



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT
PART I, GENERAL INFORMATION

REVISED

Reference Numbers

1. 08DME007K
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)

BSA REFERENCE NO. IF APPLICABLE

ULURP REFERENCE NO. IF APPLICABLE

OTHER REFERENCE NO. (S) IF APPLICABLE (e.g., Legislative Intro, CAPA, etc.)

Lead Agency &

2a. LEAD AGENCY
Office of the Deputy Mayor for Economic Development

2b. APPLICANT INFORMATION
New York City Economic Development Corporation and New York City Department of City Planning

Applicant Information
PROVIDE APPLICABLE INFORMATION

NAME OF LEAD AGENCY
Robert Kulikowski

NAME OF APPLICANT
Hardy Adasko, Senior Vice President, EDC

NAME OF LEAD AGENCY CONTACT PERSON

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

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Action Description

3a. NAME OF PROPOSAL Coney Island Rezoning

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):
See page 1a.

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S):
See page 1a.

Required Action or Approvals

4. CITY PLANNING COMMISSION
Change in City Map, Zoning Certification, Site Selection - Public Facility, Zoning Map Amendment, Zoning Authorization, Disposition - Real Property, Zoning Text Amendment, Housing Plan & Project, UDAAP, Revocable Consent, Franchise, Charter 197-a Plan, Zoning Special Permit, Modification of, Renewal of, Other, Concession

5. UNIFORM LAND USE PROCEDURE (ULURP) Yes No

6. BOARD OF STANDARDS AND APPEALS
Special Permit, New, Renewal, Expiration Date, Variance, Use, Bulk

Specify affected section(s) of Zoning Resolution

7. DEPARTMENT OF ENVIRONMENT PROTECTION
Title V Facility, Power Generation Facility, Medical Waste Treatment Facility

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):

The Office of the Deputy Mayor for Economic Development, in coordination with the New York City Economic Development Corporation (EDC) and the New York City Department of City Planning (DCP), proposes to rezone, obtain other land use approvals, and implement a comprehensive development plan for approximately 47 acres of developable land in Coney Island, Brooklyn roughly bounded by West 8th and West 24th Streets from Mermaid Avenue to the Riegelmann Boardwalk (see Figures 1 through 3).

The proposed actions would include zoning map and text changes, alienation and mapping of City parkland, disposition of City-owned property, street mapping and demapping, and Urban Development Action Area Program (UDAAP) designation and project approval. These actions will require approvals from the New York City Planning Commission (CPC) through the Uniform Land Use Review Procedure (ULURP), and the alienation of parkland will also require State Legislature approval. The proposed actions are described in greater detail in Attachment A, "Draft Scope of Work for an Environmental Impact Statement."

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 scoping meeting, the City has remained engaged in dialogue with all stakeholders and has reviewed and considered comments received during this process. In response to these comments, the City has proposed modifications to the Coney Island Comprehensive Rezoning Plan while remaining committed to the core principles of preserving the amusement area, redeveloping vacant land for residential, retail and entertainment uses, and job creation. The modified plan increases development in the Coney East Subarea by approximately 500,000 square feet to balance indoor and outdoor amusement and entertainment uses. The uses in the Coney East Subarea will remain the same – amusement, entertainment retail and hotel. The modified plan also decreases the amount of proposed mapped parkland from 15 acres to nine acres so that the additional development of enclosed amusements and entertainment uses can be accommodated.

Under a reasonable worst-case development scenario, it is assumed that the proposed actions would result in approximately up to 4.65 million square feet of residential development (comprising approximately 4,650 dwelling units, 930 of which would be low- to moderate-income units); up to 2.6 million square feet of entertainment and local retail uses, enclosed amusements, hotel uses, and eating establishments; and approximately 6,830 to 8,830 accessory parking spaces. This scenario also includes approximately 390,000 square feet of new mapped amusement parkland between West 10th Street and Steeplechase Plaza, south of New Bowery East, and a new 65,000-square-foot park along the Boardwalk between West 22nd and West 23rd Streets.

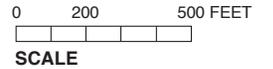
3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S):

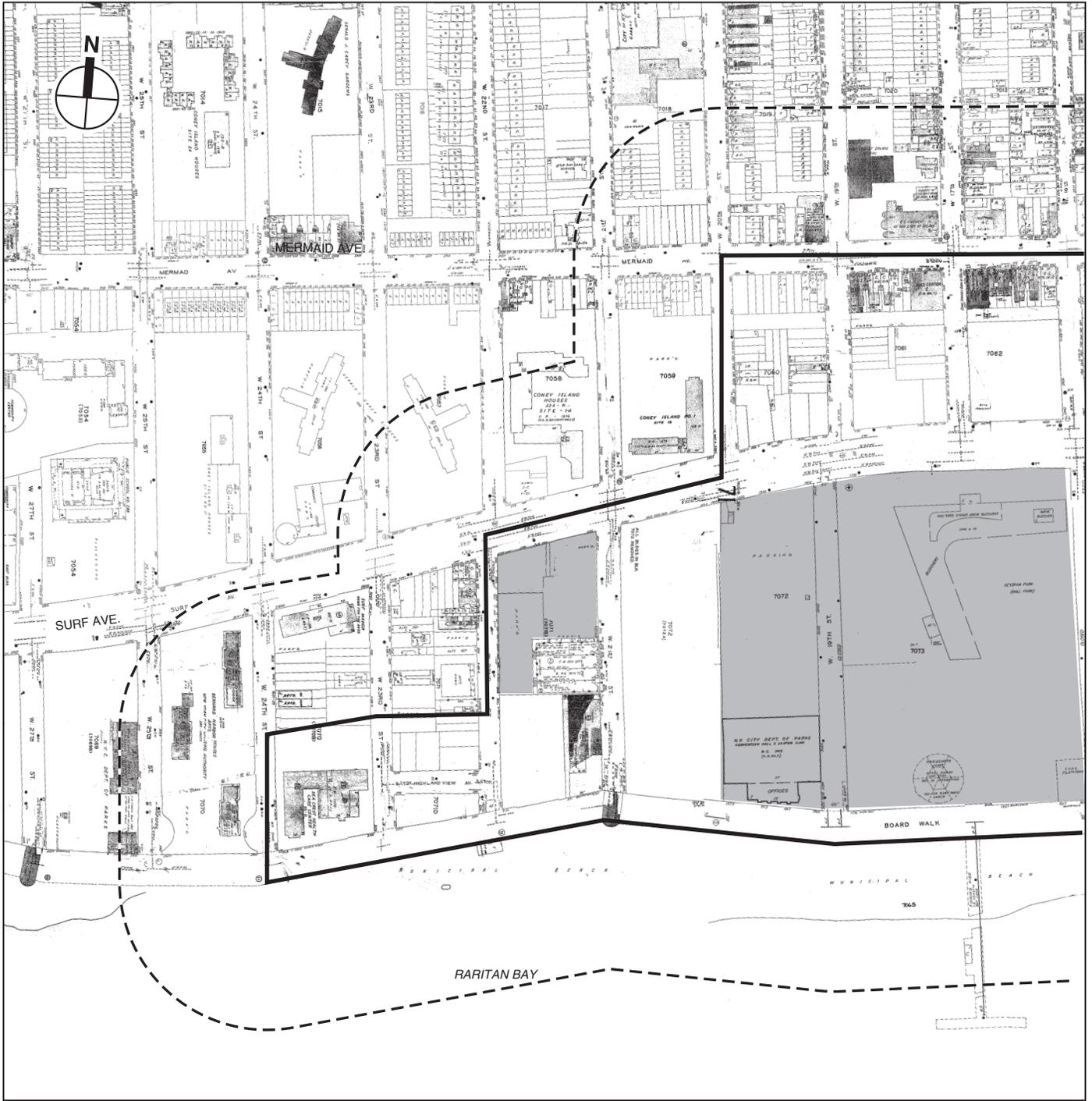
The proposed rezoning and other actions described above are necessary to enhance the existing amusement area and enable Coney Island to thrive as a year-round community by permitting a broader range of entertainment and recreational uses in the amusement area and allowing the development of high-density residential uses and retail, hotel, and open space uses on the amusement area's periphery. The proposed actions are needed to create an enhanced amusement

district with new uses that are complementary to those allowed under existing zoning, and to create a new, vibrant, mixed-use destination that capitalizes on its beachfront location and historic amusement area. The proposed actions would also create year-round activity through new entertainment, retail, and residential uses, and provide new job opportunities for local residents.



