



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N. Y. 10007

POSITIVE DECLARATION - REVISED

**NOTICE OF INTENT TO PREPARE A DRAFT ENVIRONMENTAL IMPACT
STATEMENT**

<u>PROJECT:</u> Coney Island Rezoning Block and Lot: see text Community District 13 Borough of Brooklyn CEQR: 08DME007K ULURP: PENDING	<u>LEAD AGENCY:</u> Office of the Deputy Mayor for Economic Development 253 Broadway – 14 th Floor New York, NY 10007
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DATE ISSUED: May 22, 2008

TYPE OF ACTION: Type I

NAME, LOCATION, AND DESCRIPTION OF PROPOSAL:

Name:
Coney Island Rezoning

Location:
The approximately 47-acre project area is generally bounded to the east by West 8th Street, to the west by West 24th Street, to the north by Mermaid Avenue, and to the south by Riegelmann Boardwalk. The project area contains four proposed subareas. The Mermaid Avenue Subarea runs along Mermaid Avenue from West 15th to West 20th Streets and approximately 100 feet south of Mermaid Avenue; the Coney North Subarea is approximately bounded by the Mermaid Avenue Subarea to the north, Stillwell Avenue to the east, Surf Avenue to the south, and West 20th Street to the west; the Coney West Subarea is bounded by Surf Avenue to the north, West 19th Street to the east, Riegelmann Boardwalk to the south, and West 24th Street to the west; and the Coney East Subarea is bounded by Surf Avenue and the Brighton/Culver subway viaduct to the north, West 8th Street to the east, Riegelmann Boardwalk to the south, and KeySpan Stadium/Steeplechase Plaza to the west.

The project area is located in Community District #13, Borough of Brooklyn.

See table below for Block and Lot information.

Project Area Tax Block and Lot Numbers

Block	Lots
Coney North and Mermaid Avenue	
7060	1, 3-12, 14, 16-22, 24, 27, 31, 32, 35, 41-51, 147 (entire block)
7061	1-6, 8, 9, 11, 14, 16, 20, 21, 27, 39, 40-43, 45 (entire block)
7062	1, 4-11, 14, 25, 28, 34 (entire block)
7063	1-4, 6, 8, 9, 11, 12, 32-35, 38-41 (entire block)
7064	1, 2, 4, 5, 7, 14, 16, 27, 28, 31, 32, 35, 37, 38, 43, 45, 101 (entire block)
Coney West	
7070	148 (southern portion of block)
7071	26, 27, 28, 30, 32, 34, 76, 79, 81, 83, 85, 226, 231 (<u>portion of block west of West 22nd Street</u>)
7071	<u>100, 123, 130, 142</u> (portion of block east of West 22nd Street)
7072	1 (entire block)
7073	portion of 101 (western portion of block/lot)
Coney East	
7074	1, 4, 6, 20, 23, 89, 105, 170, 190 (<u>portion of block west of West 15th Street</u>)
7074	<u>250, 254, 256, 300, 310, 340, 348, 360, 382</u> (portion of block east of West 15th Street)
8694	1, 5, 11, 12, 14, 16, 18, 25, 30, 33, 421 (entire block)
8695	61, 64, 72, 85, 104, 120, 433, 468 (entire block)
8696	35, 37, 44, 47-50, 53, 70, 75, 140, 145, 166, 211, 212 (entire block)
8697	4, 8 (entire block)
8698	<u>Portion of 50</u> (western portion of block/lot)
7268	190, 213, 218, 225, 228, 234, 236, 244, 250, 254, 344 (southern portion of block)
7266	249, 250, 252, 254, 260, 261, 265, 270 (southern portion of block)
Sources: MapPluto, New York City Department of City Planning, 2006	

Description of Proposal:

Coney Island's emergence as a world renowned, one-of-a-kind, amusement destination dates to the mid-19th Century. It has seen the development and the destruction of that era's most well-known amusement parks in America, including Luna Park, Dreamland and Steeplechase Park.

Since the closing of Steeplechase Park in 1964, the amusement area has significantly shrunk, consisting today of only a few blocks of largely seasonal amusement attractions. Some of the historic amusement structures remain and are Coney Island icons. A number of these structures are New York City landmarks: the Cyclone, Wonder Wheel, Parachute Jump and Childs restaurant. Despite its decline, Coney Island's amusement area continues to attract millions of visitors per year, demonstrating its potential and its unique legacy as an urban beachfront amusement destination.

Aside from Coney Island's few remaining historic icons, much of the land throughout the proposed rezoning area is either vacant or underutilized. Most block frontages on both the north and south sides of Surf Avenue - the district's major east-west thoroughfare - are either vacant or used as parking lots. KeySpan Park, built by the City in 2001 and home to the minor league

Brooklyn Cyclones, attracts thousands of visitors a year, but their season lasts only from the end of June through early September.

