

The Coney Development

Environmental Assessment Statement

CEQR Number

24DCP129K

Lead Agency:

New York City Department of City Planning

May 2024



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))

Part I: GENERAL INFORMATION

PROJECT NAME The Coney Development

1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
24DCP129K

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
Pending

OTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA)

2a. Lead Agency Information

NAME OF LEAD AGENCY

Department of City Planning (DCP)

NAME OF LEAD AGENCY CONTACT PERSON

Stephanie Shellooe, AICP, Director, Environmental
Assessment and Review Division

2b. Applicant Information

NAME OF APPLICANT

TSG Coney Island Entertainment Holdco LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Peter McEneaney, Executive Vice President, Thor Equities,
LLC

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om

3. Action Classification and Type

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 6 NYCRR 617.4
(b)(6)(iv),(vi)

Action Type (refer to [CEQR Technical Manual Chapter 2](#), "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC

☐ LOCALIZED ACTION, SMALL AREA

☐ GENERIC ACTION

4. Project Description

TSG Coney Island Entertainment Holdco LLC (the "Applicant") is requesting discretionary approvals from the City Planning Commission (CPC), subject to the Uniform Land Use Review Procedure (ULURP), including a City Map amendment and disposition of real property owned partially by the City pursuant to the New York City Charter Section 197(c)(a)(1) and (10) for the proposed City Map amendment. The Applicant seeks to amend the City Map in order to eliminate, discontinue, and close ("demap") portions of West 15th Street between Surf Avenue and Wonder Wheel Way, Stillwell Avenue between Surf Avenue and Wonder Wheel Way, West 12th Street between Surf Avenue and Wonder Wheel Way, Bowery Street between West 10th Street and West 15th Street, and Wonder Wheel Way between West 10th Street and West 15th Street located in the borough of Brooklyn, in the Coney Island neighborhood, and generally within the Coney East Subdistrict of the Special Coney Island District in Community District 13 (CD 13) (the "Proposed Demapping Area").

In addition to the City Map amendment, the Applicant is seeking a license from the New York State Gaming Facility Location Board to operate a gaming facility on the Project Site. The application for the Gaming Facility is subject to a separate state approval process.

These City and State discretionary actions are collectively referred to as the "Proposed Actions," and are subject to environmental review pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR) procedures, authorizing the construction of a gaming facility as part of the Proposed Project. The New York City Department of City Planning is the lead agency for this environmental review.

The Proposed Actions would facilitate the development of an approximately 8.6-acre entertainment destination (the "Proposed Project") located on Lots 256, 310, and 360 on Block 7074; Lots 1, 5, 11, 12, 14, 25, 30, 33, 414, and 419 on Block 8694; Lots 61, 64, 72, and 433 on Block 8695; and Lots 35, 37, 44, 47, 48, 49, and 50 on Block 8696 in Brooklyn (the

"Proposed Project Area"). The Proposed Demapping Area, combined with the Proposed Project Area comprise the "Project Site."). The Proposed Project includes a total of approximately 1,430,935 gross square feet (gsf) comprised of an approximately 394,655 gsf gaming facility; approximately 258,000 gsf of hotel floor area, comprising approximately 500 keys; approximately 92,050 gsf of convention floor area; approximately 72,200 gsf of retail and food hall space; approximately 54,400 gsf of events space; approximately 105,530 gsf of publicly accessible open rooftop space; and approximately 454,100 gsf of on-site parking comprising 1,500 parking spaces.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 13	STREET ADDRESS 1104 Surf Avenue to 1319 Bowery Street
TAX BLOCK(S) AND LOT(S) Tax Block 7074, Lots 256, 310, and 360 ("Development Block 1"), Tax Block 8694, Lots 1, 5, 11, 12, 14, 25, 33, 30, 414, and 419 ("Development Block 2"), Tax Block 8695, Lots 61, 64, 72 and 433 ("Development Block 3"), and Tax Block 8696, Lots 35, 37, 44, 47, 48, 49, and 50 ("Development Block 4")		ZIP CODE 11224
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Project Site is generally bounded by Surf Avenue to the north, Jones Walk (a demapped street) to the east, Wonder Wheel Way to the south and West 15th Street to the west.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY Special Coney Island District (CI)/C7		ZONING SECTIONAL MAP NUMBER 28d

5. Required Actions or Approvals (check all that apply)

City Planning Commission: ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

<input checked="" type="checkbox"/> CITY MAP AMENDMENT	<input type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION
<input type="checkbox"/> ZONING MAP AMENDMENT	<input type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAAP
<input type="checkbox"/> ZONING TEXT AMENDMENT	<input type="checkbox"/> ACQUISITION—REAL PROPERTY	<input type="checkbox"/> REVOCABLE CONSENT
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY	<input checked="" type="checkbox"/> DISPOSITION—REAL PROPERTY	<input type="checkbox"/> FRANCHISE
<input type="checkbox"/> HOUSING PLAN & PROJECT	<input type="checkbox"/> OTHER, explain:	
<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:		

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Board of Standards and Appeals: ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: ☐ YES ☒ NO ☐ Cogeneration Facility ☐ Title V Permit

Other City Approvals Subject to CEQR (check all that apply)

<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:
<input type="checkbox"/> RULEMAKING	<input type="checkbox"/> POLICY OR PLAN, specify:
<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input type="checkbox"/> FUNDING OF PROGRAMS, specify:
<input type="checkbox"/> 384(b)(4) APPROVAL	<input type="checkbox"/> PERMITS, specify:
<input type="checkbox"/> OTHER, explain:	

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)

☐ LANDMARKS PRESERVATION COMMISSION APPROVAL

☐ OTHER, explain:

State or Federal Actions/Approvals/Funding: ☒ YES ☐ NO If "yes," specify: Applicant seeks a Gaming Facility License obtained through discretionary approval by the New York State Gaming Commission. The Gaming Facility License would facilitate the development of a casino as part of the Proposed Project.

6. Site Description: The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.

Graphics: The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.

<input checked="" type="checkbox"/> SITE LOCATION MAP	<input checked="" type="checkbox"/> ZONING MAP	<input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP
<input checked="" type="checkbox"/> TAX MAP	<input checked="" type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)	

☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 379,174

Waterbody area (sq. ft.) and type: N/A

Roads, buildings, and other paved surfaces (sq. ft.): 379,174

Other, describe (sq. ft.):

7. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 1,430,935 (and 181,642 sf of demapped streets)

NUMBER OF BUILDINGS: 1

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 1,430,935

HEIGHT OF EACH BUILDING (ft.): Up to 402'50"

NUMBER OF STORIES OF EACH BUILDING: Up to 21

Does the proposed project involve changes in zoning on one or more sites? ☐ YES ☒ NO

If "yes," specify: The total square feet owned or controlled by the applicant:

The total square feet not owned or controlled by the applicant:

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility

lines, or grading? ☒ YES ☐ NO

If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: Approximately 197,532 sq. ft. (width x length) VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: Approximately 197,532 sq. ft. (width x length)

8. Analysis Year [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2028

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 30

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: 30-month construction period following a 6-month pre-construction period, for a total of 36 months. The Proposed Project will be constructed in a single phase and operational in 2028. Construction would start in 2025 upon completion of ULURP and issuance of a gaming facility license by the New York State Gaming Commission.

