

2510 Coney Island Avenue **Rezoning**

ULURP Nos.: C 230128 ZMK & N 230129 ZRK

**New York City Council
Subcommittee of Zoning and
Franchises Hearing**

April 8, 2025



If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

Project Description

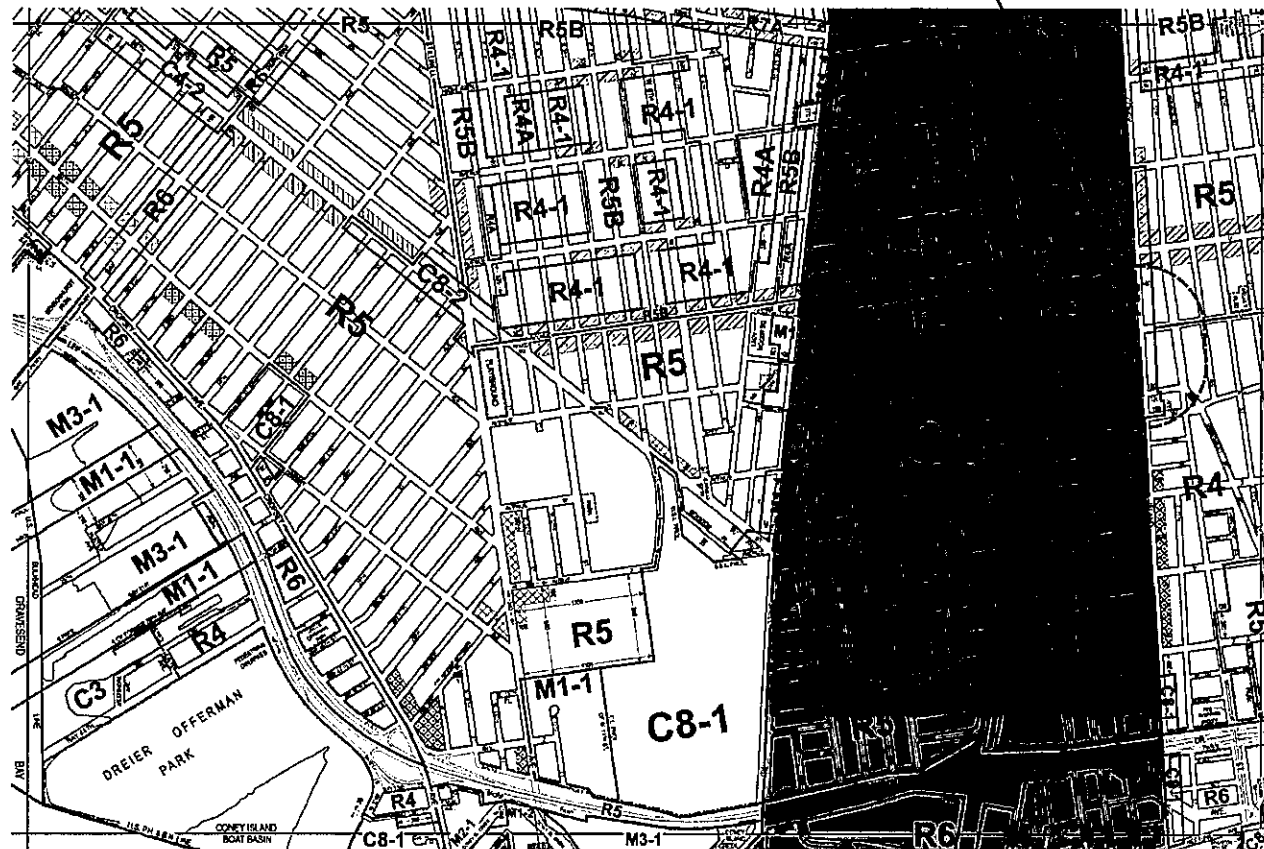
- 2510 CIA LLC (the “Applicant”), proposes a zoning map amendment to rezone Block 7159, Lots 115, 123, 128, 130 and p/o 111, 120 within the Sheepshead Bay neighborhood from R4 and C8-1 zoning districts to an R7D/C2-4 zoning district.
- The Applicant also seeks a text amendment to the Zoning Resolution to establish a Mandatory Inclusionary Housing (“MIH”) Area, mapping both MIH Options 1 and 2.
- The above actions would facilitate the development of 2510 Coney Island Avenue (Block 7159, Lot 123) with a new 4-story, approximately 26,090 sq. ft. mixed residential and community facility building with approximately 27 dwelling units, including approximately 8 income-restricted units. The proposed development would also provide approximately 35 parking spaces. As proposed, the Development would comply with an R6B zoning district.

Revised Proposal

	Original Proposal	Modified Proposal
Height (Stories)	11	4 (-7)
Floor Area	61,549 sq. ft.	26,090 sq. ft. (-35,459 sq. ft.)
Dwelling Units	60	27 (-33 units)
Parking Spaces	24	35 (+11 spaces)

2510 Coney Island Avenue

Proposed Project Area



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

10-12-2022 C 210174 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

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

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX E.

MAP KEY

22b	22d	23b
28a	28c	29a
28b	28d	29b

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ZONING
MAP 28c

NOTE: Zoning information as shown on this map is subject to change. For the most up to date zoning information for this map, visit the Zoning Section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 775-5261.

