



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

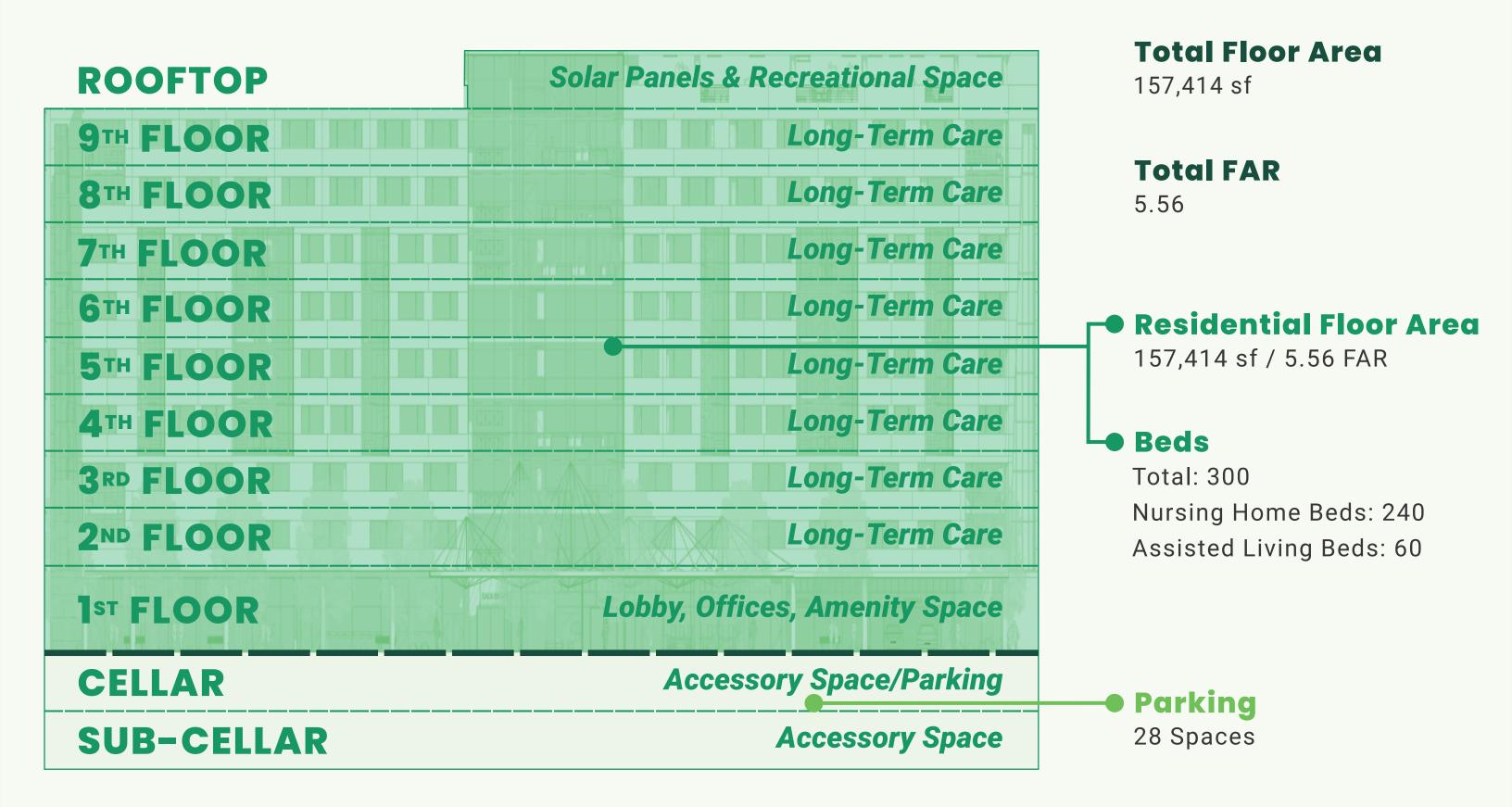
6-Story Mixed-Use, Residential & Community Facility Building





- 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

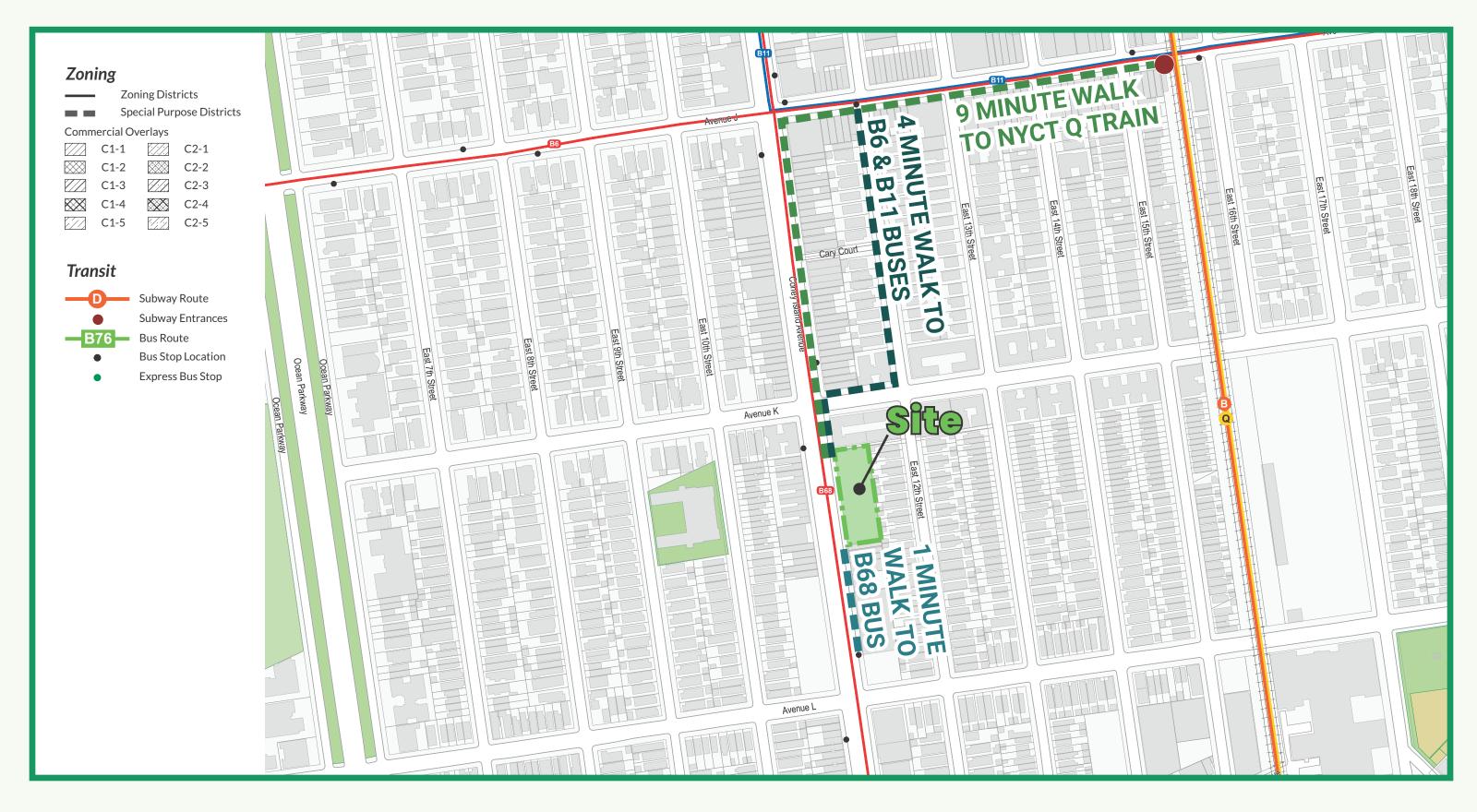
Floor Area Breakdown



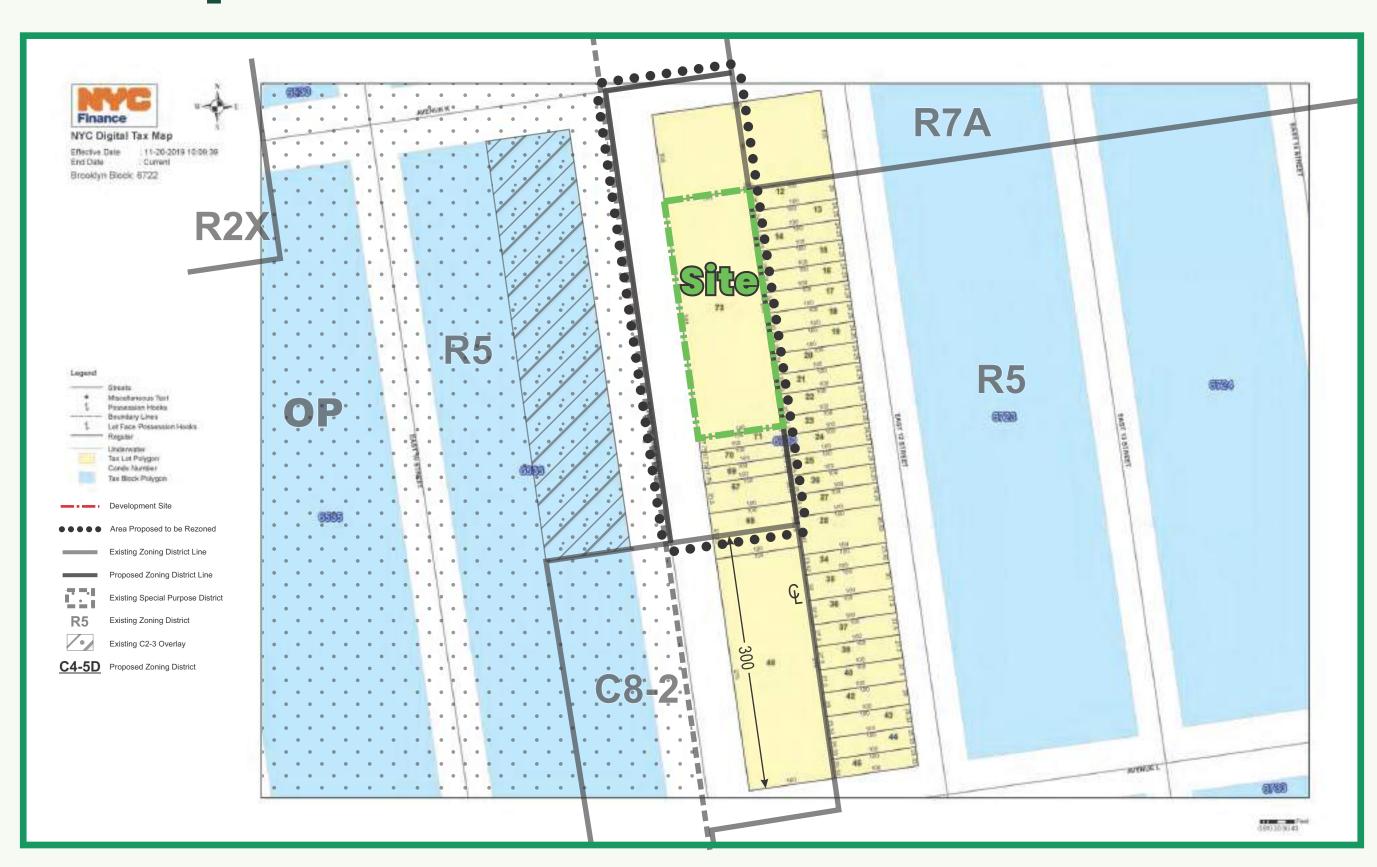
Existing Context for a Taller Building



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

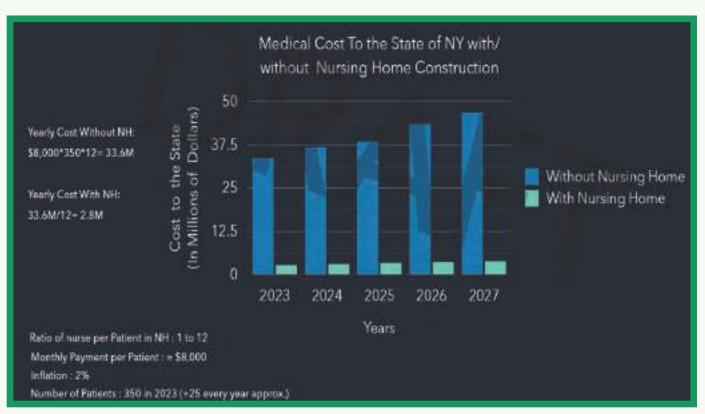
- Rental units affordable to extremely & very low-income households (0-50% AMI): 20.2%
- Rental units affordable to low & moderate-income households (51-120% AMI): 78.1%