9. Predominant Land Use in the Vicinity of the Project (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Entertainment/amusement

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
Commercial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Retail, office	Amusement	Amusement	
Gross floor area (sq. ft.)	31,022	751,219	871,305	120,086
Manufacturing/Industrial	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
Publicly Accessible Open Space	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):		74,770 gsf of publicly accessible open rooftop space	105,530 gsf of publicly accessible open rooftop space	30,760
Other Land Uses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:			181,642 sf of demapped streets	
PARKING				
Garages	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces			0	
No. of accessory spaces			1500	1500
Operating hours			24 hours	
Attended or non-attended			Attended	
Lots	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:	Street Parking is available on West 15th Street and Surf Avenue	Street Parking is available on West 15th Street and Surf Avenue	Street Parking is available on West 15th Street and Surf Avenue	
POPULATION				
Residents	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If "yes," specify number:				
Briefly explain how the number of residents was calculated:				
Businesses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	18/ Entertainment	1/ Entertainment Facility	1/ Gaming Facility	
No. and type of workers by business	93 total	2495 total	2,923 weekday workers, 3,772 weekend workers	
No. and type of non-residents who are not workers			500 hotel guests	
Briefly explain how the number of businesses was calculated:	Estimate of total workers based on industry standard rates for commercial uses, as included in the Gowanus Neighborhood Plan (2019)(CEQR No: 19DCP157K), 1 employee per 333 sf of commercial space; With-Action employee estimate provided by gaming facility consultants on the Applicant team.			
Other (students, visitors, concert-goers, etc.)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If any, specify type and number:	4,000 weekday, 4,700 weekend	12,500 weekday, 18,750 weekend	20,000 weekday, 30,000 weekend	
Briefly explain how the number was calculated:	Visitor data was calculated based on the proposed development program. Daily person trip generation rates were based on the CEQR Technical Manual and Coney Island Rezoning (CEQR No. 08DME007K) (2009) for summer conditions.			
ZONING				
Zoning classification	C7/CI	C7/CI	C7/CI	
Maximum amount of floor area that can be developed	776,043	776,043	1,431,945	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Commercial (Amusement)	Commercial (Amusement)	Commercial (Amusement)	
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. LAND USE, ZONING, AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," complete the Consistency Assessment Form .		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
▪ If "yes," answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Indirect Residential Displacement		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input type="checkbox"/>
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
iv. Indirect Business Displacement		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Effects on Industry		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
i. Early Childhood Programs		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the Early Childhood Programs in the study area that is greater than 100 percent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Public Schools		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a utilization rate of the elementary or middle schools that is equal to or greater than 100 percent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project generate 100 or more elementary or middle school students past the 100% utilization rate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a utilization rate of the high schools that is equal to or greater than 100 percent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the high school utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Libraries		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Health Care Facilities		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Fire and Police Protection		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the project generate more than 200 additional residents or 500 additional employees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year.		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		

	YES	NO
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in Chapter 10 .		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form and submit according to its instructions .		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Based on the Phase I Assessment, is a Phase II Investigation needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If the proposed project located in a separately sewered area , would it result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>


	YES	NO
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week): Not available		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs): 303,729,704 M		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, bus stop, or Citywide Ferry Service landing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008 ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20 , "Public Health." Attach a preliminary analysis, if necessary. See Draft Scope of Work		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21 , "Neighborhood Character." Attach a preliminary analysis, if necessary. See Draft Scope of Work		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22 , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		
20. APPLICANT'S CERTIFICATION		
I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.		
Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.		
APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Kovid Saxena (Sam Schwartz Engineering, D.P.C.)	<i>Kovid Saxena</i>	5/3/2024

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.		Potentially Significant Adverse Impact	
	IMPACT CATEGORY	YES	NO
	Land Use, Zoning, and Public Policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Socioeconomic Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Open Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Shadows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Historic and Cultural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Urban Design/Visual Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Hazardous Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Water and Sewer Infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Solid Waste and Sanitation Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Noise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Public Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Neighborhood Character	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are there any aspects of the project relevant to the determination of whether the project 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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.			
3. Check determination to be issued by the lead agency:			
<input checked="" type="checkbox"/> Positive Declaration: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).			
<input type="checkbox"/> Conditional Negative Declaration: A <i>Conditional Negative Declaration</i> (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.			
<input type="checkbox"/> Negative Declaration: If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.			
4. LEAD AGENCY'S CERTIFICATION			
TITLE Deputy Director, Environmental Assessment and Review Division		LEAD AGENCY City Planning Commission	
NAME Evren Ulker-Kacar, AICP		DATE 5/17/2024	
SIGNATURE 			

ATTACHMENT A:
PROJECT DESCRIPTION

Attachment A: Project Description

I. INTRODUCTION

TSG Coney Island Entertainment Holdco LLC (the “Applicant”) is requesting discretionary approvals from the City Planning Commission (CPC), subject to the Uniform Land Use Review Procedure (ULURP), including a City Map amendment and disposition of real property owned partially by the City pursuant to the New York City Charter Section 197(c)(a)(1) and (10) for the proposed City Map amendment. The Applicant seeks to amend the City Map in order to eliminate, discontinue, and close (“demap”) portions of West 15th Street between Surf Avenue and Wonder Wheel Way, Stillwell Avenue between Surf Avenue and Wonder Wheel Way, West 12th Street between Surf Avenue and Wonder Wheel Way, Bowery Street between West 10th Street and West 15th Street, and Wonder Wheel Way between West 10th Street and West 15th Street located in the borough of Brooklyn, in the Coney Island neighborhood, and generally within the Coney East Subdistrict of the Special Coney Island District in Community District 13 (CD 13) (the “Proposed Demapping Area”).

In addition to the City Map amendment, the Applicant is seeking a license from the New York State Gaming Facility Location Board to operate a gaming facility on the Project Site. The application for the Gaming Facility is subject to a separate state approval process.

These City and State discretionary actions are collectively referred to as the “Proposed Actions,” and are subject to environmental review pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR) procedures, authorizing the construction of a gaming facility as part of the Proposed Project. The New York City Department of City Planning is the lead agency for this environmental review.

The Proposed Actions would facilitate the development of an approximately 8.6-acre entertainment destination (the “Proposed Project”) located on Lots 256, 310, and 360 on Block 7074; Lots 1, 5, 11, 12, 14, 25, 30, 33, 414, and 419 on Block 8694; Lots 61, 64, 72, and 433 on Block 8695; and Lots 35, 37, 44, 47, 48, 49, and 50 on Block 8696 in Brooklyn (the “Proposed Project Area”). The Proposed Demapping Area combined with the Proposed Project Area comprise the “Project Site.” The Proposed Project includes a total of approximately 1,430,935 gross square feet (gsf) comprised of an approximately 394,655 gsf gaming facility; approximately 258,000 gsf of hotel floor area, comprising approximately 500 keys; approximately 92,050 gsf of convention floor area; approximately 72,200 gsf of retail and food hall space; approximately 54,400 gsf of events space; approximately 105,530 gsf of publicly accessible open rooftop space; and approximately 454,100 gsf of on-site parking comprising 1,500 parking spaces.

The analysis year of the Proposed Actions is 2028.

II. EXISTING CONDITIONS

Project Site

Land Use

The Project Site is currently comprised of one- to three-story commercial buildings and vacant land located within the Special Coney Island District (“CI”), specifically the Coney East Subdistrict. The Project Site is comprised of 24 tax lots consisting Lots 256, 310, and 360 on Block 7074; Lots 1, 5, 11, 12, 14, 25, 30, 33, 414, and 419 on Block 8694; Lots 61, 64, 72, and 433 on Block 8695; Lots 35, 37, 44, 47, 48, 49, and 50 on Block 8696, and portions of West 15th Street between Surf Avenue and Wonder Wheel Way, Stillwell Avenue between Surf Avenue and Wonder Wheel Way, West 12th Street between Surf Avenue and Wonder Wheel Way, Bowery Street between West 10th Street and West 15th Street, and Wonder Wheel Way between West 10th Street and West 15th Street (refer to **Figure A-1: Site Location Map**, **Figure A-2: Tax Map**, and **Figure A-6: Proposed Site Plan**), totaling to a lot area of 379,174 sf. The Project Site is generally bounded by Surf Avenue to the north, Jones Walk (a demapped street) to the east, Wonder Wheel Way to the south, and West 15th Street to the west. (**Figure A-5: Aerial Map**).

