



IN THE MATTER OF an application submitted by the New York City Department of Citywide Administrative Services and the New York City Economic Development Corporation pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property located on Block 7071, Lots 27, 28, 30, 32, 34, 76, 79, 81, 130, 142, 200, 226, 231, 300 and p/o 123, pursuant to zoning, Borough of Brooklyn, Community District 13.

This application for a disposition of City-owned property (C 260027 PPK) was filed by the Department of Citywide Administrative Services (DCAS) and the New York City Economic Development Corporation (NYCEDC) on August 1, 2025. This application, in conjunction with the related actions, would facilitate the amphitheater use at the Seaside Park & Community Arts Center, the expansion of Seaside Park, and the operation of the Childs Building, the Coney Island Amphitheater, and Seaside Park in the Coney Island neighborhood of Brooklyn, Community District 13.

RELATED ACTIONS

In addition to the disposition of City-owned property (C 260027 PPK) that is the subject of this report, the proposed project also requires actions by the City Planning Commission (CPC) on the following applications, which are being considered concurrently with this application:

- C 260026 ZSK** Zoning special permit to allow an amphitheater use with a maximum capacity of 6,000 seats.

- C 260029 PQK** Acquisition of a portion of Block 7071, Lot 123 by the City to enlarge the project area.

- C 260012 PPK** Disposition of City-owned property of Block 7071, Lots 130 and p/o 123 pursuant to zoning to allow operation and maintenance of the historic Childs Building.

- N 260028 ZRK** Zoning text amendment to modify Sections 74-182, 131-16, and 131-60 of the Zoning Resolution to authorize the CPC to permit an arena.

BACKGROUND

A full background discussion and description of this application appear in the report for the related zoning special permit (C 260026 ZSK).

ENVIRONMENTAL REVIEW

This application (C 260027 PPK), in conjunction with the application for the related actions, 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 lead is the Mayor's Office of Environmental Coordination (MOEC). The designated CEQR number is 13DME014K.

A Technical Memorandum (Technical Memorandum 003) was prepared and issued on August 8, 2025, which determined that the modified project would not result in any new significant adverse environmental impacts that had not been previously identified in the Final Environmental Impact Statement issued on November 21, 2013, or subsequent Technical Memoranda.

WATERFRONT REVITALIZATION PROGRAM

This application (C 260027 PPK) and all related actions were reviewed by the City Coastal Commission 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 30, 2013, and by the New York State Department of State on February 3, 2016, 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 23-033. This action was determined to be consistent with the policies of the WRP.

UNIFORM LAND USE REVIEW

This application (C 260027 PPK), along with the applications for the related actions (C 260026

ZSK, C 260029 PPK, and C 260012 PPK) was certified as complete by the Department of City Planning (DCP) on August 11, 2025, and 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), along with the related application for a zoning text amendment (N 260028 ZRK), which was referred for information in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Brooklyn Community Board 13 held a public hearing on this application (C 260027 PPK), in conjunction with the related actions, on September 25, 2025. On October 22, 2025, Community Board 13 voted to adopt a resolution to recommend approval of the application with conditions by a vote of 33 in favor, 2 opposed, 0 abstaining, and 1 recusal. A summary of the recommendation appears in the report for the related zoning special permit (C 260026 ZSK).

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (C 260027 PPK) and the related applications on November 18, 2025, and, on December 4, 2025, issued a recommendation to approve the application. A summary of the recommendation appears in the report for the related zoning special permit (C 260026 ZSK).

CITY PLANNING COMMISSION PUBLIC HEARING

On November 19, 2025 (Calendar No. 2), the CPC scheduled December 3, 2025, for a public hearing on this application (C 260027 PPK) and the related applications. The hearing was duly held on December 3, 2025 (Calendar No. 11).

As described in the report for the related zoning special permit (C 260026 ZSK), four speakers testified in favor of the application. There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application (C 260027 PPK), in conjunction with the related applications, is appropriate.

A full consideration and analysis of the issues and reasons for approving the application appear in the report for the related action (C 260026 ZSK).

RESOLUTION

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

RESOLVED, that the City Planning Commission finds that the action described herein does not alter the conclusions of the earlier environmental review and that the Notice of Completion of the Final Environmental Impact Statement (CEQR #13DME014K) issued on November 21, 2013 and a Technical Memorandum (Technical Memorandum 003) issued on August 8, 2025 remain valid; and be it further

RESOLVED, 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 Section 197-c of the New York City Charter, that based on the environmental determination and consideration described in the related report (C 260026 ZSK), the application submitted by the Department of Citywide Administrative Services and the New York City Economic Development Corporation for the disposition of City-owned property (Block 7071, Lots 27, 28, 30, 32, 34, 76, 79, 81, 130, 142, 200, 226, 231, 300 and p/o 123) is approved, subject to the conditions pursuant to ZR Section 74-182(d).

The above resolution (C 260027 PPK) duly adopted by the City Planning Commission on January 7, 2026 (Calendar No. 6), 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.

DANIEL R. GARODNICK Esq., *Chair*
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RAJ RAMPERSHAD, *Commissioners*