



CITY PLANNING COMMISSION

December 15, 2021 / Calendar No. 14

M 090107 (D) MMK

IN THE MATTER OF a resolution adopted by the City Planning Commission on June 17, 2009 (Calendar No. 14) approving an application (C 090107 MMK) for an amendment to the City Map involving, inter alia, the elimination of streets and the establishment of streets and parks within an area bounded by Surf Avenue, West 16th Street, the Public Beach and West 8th Streets, in accordance with Map Nos. Y-2715 and Y-2718 dated June 17, 2009 revised July 29, 2009, revised October 29, 2010 and August 1, 2016 and Map Nos. X-2734, X-2735 dated August 1, 2016, and Map No. Y-2761 dated December 15, 2021 and signed by the Borough President, in the Coney Island neighborhood, Borough of Brooklyn, Community District 13.

WHEREAS at its meeting on June 17, 2009, in order to facilitate a comprehensive plan to redevelop and revitalize the Coney Island amusement area and the surrounding blocks, the City Planning Commission (CPC) adopted resolutions that approved several actions, including an amendment to the City Map (C 090107 MMK, Cal. No. 14) , shown on Map Nos. X-2710, X-2711, Y-2715, X-2716, X-2717, and Y-2718 establishing a new street and park system; and

WHEREAS, at its meeting on July 29, 2009, the City Council subsequently approved the City Map amendment (Resolution No. 2138) with modifications to Maps Y-2715 and Y-2718 which provided for, inter alia, the narrowing of portions of Wonder Wheel Way and renaming them to East Walk and West Walk, terminating W. 16th Street and W. 10th Street in a turnaround, carving out of the Wonder Wheel property from the park mapping, and dividing Map Y-2715 into two maps by adding Map X-2719; and

WHEREAS, at its meeting on December 13, 2010 (Calendar No. 1), the CPC adopted a resolution approving application (N 090107 (A) MMK), which modified approved City Map amendment (C 090107 MMK) by modifying Map Nos. Y-2715, Y-2718 and X-2719 to retain a 105.44-foot-long segment of Jones Walk and to remove 0.07 acres from within this portion of Jones Walk from the proposed parkland mapping in order to facilitate efforts to preserve the Wonder Wheel, a Coney Island landmark and amusement park attraction; and

WHEREAS, at its meeting on February 22, 2017 (Calendar No. 14), the City Planning Commission adopted a resolution approving application (M 090107 (C) MMK) which modified approved City Map amendments (C 090107 MMK and N 090107 (A) MMK) to separate the re-alignment of West 10th Street and the establishment of parkland east of Jones Walk from the establishment of West 16th Street, Wonder Wheel Way, and parkland along with the elimination of several streets south of Surf Avenue, by adding Map Nos. X-2734 and X-2735 and to also eliminate an above grade volume of a portion of West Walk between West 16th and West 15th Streets by adding Map Nos. X-2748 and X-2749 in order to facilitate the phasing of portions of the Coney East redevelopment projects; and

WHEREAS, an application (M 090107 (D) MMK) was filed on March 3, 20121 requesting a modification to previously approved City Map amendments (C 090107 MMK and N 090107 (A) MMK) to separate the re-alignment of West 10th Street and the establishment of parkland east of Jones Walk from the establishment of West 16th Street, Wonder Wheel Way, and parkland along with the elimination of several streets south of Surf Avenue by adding Map No. Y-2761 in order to facilitate the phasing of portions of the Coney East redevelopment projects; and

WHEREAS, this application (M 090107 (D) MMK), was reviewed pursuant to the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Deputy Mayor for Housing and Economic Development (DME). The designated CEQR number is 21DME001K; and

WHEREAS, a Negative Declaration for CEQR number 21DME001K was issued on October 25, 2021; and

WHEREAS, this application (M 090107 (D) MMK), was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State

Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 *et seq.*), the designated WRP number is 20-159, and this action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program; and

WHEREAS, on April 21, 2021, this application (M 090107 (D) MMK) was referred to Brooklyn Community Board 13 and the Brooklyn Borough President in accordance with the procedures for non-ULURP matters; and

WHEREAS, the Community Board did not submit a recommendation for this application (M 090107 (D) MMK); and

WHEREAS, the Borough President of Brooklyn did not submit a recommendation for this application (M 090107 (D) MMK); and