Zoning

The Project Site is located in a C7 zoning district within the Coney East subdistrict of the CI (**Figure A-4: Existing Zoning Map**). The existing C7 zoning district was established with the enactment of the Zoning Resolution in 1961. The CI was established with the Coney Island Comprehensive Rezoning Plan in 2009. The Coney East Subdistrict within the CI is limited to strictly commercial developments, with maximum FAR’s ranging from 2.6–4.5. Parking requirements include one space per 2,000 square feet of commercial floor area.

Surrounding Area

Land Use

The Project Site is located within Brooklyn Community District 13, which encompasses the neighborhoods of Brighton Beach, Coney Island, Gravesend, and Sea Gate. Existing land uses within 0.25 miles of the Project Site are predominantly commercial, residential, and mapped parkland. Residential uses north and west of the project site are comprised of primarily of medium-density apartment buildings and one- to two-story multi-family buildings. Commercial uses surrounding the Project Site consist of amusement uses and local retail (**Figure A-3: Land Use Map**).

The area east of the Project Site includes Coney Island’s Luna Park and the New York Aquarium. West of the Project Site are additional amusements and the MCU stadium. The area south of the Project Site includes the Deno’s Wonder Wheel Amusement Park and the Coney Island Beach.

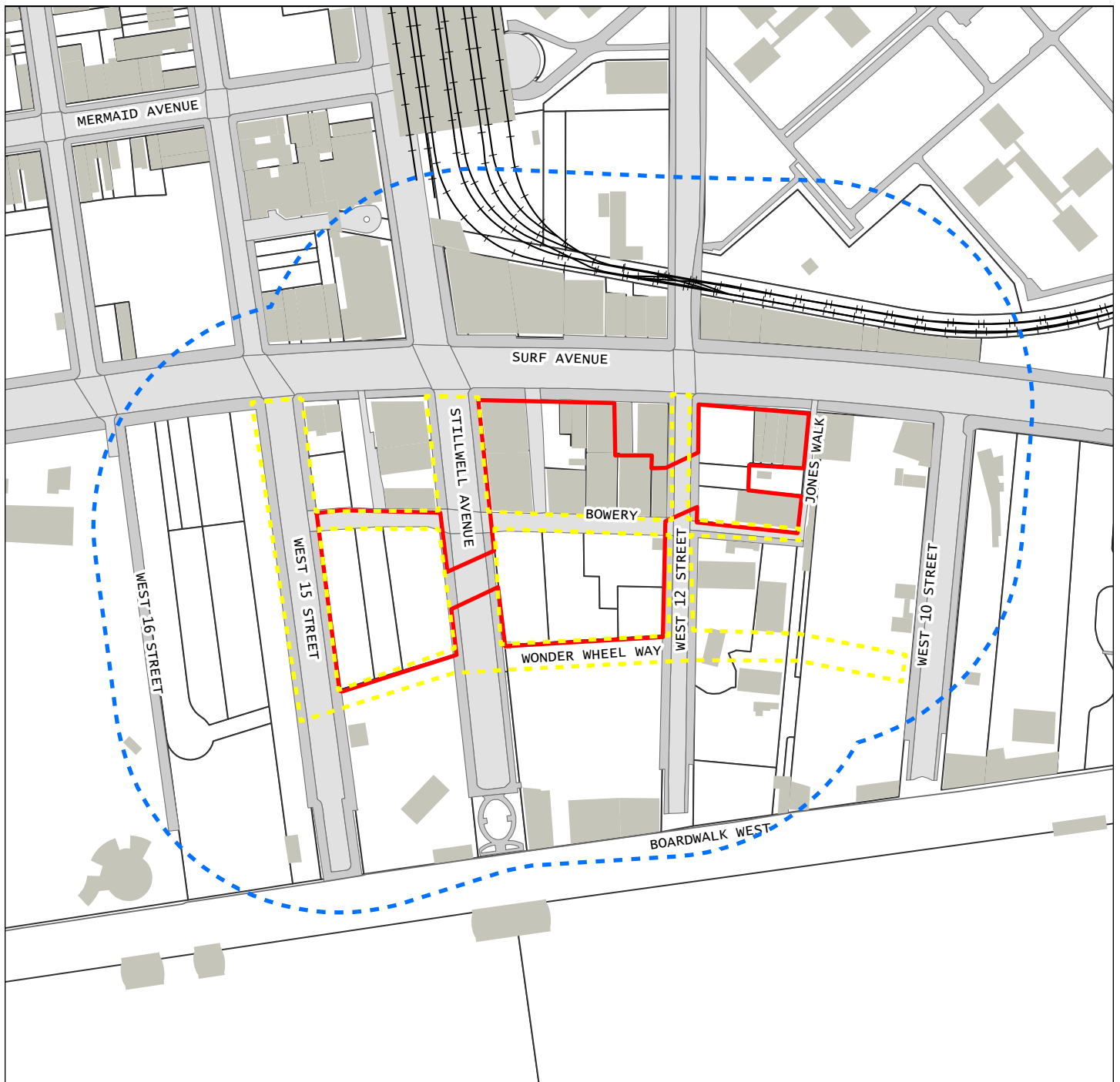
Zoning

The Special Coney Island District is comprised primarily of commercial, residential, and parkland uses. Much of the residential area both north and west of the Project Site is zoned as R6, R7-A, R7D and R7X. Commercial land use to the north and west of the Project Site are zoned as C1-2 and C2-4. The residential subdistrict north of the Project Site, Coney Island North, was rezoned in 2009 from C7 to R6 and R7X with a C2-4 overlay over the entire subdistrict as part of the Coney Island Comprehensive Rezoning Plan. The subdistrict west of the Project Site, Coney Island West, was rezoned from C7 to R7D with a C2-4 overlay mapped over the entire subdistrict.

The area south of the Project Site, past Deno’s Wonder Wheel Park, includes the Riegelmann Boardwalk—a designated scenic landmark, and Coney Island Beach. This area is zoned as parkland and is therefore not subject to zoning regulations.

Transportation Network




The Project Site is located within Transit Zone 15 and is well-served by mass transit. The Metropolitan Transportation Authority (MTA)/New York City Transit (NYCT) Coney Island-Stillwell Avenue elevated station is located across Surf Avenue from the Project Site, with service from the D, F, N, and Q trains. The Stillwell Terminal/Bus Loop is located next to this station and includes service from the B64, B82, B68, and B74 bus lines. The Project Site is located two blocks from the MTA West 8th Street-NY Aquarium elevated station on Police Officer Harry Ryman Place, with service from the F and Q trains. The B36 Bus line runs along Surf Avenue, with a stop directly across the street from the Project Site. Nearby major thoroughfares include Ocean Parkway and the Belt Parkway, with access to the Project Site via Shell Road/Police Officer Harry Ryman Place and Surf Avenue, both located along the northern boundary of the Project Site. Belt Parkway is a limited access highway that runs East-West to the north of the Project Site. Ocean Parkway is a signalized arterial extending from Surf Avenue to Prospect Park, directly connecting to the Prospect Expressway.



