



## **CITY PLANNING COMMISSION**

June 17, 2009, Calendar No. 14

C 090107 MMK

**IN THE MATTER OF** an application submitted by the Department of City Planning, Department of Parks and Recreation, and the New York City Economic Development Corporation, pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.*, of the New York City Administrative Code, for an amendment to the City Map involving:

- the establishment of new streets;
- the establishment of new parks and park additions;
- the modification and adjustment of grades of existing streets;
- the elimination, discontinuance and closing of portions of streets;
- the elimination of portions of parks;
- the delineation of easements and corridors;
- the extinguishment of record streets, all within an area generally bounded by West 8<sup>th</sup> Street, Surf Avenue, West 23<sup>rd</sup> Street, and the Public Beach; and
- any acquisition or disposition of real property related thereto,

Community District 13, Borough of Brooklyn, in accordance with Map Nos. X-2710 and X-2711, dated January 14, 2009 and signed by the Borough President.

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The application (C 090107 MMK) for an amendment to the City Map was filed by the Department of City Planning, Department of Parks and Recreation, and the New York City Economic Development Corporation on September 18, 2008, in order to facilitate, in the Coney Island area of Brooklyn, the redevelopment of vacant and underutilized land through the creation of new block configurations, the elimination, reconfiguration and mapping of parkland, the enhancement of access to the Boardwalk from Surf Avenue, and the development of new east-west connections between the residential communities and the amusement area. The proposed mapping would also establish the transportation network necessary to accommodate the anticipated pedestrian and vehicular circulation in the area.

### **RELATED ACTIONS**

In addition to the proposed amendment to the City Map, which is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. **N 090273 (A) ZRK:** Zoning Text amendment to create the Special Coney Island District.
2. **C 090272 ZMK:** Amendment to the Zoning Map, Section Nos. 28d, to rezone C7 and R6 districts to R7A, R7X and R7D districts with C2-4 overlays within the proposed Special Coney Island District and to rezone C7 district to R5 outside of the Special Coney Island District.
3. **C 090274 PQK:** Acquisition of property located within the Coney East sub-district.
4. **C 090275 PQK:** Acquisition of property located at West 19th Street and Surf Avenue for development of residential uses with ground-floor retail pursuant to the proposed zoning.
5. **C 090276 HAK: UDAAP** designation, project approval and disposition of City-owned property located between West 19th Street and West 20th Street and between Surf Avenue and Mermaid Avenue.
6. **C 090277 PPK:** Disposition of City-owned property within the Coney East sub-district.

## **BACKGROUND**

A full background discussion and description of this application appears in the report on the related zoning text change application, N 090273 (A) ZRK.

## **ENVIRONMENTAL REVIEW**

This application (C 090107 MMK), in conjunction with the applications for the related applications (C 090272 ZMK, N 090273 (A) ZRK, C 090274 PQK, C 090275 PQK, C 090276 HAK, and C 090277 PPK), 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 of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR Number is 08DME007K. The lead agency is the Office of the Deputy Mayor for Economic Development and Rebuilding.

It was determined that the proposed actions may have a significant effect on the environment. A Positive Declaration was issued on January 11, 2008, and distributed, published and filed. Summaries

of the environmental review process, the Final Environmental Impact Statement (FEIS), and the Technical Memorandum, dated June 15, 2009, appear in the report on the related zoning text change application, N 090273 (A) ZRK.

## **UNIFORM LAND USE REVIEW**

This application (C 090107 MMK) was certified as complete by the Department of City Planning on January 20, 2009, and was duly referred to Brooklyn Community Board 13 and the Brooklyn Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **Community Board Public Hearing**

Community Board 13 held public hearings on this application (C 090107 MMK), in conjunction with the applications for the related actions (C 090272 ZMK, N 090273 ZRK, C 090274 POK, C 090275 POK, C 090276 HAK, and C 090277 PPK), on March 3, 2009, and on March 11, 2009. A full discussion of the Community Board 13 resolution appears in the report on the related zoning text change application, N 090273 (A) ZRK.

### **Borough President Recommendation**

This application (C 090107 MMK), in conjunction with the applications for the related actions (C 090272 ZMK, N 090273 ZRK, C 090274 POK, C 090275 POK, C 090276 HAK, and C 090277 PPK), was considered by the Borough President of Brooklyn. A full discussion of the Brooklyn Borough President resolution appears in the report on the related zoning text change application, N 090273 (A) ZRK.

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

On April 22, 2009 (Calendar No. 9), the City Planning Commission scheduled May 6, 2009 for a public hearing on this application (C 090107 MMK). The hearing was duly held on May 6, 2009 (Calendar No. 24) in conjunction with the public hearings for the related actions (C 090272 ZMK, N 090273 ZRK, N 090273 (A) ZRK, C 090274 POK, C 090275 POK, C 090276 HAK, and C 090277

PPK).

There were several speakers as described in the report on the related zoning text change application, N 090273 (A) ZRK, and the hearing was closed.

### **WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW**

This application in conjunction with the applications for the related actions, was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 22, 2002, , pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 *et seq.*). The designated WRP number is 08-097. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

### **CONSIDERATION**

The City Planning Commission believes that this amendment to the City Map is appropriate.