WHEREAS, implementation of the proposed development would require a change to the order of the filing of previously approved maps Nos. X-2710, Y-2715, X-2716, X-2717, Y-2718 and X-2719; and

WHEREAS, the proposed application does not alter the scope of previously approved applications C 090107 MMK, N 090107 (A) MMK and C 090107 (C) MMK; and

WHEREAS, the Borough President of Brooklyn has reviewed and submitted to the Department of City Planning, Map No. Y-2761 dated December 15, 2021 to reflect the subject modification; and

WHEREAS, the Borough President of Brooklyn has submitted to the Department technical language describing the discontinuance and closing for Map No Y-2761; and

WHEREAS, the CPC may adopt a resolution approving the revised maps without review pursuant to the Uniform Land Use Review Procedure, as it relates to a minor modification to a

previous approval; and

NOW THEREFORE, the Commission adopts the following resolution:

RESOLVED, by the City Planning Commission that based on the considerations described in this report that Map no. Y-2761 dated December 15, 2021 is hereby approved; and be it further

RESOLVED, the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that with respect to all streets shown discontinued and closed that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

RESOLVED that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. Y-2761, dated December 15, 2021 providing for the discontinuance and closing of portions of West 10th Street between Surf Avenue and Public Beach, more particularly described as follows:

**STREETS TO BE DISCONTINUED AND CLOSED AS SHOWN ON ALTERATION
MAP NO. Y-2761, DATED DECEMBER 15, 2021**

**DISCONTINUING AND CLOSING A PORTION OF WEST 10TH STREET BETWEEN SURF
AVENUE AND PUBLIC BEACH**

In the matter of discontinuing and closing a portion of West 10th Street between Surf Avenue and Public Beach, Borough of Brooklyn, County of Kings, City and State of New York, in accordance with Borough President Map No. Y-2761:

Starting at a Point of Beginning located at the intersection of the newly established easterly street line of West 10th Street and the newly established southerly street line of Surf Avenue which is the prolongation of the existing southerly street line of Surf Avenue, as those streets and public beach were hereinbefore laid out on the City Map;

- 1) Running thence southerly, along said newly established easterly street line of West 10th Street, said course forming a radial angle to the left, from the radial line of said southerly curved street line of Surf Avenue, of 0 degrees 46 minutes 03 seconds, 391.70 feet to a point of curvature in said newly established easterly street line of West 10th Street;
- 2) Continuing thence southerly and westerly, along said newly established easterly street line of West 10th Street, on a tangential curve to the right, having a radius of 44.00 feet and a central angle of 72 degrees 16 minutes 04 seconds, a curve length of 55.50 feet to a point on the former westerly street line of West 10th Street, discontinued and closed;
- 3) Running thence southerly, along said former westerly street line of West 10th Street, discontinued and closed, said course forming a radial angle to the right, from the radial line of the last mentioned course of 17 degrees 43 minutes 56 seconds, 240.42 feet to its intersection with the northerly line of Public Beach;
- 4) Running thence easterly, along said northerly line of Public Beach, which is coterminous with the former southerly street terminus line of West 10th Street, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 103 degrees 22 minutes 47 seconds, 76.68 feet to its intersection with the former easterly street line of West 10th Street, discontinued and closed;

- 5) Running thence northerly, along said former easterly street line of West 10th Street, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 76 degrees 37 minutes 13 seconds, 655.57 feet to its intersection with the southerly street line of Surf Avenue;
- 6) Running thence westerly, along the newly established southerly street line of Surf Avenue, on a non-tangent curve to the left, having a radius of 7940.00 feet and a central angle of 0 degrees 19 minutes 03 seconds, a curve length of 44.01 feet to the Point or Place of Beginning.

The area described above consists of 36,680.20 square feet, more or less, located in Section 26 of the Kings County Land Map.

RESOLVED that, all such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. Y-2761 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code;
- b. The subject streets to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

The above resolution (M 090107 (D) MMK), duly adopted by the City Planning Commission on December 15, 2021 (Calendar No. 14).

ANITA LAREMONT, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO III

JOSEPH I. DOUEK, RICHARD W. EADDY, ANNA HAYES LEVIN,

ORLANDO MARIN, RAJ RAMPERSHAD, *Commissioners*