



# 2510 Coney Island Avenue Rezoning

ULURP Nos.: C 230128 ZMK, N 230129 ZRK

Brooklyn Community Board 15 Hearing



# Project Description

- 2510 CIA LLC (the “Applicant”), proposes a zoning map amendment to rezone Block 7159, Lots 115, 123, 128, 130 and p/o 111, 120 within the Sheepshead Bay neighborhood from R4 and C8-1 zoning districts to an R7D/C2-4 zoning district.
- The Applicant also seeks a text amendment to the Zoning Resolution to establish a Mandatory Inclusionary Housing (“MIH”) Area, mapping both MIH Options 1 and 2.
- The above actions would facilitate the development of 2510 Coney Island Avenue (Block 7159, Lot 123) with a new 10-story, approximately 56,167 sq. ft. mixed residential and commercial building with approximately 54 dwelling units, including approximately 14 income-restricted units. The proposed development would also provide 64 parking spaces and 31 bicycle spaces.









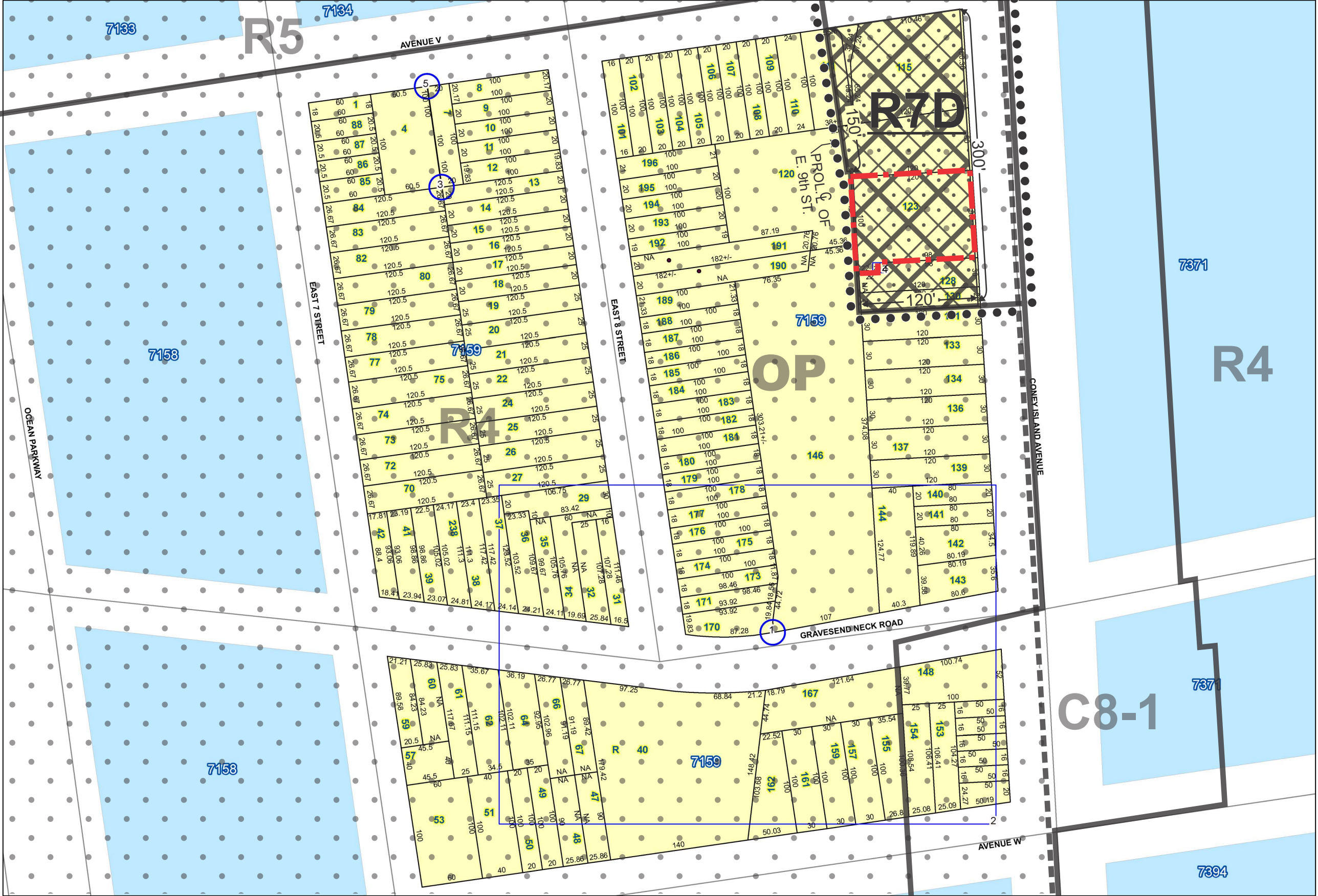
NYC Digital Tax Map

Effective Date : 07-11-2019 09:22:58  
End Date : Current  
Brooklyn Block: 7159



- Legend

  - Streets
  - Miscellaneous Text
  - Possession Hooks
  - Boundary Lines
  - Lot Face Possession Hooks
  - Regular
  - Underwater
  - Tax Lot Polygon
  - Condo Number
  - Tax Block Polygon
- Zoning District Boundary
  - Special District Boundary
  - Development Site
  - Area Proposed to be Rezoned
- R4 Existing Zoning District
  - Proposed C2-4 Overlay
  - R7D Proposed Zoning District





Area Map  
2510 Coney Island Avenue, Brooklyn  
Block 7159, Lots 111 (p/o), 115, 120 (p/o),  
123, 128, & 130

**Project Information**

- 600' Radius
- Development Site
- Area Proposed to be Rezoned
- Zoning Districts
- Special Districts

