BROOKLYN BOROUGH PRESIDENT ANTONIO REYNOSO

UNIFORM LAND USE REVIEW PROCESS (ULURP) APPLICATION

ULURP NUMBER	C260132ZMK N260133ZRK
PROJECT NAME	364 Coney Island Avenue Rezoning
APPLICANT TEAM	364 Coney Island Avenue LLC
PROJECT BRIEF	A Zoning Map Amendment from C8-2 (OP) and R5B (OP) to C4-4D (OP) and a Zoning Text Amendment to Appendix F to map an MIH Area to facilitate a new 12-story plus cellar, 59,702 sq. ft. (7.2 FAR) mixed-use development including 2,872 sq. ft. of commercial use and 71 dwelling units (18 permanently income-restricted units pursuant to MIH Option 1) is being sought by 364 Coney Island Avenue LLC at 364 Coney Island Avenue in the Windsor Terrace neighborhood of CD7, Brooklyn.
COMMUNITY DISTRICT	Brooklyn Community District 7
COUNCIL MEMBER	Council Member Rita C. Joseph

BROOKLYN BOROUGH PRESIDENT'S RECOMMENDATION

DATE	October 26, 2026

☐ FAVORABLE	☐ UNFAVORABLE
☑ FAVORABLE WITH MODIFICATIONS / CONDITIONS	☐ UNFAVORABLE WITH MODIFICATIONS / CONDITIONS

Brooklyn Borough President Antonio Reynoso

RECOMMENDATION FOR

364 Coney Island Avenue Rezoning – ULURP # C260132ZMK N260133ZRK

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 conditionally approve this application provided that the applicant:

- Makes every effort to provide additional permanently affordable units beyond the minimum 25% required under MIH Option 1.

PROJECT DESCRIPTION

The Project Area is in the Windsor Terrace neighborhood of Brooklyn Community District 7 near the intersection of Coney Island Avenue and Kermit Place. The surrounding area is characterized by a mix of one- and two-family homes, multi-family walk-up and elevator apartment buildings, institutional uses, commercial corridors, and newer, higher-density mixed-use development concentrated along Coney Island Avenue. The Project Area is well-served by public transportation, with the Fort Hamilton Parkway F/G station approximately five blocks west and the Church Avenue B/Q station approximately eight blocks east. The B68 and B16 buses also serve the area. Prospect Park, the Parade Ground, and Park Circle are located nearby.

Since 1961, the area was zoned C8-2 and envisioned as an automotive service corridor, including warehouses and other community facilities. The area is also within the Special Ocean Parkway District, established in the 1970s to limit the growth of community facilities in the area by restricting their bulk to the underlying residential bulk. Several nearby rezonings have facilitated new residential development, including the 2020 rezoning at 312 Coney Island Avenue, which enabled a 13-story mixed-use development with 310 residential units. In contrast, the 2009 East Windsor Terrace contextual rezoning sought to preserve the lower-density residential character by rezoning five blocks from R5, R6, and R7A districts to contextual R5B, R6A, and R6A/C2-4 districts.

The Project Area includes eight tax lots. Existing uses include an eight-story self-storage facility at 72 Caton Place, the five-story Brooklyn College Academy at 350 Coney Island Avenue, a nine-story residential building at 347 Coney Island Avenue, the Calvary Pentecostal Church at 58 Caton Place, and one- and two-family homes at 81 and 83 Kermit Place. The applicant-owned Development Site consists of two vacant lots (Block 5322, Lots 73 and 124) totaling approximately 8,292 square feet at the corner of Coney Island Avenue and Kermit Place.

The applicant requests a rezoning from C8-2 and R5B to C4-4D (which permits up to 7.2 FAR) to facilitate a proposed 12-story, 128-foot-tall mixed-use development containing approximately 59,700 square feet, including around 2,800 square feet of commercial space and 56,830 square feet of residential space. The building would contain 71 dwelling

units, of which 18 would be permanently income-restricted, including seven or eight units at 40% of AMI. No parking is required or provided as the development site is in the Transit Zone.

