



BROOKLYN BOROUGH PRESIDENT
ANTONIO REYNOSO

UNIFORM LAND USE REVIEW PROCESS (ULURP) APPLICATION

ULURP NUMBER	C220449ZMK; N220450ZRK
PROJECT NAME	1455 Coney Island Avenue Rezoning
APPLICANT TEAM	Prospect Park Land LLC
PROJECT BRIEF	A Zoning Map Amendment from R5/C2-3 to C4-5D and Zoning Text Amendment to Appendix F to map an MIH area to facilitate a new 9-story, approximately 157,399 sf (300 beds) long-term care facility is being sought by private applicant Prospect Park Land, LLC at 1455 Coney Island Avenue in Midwood, Community District 14, Brooklyn.
COMMUNITY DISTRICT	Brooklyn Community District 14
COUNCIL MEMBER	Council Member Simcha Felder

BROOKLYN BOROUGH PRESIDENT’S RECOMMENDATION

DATE	July 10, 2026		
☒	FAVORABLE	☐	UNFAVORABLE
☐	FAVORABLE WITH MODIFICATIONS / CONDITIONS	☐	UNFAVORABLE WITH MODIFICATIONS / CONDITIONS

Brooklyn Borough President Antonio Reynoso

RECOMMENDATION FOR

1455 Coney Island Avenue Rezoning – ULURP # C220449ZMK; N220450ZRK

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 RESOVLED that the Brooklyn Borough President recommends that the applicant and DOT coordinate to ensure that the necessary street safety improvements have been made to address the Development Site's designation as a "Senior Pedestrian Zone" due to the high rates of senior pedestrian injuries relative to older adult populations.

BE IT FURTHER RESOVLED that the Brooklyn Borough President recommends that DCP plan for expanding open space in the Surrounding Area considering this project as well as the anticipated growth from the upcoming South of Prospect Neighborhood Plan.

PROJECT DESCRIPTION



The Project Area is in the Midwood neighborhood of Brooklyn Community District 14 along the east side of Coney Island Avenue, between Avenue K and Avenue L. Coney Island Avenue is a 100-foot-wide north-south corridor characterized by a mix of residential, commercial, and community facility uses. Avenue K is primarily developed with four-story walk-up apartment buildings, while Coney Island Avenue contains a broader range of building types, from low-rise mixed-use buildings to buildings of approximately 10 stories. The surrounding area also contains a

concentration of schools, yeshivas, synagogues, and other community facility uses. The area is served by the Q train half a mile away and the B68 and B9 bus routes. It falls within the Outer Transit Zone which allows for fewer required parking spaces.

The Project Area has been zoned R5 with a C2-3 commercial overlay since the adoption of the 1961 Zoning Resolution. The 2006 Midwood Rezoning mapped R7A districts along portions of Avenue K to the east, while the area west of Coney Island Avenue falls within the Special Ocean Parkway District (SOPD). In the SOPD, all new developments facing Ocean Parkway are required to have a 30-foot deep landscaped front yards and the maximum FAR of community facility uses are restricted to the respective maximum residential uses. Today, the corridor contains a mix of low- and mid-rise development, with buildings generally ranging from three to 10 stories. Outside of the development site, the Project Area includes a 66-unit apartment building with ground floor commercial, as well as five two-story mixed-use buildings, including one site (1495 Coney Island Ave) that contains Congregation Beth Medrash, which was constructed in 1927.

The Development Site is 23,800 square feet and is currently vacant following the demolition of the former Brooklyn Center for Rehabilitation and Nursing, a 215-bed long-term care facility that closed in 2020. The closure left a reduction in local long-term care capacity, and the site has remained undeveloped since demolition.

The proposed actions consist of a zoning map amendment from an R5/C2-3 district to a C4-5D district and a zoning text amendment to designate the project area as a Mandatory Inclusionary Housing (MIH) area under Options 1 and 2. The proposed zoning map amendment would facilitate the development of a new nine-story, approximately 157,400-square-foot long-term care facility containing 300 beds. The proposed building would include accessory medical and support spaces, outdoor recreation areas for residents, and 28 voluntarily provided accessory off-street parking spaces for staff and visitors. Although the proposed community facility does not include residential uses, the MIH designation would apply to any future qualifying residential development within the project area.

COMMUNITY BOARD POSITION

Community Board 14 voted on June 8, 2026, to approve the application with a vote of 25 in favor, 4 against, and 3 abstaining.