**Existing Commercial Overlays**

C1-1	C2-1
C1-2	C2-2
C1-3	C2-3
C1-4	C2-4
C1-5	C2-5

Subway Entries

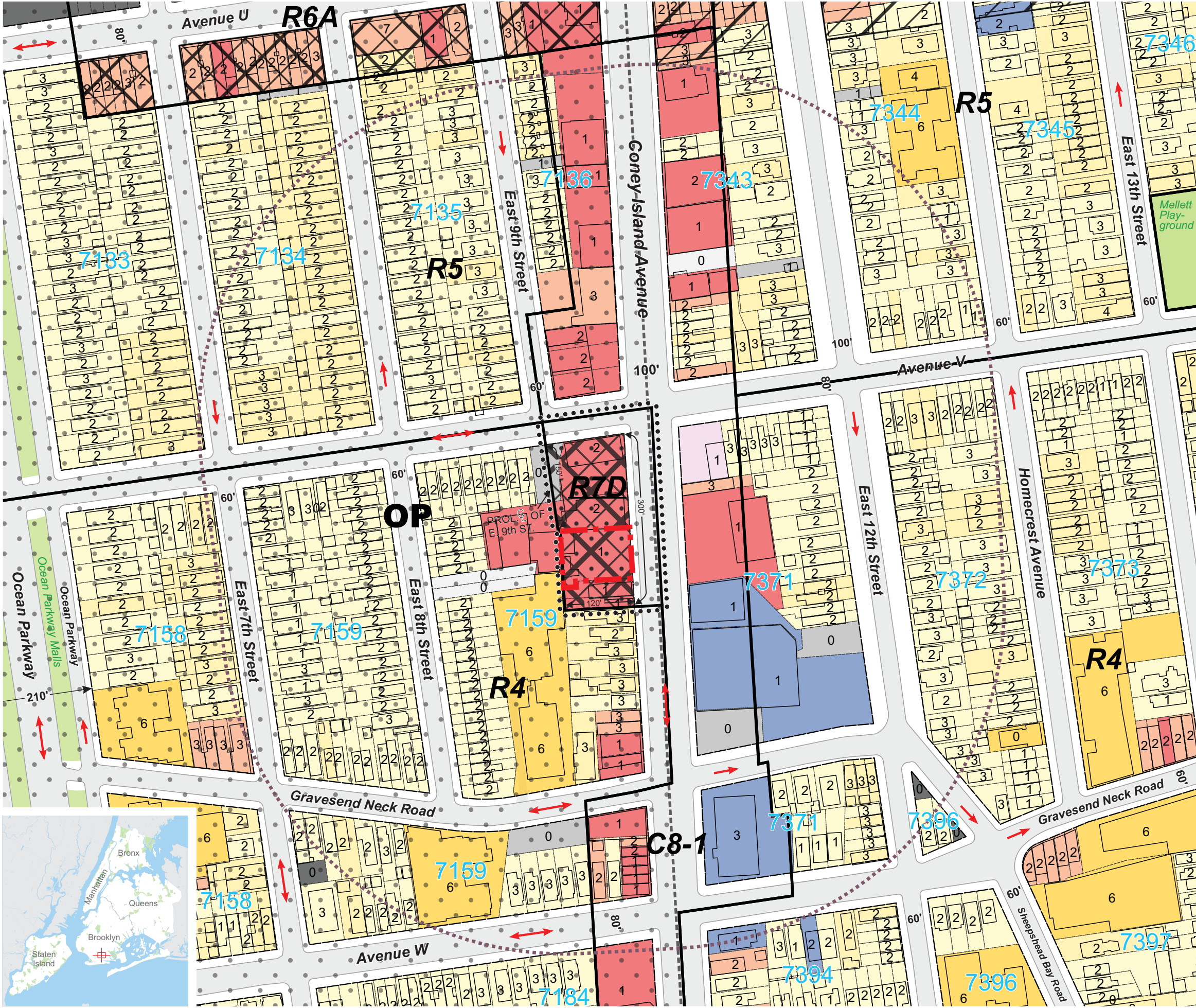
Block Numbers

Property Lines

Number of Floors

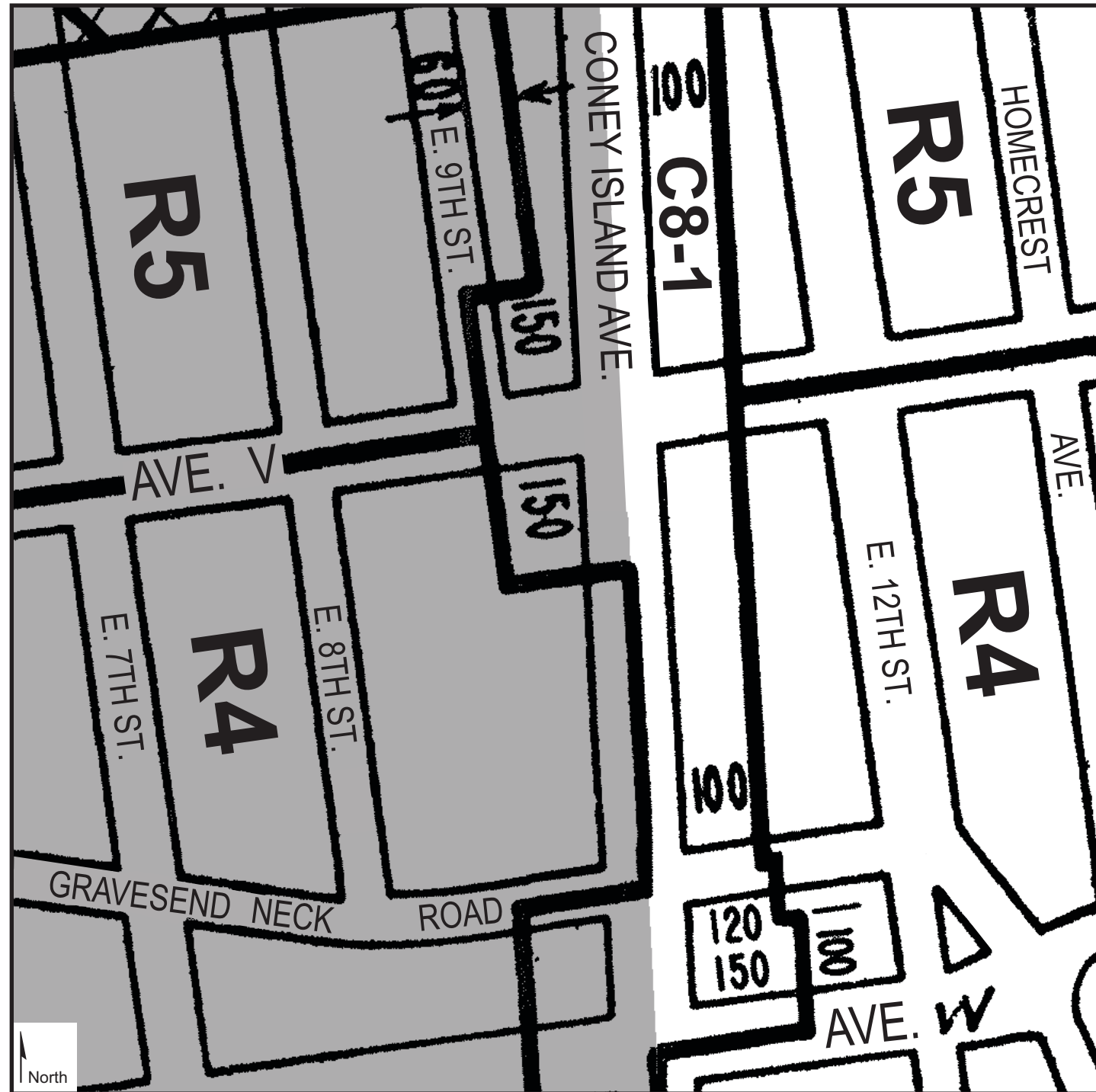
**Land Uses**

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

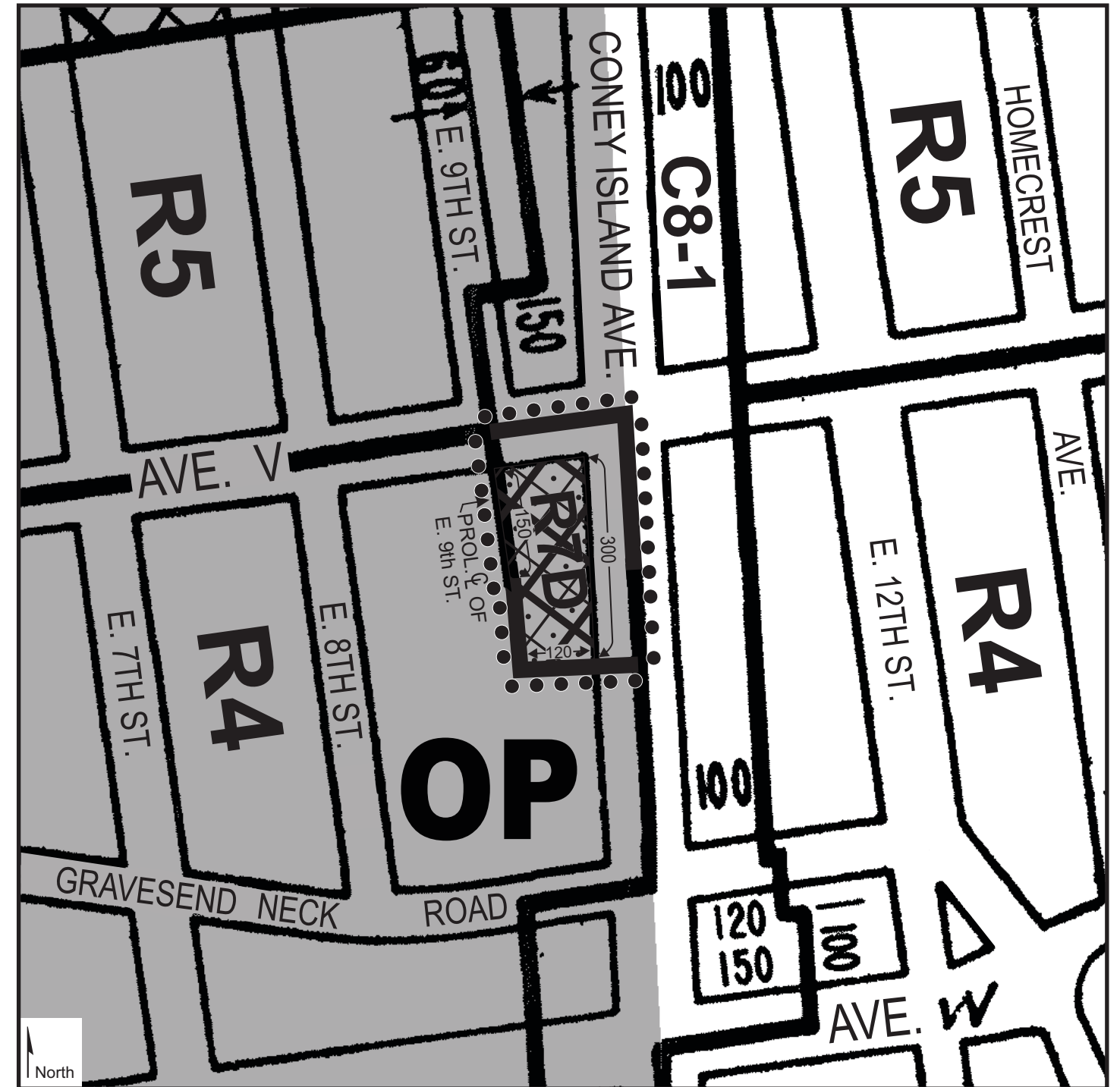




# Zoning Change Map



Current Zoning Map (28c)



Proposed Zoning Map (28c) - Area being rezoned is outlined with dotted lines

Rezoning from R4 (OP) to R7D/C2-4 (OP)  
 Rezoning from C8-1 (OP) to R7D/C2-4 (OP)

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5

**NOTE:** Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.





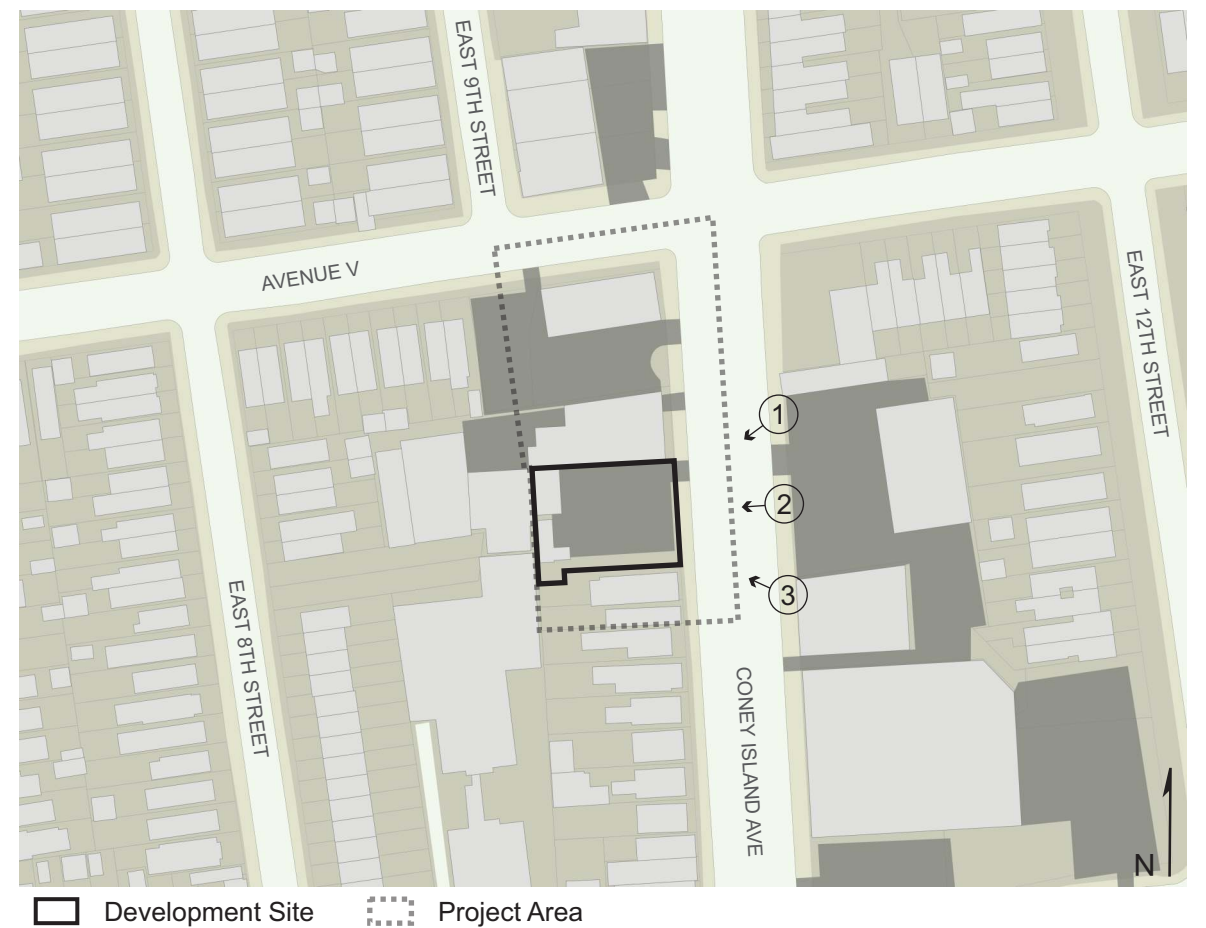
1. View of the Development Site facing southwest from Coney Island Avenue.



2. View of the Development Site facing west from Coney Island Avenue.



3. View of the Development Site facing northwest from Coney Island Avenue.







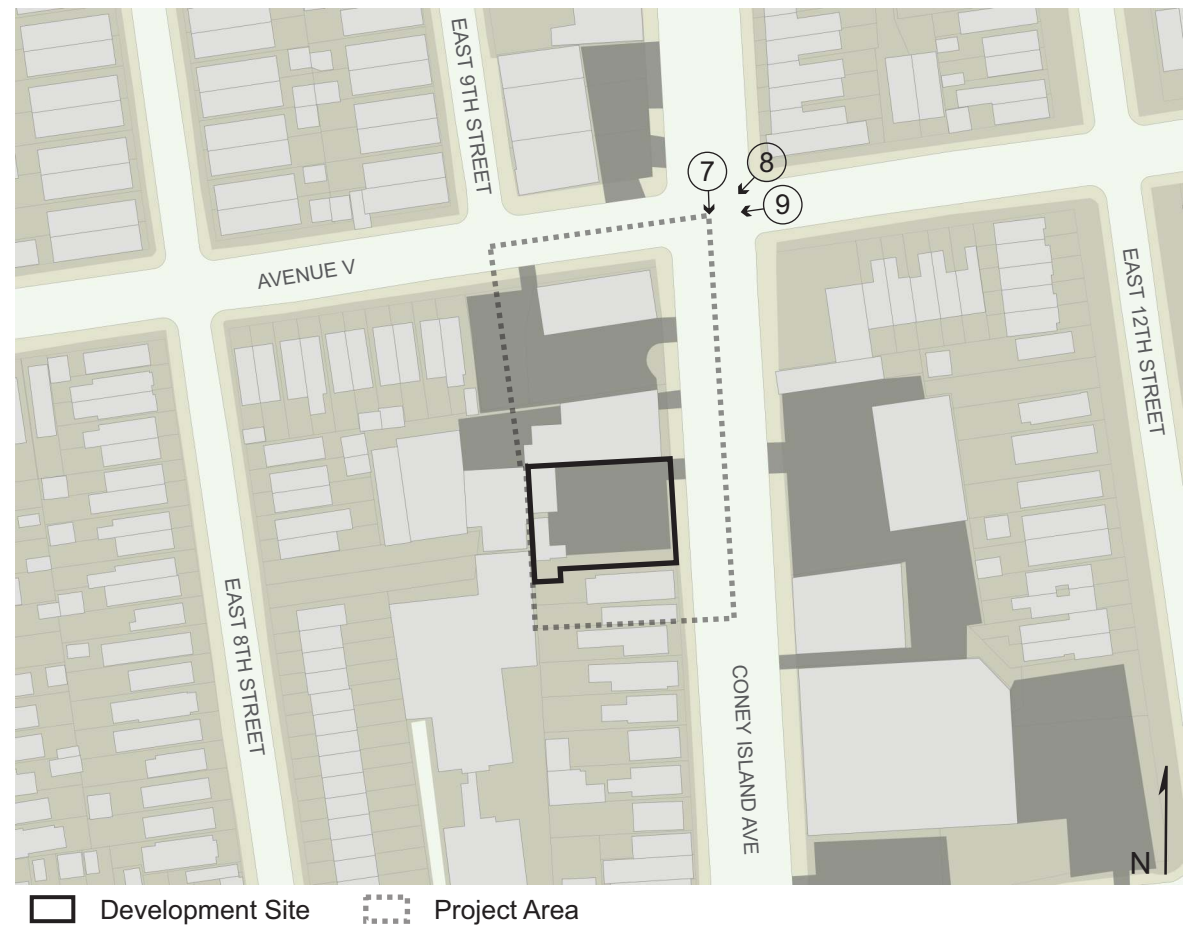
7. View of Coney Island Avenue facing south from Avenue V (Project Area at right).