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 map, such dimensions are set forth in Article VI, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

2510 Coney Island Avenue, Brooklyn



NYC Digital Tax Map

Effective Date : 07-11-2019 09:22:58
End Date : Current
Brooklyn Block: 7159



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Boundary
- Special District Boundary
- Development Site
- Area Proposed to be Rezoned
- R4 Existing Zoning District
- Proposed C2-4 Overlay
- R7D Proposed Zoning District



0 10 20 40 60 80 Feet

Area Map
 2510 Coney Island Avenue, Brooklyn
 Block 7159, Lots 111 (p/o), 115, 120 (p/o),
 123, 128, & 130

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned
- Zoning Districts
- Special Districts

Existing Commercial Overlays

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

- Subway Entries
- 5037 Block Numbers

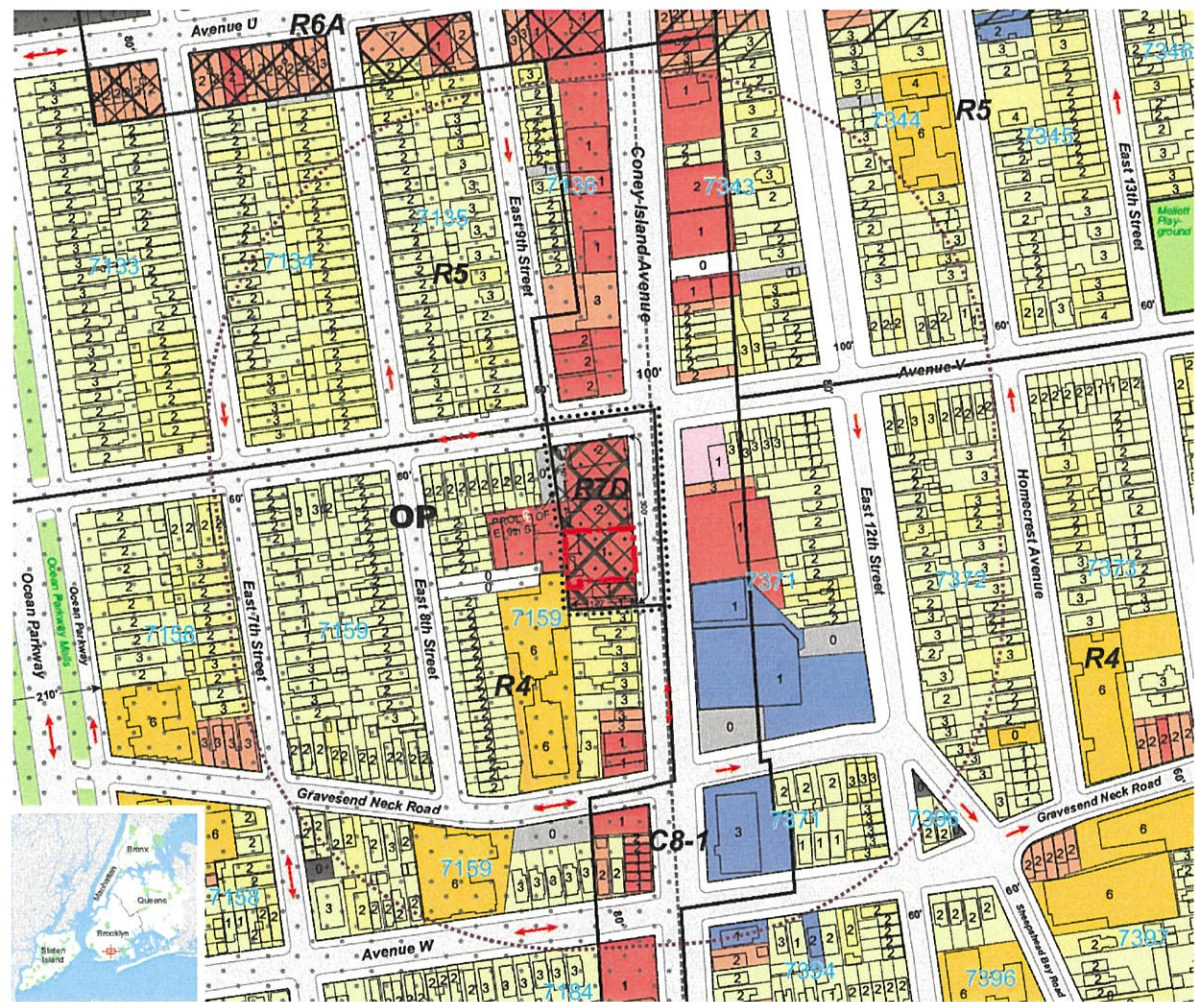
- Property Lines
- 5 Number of Floors

Land Uses

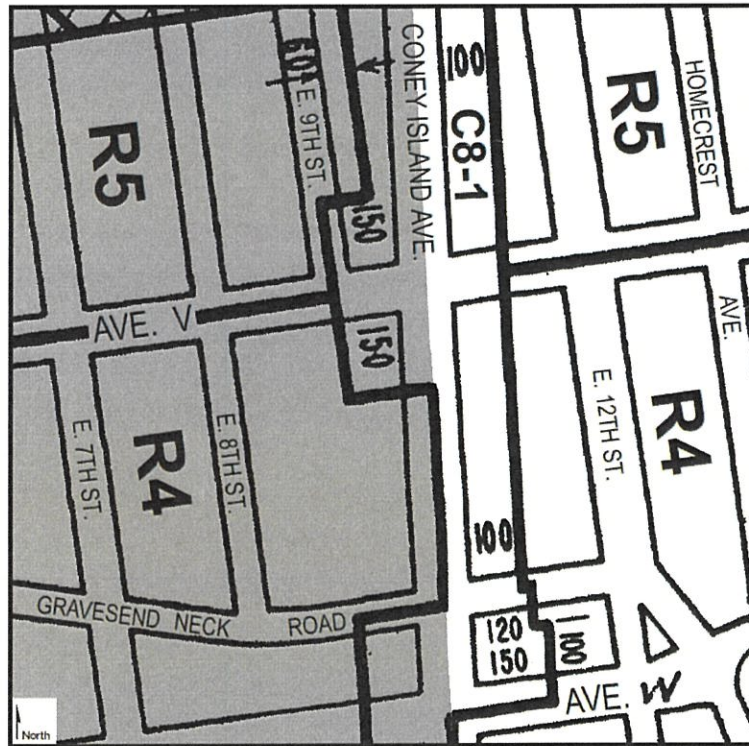
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

