



# BROOKLYN BOROUGH PRESIDENT ANTONIO REYNOSO

## UNIFORM LAND USE REVIEW PROCESS !ULURP! APPLICATION

ULURP NUMBER	N260028ZRK, C260026ZSK, C260027PPK, C260029PQK, C260012PPK
PROJECT NAME	Seaside Park & Community Arts Ctr Special Permit
APPLICANT TEAM	Seaside Park LLC, NYC EDC, and the Department of Citywide Administrative Services (DCAS)
PROJECT BRIEF	A zoning special permit, zoning text amendment, disposition of city-owned property, and acquisition to facilitate modifications to previously approved plans for the Seaside Park & Community Arts Center (C 140063 ZSK) in Coney Island, CD 13 Brooklyn.
COMMUNITY DISTRICT	Brooklyn Community District 13
COUNCIL MEMBER	Council Member Justin Brannan – District 47

## BROOKLYN BOROUGH PRESIDENT'S RECOMMENDATION

DATE	December 4, 2025		
<input checked="" type="checkbox"/>	FAVORABLE	<input type="checkbox"/>	UNFAVORABLE
<input type="checkbox"/>	FAVORABLE WITH MODIFICATIONS / CONDITIONS	<input type="checkbox"/>	UNFAVORABLE WITH MODIFICATIONS / CONDITIONS

Brooklyn Borough President Antonio Reynoso

## **RECOMMENDATION FOR**

Seaside Park & Community Arts Ctr Special Permit – ULURP #s N260028ZRK, C260026ZSK, C260027PPK, C260029PQK, C260012PPK

BE IT RESOLVED that the Brooklyn Borough President, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this application.

BE IT FURTHER RESOLVED that EDC make every effort to select a new operator that will work collaboratively with CB 13 to satisfy the conditions of their recommendation.

## **PROJECT DESCRIPTION**

The Project Area is generally bounded by West 21st Street to the east, the Riegelmann Boardwalk to the south, West 23rd Street to the west, and the southern edge of Ocean Way between West 21st Street and West 22nd Street to the north. The Project Area is part of the Coney West Subdistrict within the Special Coney Island District. The Coney West Subdistrict is bound by Surf Avenue to the north, the future Parachute Way to the east, the Riegelmann Boardwalk to the south and West 23rd Street to the west. The area surrounding the proposed Project Area is characterized by a variety of uses, densities, and building typologies. Development in the Surrounding Area is concentrated along the main pedestrian and automotive thoroughfares, including Surf Avenue and Mermaid Avenue, located one and two blocks north of the proposed Project Area. The existing buildings primarily range in height from one to six stories, as well as several tower-in-the-park style NYCHA and Mitchell-Lama developments rising between 13 and 22 stories, housing a sizable proportion of residents in the area.

The Proposed Actions would slightly enlarge the Development Site and allow an arena with a seating capacity of up to 6,000 patrons, as well as expand the Seaside Park & Community Arts Center public open space by the addition of Lots 79 and 81. The amphitheater plaza and stepped terraces provide seating to accommodate up to 5,099 attendees.

In furtherance of the continued operation of the Coney Island Amphitheater pursuant to the proposed arena special permit, which would continue to feature concerts, other entertainment, and community-based events, the NYC Economic Development Corporation (EDC) plans to release a Request for Proposals (RFP) for a new amphitheater operator post-ULURP. The RFP will be seeking a new operator or operators for the amphitheater and/or the Childs Restaurant Building for a duration to be determined in the future.

The Coney West Subdistrict of the Special Coney Island District has experienced significant residential and retail development that will bring new neighbors into close proximity to this venue, increasing the need to have locally responsive offerings that build upon and reflect the local neighborhood. These new developments include:

- Surf Vets Place, a nine-story supportive housing building that provides housing for formerly homeless veterans and contains local retail uses on the ground floor;
- Raven Hall, a 20-story mixed-use building with ground floor retail;
- Coney Island Phase III, a mixed-use development that will include 420 new affordable housing units, and commercial and community facility uses; and
- The Coney Landing Project, a nonprofit partner project that will build 178 new affordable and supportive housing units; and
- EDC's Parcel A RFP, Coney Island West, which RYBAK Development was recently selected to develop, will bring a new mixed-use building with 505 units with at least 25% being permanently affordable at a blended average of 80% AMI.

RECENT DEVELOPMENT IN THE AREA



Surf Vets Place



Raven Hall



Coney Island Phase III



The Coney Landing



Parcel A- RYBAK Development

## COMMUNITY BOARD POSITION

Community Board 13 voted to approve the application with following conditions on October 22, 2025:

1. Annual Community Accountability
2. Local Hiring Priority
3. Free Community Concerts
4. Community Event Support
5. Support for Local Arts Organizations
6. Sound Level Monitoring
7. Sliding Scale Use for Graduations; and
8. Operator to work with CAC.

## BOROUGH PRESIDENT PUBLIC HEARING

The Borough President held a hearing on this item on Tuesday, November 18, 2025. No members of the public provided testimony at the hearing, and the Borough President's Office received no written testimony via email.

## APPROVAL RATIONALE

Borough President Reynoso believes that the proposed actions are appropriate. Coney Island is a place where Brooklyn's diversity is inherent. The *2025 Comprehensive Plan for Brooklyn's* Community Infrastructure Element directs strategic action around increasing community connectedness to neighbors, places, and heritage (Strategy 1) and supporting Brooklyn's cultural organizations and institutions (Strategy 2). The management and operation of Seaside Park and Community Center must be leveraged to partner with local Brooklynites to help co-create shared spaces of culture and dialogue among one another, including discounted rentals for community events, free cultural offerings, and enhancing the stability of local arts organizations.

The Borough President has previously funded local efforts that use art and culture to connect communities, such as parades, fairs, concerts, cultural and culinary events, and block parties. Coming together in our neighborhoods and as a borough, celebrating what makes us unique and what we have in common, makes Brooklyn a safer, more dynamic, and more enjoyable place to live. As Coney Island continues to welcome new neighbors and businesses, its cultural spaces are critical in supporting the preservation and celebration of what makes these neighborhoods unique.

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