IN THE MATTER OF an application submitted by Prospect Park Land LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d:

1. eliminating from within an existing R5 District a C2-3 District bounded by Avenue K, a line midway between Coney Island Avenue and East 12th Street, a line 300 feet northerly of Avenue L, and Coney Island Avenue; and

2. changing from an R5 District to a C4-5D District property bounded by Avenue K, a line midway between Coney Island Avenue and East 12th Street, a line 300 feet northerly of Avenue L, and Coney Island Avenue;

Borough of Brooklyn, Community District 14, as shown on a diagram (for illustrative purposes only) May 11, 2026, and subject to the conditions of CEQR Declaration E-772.

This application for a zoning map amendment (C 220449 ZMK) was filed by Prospect Park Land LLC on June 2, 2022, to change an R5/C2-3 zoning district to a C4-5D zoning district. This application, in conjunction with the related action for a zoning text amendment (N 220450 ZRK), would facilitate a nine-story, approximately 157,000 square-foot long-term care facility with approximately 300 beds, accessory office space, a small café, and a house of worship for residents located at 1455 Coney Island Avenue, in the Midwood neighborhood of Brooklyn, Community District 14.

RELATED ACTION

In addition to the zoning map amendment (C 220449 ZMK) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

N 220450 ZRK Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area coterminous with the project area.

BACKGROUND

The applicant seeks a zoning map amendment to change an R5/C2-3 zoning district to a C4-5D zoning district across five tax lots (Block 6722, Lots 67, 69, 70, 71, and 73) and a portion of two tax lots (Block 6722, Lots 1 and 65) in the Midwood neighborhood of Brooklyn, Community District 14. The applicant also seeks a zoning text amendment to establish an MIH area coterminous with the project area. The proposed actions would facilitate the development of a new nine-story, approximately 157,000-square-foot long-term care facility with approximately 300 beds, accessory office space, a small café, and a house of worship for residents, staff, and visitors.

The project area is located on the eastern portion of Block 6722, bounded by 80-foot-wide Avenue K to the north, 60-foot-wide East 12th Street to the east, 80-foot-wide Avenue L to the south, and 100-foot-wide Coney Island Avenue to the west, totaling approximately 50,000 square feet of lot area. The project area comprises the development site (Block 6722, Lot 73), as well as and four lots to the south (Block 6722, Lots 67, 69, 70, and 71) and portions of two lots (Block 6722, Lots 1 and 65), which are not owned by the applicant.

The development site is a 28,300-square-foot vacant lot with approximately 283 feet of frontage on Coney Island Avenue and a depth of 100 feet. The building was previously occupied by the Brooklyn Center for Rehabilitation and Nursing, a long-term care facility with 215 beds, until the facility was relocated and the building was vacated in 2020. There is a single curb cut at the northwestern corner of the parcel.

Lots 67, 69, 70, and 71 are located to the south of the project area and are improved with two-story buildings with a mix of residential, commercial, and community facility uses. Lot 65 is improved with a two-story building with two residential units and commercial space on the ground floor, a portion of which is included in the project area. These buildings were developed in 1927 and have floor area ratios (FARs) that exceed the maximum permitted residential FAR in the existing R5 zoning district (1.25).

Lot 1 is located to the north of the development site and is a 20,000-square-foot lot improved with a 58,184-square-foot mixed-use building with 66 residential units (2.9 FAR) and a pharmacy on the ground floor. Lot 1 is currently zoned R5/C2-3 and R7A. Only the portion of the lot currently zoned R5/C2-3 is included in the project area.

The surrounding area is characterized by a mix of low- and medium-density commercial and residential uses. Residential uses include one- and two-family homes to the east and west of the project area along East 12th Street and East 10th Street respectively, as well as multifamily walkups to the north and northeast along Avenue K.