North

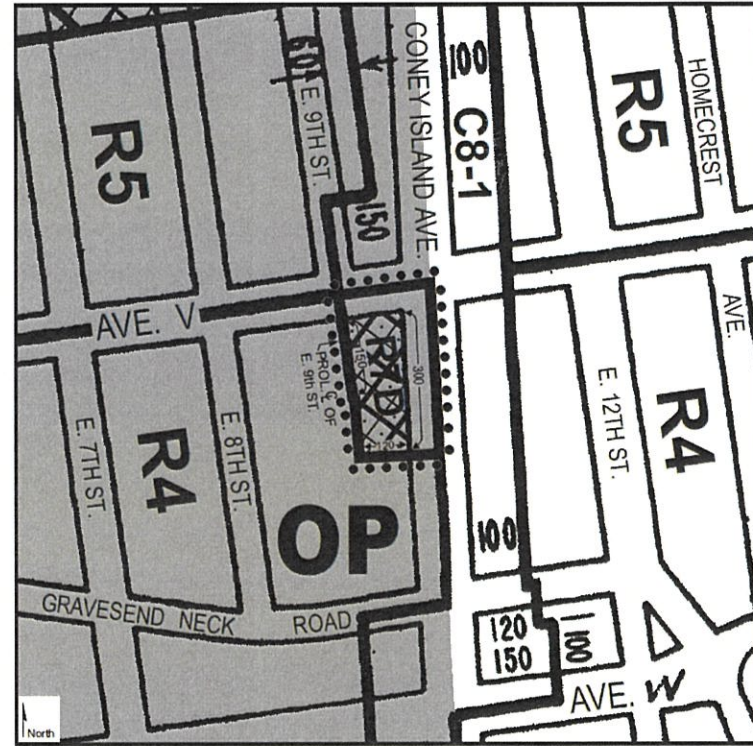
0 200 400 600 Feet



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

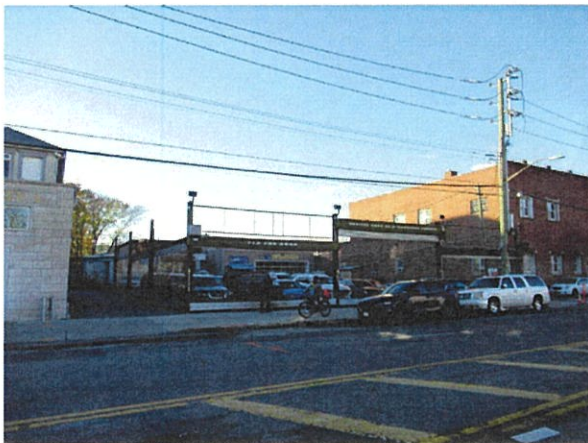
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



1. View of the Development Site facing southwest from Coney Island Avenue.



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



3. View of the Development Site facing northwest from Coney Island Avenue.



Development Site Project Area



7. View of Coney Island Avenue facing south from Avenue V (Project Area at right).

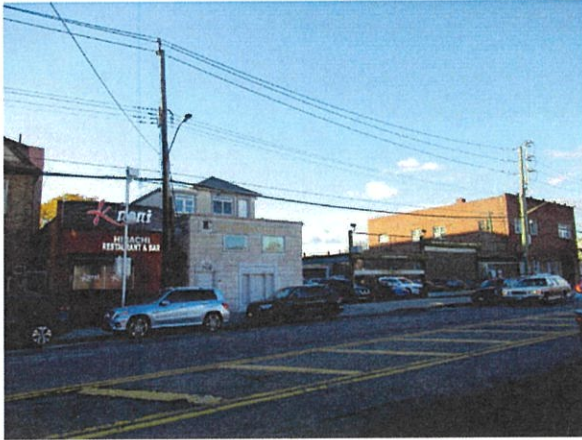


8. View of the Project Area facing southwest from the intersection of Avenue V and Coney Island Avenue.



9. View of Avenue V facing west from Coney Island Avenue (Project Area at left).





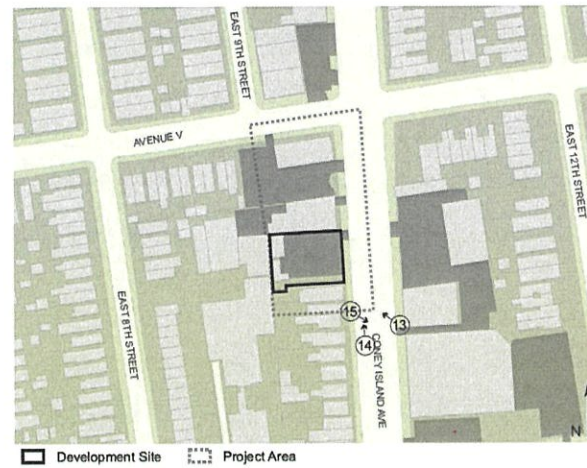
13. View of the Project Area and Development Site facing northwest from Coney Island Avenue.



