div>T 718 215 3815 F 718 215 1274 info@edgeand.co www.edgeand.co</div>	Drawing Name CELLAR PROPOSED PLAN		Drawing No.: A-100.00	
	Project Description NEW 300 BED LTCF 1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230		Project No.: #SNH19057A	Date: 05/12/2025
			Page No.: 7 OF 20	



- ### Legend
- ACCESSORY SPACE
 - BIKE SPACES
 - MECH / CIRCULATION
 - PARKING

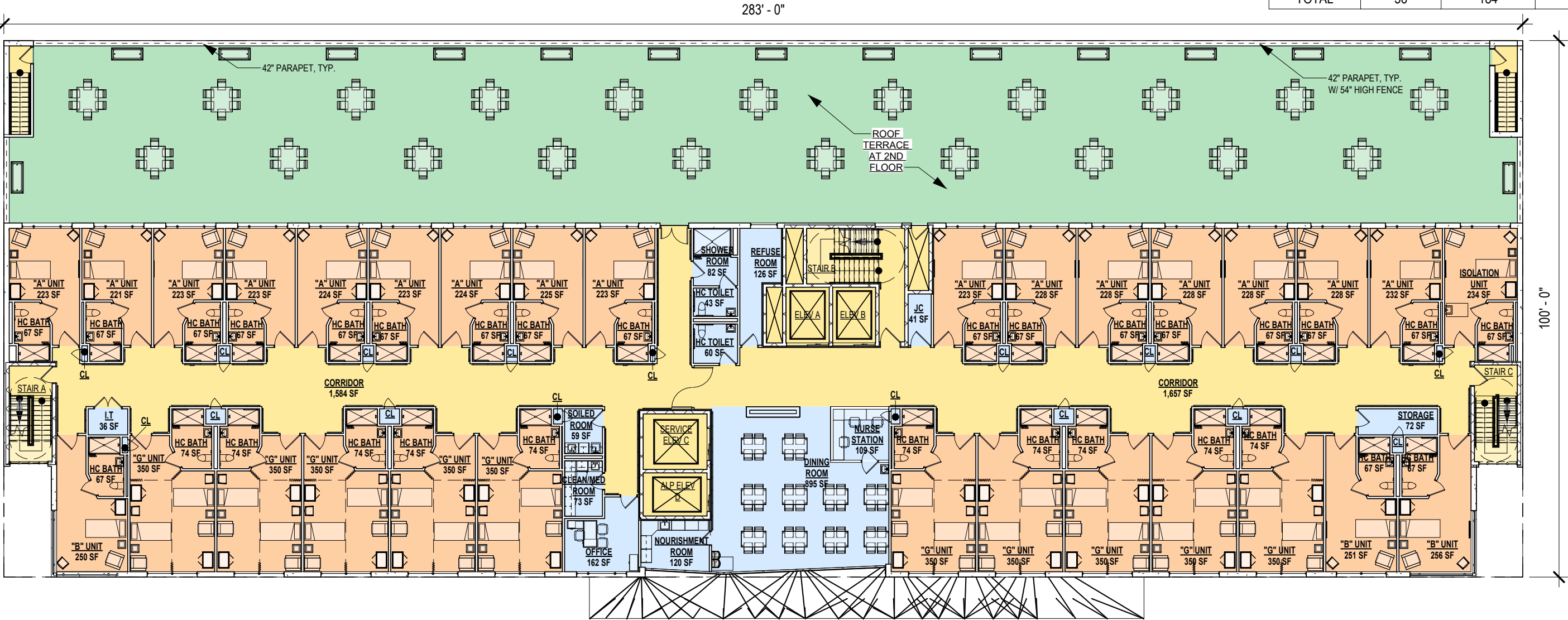
1 1ST FLOOR PROPOSED PLAN
SCALE: 1" = 20'-0"



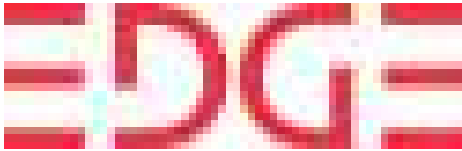
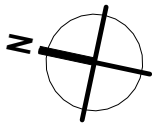
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Drawing Name		Drawing No.:	
1ST FLOOR PROPOSED PLAN		A-101.00	
Project Description		Project No.:	Date:
NEW 300 BED LTCF		#SNH19057A	05/12/2025
1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230		Page No.: 8 OF 20	

ROOM CHART- 2TH - 3TH FLOOR				
NUMBER	SNF(SINGLE)	SNF (DOUBLE)	EALR (SINGLE)	FLOOR TOTALS
9TH FLOOR	0	0	30	30
8TH FLOOR	0	0	30	30
7TH FLOOR	4	36	0	40
6TH FLOOR	4	36	0	40
5TH FLOOR	4	36	0	40
4TH FLOOR	4	36	0	40
3RD FLOOR	20	20	0	40
2ND FLOOR	20	20	0	40
TOTAL SNF	56	184	0	240
TOTAL ALP	0	0	60	60
TOTAL	56	184	60	300



1 2ND FLOOR PROPOSED PLAN
SCALE: 1" = 20'-0"



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Drawing Name

2ND FLOOR PROPOSED PLAN

Project Description

NEW 300 BED LTCF
1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230

Drawing No.:

A-102.00

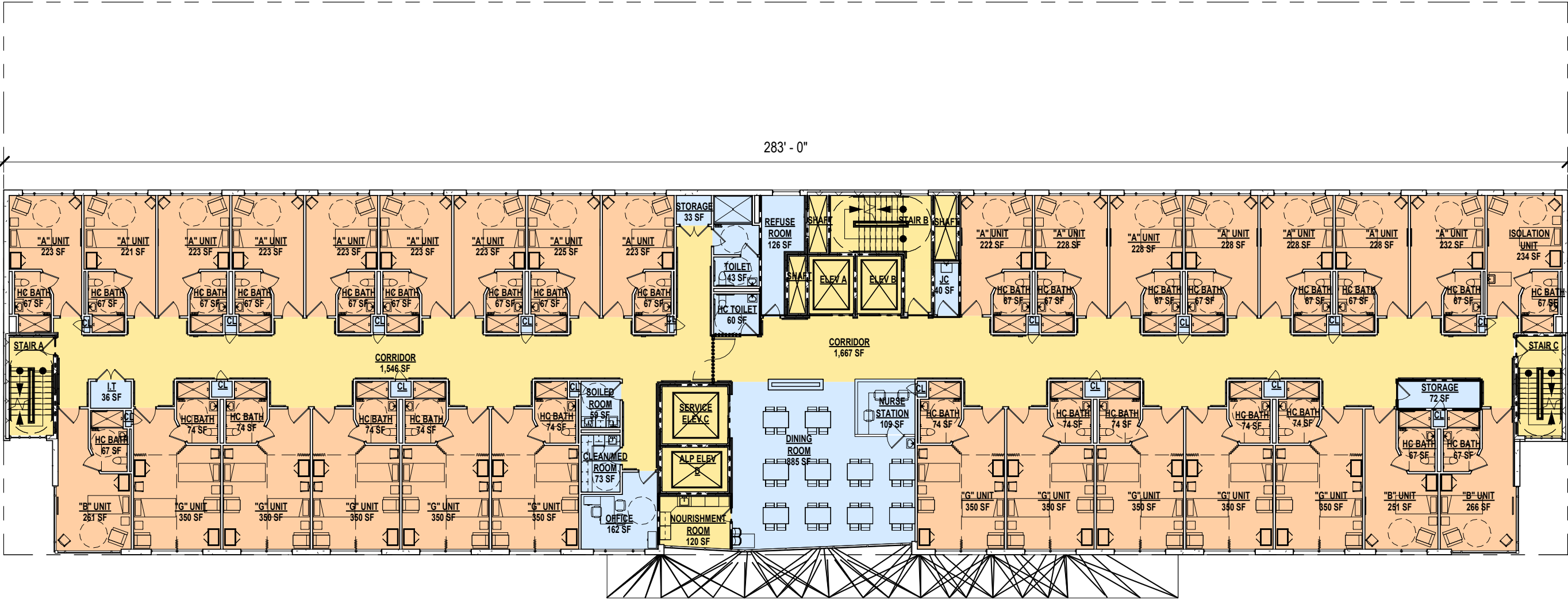
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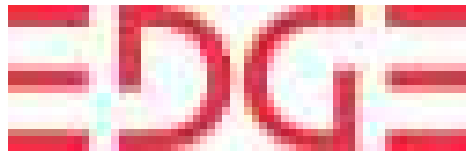
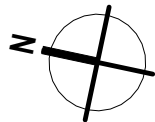
Date:

05/12/2025

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7TH FLOOR	4	36	0	40
6TH FLOOR	4	36	0	40
5TH FLOOR	4	36	0	40
4TH FLOOR	4	36	0	40
3RD FLOOR	20	20	0	40
2ND FLOOR	20	20	0	40
TOTAL SNF	56	184	0	240
TOTAL ALP	0	0	60	60
TOTAL	56	184	60	300



1 3RD FLOOR PROPOSED PLAN
SCALE: 1" = 20'-0"



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Drawing Name

3RD FLOOR PROPOSED PLAN

Project Description

NEW 300 BED LTCF
1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230

Drawing No.:

A-103.00

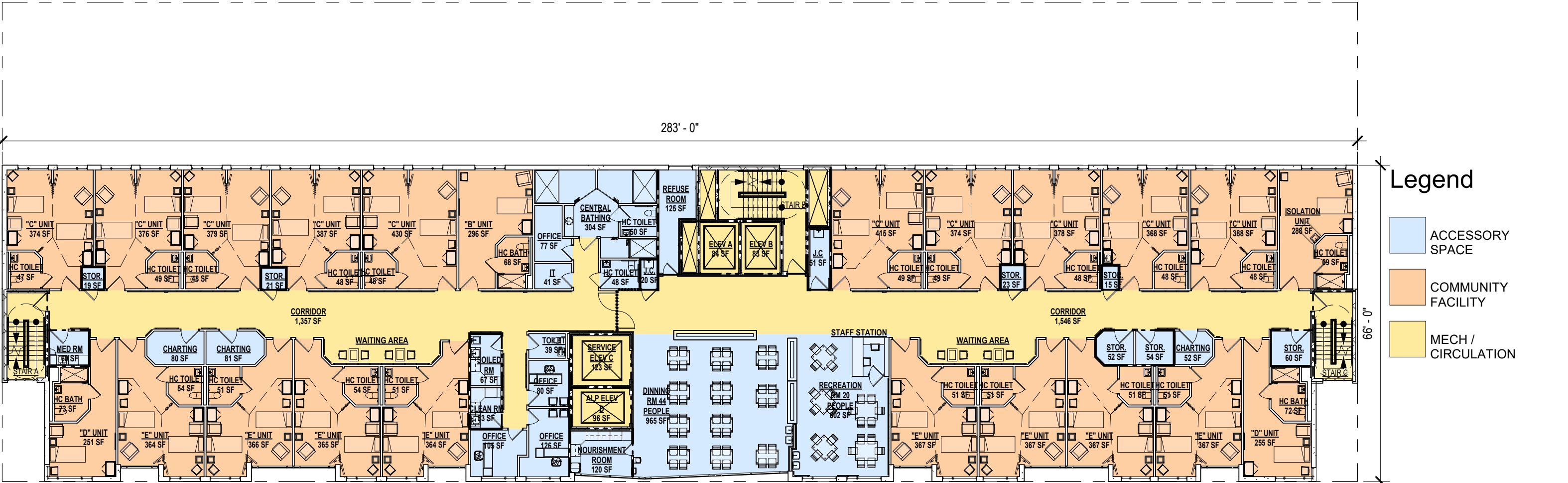
Project No.:

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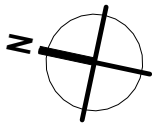
Date:

05/12/2025

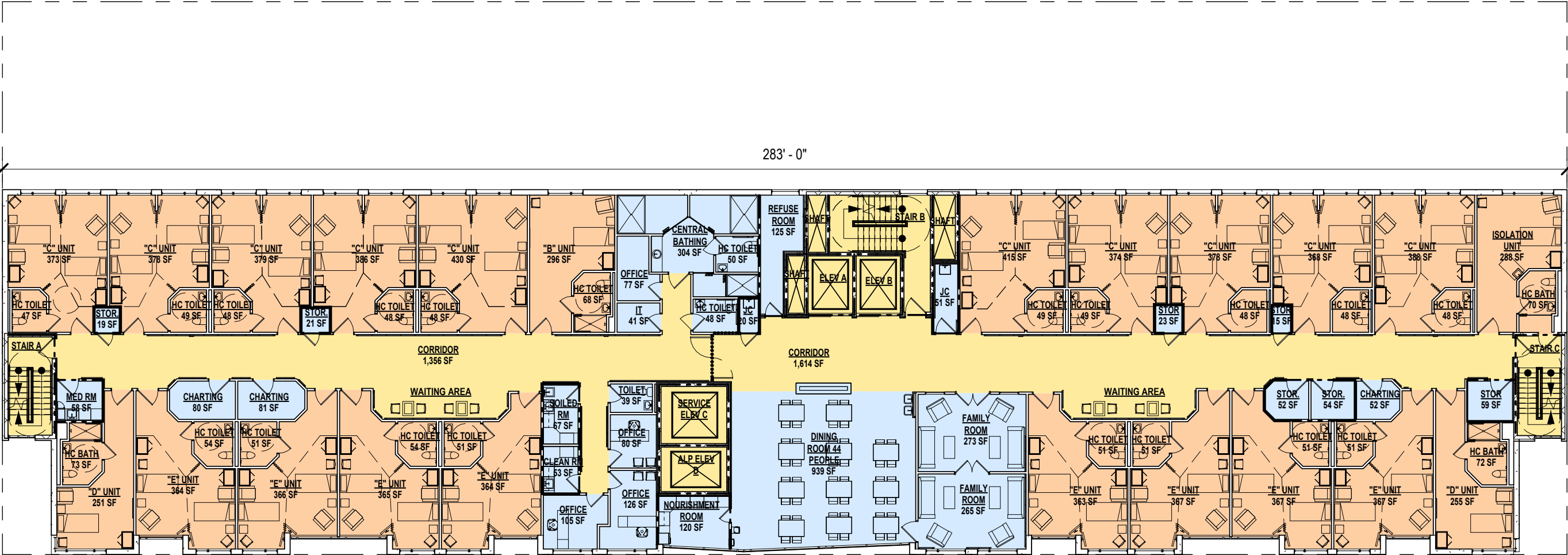
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7TH FLOOR	4	36	0	40
6TH FLOOR	4	36	0	40
5TH FLOOR	4	36	0	40
4TH FLOOR	4	36	0	40
3RD FLOOR	20	20	0	40
2ND FLOOR	20	20	0	40
TOTAL SNF	56	184	0	240
TOTAL ALP	0	0	60	60
TOTAL	56	184	60	300



1 4TH - 6TH (TYP.) FLOOR PROPOSED PLAN
SCALE: 1" = 20'-0"



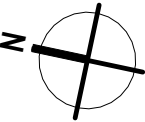
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7TH FLOOR	4	36	0	40
6TH FLOOR	4	36	0	40
5TH FLOOR	4	36	0	40
4TH FLOOR	4	36	0	40
3RD FLOOR	20	20	0	40
2ND FLOOR	20	20	0	40
TOTAL SNF	56	184	0	240
TOTAL ALP	0	0	60	60
TOTAL	56	184	60	300



Legend

- ACCESSORY SPACE
- COMMUNITY FACILITY
- MECH / CIRCULATION

1 7TH FLOOR PROPOSED PLAN
SCALE: 1" = 20'-0"



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Drawing Name

7TH FLOOR PROPOSED PLAN

Project Description

NEW 300 BED LTCF
1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230

Drawing No.:

A-107.00

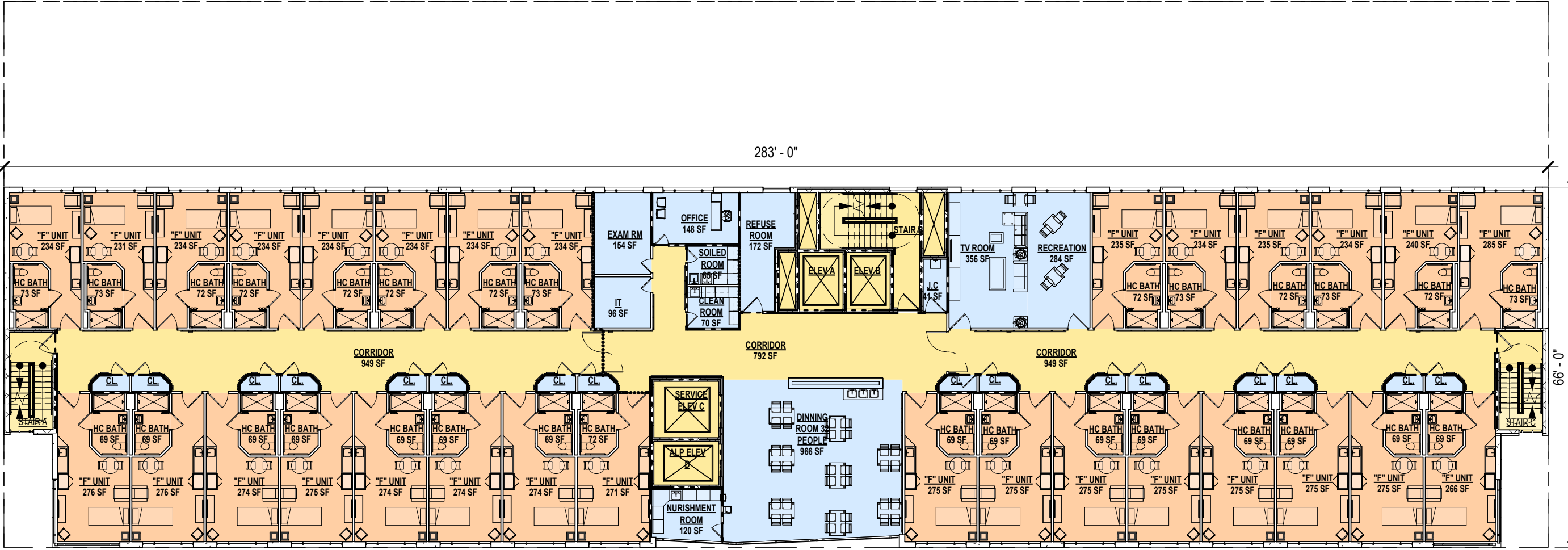
Project No.:

#SNH19057A

Date:

05/12/2025

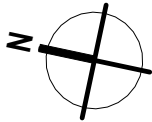
ROOM CHART- 8TH FLOOR				
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7TH FLOOR	4	36	0	40
6TH FLOOR	4	36	0	40
5TH FLOOR	4	36	0	40
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3RD FLOOR	20	20	0	40
2ND FLOOR	20	20	0	40
TOTAL SNF	56	184	0	240
TOTAL ALP	0	0	60	60
TOTAL	56	184	60	300



Legend

- ACCESSORY SPACE
- COMMUNITY FACILITY
- MECH / CIRCULATION

1 8TH - 9TH (TYP.) FLOOR PROPOSED PLAN
SCALE: 1" = 20'-0"



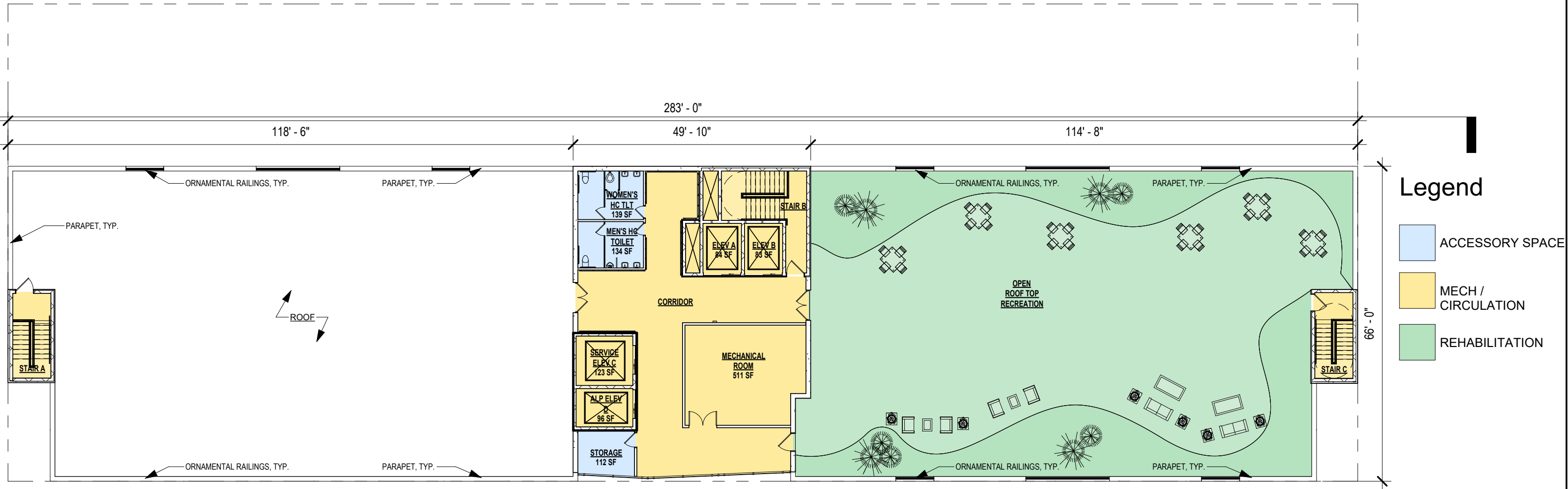
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Drawing Name
8TH - 9TH (TYP.) FLOOR PROPOSED PLAN

Project Description
NEW 300 BED LTCF
1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230

Drawing No.: **A-108.00**

Project No.: #SNH19057A Date: 05/12/2025



1 ROOF FLOOR PROPOSED PLAN
SCALE: 1" = 20'-0"



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Drawing Name

ROOF FLOOR PROPOSED PLAN

Project Description

NEW 300 BED LTCF
1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230

Drawing No.:

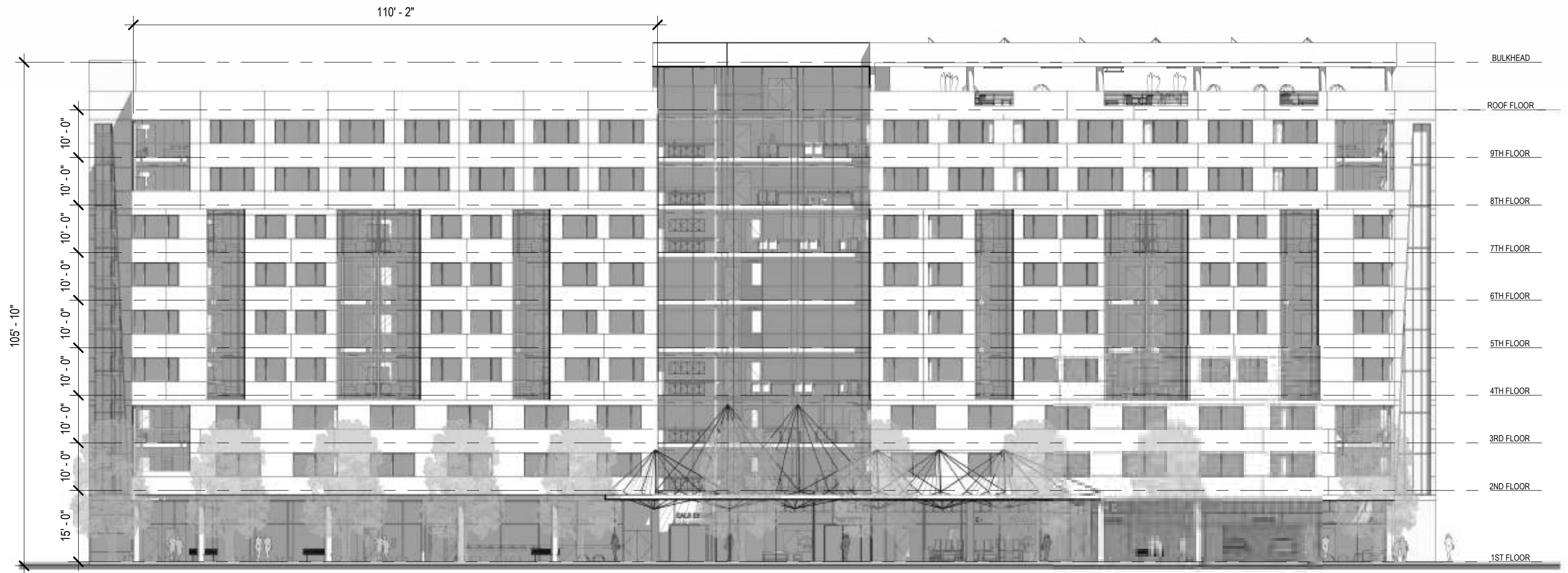
A-110.00

Project No.:

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Date:

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1 WEST (FRONT) ELEVATION
SCALE: 1" = 20'-0"



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Drawing Name

WEST (FRONT) ELEVATION

Project Description

NEW 300 BED LTCF

1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230

Drawing No.:

A-200.00

Project No.:

#SNH19057A

Date:

05/12/2025

Page No.: 15 OF 20



1 BUILDING SECTION A - A
SCALE: 1" = 20'-0"

Legend

- ACCESSORY SPACE
- COMMUNITY FACILITY
- MECH / CIRCULATION
- PARKING
- REHABILITATION



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info@edgeand.co
www.edgeand.co

Drawing Name

BUILDING SECTION A-A

Project Description

NEW 300 BED LTCF
1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230

Drawing No.:

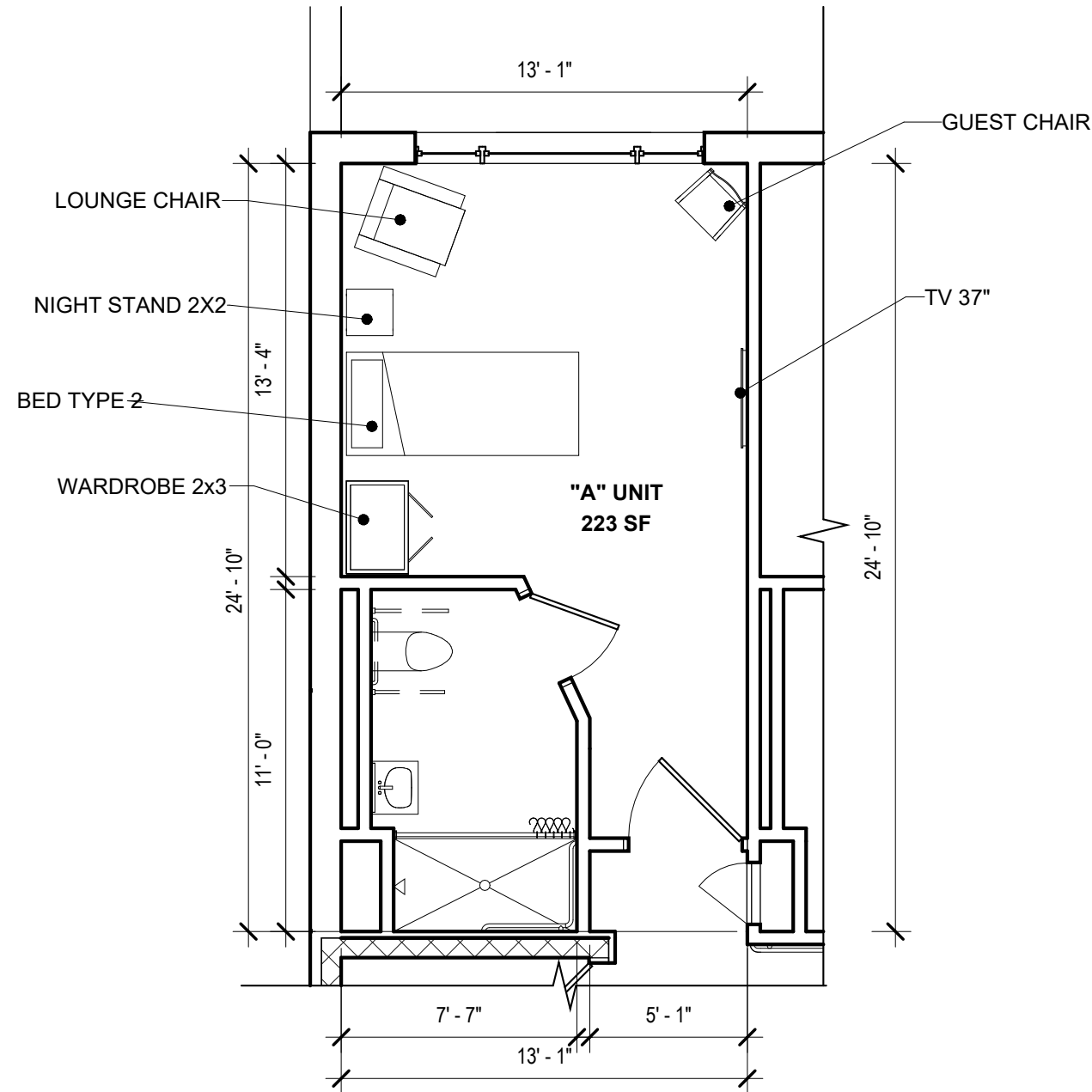
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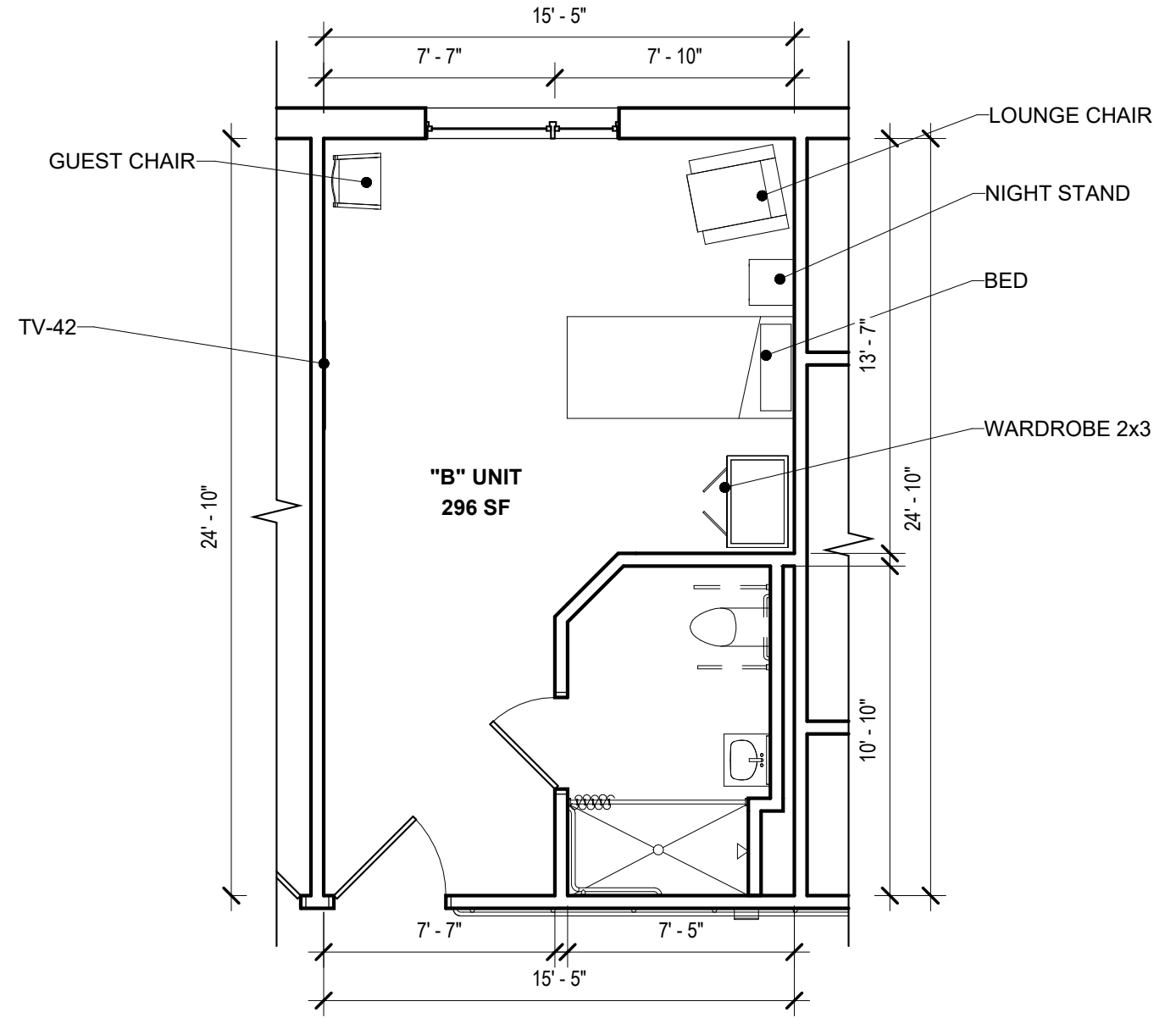
#SNH19057A

Date:

05/12/2025



1 "A" UNIT ROOM ENLARGED PLAN - TYP. SINGLE
SCALE: 3/16" = 1'-0"



2 "B" UNIT ROOM ENLARGED PLAN - TYP. SINGLE
SCALE: 3/16" = 1'-0"



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Drawing Name

"A" AND "B" UNIT ROOM PLAN

Project Description

NEW 300 BED LTCF
1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230

Drawing No.:

A-300.00

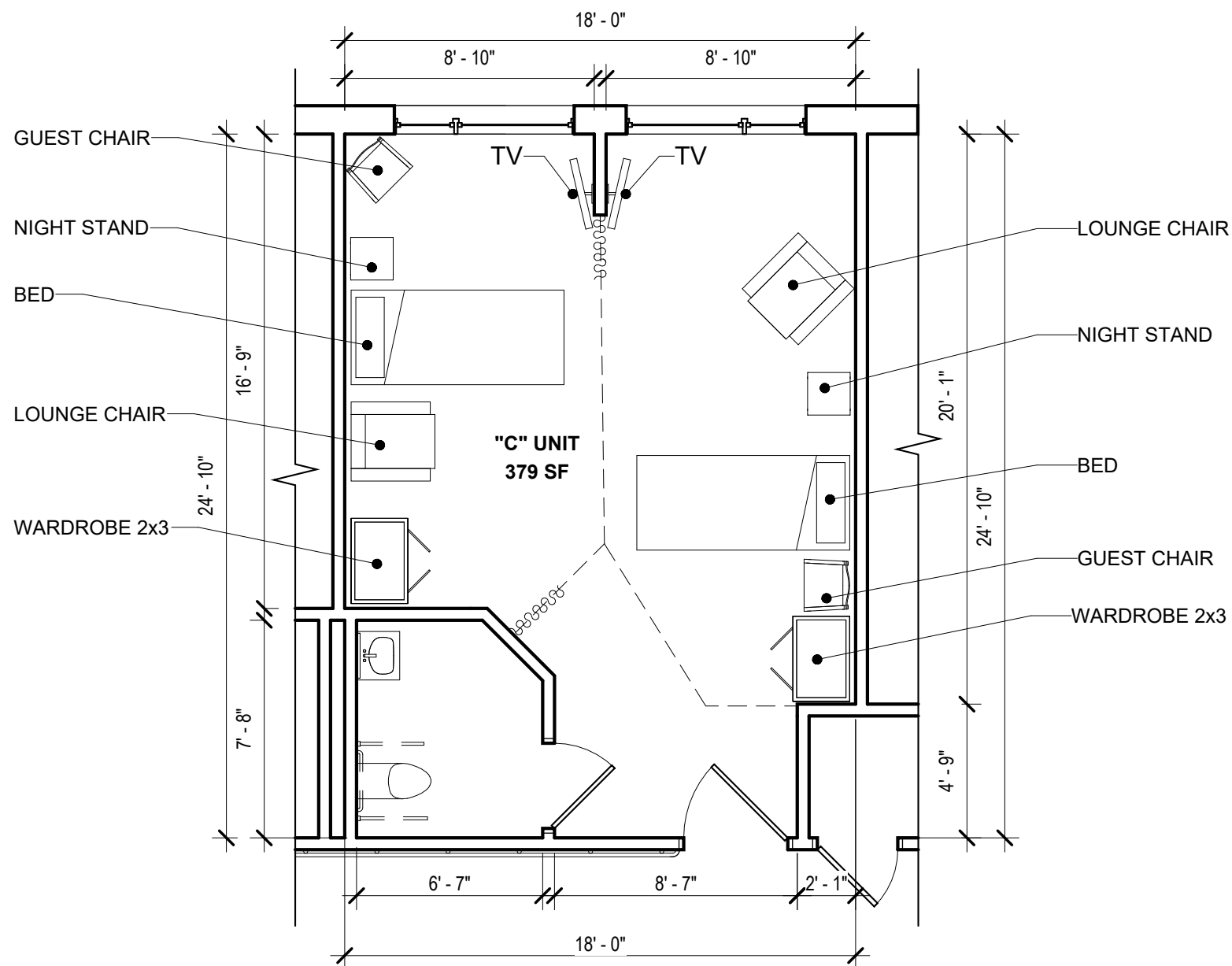
Project No.:

#SNH19057A

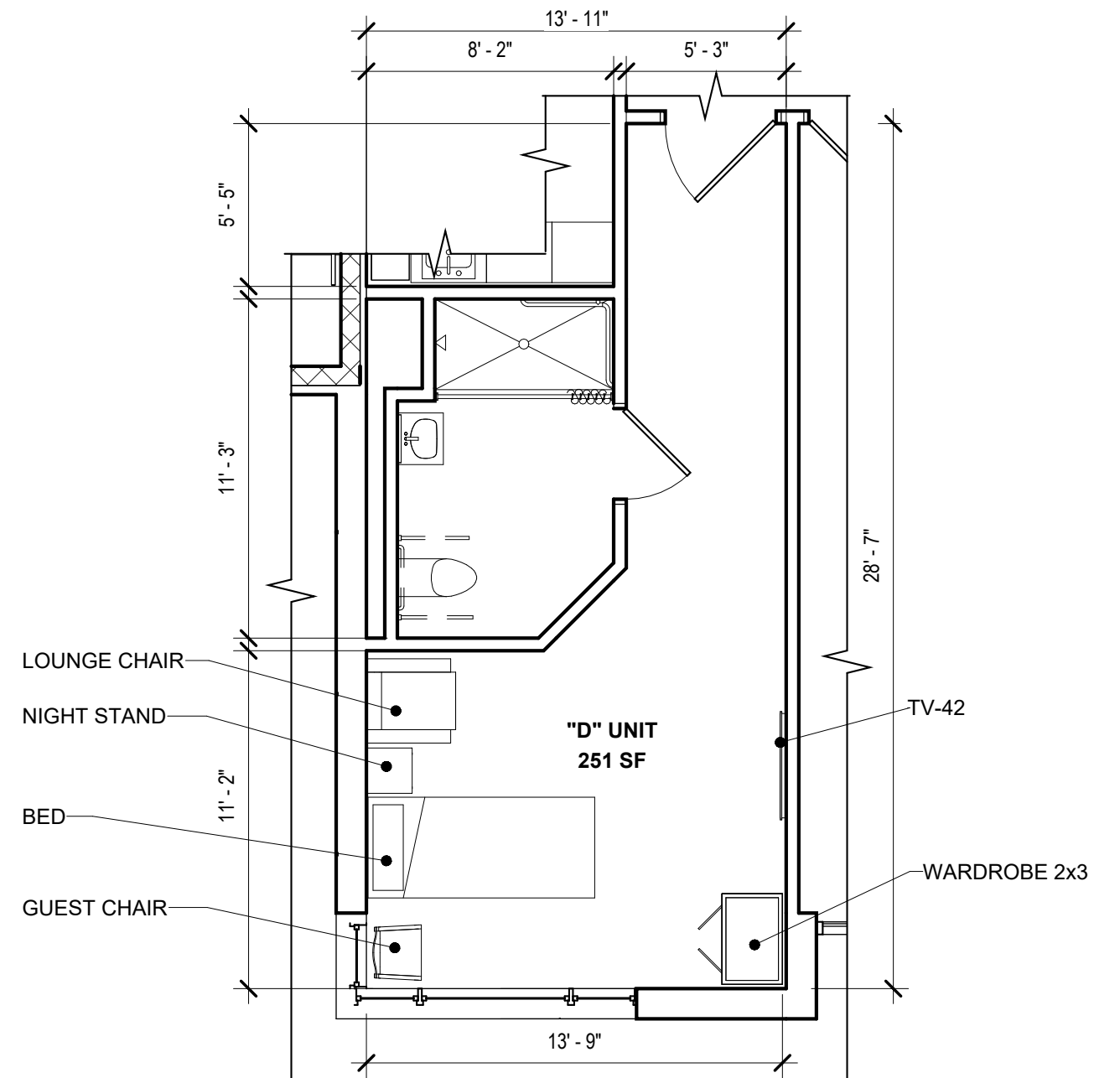
Date:

05/12/2025

Page No.: 17 OF 20



1 "C" UNIT ROOM ENLARGED PLAN - TYP. DOUBLE
SCALE: 3/16" = 1'-0"



2 "D" UNIT ROOM ENLARGED PLAN - TYP. SINGLE
SCALE: 3/16" = 1'-0"



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Drawing Name

"C" AND "D" UNIT ROOM PLAN

Project Description

NEW 300 BED LTCF

1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230

Drawing No.:

A-301.00

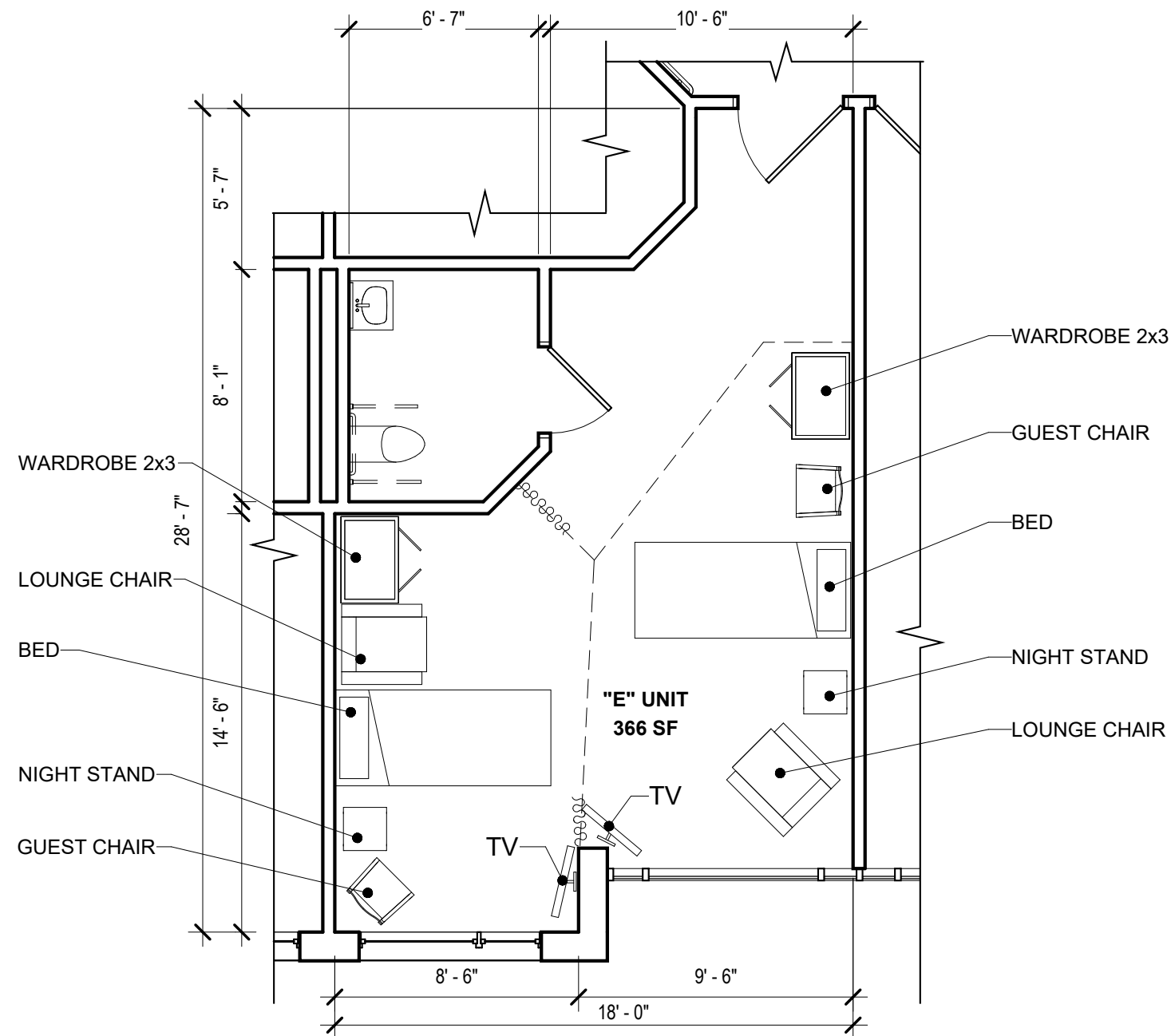
Project No.:

#SNH19057A

Date:

05/12/2025

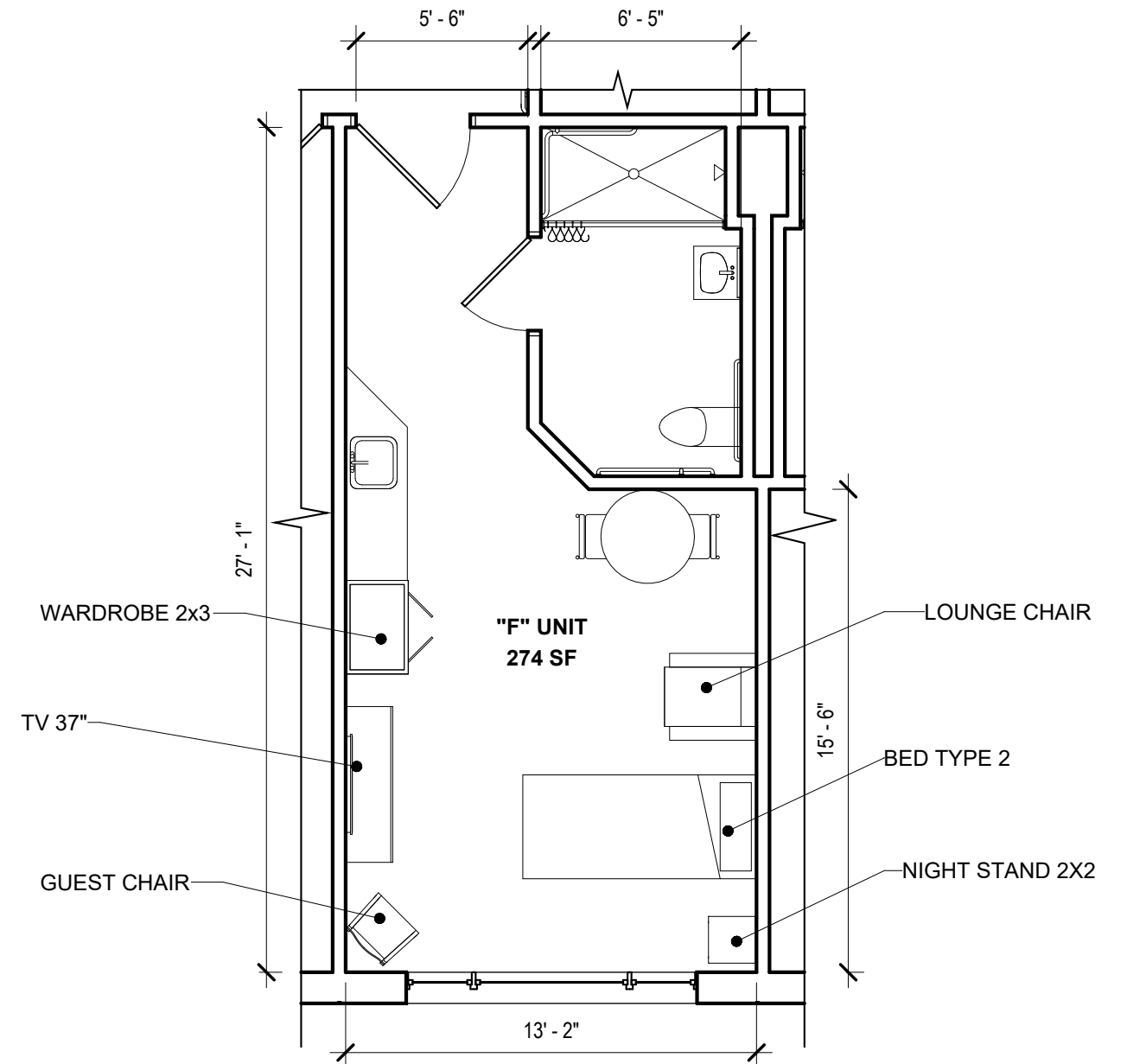
Page No.: 18 OF 20



1

"E" UNIT ROOM ENLARGED PLAN - TYP. DOUBLE

SCALE: 3/16" = 1'-0"



2

"F" UNIT ROOM ENLARGED PLAN - TYP. SINGLE

SCALE: 3/16" = 1'-0"



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Drawing Name

"E" AND "F" UNIT ROOM PLAN

Project Description

NEW 300 BED LTCF

1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230

Drawing No.:

A-302.00

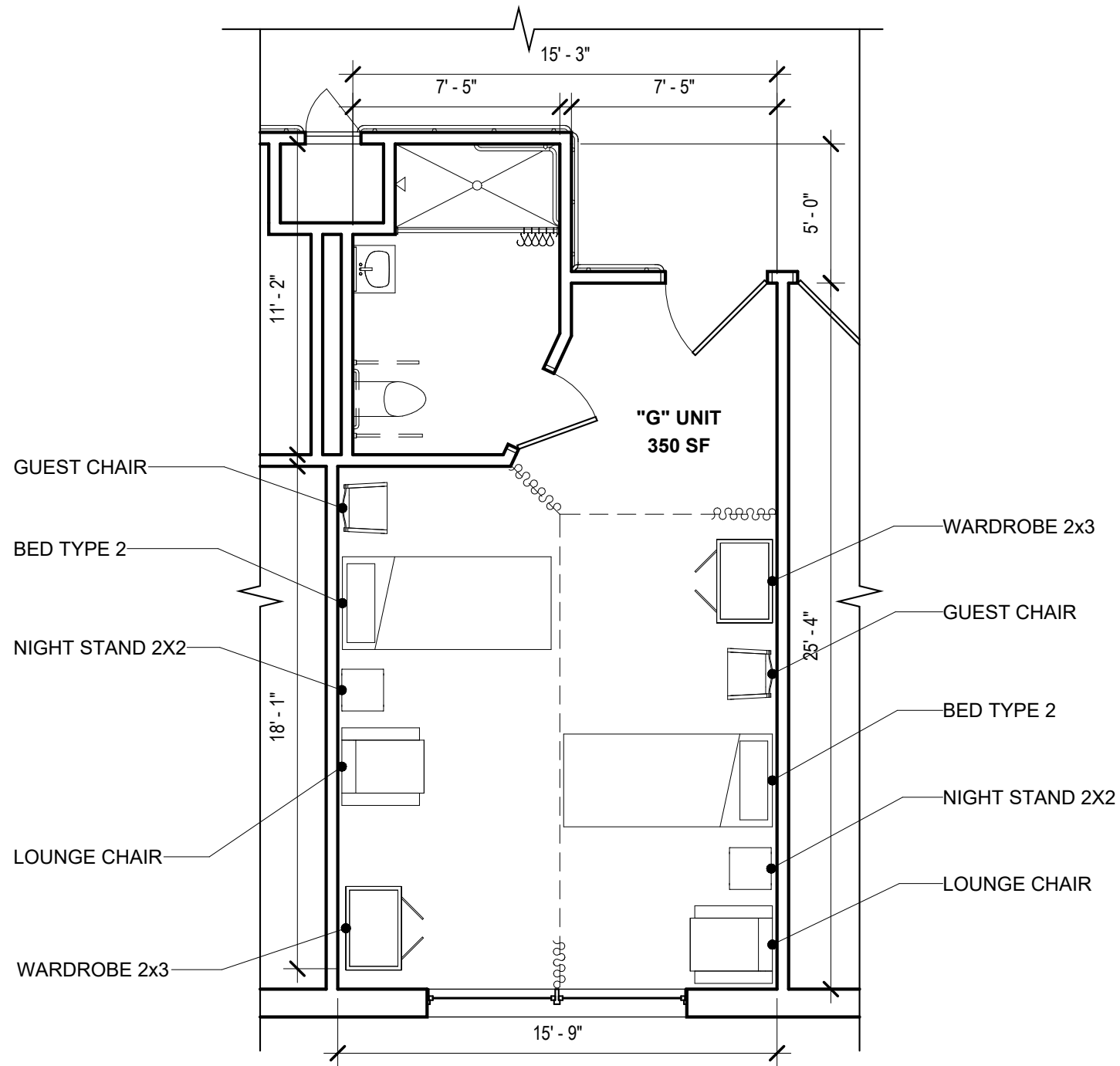
Project No.:

#SNH19057A

Date:

05/12/2025

Page No.: 19 OF 20



1 "G" UNIT ROOM ENLARGED PLAN - TYP. DOUBLE
SCALE: 3/16" = 1'-0"



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Drawing Name

"G" UNIT ROOM PLAN

Project Description

NEW 300 BED LTCF
1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230

Drawing No.:

A-303.00

Project No.:

#SNH19057A

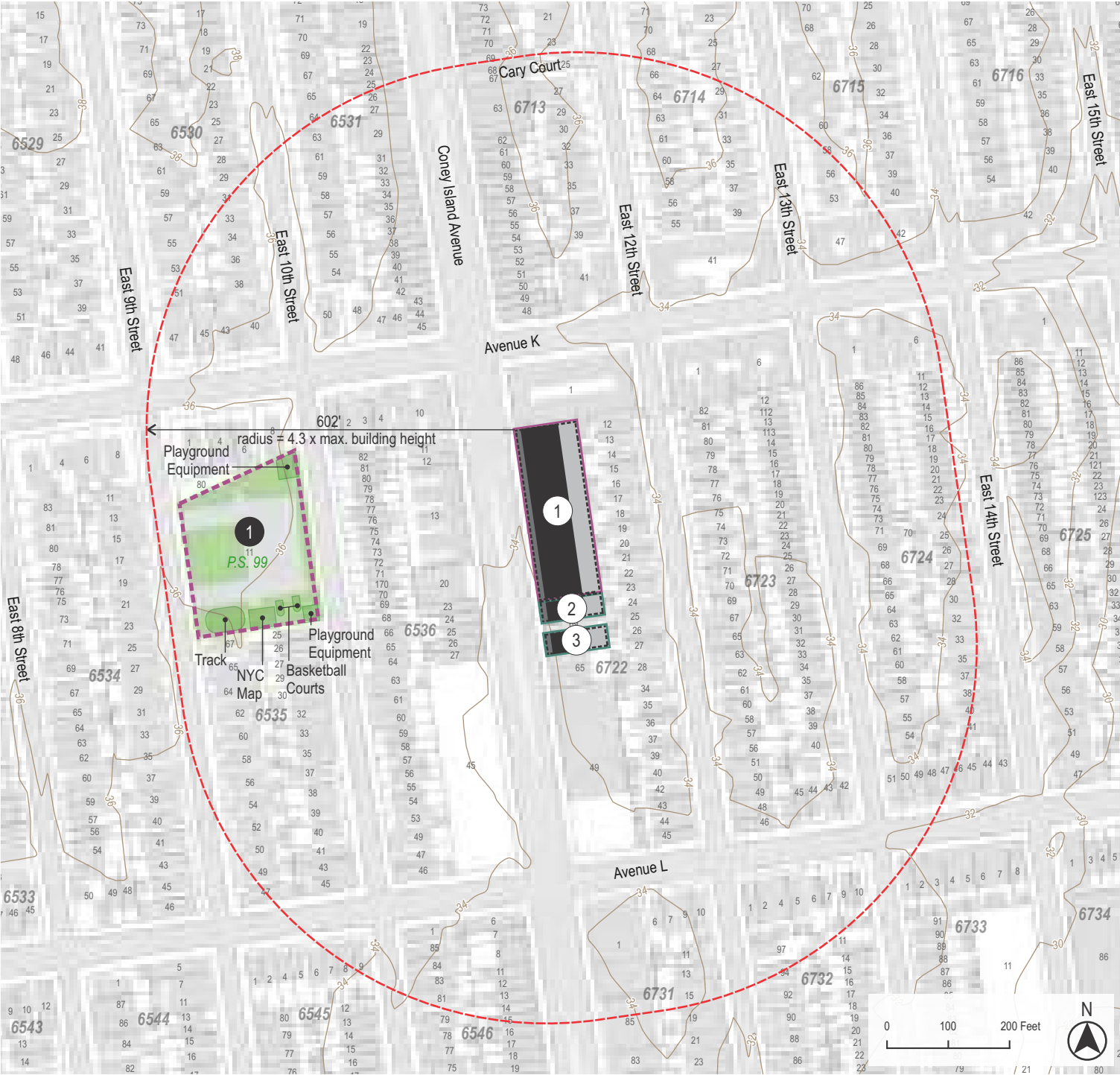
Date:

05/12/2025

Shadow Analysis

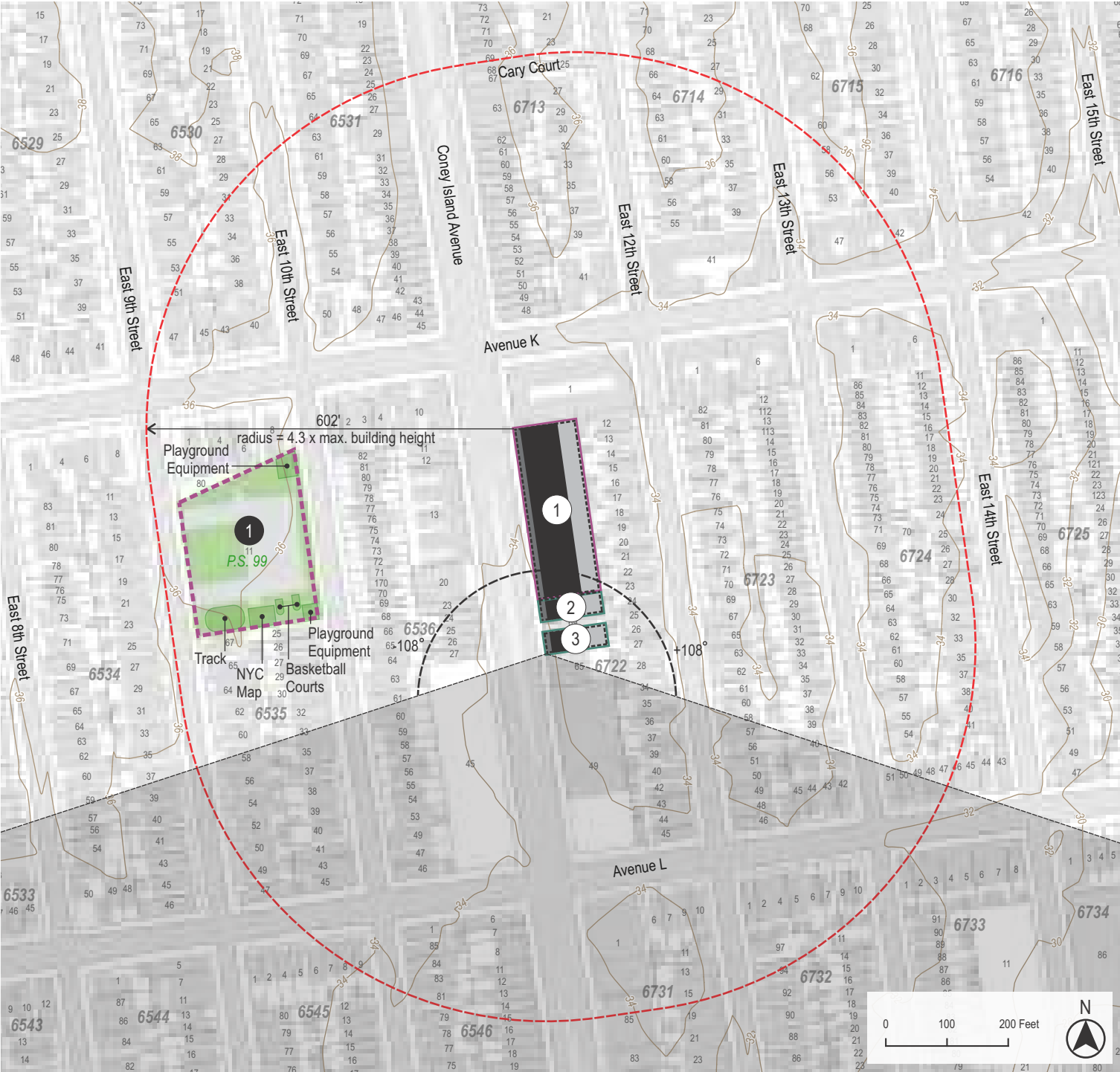
1455 Coney Island Avenue, Brooklyn
Figure 1: Tier 1 Screening
Assessment

- Projected Development Site (Applicant-Owned)
- Projected Development Site (Non-Applicant Owned)
- Projected Building Number
- Projected Building Footprint
- Roof Above Base (95')
- Roof Above Bulkhead (140')
- Longest Shadow
- Study Area Boundary
- Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource



1455 Coney Island Avenue, Brooklyn
Figure 2: Tier 2 Screening
Assessment

- Projected Development Site (Applicant-Owned)
- Projected Development Site (Non-Applicant Owned)
- Projected Building Number
- Projected Building Footprint
- Roof Above Base (95')
- Roof Above Bulkhead (140')
- Longest Shadow
- Study Area Boundary
- Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource
- Area That Cannot Be Shaded by the Proposed Building



1455 Coney Island Avenue, Brooklyn
Figure 3: Tier 3 Screening
Assessment for the December 21
Analysis Day

- Projected Development Site (Applicant-Owned)
- Projected Development Site (Non-Applicant Owned)
- Projected Building Number
- Projected Building Footprint
- Roof Above Base (95')
- Roof Above Bulkhead (140')
- Shadow Cast/Analysis Time
- Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource

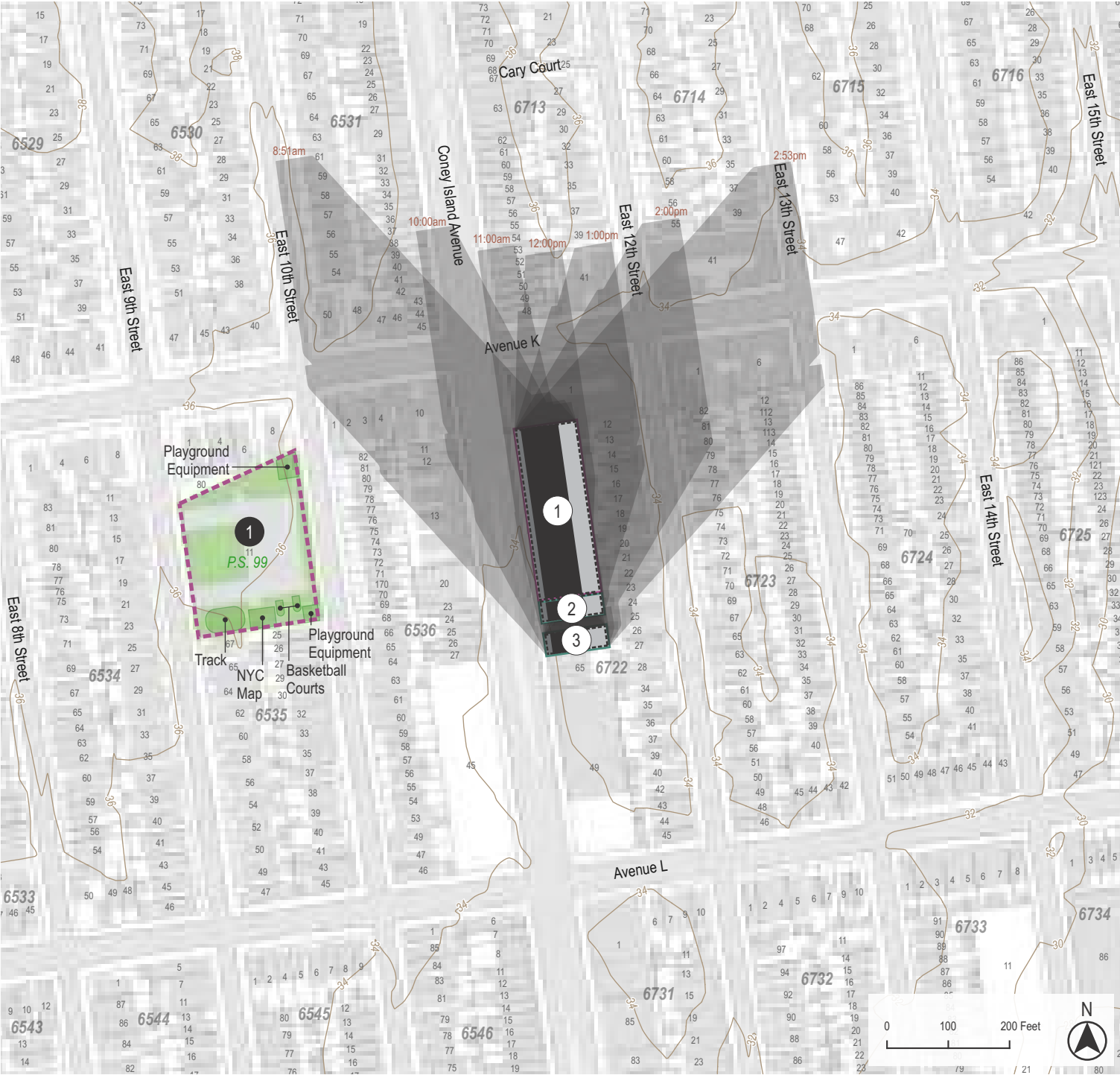
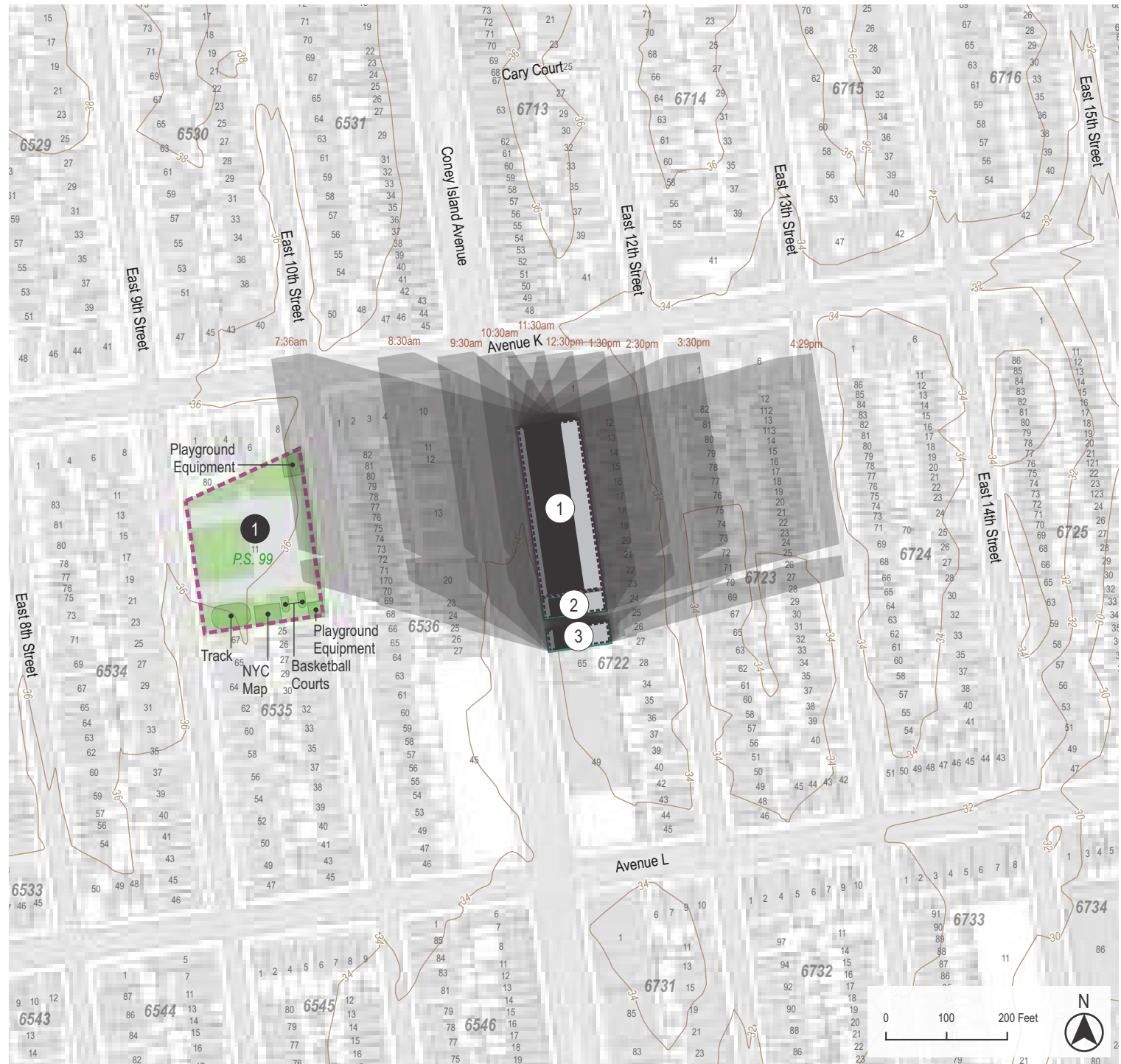
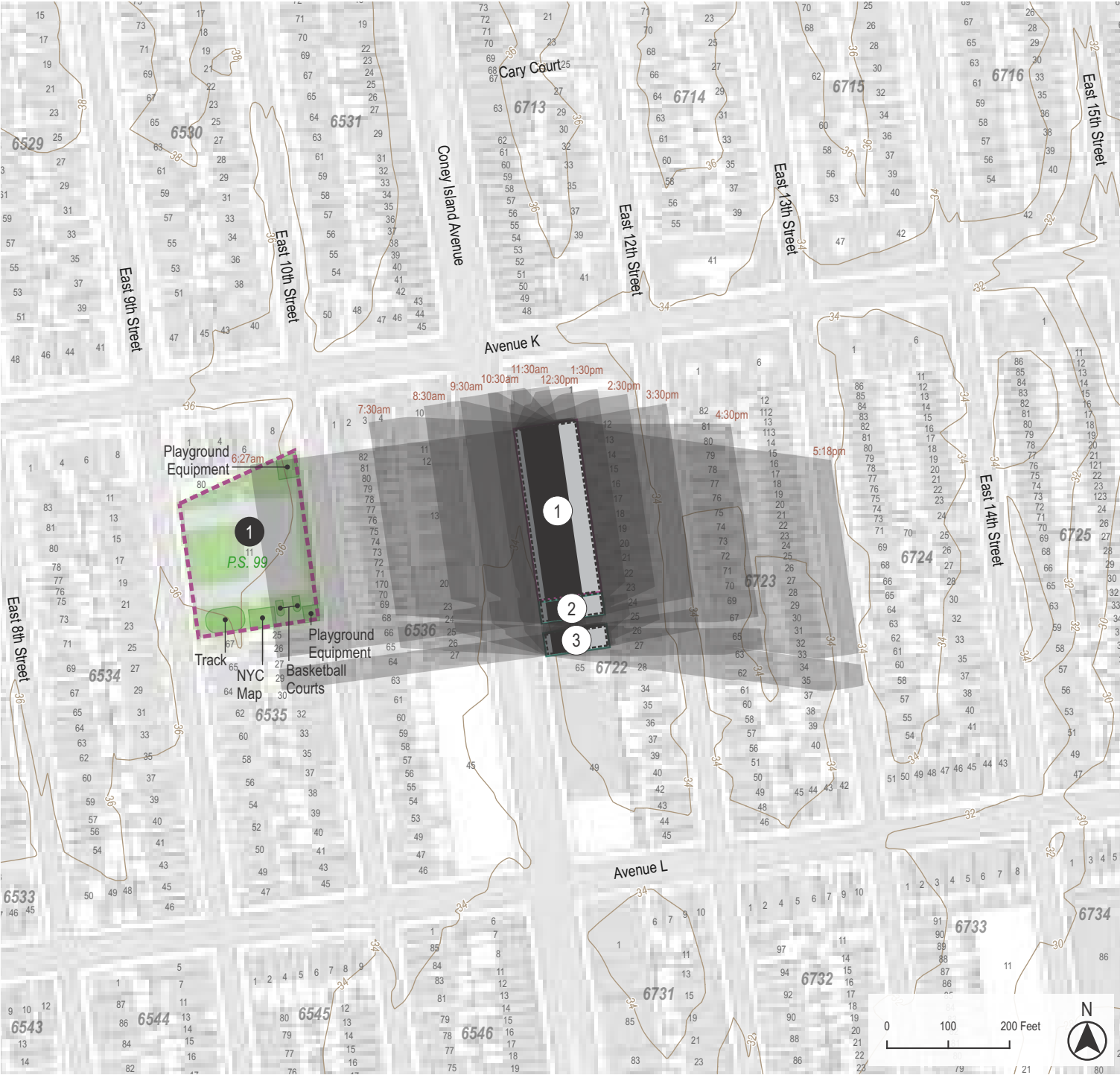