A full consideration of the issues and reasons for approving this application (C 090107 MMK) appears in the report on the related zoning text change application, N 090273 (A) ZRK.

### **RESOLUTION**

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of real property to be appropriate, adopts the following resolution:

**RESOLVED**, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on June 5, 2009 with respect to this application, together with the Technical Memorandum, dated June 15, 2009, the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action, together with the modifications thereto adopted for N 090273 (A) ZRK, and as described in the Technical Memorandum, dated June 15, 2009, is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, and the Technical Memorandum, dated June 15, 2009, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

**RESOLVED**, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application (C 090107 MMK) for the amendment to the City Map involving:

- the establishment of new streets;
- the establishment of new parks and park additions;
- the modification and adjustment of grades of existing streets;
- the elimination, discontinuance and closing of portions of streets;
- the elimination of parks and portions of parks;
- the delineation of easements and corridors; and
- the extinguishment of record streets, all within an area generally bounded by West 8<sup>th</sup> Street, Surf Avenue, West 23<sup>rd</sup> Street, and the Public Beach,

including authorization for any acquisition or disposition of real property related thereto, in Community District 13, Borough of Brooklyn, in accordance with Map Nos. X-2710 and X-2711, dated January 14, 2009, revised June 17, 2009, and Map Nos. Y-2715, X-2716, X-2717, and Y-2718, dated June 17, 2009, and signed by the Borough President, is approved;

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

**RESOLVED** that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. X-2711, dated January 14, 2009, revised June 17, and Map No. Y-2718, dated June 17, 2009, providing for the discontinuance and closing of various streets and walkways within the area generally bounded by West 8<sup>th</sup> Street, Surf Avenue, West 23<sup>rd</sup> Street, and the Public Beach, more particularly described as follows:

**HIGHLAND VIEW AVENUE FROM WEST 23<sup>RD</sup> STREET TO WEST 22<sup>ND</sup> STREET AND A SEGMENT OF WEST 22<sup>ND</sup> STREET BETWEEN OCEAN WAY AND PUBLIC BEACH**

Starting at a Point of Beginning located at the intersection of the easterly street line of West 22<sup>nd</sup> Street and the newly established southerly street terminus line of West 22<sup>nd</sup> Street, said point being distant 46.96 feet southerly along said easterly street line of West 22<sup>nd</sup> Street from its intersection with the newly established southerly street line of Ocean Way, as those streets and public beach were hereinbefore laid out on the City Map;

- 1) Running thence southerly, along the former easterly street line of West 22<sup>nd</sup> Street, discontinued and closed, in the projection of the existing easterly street line of West 22<sup>nd</sup> Street, 216.71 feet to its intersection with the northerly line of Public Beach;
- 2) Running thence westerly, along said northerly line of Public Beach, which is coterminous with the former southerly street terminus line of West 22<sup>nd</sup> Street, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 79 degrees 54 minutes 12 seconds, 60.94 feet to its intersection with the former westerly street line of West 22<sup>nd</sup> Street, discontinued and closed;
- 3) Running thence northerly, along said former westerly street line of West 22<sup>nd</sup> Street, discontinued and closed, said course forming a deflection angle to the right with the last

mentioned course of 100 degrees 05 minutes 24 seconds, 46.88 feet to its intersection with the former southerly street line of Highland View Avenue, discontinued and closed;

- 4) Running thence westerly, along said former southerly street line of Highland View Avenue, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 90 degrees 28 minutes 49 seconds, 217.02 feet to its intersection with the easterly street line of West 23<sup>rd</sup> Street;
- 5) Running thence northerly, along the newly established easterly street line of West 23<sup>rd</sup> Street, said course forming a deflection angle to the right with the last mentioned course of 90 degrees 00 minutes 00 seconds, 60.00 feet to its intersection with the former northerly street line of Highland View Avenue, discontinued and closed;
- 6) Running thence easterly, along said former northerly street line of Highland View Avenue, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 90 degrees 00 minutes 00 seconds, 218.80 feet to its intersection with the former westerly street line of West 22<sup>nd</sup> Street, discontinued and closed;
- 7) Running thence northerly, along said former westerly street line of West 22<sup>nd</sup> Street, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 90 degrees 00 minutes 00 seconds, 54.19 feet to an angle point;
- 8) Continuing thence northerly, along said former westerly street line of West 22<sup>nd</sup> Street, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 0 degrees 31 minutes 31 seconds, 45.81 feet to an angle point;
- 9) Continuing thence northerly, along said former westerly street line of West 22<sup>nd</sup> Street, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 1 degree 00 minutes 44 seconds, 20.00 feet to its intersection with the newly established southerly street terminus line of West 22<sup>nd</sup> Street;
- 10) Running thence easterly, along said newly established southerly street terminus line of West 22<sup>nd</sup> Street, said course forming a deflection angle to the right with the last mentioned course of 89 degrees 31 minutes 08 seconds, 60.00 feet to the Point or Place of Beginning.

The area described above consists of 26,270.16 square feet, more or less.