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



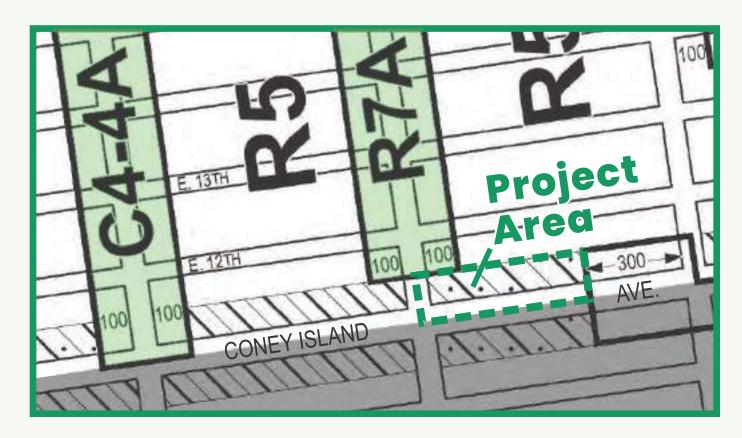




The Proposed LTCF Will Provide Residents with Social/Recreational Opportunities and Activate the Street

- 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





- 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 R7Aequivalent 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



Proposed Plans





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3D RENDERING - FRONT ELEVATION

Project Description

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

T-001.00

Project No.:

#SNH19057A

05/12/2025

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info@edgeand.co www.edgeand.co

Drawing Name

3D RENDERING - STREET VIEW

Project Description

NEW 300 BED LTCF 1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230 Drawing No.:

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Drawing Name

3D RENDERING - FRONT VIEW

Project Description

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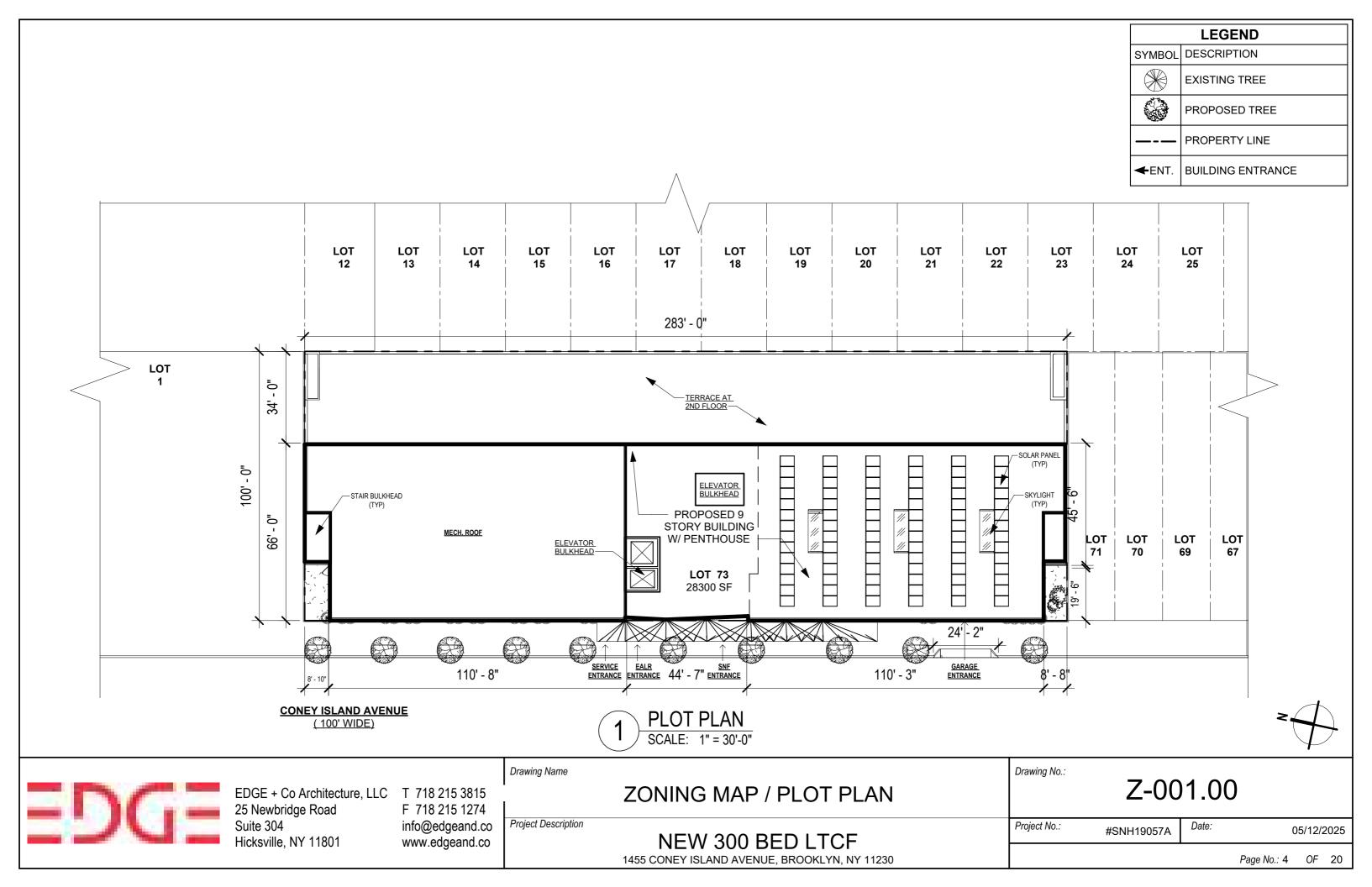
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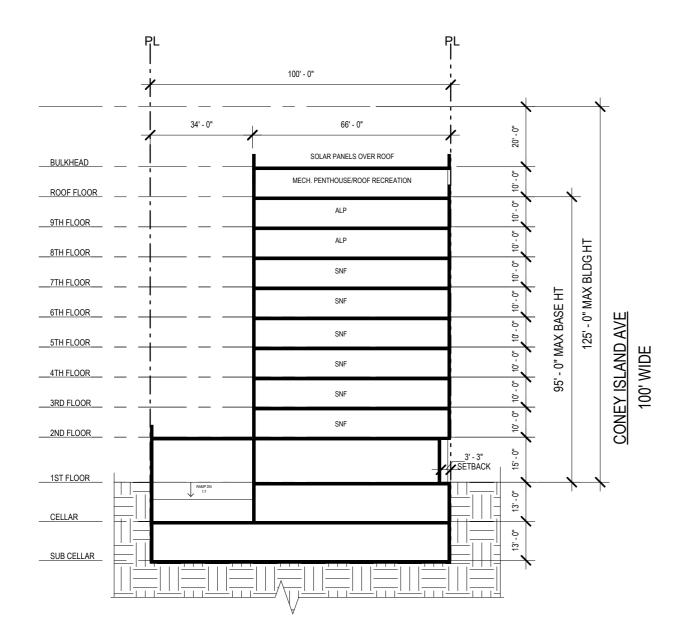
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1	CROSS SECTION			
	SCALE: 1/32" = 1'-0"	-		

APPLICATION. THE BUILDING WILL PROVIDE ADDITIONAL AMMENITIES 73 LOT [S]: AND THERAPY SPACE FOR THE PROPOSED FACILITY. THE EXISTING ZONING MAP: 22D TWO STORY BUILDING WILL BE DEMOLISHED. EXISTING ZONING DISTRICT: R5 W/ C2-3 OVERLAY PROPOSED REZONING: C4-5D (R7D - RESIDENTIAL EQUIVALENT FOLLOWING AIRS REG'S FOR BULK) OCCUPANCY GROUP: H-2 [1968 CODE CLASSIFICATION] PROPOSED OCCUPANCY: I-2 [2014 CODE CLASSIFICATION] - NO CHANGE 3 NURSING HOME / LONG TERM CARE FACILITY [LTCF] AS PER ZR 12-10 CONSTRUCTION CLASSIFICATION: 1B NON COMBUSTIBLE REQUIRED / PERMITTED PASS / FAIL ZONING SECTION: ITEM: REMARKS: PROPOSED DEVELOPMENT SHALL BE 1 ZONING LOT 2 TAX LOTS 23-22/23-154 [MIH] FLOOR AREA RATIO 5.6 NEW ZONING DISTRICT LOT [S]: R7D 73 28,300 SF PASS LOT AREA: ZR 23-22/23-154 [MIH] MAX PERMITTED FAR FOR LTCF: MAX ALLOWABLE FA: 5.6 158,480 SF FLOOR AREA BREAKDOWN CHART LEVEL PROPOSED SUB CELLAR [28,000SF] [NOT COUNTED ZR 12-10] CELLAR [13,470 SF] NOT COUNTED ZR 12-10] 1ST FLOOR 12,196 SF 2ND FLOOR 18,252 SF 3RD FLOOR 18,244 SF 4TH FLOOR 18,052 SF 5TH FLOOR 18,052 SF 6TH FLOOR 18,052 SF 7TH FLOOR 18,052 SF 8TH FLOOR 18,257 SF 9TH FLOOR 18,257 SF ROOF TOTAL FLOOR AREA TOTAL ZONING FLOOR AREA ZONING FLOOR AREA MAX. PERMITTED F.A.R = 158,480 SF PASS 157,414 SF [PROPOSED F.A.R] < 158,480 MAX F.A.R = [OK] MAX. PERMITTED LOT COVERAGE PER ZR SEC 23-362 = 80% FOR INTERIOR OR THOUGH LOTS = 100% FOR CORNER LOTS PASS LC= 28,300 X .65 = 18,395 > 18,363 [PROPOSED FOOTPRINT] [OK] NONE REQUIRED PARKING REQUIREMENTS: 25-20 PASS PROPOSED = 28 SPACES ZR 25-73 LOADING BERTH PASS 1/10,000 SF + 1 FOR NEXT 290,000 = 2 REQUIRED FRONT PER ZR SEC 23 - 322 PASS NONE, HOWEVER, IF ANY OPEN AREA EXTENDING ALONG A SIDE LOT LINE REQUIRED SIDE YARD (S) ZR SEC 23 - 334 IS PROVIDED AT ANY LEVEL, IT SHALL BE AT LEAST FIVE FEET WIDE PASS PERMITTED OBSTRUCTIONS DORMER W = 60% (OF STREET WALL) x 265' (STREET WALL WIDTH) = 159' ZR SEC 23-621 (c) 44' PROPOSED < 159' MAX = O.K. PASS REQUIRED REAR YARD BETWEEN WINDOWS 30' [FOR CORNER LOTS BEYOND 100' OF STREET LINE] AND LOT LINES PER ZR SEC 23 - 342 34' PROPOSED > 30' MIN. = OK HEIGHT + SETBACK PER ZR SEC 23 - 432 REQUIRED: MIN BASE HEIGHT: 60' REQUIRED SETBACK: 15' ON WIDE STREET MAX BASE HT: 95' MAX BLDG HT: 125' PASS 1/10 SPACE REQ'D 28/ 10 = 3 BICYCLE PARKING SPACES PROPOSED = 55 SPACE Drawing No.:

1455 CONEY ISLAND AVENUE,

BROOKLYN, NY 11230

ADDRESS:

BLOCK:

PROPOSED 9 STORY NEW BUILDING TO INCLUDE 240 BEDS FOR

SKILLED NURSING HOME AND 60 BEDS TOTAL OF 300 BEDS. FOR

ENHANCED ASSISTED LIVING RESIDENCE, ENHANCED ASSISTED

LIVING RESIDENCE TO BE FILED WITH NYSDOH UNDER SEPARATE



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Drawing Name

Project Description

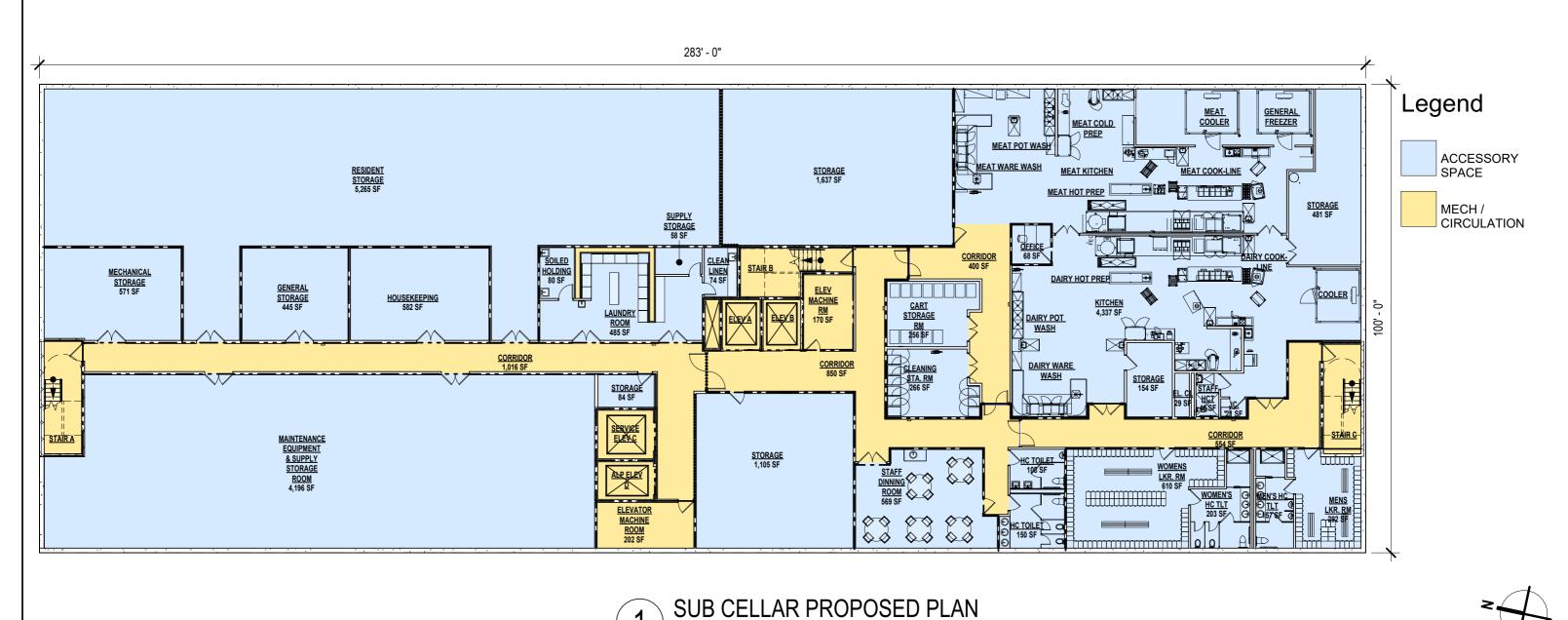
ZONING INFORMATION + NOTES

NEW 300 BED LTCF 1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230 Z-002.00

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SCALE: 1" = 20'-0"

SUB CELLAR PROPOSED PLAN

Project Description

Drawing Name

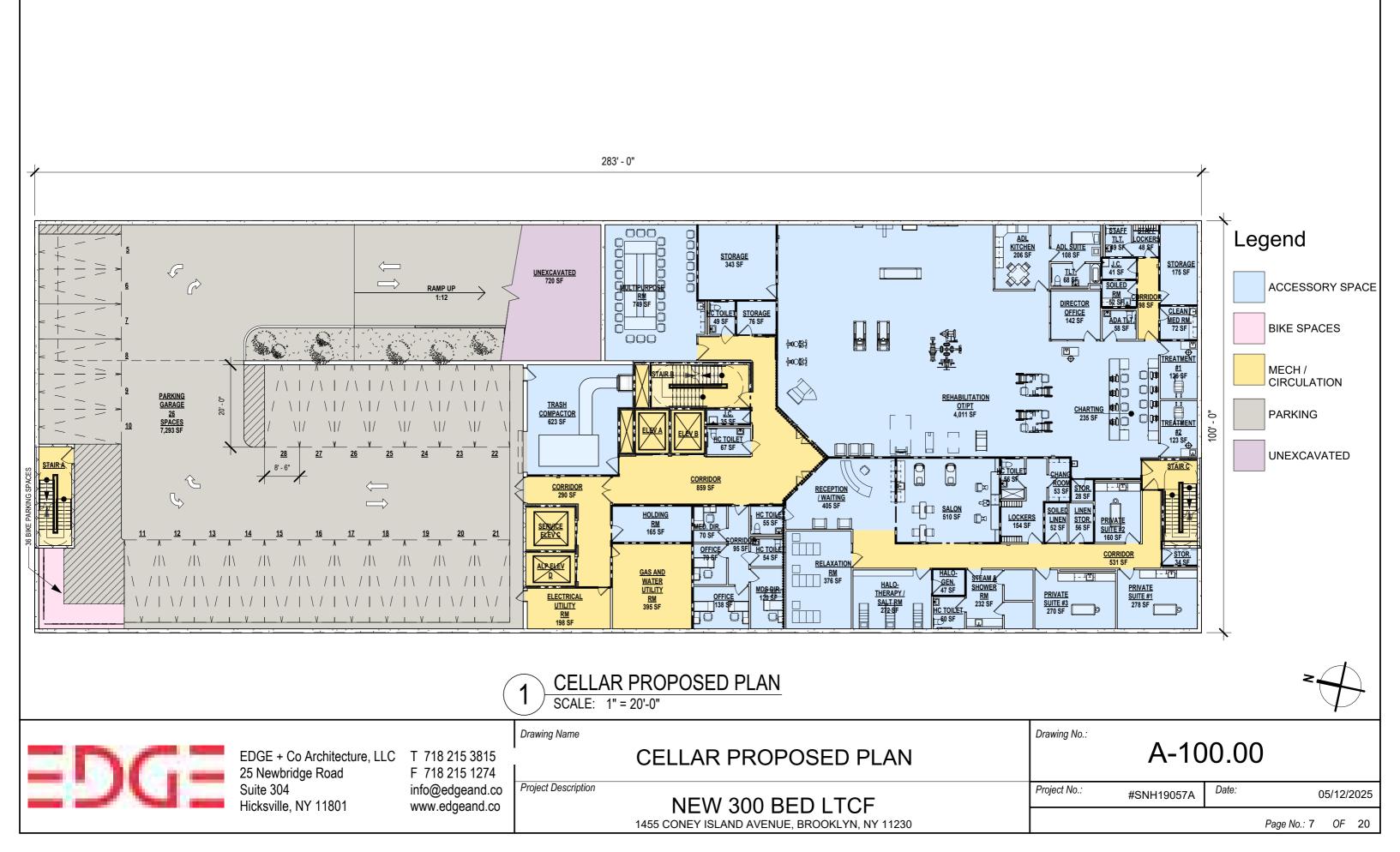
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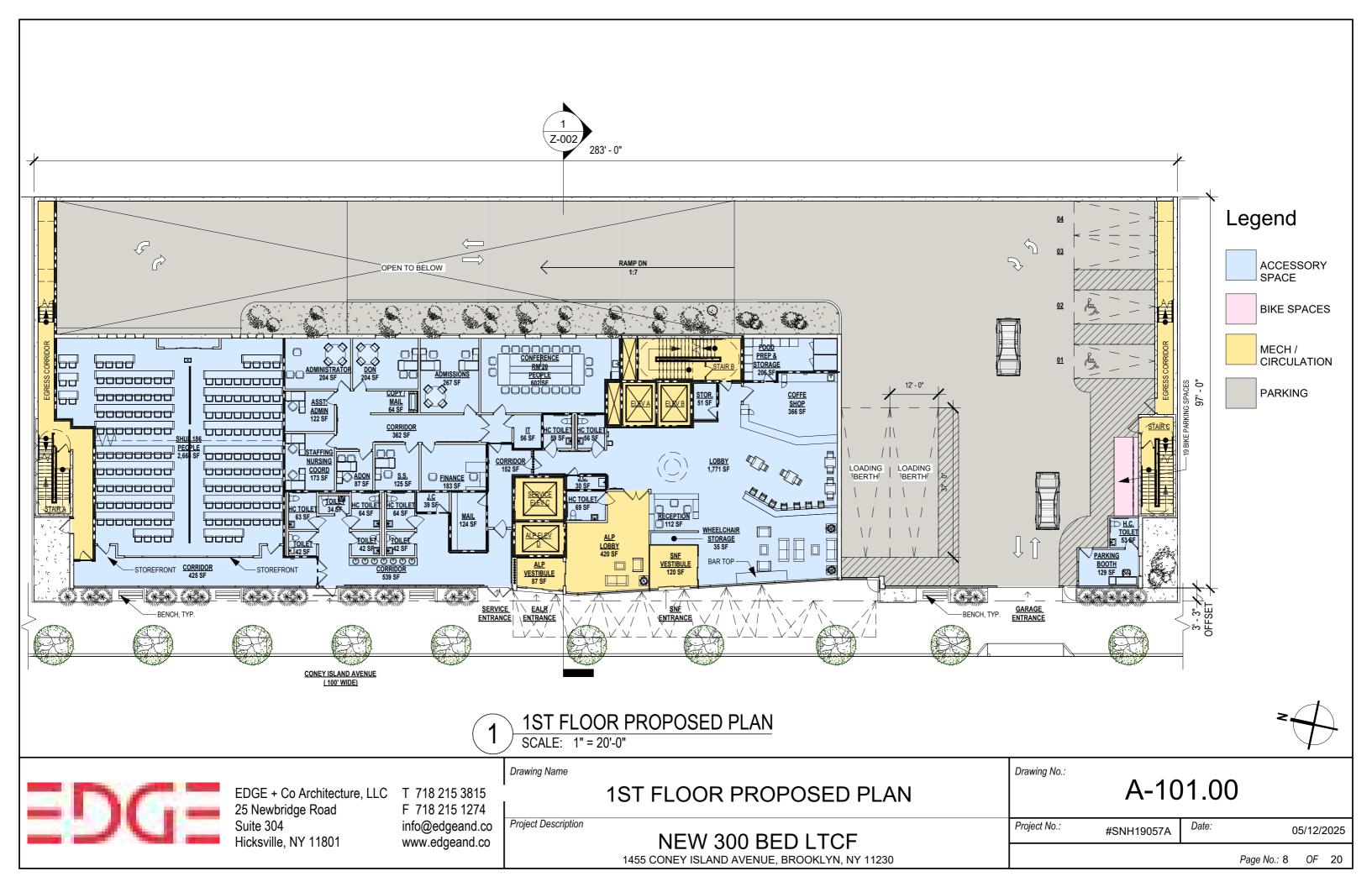
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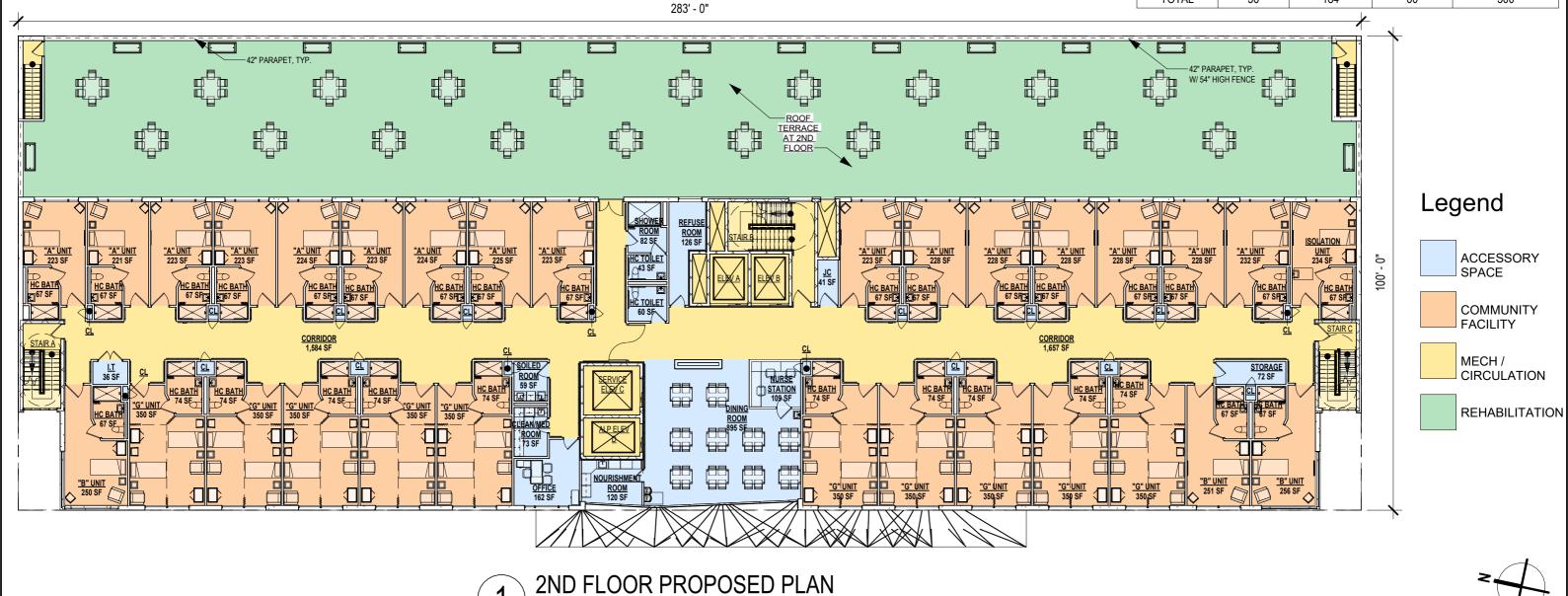
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ROOM CHART- 2TH - 3TH FLOOR				
NUMBER	SNF(SINGLE)	SNF (DOUBLE)	EALR (SINGLE)	FLOOR TOTALS
9TH FLOOR	0	0	30	30
8TH FLOOR	0	0	30	30
7TH FLOOR	4	36	0	40
6TH FLOOR	4	36	0	40
5TH FLOOR	4	36	0	40
4TH FLOOR	4	36	0	40
3RD FLOOR	20	20	0	40
2ND FLOOR	20	20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