- | | | |
|--|---------------------------------|------------------------------------|
| Project Area Boundary | No Data | Public Facilities and Institutions |
| Study Area Boundary (400-Foot Perimeter) | Hotels | Open Space and Outdoor Recreation |
| Residential | Commercial and Office Buildings | Parking Facilities |
| Residential (with Ground Floor Retail) | Industrial and Manufacturing | Vacant Land |
| | Transportation and Utility | Vacant Building |

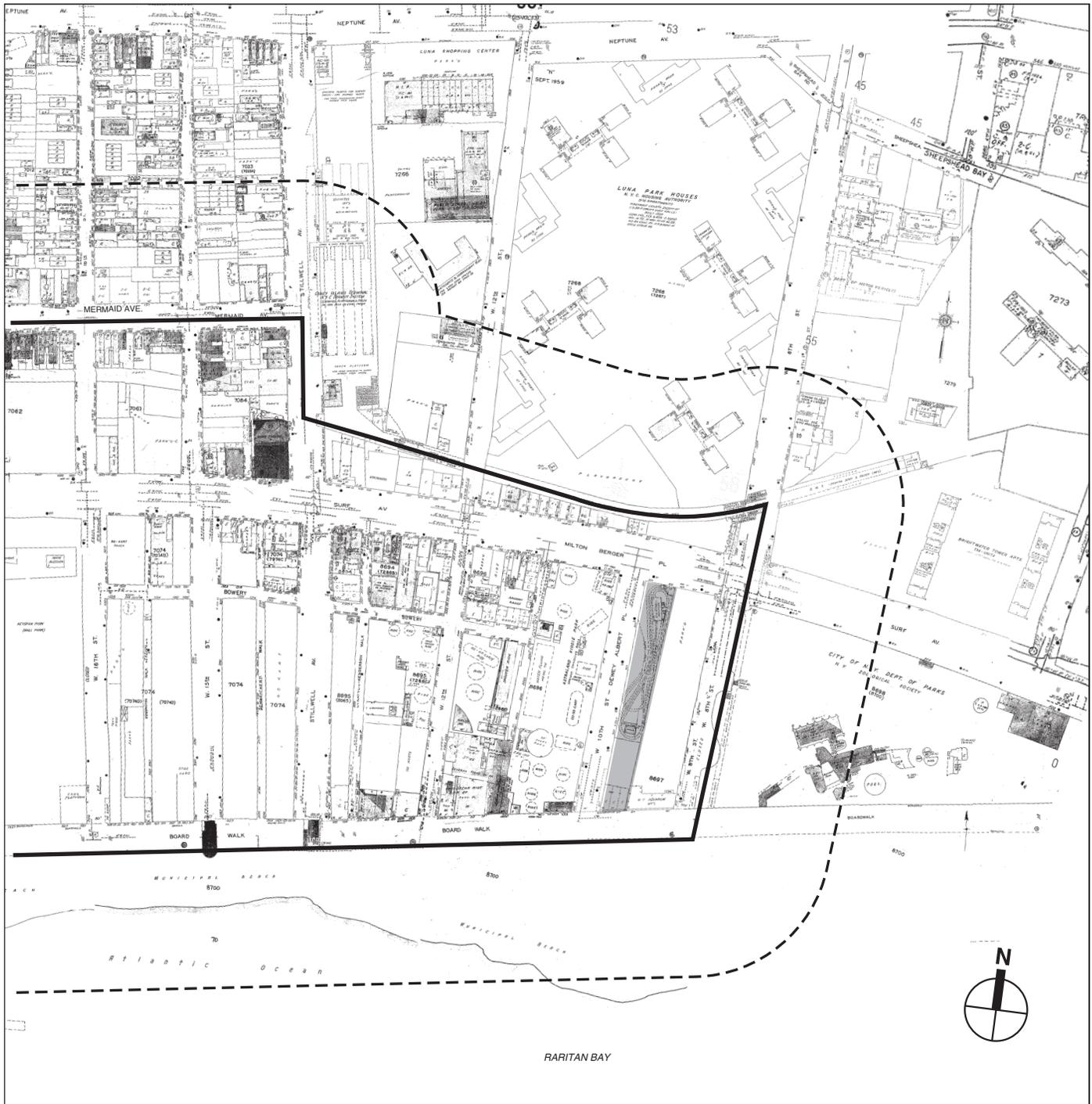




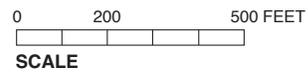
-  Project Area
-  Mapped Parkland
-  Study Area Boundary (400-Foot Perimeter)



10.19.07



-  Project Area
-  Mapped Parkland
-  Study Area Boundary (400-Foot Perimeter)



PLEASE NOTE THAT MANY ACTIONS ARE NOT SUBJECT TO CEQR. SEE SECTION 110 OF TECHNICAL MANUAL.

8. OTHER CITY APPROVALS Yes No

Legislation Rulemaking; specify agency: _____

Construction of Public Facilities Funding of Construction, Specify _____ Funding of Programs, Specify _____

Policy or plan Permits, Specify: _____

Other; explain: _____

9. STATE ACTIONS/APPROVALS/FUNDING Yes No

If "Yes," identify State Legislature approval will be required for the alienation of parkland.

10. FEDERAL ACTIONS/APPROVALS/FUNDING Yes No

If "Yes," identify _____

Action Type

11a. Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):

Unlisted; or 6 NYCRR 617.4(b)(2): the adoption of changes in the allowable uses within any zoning district, affecting 25 or more acres of the district;

6 NYCRR 617.4(b)(3): the granting of a zoning change that would result in 2,500 or more residential units, in a city with a population greater than 1,000,000, to be connected to existing public water and sewerage systems.

Analysis Year

11b. Localized action, site specific Localized action, change in regulatory control for small area Generic action

12. Identify the analysis year (or build year) for the proposed action: 2019

Would the proposal be implemented in a single phase? Yes No NA.

Anticipated period of construction: 10 years

Anticipated completion date: 2019

Would the proposal be implemented in multiple phases? Yes No NA.

Number of phases: _____

Describe phases and construction schedule: _____

Directly

Affected Area
INDICATE LOCATION OF PROJECT SITE FOR ACTIONS INVOLVING A SINGLE SITE ONLY (PROVIDE ATTACHMENTS AS NECESSARY FOR MULTIPLE SITES)

13a. LOCATION OF PROJECT SITE
Coney Island, Brooklyn, New York

STREET ADDRESS

The approximately 47-acre project area contains four subareas. Coney North and Mermaid Avenue, 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 20th Street to the west. Coney West, at approximately 14.2 acres, 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. Coney East, at approximately 21 acres, 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. Mermaid Avenue includes portions of the blocks between West 15th and 20th Streets within 100 feet of Mermaid Avenue.

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

Coney North: R6, C7, C1-2 overlay
Coney West: C7
Coney East: C7
Mermaid Avenue: R6, C1-2 overlay
(See Figure 4 for a zoning map) 28d

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY	Brooklyn	ZONING SECTIONAL MAP NO.	13
TAX BLOCK AND LOT NUMBERS	See Table 1 on page 2a	COMMUNITY DISTRICT NO.	

13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT

TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR: ±1,995,000 sq. ft. (±47 acres)* SQ. FT.

* Coney North and Mermaid Avenue: ±462,000 sq. ft. (±10.6 acres); Coney West: ±619,000 sq. ft. (±14.2 acres); Coney East: ±915,000 sq. ft. (±21 acres)

PROJECT SQUARE FEET TO BE DEVELOPED: _____ SQ. FT.

GROSS FLOOR AREA OF PROJECT: Total of approximately 7.7 million gross square feet (gsf), including: Coney North and Mermaid Avenue: 2.2 million gsf; Coney West: 3.2 million gsf; Coney East: 2.3 million gsf SQ. FT.

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED _____ % OF

IN THE NUMBER OF UNITS, SQ. FT. OR OTHER APPROPRIATE MEASURE N.A.

DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE:

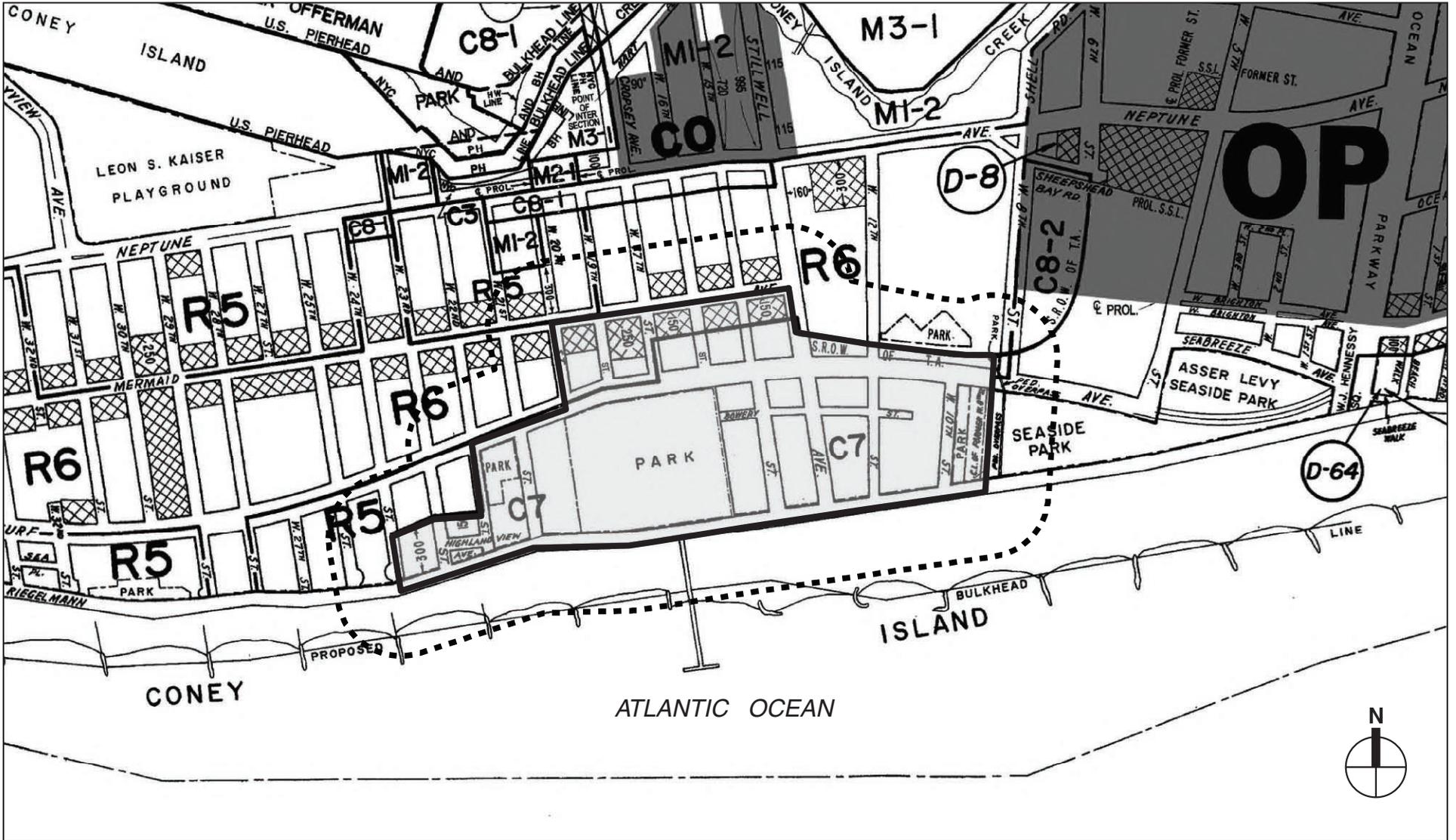
TBD	HEIGHT	TBD	WIDTH	TBD	LENGTH
±3,450 on Surf Avenue, ±200 on West 8th Street, ±750 on West 10th Street, ±725 on Jones Walk, ±1,000 on West 12th Street, ±1,450 on Stillwell Avenue, ±1,450 on West 15th Street, ±450 on West 16th Street, ±450 on West 17th Street, ±475 on West 19th Street, ±500 on West 20th Street, ±750 on West 21st Street, ±700 on West 22nd Street, and ±3,250 on Riegelmann Boardwalk.					