The Environmental Assessment Statement shadow impact study found the development would cast additional shadows on nearby public open space for approximately 2 hours and 23 minutes in winter, increasing to 3 hours and 31 minutes in summer, primarily on the police station building and its parking lot, the dog run, pétanque court, landscaping, and portions of the baseball fields (see images below from the Environmental Assessment Statement). However, the study concludes that that the proposed development would not result in significant adverse shadow impacts on nearby public open spaces as, "the dog run synthetic turf does not require direct sunlight. Additionally, surrounding mature trees are expected to continue receiving sufficient direct sunlight to support their growth." The Shadow Impact Study found no significant adverse impact on nearby playgrounds or schoolyards, a concern frequently referenced in testimony for this project to the Borough President's Office.

Figure 4-6 Aerial of Parade Ground (O1) – December 21 Analysis Day

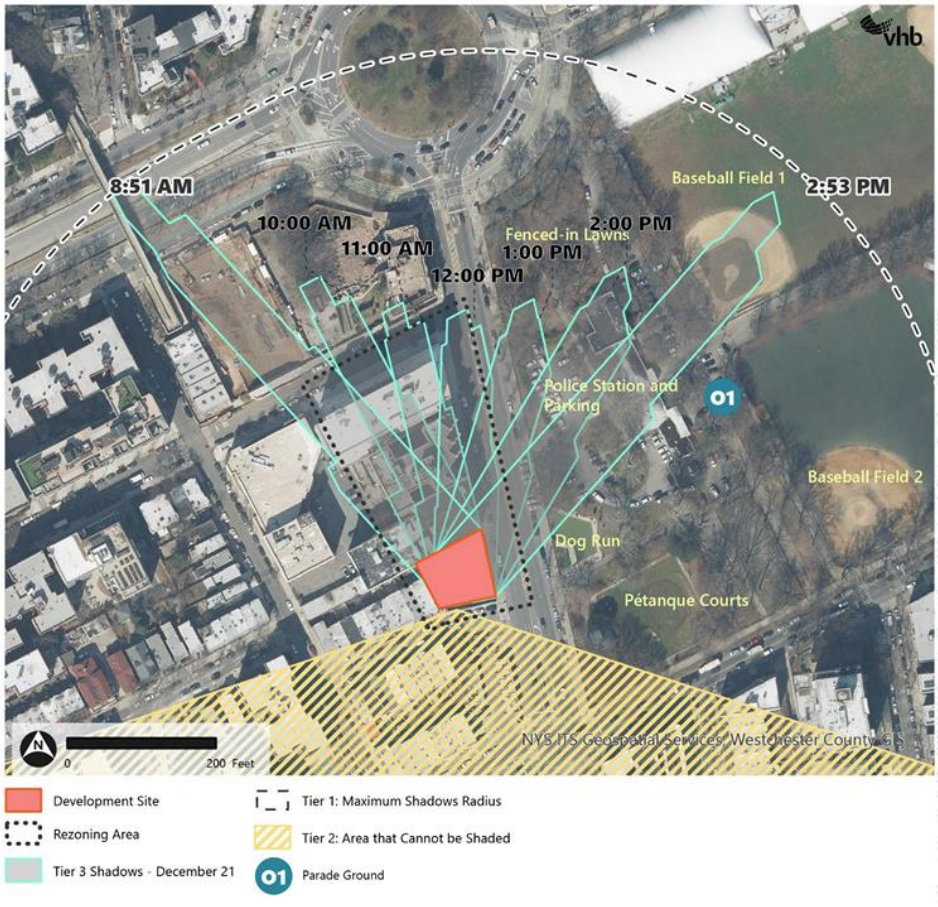

Figure 4-9 Aerial of Parade Ground (O1) – June 21 Analysis Day

COMMUNITY BOARD POSITION

Community Board 7 voted on September 16, 2026, to conditionally approve the application with a vote of 27 in favor, 9 against, and 0 abstaining. CB7 requests the following conditions, which they divided into three categories:

Housing Conditions

- The proposed rezoning be changed to an R8-A designation with a commercial overlay.
- 50% Of the residential units fall within the AMI range.
- The AMI range be 30%-70%.
- A reduction in the number of one-bedroom units and an increase in the number of three-bedroom units to better address the needs of families.

Environmental Conditions

- A written commitment from the owner to install solar panels, rather than identifying them solely as a future design Option.
- The western portion of the building be reduced to four stories, with the additional floor relocated to another portion of the building.

- A greater setback from the street along the Coney Island frontage.
- A written commitment from the owner to add street trees to the site.
- A written water management plan addressing both the building and the site as a whole.
- A shadow study be conducted and made available to the community for review.