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

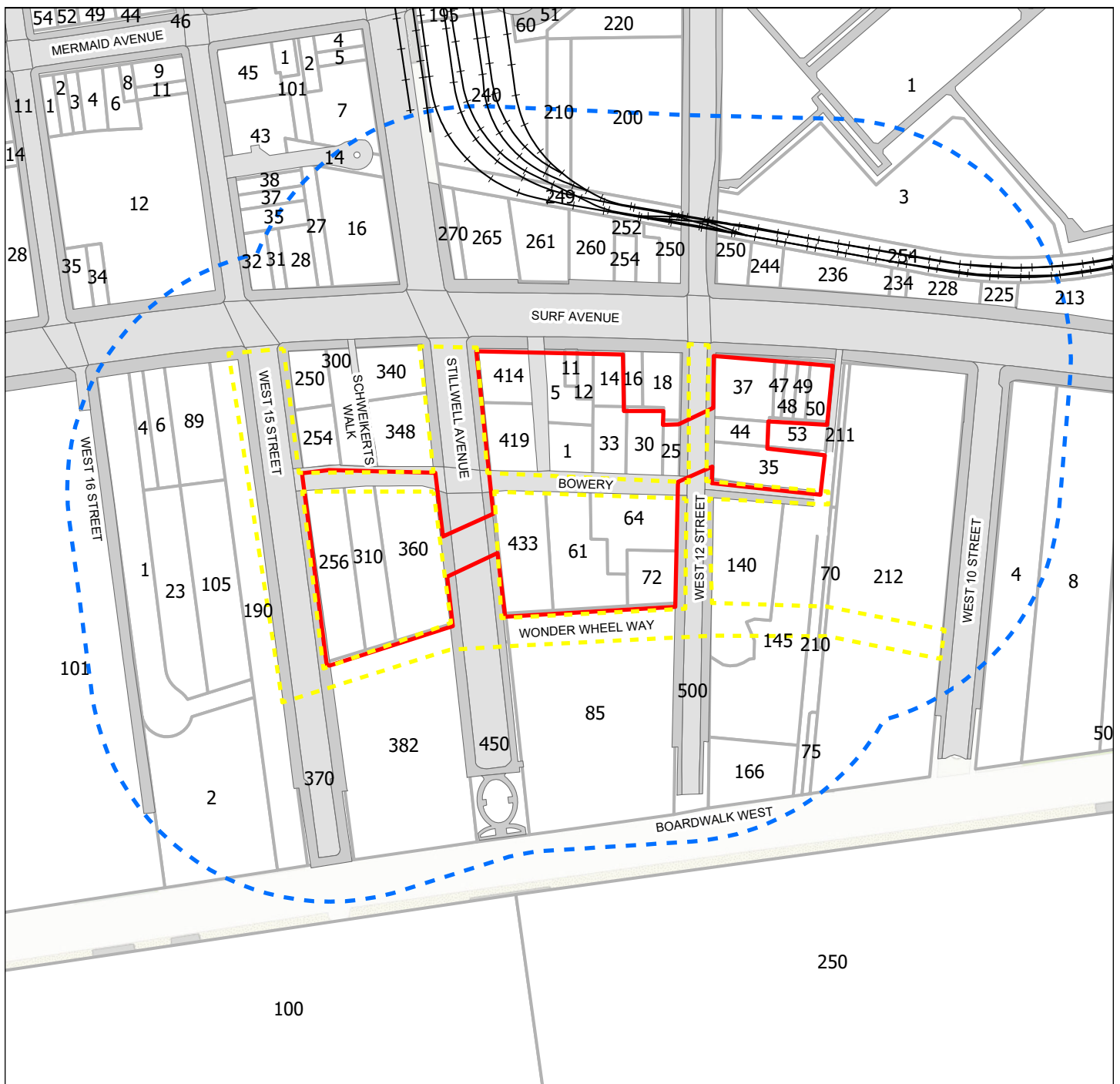
0 200 400 Feet



-  Gaming Facility Site
-  Proposed Demapping Area
-  400-foot Boundary

SITE LOCATION MAP

Figure A-1
The Coney Development



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

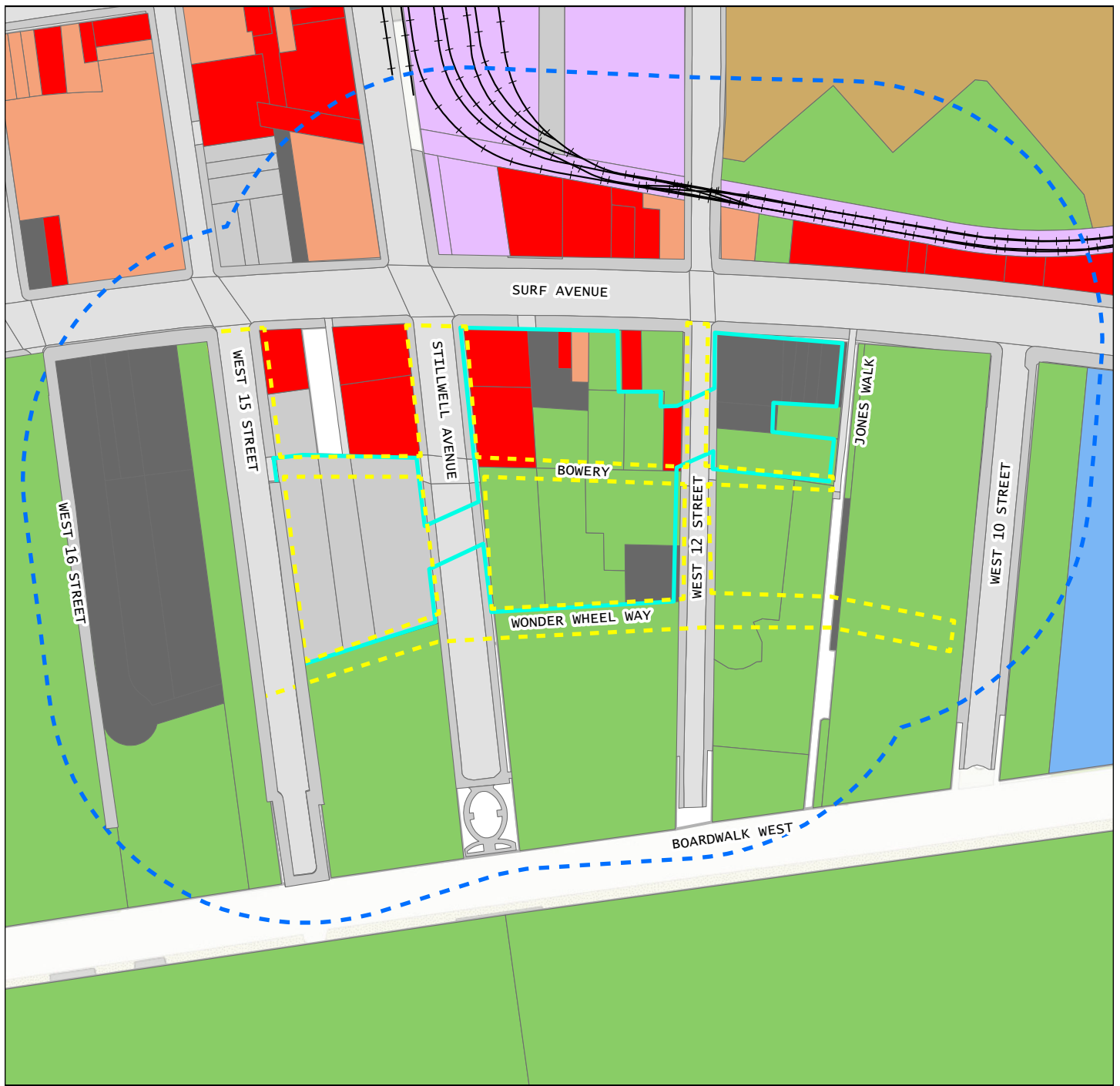
0 200 400 Feet



- Gaming Facility Site
- ⋯ 400-foot Boundary
- ⋯ Proposed Demapping Area

TAX MAP

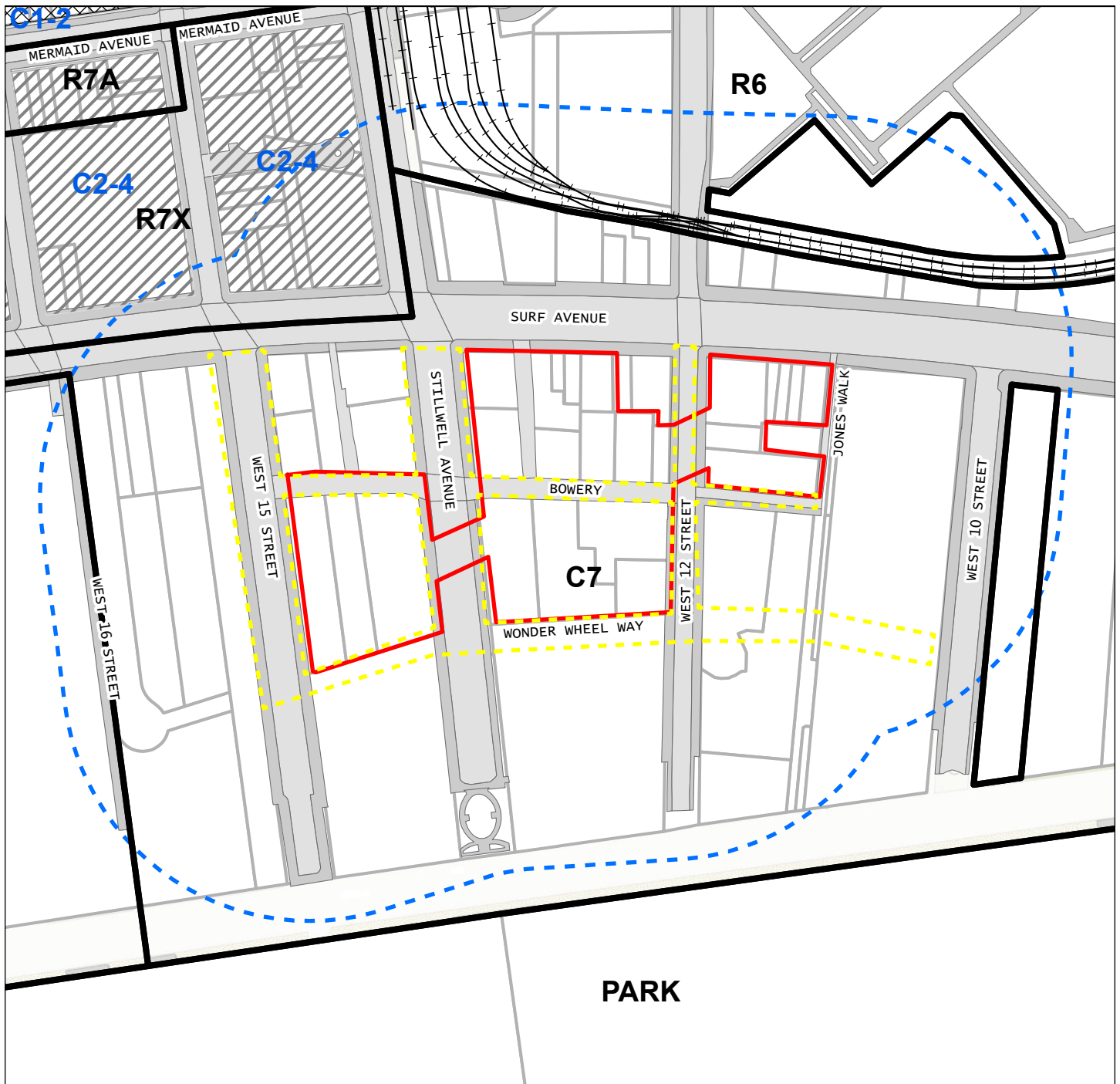
Figure A-2
The Coney Development



Land use

LAND USE MAP






Figure A-3
The Coney Development



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 200 400 Feet



-  Gaming Facility Site
-  400-foot Boundary
-  Zoning Districts
-  Commercial Overlay Districts