13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION:
N.A.

13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? Yes No

IF "YES," IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a. & 13b. ABOVE.

The proposed actions would rezone approximately 47 acres of developable land roughly bounded by Mermaid Avenue, the Boardwalk, West 8th Street, and West 24th Street.



-  Project Area Boundary
-  Study Area Boundary (400-Foot Perimeter)
-  Zoning District Boundary

-  C1-2 Commercial Overlay
-  Special Purpose District

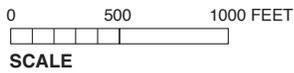


Table 1
Project Area Tax Block and Lot Numbers

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 (portion of block west of West 22nd Street)
7071	100, 123, 130, 142 (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 (portion of block west of West 15th Street)
7074	250, 254, 256, 300, 310, 340, 348, 360, 382 (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	Portion of 50 (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	

PART II, SITE AND ACTION DESCRIPTION

Site Description

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS.

1. **GRAPHICS** Please attach: (1) a Sanborn or other land use map; (2) a zoning map; (3) a tax map. On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8 1/2 x 14 inches in size.

See Figures 1, 2, 3, and 4.

2. **PHYSICAL SETTING** (both developed and undeveloped areas)

Total directly affected area (sq. ft.):	<u>±1,995,000</u>	Water surface area (sq. ft.):	<u>0</u>
Roads, building and other paved surfaces (sq. ft.):	<u>±1,995,000</u>	Other, describe (sq. ft.):	<u>0</u>

3. **PRESENT LAND USE**

Residential See Table 2 on page 3a for Block and Lot locations of residential uses.

Total no. of dwelling units	<u>173</u>	No. of low-to-moderate income units	<u>TBD</u>
No. of stories	<u>2 – 4</u>	Gross floor area (sq. ft.)	<u>Approximately 142,304</u>

Describe type of residential structures:

Row houses and walk-up apartment buildings

Commercial

Retail: No. of bldgs.	<u>66</u>	Gross floor area of each building (sq. ft.):	<u>See Table 3 on page 3b.</u>
Office: No. of bldgs.	<u>12</u>	Gross floor area of each building (sq. ft.):	<u>See Table 3 on page 3b.</u>
Other: No. of bldgs.	<u>10</u>	Gross floor area of each building (sq. ft.):	<u>See Table 3 on page 3b.</u>
Specify type(s):	<u>TBD</u>	No. of stories and height of each building:	<u>TBD</u>

Manufacturing/Industrial **None.**

No. of bldgs.		Gross floor area of each building (sq. ft.):	
No. of stories and height of each building:			
Types of use(s):		Open storage area (sq. ft.):	

If any unenclosed activities, specify:

Community facility

Type of community facility:

**New York City Department of Human Resources
Sea Crest Health Care Center**

No. of bldgs.	<u>2</u>	Gross floor area of each building (sq. ft.):	<u>69,500 106,000</u>
No. of stories and height of each building:		<u>3 stories 5 stories</u>	

Vacant Land

Is there any vacant land in the directly affected area? Yes No

If yes, describe briefly:

The project site contains approximately 25 acres of vacant land on the parcels listed in Table 4 on page 3d.

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? Yes No

If yes, describe briefly:

The project area contains Abe Stark rink, a publicly-accessible ice skating rink operated by the New York City Department of Parks and Recreation (DPR); Steeplechase Park, a portion of which is occupied by KeySpan Park baseball stadium; a GreenThumb community garden between West 21st and West 22nd Streets; and portions of the amusement area bounded roughly by Surf and Stillwell Avenues, West 8th Street, and Riegelmann Boardwalk.

Does the directly affected area include any mapped City, State or Federal parkland? Yes No

If yes, describe briefly:

The project area contains a portion of Block 7073 that contains the Abe Stark Rink, 750 parking spaces for the KeySpan Stadium, and Steeplechase Park, which are mapped City parkland. A parcel on Surf Avenue between West 21st and West 22nd Streets (Block 7071, Lot 100) is mapped City parkland, but it is currently a vacant asphalt lot used for KeySpan Stadium satellite parking. In addition, portions of the land beneath the amusement area, including the land beneath the Cyclone roller coaster, are officially mapped City parkland. See Figures 2 and 3.

Does the directly affected area include any mapped or otherwise known wetland? Yes No

If yes, describe briefly:

Other Land Use **None.**

No. of stories		Gross floor area (sq. ft.):	
Type of use(s):			

Table 2
Existing Residential Land Use in the Project Area

Block	Lot	Address	Lot Area (sf)	Building Area (sf)	Residential Area (sf)	No. Stories	Dwelling Units
Coney North and Mermaid Avenue							
7060	42	2927 West 20 Street	1,873	2,518	2,518	2	2
7060	43	2925 West 20 Street	1,873	1,824	1,824	2	2
7060	6	1916 Mermaid Avenue	2,000	3,660	2,440	3	4
7060	11	1904 Mermaid Avenue	2,000	4,060	2,440	3	4
7060	12	1902 Mermaid Avenue	2,000	4,800	3,200	3	5
7060	19	2926 West 19th Street	2,475	3,700	3,700	3	3
7060	31	2929A West 20th Street	1,200	1,458	1,458	2	2
7061	1	1728 Mermaid Avenue	2,000	6,560	5,740	4	6
7061	2	1726 Mermaid Avenue	2,000	6,560	5,740	4	7
7061	3	1724 Mermaid Avenue	2,000	6,560	5,740	4	7
7061	4	1720 Mermaid Avenue	2,000	6,560	5,740	4	7
7061	5	1718 Mermaid Avenue	2,000	6,560	5,740	4	7
7061	6	1716 Mermaid Avenue	3,700	2,772	2,160	2	1
7061	8	1712 Mermaid Avenue	2,000	1,080	540	2	1
7062	4	1620 Mermaid Avenue	2,000	3,720	2,480	3	3
7062	5	1618 Mermaid Avenue	2,000	4,160	2,480	3	4
7062	6	1616 Mermaid Avenue	2,000	3,720	2,480	3	4
7062	7	1614 Mermaid Avenue	2,000	6,800	5,950	4	7
7062	8	1612 Mermaid Avenue	2,000	6,800	5,950	4	7
7062	9	1610 Mermaid Avenue	2,000	6,800	5,950	4	7
7062	10	1608 Mermaid Avenue	2,000	6,800	5,950	4	7
7062	11	1604 Mermaid Avenue	3,875	13,253	11,596	4	14
7063	11	2906 West 15 Street	1,722	3,300	2,211	3	2
7063	1	1530 Mermaid Avenue	2,175	3,440	1,720	2	1
7063	2	1528 Mermaid Avenue	1,942	6,880	6,020	4	7
7063	3	1526 Mermaid Avenue	2,167	6,880	6,020	4	7
7063	6	1514 Mermaid Avenue	5,325	3,000	2,010	3	2
7064	2	1414 Mermaid Avenue	2,250	7,500	6,562	4	5
7064	45	1420 Mermaid Avenue	8,300	26,400	18,400	4	31
7064	4	2900 Mermaid Avenue	2,036	5,265	3,510	3	4
Coney North and Mermaid Avenue Total:					138,269		170
Coney East							
8694	12	1220 Surf Avenue	2,240	4,920	1,560	3	1
8696	49	1106 Surf Avenue	1,975	2,950	1,475	2	1
8696	48	1108 Surf Avenue	2,000	2,000	1,000	2	1
Coney East Total:					4,035		3
Project Site Total:					142,304		173
Sources: MapPluto, New York City Department of City Planning, 2006							