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2ND FLOOR PROPOSED PLAN

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ROOM CHART- 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





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3RD FLOOR PROPOSED PLAN

Project Description

SCALE: 1" = 20'-0"

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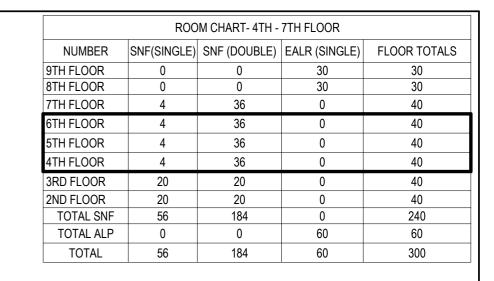
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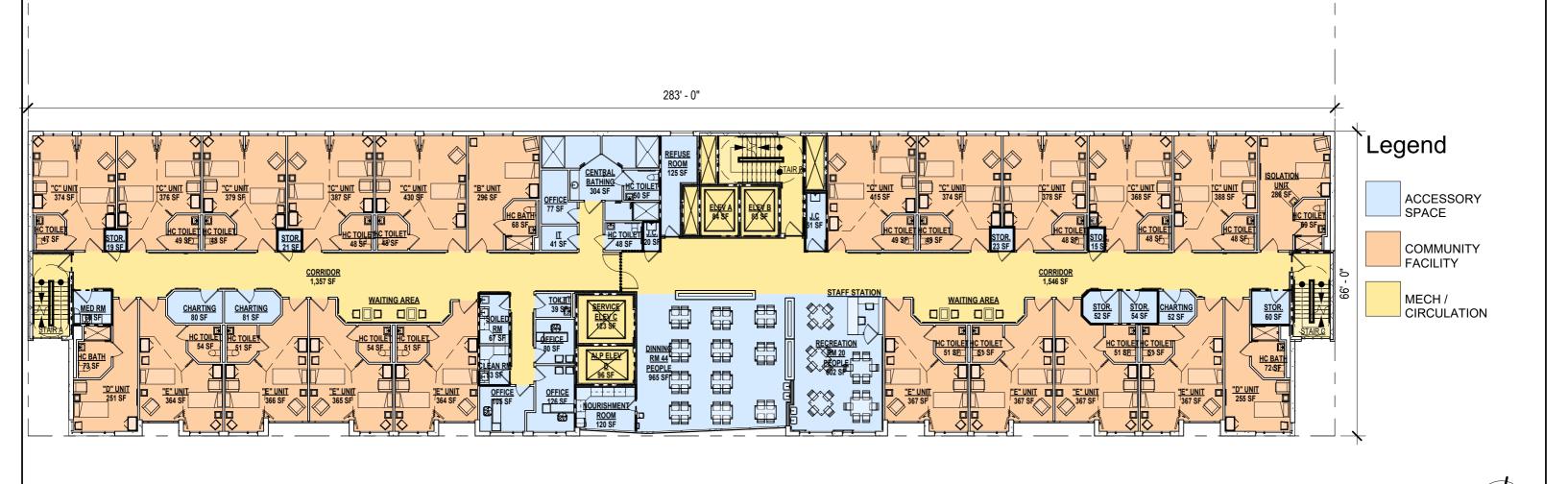
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SCALE: 1" = 20'-0"

4TH - 6TH (TYP.) FLOOR PROPOSED PLAN

Project Description

4TH - 6TH (TYP.) FLOOR PROPOSED PLAN

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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

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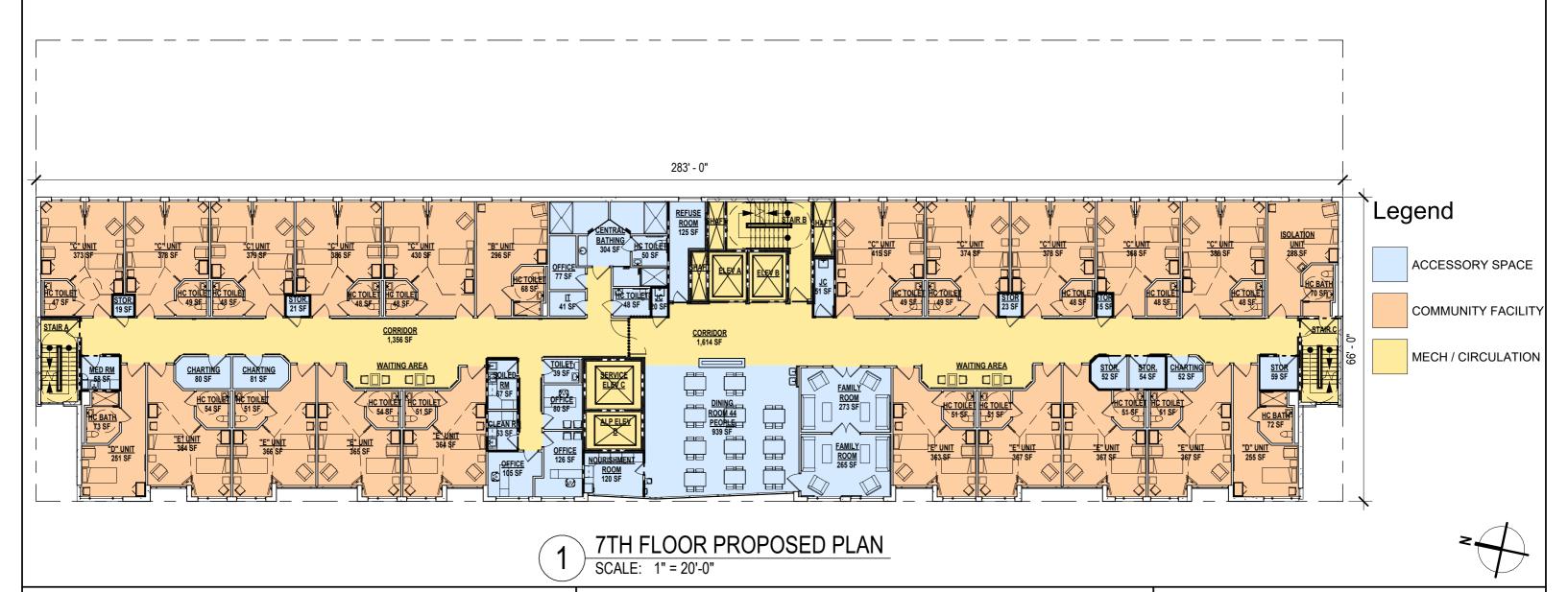
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7TH FLOOR PROPOSED PLAN

NEW 300 BED LTCF

1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230

Drawing Name

Project Description

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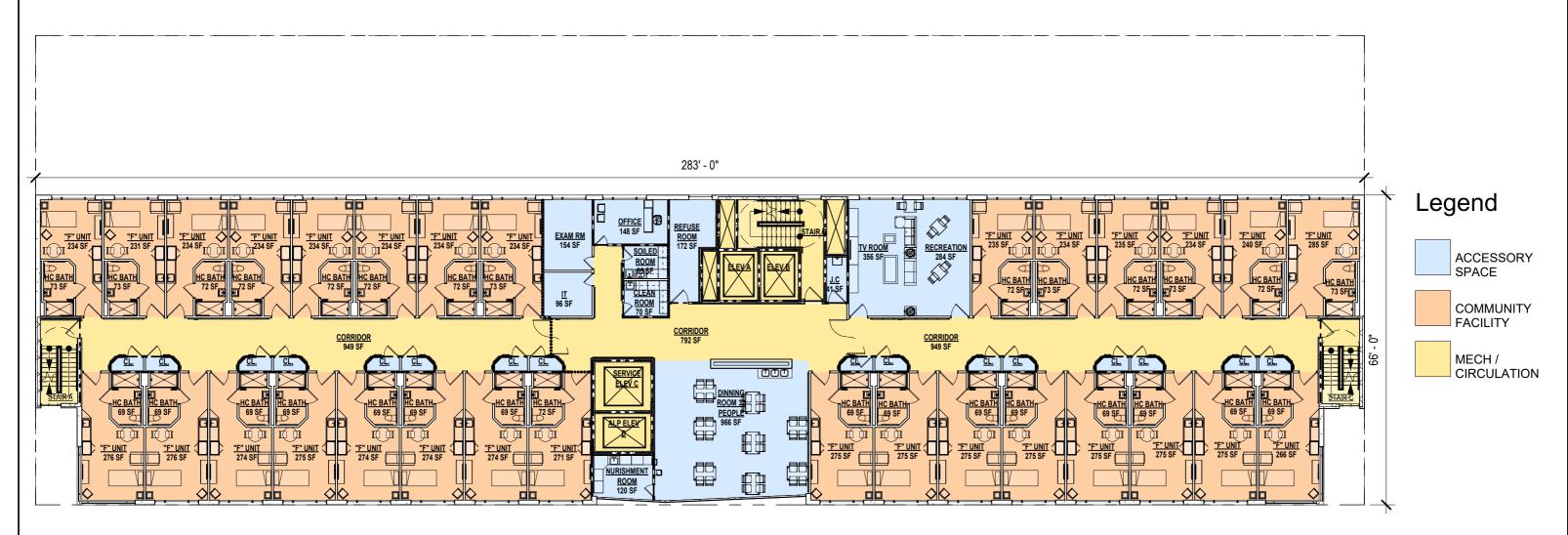
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25 Newbridge Road

Hicksville, NY 11801

Suite 304

	ROOM CHART- 8TH FLOOR				
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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	





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

SCALE: 1" = 20'-0"





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

Project Description

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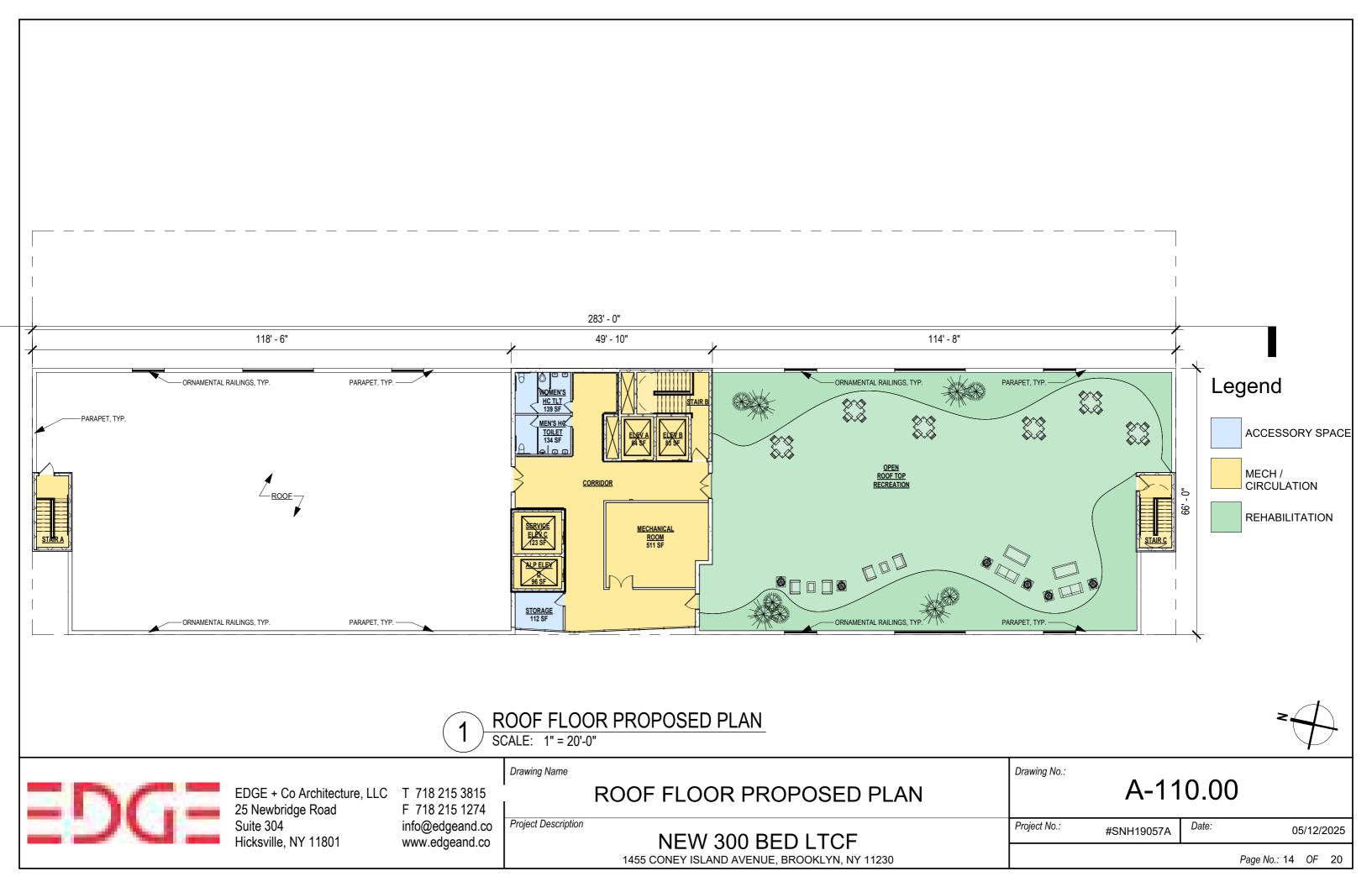
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WEST (FRONT) ELEVATION
SCALE: 1" = 20'-0"