8. View of the Project Area facing southwest from the intersection of Avenue V and Coney Island Avenue.



9. View of Avenue V facing west from Coney Island Avenue (Project Area at left).







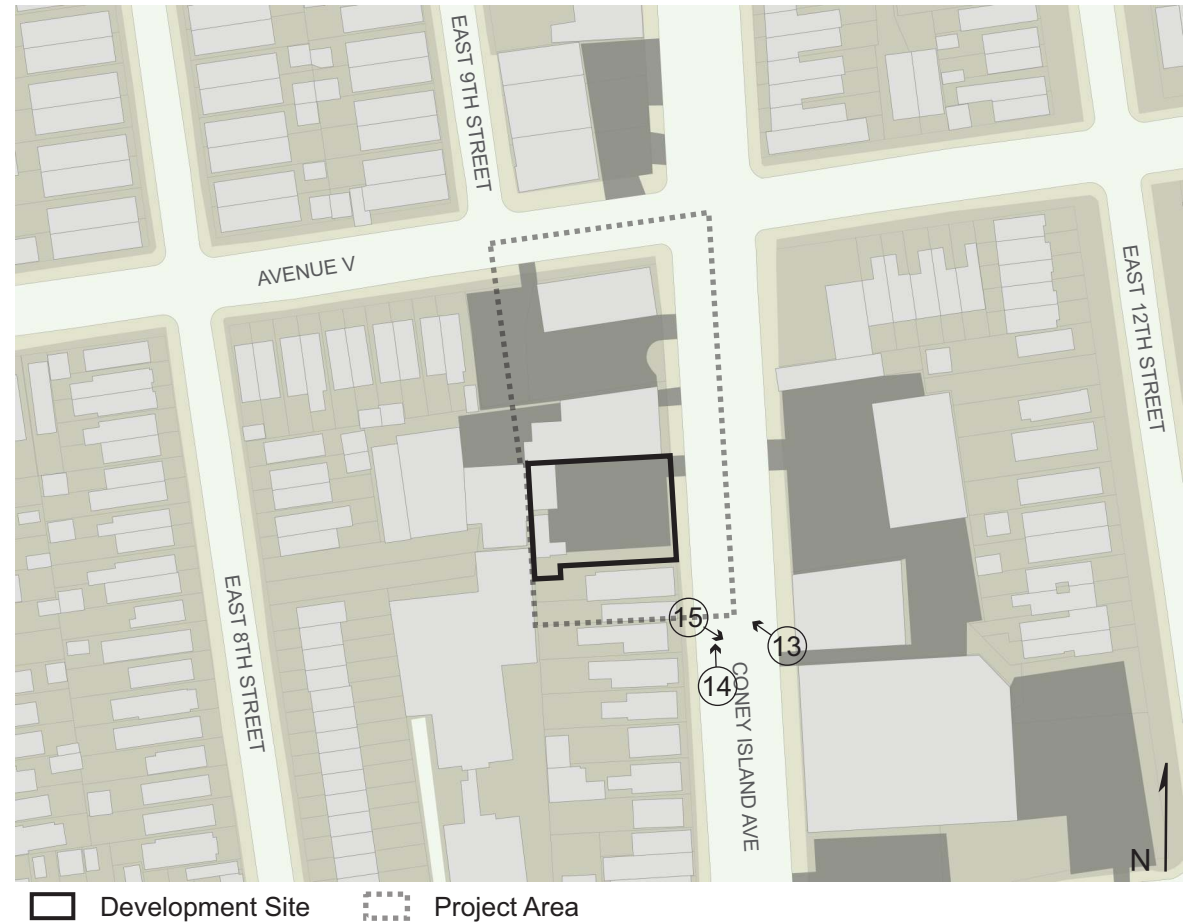
13. View of the Project Area and Development Site facing northwest from Coney Island Avenue.



14. View of Coney Island Avenue facing north (Project Area at left).



15. View of the east side of Coney Island Avenue facing southeast from the Project Area.



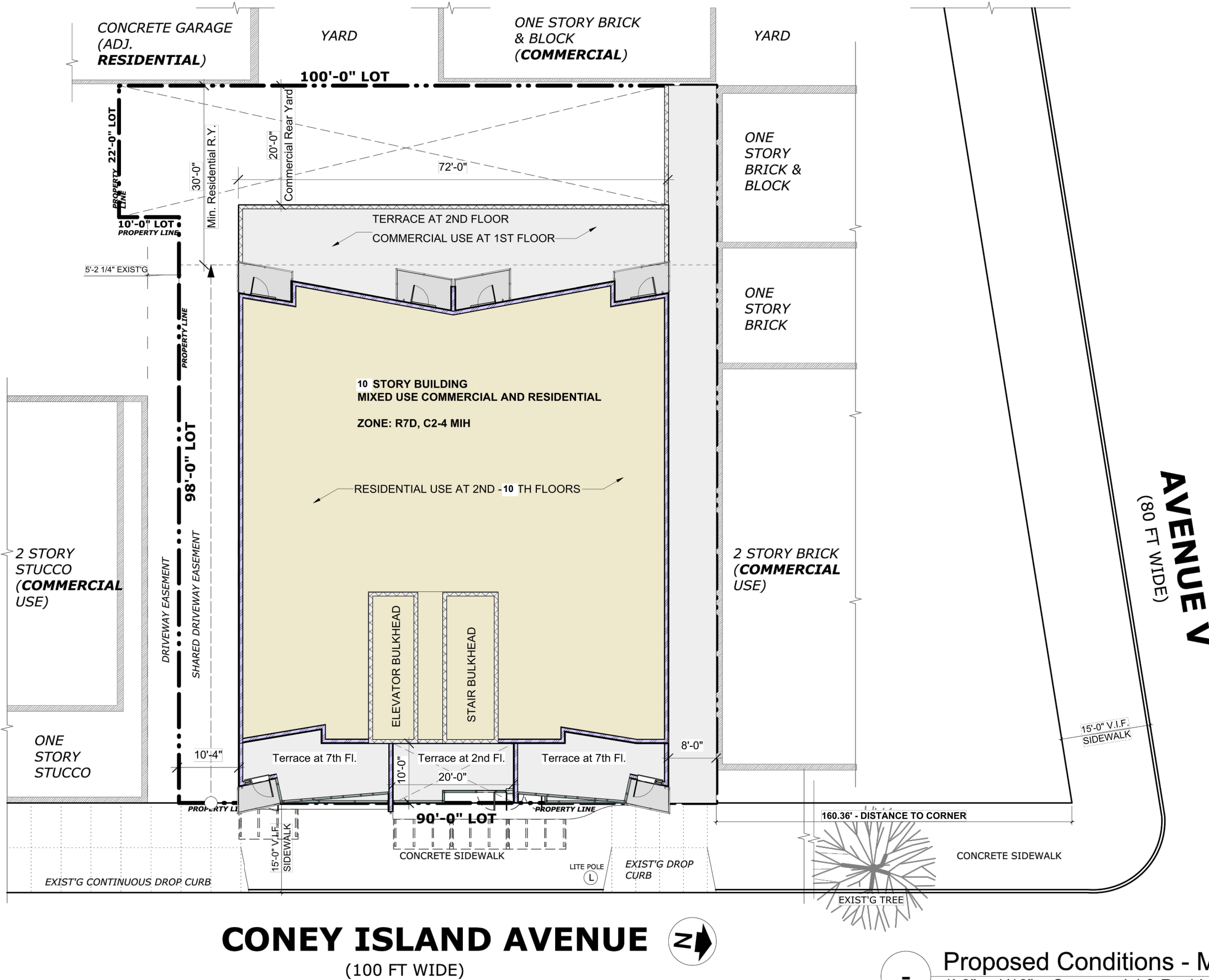
Development Site Project Area



ZONING ANALYSIS: R7D, C2-4 -proposed MIH					
2510 CONEY ISLAND AVENUE    BLOCK: 7159    LOT: 123    CURRENT DISTRICT: R4 w/in OP-SPD					
PURSUANT TO PROPOSED MAP CHANGE CONDITIONS ZONE R7D WITH C2-4 OVERLAY, OCEAN PARKWAY SPECIAL PURPOSE DISTRICT					
ZONING RULE	LOT AREA		11,020 sf		
(ZR 22-10) (ZR 32-00) (ZR 32-15)	PERMITTED USE GROUPS	RES: COM:	R7: General residences UG 1,2 C2: Local Service UG 1-4,5-9,14 Com		
	PROPOSED USE GROUPS	RES: COM:	UG 2 Multi-family UG 6 Retail		
	PERMITTED & PROPOSED FAR		INCLUSIONARY HOUSING (MANDATORY)		
(ZR 33-121)	COMMERCIAL		2.00 FAR max > 0.6    proposed (ok)		
(ZR 23-154 IH)	RESIDENTIAL (base FAR 4.2)		5.6 FAR max > 4.6    proposed (ok)		
	FLOOR AREA	TOTAL	PERMITTED PROPOSED	ZFA = 61,712 sf ZFA = 61,549 sf; GFA = 73,854 sf (ok)	
		COMMERCIAL	PERMITTED PROPOSED	22,040 sf (of 61,712 sf) 6039 sf	
		RESIDENTIAL	PERMITTED PROPOSED	61,712 sf 50128 sf	
		Cellar - Utility - Parking 1st Fl - Commercial (C2-4) 2nd-10th Fl - Residential (R7D)			
(ZR 24-11; 23-153)	PERMITTED MAX. LOT COVERAGE/ OS		RESIDENTIAL	65% = 7163 sf LC	
	PROPOSED LOT COVERAGE			53% = 5827.8 sf LC	
	PROPOSED OPEN SPACE			47% > 35% min @ 23' above grade - OK	
	Commercial LC/OS is regulated by setbacks/yards				
(ZR 24-35b; 33-25) (ZR 24-36; 33-26)	REQUIRED YARDS	FRONT YARD		SIDE YARDS	REAR YARD
	COMMERCIAL	NONE		NONE	20 FT
	RESIDENTIAL			R7 -if an existing side ribbon, then be min 8 ft	30 FT
	PROPOSED YARDS			1 = 8 feet    min.	20 FT
	COMMERCIAL	NONE		1 = 10'-4" exist'g, + optional 1 = 8'-0" wide	35'-3"
	RESIDENTIAL				
(ZR 23-952)-IH (ZR 23-661a.1)	STREET WALL LOCATION			MATCH ADJOINING BLDG CLOSEST TO STREET LINE = 0 FT Lot Line Condition	
(ZR 23-662 Tbl.B) - R7D	BUILDING HEIGHT PERMITTED MAX. (QH)		MIN. BASE = 60 FT         MAX. BASE = 85 FT MAX. BUILDING HT = 105FT    (10 STORIES)		
	QUALIFYING GROUND FLOOR (MIH)		MIN. BASE = 60 FT         MAX. BASE = 95 FT MAX. BUILDING HT = 115 FT (11 STORIES)		
	PROPOSED MAX. BUILDING HEIGHT (MIH)		BASE HEIGHT = 63FT; BUILDING HEIGHT = 103 FT (10 STORIES)		
(ZR 23-641)	REQUIRED MIN. SETBACK (wide street)		10' between 60ft -95ft Base Ht. @ 5.6 : 1 Sky Expr.		
	PROPOSED SETBACK		10 ft - at 7th Fl (63'-0" > 60'-0" min.)		
(ZR 25-23) (ZR 25-251)	REQUIRED MIN. ACCESSORY OFF-STREET PARKING SPACES		50% of dwelling units QH 15% of low-income dwelling units IH		
	PROPOSED PARKING	RESIDENTIAL	Quality Housing - 20 spaces Inclusionary Housing - 2 spaces		Total 64 spaces
		COMMERCIAL	Waived as per ZR 36-232 for certain districts/ low parking req's		
	MIN. REQUIRED BICYCLE PARKING SPACES				
(ZR 25-811)	RESIDENTIAL	In UG 2	1 PER 2 dwelling units		
(ZR 36-711)	COMMERCIAL	In UG 6B	1 per 7,500	UG 6A: 1 per 10,000sf	
	PROPOSED BICYCLE PARKING SPACES				
	RESIDENTIAL	Req: 1 per 2 dwel. units	54 units / 2 = 27 bicycles	Proposed total = 31 spaces	
	COMMERCIAL	Req: 1 per 7,500 sf	6465 sf = 1 bicycle		
(ZR 26-41)	STREET TREE REQUIREMENTS		1 PER 25 FT OF STREET FRONTAGE		
			TOTAL FRONTAGE: 90 LF TOTAL REQUIRED = 90' / 25' = 3.6 or 4 TREES		
	PROPOSED STREET TREES		4 NEW TREES PROPOSED		
			3 TREES TO BE PLANTED ON SITE + 1 OFF SITE OR PAID INTO DPR TREE FUND		