**A PORTION OF WEST 15<sup>TH</sup> STREET FROM SURF AVENUE TO WONDER WHEEL WAY AND BOWERY FROM WEST 16<sup>TH</sup> STREET TO WEST 15<sup>TH</sup> STREET**

Starting at a Point of Beginning located at the intersection of the newly established westerly street line of West 15<sup>th</sup> Street and the newly established southerly street line of Surf Avenue which is the prolongation of the existing southerly street line of Surf Avenue, as those streets were hereinbefore laid out on the City Map;

- 1) Running thence southerly, along said newly established westerly street line of West 15<sup>th</sup> Street, said course forming a radial angle to the left, from the radial line of said southerly curved street line of Surf Avenue, of 2 degrees 20 minutes 32 seconds, 530.94 feet to its intersection with the newly established northerly street line of Wonder Wheel Way;
- 2) Running thence westerly, along said newly established northerly street line of Wonder Wheel Way, said course forming a deflection angle to the right with the last mentioned course of 79 degrees 46 minutes 11 seconds, 13.87 feet to its intersection with the former westerly street line of West 15<sup>th</sup> Street, discontinued and closed;
- 3) Running thence northerly, along said former westerly street line of West 15<sup>th</sup> Street, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 100 degrees 13 minutes 47 seconds, 304.26 feet to its intersection with the former southerly street line of Bowery, discontinued and closed;
- 4) Running thence westerly, along said former southerly street line of Bowery, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 89 degrees 26 minutes 43 seconds, 181.43 feet to its intersection with the newly established easterly street line of West 16<sup>th</sup> Street;
- 5) Running thence northerly, along said newly established easterly street line of West 16<sup>th</sup> Street, said course forming a deflection angle to the right with the last mentioned course of 89 degrees 24 minutes 29 seconds, 38.00 feet to its intersection with the former northerly street line of Bowery, discontinued and closed;
- 6) Running thence easterly, along said former northerly street line of Bowery, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 90 degrees 35 minutes 31 seconds, 181.46 feet to its intersection with the former westerly street line of West 15<sup>th</sup> Street, discontinued and closed;
- 7) Running thence northerly, along said former westerly street line of West 15<sup>th</sup> Street, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 90 degrees 33 minutes 17 seconds, 191.68 feet to its intersection with the southerly street line of Surf Avenue;
- 8) Running thence easterly, along the newly established southerly street line of Surf Avenue, on a non-tangent curve to the right, having a radius of 3940.00 feet and a central angle of 0 degrees 11 minutes 56 seconds, a curve length of 13.67 feet to the Point or Place of Beginning.

The area described above consists of 14,165.33 square feet, more or less.

**WEST 15<sup>TH</sup> STREET FROM WONDER WHEEL WAY TO PUBLIC BEACH**

Starting at a Point of Beginning located at the intersection of the newly established southerly street



line of Wonder Wheel Way and the former easterly street line of West 15<sup>th</sup> Street, discontinued and closed, said point being distant 219.14 feet westerly along said newly established southerly street line of Wonder Wheel Way from a point of tangency on a curve having a radius of 300.00 feet and a central angle of 14 degrees 15 minutes 24 seconds and a curve length of 74.65 feet, as those streets and public beach were hereinbefore laid out on the City Map;

- 1) Running thence southerly, along said former easterly street line of West 15<sup>th</sup> Street, discontinued and closed, in the projection of the existing easterly street line of West 15<sup>th</sup> Street, 276.32 feet to its intersection with the northerly line of Public Beach;
- 2) Running thence westerly, along said northerly line of Public Beach, which is coterminous with the former southerly street terminus line of West 15<sup>th</sup> Street, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 88 degrees 41 minutes 34 seconds, 88.67 feet to its intersection with the former westerly street line of West 15<sup>th</sup> Street, discontinued and closed;
- 3) Running thence northerly, along said former westerly street line of West 15<sup>th</sup> Street, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 91 degrees 18 minutes 24 seconds, 262.34 feet to its intersection with the newly established southerly street line of Wonder Wheel Way;
- 4) Running thence easterly, along said newly established southerly street line of Wonder Wheel Way, said course forming a deflection angle to the right with the last mentioned course of 79 degrees 46 minutes 13 seconds, 90.08 feet to the Point or Place of Beginning.

The area described above consists of 23,876.44 square feet, more or less.

#### **STILLWELL AVENUE FROM WONDER WHEEL WAY TO PUBLIC BEACH**

Starting at a Point of Beginning located at the intersection of the newly established southerly street line of Wonder Wheel Way and the former easterly street line of Stillwell Avenue, discontinued and closed, said point being distant 12.59 feet easterly along said newly established southerly street line of Wonder Wheel Way from a point of curvature on a curve having a radius of 300.00 feet and a central angle of 14 degrees 15 minutes 24 seconds and a curve length of 74.65 feet, as those streets and public beach were hereinbefore laid out on the City Map;

- 1) Running thence southerly, along said former easterly street line of Stillwell Avenue, discontinued and closed, in the projection of the existing easterly street line of Stillwell Avenue, 314.46 feet to its intersection with the northerly line of Public Beach;
- 2) Running thence westerly, along said northerly line of Public Beach, which is coterminous with the former southerly street terminus line of Stillwell Avenue, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 88 degrees 11 minutes 11 seconds, 100.05 feet to its intersection with the former westerly street line of Stillwell Avenue, discontinued and closed;

