



THE CITY OF NEW YORK COMMUNITY BOARD 12

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NOTICE OF PUBLIC HEARING

LOCATION: **In Person:** Amico Senior Center – 5901 13th Avenue (entrance on 59th Street) 3rd Floor
On Zoom: <https://us06web.zoom.us/j/83724576668>
By Phone: 646-558-8656 and enter Webinar ID: 837 2457 6668

DATE/TIME: Tuesday, June 20, 2023 at 7:00 P.M.

AGENDA: **534 Coney Island Avenue Rezoning Application** - The Applicant, Remica Property Group Corp., is seeking zoning map and zoning text amendments that would affect the eastern portion of Brooklyn Block 5343, Lots 13, 19, and p/o 11 and p/o 26 at a depth of approximately 100 feet west from Coney Island Avenue coterminous with the existing C8-2 zoning district bounded by Hinckley Place to the north and Beverley Road to the south. The Proposed Actions would facilitate the development of an approximately 75,902-gross square foot (gsf) mixed-use residential and commercial building with up to 11-stories (110-foot tall) above grade and a single below-grade cellar level at 534 Coney Island Avenue. The proposed zoning changes would affect a portion of a single block and would map R7X with a C2-4 commercial overlay, as well as establish a Mandatory Inclusionary Housing (MIH) area coterminous with the proposed R7X/C2-4, along the west side of Coney Island Avenue between Hinckley Place and Beverley Road. The Applicant intends to build a new 11-story, 110-foot tall mixed-use residential and commercial building with a floor area ratio (FAR) of 6.0, which would consist of approximately 59,634-gsf of residential space for a total of 43 dwelling units, and approximately 3,547-gsf of local retail space that would occupy a portion of the ground floor. Nineteen accessory parking spaces would be provided in a single below-grade level (approximately 9,849-gsf), which would be accessible via a ramp entrance from an existing curb cut on Hinckley Place. Projected Development Site 1 would include 43 DUs, 25-30% (11-13 DUs) of which would be affordable pursuant to MIH at an average of 60-80% AMI depending on the basic MIH Option selected. For the purposes of Early Childhood Programs analysis, 20% (9 DUs) of residential floor area is assumed to be affordable at or below 60% AMI. As such, the Proposed Project would result in approximately 11-13 affordable DUs. The proposed mixed-use commercial and residential development would replace an existing fast-food restaurant occupying the approximately 10,160-sf Projected Development Site 1.

To view the entire application please click on the following link:

<https://drive.google.com/file/d/1XUAASPsvzHDq0xDeS903H9WO1VvAQg9/view?usp=sharing>

To view the applicant's presentation please click on the following link:

<https://drive.google.com/file/d/1fgTqyvA17GV3Sk0a5jiDhGQPA1qswk2S/view?usp=sharing>

To register to speak at the meeting or to leave a written comment for the committee to review, please fill out a google form at this link: (We will not accept any submissions past 5:00pm on the day of the meeting.)

<https://forms.gle/JDhXZkd7sjq6cwMp6>

This information is available by request at bk12@cb.nyc.gov or 718-851-0800, on our website at <https://www.nyc.gov/site/brooklyn12/meetings/upcoming-public-hearings.page> on Twitter @BrooklynCB12.

ATTENTION NEIGHBORS, LANDLORDS AND TENANTS: JUST IN CASE YOUR NEIGHBOR IS NOT AWARE OF THE PUBLIC HEARING, PLEASE PASS THIS INFORMATION ON TO THEM.