ZONE	TYPE	UG	LEVEL	GROSS TENANT FLOOR AREAS						GROSS APTS. SF	Core, Corridor, Refuse	SUB TOTAL GFA	DEDUCTIONS	PROPOSED		PARKING		
				TOT ZFA (w/deduct)	TOT GFA (buildbl)	REQ'D	PROP'D											
C2-4	COM MERC.	16	Cellar Floor	10,680 SF						N/A	N/A	N/A	N/A	0 SF	10,680	N/A		
		6	1st Floor	6039 sf		RES. PARKING ELEVATOR 400 sf				X	268 SF Lobby	6039 sf	-268 SF Lobby	6039 sf	6039 sf	Comm. = waived		
R7D	RESIDENTIAL	2	X	APT. A		APT. B	APT. C	APT. D	APT. E		APT. F	X	452 sf core	(452 sf)	-132 sf tot. all flrs Refuse Rm.	51,353sf RES -268 -132 -1225	RES. PARKING ELEVATOR 400 sf	IH spaces = 2 QH spaces = 22
			2nd Floor	774 sf	942 sf	902 sf	802 sf	802 sf	902 sf	5124	697 sf		5821					
			3rd Floor	774 sf	942 sf	902 sf	802 sf	802 sf	902 sf	5124	697 sf	5821	-1225 sf tot. all flrs. 50% Corridor (total)	49,728 sf RES + RES. PARKING ELEVATOR 400 sf	51,353 sf RES			
			4th Floor	774 sf	942 sf	902 sf	802 sf	802 sf	902 sf	5124	697 sf	5821						
			5th Floor	774 sf	942 sf	902 sf	802 sf	802 sf	902 sf	5124	697 sf	5821	Total RES: 50128 sf					
			6th Floor	774 sf	942 sf	902 sf	802 sf	802 sf	902 sf	5124	697 sf	5821						
			7th Floor	554 sf	723 sf	902 sf	802 sf	802 sf	902 sf	4685	697 sf	5382						
			8th Floor	554 sf	723 sf	902 sf	802 sf	802 sf	902 sf	4685	697 sf	5382						
			9th Floor	554 sf	723 sf	902 sf	802 sf	802 sf	902 sf	4685	697 sf	5382						
			10th Floor	554 sf	723 sf	902 sf	802 sf	802 sf	902 sf	4685	697 sf	5382						
			TOTALS				14 Incl. Units				X	44,360 sf RES	6993 sf	51,353 sf RES	-1625 sf	Total building ZFA	Total building GFA	68,472 sf
			PARKING				> 15 required (ok) 16 x 15% = 2 spaces req.				NOTE: Permitted Residential ZFA: 5.6 x 11,020sf Lot = 61,712sf - 6439 sf Com. = Remaining Allowable Res FA = 55,273 sf				56,167 sf < 61,712 sf allowed		60 spaces	





**CONEY ISLAND AVENUE**  
(100 FT WIDE)

Proposed Conditions - Mixed Use:  
1'-0" = 1/16" Commercial & Residential

**CORPORATE DESIGN AMERICA, P.C.**



Architecture | Planning |  
**Robert J. Palermo, RA,**  
AIA  
1816 Voorhies Avenue  
Brooklyn, NY, 11235  
Tel: (718) 332 4119 Fax: (718) 332 8120  
Office@CDA-NYC.com

THIS DRAWING CONTAINS INFORMATION AND DESIGNS WHICH ARE THE PROPERTY OF CORPORATE DESIGN OF AMERICA, P.C. ANY REPRODUCTION AND OR DISCLOSURE OF THIS INFORMATION OR DESIGN OR USE OF THIS DRAWING, IS EXPRESSLY PROHIBITED EXCEPT AS OTHERWISE AGREED TO IN WRITING BY CORPORATE DESIGN OF AMERICA, P.C. ITS ARCHITECTS AND STAFF. THE ARCHITECT'S PROFESSIONAL RESPONSIBILITY AND CONTRACTUAL LIABILITY SHALL RUN ONLY TO THOSE PARTIES TO WHOM THESE SERVICES WERE ORIGINALLY CONTRACTED FOR WITHOUT ANY EXCEPTIONS.

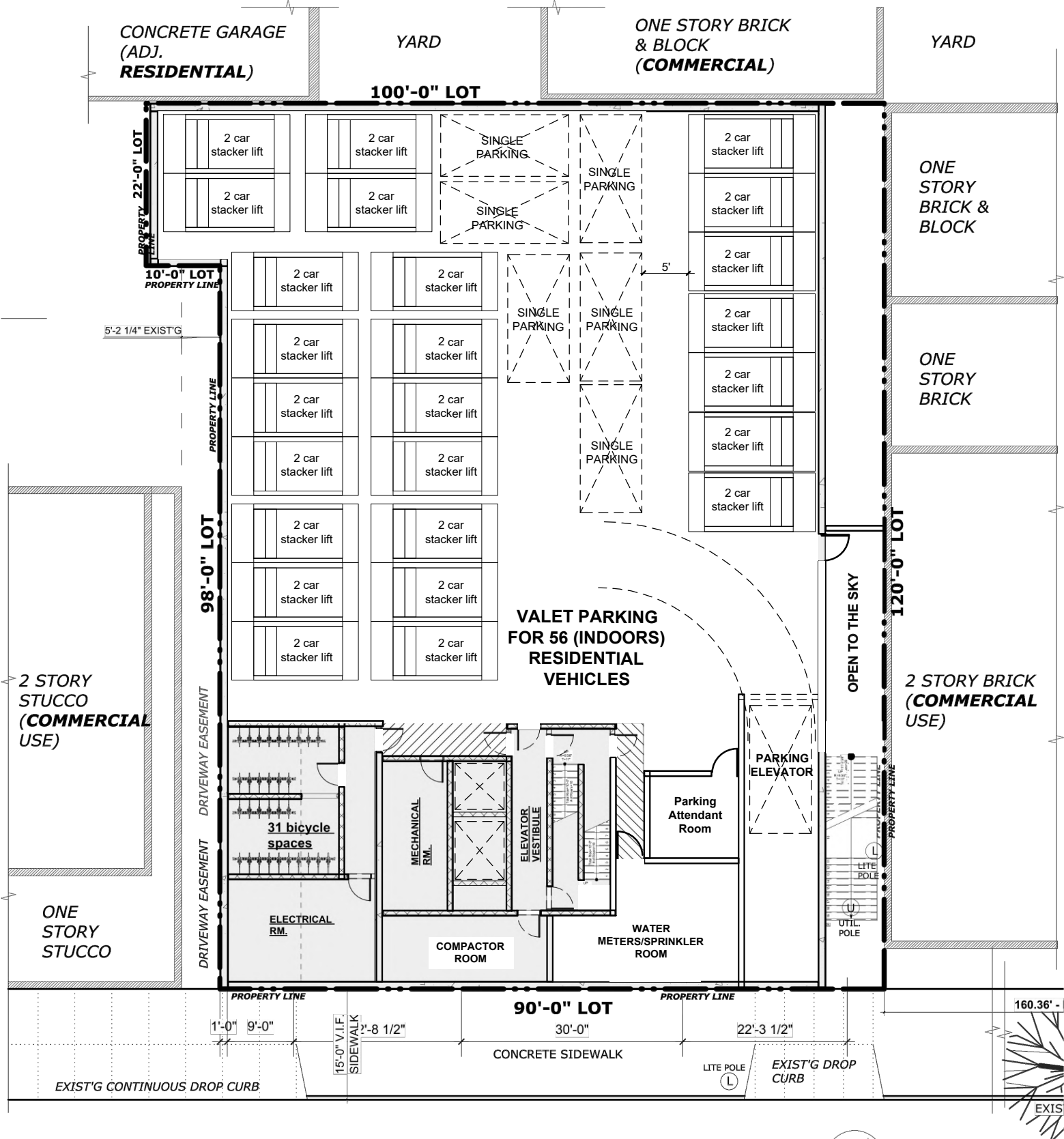


2510 Coney Island Avenue,  
Brooklyn NY

PROJECT NO.:	PROJECT DATE:
6/18	02.01.2018
DOB Num. :	REV DATE:
DOB NUM	11.21.24
DRAWN BY:	Checked BY:
JOR	RJP
SHEET TITLE:	
Proposed Plot Plan	
A001.00 of 14	Revision Issue 10:20:39 AM
DOB Job Sticker	



**CELLAR FLOOR - GARAGE  
RESIDENTIAL PARKING**



**CONEY ISLAND AVENUE**  
(100 FT WIDE)

1 Proposed Cellar Conditions - Mixed Use:  
Scale: 1:200 Commercial and Residential

**CORPORATE DESIGN  
OF AMERICA, P.C.**



Architecture | Planning | Design  
**Robert J. Palermo, RA,**  
AIA 1816 Voorhies Avenue  
Brooklyn, NY, 11235  
Tel: (718) 332 4119 Fax: (718) 332 8120  
Office@CDA-NYC.com

THIS DRAWING CONTAINS INFORMATION AND DESIGNS WHICH ARE THE PROPERTY OF CORPORATE DESIGN OF AMERICA, P.C. ANY REPRODUCTION AND OR DISCLOSURE OF THIS INFORMATION OR DESIGN OR USE OF THIS DRAWING, IS EXPRESSLY PROHIBITED EXCEPT AS OTHERWISE AGREED TO IN WRITING BY CORPORATE DESIGN OF AMERICA, P.C. ITS ARCHITECTS AND STAFF. THE ARCHITECT'S PROFESSIONAL RESPONSIBILITY AND CONTRACTUAL LIABILITY SHALL RUN ONLY TO THOSE PARTIES TO WHOM THESE SERVICES WERE ORIGINALLY CONTRACTED FOR WITHOUT ANY EXCEPTIONS.



Zoning Map Change

2510 Coney Island Avenue,  
Brooklyn NY

PROJECT NO.:	PROJECT DATE:
6/18	02.01.2018
DOB Num.:	REV DATE:
DOB NUM	11.21.24
DRAWN BY:	Checked BY:
JOR	RJP

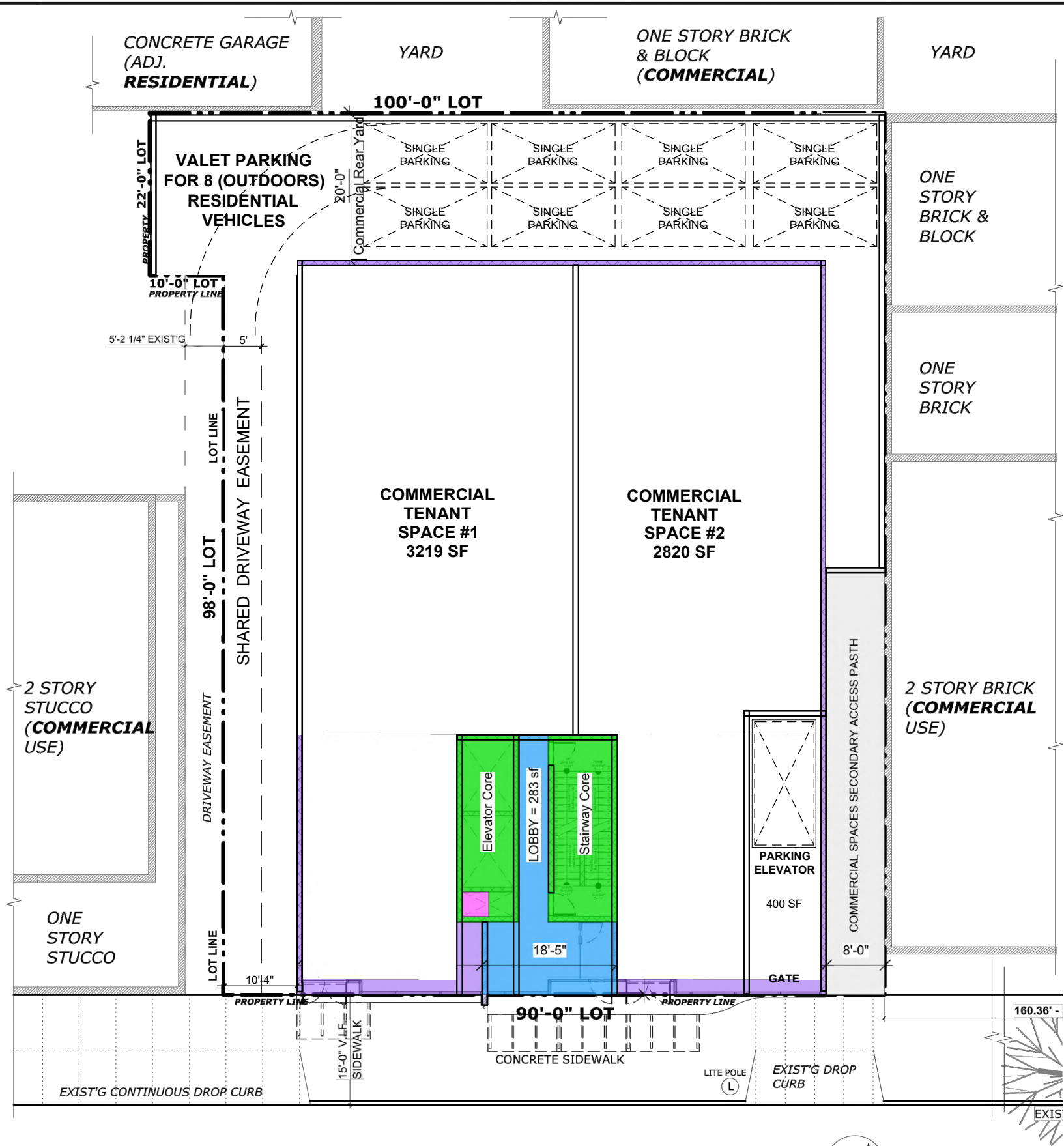
SHEET TITLE:  
**Cellar Floor Plan**

A100.00	Revision
of 11	Issue

**DOB Job Sticker**



FIRST FLOOR PLAN -  
COMMERCIAL USE



**CORPORATE DESIGN AMERICA, P.C.**



Architecture | Planning |  
**Robert J. Palermo, RA,**  
AIA 1816 Voorhies Avenue  
Brooklyn, NY, 11235  
Tel: (718) 332 4119 Fax: (718) 332 8120  
Office@CDA-NYC.com