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WEST (FRONT) ELEVATION

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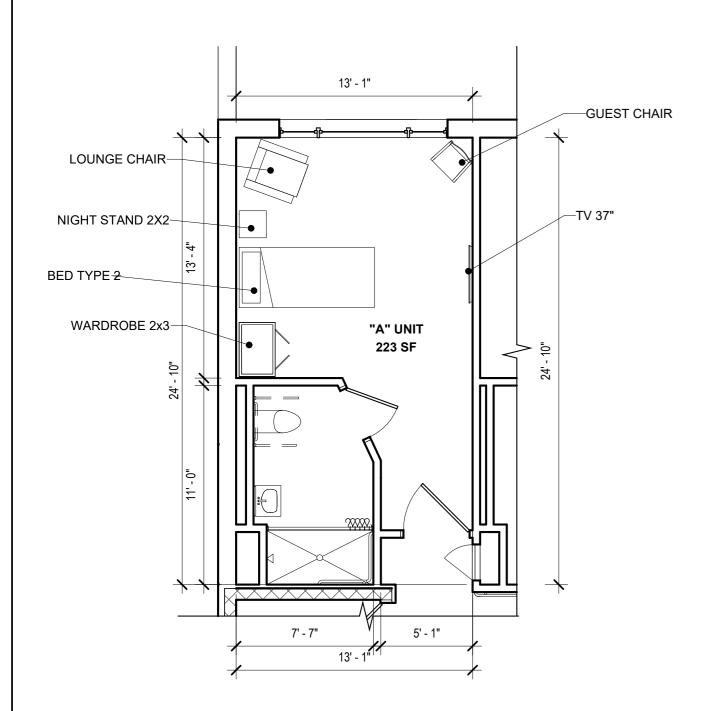
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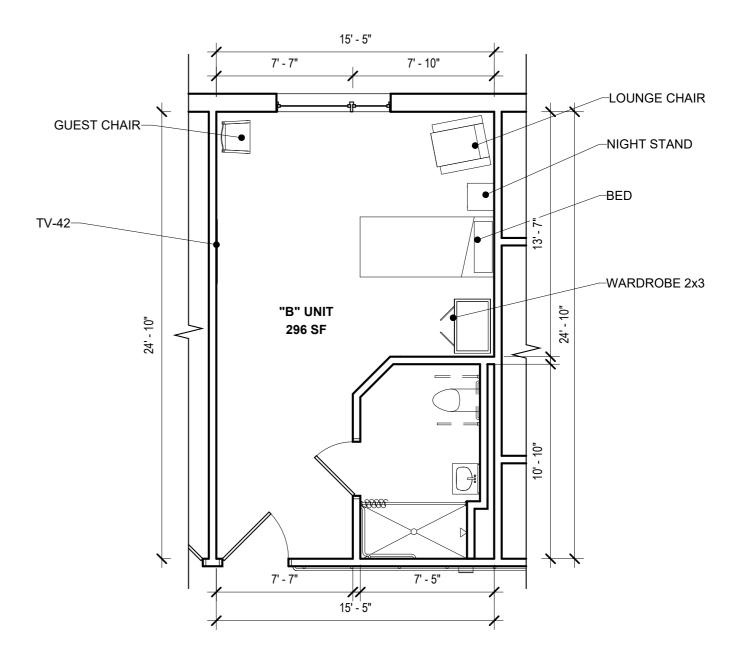
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"B" UNIT ROOM ENLARGED PLAN - TYP. SINGLE SCALE: 3/16" = 1'-0"

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Project Description

"A" AND "B" UNIT ROOM PLAN

A-300.00

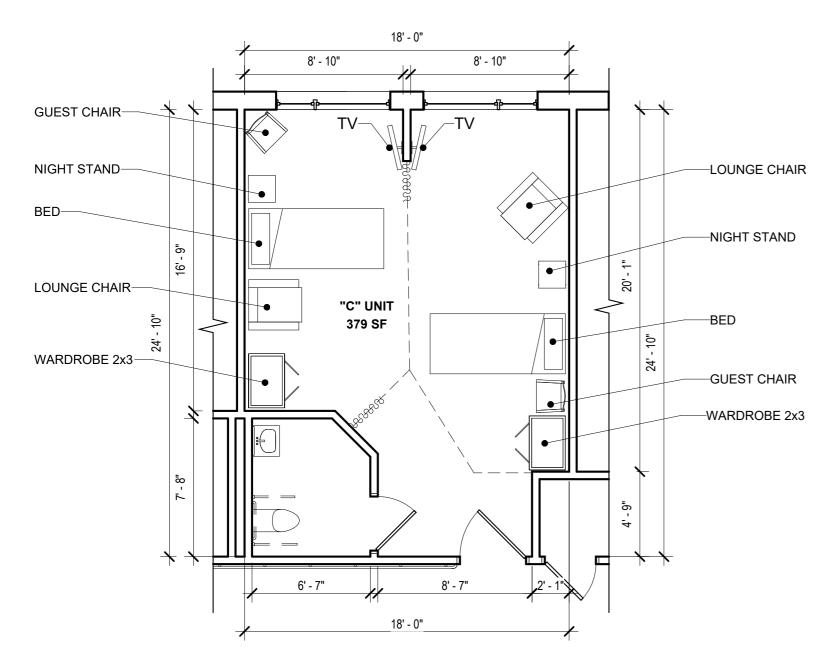
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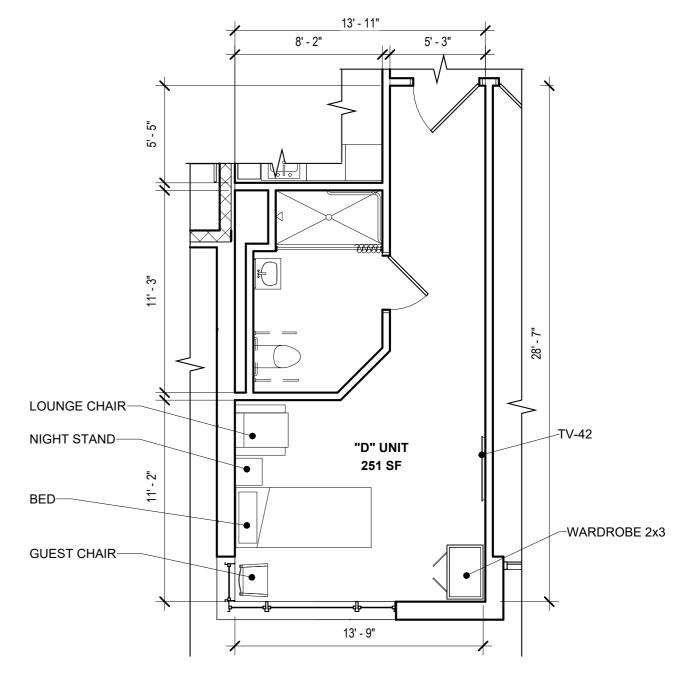
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NEW 300 BED LTCF 1455 CONEY ISLAND AVENUE, BROOKLYN, NY 11230





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

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



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Project Description

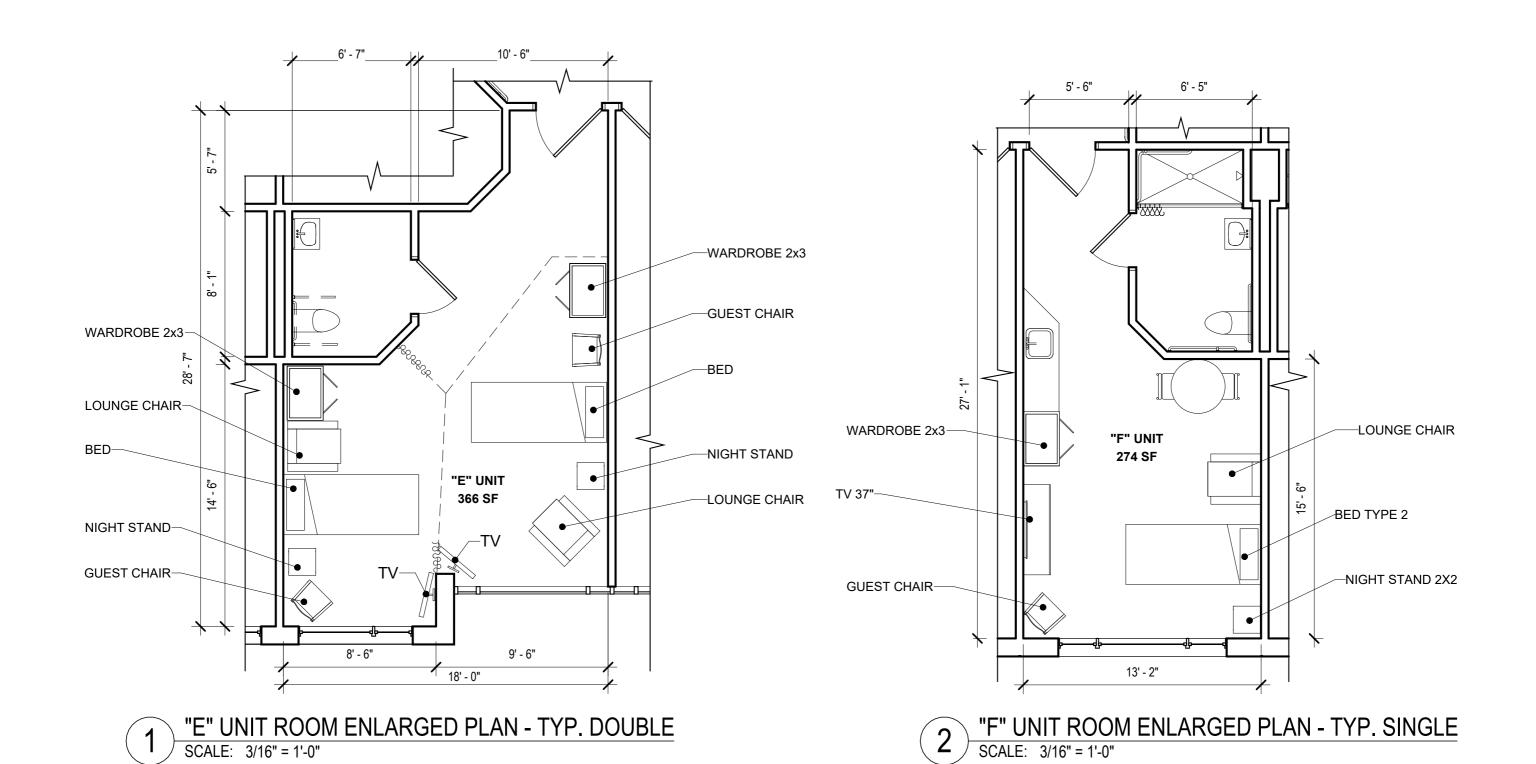
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"C" AND "D" UNIT ROOM PLAN

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Project No.: #SNH19057A 05/12/2025