Table 3
Existing Commercial Land Use in the Project Area

Block	Lot	Address	Building Area (sf)	Retail (sf)	Office (sf)	Other Commercial (sf)
Coney North and Mermaid Avenue						
7060	6	1916 Mermaid Avenue	3,660	1,220	0	0
7060	10	1906 Mermaid Avenue	4,403	0	4,403	0
7060	11	1904 Mermaid Avenue	4,060	1,620	0	0
7060	12	1902 Mermaid Avenue	4,800	1,600	0	0
7060	41	2929 West 20th Street	2,040	0	0	2,040
7061	1	1728 Mermaid Avenue	6,560	820	0	0
7061	2	1726 Mermaid Avenue	6,560	820	0	0
7061	3	1724 Mermaid Avenue	6,560	820	0	0
7061	4	1720 Mermaid Avenue	6,560	820	0	0
7061	5	1718 Mermaid Avenue	6,560	820	0	0
7061	6	1716 Mermaid Avenue	2,772	612	0	0
7061	8	1712 Mermaid Avenue	1,080	540	0	0
7061	9	2902 Mermaid Avenue	2,800	0	0	2,800
7061	11	2906 West 17 Street	4,800	0	0	4,800
7062	1	1622 Mermaid Avenue	23,200	0	23,200	0
7062	4	1620 Mermaid Avenue	3,720	620	620	0
7062	5	1618 Mermaid Avenue	4,160	1,680	0	0
7062	6	1616 Mermaid Avenue	3,720	1,240	0	0
7062	7	1614 Mermaid Avenue	6,800	850	0	0
7062	8	1612 Mermaid Avenue	6,800	850	0	0
7062	9	1610 Mermaid Avenue	6,800	850	0	0
7062	10	1608 Mermaid Avenue	6,800	850	0	0
7062	11	1604 Mermaid Avenue	13,253	1,657	0	0
7063	34	1521 Surf Avenue	4,350	4,350	0	0
7063	9	1502 Mermaid Avenue	3,360	3,360	0	0
7063	8	1512 Mermaid Avenue	800	800	0	0
7063	11	2906 West 15 Street	3,300	0	1,089	0
7063	1	1530 Mermaid Avenue	3,440	1,720	0	0
7063	2	1528 Mermaid Avenue	6,880	860	0	0
7063	3	1526 Mermaid Avenue	6,880	860	0	0
7063	4	1518 Mermaid Avenue	918	918	0	0
7063	6	1514 Mermaid Avenue	3,000	990	0	0
7064	1	1416 Mermaid Avenue	2,215	2,215	0	0
7064	101	1418 Mermaid Avenue	4,403	2,088	0	0
7064	2	1414 Mermaid Avenue	7,500	938	0	0
7064	45	1420 Mermaid Avenue	26,400	8,000	0	0
7064	4	2900 Mermaid Avenue	5,265	1,755	0	0
7064	14	2918 Stillwell Avenue	1,500	1,500	0	0
7064	32	1329 Surf Avenue	9,504	0	9,504	0
7064	28	1319 Surf Avenue	4,979	4,979	0	0
7064	7	2908 Stillwell Avenue	13,500	13,500	0	0
7064	5	2904 Stillwell Avenue	1,610	1,610	0	0
7064	16	1301 Surf Avenue	115,667	115,667	0	0
7064	27	1315 Surf Avenue	7,300	7,300	0	0
7064	43	2911 West 15 Street	22,000	16,000	0	0
Coney North and Mermaid Avenue Total:				207,699	38,816	9,640

Table 3 (cont'd)
Existing Commercial Land Use in the Project Area

Block	Lot	Address	Building Area (sf)	Retail (sf)	Office (sf)	Other Commercial (sf)
Coney East						
7074	348	1301 Bowery	13,392	0	13,392	0
7074	382	1301 Boardwalk West	1,500	1,500	0	0
7074	250	1318 Surf Avenue	3,600	3,600	0	0
7074	340	1302 Surf Avenue	14,250	14,250	0	0
7266	254	1215 Surf Avenue	2,000	2,000	0	0
7266	252	Surf Avenue	6,980	0	6,980	0
7266	250	1207 Surf Avenue	6,980	0	6,980	0
7268	236	1019 Surf Avenue	11,466	11,466	0	0
7268	250	1047 Surf Avenue	7,200	3,600	3,600	0
7268	225	837 Surf Avenue	2,632	2,632	0	0
7268	228	1001 Surf Avenue	5,450	5,450	0	0
7268	234	1013 Surf Avenue	2,520	2,520	0	0
7268	218	821 Surf Avenue	240	0	0	240
8694	1	1227 Bowery	5,254	0	0	5,254
8694	25	1205 Bowery	4,628	2,314	0	0
8694	30	1207 Bowery	5,220	0	0	5,220
8694	33	1215 Bowery	6,123	0	0	6,123
8694	18	1212 Surf Avenue	12,554	12,554	0	0
8694	16	1214 Surf Avenue	2,790	2,790	0	0
8694	14	1218 Surf Avenue	4,500	0	0	4,500
8694	11	1224 Surf Avenue	800	800	0	0
8694	421	1238 Surf Avenue	33,000	16,500	4,900	11,600
8694	12	1220 Surf Avenue	3,360	1,560	1,560	0
8695	468	1229 Boardwalk West	2,675	2,675	0	0
8695	85	1205 Boardwalk West	4,140	4,140	0	0
8695	72	3048 West 12 Street	8,000	8,000	0	0
8695	64	1218 Bowery	1,058	0	0	1,058
8696	166	1027 Boardwalk West	4,000	4,000	0	0
8696	145	1102 Bowery	25,762	25,762	0	0
8696	75	1025 Boardwalk West	195	0	0	195
8696	140	3025 West 12 Street	2,200	2,200	0	0
8696	35	1105 Bowery	12,816	12,816	0	0
8696	212	1001 Boardwalk West	30,000	30,000	0	0
8696	37	1122 Surf Avenue	9,500	0	9,500	0
8696	47	1110 Surf Avenue	1,100	1,100	0	0
8696	44	1114 Surf Avenue	920	920	0	0
8696	48	1108 Surf Avenue	2,000	1,000	0	0
8696	49	1106 Surf Avenue	2,950	1,475	0	0
8697	4	817 Boardwalk West	4,800	4,800	0	0
Coney East Total:				182,424	46,912	34,193
Project Site Total:				390,123	85,728	43,833
Sources: MapPluto, New York City Department of City Planning, 2006						

Table 4
Existing Vacant Land in the Project Area

Block	Lot	Address	Lot Area (sf)
Coney North and Mermaid Avenue			
7061	41	West 19 Street	1,700
7062	34	Surf Avenue	6,875
7061	39	West 19 Street	1,714
7061	27	1709 Surf Avenue	23,917
7063	38	2933 West 16 Street	1,800
7063	40	2927 West 16 Street	1,001
7061	42	West 19 Street	1,700
7062	25	1601 Surf Avenue	4,875
7061	21	2930 West 17 Street	11,729
7063	35	1527 Surf Avenue	3,383
7061	40	West 19 Street	1,700
7063	39	2929 West 16 Street	1,202
7061	43	2921 West 19 Street	1,700
7063	33	Surf Avenue	3,160
7063	32	Surf Avenue	3,160
7061	45	West 19 Street	3,134
<u>7062</u>	<u>14</u>	<u>2913 West 17th Street</u>	<u>9,503</u>
7064	35	2937 West 15 Street	4,611
7063	41	2925 West 16 Street	1,010
7061	16	West 17 Street	10,287
7064	37	2931 West 15 Street	2,750
7064	38	West 15 Street	2,763
7060	27	1905 Surf Avenue	11,140
7060	7	1914 Mermaid Avenue	2,000
7060	8	1912 Mermaid Avenue	2,000
7060	24	1901 Surf Avenue	5,047
7060	32	Surf Avenue	9,991
7060	22	2936 West 19 Street	2,442
7060	35	Surf Avenue	4,143
7060	17	West 19 Street	1,980
7060	47	2917 West 20 Street	1,653
7060	147	1924 West 20 Street	1,900
7060	20	2930 West 19 Street	2,384
7061	14	West 17 Street	9,503
7061	20	2928 West 17 Street	2,575
7062	28	1607 Surf Avenue	47,643
7063	12	2910 West 15 Street	56,242
7060	21	2934 West 19 Street	2,475
7060	51	2938A West 19 Street	1,635
7060	50	2938 West 19 Street	1,635
7060	44	2923 West 20 Street	1,417
7060	48	West 19 Street	1,635
7060	49	West 19 Street	1,635
7060	45	2921 West 20 Street	1,417
7060	18	2924 West 19 Street	1,980
7060	46	2919 West 20 Street	1,417
7060	16	West 19 Street	2,450
7060	14	West 19 Street	9,503
7060	1	1926 Mermaid Avenue	3,758
7060	3	1924 Mermaid Avenue	2,000
7060	4	1922 Mermaid Avenue	2,000
7060	5	1918 Mermaid Avenue	2,000
7060	9	1910 Mermaid Avenue	2,000
Coney North and Mermaid Avenue Total:			303,274