- 3) Running thence northerly, along said former westerly street line of Stillwell Avenue, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 91 degrees 48 minutes 49 seconds, 309.74 feet to its intersection with the newly established southerly street line of Wonder Wheel Way;
- 4) Running thence easterly, along said newly established southerly street line of Wonder Wheel Way, said course forming a deflection angle to the right with the last mentioned course of 78 degrees 25 minutes 12 seconds, 13.46 feet to a point of tangency on the newly established southerly street line of Wonder Wheel Way;
- 5) Continuing thence easterly, along said newly established southerly street line of Wonder Wheel Way, on a tangential curve to the right, having a radius of 300.00 feet and a central angle of 14 degrees 15 minutes 24 seconds, a curve length of 74.65 feet to a point of curvature on the newly established southerly street line of Wonder Wheel Way;
- 6) Continuing thence easterly, along said newly established southerly street line of Wonder Wheel Way, on a line tangent to the last mentioned course or curve, 12.59 feet to the Point or Place of Beginning.

The area described above consists of 31,466.27 square feet, more or less.

**WEST 12<sup>TH</sup> STREET FROM WONDER WHEEL WAY TO PUBLIC BEACH**

Starting at a Point of Beginning located at the intersection of the newly established southerly street line of Wonder Wheel Way and the former easterly street line of West 12<sup>th</sup> Street, discontinued and closed, said point being distant 394.22 feet westerly along said newly established southerly street line of Wonder Wheel Way from a point of tangency on a curve having a radius of 31.00 feet and a central angle of 81 degrees 06 minutes 37 seconds and a curve length of 43.88 feet, as those streets and public beach were hereinbefore laid out on the City Map;

- 1) Running thence southerly, along said former easterly street line of West 12<sup>th</sup> Street, discontinued and closed, in the projection of the existing easterly street line of West 12<sup>th</sup> Street, 291.89 feet to its intersection with the northerly line of Public Beach;
- 2) Running thence westerly, along said northerly line of Public Beach, which is coterminous with the former southerly street terminus line of West 12<sup>th</sup> Street, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 80 degrees 53 minutes 01 second, 60.77 feet to its intersection with the former westerly street line of West 12<sup>th</sup> Street, discontinued and closed;
- 3) Running thence northerly, along said former westerly street line of West 12<sup>th</sup> Street, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 99 degrees 06 minutes 59 seconds, 296.66 feet to its intersection with the newly established southerly street line of Wonder Wheel Way;

- 4) Running thence easterly, along said newly established southerly street line of Wonder Wheel Way, said course forming a deflection angle to the right with the last mentioned course of 85 degrees 22 minutes 26 seconds, 60.20 feet to the Point or Place of Beginning.

The area described above consists of 17,656.36 square feet, more or less.

**A PORTION OF WEST 10<sup>TH</sup> STREET BETWEEN SURF AVENUE AND PUBLIC BEACH**

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

- 1) Running thence southerly, along said newly established easterly street line of West 10<sup>th</sup> Street, said course forming a radial angle to the left, from the radial line of said southerly curved street line of Surf Avenue, of 0 degrees 46 minutes 02 seconds, 377.83 feet to a point of curvature in said newly established easterly street line of West 10<sup>th</sup> Street;
- 2) Continuing thence southerly and westerly, along said newly established easterly street line of West 10<sup>th</sup> Street, on a tangential curve to the right, having a radius of 31.00 feet and a central angle of 81 degrees 06 minutes 37 seconds, a curve length of 43.88 feet to a point of tangency on the newly established southerly street line of Wonder Wheel Way;
- 3) Running thence westerly, along said newly established southerly street line of Wonder Wheel Way, on a line tangent to the last mentioned course or curve, 4.44 feet to its intersection with the former westerly street line of West 10<sup>th</sup> Street, discontinued and closed;
- 4) Running thence southerly, along said former westerly street line of West 10<sup>th</sup> Street, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 81 degrees 06 minutes 37 seconds, 264.88 feet to its intersection with the northerly line of Public Beach;
- 5) Running thence easterly, along said northerly line of Public Beach, which is coterminous with the former southerly street terminus line of West 10<sup>th</sup> Street, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 103 degrees 22 minutes 48 seconds, 76.68 feet to its intersection with the former easterly street line of West 10<sup>th</sup> Street, discontinued and closed;
- 6) Running thence northerly, along said former easterly street line of West 10<sup>th</sup> Street, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 76 degrees 37 minutes 13 seconds, 655.57 feet to its intersection with the southerly street line of Surf Avenue;
- 7) Running thence westerly, along the newly established southerly street line of Surf Avenue, on a non-tangent curve to the left, having a radius of 7940.00 feet and a central angle of 0

degrees 19 minutes 03 seconds, a curve length of 44.01 feet to the Point or Place of Beginning.

The area described above consists of 37,301.81 square feet, more or less.