-  Proposed Demapping Area

EXISTING ZONING MAP

Figure A-4
The Coney Development



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 200 400 Feet



AERIAL MAP

Figure A-5
The Coney Development



Gaming Facility Site



Proposed Demapping Area



Keyed Photos

Figure A-5

Photograph 1: Northeast corner of Stillwell Avenue and Bowery Street facing the Project Site



Figure A-5

Photograph 2: Southeast corner of Stillwell Avenue and Surf Avenue.



Figure A-5

Photograph 3: Southwest Corner of 12th Street and Surf Avenue



Figure A-5

Photograph 4: Southeast Corner of 12th Street and Surf Avenue



Figure A-5:

Photograph 5: South end of 12th Street Looking Northwest

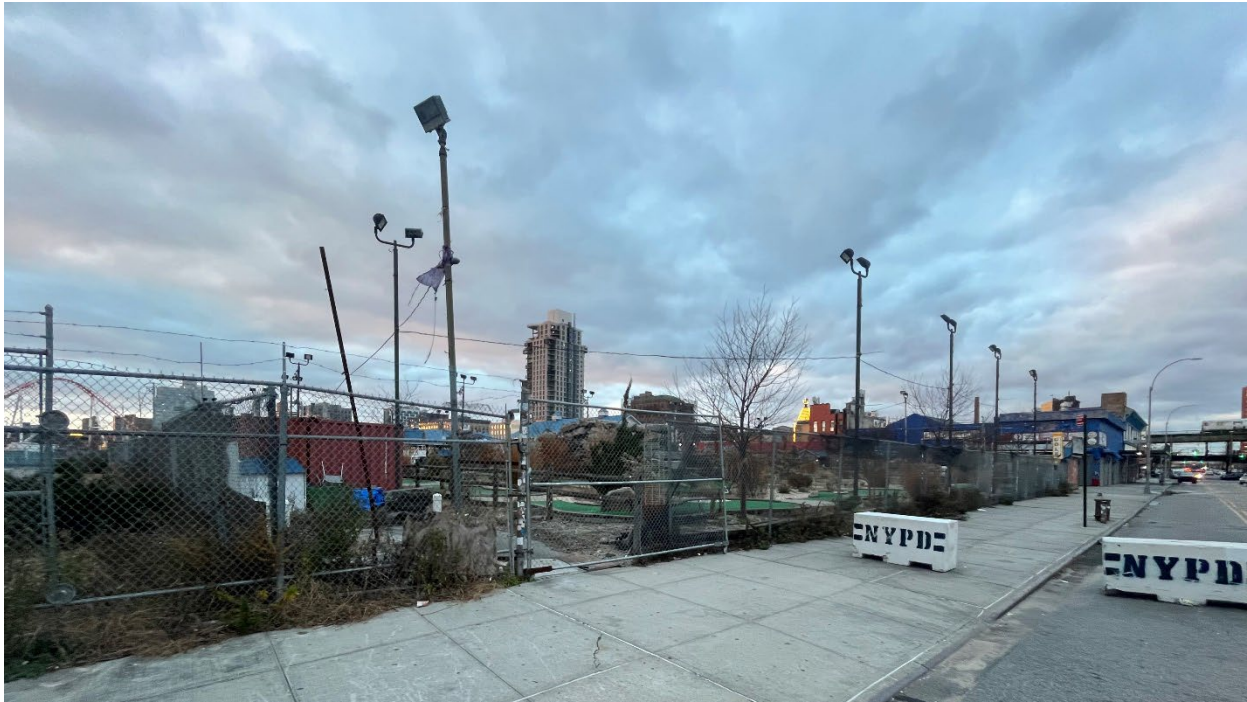


Figure A-5:

Photograph 6: South end of 15th Street looking Northeast

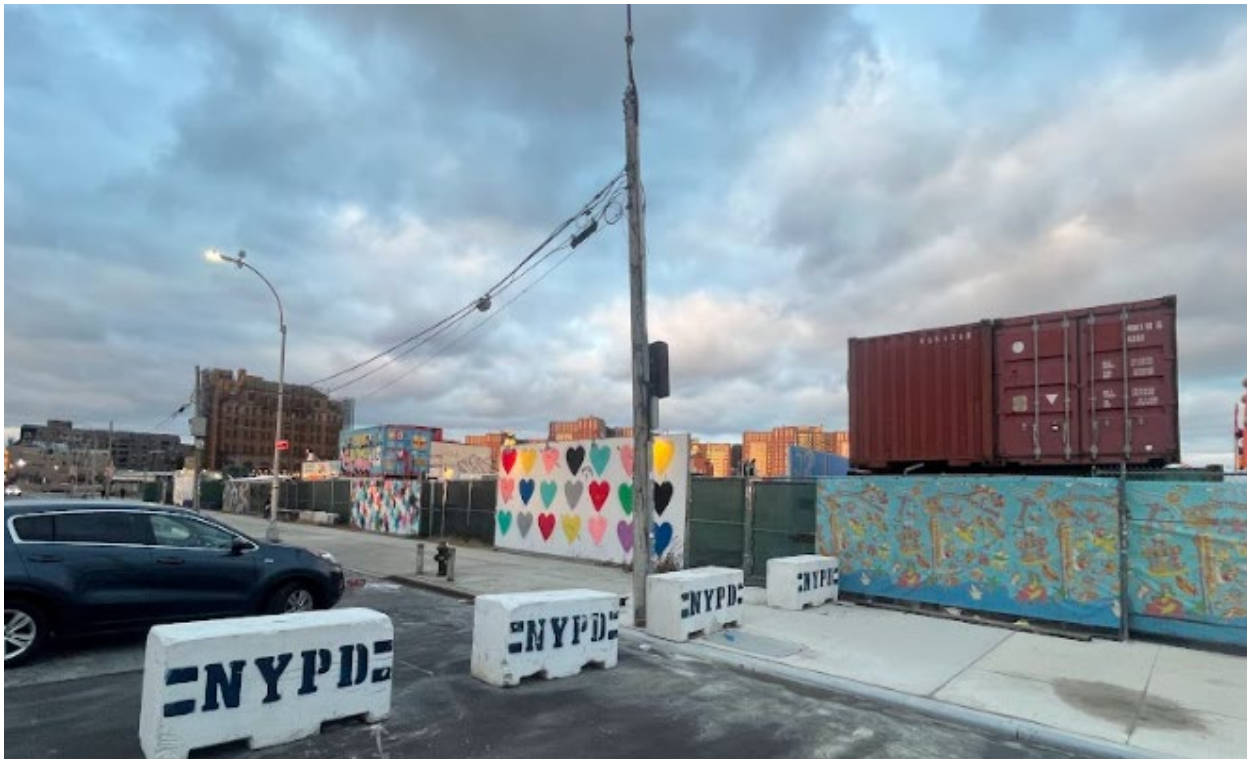


Figure A-5

Photograph 7: South end of Stillwell Avenue looking Northeast



Figure A-5

Photograph 8: South end of Stillwell Avenue looking Northwest



Figure A-5

Photograph 9: Southeast corner of Bowery Street and 15th Street



Figure A-5

Photograph 10: Northwest corner of 12th Street and Bowery Street



III. DESCRIPTION OF THE PROPOSED PROJECT

The Proposed Actions would (1) facilitate a superior pedestrian and vehicular experience that will seek to further enhance this Coney East Subdistrict; (2) further achieve the goals of the Coney East Subdistrict, as set forth in the 2009 rezoning of the area, which sought to “create a 27-acre amusement and entertainment district that will reestablish Coney Island as a year-round, open and accessible amusement destination”; (3) alleviate a portion of the ongoing and constant flooding damage to the Coney Island neighborhood as a result of rising sea levels due to climate change; (4) mitigate safety, maintenance, and repair concerns of the streets and better control pedestrian and traffic flow throughout the entirety of the Coney East Subdistrict.

The Proposed Actions would facilitate an approximately 1,430,935 gross square feet (gsf) entertainment-oriented development (i.e., the “Proposed Project”) on the Project Site (**Table A-1: Proposed Project**). The Proposed Project would include an approximately 394,655 gsf gaming facility; approximately 258,000 gsf of hotel floor area, comprising approximately 500 keys; approximately 92,050 gsf of convention floor area; approximately 72,200 gsf of retail/food and drink space; approximately 54,400 gsf of events space; approximately 105,530 gsf of publicly accessible open space; and approximately 454,100 gsf of on-site parking comprising 1,500 spaces.

Table A-1: Proposed Project

Uses	No-Action Condition (gsf)	With-Action Condition (gsf)	Increment (gsf)
Gaming Facility	-	394,655	394,655
<i>Gaming Facility (# of gaming positions)</i>	-	6,497	6,497
Hotel	-	258,000	258,000
<i>Keys</i>	-	500	500
Multipurpose Recreational Facility	530,037	-	(530,037)
Convention/Banquet Hall	63,924	92,050	28,126
<i>Convention (person capacity)</i>	1,776	2,500	724
Retail + Food and Drink (Local)	97,433	72,200	(25,233)
Local Retail	30,000	23,500	(6,500)
Food Hall	67,433	48,700	(18,733)
Events Space/Auditorium	59,825	54,400	(5,425)
<i>Events Space (person capacity)</i>	2,000	2,500	500
Open Rooftop Space	74,770	105,530	30,760
Parking (on-site)	-	454,100	454,100
<i>spaces</i>	-	1,500	1,500
Total (gsf)	825,989	1,430,935	604,946
Demapped Streets	-	181,642	181,642
<i>Pedestrian Streets</i>	-	87,313	87,313

