



## **CITY PLANNING COMMISSION**

March 28, 2007/Calendar No. 14

C 070138 HUK

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**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 11<sup>th</sup> amendment to the Coney Island I Urban Renewal Plan for the Coney Island I Urban Renewal Area, Brooklyn, Community District 13.

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The application for the 11<sup>th</sup> amendment to the Coney Island I Urban Renewal Plan was submitted by the Department of Housing Preservation and Development (HPD) on October 5, 2006. The proposed plan:

1. Modifies Map 2 to reflect a change in Site 7A from Community Facility/Public and Semi-Public Improvements to Residential
2. Lists Site 6B, 7A, and 58C in Exhibit A
3. Removes the proposed Use and Supplementary Controls that pertain to the creation of pedestrian walkways, and the change is reflected on Map 2
4. Changes the language and format of the Urban Renewal Plan to reflect the current and standard form

These changes would facilitate the disposition of Site 7A as an accessory parking lot.

### **RELATED ACTION**

In addition to the 11<sup>th</sup> Amendment to the Coney Island I Urban Renewal Plan, which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 070139 HAK      UDAAP designation, project approval, and disposition of city owned property to developer selected by HPD.

## **BACKGROUND**

The Department of Housing Preservation and Development proposes the 11<sup>th</sup> Amendment to the Coney Island I Urban Renewal Plan (C 070138 HUK). The Coney Island I Urban Renewal Plan was originally approved by the Board of Estimate on July 25, 1968 (CP20319). The 10<sup>th</sup> amendment to the plan was adopted by the City Council on July 24, 2002 (C 010351 HUK). In addition, HPD also seeks Urban Development Action Area designation, project approval and disposition of city-owned property (C 070139 HAK) to a developer selected by HPD. These actions are intended to facilitate the development of an accessory parking lot on Coney Island Urban Renewal Plan Site 7A (Block 7050, Lot 74).

### **Area Description**

The Coney Island Urban Renewal Area is located in the Coney Island Section of Brooklyn, Community District 13. It is generally bounded by Neptune Avenue to the north, Surf Avenue to the south, West 37<sup>th</sup> Street to the west, and Stillwell Avenue to the east. Within the Urban Renewal Area, there is a mixture of commercial and residential uses. However, the blocks surrounding Site 7A (Block 7050, Lot 74) are characterized predominantly by tower-in-the-park residential developments constructed during the 1960s and 1970s. The area is served by the B36 bus with connections to the D, F, N, and Q trains at Stillwell Avenue.

Coney Island Urban Renewal Plan Site 7A (Block 7050, Lot 74) is located on the east side of West 31st Street between Surf and Mermaid avenues in an R6 zoning district. It was previously occupied by a community garden.

### **Urban Renewal Plan Amendment (C 070138HUK)**

The 11<sup>th</sup> amendment to the Coney Island I Urban Renewal Plan seeks to change the land use designation of Coney Island I Urban Renewal Plan Site 7A (Block 7050, Lot 74) from Community Facility/Public and Semi-Public to Residential in order to facilitate its use as an accessory parking lot.

The proposed amendment will also remove the requirement for the construction of pedestrian walkways running mid-block between Mermaid Avenue and Surf Avenue from West 35th Street

to West 20th Street. Since these walkways were never fully constructed, the change to the URP would reflect the existing condition of the area.

Additional changes to the Coney Island Urban Renewal Plan will update the appropriate maps and figures to reflect the proposed land use changes and removal of the requirement for the pedestrian walkways. Also, the language and format of the Urban Renewal Plan will be updated to reflect the current and standard form used in such Urban Renewal Plans.

### **UDAAP Designation, Project Approval and Disposition of City Owned Property (C 070139 HAK)**

HPD is also requesting Urban Development Action Area Plan (UDAAP) designation, project approval, and the disposition of one city-owned property, located at 2953 West 31st Street (Block 7050, Lot 74), Site 7A within the Coney Island I Urban Renewal Area, to facilitate its use as an accessory parking lot.