THIS DRAWING CONTAINS INFORMATION AND DESIGNS WHICH ARE THE PROPERTY OF CORPORATE DESIGN OF AMERICA, P.C. ANY REPRODUCTION AND OR DISCLOSURE OF THIS INFORMATION OR DESIGN OR USE OF THIS DRAWING, IS EXPRESSLY PROHIBITED EXCEPT AS OTHERWISE AGREED TO IN WRITING BY CORPORATE DESIGN OF AMERICA, P.C. ITS ARCHITECTS AND STAFF. THE ARCHITECT'S PROFESSIONAL RESPONSIBILITY AND CONTRACTUAL LIABILITY SHALL RUN ONLY TO THOSE PARTIES TO WHOM THESE SERVICES WERE ORIGINALLY CONTRACTED FOR WITHOUT ANY EXCEPTIONS.

Architect Seal  


2510 Coney Island Avenue,  
Brooklyn NY

PROJECT NO.: 6/18	PROJECT DATE: 02.01.2018
DOB Num.: DOB NUM	REV DATE: 11.21.24
DRAWN BY: JOR	Checked BY: RJP

SHEET TITLE:  
**Proposed 1st Floor:  
Commercial Use**

A101.00 of 14	Revision Issue 10:20:42 AM
---------------------	----------------------------------

**DOB Job Sticker**

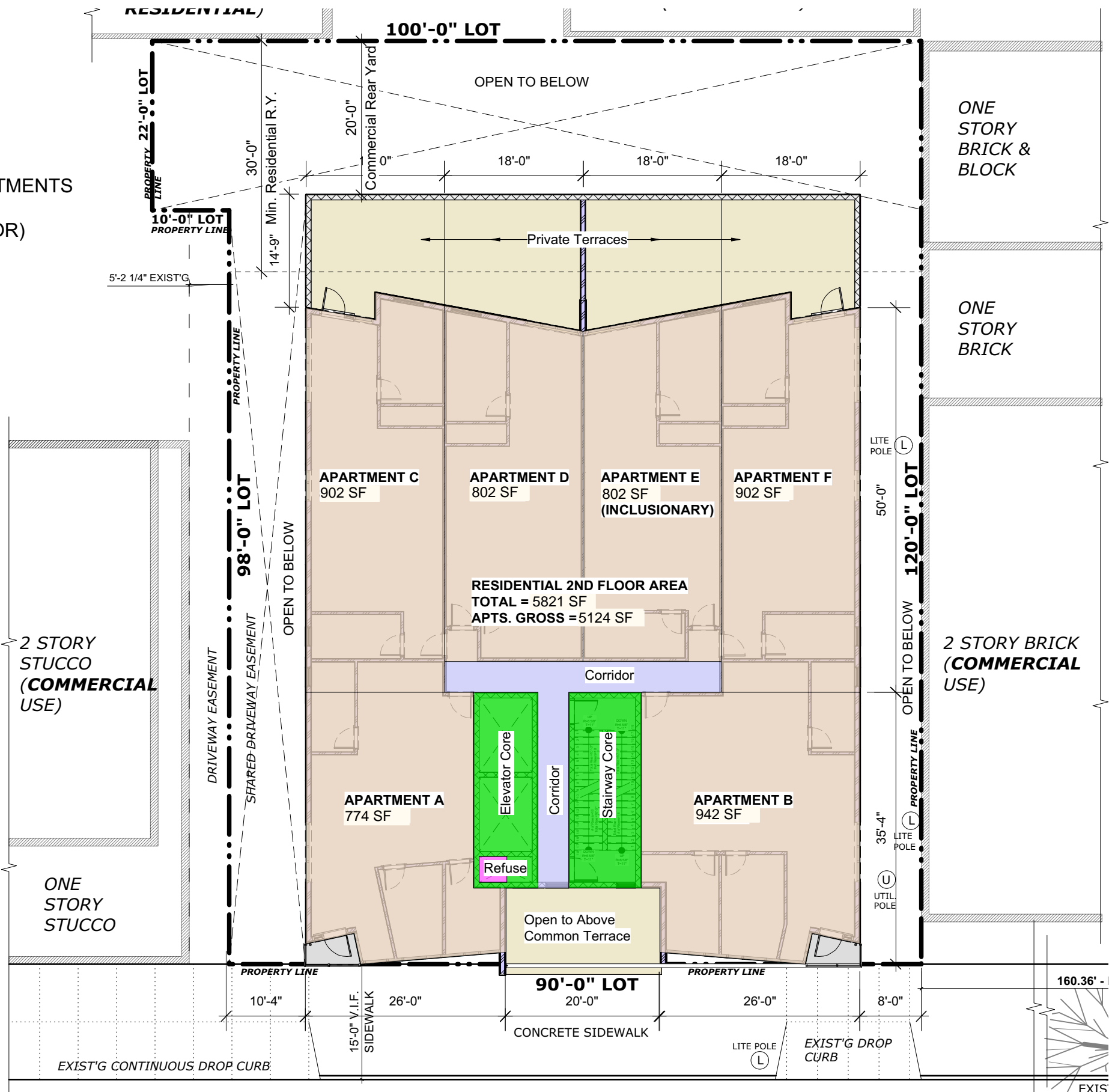
Proposed Conditions - Mixed Use:  
1'-0" = 1/16" Commercial & Residential

**CONEY ISLAND AVENUE**  
(100 FT WIDE)



SECOND FLOOR  
RESIDENTIAL APARTMENTS

- (5) MARKET RATE APARTMENTS
- (1) INCLUSIONARY HOUSING APARTMENTS
- (6) APARTMENTS TOTAL (PER FLOOR)



Proposed Conditions  
1'-0" = 1/16" Residential

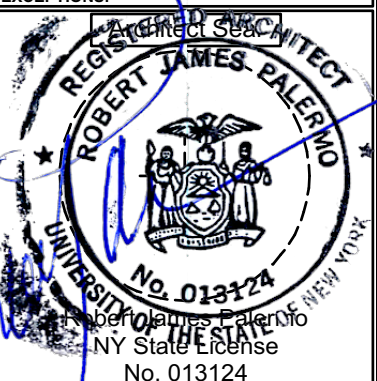
CONEY ISLAND AVENUE  
(100 FT WIDE)

CORPORATE  
DESIGN AMERICA, P.C.



Architecture | Planning |  
Robert J. Palermo, RA,  
AIA  
1816 Voorhies Avenue  
Brooklyn, NY, 11235  
Tel: (718) 332 4119 Fax: (718) 332 8120  
Office@CDA-NYC.com

THIS DRAWING CONTAINS INFORMATION AND  
DESIGNS WHICH ARE THE PROPERTY OF  
CORPORATE DESIGN OF AMERICA, P.C. ANY  
REPRODUCTION AND OR DISCLOSURE OF  
THIS INFORMATION OR DESIGN OR USE OF  
THIS DRAWING, IS EXPRESSLY PROHIBITED  
EXCEPT AS OTHERWISE AGREED TO IN  
WRITING BY CORPORATE DESIGN OF  
AMERICA, P.C. ITS ARCHITECTS AND STAFF.  
THE ARCHITECT'S PROFESSIONAL  
RESPONSIBILITY AND CONTRACTUAL  
LIABILITY SHALL RUN ONLY TO THOSE  
PARTIES TO WHOM THESE SERVICES WERE  
ORIGINALLY CONTRACTED FOR WITHOUT ANY  
EXCEPTIONS.



2510 Coney Island Avenue,  
Brooklyn NY

PROJECT NO.:	PROJECT DATE:
6/18	02.01.2018
DOB Num.:	REV DATE:
DOB NUM	12/19/18
DRAWN BY:	Checked BY:
JOR	RJP

SHEET TITLE:  
Proposed 2nd Floor:  
Residential

A102.00 of 14	Revision Issue 10:20:44 AM
---------------------	----------------------------------

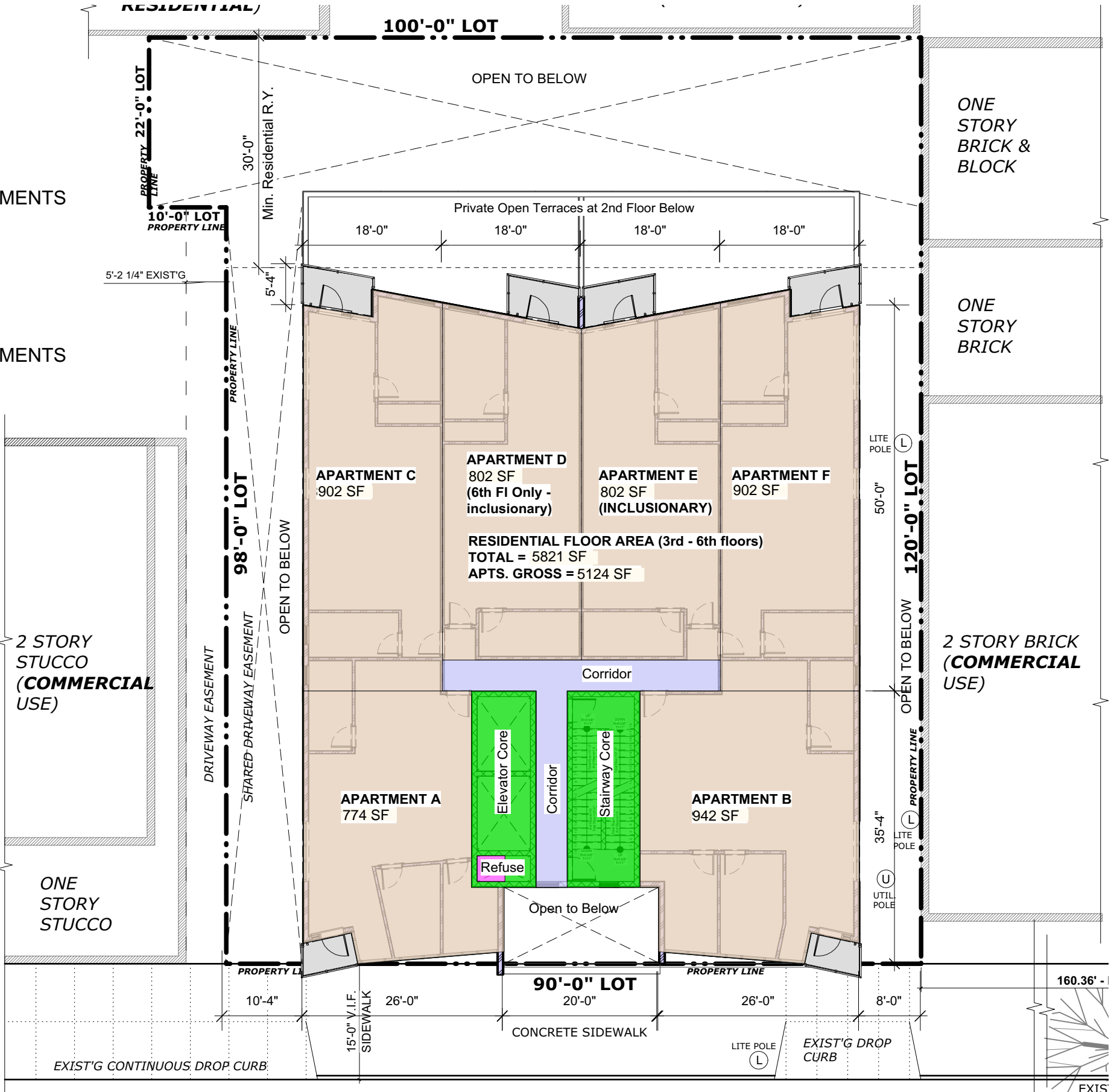
DOB Job Sticker



**THIRD TO SIXTH FLOORS  
RESIDENTIAL APARTMENTS**

3RD - 5TH FLOORS:  
(5) MARKET RATE APARTMENTS  
(1) INCLUSIONARY HOUSING APARTMENTS  
-----  
(6) APARTMENTS TOTAL

6TH FLOOR:  
(4) MARKET RATE APARTMENTS  
(2) INCLUSIONARY HOUSING APARTMENTS  
-----  
(6) APARTMENTS TOTAL



**Proposed Conditions**  
1'-0" = 1/16" Residential

**CONEY ISLAND AVENUE**  
(100 FT WIDE)



**CORPORATE  
DESIGN AMERICA, P.C.**



Architecture | Planning | Design  
**Robert J. Palermo, RA,**  
AIA  
1816 Voorhies Avenue  
Brooklyn, NY, 11235  
Tel: (718) 332 4119 Fax: (718) 332 8120  
Office@CDA-NYC.com