Coney Island Avenue is characterized by mixed residential, commercial, and community facility uses, including local services, retail, and grocery stores ranging from one to three stories, with some residential uses above. A major arterial over 100 feet wide, a large part of Coney Island Avenue serves as an automotive service corridor, but it is also home to a dense and varied patchwork of restaurants, retail, services, schools, and residences. The avenue stretches from the Prospect Park Parade Grounds to the north down to Bright Beach to the south, including diverse building typologies and uses throughout. A recently constructed ten-story mixed commercial and community facility building is located across the street from the project area at the northwest corner of the intersection of Coney Island Avenue and Avenue L. The building received a special permit in 2015 (327-13-BZ) from the Board of Standards and Appeals (BSA) to reduce the required number of accessory off-street parking spaces.

There are a number of community facility uses in the area. These include public schools such as PS 99, located on Avenue K at East 10th Street, and Edward Murrow High School at Avenue L and East 15th Street. In addition, multiple yeshivas and synagogues are also located nearby along Coney Island Avenue and further to the east.

The project area is well served by public transit. The Avenue M stop on the New York City Transit (NYCT) Q train, which runs north-south between East 15th and East 16th Streets and provides service to Coney Island and Manhattan, is located about one-half mile southeast of the project site. In addition, the B68 bus runs along Coney Island Avenue, providing service to

Windsor Terrace and Coney Island, and the B9 bus runs along Avenue M, providing service between Bay Ridge and Kings Plaza. The project area is located in the Outer Transit Zone (OTZ).

The project area is mapped with an R5/C2-3 zoning district, and the surrounding area is mapped predominantly with R2X, R5, R7A, and C8-2 zoning districts. Side streets to the east and west of the project area, which contain two- to three-story detached and semi-detached residences, are predominantly zoned R5, while an R2X district with detached single-family homes is located a few blocks east and north of the project area. Four-story apartment buildings are located in the R7A district east of the project area along Avenue K.

R5 zoning districts are low-density non-contextual districts that allow a variety of housing types up to an FAR of 2.0, typically producing three- and four-story attached houses and small apartment buildings. It allows a maximum of street wall height of 35 feet and a maximum building height of 45 feet. Community facility uses are permitted at an FAR of 2.0. Parking is required for 35 percent of standard dwelling units in the OTZ.

C2-3 overlay districts permit commercial uses at a maximum FAR of 1.0 when mapped within R5 districts. Moreover, commercial uses must always be below residential units. Accessory parking is required for commercial uses at a factor of one space per 400 square feet.

R7A districts are medium-density contextual residential districts that permit residential of up to 5.01 FAR and community facility uses up to 4.0 FAR. C8-2 zoning districts, such as the district located along Coney Island Avenue south of the project area, prohibit all residential development and provide for automotive and other heavy commercial services with an FAR of up to 2.0 for community facility uses and 4.8 for commercial uses. C1-3 and C2-3 commercial overlays are mapped on the R5 districts along Coney Island Avenue and allow various light retail uses alongside residential uses.

The Special Ocean Parkway District (SOPD) is mapped directly west of the project area, across Coney Island Avenue. The purpose of the SOPD, which was mapped in 1977, is to enhance the qualities of Ocean Parkway by preserving the existing scale and character of the surrounding area and requiring large front setbacks and landscaping for buildings along the parkway itself.

The applicant proposes to develop a nine-story, approximately 157,000-square-foot long-term care facility with approximately 300 beds, and on the first floor, accessory office space, a small café and a house of worship for residents, visitors and guests.

The building would rise to a height of 95 feet without a setback. Though no parking spaces are required for the facility, the applicant proposes to include 28 accessory off-street parking spaces on the first floor and cellar levels made accessible by a 23'-6" curb cut to be relocated to the southern end of the development site. The building would have an FAR of 5.56.

The remaining area of the cellar would contain utility spaces, a conference room, and a rehabilitation center for physical and occupational therapy. A sub-cellar would contain additional accessory spaces for meal preparation as well as storage and laundry areas. Floors two through nine would include between 30-40 beds per floor. Each floor would contain accessory dining spaces and multi-purpose rooms to service residents. The southern portion of the rooftop area would include a recreation area for residents, while the northern portion would include solar panels. The rear yard area would be a covered 34-foot-deep area accessible from the second floor.