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Drawing Name

"E" AND "F" UNIT ROOM PLAN

Project Description

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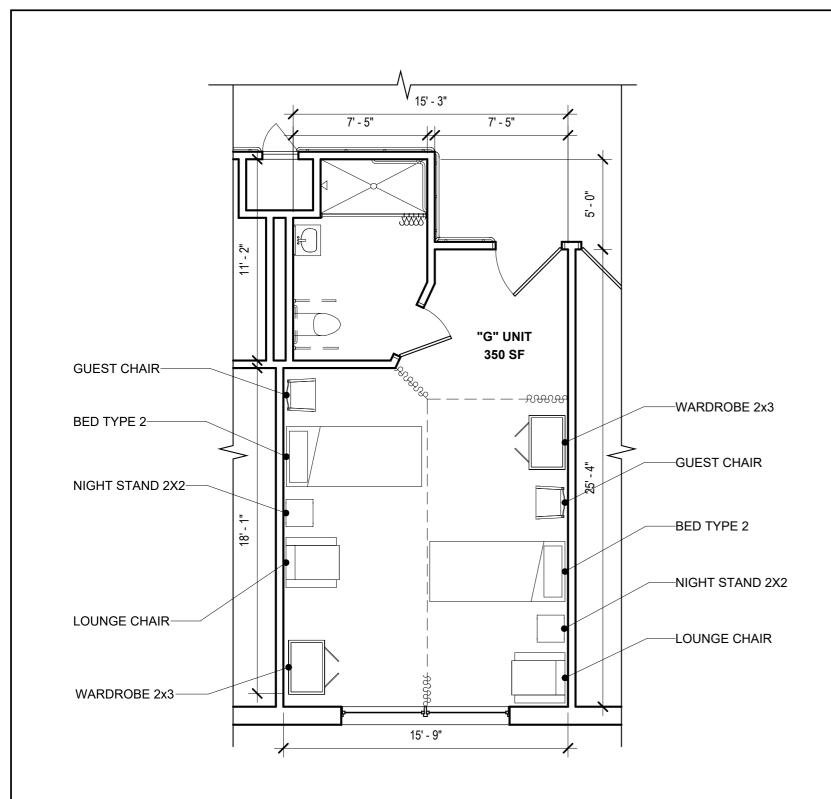
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"G" UNIT ROOM ENLARGED PLAN - TYP. DOUBLE SCALE: 3/16" = 1'-0"



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Project Description

Drawing Name "G" UNIT ROOM PLAN

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Project No.:

Drawing No.:

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

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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

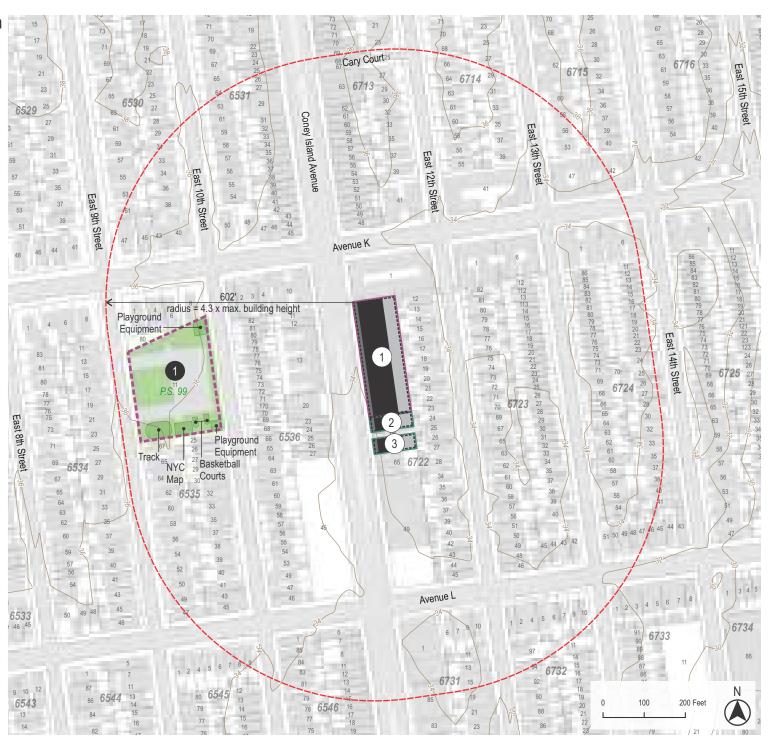
Projected Building Footprint

Roof Above Base (95')

Roof Above Bulkhead (140')

Longest Shadow Study Area Boundary

Sunlight-Sensitive
Open Space Resource



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





Projected Building Number

Projected Building Footprint

Roof Above Base (95')

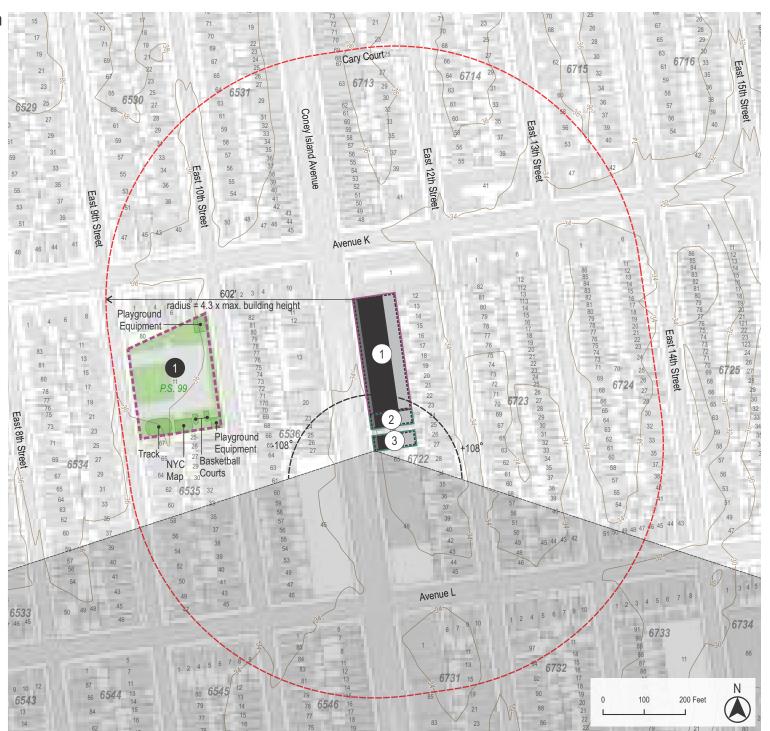
Roof Above Bulkhead (140')

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
(Non-Applicant Owned)

Projected Building Number

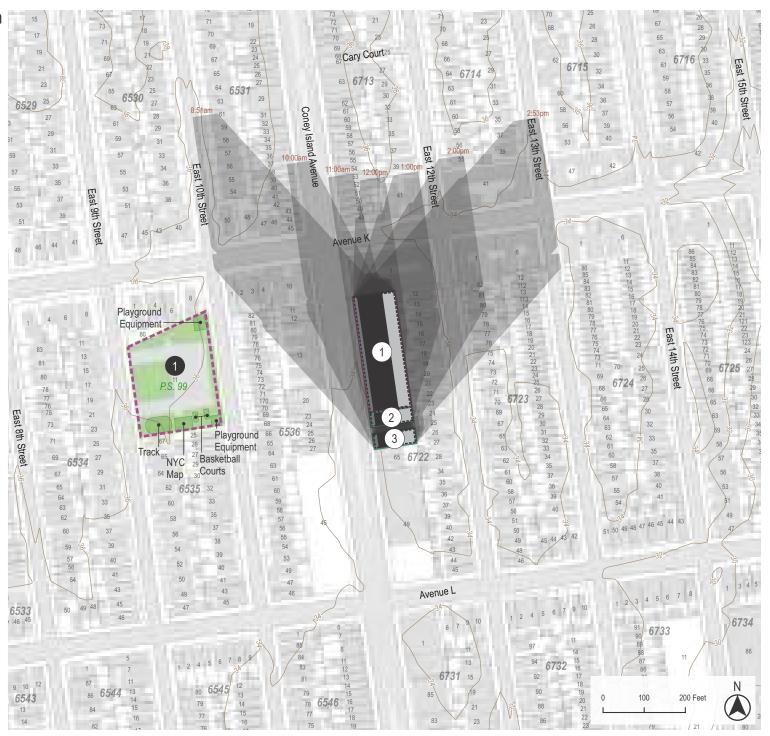
Projected Building Footprint

Roof Above Base (95')

Roof Above Bulkhead (140')

Shadow Cast/Analysis Time

Sunlight-Sensitive
Open Space Resource



1455 Coney Island Avenue, Brooklyn

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



Projected Development Site
(Non-Applicant Owned)

Projected Building Number

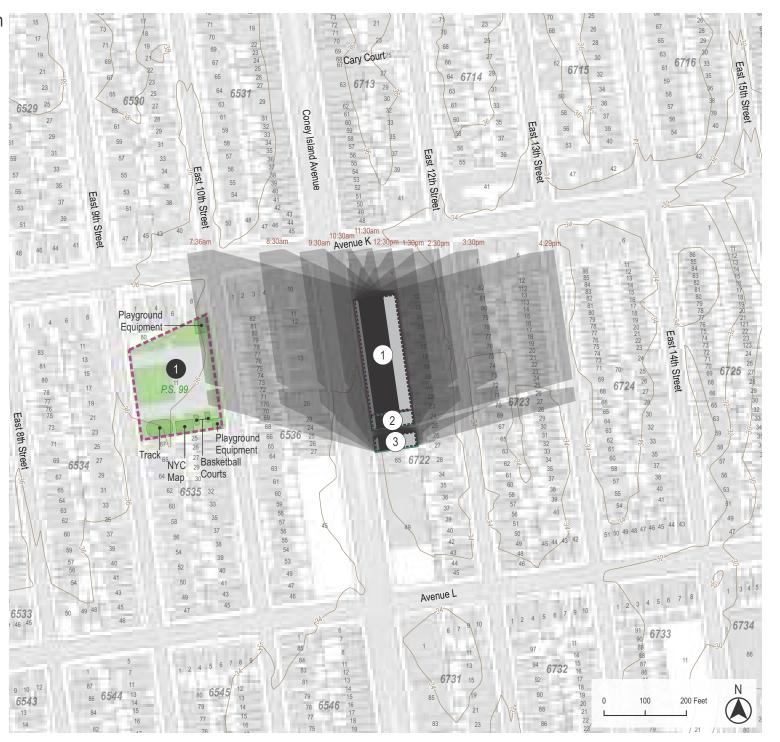
Projected Building Footprint

Roof Above Base (95')

Roof Above Bulkhead (140')

Shadow Cast/Analysis Time

Sunlight-Sensitive
Open Space Resource



1455 Coney Island Avenue, Brooklyn Figure 5: Tier 3 Screening

Assessment for the May 6
Analysis Day



Projected Development Site
(Non-Applicant Owned)

Projected Building Number

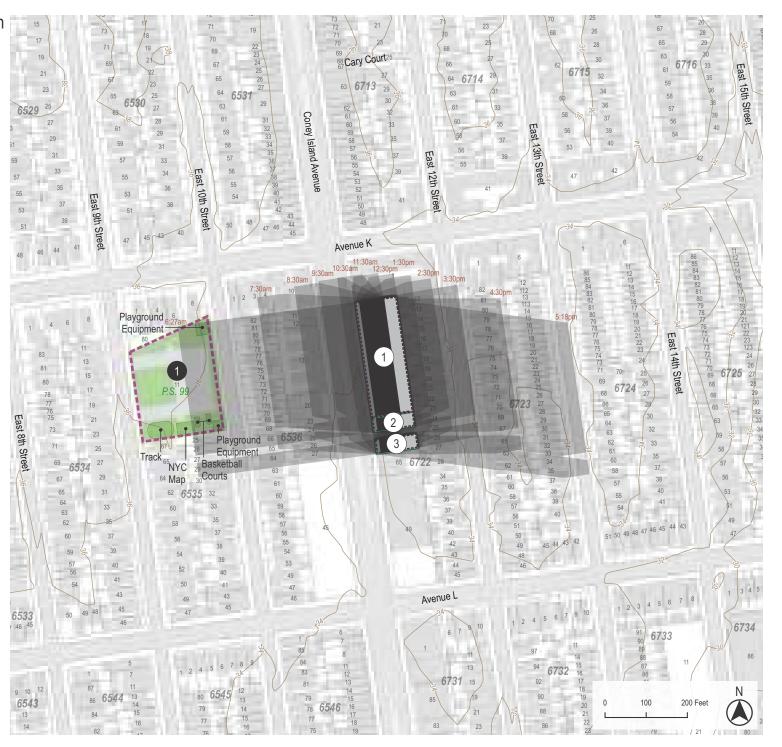
Projected Building Footprint

Roof Above Base (95')

Roof Above Bulkhead (140')

Shadow Cast/Analysis Time

Sunlight-Sensitive Open Space Resource



1455 Coney Island Avenue, Brooklyn Figure 6: Tier 3 Screening

Assessment for the June 21 Analysis Day





Projected Building Number

Projected Building Footprint

Roof Above Base (95')

Roof Above Bulkhead (140')

Shadow Cast/Analysis Time

Sunlight-Sensitive 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 7:36am-7:36am-7:41am 7:41am 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')

Shadow Cast/Analysis Time

Footprint of Intervening Building

Shadow of Intervening Building

Sunlight-Sensitive
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 | 6:27am- n/a n/a on Resource 1 6:44am

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

Sunlight-Sensitive
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 | 5:57am- n/a n/a on Resource 1 6:27am