Figure 4: Tier 3 Screening Assessment for the March 21 Analysis Day



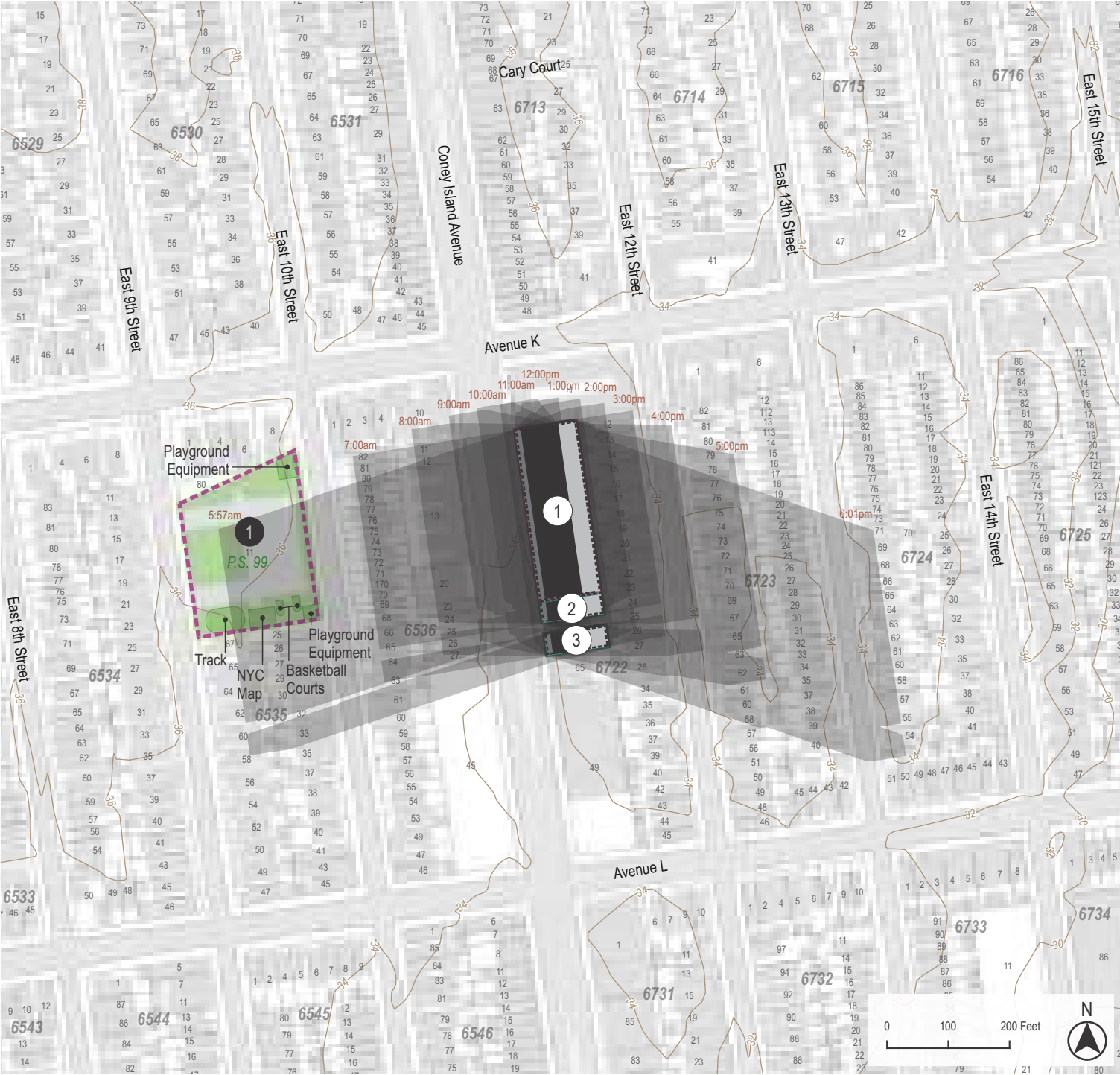
1455 Coney Island Avenue, Brooklyn
Figure 5: Tier 3 Screening
Assessment for the May 6
Analysis Day

- Projected Development Site (Applicant-Owned)
- Projected Development Site (Non-Applicant Owned)
- Projected Building Number
- Projected Building Footprint
- Roof Above Base (95')
- Roof Above Bulkhead (140')
- Shadow Cast/Analysis Time
- Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource



1455 Coney Island Avenue, Brooklyn
Figure 6: Tier 3 Screening
Assessment for the June 21
Analysis Day

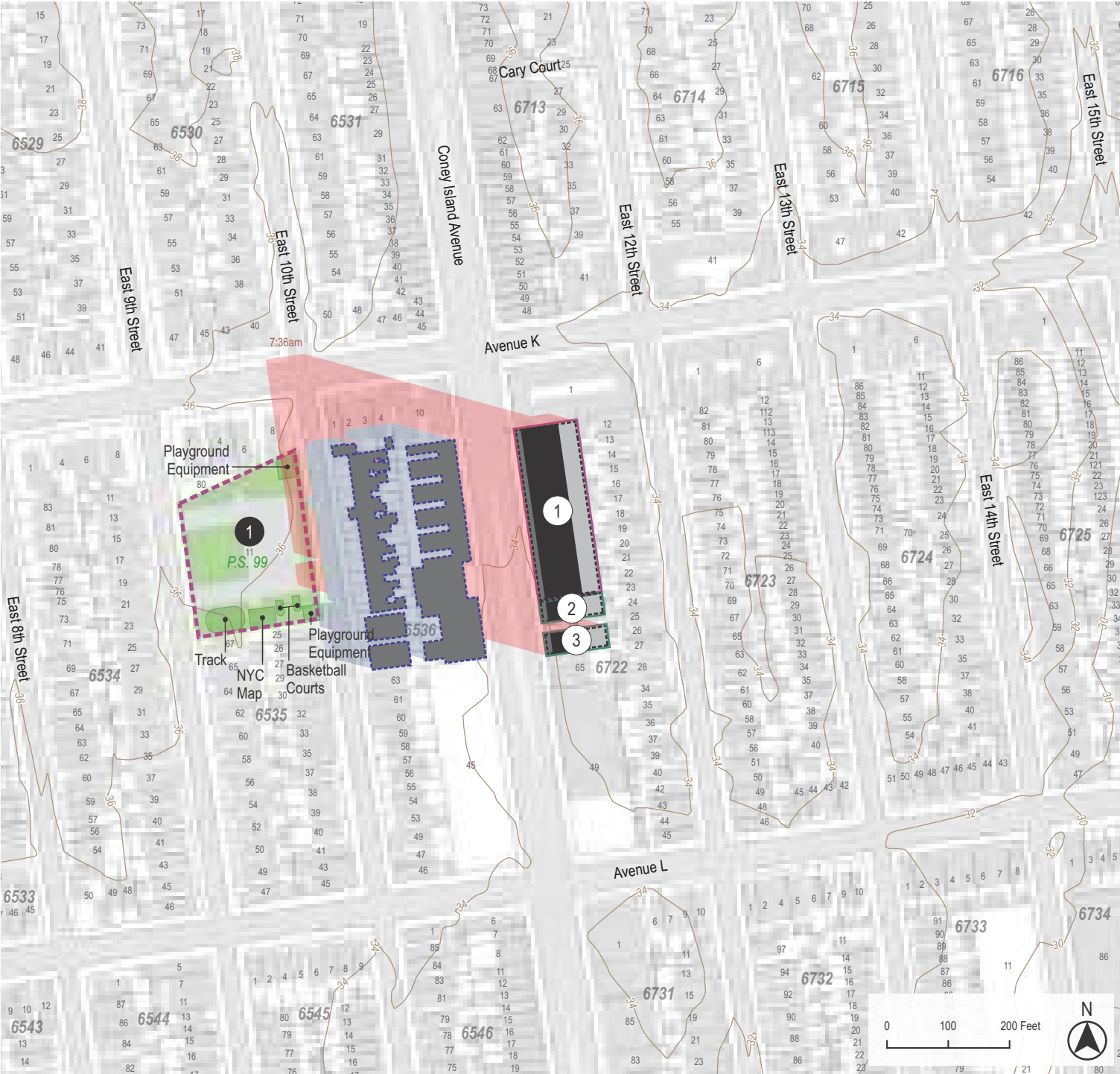
- Projected Development Site (Applicant-Owned)
- Projected Development Site (Non-Applicant Owned)
- Projected Building Number
- Projected Building Footprint
- Roof Above Base (95')
- Roof Above Bulkhead (140')
- Shadow Cast/Analysis Time
- Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource



1455 Coney Island Avenue, Brooklyn Figure 7: Tier 3 Incremental Impact for the March 21 Analysis Day

	①	②	③
Shadows Cast on Resource 1	7:36am- 7:41am	7:36am- 7:41am	7:36am- 7:41am

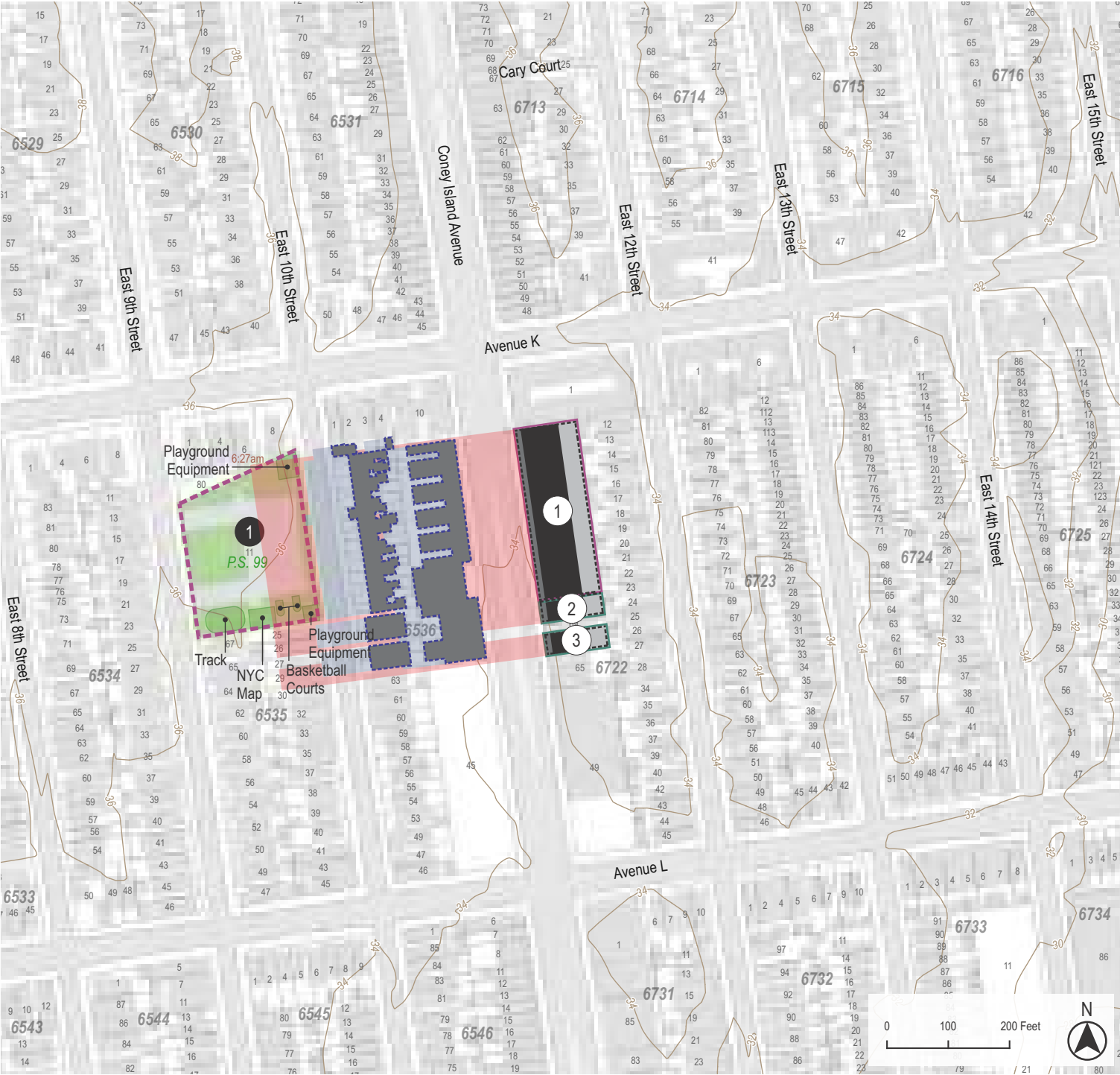
- Projected Development Site (Applicant-Owned)
- Projected Development Site (Non-Applicant Owned)
- # Projected Building Number
- Projected Building Footprint
- Roof Above Base (95')
- Roof Above Bulkhead (140')
- 8:51am
- Shadow Cast/Analysis Time
- Footprint of Intervening Building
- Shadow of Intervening Building
- ① Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource



1455 Coney Island Avenue, Brooklyn Figure 8: Tier 3 Incremental Impact for the May 6 Analysis Day

	①	②	③
Shadows Cast on Resource 1	6:27am-6:44am	n/a	n/a

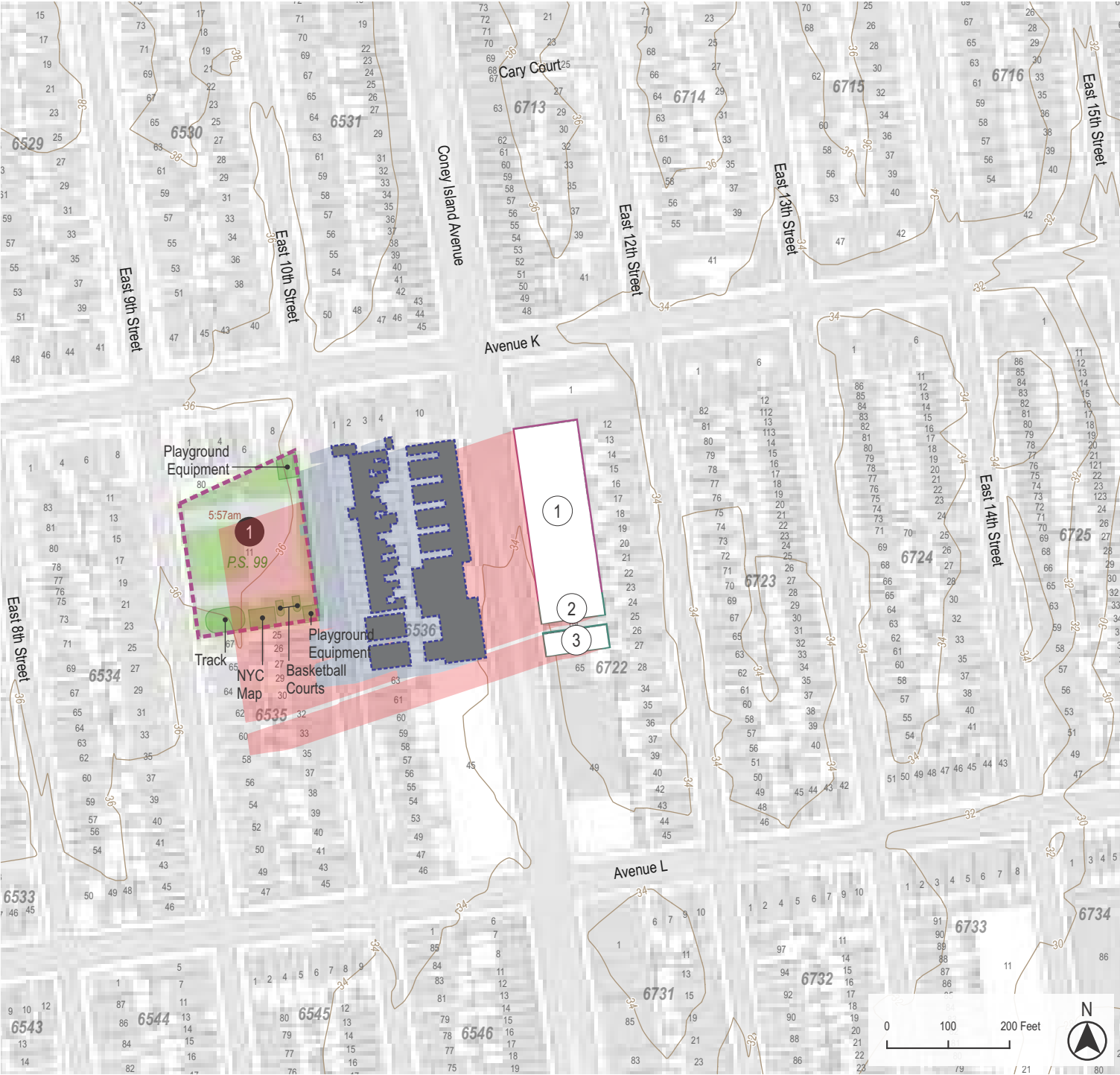
- Projected Development Site (Applicant-Owned)
- Projected Development Site (Non-Applicant Owned)
- # Projected Building Number
- Projected Building Footprint
- Roof Above Base (95')
- Roof Above Bulkhead (140')
- Shadow Cast/Analysis Time
- Footprint of Intervening Building
- Shadow of Intervening Building
- ① Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource



1455 Coney Island Avenue, Brooklyn
Figure 9: Tier 3 Incremental Impact
for the June 21 Analysis Day

	①	②	③
Shadows Cast on Resource 1	5:57am- 6:27am	n/a	n/a

- Projected Development Site (Applicant-Owned)
- Projected Development Site (Non-Applicant Owned)
- # Projected Building Number
- Projected Building Footprint
- Roof Above Base (95')
- Roof Above Bulkhead (140')
- 8:51am
- Shadow Cast/Analysis Time
- Footprint of Intervening Building
- Shadow of Intervening Building
- ① Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource



Appendix

Area Map · Zoning Sectional Map · Photographs

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 | |

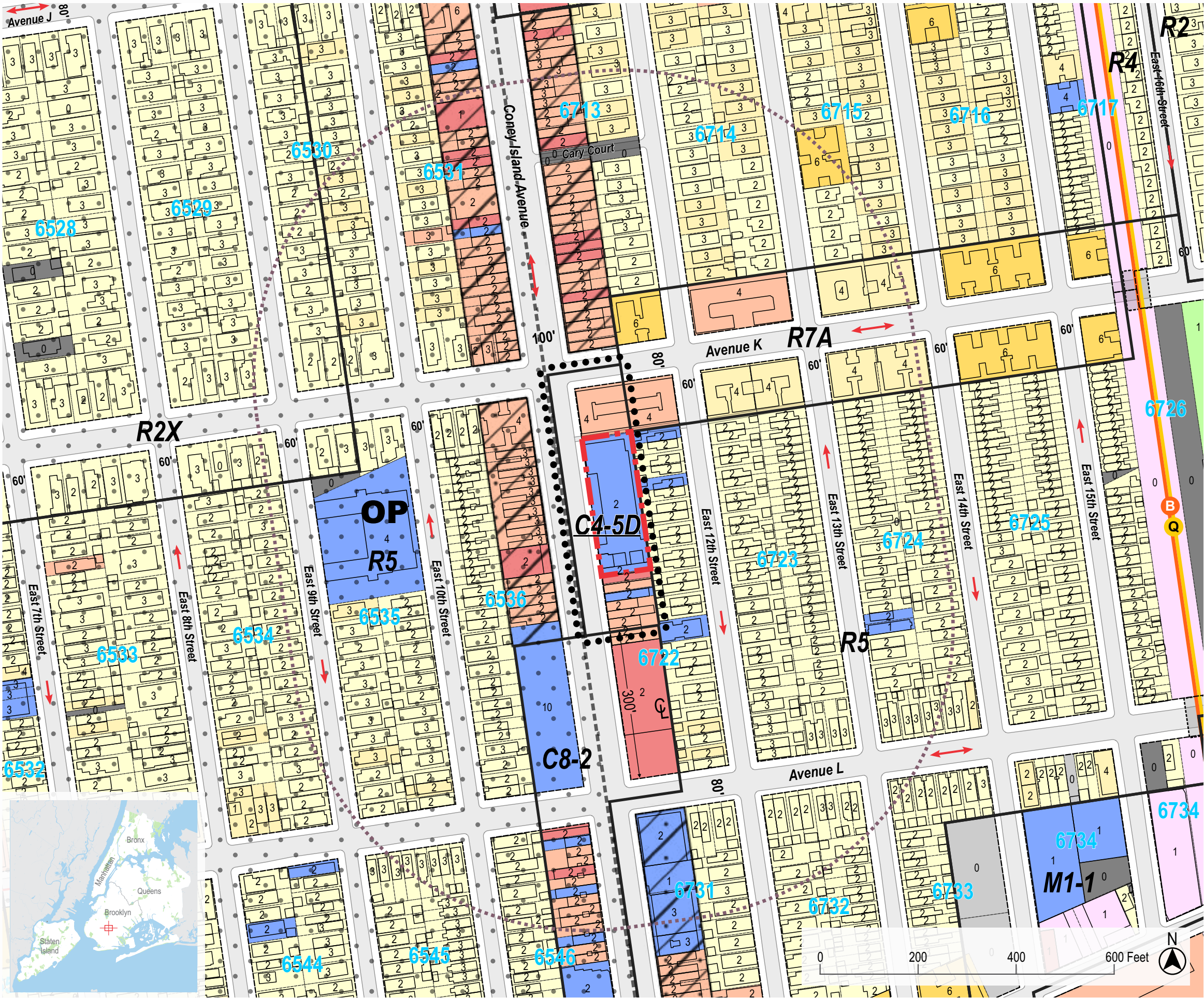
- Subway Entries
- Block Numbers
- Property Lines
- Number of Floors

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

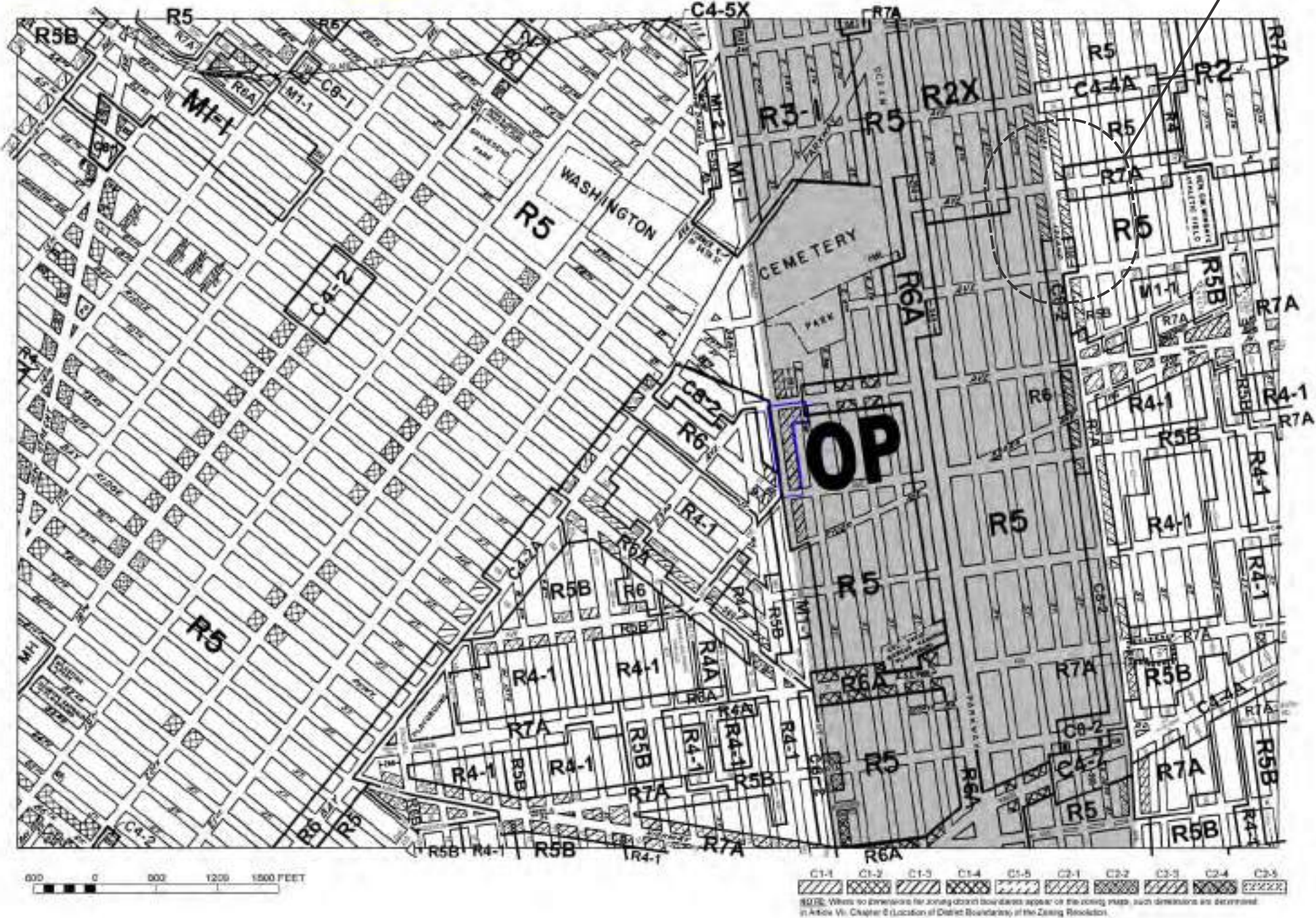
September 2020

Urban Cartographics



1455 Coney Island Avenue, Brooklyn

Proposed Project Area





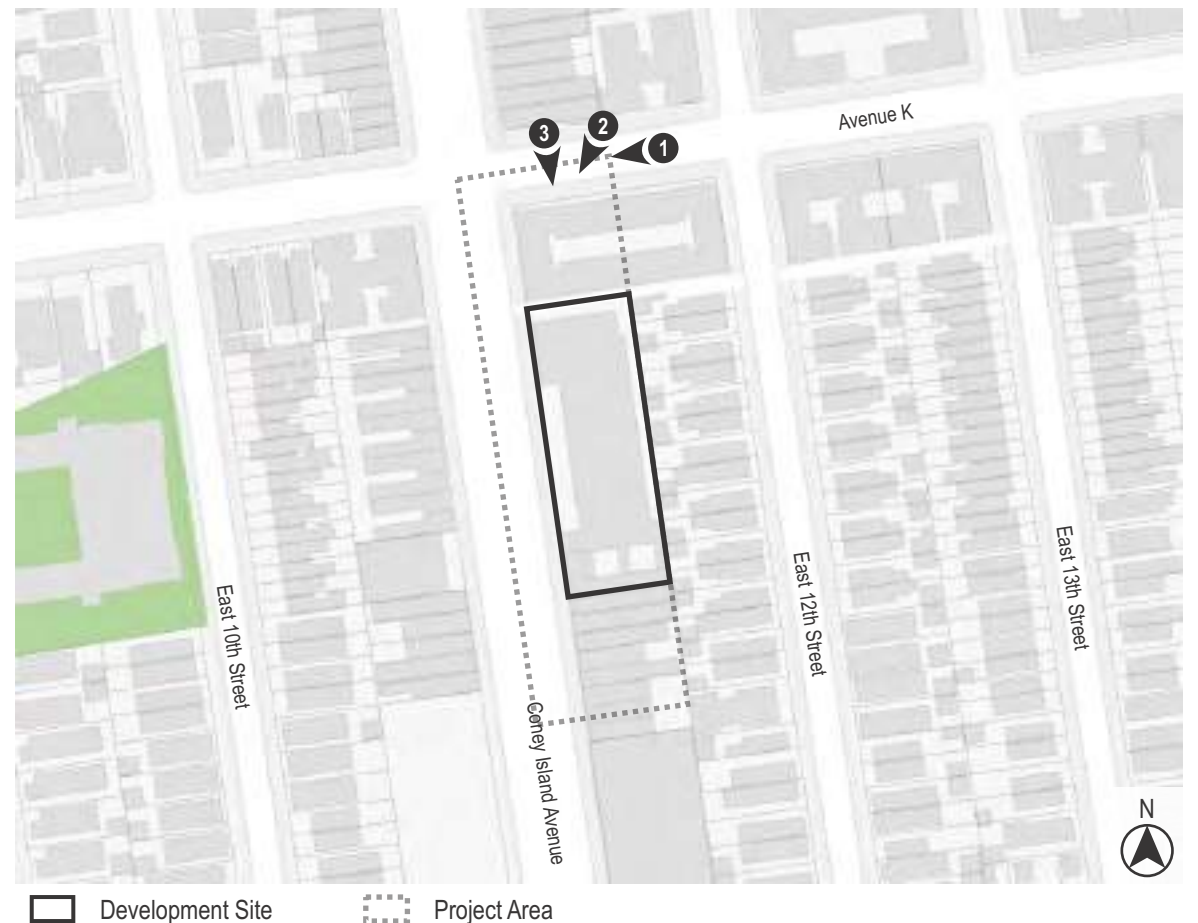
1. View of Avenue K facing west (Project Area at left).

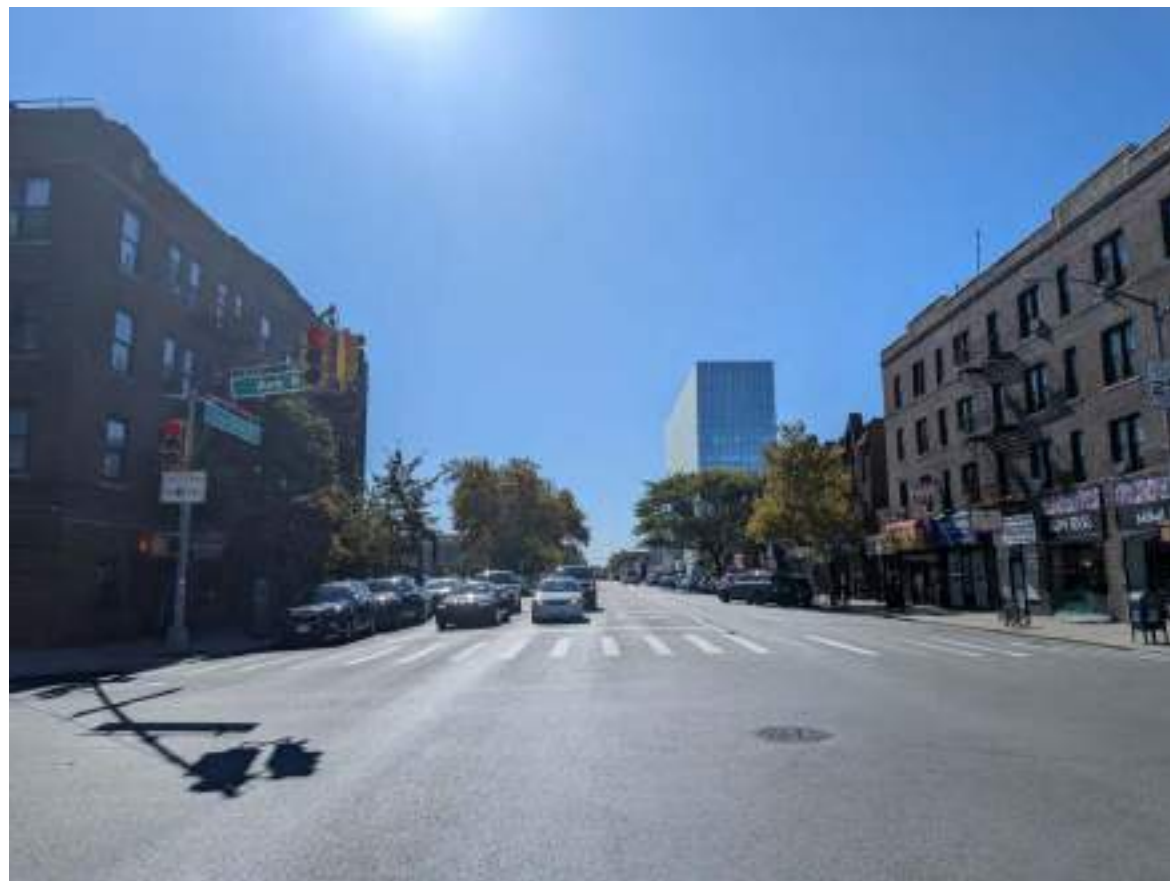


2. View of the Project Area facing southwest from Avenue K.



3. View of the Project Area facing south from Avenue K.





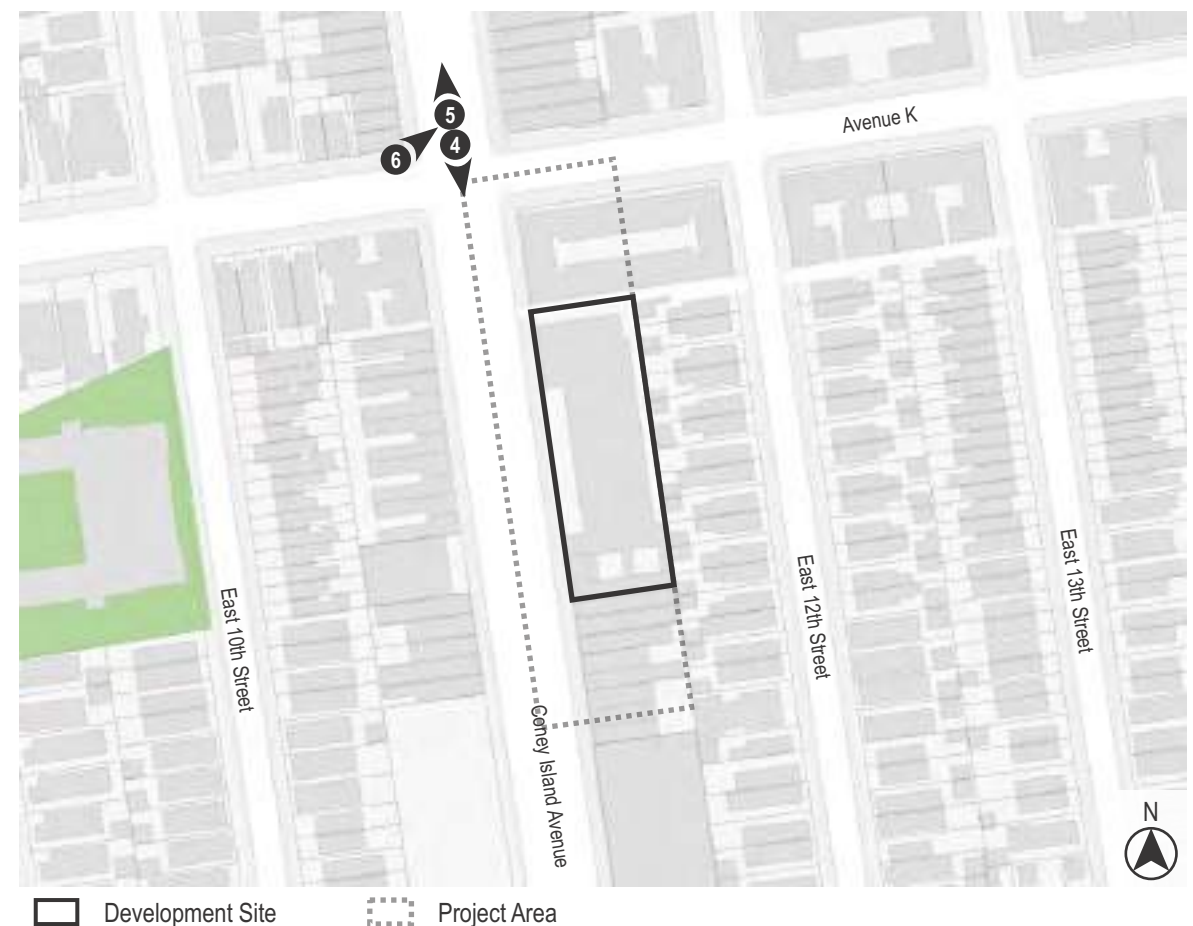
4. View of Coney Island Avenue facing south from Avenue K (Project Area at left).