**KENSINGTON WALK FROM BOWERY TO SURF AVENUE**

Starting at a Point of Beginning located at the intersection of the former northerly street line of Bowery, discontinued and closed, and the former westerly line of Kensington Walk, discontinued and closed, said point being distant 48.01 feet easterly along said former northerly street line of Bowery, discontinued and closed, from its intersection with the newly established easterly street line of West 16<sup>th</sup> Street, and distant 192.53 feet southerly along said newly established easterly street line of West 16<sup>th</sup> Street from its intersection with the southerly street line of Surf Avenue, as those streets and walk were hereinbefore laid out or delineated on the City Map;

- 1) Running thence easterly, along said former northerly street line of Bowery, discontinued and closed, 20.00 feet to its intersection with the former easterly line of Kensington Walk, discontinued and closed;
- 2) Running thence northerly, along said former easterly line of Kensington Walk, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 90 degrees 33 minutes 15 seconds, 193.19 feet to its intersection with the southerly street line of Surf Avenue;
- 3) Running thence westerly, along said southerly street line of Surf Avenue, on a non-tangent curve to the left, having a radius of 3940.00 feet and a central angle of 0 degrees 17 minutes 27 seconds, a curve length of 20.00 feet to its intersection with the former westerly line of Kensington Walk, discontinued and closed;
- 4) Running thence southerly, along said former westerly line of Kensington Walk, discontinued and closed, which is parallel with the former easterly line of Kensington Walk, discontinued and closed, 193.12 feet to the Point or Place of Beginning.

The area described above consists of 3,863.26 square feet, more or less.

**KENSINGTON WALK FROM BOWERY TO WONDER WHEEL WAY**

Starting at a Point of Beginning located at the intersection of the former southerly street line of Bowery, discontinued and closed, and the former westerly line of Kensington Walk, discontinued and closed, said point being distant 47.99 feet easterly along said former southerly street line of Bowery, discontinued and closed, from its intersection with the newly established easterly street line of West 16<sup>th</sup> Street, and distant 278.92 feet northerly along said newly established easterly street line of West 16<sup>th</sup> Street from a point of tangency on a curve having a radius of 50.00 feet and a central angle of 100 degrees 11 minutes 33 seconds and a curve length of 87.43 feet, as those streets and walk were hereinbefore laid out or delineated on the City Map;

- 1) Running thence easterly, along said former southerly street line of Bowery, discontinued and closed, 20.00 feet to its intersection with the former easterly line of Kensington Walk, discontinued and closed;
- 2) Running thence southerly, along said former easterly line of Kensington Walk, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 89 degrees 26 minutes 45 seconds, 325.83 feet to its intersection with the newly established northerly street line of Wonder Wheel Way;
- 3) Running thence westerly, along said newly established northerly street line of Wonder Wheel Way, said course forming a deflection angle to the right with the last mentioned course of 79 degrees 46 minutes 11 seconds, 9.07 feet to a point of curvature in the newly established northerly street line of Wonder Wheel Way;
- 4) Continuing thence westerly, along said newly established northerly street line of Wonder Wheel Way, on a tangential curve to the right, having a radius of 50.00 feet and a central angle of 12 degrees 45 minutes 00 seconds, a curve length of 11.13 feet to its intersection with the former westerly line of Kensington Walk, discontinued and closed;
- 5) Running thence northerly, along said former westerly line of Kensington Walk, discontinued and closed, which is parallel with the former easterly line of Kensington Walk, discontinued and closed, 328.38 feet to the Point or Place of Beginning.

The area described above consists of 6,549.94 square feet, more or less.

#### **KENSINGTON WALK FROM WONDER WHEEL WAY TO PUBLIC BEACH**

Starting at a Point of Beginning located at the intersection of the newly established southerly street line of Wonder Wheel Way and the former westerly line of Kensington Walk, discontinued and closed, said point being distant 42.02 feet easterly along said newly established southerly street line of Wonder Wheel Way from a point of curvature on a curve having a radius of 53.00 feet and a central angle of 100 degrees 10 minutes 47 seconds and a curve length of 92.67 feet, as those streets, public beach and walk were hereinbefore laid out or delineated on the City Map;

- 1) Running thence easterly, along said newly established southerly street line of Wonder Wheel Way, 20.32 feet to its intersection with the former easterly line of Kensington Walk, discontinued and closed;
- 2) Running thence southerly, along said former easterly line of Kensington Walk, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 100 degrees 13 minutes 49 seconds, 244.46 feet to its intersection with the northerly line of Public Beach;
- 3) Running thence westerly, along said northerly line of Public Beach, said course forming a deflection angle to the right with the last mentioned course of 88 degrees 41 minutes 34

seconds, 20.01 feet to its intersection with the former westerly line of Kensington Walk, discontinued and closed;

- 4) Running thence northerly, along said former westerly line of Kensington Walk, discontinued and closed, which is parallel with the former easterly line of Kensington Walk, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 91 degrees 18 minutes 26 seconds, 241.31 feet to the Point or Place of Beginning.

The area described above consists of 4,857.66 square feet, more or less.