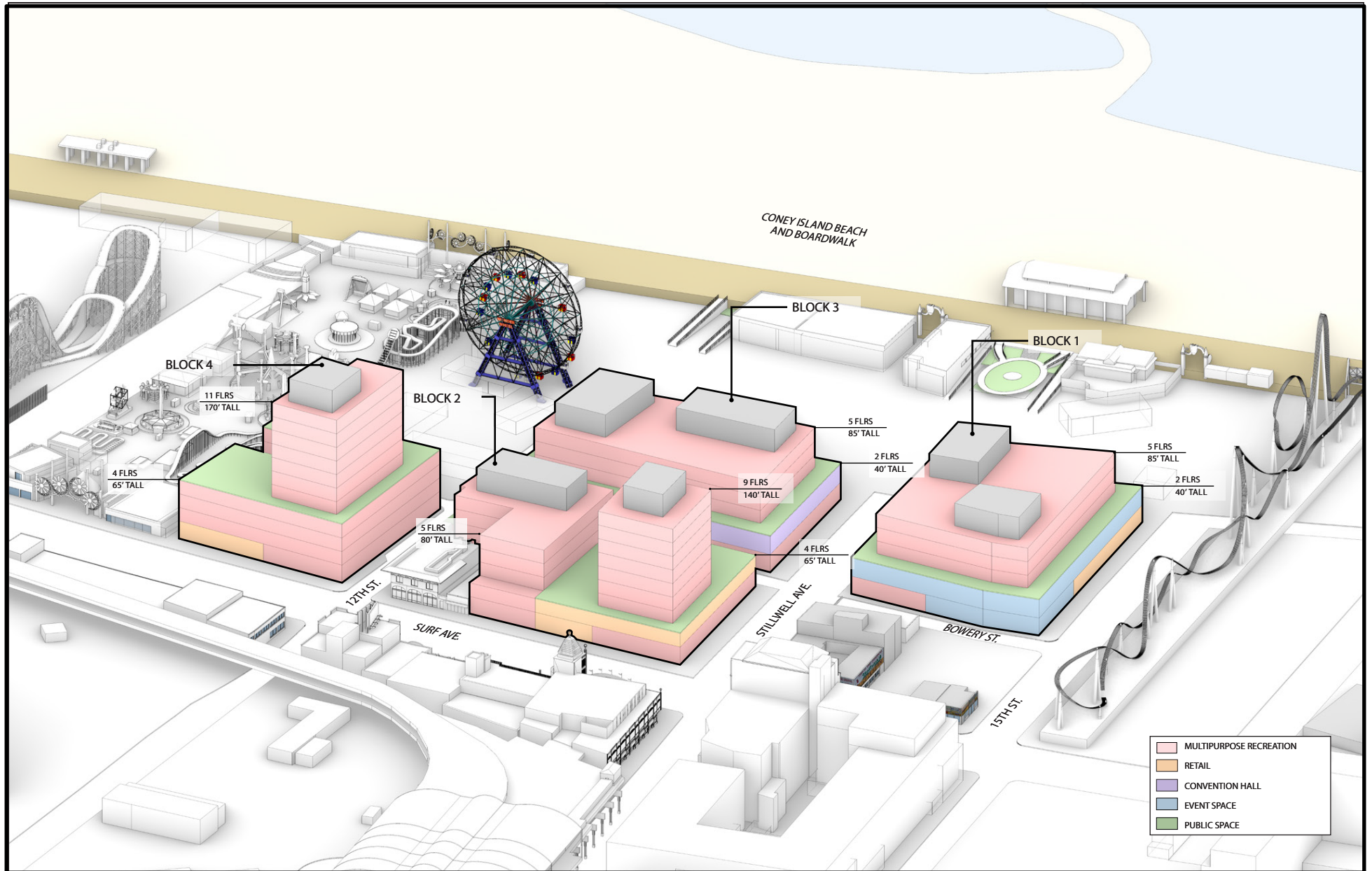


Source: FXCollaborative

Note: Project Site includes proposed demapped street segments as shown in Figure A-1

PROPOSED SITE PLAN (ILLUSTRATIVE)

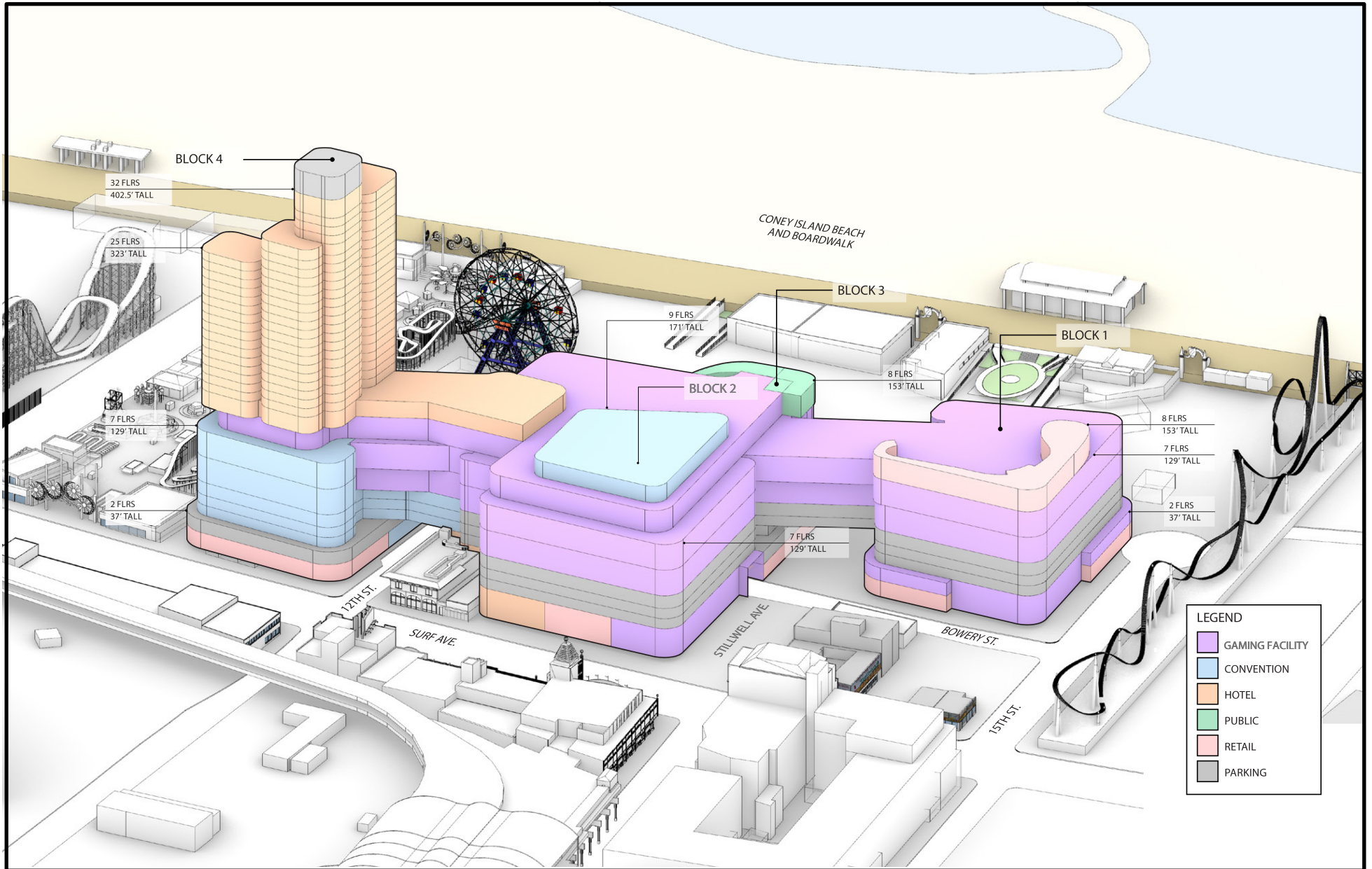
Figure A-6
The Coney Development



Source: FXCollaborative

NO-ACTION MASSING DIAGRAM (ILLUSTRATIVE)

Figure A-7
The Coney Development



Source: FXCollaborative

WITH-ACTION MASSING DIAGRAM (ILLUSTRATIVE)

Figure A-8

The Coney Development

IV. REQUIRED APPROVALS AND REVIEW PROCEDURES

The following discretionary approvals subject to the Uniform Land Use Review Procedure (ULURP), as well as pursuant to Section 200 of the City Charter, are needed to facilitate the Proposed Project:

City Map Amendment

The Applicant seeks to amend the City Map pursuant to the New York City Charter Section 197(c)(a)(1), in order to eliminate, discontinue, and close (“demap”) portions of West 15th Street between Surf Avenue and Wonder Wheel Way, Stillwell Avenue between Surf Avenue and Wonder Wheel Way, West 12th Street between Surf Avenue and Wonder Wheel Way, Bowery Street between West 10th Street and West 15th Street, and Wonder Wheel Way between West 10th Street and West 15th Street located in the borough of Brooklyn, in the Coney Island neighborhood, and generally within the Coney East Subdistrict of the Special Coney Island District.