5. View of Coney Island Avenue facing north from Avenue K.



6. View of the east side of Coney Island Avenue facing northeast from Avenue K.





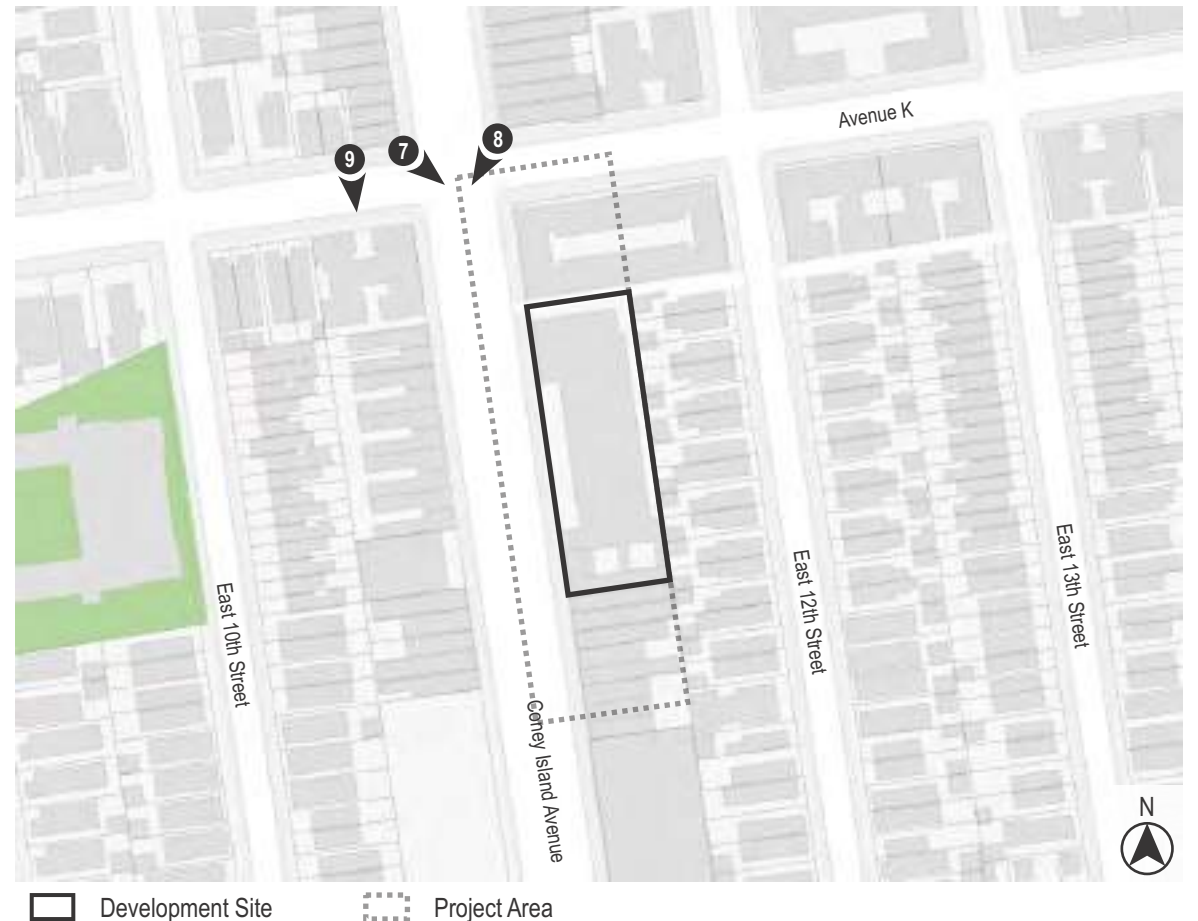
7. View of the Project Area facing southeast from the intersection of Coney Island Avenue and Avenue K.



8. View of the west side of Coney Island Avenue facing southwest from the intersection of Coney Island Avenue and Avenue K.



9. View of the south side of Avenue K facing south between East 10th Street and Coney Island Avenue.





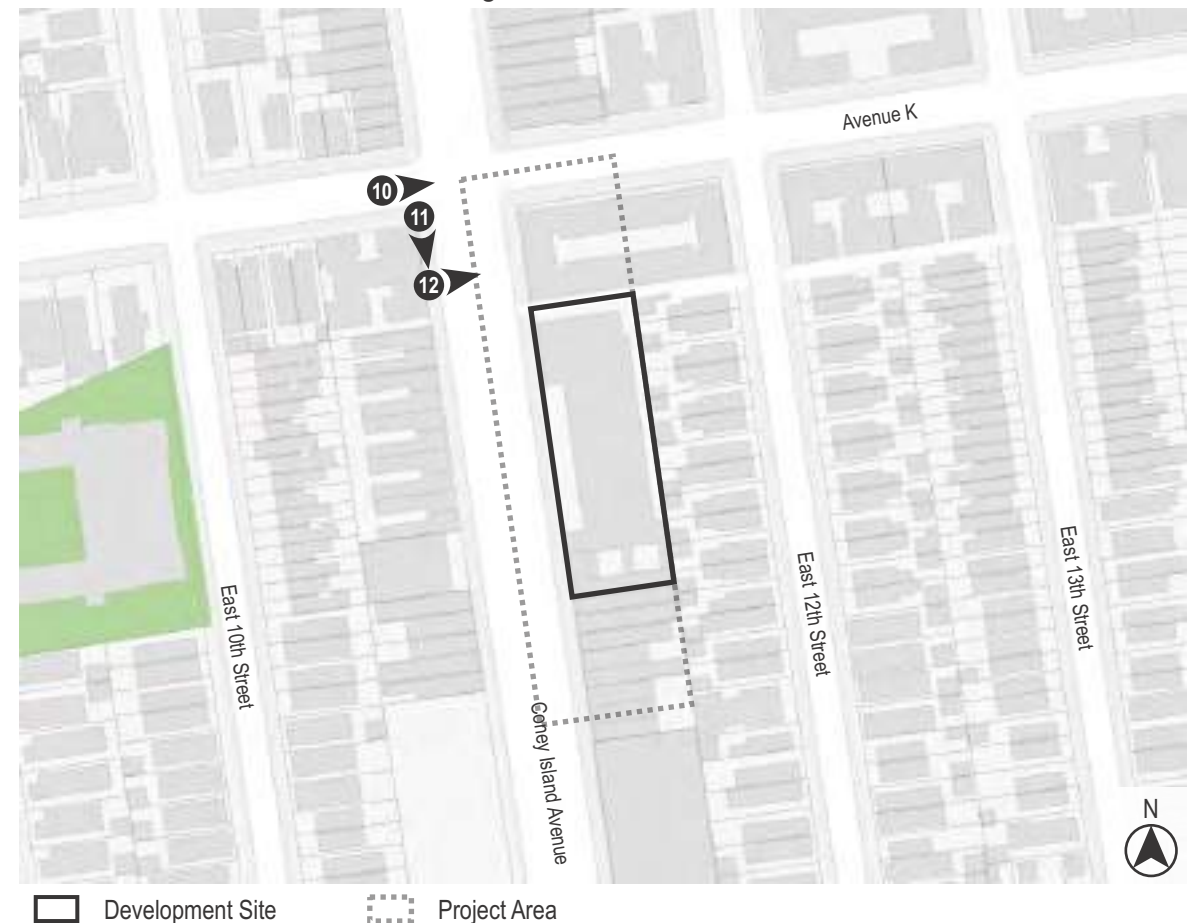
10. View of Avenue K facing east from Coney Island Avenue (Project Area at right).



11. View of the sidewalk along the west side of Coney Island Avenue facing south from Avenue K.



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



Development Site

Project Area



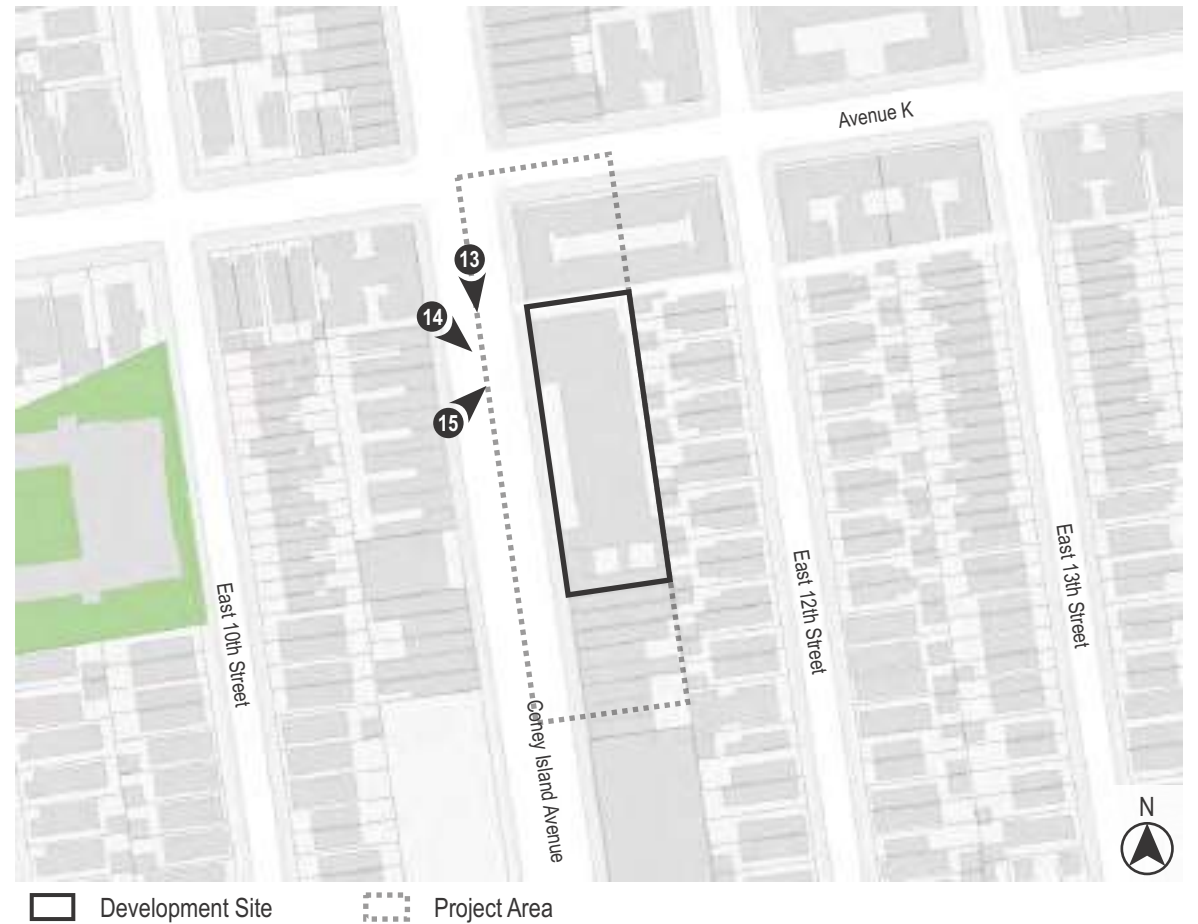
13. View of Coney Island Avenue facing south (Development Site at left).



14. View of the Development Site facing southeast from Coney Island Avenue.



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



Development Site Project Area



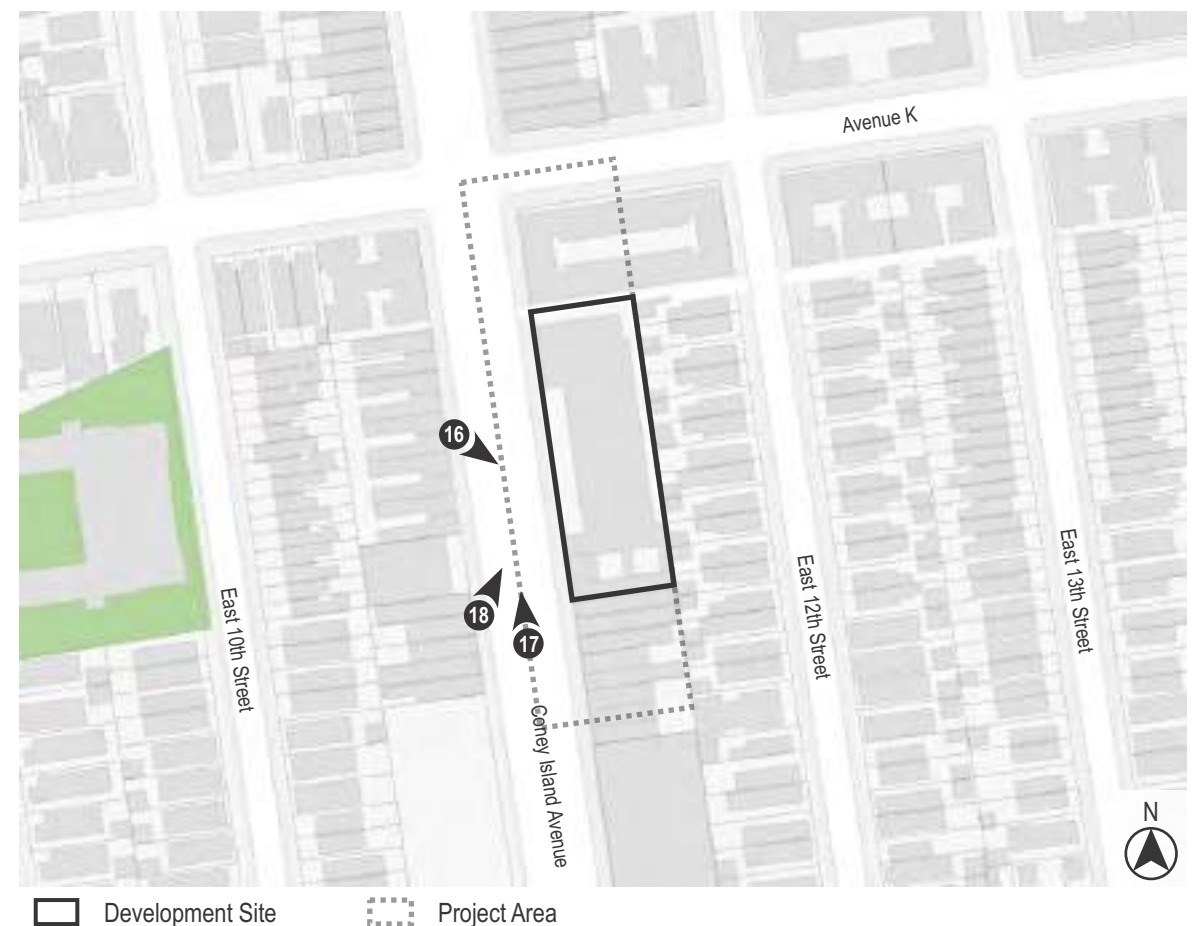
16. View of the Development Site facing southeast from Coney Island Avenue.