Community Life Conditions

- A commitment from the owner to prioritize local businesses and/or local nonprofit organizations when leasing the commercial space.
- The timing and construction process be coordinated with the adjacent charter school, with this coordination reflected in a written commitment.
- The garden be made accessible to students of the adjacent Charter school, subject to appropriate operational and safety considerations.

BOROUGH PRESIDENT PUBLIC HEARING

The Borough President held a hearing on this item on Wednesday, October 14, 2026. Two members of the public provided testimony at the hearing, and the Borough President's Office received nine written testimonies via email. In addition, the Borough President's Office received a petition with 20 signatures in opposition to the development.

The testimony received by the Borough President highlighted the following major concerns:

- Height and scale: Substantial height reduction and greater setbacks to better match surrounding buildings.
- Shadows and privacy: Loss of sunlight in nearby apartments and schools.
- Parking and traffic: Existing parking shortages, increased delivery traffic, and construction disruption.
- Flooding: Concerns about sewer capacity and recurring neighborhood flooding.
- Affordability: Requests for deeper affordability and more two- and three-bedroom apartments.

APPROVAL RATIONALE

Borough President Reynoso finds the proposed actions appropriate with additional modifications.

The 2025 Comprehensive Plan for Brooklyn established Housing Priority Areas to provide geographic guidance for ULURP decisions, and 364 Coney Island Avenue falls within a New Capacity Priority Area and an Amenity Rich Area. Drawing on data from the City's Displacement Risk Index (DRI) and the City of Yes for Housing Opportunity (COYHO) Market Study, New Capacity Priority Areas are neighborhoods with high housing prices, limited existing housing capacity, and low vulnerability to displacement. The Borough President supports rezonings that facilitate new housing in these areas because they are places where additional zoning capacity can expand supply and relieve market pressure without accelerating displacement, making them appropriate locations to accommodate growth.

Amenity Rich Areas are neighborhoods within the top 20% of scores identified in The Comprehensive Plan for Brooklyn's Access to Opportunity Index. The index weighs access to quality education, transit, jobs and job resources, health and active living resources, and climate risk. It creates a composite score to build a map that approximates

areas of higher and lower opportunity. Affordable housing production should be maximized in these areas to ensure more households have access to these neighborhoods. In addition, the City's recently published Fair Housing Framework identifies Brooklyn Community District 7 as a Limited Affordability Area (LAA), a designation developed by HPD to identify neighborhoods with the fewest available low-cost rental homes. The recently released Fair Housing Framework increased the housing production targets of designated LAAs by 25% to encourage more affordable housing development.

Given the project's location within a New Capacity Priority Area, an Amenity Rich Area, and a Limited Affordability Area, the Borough President supports the proposed increase in residential density, while noting the heightened need for expanding access to affordable housing in this neighborhood. Therefore, as a condition of approval, the Borough President calls on the applicant to make every effort to provide additional permanently affordable units beyond the minimum 25% required under MIH Option 1.

More affordable units are warranted on this site not only because Windsor Terrace a high opportunity and limited affordability neighborhood, but also to reflect the employment opportunity loss and financial gain that occurs when the City approves a rezoning from C8 to residential zoning. C8 zoning is a hybrid zoning between manufacturing and commercial districts, often occupied by auto related and industrial businesses. The Borough President is a strong advocate for the industrial sector because of the diverse, accessible, and well-paying jobs that the sector provides. While the Borough President views this rezoning as appropriate, the loss of zoning that can host industrial jobs warrants greater public benefits. Moreover, C8 zoned land is far less financially valuable per square foot in comparison to residential zoned land, so this ULURP application's action would create substantial new value. This disparity is illustrated by the NYC Department of Finance current valuations: the development site is valued at $1,686,000, while just one block to the north, the R7A zoned 57 Caton Place containing 119 residential units has a valuation of $26,354,000. Given the private value created through this rezoning, the Borough President believes the approval should have a commensurate public benefit via increased affordable units.

Regarding shadows, the Environmental Assessment Statement found that the proposed development would not result in any significant adverse shadow impacts, with the most shadow impact on the Parade Ground's dog run. While these impacts are not considered significant under CEQR, the Borough President encourages the applicant to explore opportunities to fund capital improvements to the dog run as a community benefit that would help offset the additional shadows.

###