Table 4 (cont'd)
Existing Vacant Land in the Project Area

Block	Lot	Address	Lot Area (sf)
Coney East			
7074	1	1528 Surf Avenue	7,469
7074	4	1520 Surf Avenue	7,693
7074	6	1516 Surf Avenue	4,808
7074	254	1315 Bowery	5,651
7074	20	1525 Boardwalk West	25,000
7074	23	1519 Boardwalk West	49,350
7074	105	1507 Boardwalk West	36,120
7074	310	1314 Bowery	31,000
7074	256	1319 Bowery	38,650
7074	170	1502 Surf Avenue	9,187
7074	190	1501 Boardwalk West	31,500
7074	360	3030 Stillwell Avenue	33,000
8695	61	1222 Bowery	22,470
8695	433	3029 Stillwell Avenue	27,590
8695	104	1213 Boardwalk West	25,079
8695	120	3057 Henderson Walk	9,150
8696	70	Jones Walk	2,350
7266	265	1243 Surf Avenue	12,487
7266	249	Stillwell Avenue	16,600
7266	270	Stillwell Avenue	2,900
7266	261	1223 Surf Avenue	10,386
7268	254	Surf Avenue	35,000
7268	213	805 Surf Avenue	7,330
Coney East Total:			450,770
Coney West			
7071	26	Highland Avenue	3,263
7071	27	Highland Avenue	2,170
7071	28	Boardwalk	3,933
7071	30	West 23rd Street	2,100
7071	32	West 23rd Street	1,835
7071	34	West 23rd Street	1,965
7071	76	West 23rd Street	6,000
7071	79	West 23rd Street	4,000
7071	81	West 23rd Street	2,000
7071	83	West 23rd Street	3,960
7071	85	West 23rd Street	2,640
7071	142	2113 West 21 Street	44,327
7071	100	Surf Avenue	73,561
7071	226	West 23rd Street	7,316
7071	231	West 23rd Street	6,841
7072	1	2015 Boardwalk West	181,007
Coney West Total:			346,918
Project Site Total:			1,100,962
Sources: MapPluto, New York City Department of City Planning, 2006			

4. EXISTING PARKING

Garages

No. of public spaces: 0
Operating hours: N.A.

No. of accessory spaces: 0
Attended or non-attended? N.A.

Lots

No. of public spaces: 750 at KeySpan Stadium parking lot on Block 7073 and 350 at stadium satellite parking lot on Block 7071
Operating hours: TBD

No. of accessory spaces: TBD
Attended or non-attended? TBD

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.

Street parking is available on portions of the mapped streets that run through and alongside the project area. A portion of Stillwell Avenue between Surf Avenue and the Boardwalk provides angled parking at the centerline of the street.

5. EXISTING STORAGE TANKS TBD

Gas or service station? [] Yes [] No Oil storage facility? [] Yes [] No Other? [] Yes [] No

If yes, specify:

Number and size of tanks: Last NYFD inspection date:

Location and depth of tanks:

6. CURRENT USERS

No. of residents: ±424*

No. and type of businesses: Amusement rides, entertainment, retail, and office

No. and type of workers: TBD No. and type of non-residents who are not workers:

Amusement area visitors: 8.8 million in Summer 2006

* Based on 2.45 residents per dwelling unit in Brooklyn Community District 13 (U.S. Census 2000).

7. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Answer the following two questions with regard to the directly affected areas, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection.

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape of landscape features, or archaeological resource that:

(a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark; Yes

(b) is within a designated New York City Historic District; No

(c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places; Yes

(d) is within a New York State or National Register Historic District; No or

(e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places? No

Identify any resource:

The Cyclone, at Surf Avenue and West 10th Street (NYCL, S/NR); the Wonder Wheel, between Jones Walk and West 12th Street (NYCL); the Parachute Jump, at Riegelmann Boardwalk and West 19th Street (NYCL, S/NR); Childs Restaurant building, on the Riegelmann Boardwalk at West 21st Street (NYCL)

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource.

No.

8. WATERFRONT REVITALIZATION PROGRAM

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? [] Yes [] No

(A map of the boundaries can be obtained at the Department of City Planning bookstore.)

If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used.

See Figure 5.

9. CONSTRUCTION

Will the action result in demolition of or significant physical alteration to any improvement? [] Yes [] No

If yes, describe briefly:

Under the reasonable worst-case development scenario, the proposed actions may result in the demolition of some existing structures in the project area. Most of the land is vacant and will be redeveloped without demolition.

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction? [] Yes [] No

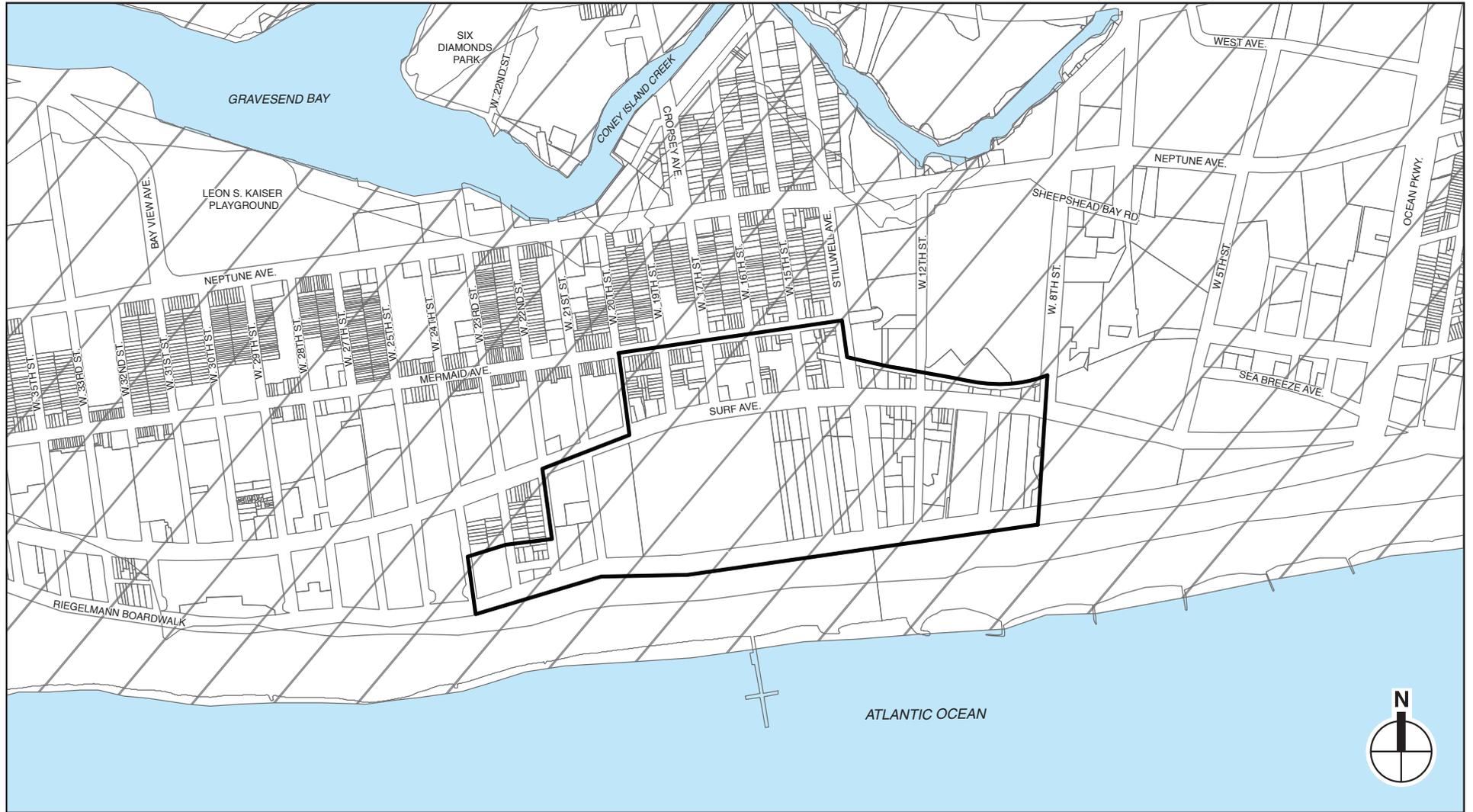
If yes, describe briefly:

The foundations for the proposed buildings, creation of new streets, and installation of new utilities would require in-ground construction.

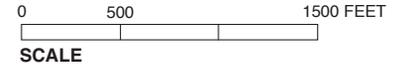
SEE CEQR TECHNICAL MANUAL CHAPTER III F., HISTORIC RESOURCES

SEE CEQR TECHNICAL MANUAL CHAPTER III K., WATERFRONT REVITALIZATION PROGRAM

Project Description THIS SUBPART SHOULD GENERALLY BE COMPLETED ONLY IF YOUR ACTION INCLUDES A SPECIFIC OR KNOWN DEVELOPMENT AT PARTICULAR LOCATIONS



-  Project Area Boundary
-  Coastal Zone



10. **PROPOSED LAND USE** See Table 5 on page 5a for the proposed development scenario.

Residential

Total no. of dwelling units ±4,650* No. of low-to-moderate income units ±930 Gross floor area (sq. ft.) ±4,650,000[†]
 *Coney North: ±1,650
 Mermaid Avenue: ±200
 Coney West: ±2,800
[†]Coney North and Mermaid Avenue: 1,850,000
 Coney West: 2,800,000

No. of stories To be determined.

