

## Foreword\*

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The Draft Environmental Impact Statement (DEIS) for the Coney Island Rezoning project was certified as complete by the Office of the Deputy Mayor for Economic Development (ODMED), as lead agency under City Environmental Quality Review, and issued for public review and comment on January 16, 2009. A public hearing on the DEIS was held on May 6, 2009 concurrently with the Uniform Land Use Review Procedure (ULURP) public hearing held by the New York City Planning Commission at the Klitgord Center Auditorium, New York City College of Technology, 285 Jay Street, Brooklyn, NY 11201. Oral and written comments were accepted at that hearing and throughout the public comment period, which was held open until 5:00 PM on Monday, May 18, 2009.

This Final Environmental Impact Statement (FEIS) reflects changes to the proposed actions since publication of the DEIS, revisions made to impact studies, and all substantive comments made during the public review period of the DEIS. Notable changes subsequent to publishing the DEIS include the following:

- Changes to the proposed Special Coney Island District text. Since the issuance of the DEIS, the Department of City Planning filed a modified application—ULURP No. 090273(A)ZRK—on April 9, 2009 for the Special Coney Island District text in response to community comments received during the public process. The proposed modifications include: the subdivision of the amusement use group (Use Group A) into two subgroups and designating their applicability within the Coney East subdistrict; a reduction in the maximum capacity of arenas and auditoriums; the elimination of cigar and tobacco stores from the retail and service use group (Use Group C); changes to the base height regulations for buildings fronting on Surf Avenue in the Coney East subdistrict; changes to the transition height regulations in the Coney West subdistrict; the introduction of a transition height in the Coney North subdistrict; the creation of a new tower form in the Coney North and Coney West subdistricts; and a modification to one of the tower top articulation options applicable to the Coney East, Coney West, and Coney North subdistricts. The potential environmental effects of the modified application are considered in this FEIS.
- Revisions to background projects. Where appropriate, impact studies were updated to account for a greater number of affordable units in the Coney Island Commons project and for the addition of the proposed Brighton Beach Rezoning as a new background project.
- Natural Resources. The natural resources analysis was revised to account for the revised infrastructure analysis described below. In addition, on April 28, 2009, water samples were collected from a wet depression noted in Block 7074 between West 15th Street and West 16th Street south of Bowery Street and submitted for a laboratory analysis to determine if the water originated from an infrastructure-related leak. The results are described in this

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\* This Foreword is new to the FEIS.

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FEIS. Additional field observations were also conducted in April 2009 with new observations described in this FEIS.

- Infrastructure. The infrastructure analysis was revised to account for the ongoing preparation of an Amended Drainage Plan to address rezoning, mapping/demapping, and any major changes to the existing New York City Department of Environmental Protection sewer network, including changes to the storm sewer network, as well as the construction of new sewers for proposed streets that would be constructed under the proposed actions.
- Revisions to the traffic and parking studies. Subsequent to publication of the DEIS, one additional background development project was included in the analysis—a destination retail development proposed at 1752 Shore Parkway, approximately one mile from the Coney Island rezoning area. (This background development project was not considered in the other technical studies, because its location was beyond the study areas for those analyses.) The No Build traffic analyses of this FEIS were modified to conservatively account for vehicles generated by that project, which would be expected to travel through the proposed actions' study area intersections. In addition, the traffic analyses for the No Build scenario include signal timing changes proposed as mitigation at the intersection of Neptune Avenue and Cropsey Avenue/West 17th Street as part of the Coney Island Commons project. Also, updates to the signal timings at Surf Avenue and West 12th Street, Cropsey Avenue and Bay 52nd Street, and Ocean Parkway and Neptune Avenue, as provided by the New York City Department of Transportation, were incorporated into the No Build scenario.
- Air Quality. The air quality analysis was revised to account for the revised traffic analysis described above. In addition, subsequent to publication of the DEIS, a refined dispersion modeling analysis was performed for five development sites (two projected and three potential) that failed the screening analysis using No. 4 oil as the fuel source, but passed assuming No. 2 oil.
- Noise. The noise analysis was revised to account for the revised traffic analysis described above. In addition, subsequent to publication of the DEIS, a refined noise analysis was performed to determine where significant adverse impacts would occur at sensitive noise receptors on West 17th Street between Neptune and Mermaid Avenues due to traffic volume increases under the proposed actions. For the refined noise analysis, eight additional receptor sites were selected on the block and a mitigation program was proposed for identified significant adverse impacts.
- Mitigation. The mitigation chapter was updated to include the mitigation program proposed for the significant adverse noise impacts identified in the refined noise analysis.

In addition to these changes, the FEIS identifies the comments made during the public review period and provides responses in a new chapter, Chapter 27, "Response to Comments." Where appropriate, the text of other chapters of this FEIS was revised in response to comments, revisions in the analyses, or changes in the proposed actions. These revisions and changes are indicated by double underlines.