In order to facilitate the proposed development, the applicant seeks a zoning map amendment to rezone the R5/C2-3 zoning district to a C4-5D zoning district and a zoning text amendment to designate a new MIH area coterminous with the project area. However, since the proposed development does not include residential use, no new affordable units would be provided as a part of the project at this time.

C4-5D zoning districts are contextual commercial districts that permit multiple floors of commercial uses and are typically mapped in regional centers located outside of central business districts where commercial and retail uses serve a larger region than neighborhood shopping areas. C4-5D districts permit a maximum residential FAR of 5.6 when mapped with MIH and maximum commercial and community facility FAR of 4.2. The maximum permitted floor area for community facility uses would be increased to 5.6 FAR for long-term care uses. C4-5D districts have a residential equivalent of R7D for bulk regulations and have a maximum base height of 95 feet and a maximum building height of 125 feet when mapped with MIH and with a qualifying ground floor. Long-term care uses may utilize these same bulk regulations under MIH. This differs from other community facility uses, which utilize the bulk regulations of a residential use without MIH. Parking requirements vary by use, with commercial uses typically requiring one space per 1,000 square feet of floor area. For residential buildings, parking is required for 35 percent of market rate units while the parking requirement is waived for income-restricted units. Long-term care uses do not require parking.

The applicant proposes a zoning text amendment (N 220450 ZRK) to modify Appendix F to designate an MIH area mapped with Options 1 and 2 coterminous with the project area. Option 1 requires that at least 25 percent of the residential floor area be provided as housing permanently affordable to households with incomes at an average of 60 percent of the area median income (AMI). Within that 25 percent, at least 10 percent of the square footage must be used for units affordable to residents with household incomes at an average of 40 percent of the AMI, with no units targeted to households with incomes exceeding 130 percent of the AMI. Option 2 requires that at least 30 percent of the residential floor area be provided as housing permanently affordable to households with incomes at an average of 80 percent of the AMI.

ENVIRONMENTAL REVIEW

This application (C 220449 ZMK), in conjunction with the application for the related action (N 220450 ZRK), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq*. and the City Environmental Quality Review (CEQR) Rules

of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the CPC. The designated CEQR number is: 23DCP018K.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on May 7, 2026. The Negative Declaration includes an (E) designation (E-772) related to hazardous materials, air quality, and noise to avoid the potential for significant adverse impacts. The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

UNIFORM LAND USE REVIEW

This application (C 220449 ZMK) was certified as complete by the Department of City Planning on May 11, 2026, and was duly referred to Brooklyn Community Board 14 and the Brooklyn Borough President in accordance with Title 62 of the rules of the City of New York, Section 2-02(b), along with the related action (N 220450 ZRK), which was duly referred in accordance with the procedures for non-ULURP matters.

This action is eligible for potential review by the Affordable Housing Appeals Board pursuant to Section 197-g of the New York City Charter.

Community Board Public Hearing

On June 4, 2026, Brooklyn Community Board 14 held a public hearing on this application (C 220449 ZMK), along with the application for the related action (N 220450 ZRK), and on June 8, 2026, by a vote of 25 in favor, four opposed, and three abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

On July 8, 2026, the Brooklyn Borough President held a public hearing on this application (C 220449 ZMK), along with the related action (N 220450 ZRK), and on July 10, 2026, issued a recommendation of approval of the application.

City Planning Commission Public Hearing

On July 15, 2026 (Calendar No. 1), the CPC scheduled July 29, 2026, for a public hearing on this application (C 220449 ZMK), in conjunction with the related application (N 220450 ZRK). The hearing was duly held on July 29, 2026 (Calendar No. 10). One speaker testified in favor of the application and none in opposition.

The applicant representative presented an overview of the application, describing the surrounding neighborhood and zoning. The applicant representative stated that the proposed development is a long-term care facility building of 95 feet in height, including 300 beds and 28 vehicular parking spaces voluntarily provided. The applicant spoke about the important role the facility would play in caring for local patients and the community, including the presence of skilled wound care, memory care, and occupational therapy staff in an area without many similar options. There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 220449 ZMK), in conjunction with the related application for a zoning text amendment (N 220450 ZRK), is appropriate.