THIS DRAWING CONTAINS INFORMATION AND DESIGNS WHICH ARE THE PROPERTY OF CORPORATE DESIGN OF AMERICA, P.C. ANY REPRODUCTION AND OR DISCLOSURE OF THIS INFORMATION OR DESIGN OR USE OF THIS DRAWING, IS EXPRESSLY PROHIBITED EXCEPT AS OTHERWISE AGREED TO IN WRITING BY CORPORATE DESIGN OF AMERICA, P.C. ITS ARCHITECTS AND STAFF. THE ARCHITECT'S PROFESSIONAL RESPONSIBILITY AND CONTRACTUAL LIABILITY SHALL RUN ONLY TO THOSE PARTIES TO WHOM THESE SERVICES WERE ORIGINALLY CONTRACTED FOR WITHOUT ANY EXCEPTIONS.



2510 Coney Island Avenue,  
Brooklyn NY

PROJECT NO.:	PROJECT DATE:
6/18	02.01.2018
DOB Num.:	REV DATE:
DOB NUM	12/19/18
DRAWN BY:	Checked BY:
JOR	RJP

SHEET TITLE:  
**Proposed 3-6th Floor:  
Residential Typ.**

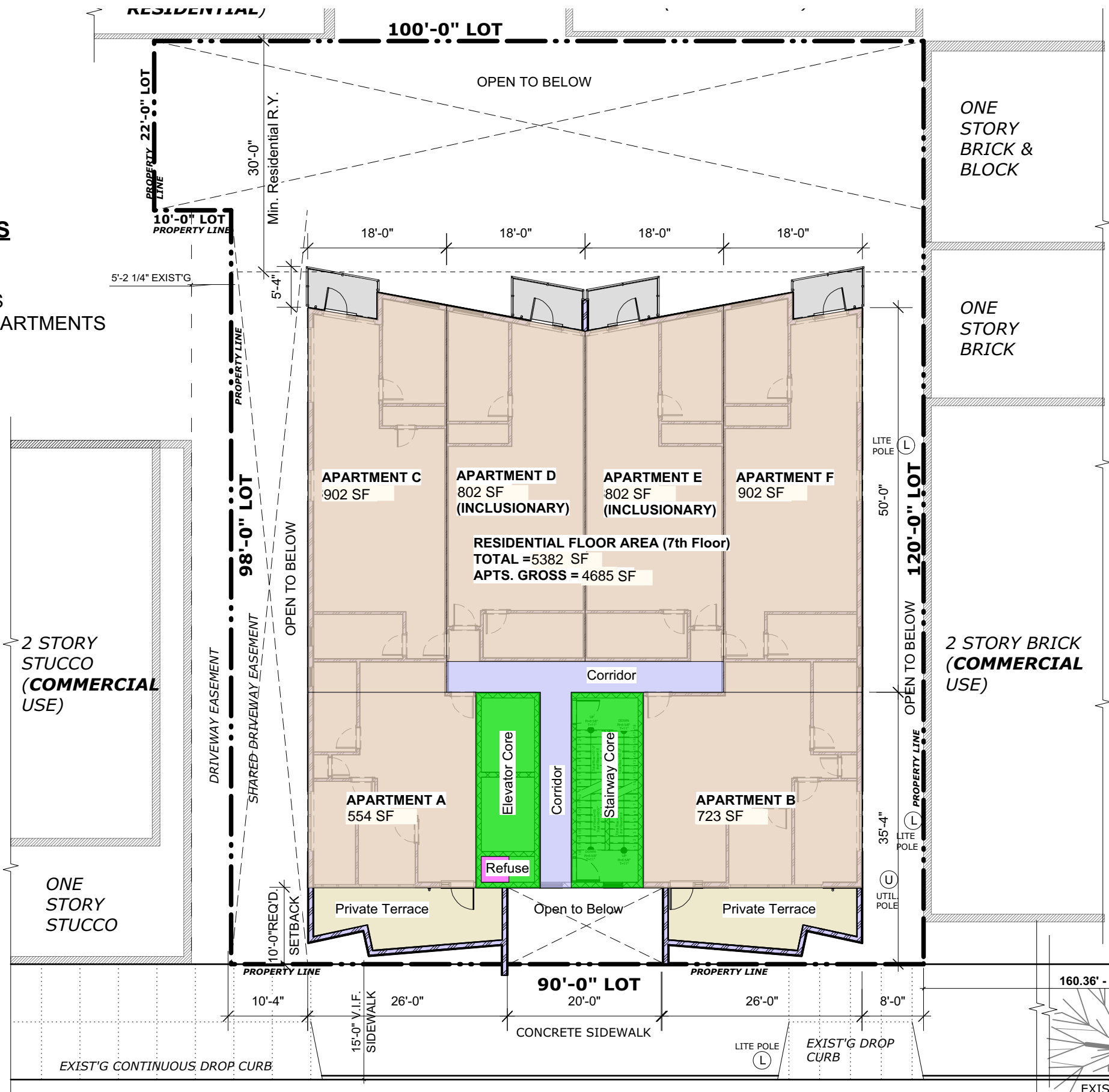
**A103.00**  
of  
14  
Revision  
Issue  
10:20:46 AM

**DOB Job Sticker**



SEVENTH FLOOR  
RESIDENTIAL APARTMENTS

- (4) MARKET RATE APARTMENTS
- (2) INCLUSIONARY HOUSING APARTMENTS
- 
- (6) APARTMENTS TOTAL



CORPORATE DESIGN AMERICA, P.C.

Architecture | Planning | Design  
Robert J. Palermo, RA, AIA  
1816 Voorhies Avenue  
Brooklyn, NY, 11235  
Tel: (718) 332 4119 Fax: (718) 332 8120  
Office@CDA-NYC.com

THIS DRAWING CONTAINS INFORMATION AND DESIGNS WHICH ARE THE PROPERTY OF CORPORATE DESIGN OF AMERICA, P.C. ANY REPRODUCTION AND OR DISCLOSURE OF THIS INFORMATION OR DESIGN OR USE OF THIS DRAWING, IS EXPRESSLY PROHIBITED EXCEPT AS OTHERWISE AGREED TO IN WRITING BY CORPORATE DESIGN OF AMERICA, P.C. ITS ARCHITECTS AND STAFF. THE ARCHITECT'S PROFESSIONAL RESPONSIBILITY AND CONTRACTUAL LIABILITY SHALL RUN ONLY TO THOSE PARTIES TO WHOM THESE SERVICES WERE ORIGINALLY CONTRACTED FOR WITHOUT ANY EXCEPTIONS.

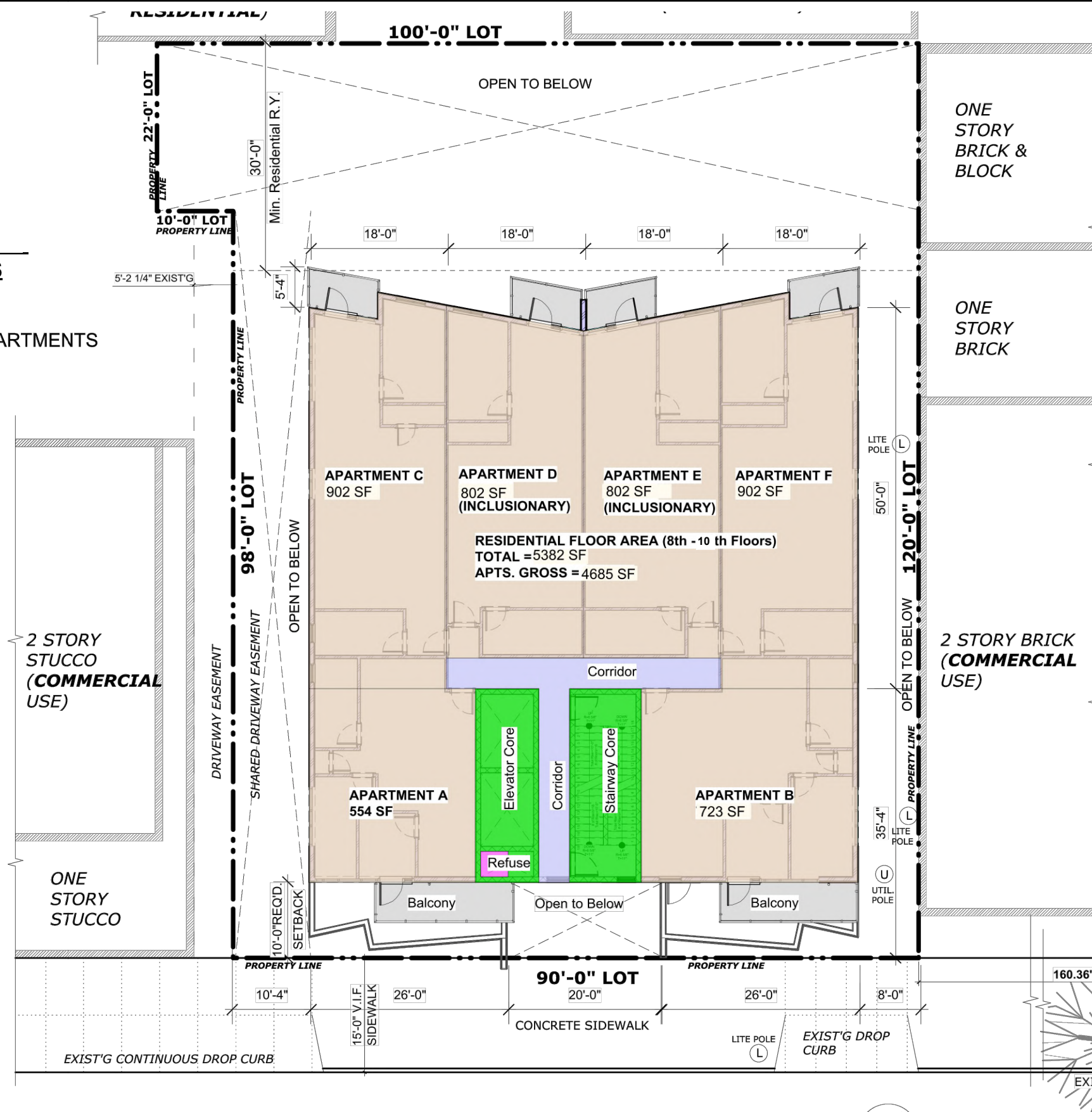
2510 Coney Island Avenue,  
Brooklyn NY

PROJECT NO.:	PROJECT DATE:
6/18	02.01.2018
DOB Num. :	REV DATE:
DOB NUM	12/19/18
DRAWN BY:	Checked BY:
JOR	RJP
SHEET TITLE:	
Proposed 7th Floor: Residential	
A104.00 of 14	Revision Issue 10:20:49 AM