Describe type of residential structures:

Mid-rise and high-rise apartment buildings with retail and parking at the base.

Commercial See Table 5 on page 5a.

Retail: No. of bldgs.	<u>TBD</u>	Gross floor area of each building (sq. ft.):	<u>Up to 330,000 total gsf in Coney North and Mermaid Avenue and up to 370,000 gsf in Coney West</u>
Office: No. of bldgs.	<u>0</u>	Gross floor area of each building (sq. ft.):	
Other: No. of bldgs.	<u>TBD</u>	Gross floor area of each building (sq. ft.):	<u>Up to 1.9 million sf of enclosed amusements, restaurant, entertainment, hotel, and entertainment retail uses in Coney East.</u>
		No. of stories and height of each building:	

Manufacturing/Industrial **None.**

No. of bldgs. _____ Gross floor area of each building (sq. ft.) _____
 No. of stories and height of each building: _____
 Type of use(s): _____ Open storage area (sq. ft.): _____
 If any unenclosed activities, specify: _____

Community facility **Up to 550,000 square feet of community facility space would be allowed under the proposed zoning.**

Type of community facility: N/A
 No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____
 No. of stories and height of each building: _____

Vacant land

Is there any vacant land in the directly affected area? Yes No

If yes, describe briefly:

A variety of vacant parcels are in the project area, all vacant parcels will be identified and mapped in the DEIS.

Publicly accessible open space

Is there any publicly accessible open space to be removed or altered? Yes No

If yes, describe briefly:

The proposed actions would demap approximately 420,000 square feet of parkland in Coney West, which includes two parcels containing parking for KeySpan Stadium, as well as the Abe Stark Rink, and the Boardwalk Garden, a Greenthumb community garden on the boardwalk between West 21st and West 22nd Streets.

Is there any existing publicly accessible open space to be added? Yes No

If yes, describe briefly:

The proposed actions would map approximately 390,000 square feet of new parkland in Coney East. The new parkland would be located between West 10th Street and Steeplechase Plaza south of the proposed New Bowery East. It would contain open amusements, rides, arcades, restaurants, and accessory retail. In addition, a new 65,000-square-foot Highland View Park would be created in Coney West between West 22nd and West 23rd Streets at the Boardwalk.

Other Land Use **None.**

No. of stories _____ Gross floor area (sq. ft.): _____

Type of use(s):

11. **PROPOSED PARKING**

Garages

No. of public spaces:	<u>0</u>	No. of accessory spaces:	<u>6,830 to 8,830, including 1,100 replacement spaces for KeySpan Stadium</u>
Operating hours:	<u>TBD</u>	Attended or non-attended?	<u>TBD</u>

Lots

No. of public spaces:	<u>0</u>	No. of accessory spaces:	<u>0</u>
Operating hours:	<u>—</u>	Attended or non-attended?	<u>—</u>

Other (including street parking) – please specify and provide same data as for lots and garages, as appropriate.

No. and location of proposed curb cuts:

Some on-street parking would be eliminated from Stillwell Avenue and West 15th Street where these streets are demapped and converted to mapped parkland.

Table 5
Proposed Development Scenario

Use	Coney North and Mermaid Avenue	Coney West	Coney East	Total
Residential (gsf)	1,850,000	2,800,000	0	<u>4,650,000</u>
Retail (gsf)	<u>330,000</u>	370,000	<u>1,900,000*</u>	<u>2,600,000</u>
Parking Spaces	1,230	3,100**	<u>2,500 to 4,500</u>	<u>6,830 to 8,830</u>
Notes:	* Includes retail, enclosed amusements, restaurants, entertainment, performance venues, movie theaters, and hotel. ** This number includes the 1,100 KeySpan baseball stadium replacement spaces.			

12. PROPOSED STORAGE TANKS

Gas or storage stations? Yes No Oil storage facility? Yes No
Other? Yes No
If yes, specify: TBD
Number and size of tanks: Location and depth of tanks:

13. PROPOSED USERS

No. of residents: Coney North and Mermaid Avenue: ±4,532* Coney West: ±6,860*
No. and type of businesses? Retail, amusements, restaurants, entertainment, and hotels. Number to be determined.
No. and type of workers by businesses: ** No. and type of non-residents who are not workers: TBD

* Based on 2.45 residents per dwelling unit in Brooklyn Community District 13 (U.S. Census 2000)

** Anticipated workers:

Coney North and Mermaid Avenue Retail: ±825 Residential: ±74 Parking: TBD
Coney West Retail: ±925 Residential: ±112 Parking: TBD
Coney East Retail: ±5,725† Parking: TBD

Estimated numbers of workers are based assumptions of: 1 worker per 400 sf of retail; 1 worker per 25 dwelling units.

† Includes retail, open and enclosed amusements, restaurants, entertainment, performance venues, movie theaters, and hotel.

14. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form? Yes No
If yes, describe briefly:
The resources identified above are all located within the proposed rezoning area and will be protected under the proposed actions.

SEE CEQR TECHNICAL MANUAL CHAPTER III B., SOCIOECONOMIC CONDITIONS

15. DIRECT DISPLACEMENT

Will the action directly displace specific businesses or affordable and/or low income residential units? Yes No
If yes, describe briefly:
Directly displaced businesses and residential uses will be identified in the Environmental Impact Statement as described in Attachment A, "Draft Scope of Work."

SEE CEQR TECHNICAL MANUAL CHAPTER III C., COMMUNITY FACILITIES & SERVICES

16. COMMUNITY FACILITIES

Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals, and other health care facilities, day care centers, police stations, or fire stations? Yes No
If yes, describe briefly:
A NYC Department of Human Resources office facility would be relocated.

Zoning Information

17. What is the zoning classification(s) of the directly affected area?

R6, C7, C1-2 overlay

18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use.

Coney North and Mermaid Avenue: R6—Residential: ±296,000 sq. ft. x 3.0 FAR = ±888,000 zsf
R6—Community Facility: ±296,000 sq. ft. x 4.8 FAR = ±1,420,800 zsf
C1-2 overlay—Commercial: ±194,000 sq. ft. x 2.0 FAR = ±388,000 zsf
C7—Commercial: ±166,000 sq. ft. x 2.0 FAR = ±332,000 zsf
Coney West: C7—Commercial: ±619,000 sq. ft. x 2.0 FAR = ±1,238,000 zsf
Coney East: C7—Commercial: ±915,000 sq. ft. x 2.0 FAR = ±1,830,000 zsf

19. What is the proposed zoning of the directly affected area?

The proposed actions would create a Special Coney Island District with four subareas. Coney North would be rezoned to R7X with a C2-4 overlay, four blocks along Mermaid Avenue would be rezoned to R7A with a C2-4 overlay, and most of Coney West would be rezoned to R7D with a C2-4 overlay. The remaining portion of Coney West would be rezoned to R5, and Coney East would be rezoned to an amended C7 district.

20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use.

Coney North: 5.0 FAR with a maximum of 1,650 dwelling units (1.65 million sf) and 290,000 sf of commercial space including 350 hotel rooms.
Coney West: 5.5 FAR with a maximum of 2,800 dwelling units (2.8 million sf) and 370,000 sf of retail.
Mermaid Avenue: 4.6 FAR with a maximum of 200 dwelling units (200,000 sf) and 40,000 sf of retail.
Coney East: 2.6 to 4.5 FAR with a maximum of 1.9 million sf of retail, enclosed amusements, and hotels and restaurants.

21. What are the predominant land uses and zoning classifications within a 1/4-mile radius of the proposed action?

The predominant land uses within 1/4-mile of the project site include residential, commercial (including the amusement area in Coney East), open space (including Coney Island Beach and Riegelmann Boardwalk to the south), vacant land and buildings, parking lots, and institutional uses. In addition, the radius includes transportation uses (mostly associated with the Stillwell Avenue subway terminal) and some scattered manufacturing uses north of the site.
Zoning classifications include: R5 and R6 residential districts; C1-2 overlay, C3, C7, C8-1, and C8-2 commercial districts; M1-2, M2-1, and M3-1 manufacturing districts; a portion of the Ocean Parkway Special District; and the Coney Island Mixed Use Special District.

Additional Information

22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16.

Analyses

23. Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable):

See analyses beginning on page 7a.

a.	LAND USE, ZONING, AND PUBLIC POLICY	See CEQR Technical Manual Chapter III.A.
b.	SOCIOECONOMIC CONDITIONS	See CEQR Technical Manual Chapter III.B.
c.	COMMUNITY FACILITIES AND SERVICES	See CEQR Technical Manual Chapter III.C.
d.	OPEN SPACE	See CEQR Technical Manual Chapter III.D.
e.	SHADOWS	See CEQR Technical Manual Chapter III.E.
f.	HISTORIC RESOURCES	See CEQR Technical Manual Chapter III.F.
g.	URBAN DESIGN/VISUAL RESOURCES	See CEQR Technical Manual Chapter III.G.
h.	NEIGHBORHOOD CHARACTER	See CEQR Technical Manual Chapter III.H.
i.	NATURAL RESOURCES	See CEQR Technical Manual Chapter III.I.
j.	HAZARDOUS MATERIALS	See CEQR Technical Manual Chapter III.J.
k.	WATERFRONT REVITALIZATION PROGRAM	See CEQR Technical Manual Chapter III.K.
l.	INFRASTRUCTURE	See CEQR Technical Manual Chapter III.L.
m.	SOLID WASTE AND SANITATION SERVICES	See CEQR Technical Manual Chapter III.M.
n.	ENERGY	See CEQR Technical Manual Chapter III.N.
o.	TRAFFIC AND PARKING	See CEQR Technical Manual Chapter III.O.
p.	TRANSIT AND PEDESTRIANS	See CEQR Technical Manual Chapter III.P.
q.	AIR QUALITY	See CEQR Technical Manual Chapter III.Q.
r.	NOISE	See CEQR Technical Manual Chapter III.R.
s.	CONSTRUCTION IMPACTS	See CEQR Technical Manual Chapter III.S.
t.	PUBLIC HEALTH	See CEQR Technical Manual Chapter III.T.