The proposed zoning map amendment will rezone the existing R5/C2-3 district mapped along the east side of Coney Island Avenue to a C4-5D district. The rezoning will facilitate a nine-story, approximately 157,000-square-foot long term care facility containing 300 beds, a small café and house of worship on the lobby for patients and guests, and 28 accessory off-street parking spaces voluntarily provided for visitors and staff.

The Commission believes that the proposed density, height, and mix of uses permitted by the proposed C4-5D district is appropriate at this location. The current R5/C2-3 zoning was originally mapped in 1961 and has limited growth and investment along Coney Island Avenue, a major north-south commercial corridor, and the surrounding area. R5/C2-3 zoning districts limits new housing development to a maximum FAR of 1.5. The proposed C4-5D district will allow an appropriate increase in height and density in relation to the existing land

uses in the area, which includes multi-family apartment buildings, a large office building and commercial uses. C4-5D districts have a residential equivalent of R7D (5.6 FAR) and up to 4.2 FAR for commercial and community facility uses, up to a height of 125 feet. This is congruent in scale along the 100-foot-wide Coney Island Avenue frontage and along the 80-foot-wide Avenue K frontage to the north.

The commercial and residential uses permitted by the proposed C4-5D district, including the proposed long-term care facility use, are appropriate as the surrounding area is largely residential with ground-floor commercial uses concentrated along Coney Island Avenue.

The Commission also believes that the proposed zoning text amendment (N 220450 ZRK) is appropriate. While the proposed development does not include a residential component, the mapping of an MIH area pursuant to Options 1 and 2 will ensure that any residential development that may happen in the project area in the future will provide income restricted units in line with the City's policy to develop affordable housing near transit, and the goals outlined in *Block by Block: The Housing Plan for a New Era*.

The Commission acknowledges a letter received by the applicant on September 3, 2026 indicating their intention to develop a healthcare-related facility substantially consistent with the project as described in the application and throughout the public review process.

The Commission further notes that if the healthcare facility were not developed, the Environmental Assessment Statement submitted in connection with this application indicates that a mixed-use building could be developed on the site, potentially containing 143 dwelling units, between 28 and 43 of which would be permanently income restricted pursuant to MIH.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS), for which a Negative Declaration was issued on May 7, 2026, with respect to this application

(CEQR No. 23DCP018K), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 22d:

1. eliminating from within an existing R5 District a C2-3 District bounded by Avenue K, a line midway between Coney Island Avenue and East 12th Street, a line 300 feet northerly of Avenue L, and Coney Island Avenue; and

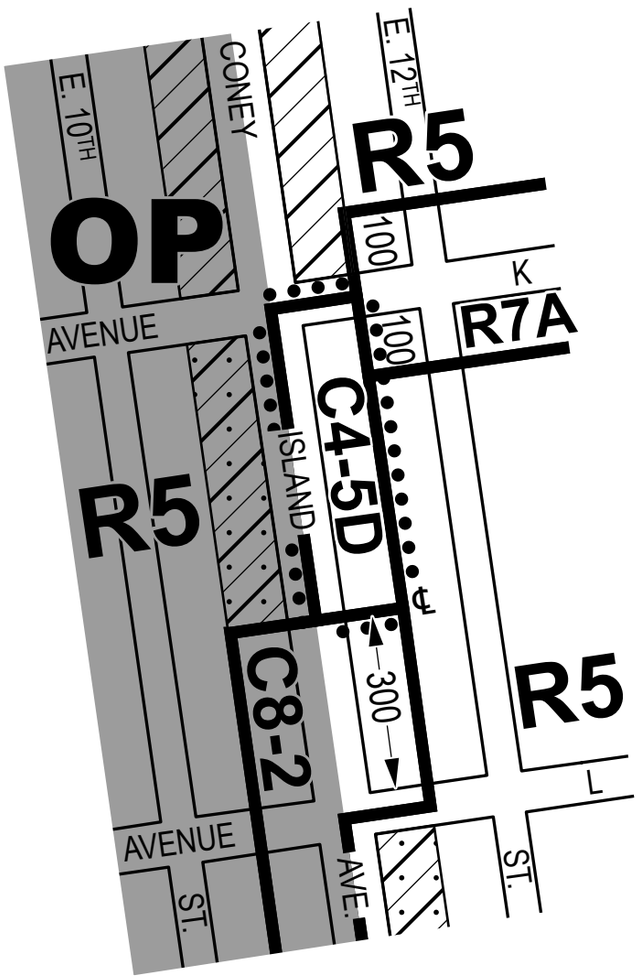
2. changing from an R5 District to a C4-5D District property bounded by Avenue K, a line midway between Coney Island Avenue and East 12th Street, a line 300 feet northerly of Avenue L, and Coney Island Avenue;