BOROUGH PRESIDENT PUBLIC HEARING

The Borough President held a hearing on this item on Wednesday, July 8, 2026. One member of the public provided testimony at the hearing, and the Borough President's Office received no written testimony via email.

APPROVAL RATIONALE

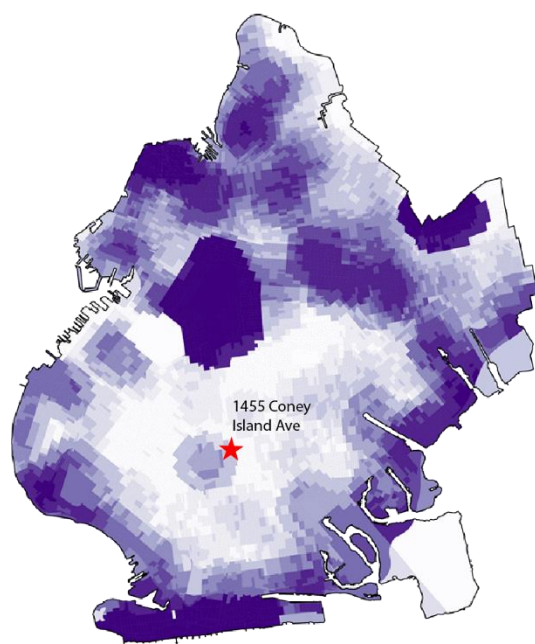
Borough President Reynoso recommends approval.

New York City's population ages 65 and older reached approximately 1.43 million in 2023, representing a 53% increase since 2000. As the city's population continues to age, the need for long-term care services is also expected to grow. Approximately 13.3% of Brooklyn Community District 14 residents are ages 65 or older, and Midwood currently lacks a nursing or rehabilitation facility. The proposed development would therefore help address an important local need for long-term care capacity.

The applicant has also stated that all nurses employed at the facility would be unionized. Brooklyn has experienced significant growth in nursing care employment, but many of these positions remain relatively low paid. The Borough President is highly supportive of the planned union representation, which is critical to ensuring that health workers have a voice in determining wages, benefits, and working conditions.

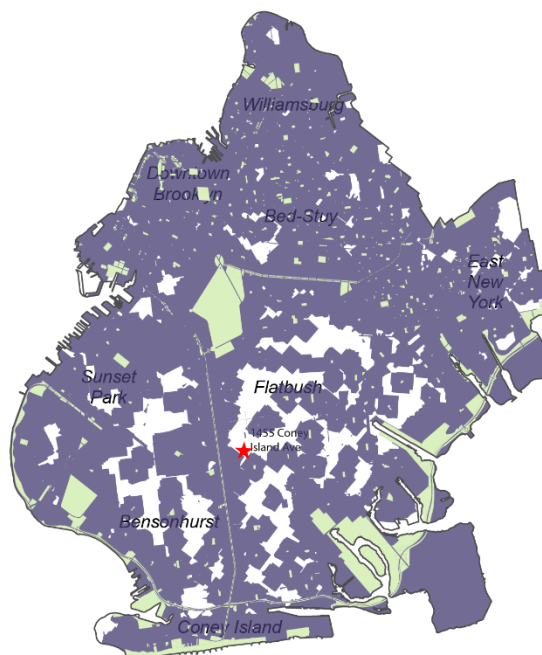
The proposal does raise pedestrian safety considerations. In 2022, NYC DOT released *Pedestrian Safety and Older New Yorkers*, which identified "Senior Pedestrian Zones" as areas with high rates of senior pedestrian injuries relative to their older adult populations. The Development Site falls within one of these zones. Although NYC DOT has developed a program of safety improvements for Senior Pedestrian Zones, DOT should continue prioritizing investment here. Additionally, the applicant should coordinate with the agency to ensure that the proposed facility is compatible with current and future pedestrian-safety improvements.

The Project Area is located near the upcoming South of Prospect Neighborhood Plan. This portion of southern Brooklyn is characterized by a lack of open space, as identified by the Comprehensive Plan's Park Access index—which measures access to parks based on the amenities and size of NYC parks—and NYC's Park's Walk to a Park Initiative, which measures areas of the City within a quarter mile of any park. 1455 Coney Island is located near three open spaces: Kolbert Playground, Friends Field, and the landscaped open space along Ocean Parkway. However, as the area continues to grow, the City should pursue additional opportunities to expand and improve open-space access throughout the surrounding neighborhood.



Park Access Index

Greater Access  Less Access



Walking Distance to an
NYC Park (within 1/4 mile)

 Walk-to-a-Park
Service Area  NYC Parks

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