14. View of Coney Island Avenue facing north (Project Area at left).



15. View of the east side of Coney Island Avenue facing southeast from the Project Area.



ZONING ANALYSIS: R6B, C2-4 MIH				
2510 CONEY ISLAND AVENUE, BLOCK: 7159; LOT: 123; CURRENT DISTRICT: R4 W/N OP-SPD PURSUANT TO PROPOSED MAP CHANGE CONDITIONS ZONE R6B W/ C2-4 OVERLAY, OCEAN PARKWAY PURPOSE DISTRICT				
2025-01-14	ZONE	ALLOWED		
ZONING FLOOR AREA (MAX ALLOWED)	R6B/C2-4 (OP) MIH	Total ZFA Development Rights Generated		FAR
		Total Zoning Lot Area		TOTAL (sf) Max
	23-22	R6B/C1-4 (OP)	Residential	2,400
	33-121	Lot Area	Commercial	2,000
	33-121	= 11,020 sf (100%)	Community Facility	2,000
Maximum Total Buildable Adjusted Zoning Floor Area				2,400
ZFA PROPOSED	Residential ZFA: GFA - Zoning Deductions - Commercial = 42,416 sf - 16,326 sf - 6,007 sf = 20,083 sf		1.822	20,083.00 sf
	Commercial		N/A	N/A
	Community Facility		0.545	6,007.00 sf
	Total Proposed Zoning Floor Area: Res. ZFA + Com. Fac. ZFA = 20,083 + 6,007 sf = 26,090 sf		2.367	26,090.00 sf, OK
DENSITY	23-52 (b)	Density: 26,448 sf - 6,007 = 20,441 @ appr. 680 sf per d.u. on ave. = 30 d.u., incl. the 30% d.u. to be "qualified affordable housing" units	Proposed 27 d.u. (w/ 8 d.u. to be "qualified affordable housing" units)	
LOT COV. & YARD REG'S	23-362 (a)	Max. lot coverage permitted (Interior Lot): 80% MAX	11,020.00 * 80% = 8,816.00 sf	
		Proposed Lot Coverage at Interior Portion of Lot =	7,326.00 sf < 8,816.00 Max, OK	
	23-321	Minimum Required Front Yard in R6B = None	Proposed 0 ft Front Yard	
	23-331 (c)	Minimum Required Side Yards in R6B - No Side Yards Required	No Side Yards Proposed	
HEIGHT & SETBACK	23-342 (a)(2)(ii)	20'-0" Min. Required Rear Yard at or below 75 ft & 30 ft Min. at or higher than 75 ft	20'-0"(<75') & 30 ft (>75') Proposed, OK	
	23-432 (QAH)	Street Wall Location and Base Height Regulations: 45 ft Max Base Height	45 ft Max Base Height Proposed, OK	
		Max Building Height: 65 ft	45 ft, 4-Story Proposed, OK	
Parking	23-433	Setback Distance Regulations: 10 ft above 65 ft Max Base @ Wide Str.	N/A	
	12-10: Transit Zone, Outer (12/5/24)	Subject Property is located in Outer Transit Zone: (a) within the boundaries of APPENDIX I & outside of the #Inner Transit Zone#; and (b)(2) 0.4 miles < 0.5 miles from MTA Subway Stop "Neck Rd" of "Q Train		
	25-222 (Outer TZ)	15% of the total number of d.u. in R6B = 20 d.u. *15% = 3 p.s. & None for QAH units Max 25 required parking spaces are Waived; 4 p.s. < 25p.s. waived, therefore 0 p.s. Required	Proposed 35 p.s. fully attendant at Cellar Level	
	25-31 (Com.), 25-33	PRC-A = 1 per 300 sf	None Proposed	
Loading	25-31 (Comm. Fac.)	PRC-A = 1 per 300 sf = 6,007/300 = 20 p.s. , Waived as per 25-33 up to 40 p.s.	None Proposed	
	25-72	LRC-B - First 8,000 sq. ft.: None; Next 17,000 sq. ft.: 1	None Proposed	
Total: 4-Story - 27 D.U. & 35 parking spaces (fully attendant)				

GROSS AREA	
COMMUNITY FACILITY	
001 (Ground) Floor	6007 SF
	6007 SF
RESIDENTIAL	
Cellar	10948 SF
001 (Ground) Floor	1476 SF
002 Floor	7325 SF
003 Floor	7325 SF
004 Floor	7325 SF
	34398 SF
RESIDENTIAL PARKING	
001 (Ground) Floor	2010 SF
	2010 SF
	42416 SF