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

Sunlight-Sensitive
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

C2-4

C2-5

Zoning Districts Special Districts

C2-2

C2-3

C1-3

C1-4

C1-5

 \boxtimes

Subway Entries

5037 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

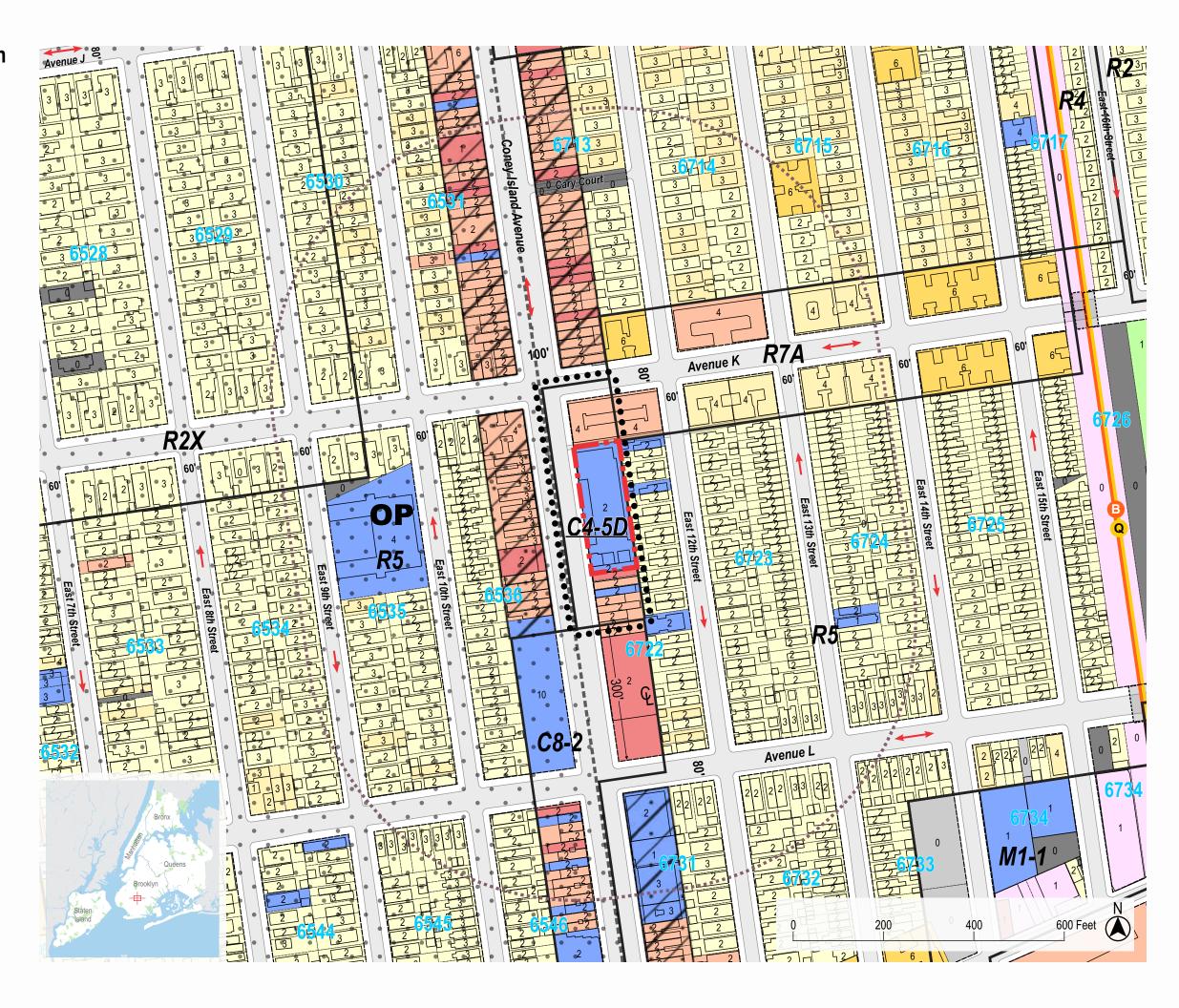
Parking Facilities

Vacant Land

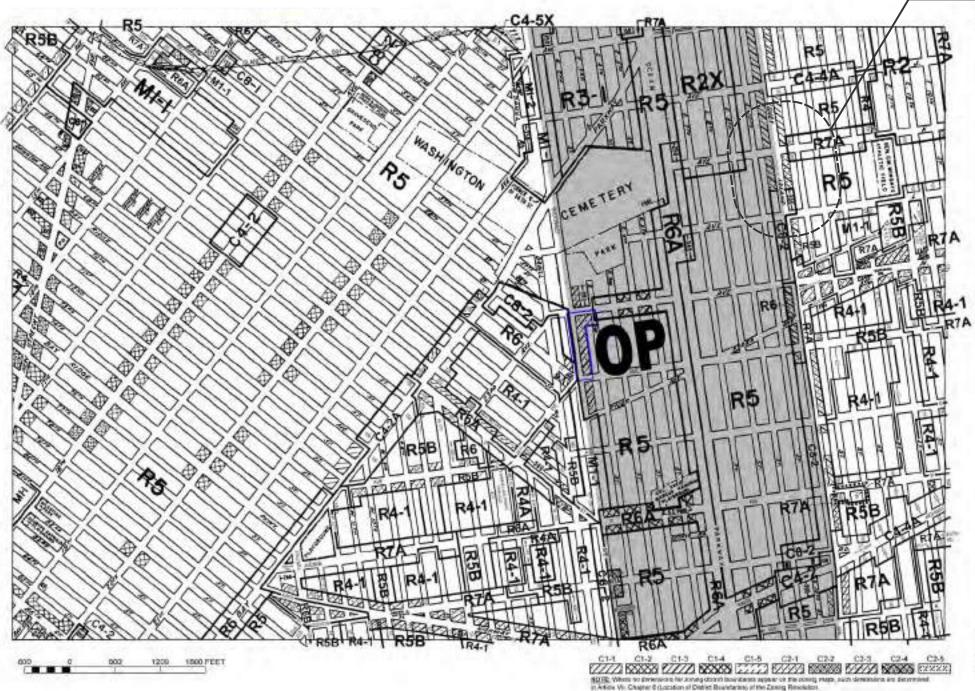
No Data/Other

September 2020

Urban Cartographics



Proposed Project Area



ZONING MAP

THE NEW YORK CITY PLANSING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that lotons on R. G or M District designation indicates use; bulk and other centrals as described in the text of the Zoning Resolution

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT The tellor(s) within the shocks are despitable the special purpose orbitot as despitated in the test of the Zoning Berokulds.

AREA(S) REZONED

Effective Date(s) of Rezoning:

84-28-2021 E 210098 ZWK

Special Requirements:

For a list of loss subject to CEOR environmental lequirements, see APPENDIX C.

For a list of tota subject to "D" restrictive declarations, see APPENDIX D.

For inclusionary Housing: designated areas and Mandatary inclusionary Housing creat on this may, see APPENDIX #

MAP KEY		U	
22a	22c	23a	
22b	22d	23b	
	28c	VARANCE S	

El Department is the Dig of Real Year.

www.mpc.gov/planning or contact the Zinting Internation Dook at (212) 100-2015

Change. For the most up-co-date paying intronsition for this rise, you'll the Soving continue of the Department of Site Planning sections.



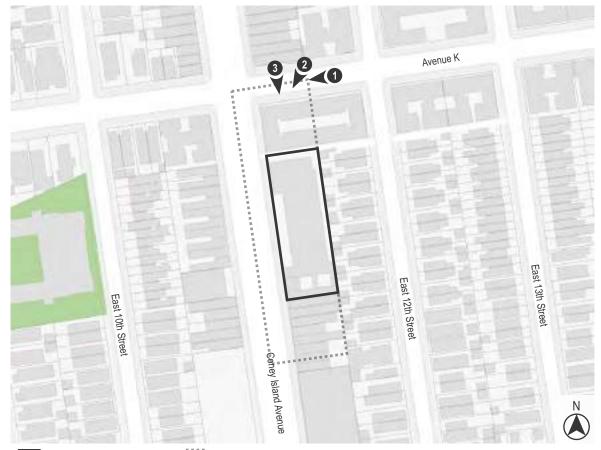
1. View of Avenue K facing west (Project Area at left).



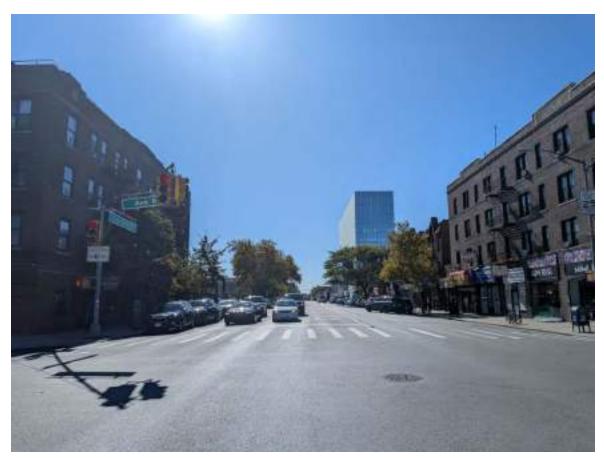
3. View of the Project Area facing south from Avenue K.



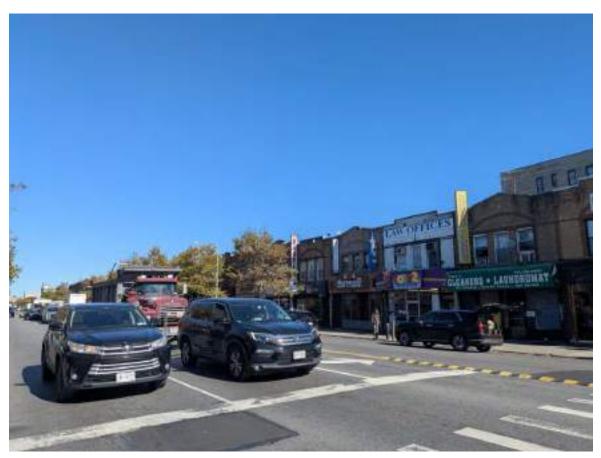
2. View of the Project Area facing southwest from Avenue K.



Urban Cartographics Photographs Taken on October 16, 2025



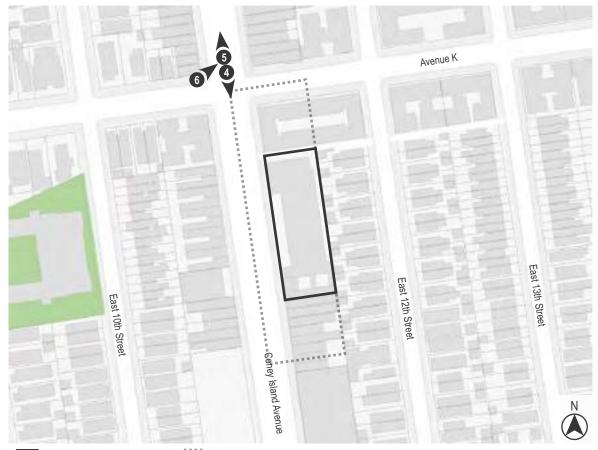
4. View of Coney Island Avenue facing south from Avenue K (Project Area at left).



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



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



Development Site

Project Area

Urban Cartographics Photographs Taken on October 16, 2025



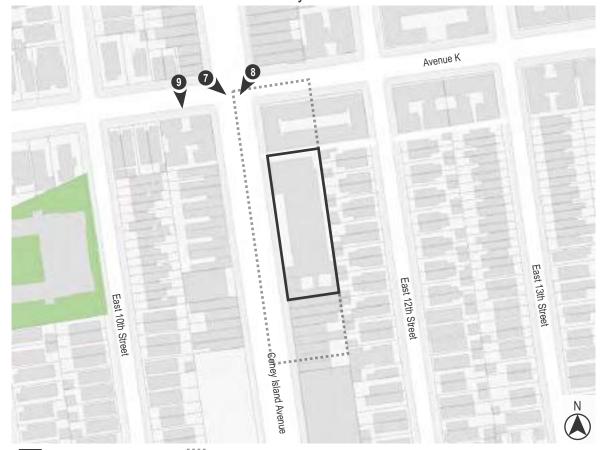
7. View of the Project Area facing southeast from the intersection of Coney Island Avenue and Avenue K.