DOB Job Sticker



(4) MARKET RATE APARTMENTS  
(2) INCLUSIONARY HOUSING APARTMENTS  
-----  
(6) APARTMENTS TOTAL



## DOB Job Sticker

## Proposed Conditions

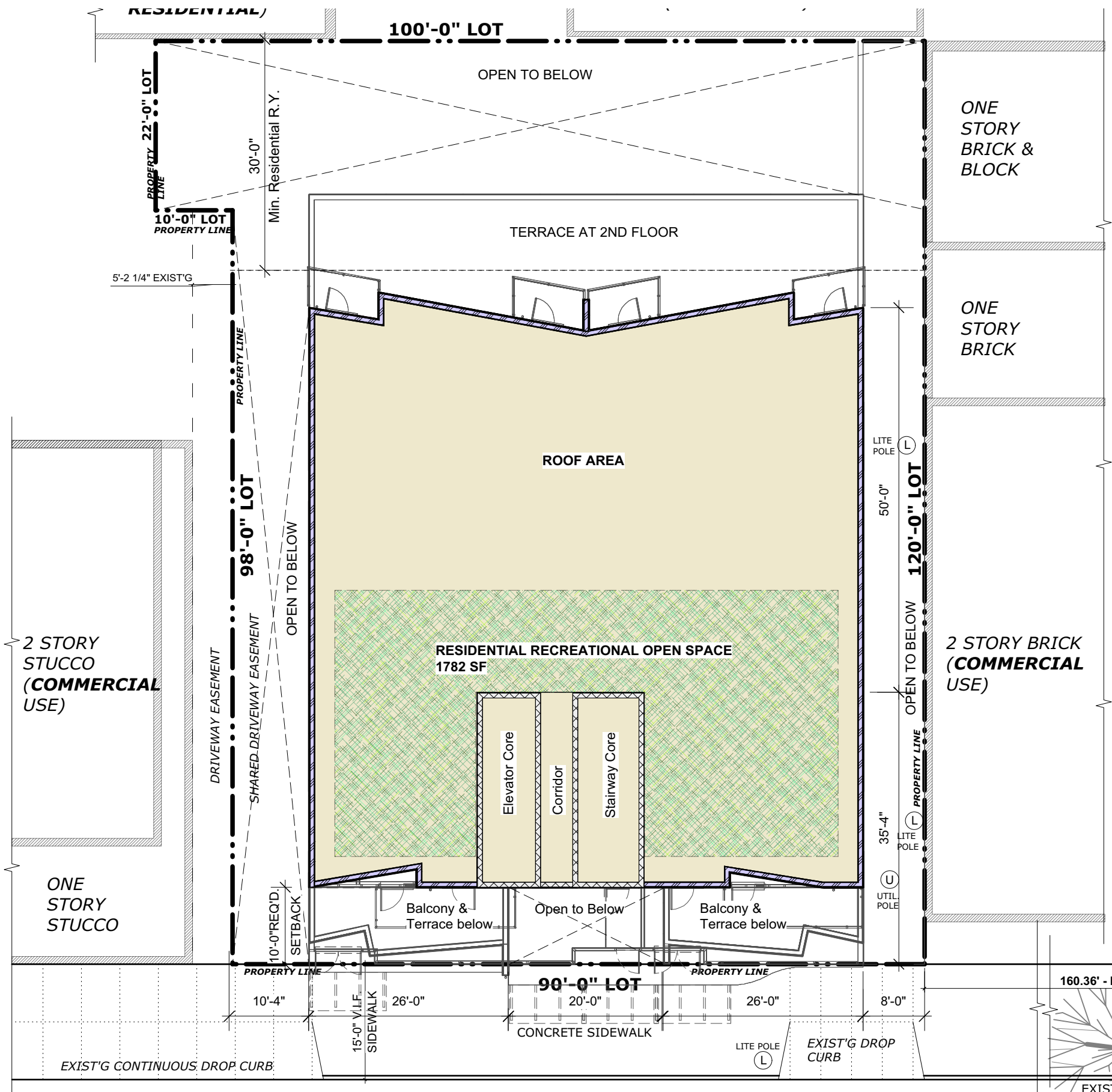
# CONEY ISLAND AVENUE

(100 FT WIDE)





ROOF LEVEL



CONEY ISLAND AVENUE  
(100 FT WIDE)



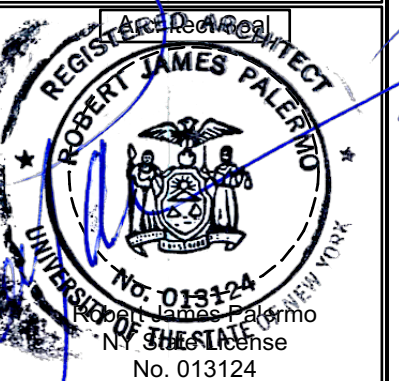
Proposed Conditions  
1'-0" = 1/16" Residential

CORPORATE  
DESIGN AMERICA, P.C.



Architecture | Planning |  
Robert J. Palermo, RA,  
AIA 1816 Voorhies Avenue  
Brooklyn, NY, 11235  
Tel: (718) 332 4119 Fax: (718) 332 8120  
Office@CDA-NYC.com

THIS DRAWING CONTAINS INFORMATION AND  
DESIGNS WHICH ARE THE PROPERTY OF  
CORPORATE DESIGN OF AMERICA, P.C. ANY  
REPRODUCTION AND OR DISCLOSURE OF  
THIS INFORMATION OR DESIGN OR USE OF  
THIS DRAWING, IS EXPRESSLY PROHIBITED  
EXCEPT AS OTHERWISE AGREED TO IN  
WRITING BY CORPORATE DESIGN OF  
AMERICA, P.C. ITS ARCHITECTS AND STAFF.  
THE ARCHITECT'S PROFESSIONAL  
RESPONSIBILITY AND CONTRACTUAL  
LIABILITY SHALL RUN ONLY TO THOSE  
PARTIES TO WHOM THESE SERVICES WERE  
ORIGINALLY CONTRACTED FOR WITHOUT ANY  
EXCEPTIONS.



2510 Coney Island Avenue,  
Brooklyn NY

PROJECT NO.: 6/18 PROJECT DATE: 02.01.2018

DOB Num.: DOB NUM REV DATE: 12/19/18

DRAWN BY: JOR Checked BY: RJP

SHEET TITLE:  
Proposed Roof Plan

A106.00 of 14 Revision Issue 10:20:54 AM

DOB Job Sticker



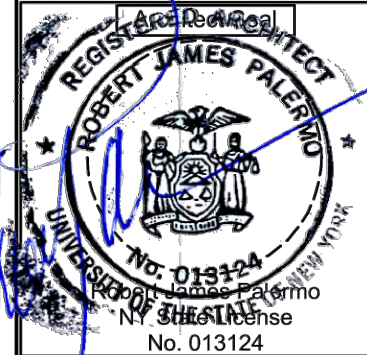
**FRONT ELEVATION**  
**(CONEY ISLAND)**

**CORPORATE  
DESIGN AMERICA, P.C.**



**Architecture | Planning | Design**  
**Robert J. Palermo, RA,**  
**AIA** 1816 Voorhies Avenue  
 Brooklyn, NY, 11235  
 Tel: (718) 332 4119 Fax: (718) 332 8111  
 Office@CDA-NYC.com

THIS DRAWING CONTAINS INFORMATION AND DESIGNS WHICH ARE THE PROPERTY OF CORPORATE DESIGN OF AMERICA, P.C. ANY REPRODUCTION AND OR DISCLOSURE OF THIS INFORMATION OR DESIGN OR USE OF THIS DRAWING, IS EXPRESSLY PROHIBITED EXCEPT AS OTHERWISE AGREED TO IN WRITING BY CORPORATE DESIGN OF AMERICA, P.C. ITS ARCHITECTS AND STAFF. THE ARCHITECT'S PROFESSIONAL RESPONSIBILITY AND CONTRACTUAL LIABILITY SHALL RUN ONLY TO THOSE PARTIES TO WHOM THESE SERVICES WERE ORIGINALLY CONTRACTED FOR WITHOUT ANY EXCEPTIONS.



2510 Coney Island Avenue,  
Brooklyn NY

PROJECT NO.:	PROJECT DATE:
6/18	02.01.2018

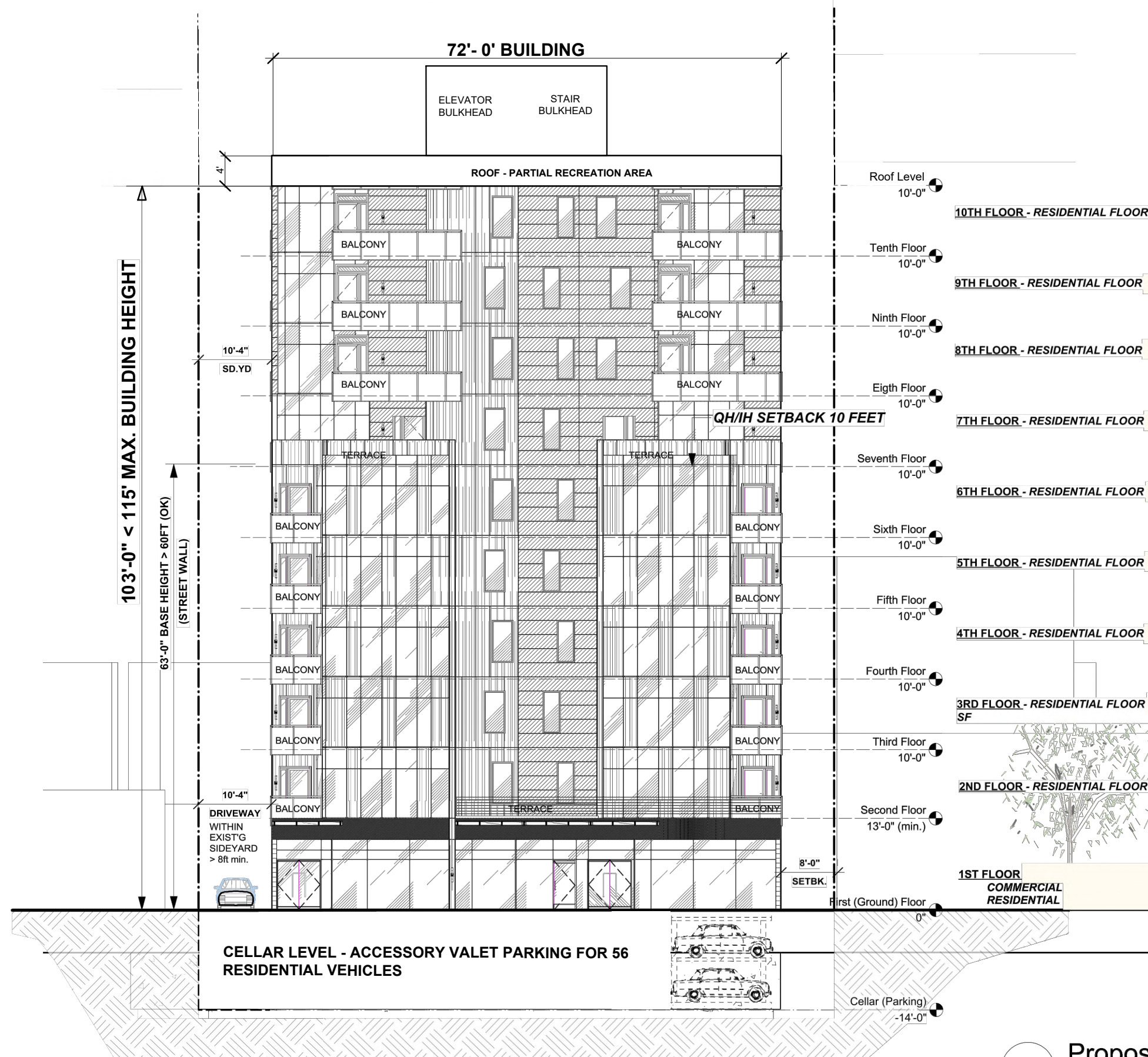
DOB Num. :	REV DATE:
DOB NUM	11.21.24

DRAWN BY: JOR	Checked BY: RJP
------------------	--------------------

SHEET TITLE:

Front Building  
Elevation

<div style="text-align: center;"> <b>A200.00</b>  <hr/> <i>of</i>  <hr/> <b>14</b> </div>	<div>Revision</div> <hr/> <div>Issue</div> <div style="border: 1px solid black; padding: 2px;">10:20:55 AM</div>
---	--