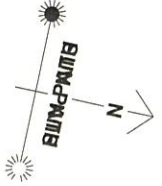
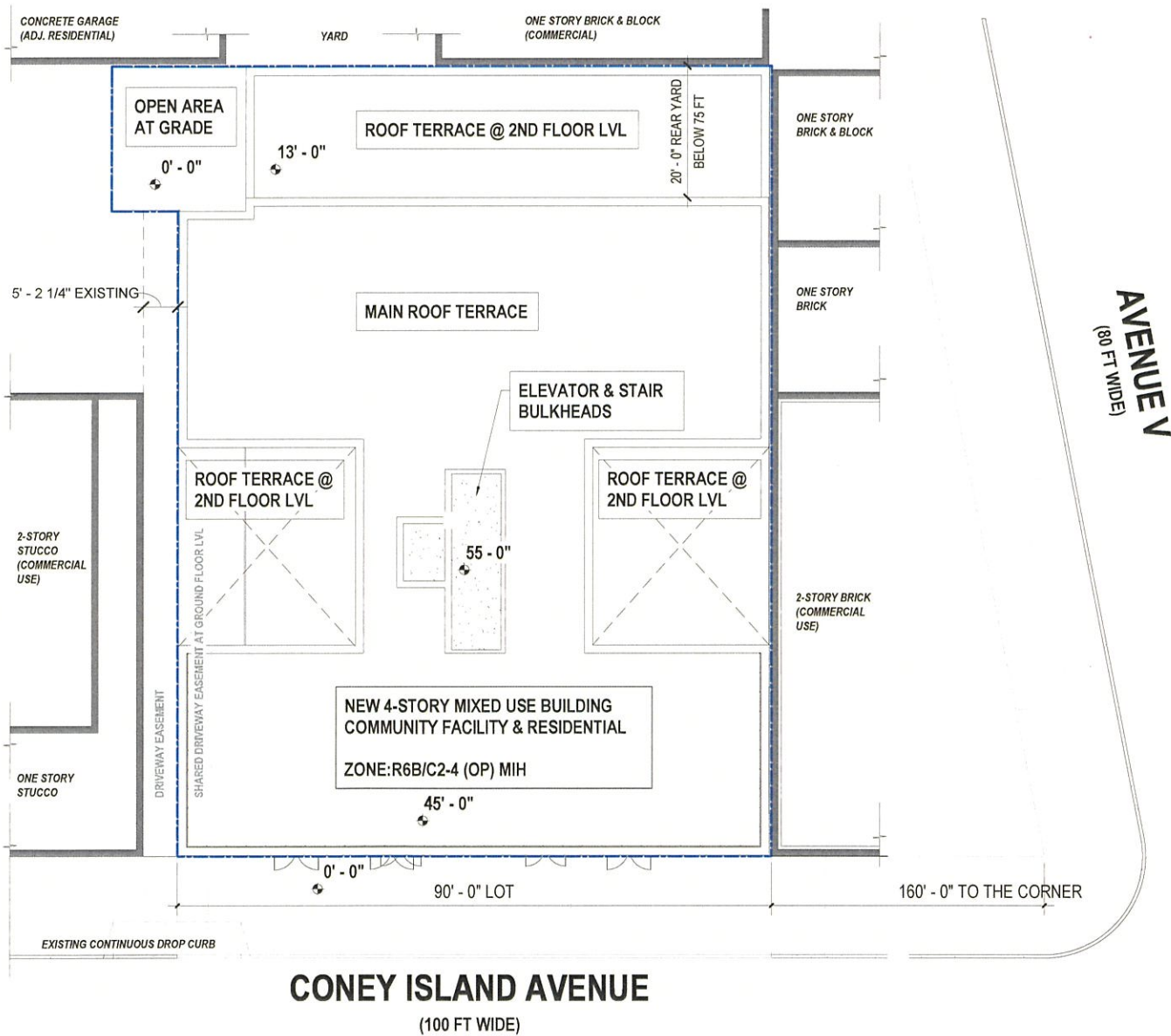
ZONING DEDUCTIONS	
Cellar	10942 SF
001 (Ground) Floor	2469 SF
002 Floor	972 SF
003 Floor	972 SF
004 Floor	972 SF
	16326 SF

DWELLING UNITS BREAKDOWN	
1 BDRM	11634 SF
18	11634 SF
2 BDRM	6865 SF
9	6865 SF
Grand total: 27	18500 SF

APARTMENT SCHEDULE		
002 Floor		
APT 2A	1 BDRM	679 SF
APT 2B	1 BDRM	676 SF
APT 2C	1 BDRM	644 SF
APT 2D	2 BDRM	819 SF
APT 2E	1 BDRM	706 SF
APT 2F	2 BDRM	732 SF
APT 2G	1 BDRM	587 SF
APT 2H	1 BDRM	587 SF
APT 2I	2 BDRM	737 SF
9		6167 SF
003 Floor		
APT 3A	1 BDRM	679 SF
APT 3B	1 BDRM	676 SF
APT 3C	1 BDRM	644 SF
APT 3D	2 BDRM	819 SF
APT 3E	1 BDRM	706 SF
APT 3F	2 BDRM	732 SF
APT 3G	1 BDRM	587 SF
APT 3H	1 BDRM	587 SF
APT 3I	2 BDRM	737 SF
9		6167 SF
004 Floor		
APT 4A	1 BDRM	679 SF
APT 4B	1 BDRM	676 SF
APT 4C	1 BDRM	644 SF
APT 4D	2 BDRM	819 SF
APT 4E	1 BDRM	706 SF
APT 4F	2 BDRM	732 SF
APT 4G	1 BDRM	587 SF
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9		6167 SF
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ZONING NOTES