The neighborhood context immediately north and west of the proposed rezoning area is comprised of low-scale, one- and two-family homes, low-rise apartment buildings and 15- to 20-story residential complexes built largely as a result of the urban renewal plans of the 1960s and 1970s. Local retail is located primarily along Mermaid Avenue.

This comprehensive rezoning plan seeks to build on these strengths to create a development framework that will respect and enhance Coney Island's history while providing incentives to help the area realize its full potential.

The proposed rezoning and other actions establish a framework for redevelopment of Coney Island that:

- Maintains Coney Island's unique history, character and culture and ensure the future of the amusement area by formalizing this public asset as parkland, and developing a vibrant affordable urban amusement and entertainment destination;
- Re-develops Coney Island as part of an integrated vision by strengthening existing amusements, growing indoor entertainment uses, and capitalizing on beachfront location to bring a critical mass of people that live and work here; and
- Fosters economic activity that creates job opportunities for local residents by creating year-round activity and bringing new housing and retail services to the neighborhood.

In November 2007, Mayor Bloomberg unveiled the Coney Island Comprehensive Rezoning Plan, putting forward a vision for the future of Coney Island. Following the mayoral announcement, the Department of City Planning (DCP), the New York City Economic Development Corporation (EDC), and the Coney Island Development Corporation (CIDC) conducted extensive public outreach to elected officials, key stakeholders and local residents to solicit feedback on the plan. The formal public review process for the plan was initiated at a public scoping meeting for the Draft Environmental Impact Statement held on February 13, 2008.

Since the public scoping meeting, the City has remained engaged in dialogue with stakeholders and has reviewed and considered comments received during this process. As a result, the Rezoning Plan has been changed to:

- Achieve a better balance between indoor and outdoor amusement and entertainment uses in Coney East. The allowed uses in Coney East will remain the same: enclosed amusements, entertainment retail and hotel, providing a necessary year-round complement to the open amusement park.
- Reduce the proposed mapped parkland to accommodate additional development area for enclosed amusements and entertainment uses.

Therefore, the Positive Declaration and the draft Scope of Work for the Draft Environmental Impact Statement have been amended and a second public scoping meeting will be held on

Tuesday, June 24, 2008 at Abraham Lincoln High School, 2800 Ocean Parkway, Brooklyn, New York at 6:00 P.M.

Reasonable Worst Case Development Scenario

The proposed actions would change the development potential of sites within the Coney Island area and as a result, a range of new development could occur. While the actual development will depend on a multitude of factors including developer proposals, future market conditions, public review and input, and site constraints, the City has developed a maximum development envelope, or reasonable worst-case development scenario (RWCDs). This development scenario assumes that each block within the proposed rezoning area would develop to the maximum allowable Floor Area Ratio.

The rezoning could generate up to a maximum of approximately 2.05 million square feet of enclosed amusements, entertainment retail, hotel, and eating establishments; 4,850 dwelling units; and, 550,000 square feet of local retail and services. Parking would be provided to meet the demand generated by the proposed uses. Parking demand associated with the RWCDs is anticipated to be approximately between 6,830 and 8,830 spaces for the entire rezoning area, including 1,100 KeySpan Park replacement parking spaces.

Public Actions:

The proposed action requires City Planning Commission (CPC) and City Council approvals through the Uniform Land Use Review Procedure (ULURP), and includes the following actions:

- Mapping of Block 7074, portions of Lots 20, 23, 105 and 190; Block 7074, Lot 382 and portions of Lots 256, 310 and 360; Block 8695, Lots 85, 104, 468, 120 and portions of Lots 433 and 72; and Block 8696, Lots 166 and 75 and portions of Lots 70, 140, 145 and 212 as parkland for the purpose of protecting the historic amusement area as an open amusement area and for the development of an affordable vibrant open amusement and entertainment park. Portions of West 10th Street, West 12th Street, Stillwell Avenue, and West 15th Street would also be mapped parkland as part of the open amusement park. Private properties to be mapped as parkland would be acquired by the City through sale or land transfer.
- Mapping of Block 7071, Lots 27, 28, 30, 32, 34, 76, 79, 81, 226 and 231 as parkland for the purpose of creating a new neighborhood park tentatively named Highland View Park. Highland View Avenue and portions of West 22nd Street would also be mapped parkland as part of the Highland View Park.
- A zoning map amendment to change the zoning in the affected areas from C7 and R6/C1-2 districts to R7D/C2-4, R7A/C2-4 and R5 districts, and create an amended C7 district and a Special Coney Island District that would define density and envelope controls for four subareas: Coney North, Coney West, Coney East, and Mermaid Avenue. The Coney North and Coney West subareas would be rezoned from C7 and R6 to R7D/C2-4. Four block frontages of 100 feet in depth along Mermaid Avenue between West 15th Street and West 20th Street would be rezoned from R6/C1-3 to R7A/C2-4. Portions of Block 7070 between West 23rd Street and West 24th Street would be rezoned from C7 to R5.

extending the existing adjacent R5 district. The existing zoning is shown on Figure 3, the proposed subareas are shown on Figure 4, and the proposed zoning is shown on Figure 5.