**DOB Job Sticker**

**Proposed Conditions - Mixed Use:**  
1'-0" = 1/16" Commercial & Residential



REAR ELEVATION

10TH FLOOR - RESIDENTIAL FLOOR

9TH FLOOR - RESIDENTIAL FLOOR

8TH FLOOR - RESIDENTIAL FLOOR

7TH FLOOR - RESIDENTIAL FLOOR

6TH FLOOR - RESIDENTIAL FLOOR

5TH FLOOR - RESIDENTIAL FLOOR

4TH FLOOR - RESIDENTIAL FLOOR

3RD FLOOR - RESIDENTIAL FLOOR

2ND FLOOR - RESIDENTIAL FLOOR

1ST FLOOR -  
COMMERCIAL  
RESIDENTIAL

Roof Level  
Eleventh Floor

10'-0"  
Tenth Floor

10'-0"  
Ninth Floor

10'-0"  
Eighth Floor

10'-0"  
Seventh Floor

10'-0"  
Sixth Floor

10'-0"  
Fifth Floor

10'-0"  
Fourth Floor

10'-0"  
Third Floor

13'-0" (min.)  
Second Floor

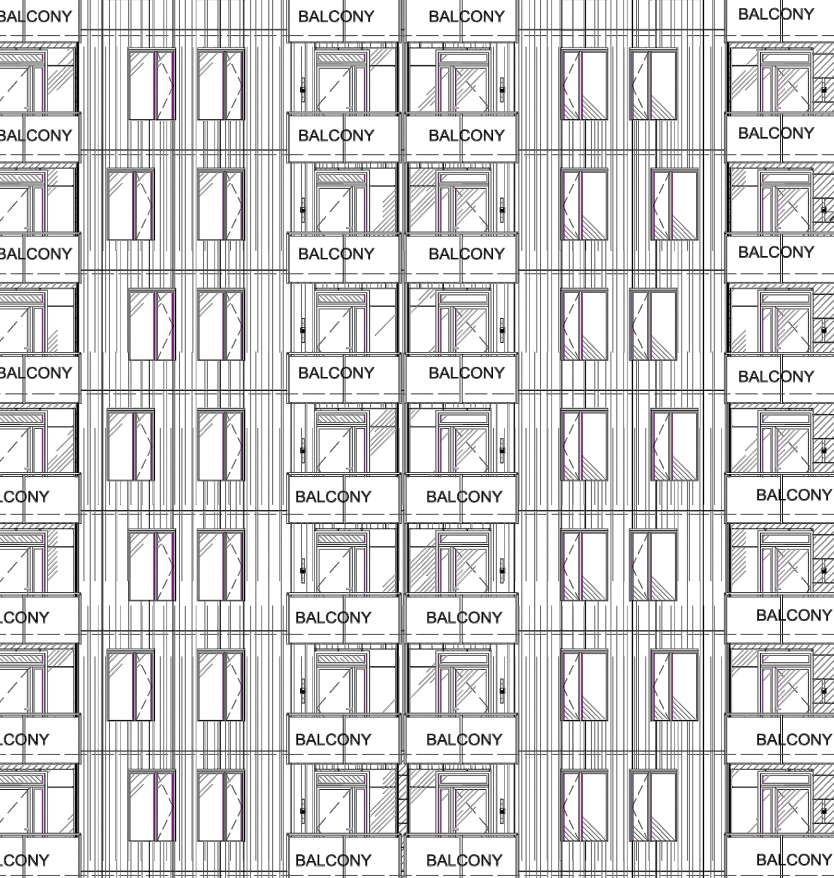
First (Ground) Floor  
0"

72'- 0" BUILDING

STAIR  
BULKHEAD

ELEVATOR  
BULKHEAD

ROOF - PARTIAL RECREATION AREA



10'-4"  
SD.YD

63'-0" BASE HEIGHT > 60FT (OK)  
(STREET WALL)

103'-0" < 115' MAX. BUILDING HEIGHT

CELLAR LEVEL - ACCESSORY VALET PARKING FOR 56  
RESIDENTIAL VEHICLES

CORPORATE  
DESIGN AMERICA, P.C.



Architecture | Planning |  
Design  
Robert J. Palermo, RA,  
AIA  
1816 Voorhies Avenue  
Brooklyn, NY, 11235  
Tel: (718) 332 4119 Fax: (718) 332 8120  
Office@CDA-NYC.com

THIS DRAWING CONTAINS INFORMATION AND  
DESIGNS WHICH ARE THE PROPERTY OF  
CORPORATE DESIGN OF AMERICA, P.C. ANY  
REPRODUCTION AND OR DISCLOSURE OF  
THIS INFORMATION OR DESIGN OR USE OF  
THIS DRAWING, IS EXPRESSLY PROHIBITED  
EXCEPT AS OTHERWISE AGREED TO IN  
WRITING BY CORPORATE DESIGN OF  
AMERICA, P.C. ITS ARCHITECTS AND STAFF.  
THE ARCHITECT'S PROFESSIONAL  
RESPONSIBILITY AND CONTRACTUAL  
LIABILITY SHALL RUN ONLY TO THOSE  
PARTIES TO WHOM THESE SERVICES WERE  
ORIGINALLY CONTRACTED FOR WITHOUT ANY  
EXCEPTIONS.



2510 Coney Island Avenue,  
Brooklyn NY

PROJECT NO.:	PROJECT DATE:
6/18	02.01.2018
DOB Num. :	REV DATE:
DOB NUM	11.21.24
DRAWN BY:	Checked BY:
JOR	RJP

SHEET TITLE:  
Rear Building  
Elevation

A201.00	Revision
of 14	Issue 10:51:13 AM

DOB Job Sticker

Proposed Conditions - Mixed Use

1'-0" = 1/16" Commercial & Residential

Cellar (Parking)  
14'-0"



ELEVATION - SECTION

120'-0" LOT

88'- 8" BUILDING

30'-0" MIN. REQ'D REAR YARD  
residential

10'-0" F.Y.  
residential

ELEVATOR  
BULKHEAD

ROOF - PARTIAL RECREATION AREA

Roof Level  
10'-0"

Tenth Floor  
10'-0"

Ninth Floor  
10'-0"

Eighth Floor  
10'-0"

Seventh Floor  
10'-0"

Sixth Floor  
10'-0"

Fifth Floor  
10'-0"

Fourth Floor  
10'-0"

Third Floor  
10'-0"

Second Floor  
13'-0" (min.)

First (Ground) Floor  
0"

Cellar (Parking)  
-14'-0"

CONEY ISLAND AVENUE

103'-0" < 115' MAX. WALL HEIGHT

63'-0" BASE HEIGHT > 60FT (OK)  
(STREET WALL HT.)

BALCONY

BALCONY

BALCONY

TERRACE

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

TERRACE

10TH FLOOR - RESIDENTIAL FLOOR AREA

9TH FLOOR - RESIDENTIAL FLOOR AREA

8TH FLOOR - RESIDENTIAL FLOOR AREA

7TH FLOOR - RESIDENTIAL FLOOR AREA

6TH FLOOR - RESIDENTIAL FLOOR AREA

5TH FLOOR - RESIDENTIAL FLOOR AREA

4TH FLOOR - RESIDENTIAL FLOOR AREA

3RD FLOOR - RESIDENTIAL FLOOR AREA

2ND FLOOR - RESIDENTIAL FLOOR AREA

1ST FLOOR -  
COMMERCIAL  
RESIDENTIAL

CELLAR LEVEL - ACCESSORY VALET PARKING FOR 56  
RESIDENTIAL VEHICLES

20'-0" REAR YARD  
commercial

VALET PARKING FOR  
8 RESIDENTIAL  
VEHICLES

CORPORATE  
DESIGN AMERICA, P.C.



Architecture | Planning |  
Design  
**Robert J. Palermo, RA,**  
AIA  
1816 Voorhies Avenue  
Brooklyn, NY, 11235  
Tel: (718) 332 4119 Fax: (718) 332 8120  
Office@CDA-NYC.com

THIS DRAWING CONTAINS INFORMATION AND  
DESIGNS WHICH ARE THE PROPERTY OF  
CORPORATE DESIGN OF AMERICA, P.C. ANY  
REPRODUCTION AND OR DISCLOSURE OF  
THIS INFORMATION OR DESIGN OR USE OF  
THIS DRAWING, IS EXPRESSLY PROHIBITED  
EXCEPT AS OTHERWISE AGREED TO IN  
WRITING BY CORPORATE DESIGN OF  
AMERICA, P.C. ITS ARCHITECTS AND STAFF.  
THE ARCHITECT'S PROFESSIONAL  
RESPONSIBILITY AND CONTRACTUAL  
LIABILITY SHALL RUN ONLY TO THOSE  
PARTIES TO WHOM THESE SERVICES WERE  
ORIGINALLY CONTRACTED FOR WITHOUT ANY  
EXCEPTIONS.



2510 Coney Island Avenue,  
Brooklyn NY

PROJECT NO.:  
6/18

PROJECT DATE:  
02.01.2018

DOB Num. :  
DOB NUM

REV DATE:  
11.21.24

DRAWN BY:  
JOR

Checked BY:  
RJP

SHEET TITLE:  
**Proposed Building  
Bulk - Side view**

A202.00  
of  
14

Revision  
Issue  
10:51:16 AM

DOB Job Sticker

Proposed Conditions - Mixed Use:

1'-0" = 1/16" Commercial & Residential



CONEY ISLAND AVENUE  
103'-0" < 115' MAX. WALL HEIGHT

88'- 8" BUILDING

ELEVATOR  
BULKHEAD

ROOF - PARTIAL RECREATION AREA

AREA = 4685sf

10TH FLOOR - RESIDENTIAL FLOOR  
AREA = 4685sf

BALCONY

9TH FLOOR - RESIDENTIAL FLOOR AREA = 4685sf

BALCONY

8TH FLOOR - RESIDENTIAL FLOOR AREA = 4685sf

BALCONY

7TH FLOOR - RESIDENTIAL FLOOR AREA = 4685sf

BALCONY

6TH FLOOR - RESIDENTIAL FLOOR AREA = 5124sf

BALCONY

5TH FLOOR - RESIDENTIAL FLOOR AREA = 5124sf

BALCONY

4TH FLOOR - RESIDENTIAL FLOOR AREA = 5124sf

BALCONY

3RD FLOOR - RESIDENTIAL FLOOR AREA = 5124sf

BALCONY

2ND FLOOR - RESIDENTIAL FLOOR AREA = 5124sf

TERRACE

1ST FLOOR - GROSS AREA = 6439sf

COMMERCIAL = 5887sf  
RESIDENTIAL = 452sf Lobby

20'-0" REAR YARD commercial

Second Floor  
13'-0" (min.)

First Ground Floor

Cellar (Parking)  
-14'-0"

CELLAR LEVEL - ACCESSORY VALET PARKING FOR 56  
RESIDENTIAL VEHICLES

2100s 1% Flood El. (16.25' NAVD)

2080s 1% Flood El. (14.83' NAVD)

2050s 1% Flood El. (12.50' NAVD)

Base DFE (11' NAVD)

Current 1% Flood El. (10' NAVD)  
2020

2100 MHHW (8.71')

2080 MHHW (7.29')

2050 MHHW (4.96')

Current MHHW (3.29')

Proposed Conditions - Mixed Use

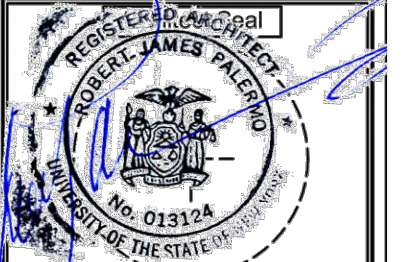
1'-0" = 1/16" Commercial & Residential

CORPORATE  
DESIGN AMERICA, P.C.



Architecture | Planning |  
Design  
Robert J. Palermo, RA,  
AIA  
1816 Voorhies Avenue  
Brooklyn, NY, 11235  
Tel: (718) 332 4119 Fax: (718) 332 8120  
Office@CDA-NYC.com

THIS DRAWING CONTAINS INFORMATION AND  
DESIGNS WHICH ARE THE PROPERTY OF  
CORPORATE DESIGN OF AMERICA, P.C. ANY  
REPRODUCTION AND OR DISCLOSURE OF  
THIS INFORMATION OR DESIGN OR USE OF  
THIS DRAWING, IS EXPRESSLY PROHIBITED  
EXCEPT AS OTHERWISE AGREED TO IN  
WRITING BY CORPORATE DESIGN OF  
AMERICA, P.C. ITS ARCHITECTS AND STAFF.  
THE ARCHITECT'S PROFESSIONAL  
RESPONSIBILITY AND CONTRACTUAL  
LIABILITY SHALL RUN ONLY TO THOSE  
PARTIES TO WHOM THESE SERVICES WERE  
ORIGINALLY CONTRACTED FOR WITHOUT ANY  
EXCEPTIONS.



Robert James Palermo  
NY State License  
No. 013124

2510 Coney Island Avenue,  
Brooklyn NY

PROJECT NO.:	PROJECT DATE:
6/18	02.01.2018
DOB Num.:	REV DATE:
DOB NUM	11.21.24
DRAWN BY:	Checked BY:
JOR	RJP

SHEET TITLE:  
**Proposed Building  
Bulk - Section view**

ZN-103.4.2  
of  
13  
Revision  
Issue  
2:20:31 PM

DOB Job Sticker













# 2510 Coney Island Avenue Rezoning

ULURP Nos.: C 230128 ZMK, N 230129 ZRK

Brooklyn Community Board 15 Hearing