2510 CONEY ISLAND AVE., BROOKLYN



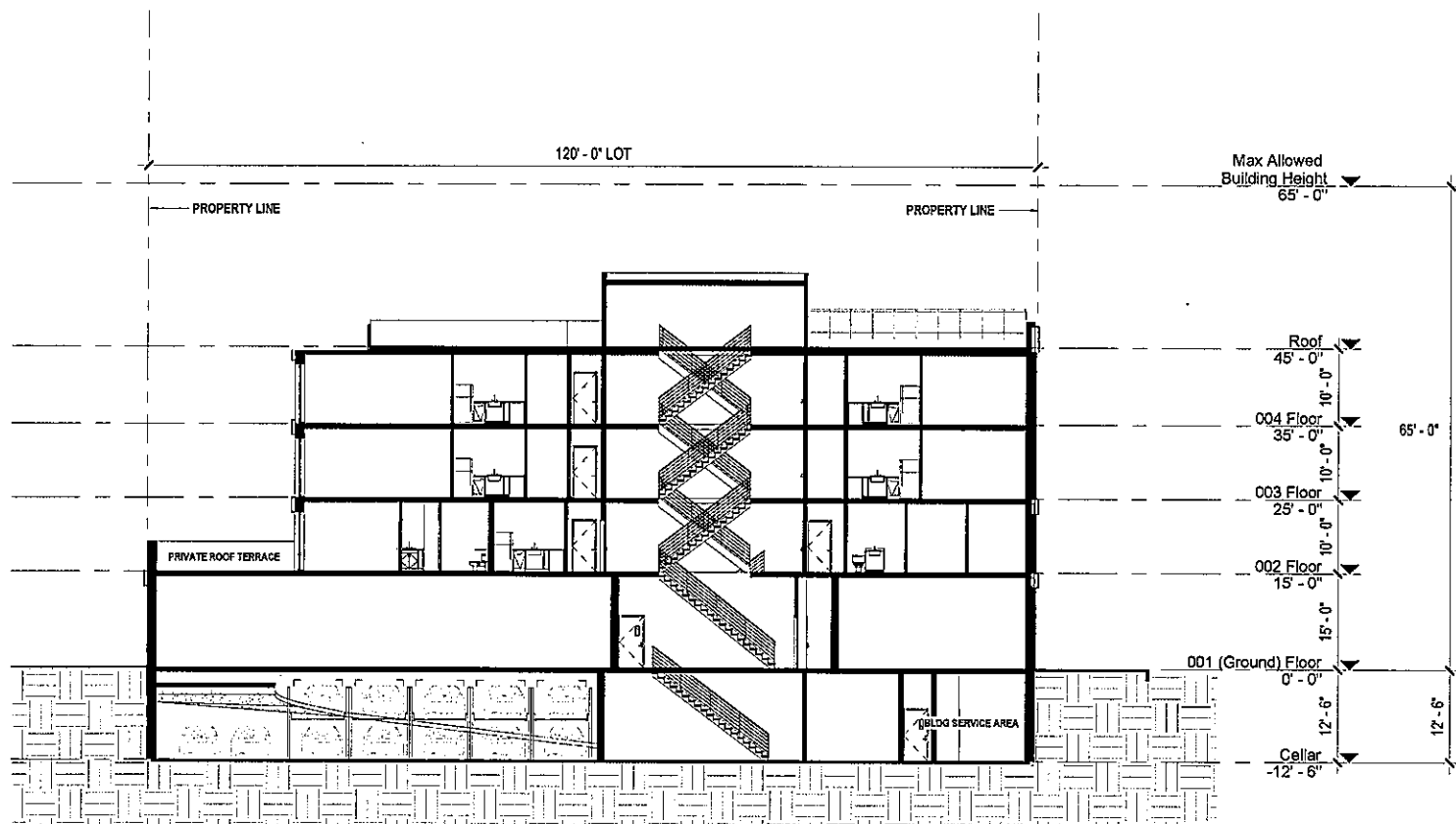
SITE PLAN

2510 CONEY ISLAND AVE., BROOKLYN



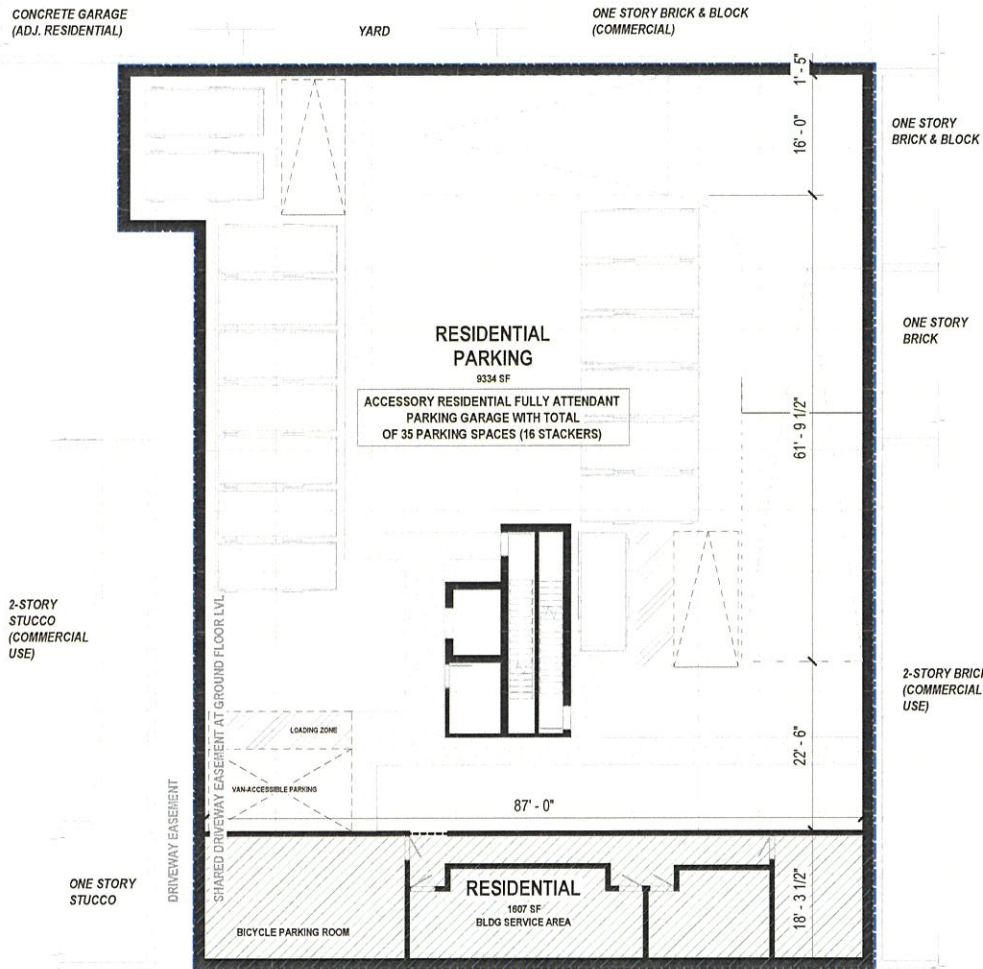
**MENZAK
ARCHITECT P.C.**
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Z-2