#### **VAN BERGENS WALK FROM BOWERY TO SURF AVENUE**

Starting at a Point of Beginning located at the intersection of the former northerly street line of Bowery, discontinued and closed, and the former westerly line of Van Bergens Walk, discontinued and closed, said point being distant 128.03 feet easterly along said former northerly street line of Bowery, discontinued and closed, from its intersection with the newly established easterly street line of West 16<sup>th</sup> Street, and distant 192.53 feet southerly along said newly established easterly street line of West 16<sup>th</sup> Street from its intersection with the southerly street line of Surf Avenue, as those streets and walk were hereinbefore laid out or delineated on the City Map;

- 1) Running thence easterly, along said former northerly street line of Bowery, discontinued and closed, 10.00 feet to its intersection with the former easterly line of Van Bergens Walk, discontinued and closed;
- 2) Running thence northerly, along said former easterly line of Van Bergens Walk, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 90 degrees 33 minutes 14 seconds, 192.64 feet to its intersection with the southerly street line of Surf Avenue;
- 3) Running thence westerly, along said southerly street line of Surf Avenue, on a non-tangent curve to the left, having a radius of 3940.00 feet and a central angle of 0 degrees 08 minutes 44 seconds, a curve length of 10.00 feet to its intersection with the former westerly line of Van Bergens Walk, discontinued and closed;
- 4) Running thence southerly, along said former westerly line of Van Bergens Walk, discontinued and closed, which is parallel with the former easterly line of Van Bergens Walk, discontinued and closed, 192.80 feet to the Point or Place of Beginning.

The area described above consists of 1,927.22 square feet, more or less.

#### **VAN BERGENS WALK FROM WONDER WHEEL WAY TO BOWERY**

Starting at a Point of Beginning located at the intersection of the newly established northerly street line of Wonder Wheel Way and the former easterly line of Van Bergens Walk, discontinued and closed, said point being distant 58.01 feet westerly along said newly established northerly street line of Wonder Wheel Way from its intersection with the newly established westerly street line of West

15<sup>th</sup> Street, as those streets and walk were hereinbefore laid out or delineated on the City Map;

- 1) Running thence westerly, along said newly established northerly street line of Wonder Wheel Way, 10.16 feet to its intersection with the former westerly line of Van Bergens Walk, discontinued and closed;
- 2) Running thence northerly, along said former westerly line of Van Bergens Walk, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 100 degrees 13 minutes 50 seconds, 314.42 feet to its intersection with the former southerly street line of Bowery, discontinued and closed;
- 3) Running thence easterly, along said former southerly street line of Bowery, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 90 degrees 38 minutes 14 seconds, 10.00 feet to the former easterly line of Van Bergens Walk, discontinued and closed;
- 4) Running thence southerly, along said former easterly line of Van Bergens Walk, discontinued and closed, which is parallel with the former westerly line of Van Bergens Walk, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 89 degrees 26 minutes 46 seconds, 312.52 feet to the Point or Place of Beginning.

The area described above consists of 3,134.67 square feet, more or less.

**VAN BERGENS WALK FROM WONDER WHEEL WAY TO PUBLIC BEACH**

Starting at a Point of Beginning located at the intersection of the newly established southerly street line of Wonder Wheel Way and the former westerly line of Van Bergens Walk, discontinued and closed, said point being distant 123.31 feet easterly along said newly established southerly street line of Wonder Wheel Way from a point of curvature on a curve having a radius of 53.00 feet and a central angle of 100 degrees 10 minutes 47 seconds and a curve length of 92.67 feet, as those streets, public beach and walk were hereinbefore laid out or delineated on the City Map;

- 1) Running thence easterly, along said newly established southerly street line of Wonder Wheel Way, 10.16 feet to its intersection with the former easterly line of Van Bergens Walk, discontinued and closed;
- 2) Running thence southerly, along said former easterly line of Van Bergens Walk, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 100 degrees 13 minutes 50 seconds, 255.50 feet to its intersection with the northerly line of Public Beach;
- 3) Running thence westerly, along said northerly line of Public Beach, said course forming a deflection angle to the right with the last mentioned course of 88 degrees 41 minutes 33 seconds, 10.00 feet to its intersection with the former westerly line of Van Bergens Walk, discontinued and closed;

- 4) Running thence northerly, along said former westerly line of Van Bergens Walk, discontinued and closed, which is parallel with the former easterly line of Van Bergens Walk, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 91 degrees 18 minutes 27 seconds, 253.92 feet to the Point or Place of Beginning.

The area described above consists of 2,547.08 square feet, more or less.

#### **SCHWEICKERTS WALK FROM BOWERY TO SURF AVENUE**

Starting at a Point of Beginning located at the intersection of the northerly street line of Bowery and the former westerly line of Schweickerts Walk, discontinued and closed, said point being distant 9.71 feet easterly along said northerly street line of Bowery from an angle point of 184 degrees 58 minutes 11 seconds, as those streets and walk were hereinbefore laid out or delineated on the City Map;

- 1) Running thence easterly, along said northerly street line of Bowery, 26.25 feet to its intersection with the former easterly line of Schweickerts Walk, discontinued and closed;
- 2) Running thence northerly, along said former easterly line of Schweickerts Walk, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 97 degrees 54 minutes 45 seconds, 190.37 feet to its intersection with the southerly street line of Surf Avenue;
- 3) Running thence westerly, along said southerly street line of Surf Avenue, on a non-tangent curve to the left, having a radius of 3940.00 feet and a central angle of 0 degrees 22 minutes 46 seconds, a curve length of 26.09 feet to its intersection with the former westerly line of Schweickerts Walk, discontinued and closed;
- 4) Running thence southerly, along said former westerly line of Schweickerts Walk, discontinued and closed, which is parallel with the former easterly line of Schweickerts Walk, discontinued and closed, 188.96 feet to the Point or Place of Beginning.