- A zoning text amendment establishing a Special Coney Island District with four subareas: Coney North, Coney West, Coney East and Mermaid Avenue. The Special Coney Island District would establish use, FAR, parking requirements and bulk regulations to encourage varied building heights, control tower dimensions, and ensure that new development respects adjacent neighborhood scale.
- A zoning text amendment to include the Coney North, Coney West and Mermaid Avenue subareas within the Inclusionary Housing Program.
- Amendments to the City Map to demap Highland View Avenue and portions of West 10th Street, West 12th Street, West 15th Street, Stillwell Avenue, and West 22nd Street to be included in the proposed mapped parkland area; amendments to the City Map to demap portions of Bowery between West 15th Street and West 16th Street.
- Amendments to the City Map to map new streets: “New Bowery East” (tentatively named) from West 10th Street to Steeplechase Plaza; West 16th Street from Surf Avenue to the mapped parkland boundary; West 20th Street from Surf Avenue to the Boardwalk as extension of the existing street north of Surf Avenue; West 19th Street from Surf Avenue to the proposed New Bowery West (tentatively named); New Bowery West (tentatively named), an east-west street from the proposed West 19th Street to West 22nd Street between Surf Avenue and the Boardwalk.
- Disposition of City-owned property to a private developer for development under proposed zoning on Block 7073, portions of Lot 101 and Block 7071, Lot 100, which are owned by the Department of Parks and Recreation (DPR) and are currently mapped parkland and leased to the Mets for accessory parking for the Keyspan ballpark; and Block 7071, Lot 142, which is owned by the Department of Parks and Recreation (DPR) and is an unused Green Thumb Garden.
- Acquisition of private property by the Department of Housing Preservation and Development (HPD) on Block 7060 to consolidate property for the purpose of disposition and development.
- UDAAP designation, project approval and disposition of City-owned property to a private developer for development pursuant to the proposed zoning on vacant City-owned parcels on Block 7060 and Block 7061.
- Disposition of City-owned property to a private developer for development pursuant to the proposed zoning on Block 7074, Lots 1, 20, 170 and 190, which are owned by the Department of Citywide Administrative Services (DCAS) and are currently vacant.

The proposed action requires State Legislation for parkland alienation and includes the following actions:

- Alienation of Block 7073, portions of Lot 101 and Block 7071, Lot 100, which are currently mapped parkland, for disposition to a private developer for development under proposed zoning.

STATEMENT OF SIGNIFICANT EFFECT:

In accordance with Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York (CEQR), the Office of the Deputy Mayor for Economic Development, lead agency for the referenced project, has reviewed information regarding the proposed actions contained in an Environmental Assessment Statement (EAS), dated May 20, 2008 pursuant to Article 8 of the New York State Environmental Conservation Law and 6 NYCRR, Part 617, and has determined that the proposed action may have a significant effect on the quality of the human environment. Accordingly, an Environmental Impact Statement is required to evaluate and disclose the extent to which impacts may occur. Aspects of the project that require evaluation of potential environmental effects include:

- 1) The potential for substantial impacts related to traffic and parking as well as transit and pedestrian circulation.
- 2) The potential for substantial impacts on neighborhood character, urban design, visual resources and historic resources.
- 3) The potential for open space impacts in the project area because of increased demand.
- 4) The potential for impacts to community facilities and neighborhood services because of increased demand.
- 5) The potential for infrastructure impacts in the project area because of increased demand.
- 6) The potential for the project to generate substantial noise impacts.
- 7) The potential for substantial impacts related to mobile and stationary source air quality.

Statement in Support of Determination:

The above determination is based on a review of the EAS prepared for the action that finds that:

- 1) The proposed actions may generate a substantial number of vehicular and pedestrian trips resulting in significant adverse traffic and pedestrian impacts on the local transportation network;
- 2) The proposed action may affect neighborhood character, urban design, visual resources, and historic resources;
- 3) The proposed action would result in more than 200 new residents at the project site.
- 4) The proposed action will result in increased demand on an aging infrastructure system.