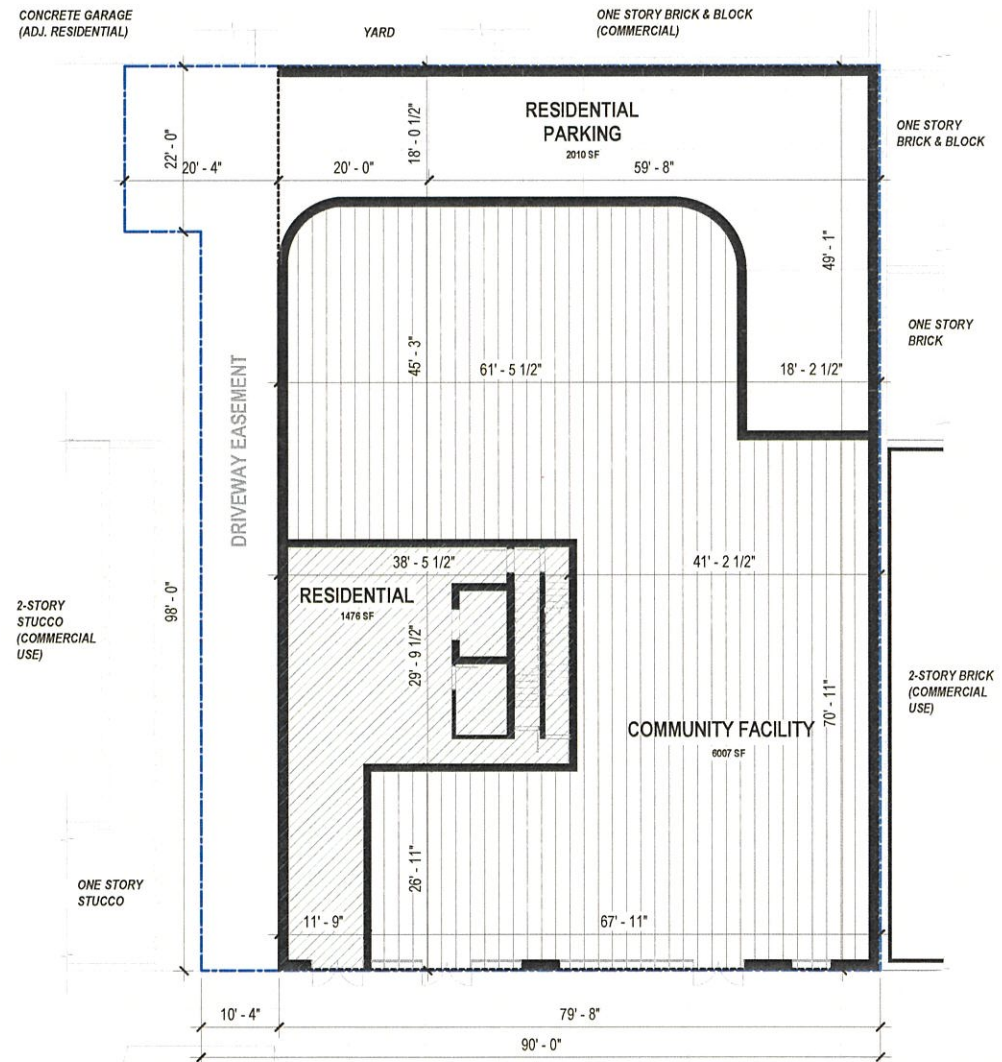


BUILDING SECTION

2510 CONEY ISLAND AVE., BROOKLYN



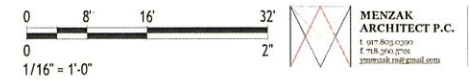
Cellar (Parking)