Site 7A is approximately 4,720 square feet and is zoned R6. The subject site was previously occupied by a community garden, and is adjacent to an existing 148-space parking facility serving the residents of Sea Park West, a 332-unit residential development.

Sea Park West is in need of additional parking spaces for use by its residents. The incorporation of the Site 7A into the Sea Park West property would add approximately 10 parking spaces to the existing total of 148 spaces. Sea Park West, LP has improved a portion of Site 7A with landscaping and is using the site for parking pursuant to a license agreement with HPD.

### **ENVIRONMENTAL REVIEW**

This application (C 070138 HUK) in conjunction with the application for the related actions (C 070139 HAK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq., and the City Environmental Quality Review (CEQR) Rules for Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number for this application is 05HPD019K. The Lead Agency is the Department of Housing Preservation and Development

After a study of the potential environmental impacts of the proposed actions, a negative declaration was issued on November 1, 2006.

## **UNIFORM LAND USE REVIEW**

This application (C 070138 HUK), in conjunction with the application for the related actions (C 070139 HAK), was certified as complete by the Department of City Planning on December 18, 2006 and was duly referred to Community Board 13 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 13 held a public hearing on this application (C 070138 HUK), in conjunction with the application for the related actions (C 070139 HAK), on January 31, 2007 and, on that date, by a vote of 34 in favor with 6 opposed and 0 abstentions, adopted a resolution recommending approval with the following condition:.

The members of the community board expressed discontent that HPD entered into a license agreement with a developer and completed the incorporation of Coney Island Urban Renewal Site 7a prior to the initiation of the Uniform Land Use Review Procedure (ULURP).

### **Borough President Recommendation**

This application (C 070138 HUK), in conjunction with the application for the related actions (C 070139 HAK), was considered by the Borough President, who issued a recommendation approving the application on March 1, 2007.

### **City Planning Commission Public Hearing**

On February 28, 2007 (Calendar No.4), the City Planning Commission scheduled March 14, 2007, for a public hearing on this application (C 070138HUK). The hearing was duly held on March 14, 2007 (Calendar No. 24). There were 2 speakers in favor of the application and 0 in opposition.

A representative of the owner of the Sea Park West apartment complex spoke in support of the application. He described the proposed conversion of Site 7a to an accessory parking lot and its incorporation into the Sea Park West property.

A representative of HPD also appeared in favor of the application.

There were no other speakers, and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the proposed amendment to the Urban Renewal Plan for the Coney Island I Urban Renewal Area in conjunction with the related action, is appropriate. These actions would facilitate the use of Urban Renewal Site 7A as needed accessory parking for the residents of Sea Park West.

### **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the proposed action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, that the City Planning Commission finds that the proposed 11<sup>th</sup> Amendment to the Coney Island I Urban Renewal Plan is an appropriate plan for the area involved; and

The City Planning Commission certifies that the Amended Urban Renewal Plan for the Coney Island I Urban Renewal Area complies with provisions of Section 502, Article 15 of the General Municipal Law of New York State, conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives; and

The Commission further certifies that the amended Urban Renewal Plan for the Coney Island I Urban Renewal Area is in conformity with the findings and designations of the Coney Island I Urban Renewal Area as adopted by the City Planning Commission on July 12, 1968. The Commission certifies its unqualified approval of the Amended Urban Renewal Plan for the

Coney Island I Urban Renewal Area, pursuant to Section 505, Article 15 of the General Municipal Law of New York State; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, the Uniform Land Use Review Procedure, and Section 505, Article 15 of the General Municipal Law of New York State, and after due consideration of the appropriateness of this action, that the proposed amended Urban Renewal Plan for the Coney Island I Urban Renewal Area, Community District 13, Borough of Brooklyn, submitted by the Department of Housing Preservation and Development on October 5, 2006 is approved.

The above resolution (C 070138 HUK) , duly adopted by the City Planning Commission on March 28, 2007 (Calendar No. 14), is filed with the Office of the Speaker of the City Council and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN, AICP, Chair**  
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