The area described above consists of 4,931.76 square feet, more or less, located in Section 21 of the Kings County Land Map.

#### **SCHWEICKERTS WALK FROM WONDER WHEEL WAY TO BOWERY**

Starting at a Point of Beginning located at the intersection of the newly established northerly street line of Wonder Wheel Way and the former easterly line of Schweickerts Walk, discontinued and closed, said point being distant 95.29 feet westerly along said newly established northerly street line of Wonder Wheel Way from its intersection with the westerly street line of Stillwell Avenue, as those streets and walk were hereinbefore laid out or delineated on the City Map;

- 1) Running thence westerly, along said newly established northerly street line of Wonder Wheel Way, 26.42 feet to its intersection with the former westerly line of Schweickerts Walk, discontinued and closed;



- 2) Running thence northerly, along said former westerly line of Schweickerts Walk, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 100 degrees 13 minutes 43 seconds, 266.20 feet to its intersection with the southerly street line of Bowery;
- 3) Running thence easterly, along said southerly street line of Bowery, said course forming a deflection angle to the right with the last mentioned course of 97 degrees 54 minutes 37 seconds, 26.25 feet to the former easterly line of Schweickerts Walk, discontinued and closed;
- 4) Running thence southerly, along said former easterly line of Schweickerts Walk, discontinued and closed, which is parallel with the former westerly line of Schweickerts Walk, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 82 degrees 05 minutes 23 seconds, 257.89 feet to the Point or Place of Beginning.

The area described above consists of 6,813.15 square feet, more or less.

#### **SCHWEICKERTS WALK FROM WONDER WHEEL WAY TO PUBLIC BEACH**

Starting at a Point of Beginning located at the intersection of the newly established southerly street line of Wonder Wheel Way and the former easterly line of Schweickerts Walk, discontinued and closed, said point being distant 107.88 feet westerly along said newly established southerly street line of Wonder Wheel Way from a point of tangency on a curve having a radius of 300.00 feet and a central angle of 14 degrees 15 minutes 24 seconds and a curve length of 74.65 feet, as those streets, public beach and walk were hereinbefore laid out or delineated on the City Map;

- 1) Running thence westerly, along said newly established southerly street line of Wonder Wheel Way, 26.42 feet to its intersection with the former westerly line of Schweickerts Walk, discontinued and closed;
- 2) Running thence southerly, along said former westerly line of Schweickerts Walk, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 79 degrees 46 minutes 13 seconds, 289.56 feet to its intersection with the northerly line of Public Beach;
- 3) Running thence easterly, along said northerly line of Public Beach, said course forming a deflection angle to the left with the last mentioned course of 91 degrees 18 minutes 21 seconds, 26.01 feet to its intersection with the former easterly line of Schweickerts Walk, discontinued and closed;
- 4) Running thence northerly, along said former easterly line of Schweickerts Walk, discontinued and closed, which is parallel with the former westerly line of Schweickerts Walk, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 89 degrees 41 minutes 39 seconds, 293.66 feet to the Point or Place of Beginning.

The area described above consists of 7,581.84 square feet, more or less.

**STRATTON-HENDERSON WALK FROM BOWERY TO SURF AVENUE**

Starting at a Point of Beginning located at the intersection of the northerly street line of Bowery and the former westerly line of Stratton-Henderson Walk, discontinued and closed, said point being distant 71.55 feet easterly along said northerly street line of Bowery from its intersection with the easterly street line of Stillwell Avenue, as those streets and walk were hereinbefore laid out or delineated on the City Map;

- 1) Running thence easterly, along said northerly street line of Bowery, 31.15 feet to its intersection with the former easterly line of Stratton-Henderson Walk, discontinued and closed;
- 2) Running thence northerly, along said former easterly line of Stratton-Henderson Walk, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 95 degrees 41 minutes 48 seconds, 199.83 feet to its intersection with the southerly street line of Surf Avenue;
- 3) Running thence westerly, along said southerly street line of Surf Avenue, on a non-tangent curve to the left, having a radius of 7940.00 feet and a central angle of 0 degrees 13 minutes 28 seconds, a curve length of 31.09 feet to its intersection with the former westerly line of Stratton-Henderson Walk, discontinued and closed;
- 4) Running thence southerly, along said former westerly line of Stratton-Henderson Walk, discontinued and closed, which is parallel with the former easterly line of Stratton-Henderson Walk, discontinued and closed, 199.14 feet to the Point or Place of Beginning.

The area described above consists of 6,184.34 square feet, more or less.

**STRATTON-HENDERSON WALK FROM WONDER WHEEL WAY TO BOWERY**

Starting at a Point of Beginning located at the intersection of the newly established northerly street line of Wonder Wheel Way and the former westerly line of Stratton-Henderson Walk, discontinued and closed, said point being distant 60.62 feet easterly along said newly established northerly street line of Wonder Wheel Way from its intersection with the easterly street line of Stillwell Avenue, as those streets and walk were hereinbefore laid out or delineated on the City Map;

- 1) Running thence easterly, along said newly established northerly street line of Wonder Wheel Way, 31.00 feet to its intersection with the former easterly line of Stratton-Henderson Walk, discontinued and closed;
- 2) Running thence northerly, along said former easterly line of Stratton-Henderson Walk, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 90 degrees 11 minutes 04 seconds, 195.07 feet to its intersection with the southerly street line of Bowery;

- 3) Running thence westerly, along said southerly street line of Bowery, said course forming a deflection angle to the left with the last mentioned course of 84 degrees 18 minutes 13 seconds, 31.15 feet to the former westerly line of Stratton-Henderson Walk, discontinued and closed;
- 4) Running thence southerly, along said former westerly line of Stratton-Henderson Walk, discontinued and closed, which is parallel with the former easterly line of Stratton-Henderson Walk, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 95 degrees 41 minutes 47 seconds, 198.07 feet to the Point or Place of Beginning.