- 5) The proposed action may result in significant increases in noise resulting from project-generated vehicular trips and the uses in the amusement/entertainment/retail district.

Accordingly, the Office of the Deputy Mayor for Economic Development directs that a Draft Environmental Impact Statement be prepared in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-09 of Executive Order No. 91 of 1977, as amended.

Public Scoping:

Public Scoping is a process whereby the public is invited to comment on the proposed scope of analysis planned for the Draft EIS. A Draft Scope of Work has been prepared outlining the study areas and analysis methodologies proposed for use in the Draft EIS.

The Public Scoping Meeting will be held on Tuesday, June 24, 2008 at 6:00 PM at Abraham Lincoln High School, 2800 Ocean Parkway, Brooklyn, New York. A copy of the EAS, Positive Declaration and draft Scope of Work for the project may be obtained by any member of the public from:

Mayor's Office of Environmental Coordination
253 Broadway – 14th Floor
New York, New York 10007
(212) 788-9956

or by downloading from: <http://www.nyc.gov/oec>

Requests for additional information may be directed to:

Ms. Rachel Belsky, Vice President, Planning
New York City Economic Development Corporation
110 William Street
New York, New York 10038
Telephone: (212) 312-3718
Fax: (212) 312-3989
rbelsky@nycedc.com

Written comments will be accepted until 5:00 PM Friday, July 11, 2008 and may be submitted at the public scoping meeting or to Ms. Rachel Belsky at the above address.

The Positive Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law.



Robert R. Kulikowski, Ph.D.
Assistant to the Mayor

May 22, 2008
Date

NOTICE OF PUBLIC SCOPING

Office of the Deputy Mayor for Economic Development

NOTICE IS HEREBY GIVEN THAT, pursuant to Section 5-07(b) of the Rules of Procedure for City Environmental Quality Review (CEQR), a public scoping meeting will be held Tuesday, June 24, 2008 at Abraham Lincoln High School, 2800 Ocean Parkway, Brooklyn, New York at 6:00 P.M.. The purpose of the scoping meeting is to provide the public with the opportunity to comment on the draft scope of work that will be used to prepare an Environmental Impact Statement (EIS) for the proposed Coney Island Rezoning Project. Written comments on the draft scope can also be submitted to the address below until 5:00 P.M. on Friday, July 11, 2008. The Environmental Assessment Statement, Positive Declaration, and draft Scope of Work were issued by the Office of the Deputy Mayor for Economic Development and are available for review from the contact person listed below and on the websites of the New York City Economic Development Corporation and the Mayor's Office of Environmental Coordination: www.nycedc.com and www.nyc.gov/oec.

The Office of the Deputy Mayor for Economic Development, as lead agency, in coordination with the Department of City Planning, proposes an initiative by the City of New York to rezone an approximately 47-acre area of the Coney Island peninsula generally bounded to the east by West 8th Street, to the west by West 24th Street, to the north by Mermaid Avenue, and to the south by the Riegelmann Boardwalk.

The comprehensive rezoning plan seeks to build on the area's attractions and strengths to create a development framework that will respect and enhance Coney Island's history while providing incentives to help the area realize its full potential. The proposed rezoning and other actions establish a framework for redevelopment of Coney Island that:

- Maintain Coney Island's unique history, character, and culture, and ensure the future of the amusement area by formalizing this public asset as parkland, and developing a vibrant affordable urban amusement and entertainment destination;
- Redevelop Coney Island as part of an integrated vision by strengthening existing amusements, growing indoor entertainment uses, and capitalizing on beachfront location to bring a critical mass of people who live and work there; and
- Foster economic activity that creates job opportunities for local residents by creating year-round activity and bringing new housing and retail services to the neighborhood.

Proposed discretionary actions would include:

- Amendment of the Zoning Map;
- Mapping, demapping and alienation of parkland;
- A zoning text amendment to establish a Special Coney Island District with four subareas and that would define density and envelope controls, use, floor area ratio, parking requirements and bulk regulations;
- A zoning text amendment to include the Coney North, Coney West and Mermaid Avenue subareas within the Inclusionary Housing Program;
- Mapping and demapping of streets;
- Disposition of City-owned property and acquisition of private property; and
- Urban Development Action Area Program (UDAAP) designation and project approval.

For more information, please contact:

New York City Economic Development Corporation
110 William Street
New York, New York 10038
Attention: Rachel Belsky, Vice-President
rbelsky@nycedc.com

Telephone: (212) 312-3718

Fax: (212) 312-3989

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contracts, Public Hearing Unit, 253 Broadway, 9th Floor, New York, New York 10007, (212) 788-7490, no later than FIVE (5) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD users should call Bell Atlantic Relay Service.