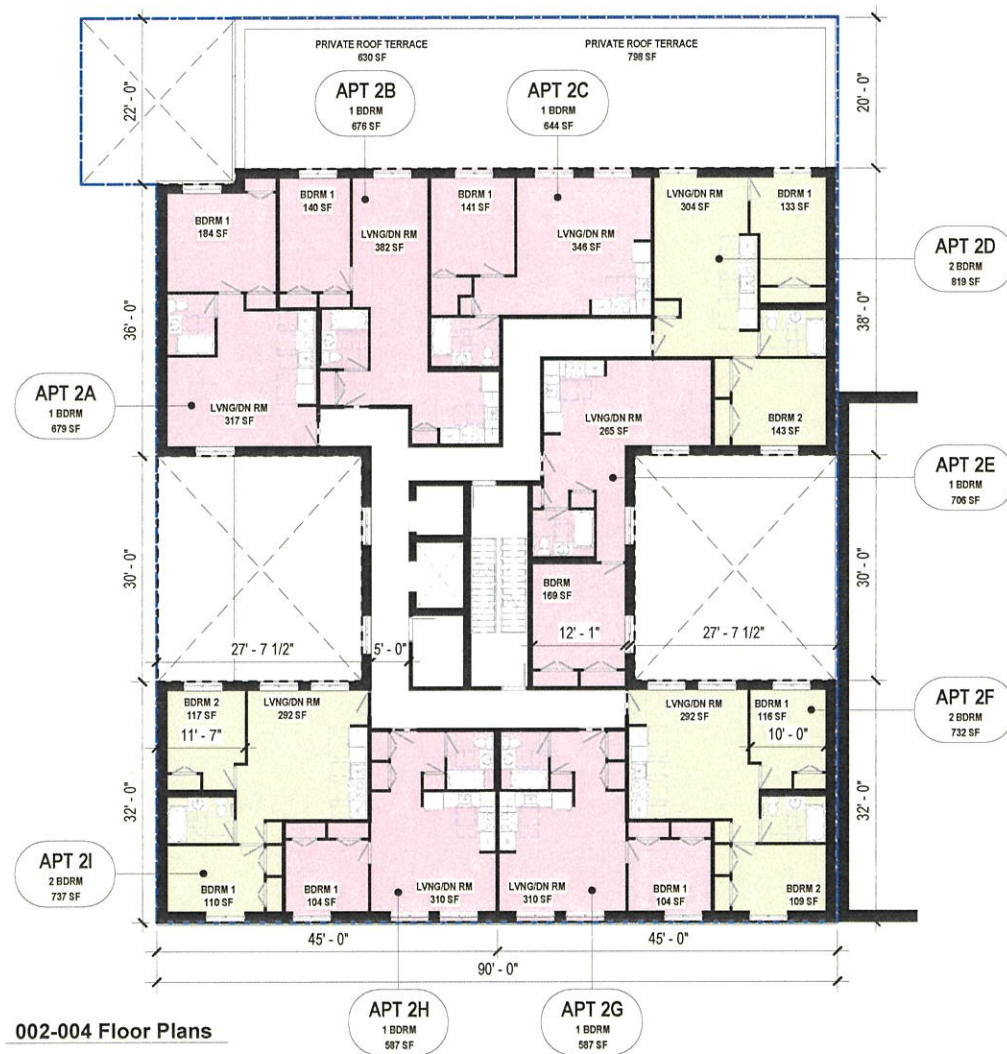


001 (Ground) Floor

FLOOR PLANS

2510 CONEY ISLAND AVE., BROOKLYN





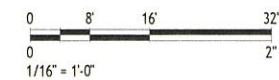
DWELLING UNITS BREAKDOWN	
1 BDRM	11634 SF
18	11634 SF
2 BDRM	6865 SF
9	6865 SF
Grand total: 27	18500 SF

PROPOSED RESIDENTIAL FLOOR LEVELS:

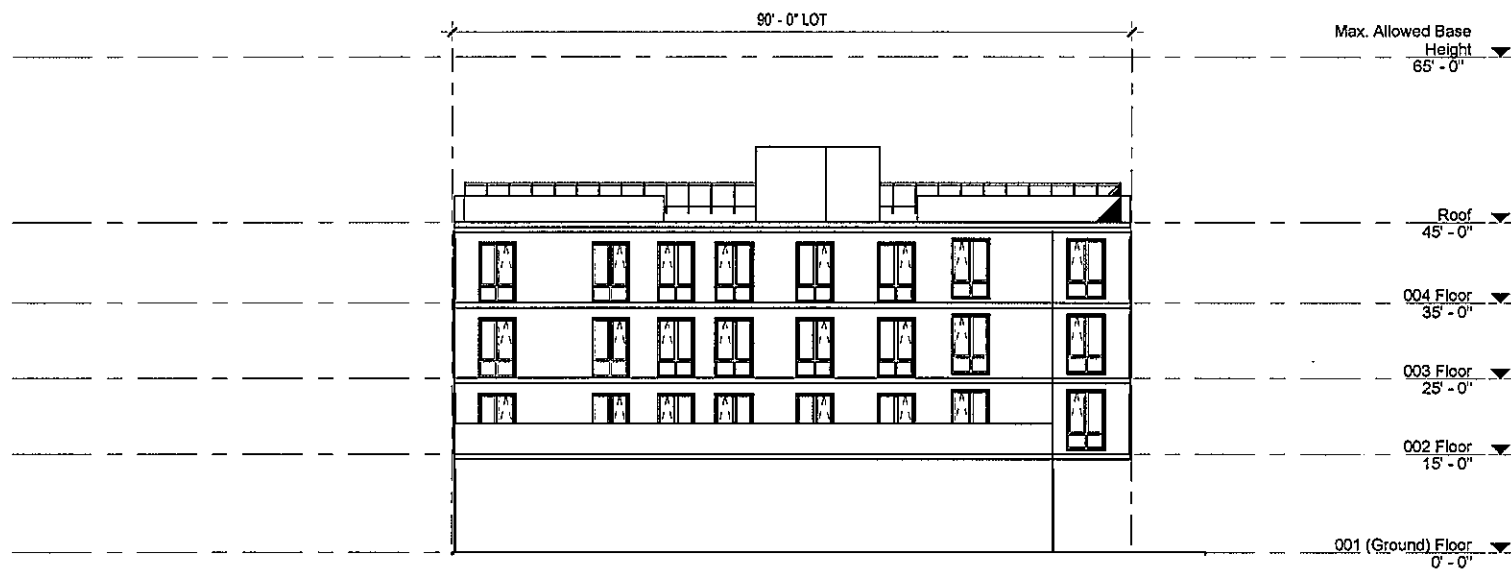
19 "MARKET-RATE" DWELLING UNITS
 8 "QUALIFYING AFFORDABLE HOUSING" DWELLING UNITS
TOTAL: 27 DWELLING UNITS

FLOOR PLANS

2510 CONEY ISLAND AVE., BROOKLYN



MENZAK ARCHITECT P.C.
 100-10 80th Avenue
 7th Floor, Suite 200
 Queens, NY 11375
 Phone: (718) 491-1000
 Email: info@menzak.com



WEST ELEVATION

2510 CONEY ISLAND AVE., BROOKLYN



MENZAK
ARCHITECT P.C.
100-100 100th Ave
Flushing, NY 11355
menzakarchitect.com

A-4



CONTEXTUAL VIEWS

2510 CONEY ISLAND AVE., BROOKLYN



CONTEXTUAL VIEWS

2510 CONEY ISLAND AVE., BROOKLYN

2510 Coney Island Avenue **Rezoning**

ULURP Nos.: C 230128 ZMK & N 230129 ZRK

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