The area described above consists of 6,093.65 square feet, more or less.

**STRATTON-HENDERSON WALK FROM WONDER WHEEL WAY TO PUBLIC BEACH**

Starting at a Point of Beginning located at the intersection of the newly established southerly street line of Wonder Wheel Way and the former westerly line of Stratton-Henderson Walk, discontinued and closed, said point being distant 70.77 feet easterly along said newly established southerly street line of Wonder Wheel Way from a point of curvature on a curve having a radius of 300.00 feet and a central angle of 14 degrees 15 minutes 24 seconds and a curve length of 74.65 feet, as those streets, public beach and walk were hereinbefore laid out or delineated on the City Map;

- 1) Running thence easterly, along said newly established southerly street line of Wonder Wheel Way, 31.00 feet to its intersection with the former easterly line of Stratton-Henderson Walk, discontinued and closed;
- 2) Running thence southerly, along said former easterly line of Stratton-Henderson Walk, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 89 degrees 48 minutes 56 seconds, 308.19 feet to its intersection with the northerly line of Public Beach;
- 3) Running thence westerly, along said northerly line of Public Beach, said course forming a deflection angle to the right with the last mentioned course of 85 degrees 41 minutes 39 seconds, 31.09 feet to its intersection with the former westerly line of Stratton-Henderson Walk, discontinued and closed;
- 4) Running thence northerly, along said former westerly line of Stratton-Henderson Walk, discontinued and closed, which is parallel with the former easterly line of Stratton-Henderson Walk, discontinued and closed, said course forming a deflection angle to the right with the last mentioned course of 94 degrees 18 minutes 21 seconds, 310.63 feet to the Point or Place of Beginning.

The area described above consists of 9,591.73 square feet, more or less.

### **JONES WALK FROM WONDER WHEEL WAY TO PUBLIC BEACH**

Starting at a Point of Beginning located at the intersection of the newly established southerly street line of Wonder Wheel Way and the former easterly line of Jones Walk, discontinued and closed, said point being distant 203.07 feet westerly along said newly established southerly street line of Wonder Wheel Way from a point of tangency on a curve having a radius of 31.00 feet and a central angle of 81 degrees 06 minutes 37 seconds and a curve length of 43.88 feet, as those streets, public beach and walk were hereinbefore laid out or delineated on the City Map;

- 1) Running thence westerly, along said newly established southerly street line of Wonder Wheel Way, 30.35 feet to its intersection with the former westerly line of Jones Walk, discontinued and closed;
- 2) Running thence southerly, along said former westerly line of Jones Walk, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 81 degrees 21 minutes 08 seconds, 283.03 feet to its intersection with the northerly line of Public Beach;
- 3) Running thence easterly, along said northerly line of Public Beach, said course forming a deflection angle to the left with the last mentioned course of 103 degrees 08 minutes 17 seconds, 30.81 feet to its intersection with the former easterly line of Jones Walk, discontinued and closed;
- 4) Running thence northerly, along said former easterly line of Jones Walk, discontinued and closed, which is parallel with the former westerly line of Jones Walk, discontinued and closed, said course forming a deflection angle to the left with the last mentioned course of 76 degrees 51 minutes 43 seconds, 280.59 feet to the Point or Place of Beginning.

The area described above consists of 8,454.17 square feet, more or less; and be it further

**RESOLVED** that, pursuant to subdivision 1a of Section 5-433 of the New York City Administrative Code, public utility facilities within the subsurface of the streets cited herein which are to be discontinued and closed by this action, may be maintained in place or relocated within such subsurface by the public utility, so that such maintenance in place or relocation of such facilities is consistent with the proposed use of the closed portion or portions of such subsurface, and the requirements of other facilities located therein;

All such approvals being subject to the following condition:

- a. The subject amendment to the City Map shall take effect on the day following the day on

which certified counterparts of Map Nos. X-2710, X-2711, Y-2715, X-2716, X-2717, and Y-2718 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter;

- b. The subject streets to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

The above resolution (C 090107 MMK), duly adopted by the City Planning Commission on June 17, 2009 (Calendar No. 14), is filed with the Office of the Speaker, City Council and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN, FAICP, Chair**  
**KENNETH J. KNUCKLES, ESQ., Vice Chairman**  
**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.**  
**ANGELA R. CAVALUZZI, AIA, ALFRED C. CERULLO, III,**  
**BETTY Y. CHEN, MARIA M. DEL TORO,**  
**RICHARD W. EADDY, NATHAN LEVENTHAL,**  
**SHIRLEY A. McRAE, KAREN A. PHILLIPS, Commissioners**

**RAYANN BESSER, Commissioner, ABSTAINING**