Borough of Brooklyn, Community District 14, as shown on a diagram (for illustrative purposes only) May 11, 2026, and subject to the conditions of CEQR Declaration E-772.

The above resolution (C 220449 ZMK), duly adopted by the City Planning Commission on September 9, 2026 (Calendar No. 1), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

SIDEYA SHERMAN, *Chair*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,
ANTHONY W. CROWELL, Esq., JOSEPH I. DOUEK,
RASMIA KIRMANI-FRYE, DAVID GOLD, Esq.,
RAJU MANN, ORLANDO MARÍN, JUAN CAMILO OSORIO, Ph.D.,
RAJ RAMPERSHAD, *Commissioners*

LEAH GOODRIDGE, Esq., *Commissioner*, *ABSTAINING*



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP
22d
BOROUGH OF
BROOKLYN

New York, Certification Date:
May 11, 2026

S. Lenard, Director
Technical Review Division

SCALE IN FEET
0 150 300 450 600

NOTE:

Indicates Zoning District Boundary

The area enclosed by the dotted line is proposed to be rezoned by eliminating a C2-3 District from within an existing R5 District, and by changing an R5 District to a C4-5D District.

Indicates a C1-3 District

Indicates a C2-3 District

OP Indicates a Special Ocean Parkway District (**OP**)

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 1455 Coney Island Avenue Rezoning			
Applicant:	Prospect Park Land LLC	**Applicant's Primary Contact**:	Eric Palatnik
Application #	220449ZMK	**Borough**:	
CEQR Number:	23DCP018K	**Validated Community Districts**:	K14

Docket Description:
IN THE MATTER OF an application submitted by Prospect Park Land LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d:

1. eliminating from within an existing R5 District a C2-3 District bounded by Avenue K, a line midway between Coney Island Avenue and East 12th Street, a line 300 feet northerly of Avenue L, and Coney Island Avenue; and

2. changing from an R5 District to a C4-5D District property bounded by Avenue K, a line midway between Coney Island Avenue and East 12th Street, a line 300 feet northerly of Avenue L, and Coney Island Avenue;

as shown on a diagram (for illustrative purposes only) May 11, 2026, and subject to the conditions of CEQR Declaration E-772.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: **Favorable**			
# In Favor: 25	**# Against:** 4	**# Abstaining:** 3	**Total members appointed to the board:** 32
Date of Vote: 6/8/2026 12:00 AM		**Vote Location**: 1625 Ocean Ave	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing:	
Was a quorum present? No	*A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members*
Public Hearing Location:	

CONSIDERATION: Public hearing held 6/4/2026. Recommendation to approve was ratified at full board meeting 6/8/26.

Recommendation submitted by	BK CB14	Date: 6/23/2026 4:28 PM

BROOKLYN COMMUNITY BOARD 14

FLATBUSH–MIDWOOD COMMUNITY DISTRICT
810 East 16th Street
Brooklyn, New York 11230

ZOHRAN MAMDANI
Mayor

ANTONIO REYNOSO
Borough President

JERRELL GRAY
Chair

SHAWN CAMPBELL
District Manager

EXECUTIVE COMMITTEE

ERIC OST
First Vice-Chair

ORNELLA PARKER
Second Vice-Chair

GREG ALVAREZ
Third Vice-Chair

BINYOMIN BENDET
Secretary

MELISSA MINNICH
Member-at-Large

AASMA NUZZI
Member-at-Large

ALVIN M. BERK
Chairman Emeritus

June 18, 2026

Sideya Sherman
Director
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271
1455 Coney Island Avenue Rezoning.