17. View of Coney Island Avenue facing north (Development Site at right).



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





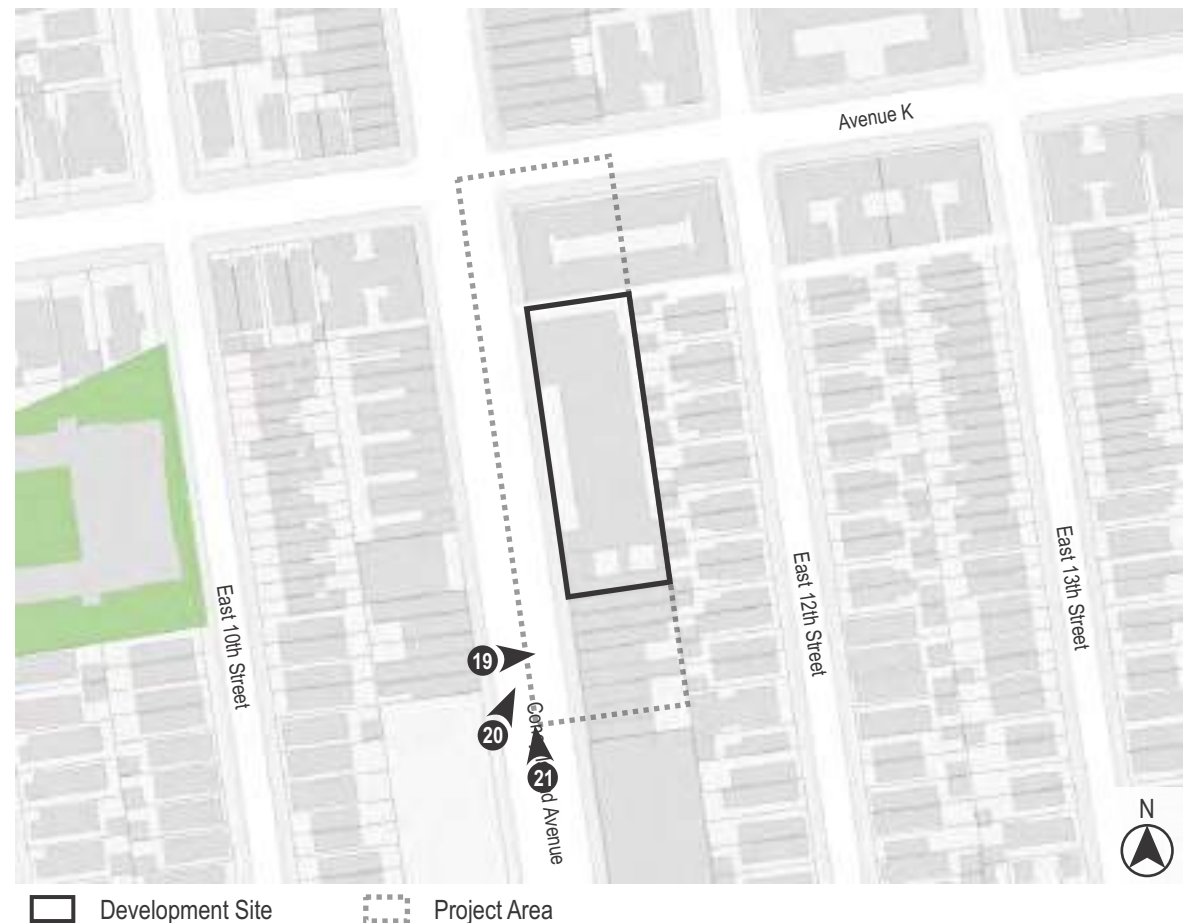
19. View of the Project Area facing east from Coney Island Avenue.



20. View of the Project Area facing northeast from Coney Island Avenue.



21. View of Coney Island Avenue facing north (Project Area at right).





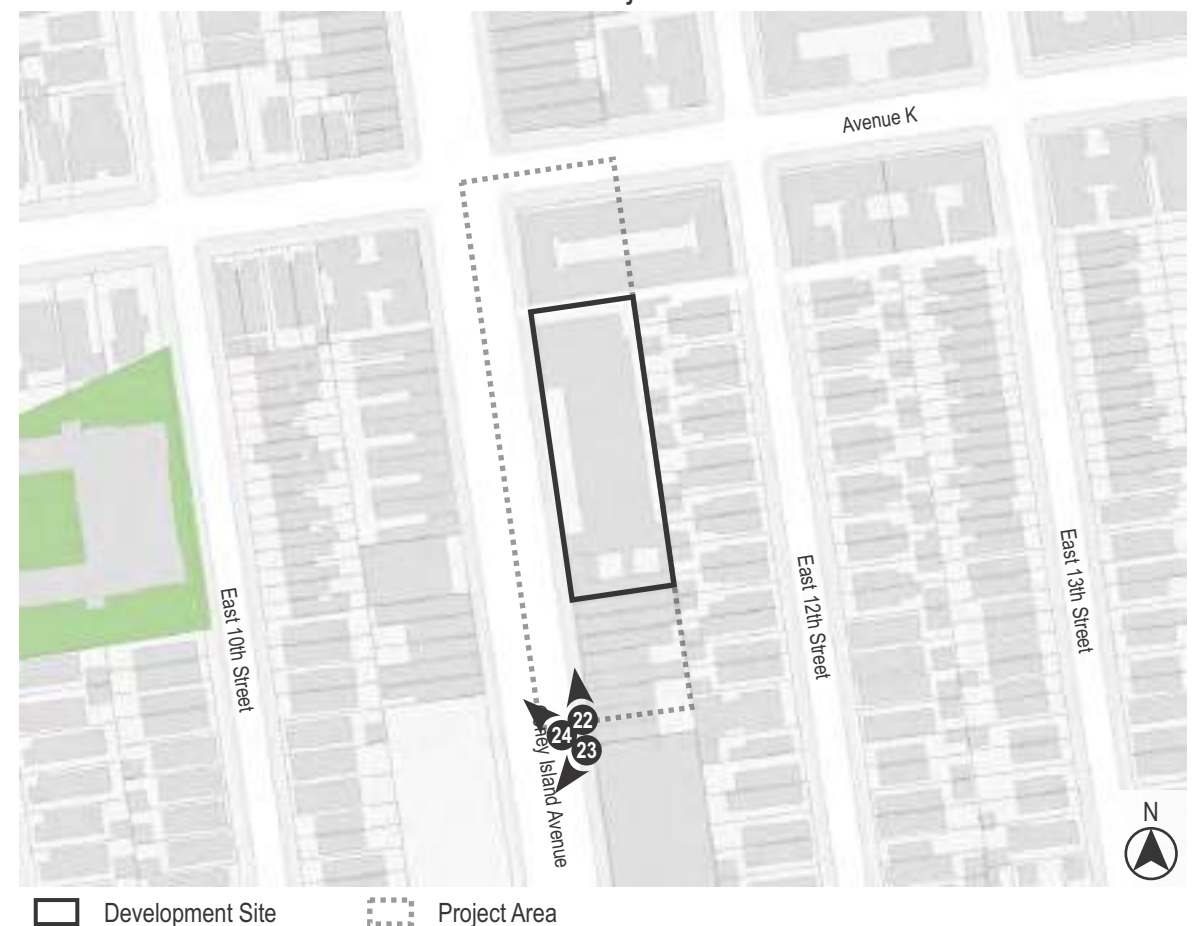
22. View of the sidewalk along the east side of Coney Island Avenue facing north (Project Area at right).



23. View of the west side of Coney Island Avenue facing southwest from the Project Area.



24. View of the west side of Coney Island Avenue facing northwest from the Project Area.





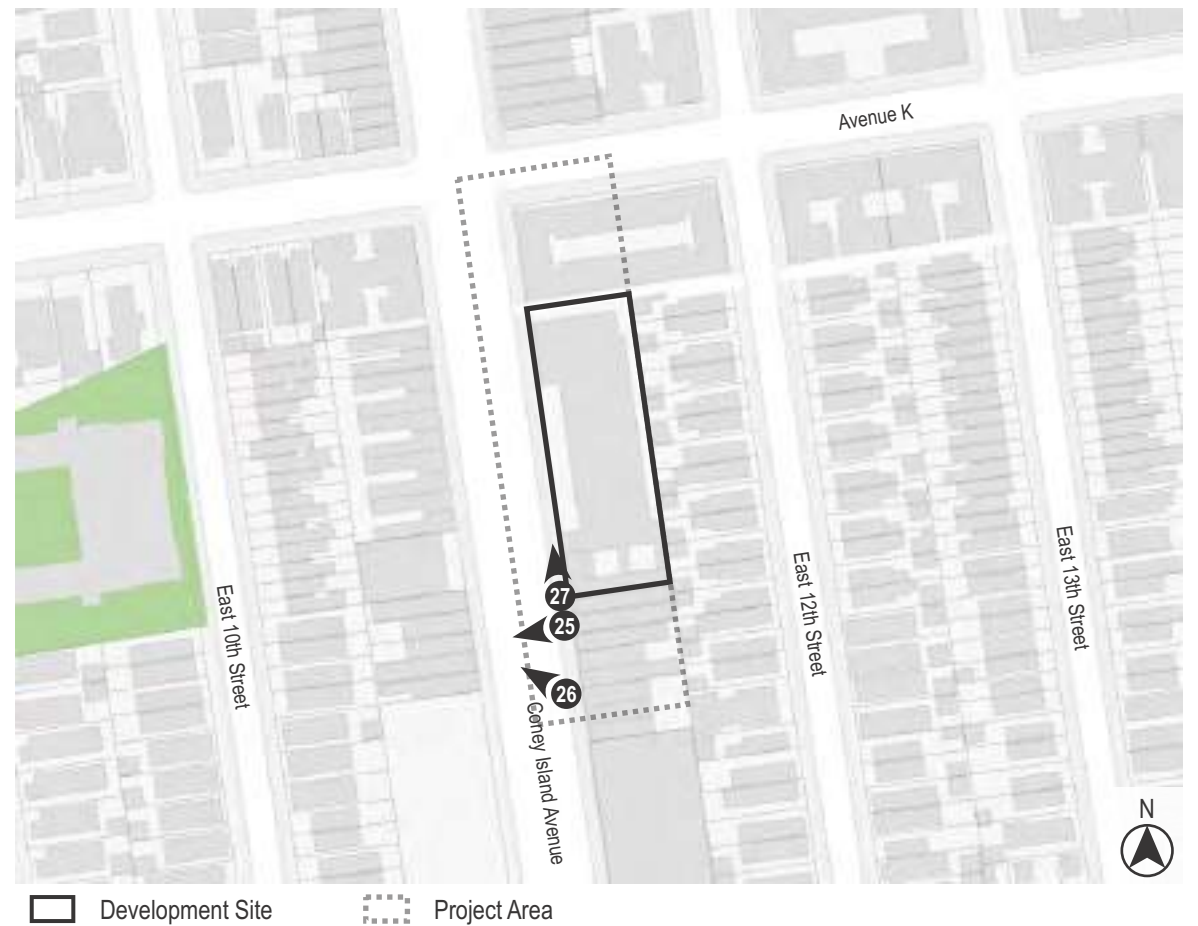
25. View of the west side of Coney Island Avenue facing northwest from the Project Area.



26. View of the west side of Coney Island Avenue facing west from the Project Area.



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





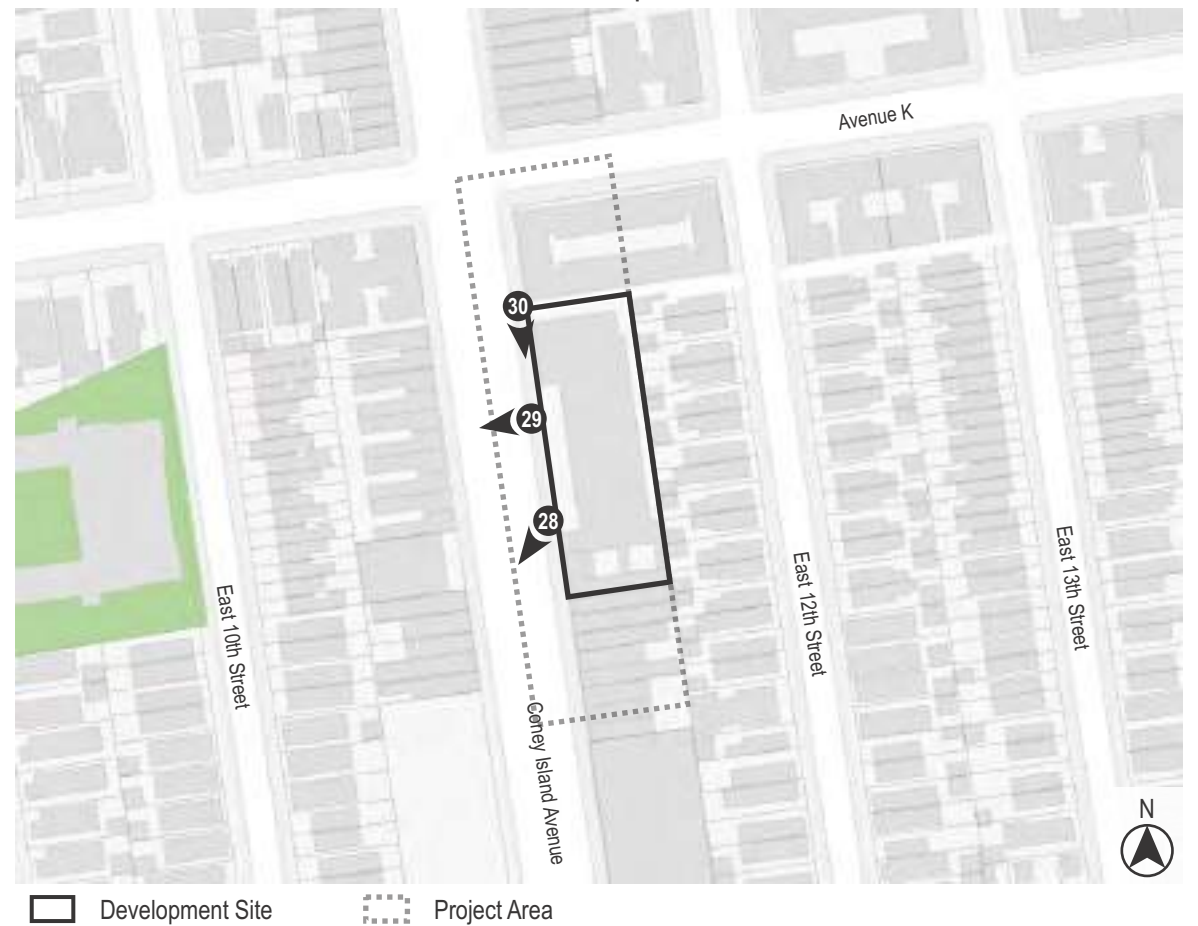
28. View of the west side of Coney Island Avenue facing southwest from the Development Site.



29. View of the west side of Coney Island Avenue facing west from the Development Site.



30. View of the sidewalk along the east side of Coney Island Avenue facing south (Development Site at left).





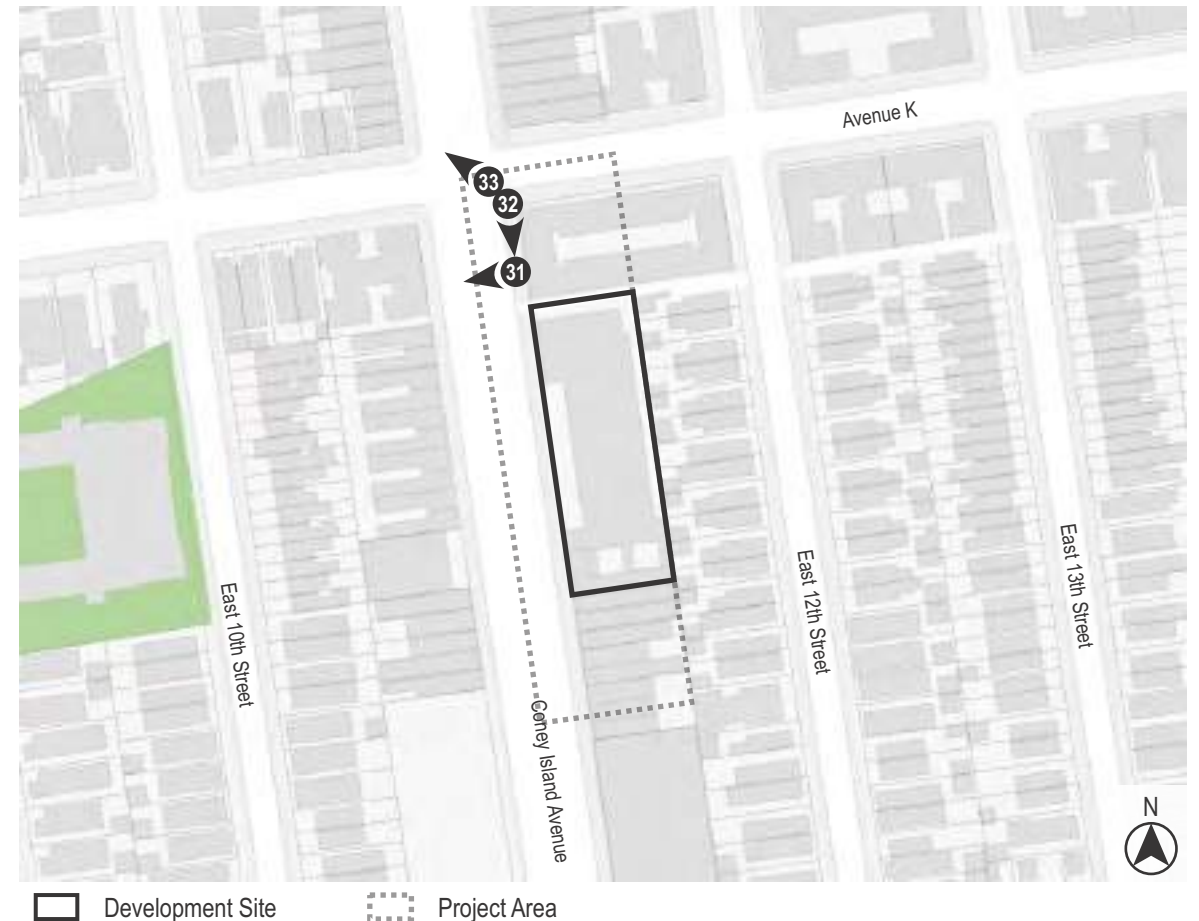
31. View of the west side of Coney Island Avenue facing west from the Project Area.



32. View of the sidewalk along the east side of Coney Island Avenue facing south from Avenue K (Project Area at left).



33. View of the intersection of Coney Island Avenue and Avenue K facing northwest from the Project Area.





34. View of the sidewalk along the south side of Avenue K facing east from Coney Island Avenue (Project Area at right).



35. View of the sidewalk along the south side of Avenue K facing west (Project Area at left).



36. View of the north side of Avenue K facing northeast from the Project Area.