The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above-listed categories. Other methodologies developed or approved by the lead agency may also be utilized. If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination. You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are independent or occur within a discrete geographical area or time frame.

ANALYSES

LAND USE, ZONING, AND PUBLIC POLICY

According to the *CEQR Technical Manual*, a detailed assessment of land use, zoning, and public policy is appropriate if an action would be expected to result in a significant change in land use.

The proposed actions would directly affect the existing land uses and zoning within the four project areas, which are, collectively, approximately 47 acres of developable land in size. These actions and the anticipated development would result in a major change in land use and zoning in the project areas, and therefore warrant a detailed assessment in the Environmental Impact Statement (EIS) to be prepared for the project as described in the attached Draft Scope of Work. The land use, zoning, and public policy analysis will examine potential land use and zoning impacts to provide baseline conditions for other analyses in the EIS.

SOCIOECONOMIC CONDITIONS

The purpose of the socioeconomic assessment is to identify changes that would be created by the proposed project and identify whether they rise to a significant level. According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in significant impacts due to: (1) direct residential displacement, (2) direct business and institutional displacement, (3) indirect residential displacement, (4) indirect business and institutional displacement, and (5) adverse effects on a specific industry.

The EIS will examine the effects of the proposed actions on socioeconomic conditions on the four project areas and in the surrounding study area. In conformance with the *CEQR Technical Manual* guidelines, the assessment of each area of concern will begin with a screening assessment or preliminary assessment. Detailed analyses will be conducted for those areas in which the preliminary assessment can not definitively rule out the potential for significant adverse impacts.

COMMUNITY FACILITIES AND SERVICES

Community facilities are public or publicly funded facilities, such as schools, hospitals, libraries, day care centers, and fire and police protection. The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from a proposed action. New workers tend to create limited demand on community facilities and services, while new residents create more substantial and permanent demands. A direct effect would occur if a project would physically alter a community facility, whether by displacement of the facility or other physical change. Analysis of police and fire facilities is conducted only when a direct impact is expected. An analysis of public schools is required if the project would introduce more than 50 elementary/middle school or 150 high school students. An analysis of libraries is undertaken if the project would result in more than a 5 percent increase in the ratio of residential units to libraries in the borough. An analysis of health care facilities is undertaken with projects of more than 600 low- to moderate-income housing units, and an analysis of day care centers is necessary when a project would introduce more than 50 eligible children (135 low-income or 147 low-moderate-income residential units in Brooklyn, as identified in Table 3C-4 of the 2001 *CEQR Technical Manual*).

Based on these thresholds and the populations projected with the reasonable worst-case development scenario (RWCDS), the EIS will include detailed analyses for public schools, libraries, outpatient health care facilities, and day care centers. While the proposed actions would not directly affect any police or fire protection facilities, those that serve the project area will be identified in the EIS and an

assessment will be conducted of the proposed actions' incremental effects on fire and police protection services.

OPEN SPACE

Based on the *CEQR Technical Manual*, an open space assessment is typically conducted if the proposed action would directly affect an open space or if the action would increase the population by more than 200 residents or 500 workers. The proposed actions would result in increases to the numbers of residents and workers exceeding the *CEQR Technical Manual* thresholds of 200 residents and 500 workers that trigger quantified open space assessments. In addition, the proposed actions would demap existing parkland and directly affect an existing Green Thumb community garden, the Boardwalk Garden on West 22nd Street at the boardwalk. Therefore, the EIS will provide an analysis that assesses whether the project will affect the quantitative and qualitative measures of open space adequacy within the ¼-mile and ½-mile study areas recommended for commercial and residential projects in the *CEQR Technical Manual*.

SHADOWS

The CEQR criteria for a shadows assessment states that actions that result in new shadows long enough to reach an existing publicly accessible open space (except within an hour and a half of sunrise and sunset), a historic landscape, a historic resource with sunlight dependent features, or an important natural feature would require analysis. A discussion of the project's potential to create shadow impacts in the area will be included in the EIS. A screening-level analysis will be performed to identify the project's potential to have shadow impacts on such resources, based on the maximum height and bulk of the proposed buildings as described in the RWCDs. If project-generated shadows would reach any existing open spaces or historic resources with sun-sensitive features, a full shadows analysis would be performed for those resources.

HISTORIC RESOURCES

According to the *CEQR Technical Manual*, an historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. Actions that could affect archaeological resources and that typically require an assessment are those that involve in-ground disturbance or below-ground construction, such as excavation. Actions that trigger an architectural resources assessment include new construction, demolition, or significant alteration to any building, structure, or object; a change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; construction, including but not limited to, excavation, vibration, subsidence, dewatering, and the possibility of falling objects; additions to or significant removal, grading, or replanting of significant historic landscape features; screening or elimination of publicly accessible views; and the introduction of significant new shadows or significant lengthening of the duration of existing shadows over a historic landscape or on a historic structure with sunlight-dependent features (see "Shadows," above).

The proposed actions would induce new development, which could result in in-ground disturbance; in addition, there are known historic buildings and structures located within and adjacent to the project areas that include the Parachute Jump, the Wonder Wheel, the Cyclone, and Childs Restaurant on the Boardwalk. The area surrounding the project areas may also contain potential historic resources. Therefore, a detailed assessment of historic resources will be provided in the EIS as per the guidelines of the *CEQR Technical Manual*.

URBAN DESIGN AND VISUAL RESOURCES

According to the *CEQR Technical Manual*, a detailed assessment of urban design and visual resources is required when a proposed action would result in a building or structure substantially different in height, bulk, form, setbacks, size, scale, use, or arrangement than exists; when an action would change block form, demap an active street, map a new street, or would affect the street hierarchy, street wall, curb cuts, pedestrian activity, or other streetscape elements; or when an action would result in above-ground development or would change the bulk of new above-ground development and is proposed in an area that includes significant visual resources. The proposed actions would result in substantial changes to the existing built form and arrangement of buildings in the project area, as well as the demapping and mapping of streets. Therefore, the EIS will discuss the project's effects on urban design and visual resources and provide an assessment of the project's potential to result in significant adverse impacts to urban design and visual resources.

NEIGHBORHOOD CHARACTER

The *CEQR Technical Manual* recommends a detailed assessment of neighborhood character if a proposed action could:

- Substantially change land use character;
- Result in substantially different building bulk, form, size, scale, or arrangement;
- Result in substantially different block form, street pattern, or street hierarchy;
- Create a substantial addition to employment or businesses; or
- Create substantial changes in the character of businesses.

The identification of significant adverse impacts in the areas of land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic, or noise could also warrant a detailed analysis of neighborhood character.

By developing new mid- and high-rise apartment buildings with retail and parking at the base, the proposed project would represent a dramatic change to the project areas' land use and building bulk and scale, and thus would be expected to affect the character of the surrounding Coney Island neighborhood. It would also result in a substantial addition to the area's residential population. Therefore, the Proposed Project could have neighborhood character impacts, and a detailed analysis of neighborhood character will be prepared.

NATURAL RESOURCES

A natural resources assessment is conducted when a natural resource is present on or near the project site and when an action involves the disturbance of that resource. The *CEQR Technical Manual* defines natural resources as water resources, including surface water bodies and groundwater; wetland resources, including freshwater and tidal wetlands; upland resources, including beaches, dunes, and bluffs, thickets, grasslands, meadows and old fields, woodlands and forests, and gardens and other ornamental landscaping; and built resources, including piers and other waterfront structures. The proposed actions would likely lead to more impermeable surfaces than currently exist, and these increased impermeable surfaces would in turn lead to increased stormwater flows in the NYCDEP stormwater system and into the receiving bodies. Therefore, the EIS will include an assessment of the potential for increased stormwater from the rezoning area to affect the water quality in the receiving water bodies.

Since the project areas are partially located within a 100-year floodplain, the EIS will provide information on design criteria and constraints pursuant to floodplain regulations, including methods to flood-proof or raise habitable structures above the floodplain in accordance with New York City regulations. In addition, the project areas are located over the Brooklyn-Queens Aquifer, which is a federal and state designated sole source aquifer, and thus the potential for impacts on the aquifer will be assessed. Lastly, the National Marine Fisheries of the United States Department of the Interior has designated waters around parts of Coney Island as an Essential Fish Habitat and the potential for adverse changes to affect the productivity of these resources will be assessed. An assessment of impacts on plant and other animal species also will be conducted.

HAZARDOUS MATERIALS

According to CEQR criteria, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment of the property is anticipated.

Because the proposed actions will result in excavation for the construction of new structures—and because the history of land uses on the project area lots and their potential for contamination is not yet fully known—an analysis of hazardous materials will be included in the EIS.