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



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



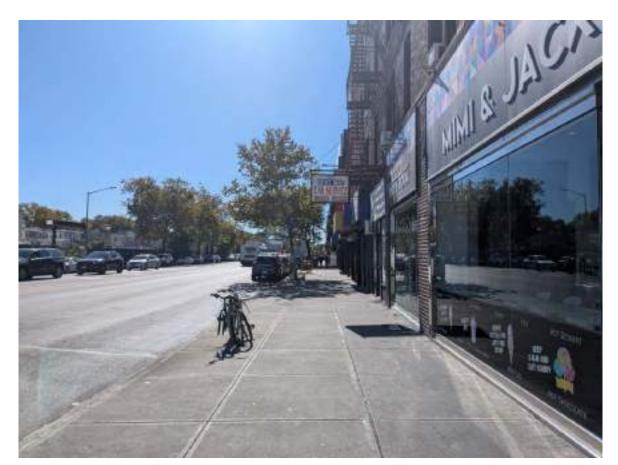
Urban Cartographics



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



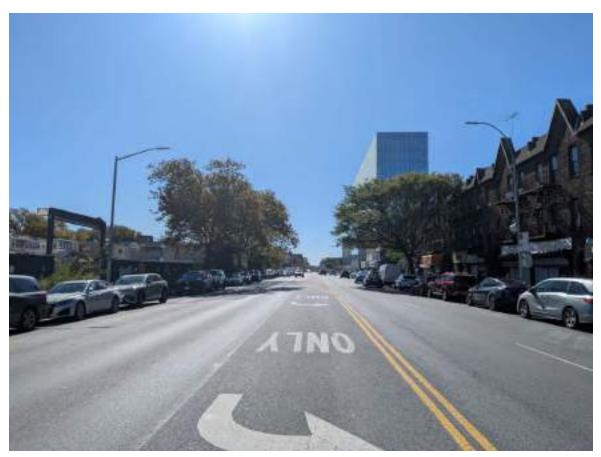
12. View of the Project Area facing east from Coney Island Avenue.



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



Development Site



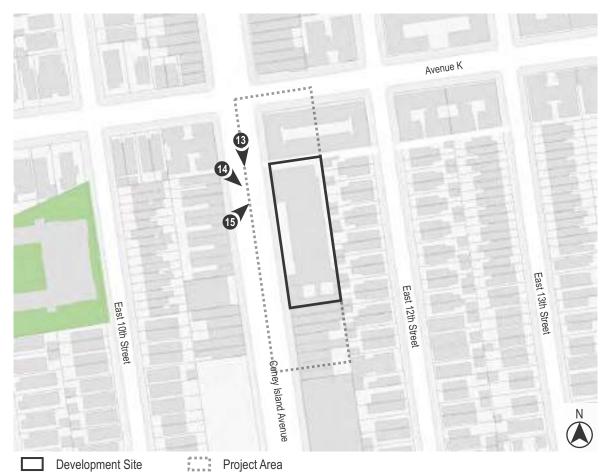
13. View of Coney Island Avenue facing south (Development Site at left).



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



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



Development Site

Urban Cartographics Photographs Taken on October 16, 2025



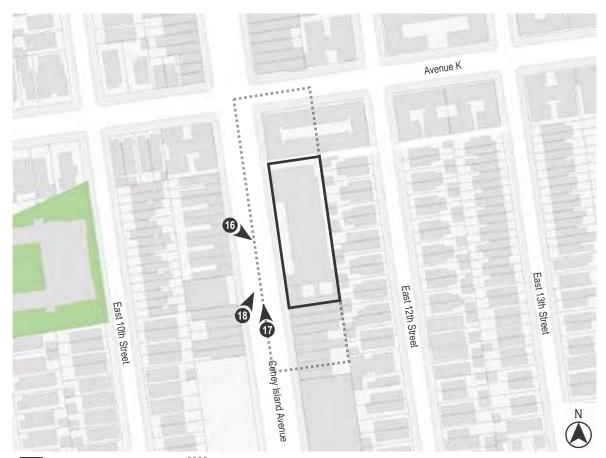
16. View of the Development Site facing southeast from Coney Island Avenue.



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



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



Development Site

Project Area

Urban Cartographics Photographs Taken on October 16, 2025



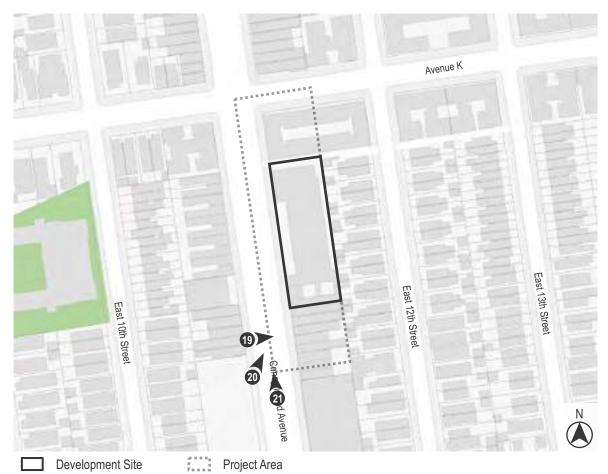
19. View of the Project Area facing east from Coney Island Avenue.



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



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



Development Site

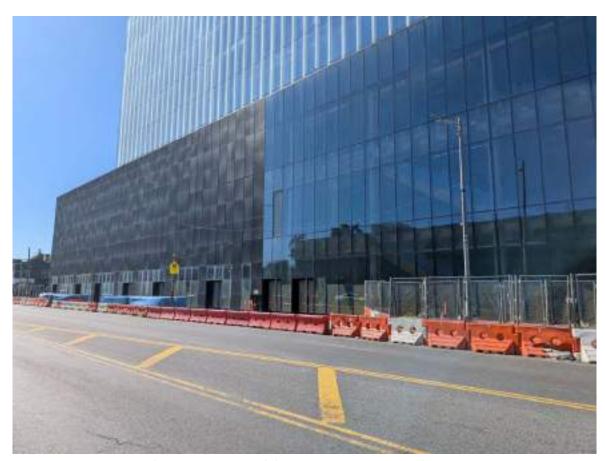
Urban Cartographics Photographs Taken on October 16, 2025



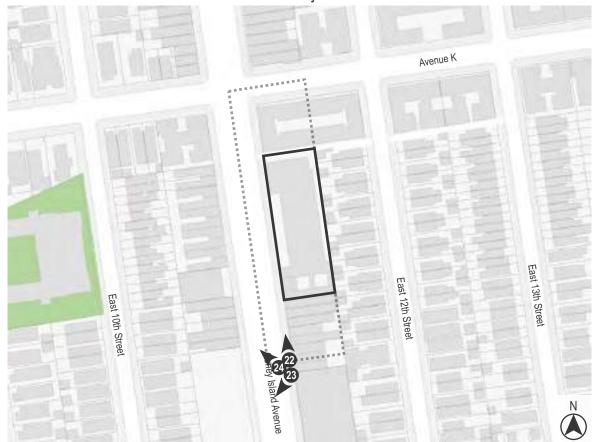
22. View of the sidewalk along the east side of Coney Island Avenue facing north (Project Area at right).



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



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



Development Site

Project Area

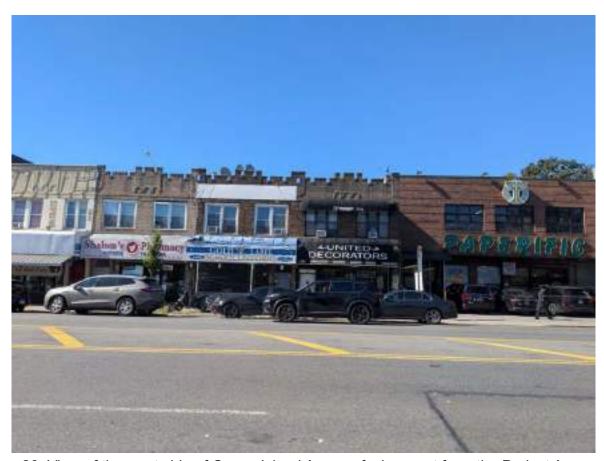
Urban Cartographics Photographs Taken on October 16, 2025



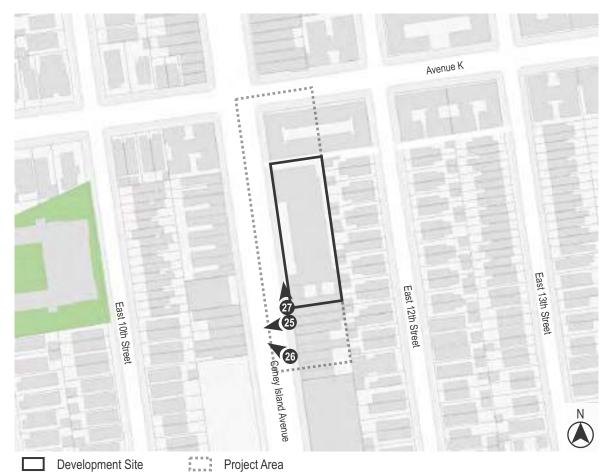
25. View of the west side of Coney Island Avenue facing northwest from the Project Area.



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

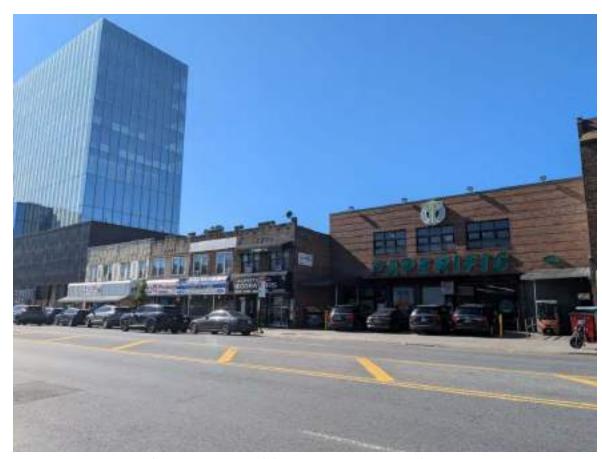


26. View of the west side of Coney Island Avenue facing west from the Project Area.



Development Site

Urban Cartographics Photographs Taken on October 16, 2025



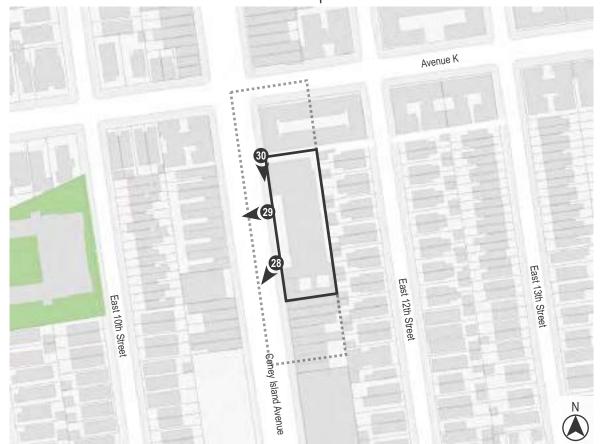
28. View of the west side of Coney Island Avenue facing southwest from the Development Site.



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



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



Development Site

Project Area

Urban Cartographics Photographs Taken on October 16, 2025



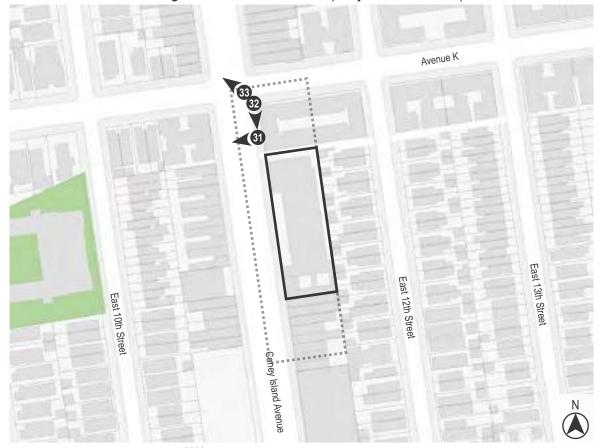
31. View of the west side of Coney Island Avenue facing west from the Project Area.



33. View of the intersection of Coney Island Avenue and Avenue K facing northwest 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).



Project Area



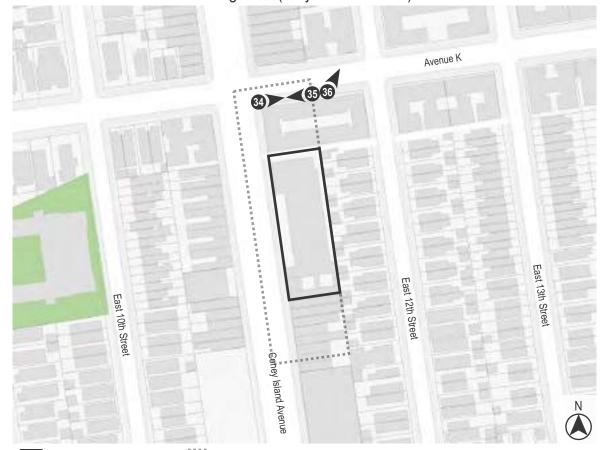
34. View of the sidewalk along the south side of Avenue K facing east from Coney Island Avenue (Project Area at right).



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



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



Project Area