



# THE CITY OF NEW YORK COMMUNITY BOARD 12

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**Antonio Reynoso**  
Borough President

**Yidel Perlstein**  
Chairperson

**Barry Spitzer**  
District Manager

## NOTICE OF PUBLIC HEARING

**LOCATION:** **In Person:** Community Board 12, 5910 13<sup>th</sup> Avenue  
**On Zoom:** <https://us02web.zoom.us/j/82426110144>  
**By Phone:** 646-558-8656 and enter Webinar ID: 824 2611 0144

**DATE/TIME:** Tuesday, March 18, 2025, at 6:30 P.M.

**AGENDA:** **880 Coney Island Avenue** – This application is filed on behalf of the owners, McDonald's USA, LLC to amend the previous resolution granted under BSA. Cal. No. 26-93-BZ to extend the term of the special permit, which expired July 19, 2014, and to expand the building in the rear by 474 square feet. Pursuant to § 1-07.3(b)(4) of the Board's Rules of Practice and Procedure, a waiver is sought for filing more than 10 years after the expiration of the term.

This proposal seeks to upgrade the McDonald's and add 474 square feet to the building to provide the McDonald's with an upgraded floor plan including an upgraded freezer, cooler and crew room. The new floor area will be 3,230 with a Floor Area Ratio (FAR) of 0.30, a fraction of the 1.0 permitted pursuant to ZR 33-121. The site will have 12 accessory parking spaces including two ADA compliant spaces, when 8 parking spaces are required pursuant to ZR 36-23. There will be 12 reservoir spaces for vehicles pulling into the drive through.

The building will only extend up to 5'-3/4" into the R5 zoning district. The queuing lane will be extended in the rear to account for the expended building. Parking spaces will be reduced from 17 to 12 to account for the new design. Parking spaces will still be compliant.

Please refer to the Statement of Facts and Findings and Existing-Proposed Plans sections of the application for the full details of the project.

To view the entire application please click on the following link:  
[https://drive.google.com/drive/folders/1H1-7OKQr957-gzUXTNqMxDfWIIUava\\_g?usp=drive\\_link](https://drive.google.com/drive/folders/1H1-7OKQr957-gzUXTNqMxDfWIIUava_g?usp=drive_link)

**APPLICANT:** Eric Palatnik P.C. on behalf of McDonald's USA, LLC

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: <https://forms.gle/boqFd4ZjKDwm1PRo9>

**We will not accept any submissions after 3:30 PM on the day of the meeting.**

This information is available by request at [bk12@cb.nyc.gov](mailto:bk12@cb.nyc.gov) or 718-851-0800, on our website at <https://www.nyc.gov/site/brooklyn-cb12/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.**