Dear Ms. Sherman,

On June 4, 2026, Brooklyn Community Board 14 held a public hearing in relation to ULURP No. C220449ZMK and N220450ZRK. The application is for a Zoning Map Amendment from R5/C2-3 to C4-5D and a Zoning Text Amendment to Appendix F to map an MIH area to facilitate a new 9-story, approximately 157,399 sf (300-bed) long-term care facility. The zoning map and zoning text amendments are being sought by private applicant Prospect Park Land, LLC at 1455 Coney Island Avenue in Midwood, Community District 14, Brooklyn. The applicant and the applicant's representative, Eric Palatnik, Esq. were present.

Those present at the hearing recommended approval and at a full board meeting held on Monday, June 8, 2026, members of CB14 voted overwhelmingly to approve the application as submitted.

Thank you,

Jerrell Gray
Chair

cc: Hon. Antonio Reynoso, Brooklyn Borough President
Hon. Simcha Felder, NYC Council District 44
Eric Palatnik, Esq.

BROOKLYN BOROUGH PRESIDENT
ANTONIO REYNOSO

UNIFORM LAND USE REVIEW PROCESS (ULURP) APPLICATION

ULURP NUMBER	C220449ZMK; N260088ZRK
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

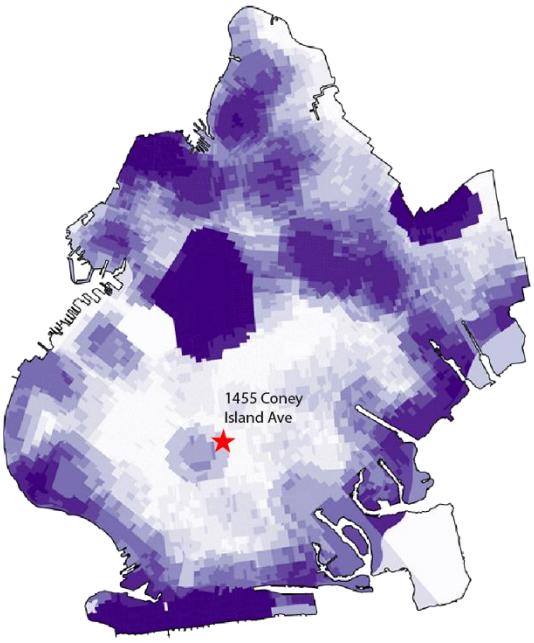
Borough President Reynoso recommends approval.

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.

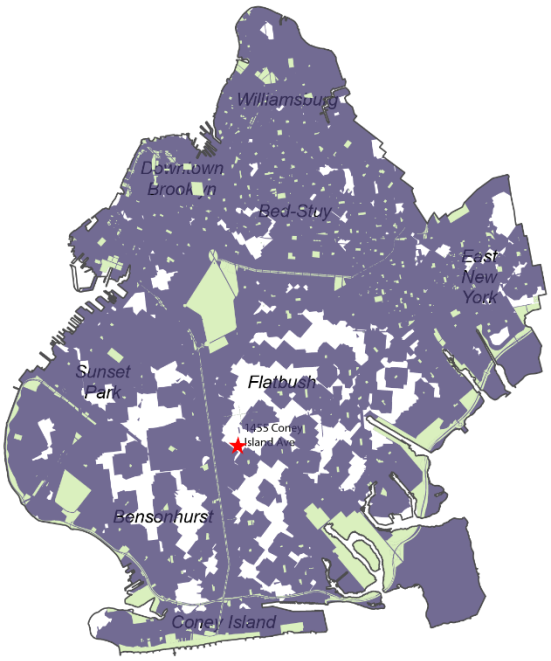
The proposal does raise pedestrian safety considerations. In 2022, NYC DOT released *Pedestrian Safety and Older New Yorkers*, which identified "Senior Pedestrian Zones" as areas with high rates of senior pedestrian injuries relative to their older adult populations. The Development Site falls within 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

###