WATERFRONT REVITALIZATION PROGRAM

The project areas are located within the boundaries of the State and City's Coastal Zone. Therefore, an assessment of the proposed actions' conformance with the City's Waterfront Revitalization Program will be included in the EIS.

INFRASTRUCTURE

Water Supply and Wastewater

According to the *CEQR Technical Manual*, an analysis of an action's impact on the New York City water supply system should be conducted only for actions that would have exceptionally large demand for water, such as power plants, very large cooling systems, or large developments (e.g., those that use more than 1 million gallons per day). In addition, actions located at the extremities of the water distribution system—such as Coney Island—should be analyzed.

According to the *CEQR Technical Manual*, the City is committed to adequately treating all wastewater generated in the City and to maintaining its wastewater treatment plants at or below the capacity permitted by applicable state and federal permits, orders, and decrees. Therefore, only unusual actions with very large flows could have the potential for significant impacts on sewage treatment.

The proposed actions would result in substantial new development in Coney Island, which is at the end of the water distribution system where water pressure can be low. Also, sewer capacity upgrades and changes to the sanitary and storm sewer systems have been identified in a 2006 Amended Drainage Plan. Therefore, the EIS will provide an analysis of the potential for the RWCDs to affect the City's infrastructure.

SOLID WASTE AND SANITATION SERVICES

According to the *CEQR Technical Manual*, a detailed solid waste and sanitation services assessment is appropriate if an action enacts regulatory changes affecting the generation or management of the City's waste or if the action involves the construction, operation, or closing of any type of solid waste management facility. The *CEQR Technical Manual* also states that actions involving construction of housing or other developments generally do not require evaluation for solid waste impacts unless they are unusually large. Since the proposed actions would result in substantial new development, the EIS will include an assessment of the potential impacts of the project's solid waste generation on the City's collection needs and disposal capacity.

ENERGY

According to the *CEQR Technical Manual*, a detailed assessment of energy impacts is limited to actions that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy (such as a new roadway). Given the scale of the project, the EIS will provide an assessment of projected changes in the demand for energy and will describe the project's effect on existing supply systems.

TRAFFIC AND PARKING

The *CEQR Technical Manual* requires traffic and parking assessments for any proposed action that would result in development greater than the levels shown in Table 3O-1 (see *CEQR Technical Manual* page 3O-2). The scale of the RWCDs exceeds this threshold, indicating the need for quantified traffic and parking analyses. Therefore, a detailed analysis of the potential traffic and parking impacts of the proposed actions will be provided in the EIS.

TRANSIT AND PEDESTRIANS

According to CEQR criteria, the transit and pedestrian analyses should be coordinated with the traffic and parking analyses (see "Traffic and Parking," above). If an action results in fewer than 200 peak hour rail or bus transit riders, further transit analyses are not typically required. Pedestrian analyses are typically conducted if an action would result in residential or office projects that are 50 percent greater than the levels identified in Table 3O-1 (see *CEQR Technical Manual* Section 3O). Based on the scale of the RWCDs, a detailed analysis of transit and pedestrian conditions is required. Therefore, a detailed analysis of the potential transit and pedestrian impacts of the proposed actions will be provided in the EIS.

AIR QUALITY

CEQR criteria require an air quality assessment for actions that can result in either significant mobile source or stationary source air quality impacts. Mobile source impacts could arise when an action increases or causes a redistribution of traffic, creates any other mobile sources of pollutants, or adds new uses near existing mobile sources. Stationary source impacts could occur with actions that create new stationary sources or pollutants—such as emission stacks for industrial plants, hospitals, or other large institutional uses, or a building's boilers—that can affect surrounding uses; when they add uses near existing or planned future emissions stacks and when the new uses might be affected by the emissions from the stacks; or when they add structures near such stacks and those structures can change the dispersion of emissions from the stacks so that they begin to affect surrounding uses.

The air quality studies for the proposed actions will include both mobile and stationary source analyses. The stationary source air quality impact analysis will include an assessment of the

potential for impacts on project users from existing industrial/manufacturing uses in the area, and the effects of the project's heating, ventilation, and air conditioning (HVAC) systems' emissions.

NOISE

According to the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis would be required if an action generates or reroutes vehicular traffic, if an action is located near a heavily trafficked thoroughfare, or if an action would be within 1,500 feet of existing rail activity (and with a direct line of sight to that rail facility). A noise assessment would also be appropriate if the action would result in a playground or would cause a stationary source to be operating within 1,500 feet of a receptor (with a direct line of sight to that receptor), if the action would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the action would be located in an area with high ambient noise levels resulting from stationary sources. The project areas are located near several heavily trafficked thoroughfares, and the proposed actions would increase the volume of vehicular traffic in the area. Therefore, a noise analysis is warranted and will be performed. Building attenuation required to provide acceptable interior noise levels will also be examined and discussed in the EIS.

CONSTRUCTION IMPACTS

As recommended in the *CEQR Technical Manual*, construction-related impacts are typically analyzed to determine any disruptive or noticeable effects arising during a project's construction. Construction analyses for most new projects should include an assessment of impacts related to traffic, air quality, and noise, among other areas. The EIS will describe the likely construction schedule for development of the project areas and provide an estimate of on-site construction activity. The construction assessment for the proposed actions will generally be qualitative, focusing on areas where construction activities may pose specific environmental problems. The analysis of construction impacts will focus on traffic and parking, air quality, historic resources, hazardous materials, infrastructure, and noise. As appropriate, other technical areas will be assessed for potential construction-related impacts.

PUBLIC HEALTH

According to the guidelines of the *CEQR Technical Manual*, public health concerns for which a public health assessment may be warranted include: increased vehicular traffic or emissions from stationary sources resulting in significant adverse air quality impacts; increased exposure to heavy metals and other contaminants in soil/dust resulting in significant adverse hazardous materials or air quality impacts; the presence of contamination from historic spills or releases of substances that might have affected or might affect ground water to be used as a source of drinking water; solid waste management practices that could attract vermin and result in an increase in pest populations; potentially significant adverse impacts to sensitive receptors from noise and odors; and actions for which the potential impact(s) result in an exceedance of accepted federal, state, or local standards. Depending on the results of relevant technical analyses, a public health analysis may be warranted. If so, this analysis will be provided in the EIS.

**Applicant
Certification**

24. **Nathan J. Riddle**
PREPARER NAME
Technical Director, AKRF, Inc.
PREPARER TITLE
Nathan J. Riddle
PREPARER SIGNATURE
May 20, 2008
DATE

NYC Economic Development Corp.
PRINCIPAL
H. Hardy Adasko
NAME OF PRINCIPAL REPRESENTATIVE
Senior Vice President
TITLE OF PRINCIPAL REPRESENTATIVE
H. Hardy Adasko
SIGNATURE OF PRINCIPAL REPRESENTATIVE
5/20/08
DATE

NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.

PART III, ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR 617.7, which contains the State Department of Environmental Conservation's criteria for determining significance.

The lead agency should ensure the creation of a record sufficient to support the determination in this Part. The record may be based upon analyses submitted by the applicant (if any) with Part II of the EAS. The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency.

1. For each of the impact categories listed below, consider whether the action may have a significant effect on the environment with respect to the impact category. If it may, answer yes.

LAND USE, ZONING AND PUBLIC POLICY	<u>Yes</u>
SOCIOECONOMIC CONDITIONS	<u>Yes</u>
COMMUNITY FACILITIES AND SERVICES	<u>Yes</u>
OPEN SPACE	<u>Yes</u>
SHADOWS	<u>Yes</u>
HISTORIC RESOURCES	<u>Yes</u>
URBAN DESIGN/VISUAL RESOURCES	<u>Yes</u>
NEIGHBORHOOD CHARACTER	<u>Yes</u>
NATURAL RESOURCES	<u>Yes</u>
HAZARDOUS MATERIALS	<u>Yes</u>
WATERFRONT REVITALIZATION PROGRAM	<u>Yes</u>
INFRASTRUCTURE	<u>Yes</u>
SOLID WASTE AND SANITATION SERVICES	<u>Yes</u>
ENERGY	<u>Yes</u>
TRAFFIC AND PARKING	<u>Yes</u>
TRANSIT AND PEDESTRIANS	<u>Yes</u>
AIR QUALITY	<u>Yes</u>
NOISE	<u>Yes</u>
CONSTRUCTION IMPACTS	<u>Yes</u>
PUBLIC HEALTH	<u>Yes</u>

2. Are there any aspects of the action relevant to the determination whether the action may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the action may have a significant impact on the environment.

3. If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant impact on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.

4. If the lead agency has determined in its answers to questions 1 and 2 of this part that the actions may have a significant impact on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type I. A CND is only appropriate when conditions imposed by the lead agency will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.

5. If the lead agency has determined that the action may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impact(s) it has identified that may constitute a significant impact on the environment.

6.

**Lead Agency
Certification**

PREPARER NAME

PREPARER TITLE

PREPARER SIGNATURE

DATE

**Office of the Deputy Mayor for
Economic Development**

NAME OF LEAD AGENCY REPRESENTATIVE

Robert Kulikowski

TITLE OF LEAD AGENCY REPRESENTATIVE

Robert Kulikowski

SIGNATURE OF LEAD AGENCY REPRESENTATIVE

DATE

May 20, 2008