



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

## POSITIVE DECLARATION

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

<b><u>PROJECT:</u></b> Coney Island Rezoning Block and Lot: see text Community District 13 Borough of Brooklyn CEQR: 08DME007K ULURP: PENDING	<b><u>LEAD AGENCY:</u></b> Office of the Deputy Mayor for Economic Development 253 Broadway – 14 <sup>th</sup> Floor New York, NY 10007
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**DATE ISSUED:** January 11, 2008

**TYPE OF ACTION:** Type I

#### **NAME, LOCATION, AND DESCRIPTION OF PROPOSAL:**

**Name:**  
Coney Island Rezoning

**Location:**  
The approximately 47-acre project area occupies 19 blocks and is generally bounded to the east by West 8<sup>th</sup> Street, to the west by West 24<sup>th</sup> Street, to the north by Mermaid Avenue, and to the south by Riegelman Boardwalk. The project area contains three subareas. Coney North, approximately 10.6 acres in area, is bounded by Mermaid Avenue to the north, Stillwell Avenue to the east, Surf Avenue to the south, and West 20<sup>th</sup> Street to the west. Coney West, at approximately 14.2 acres, is bounded by Surf Avenue to the north, West 19<sup>th</sup> St to the east, Riegelman Boardwalk to the south, and West 24<sup>th</sup> Street to the west. Coney East, at approximately 21 acres, is bounded by Surf Avenue and Brighton/Culver subway viaduct to the north, West 8<sup>th</sup> Street to the east, Reigelman 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
<b>Coney North</b>	
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)
<b>Coney West</b>	
7070	148 (southern portion of block)
7071	26, 27, 28, 30, 32, 34, 76, 79, 81, 83, 85, 100, 123, 130, 142, 226, 231
7072	1 (entire block)
7073	portion of 101 (western portion of block/lot)
<b>Coney East</b>	
7074	1, 4, 6, 20, 23, 89, 105, 170, 190, 250, 254, 256, 300, 310, 340, 348, 360, 382 (entire block)
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)
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)
<b>Sources:</b> 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:

- 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;
- Re-develop 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
- 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.

### **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 1.4 million square feet of entertainment retail, enclosed amusements, hotel and eating establishments, 4,800 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 6,330 and 8,330 spaces, including 1,100 KeySpan stadium 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 61, 64, 72, 85, 104, 120, 433 and 468, and Block 8696, Lots 70, 75, 140, 145 and 166 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. West 10th Street and portions of West 12<sup>th</sup> Street, Stillwell Avenue and West 15<sup>th</sup> Street would also be mapped

parkland as part of the open amusement park. Private properties to be mapped 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 22<sup>nd</sup> 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 R7X/C2-4, R7A/C2-4 and R5 districts, an amended C7 district, and a *Special Coney Island District* that would define density and envelope controls for the four subareas. The Coney North and Coney West subareas would be rezoned from C7 and R6 to R7X/C2-4. Four block frontages of 100 feet in depth along Mermaid Avenue between West 15<sup>th</sup> Street and West 20<sup>th</sup> Street would be rezoned from R6/C1-3 to R7A/C2-4. A portion of Block 7070 between West 23<sup>rd</sup> Street and West 24<sup>th</sup> Street would be rezoned from C7 to R5, extending the existing adjacent R5 district.
- 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, West 10th Street and portions of West 22<sup>nd</sup> Street, West 15<sup>th</sup> Street, Stillwell Avenue, West 12<sup>th</sup> Street to be included in the proposed mapped parkland area. Amendments to the City Map to demap portions of Bowery between Stillwell Avenue and West 16<sup>th</sup> Street.
- Amendments to the City Map to map new streets: New Bowery (tentatively named) from Stillwell Avenue to Steeplechase Plaza; West 16<sup>th</sup> Street, West 19<sup>th</sup> Street and West 20<sup>th</sup> Street from Surf Avenue to the boardwalk as extensions of the existing streets north of Surf Avenue; New Bowery (tentatively named), an east-west street from the proposed West 20<sup>th</sup> Street to West 22<sup>nd</sup> 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 7073, 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, in the Office of the Mayor, lead agency for the referenced project, has reviewed information regarding the proposed actions contained in an Environmental Assessment Statement (EAS), dated January 11, 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 Wednesday, February 13, 2008 at 6:00 PM at Abraham Lincoln High School, 2800 Ocean Parkway, Brooklyn, New York. A copy of the Draft Scope of Work and the EAS for the project may be obtained by any member of the public from:

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

or by downloading from:

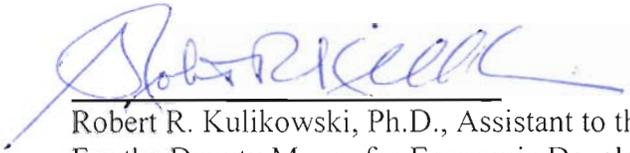
<http://nyc.gov/oec>

Requests for additional information may be directed to:

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Written comments will be accepted through 3:00 PM Friday, February 29, 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  
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