Land Acquisition

The Applicant seeks to acquire real property currently owned by the City (i.e., the portion of West 15th Street between Surf Avenue and Wonder Wheel Way, Stillwell Avenue between Surf Avenue and Wonder Wheel Way, West 12th Street between Surf Avenue and Wonder Wheel Way, and Wonder Wheel Way between West 10th Street and West 15th Street) pursuant to the New York City Charter Section 197(c)(a)(1) and (10), for the Proposed City Map amendment.

The Proposed Actions are subject to environmental review, which will be conducted through a coordinated review with DCP, which is serving as lead agency.

In addition to the discretionary approvals subject to ULURP, the Proposed Actions include issuance of a license from the New York State Gaming Facility Location Board to operate a gaming facility on the Project Site. The application for the Gaming Facility is subject to a separate state approval process.

V. REASONABLE WORST-CASE DEVELOPMENT SCENARIO (RWCDs)

A reasonable worst-case development scenario (RWCDs) has been developed to account for the anticipated conditions on the Project Site in the future without (the “No-Action” condition) and with the “With-Action” condition) the Proposed Project. The incremental change in conditions on the Project Site between the future No-Action and future With-Action conditions serves as the basis for the environmental impact analysis.

Analysis Year

The 2028 analysis year assumes a 30-month construction period, following a 6-month pre-construction period, for a total of 36 months. The Proposed Project will be constructed in a single phase and operational in 2028. Construction would start in 2025 upon completion of ULURP and issuance of a Gaming Facility License by the New York State Gaming Commission.

The Future without the Proposed Actions (No-Action Condition)

Absent the Proposed Actions (“No-Action” condition), as-of-right development on the Project Site would comprise approximately 825,989 gsf of commercial space. The commercial space would include an approximately 530,037 gsf multipurpose recreational facility, an approximately 63,924 gsf banquet hall, an approximately 59,825 gsf auditorium, approximately 97,433 gsf of retail/food and drink space, and approximately 74,770 gsf of open rooftop space. The multipurpose recreational facility would be comprised of an approximately 302,915 gsf amusement arcade, approximately 59,500 gsf of midway attractions, approximately 112,629 gsf of computer supported games (laser tag, dark rides, etc.), and approximately 54,993 gsf of roller/ice skating rinks or skateboard parks. Retail/food and drink us would be comprised of approximately 30,000 gsf of gift shops and approximately 67,433 gsf of eating and drinking establishments.

The Future with the Proposed Actions (With-Action Condition)

The With-Action condition will analyze the Proposed-Project, as described in Section III of this attachment.

ATTACHMENT B:
EAS PART II: TECHNICAL ASSESSMENT

Attachment B: EAS Part II – Technical Assessment

The 2021 *City Environmental Quality Review (CEQR) Technical Manual* defines thresholds for each technical area which, if met or exceeded, require that a detailed technical analysis be undertaken. Preliminary screening assessments were conducted for the Proposed Project using the guidelines presented in the *CEQR Technical Manual* to determine whether detailed analysis of a given technical area is appropriate. These assessments are provided in this attachment.

As described in Attachment A, “Project Description”, the Proposed Actions would facilitate the development of an approximately 8.6-acre entertainment destination (the “Proposed Project”) located on Lots 256, 310, and 360 on Block 7074; Lots 1, 5, 11, 12, 14, 25, 30, 33, 414, and 419 on Block 8694; Lots 61, 64, 72, and 433 on Block 8695; and Lots 35, 37, 44, 47, 48, 49, and 50 on Block 8696 in Brooklyn (the “Proposed Project Area”). The Proposed Demapping Area combined with the Proposed Project Area comprise the “Project Site.” The Proposed Project includes a total of approximately 1,430,935 gross square feet (gsf) comprised of an approximately 394,655 gsf gaming facility, approximately 258,000 gsf of hotel floor area, comprising approximately 500 keys; approximately 92,050 gsf of convention floor area; approximately 72,200 gsf of retail/food and drink space; approximately 54,400 gsf of events space; approximately 105,530 gsf of publicly accessible open space; and approximately 454,100 gsf of on-site parking comprising 1,500 spaces.

The environmental review will analyze the incremental difference between the future without the Proposed Actions (the “No-Action” condition) and the future with the Proposed Actions (the “With-Action” condition). The With-Action condition would facilitate an increase over the No-Action conditions of approximately 120,086 gsf of commercial use, approximately 30,760 gsf of publicly accessible open rooftop space, and approximately 454,100 gsf of parking space providing approximately 1,500 accessory parking spaces.

Based on the preliminary screening assessment guidelines in the *CEQR Technical Manual*, all CEQR technical areas warrant assessment, except (1) Community Facilities and (2) Natural Resources. Natural resources have not been identified within or immediately adjacent to the Project Site and therefore, an assessment of Natural Resources is not warranted. The Proposed Project would not generate a residential population and there are no community facilities present within the Project Site. Therefore, an assessment of a Community Facilities impact is not warranted.

I. LAND USE, ZONING AND PUBLIC POLICY

A land use analysis characterizes the uses and development trends in the area that may be affected by a proposed project. The analysis also considers the project’s compliance with and effect on the area’s zoning and other applicable public policies. Even when there is no potential for a project to be inconsistent or affect land use, zoning, or public policy, a description of these issues will provide information for use in other technical areas. A preliminary assessment, which includes a basic description of existing and future land uses and zoning, is generally appropriate for projects that would affect land use or would change the zoning on a site, regardless of the project’s anticipated effects. A detailed analysis of land use is appropriate if a project would result in a significant change in land use or would substantially affect regulation or policies governing land use. *CEQR* also requires a detailed assessment of land use conditions if a detailed analysis has been deemed appropriate for other technical areas.

Consistent with *CEQR Technical Manual* guidelines, a preliminary assessment of land use, zoning, and public policy is warranted, and will be provided in the Draft Environmental Impact Statement (DEIS), as described in the Draft Scope of Work (“Draft Scope”). Additionally, a Consistency Assessment Form will be completed for the New York City Waterfront Revitalization Program.

II. SOCIOECONOMIC CONDITIONS

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 adverse 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 specific industries. A socioeconomic assessment should be conducted if a project may reasonably be expected to create substantial socioeconomic changes in an area. This can occur if a project would directly displace a residential population, substantial numbers of businesses or employees, or eliminate a business or institution that is unusually important to the community. It can also occur if a project would bring substantial new development that is markedly different from existing uses and activities in the neighborhood, and therefore would have the potential to lead to indirect displacement of businesses or residents from the area.

As the Project Site does not contain any existing residential units and does not support any residential uses, the Proposed Actions would not result in the direct displacement of any residents.

The Proposed Project would not result in a direct displacement of more than 100 employees. The businesses that would be displaced because of the Proposed Actions are not uniquely dependent on their location nor offer services that are in limited supply in the surrounding neighborhood. No policies or plans are currently aimed at the preservation of the existing business uses on the Project Site; therefore, an assessment of direct business displacement is not warranted.

The socioeconomic assessment with respect to indirect business and institutional displacement considers whether a proposed project could lead to increases in property values, and thus rents, making it difficult for some businesses or institutions to remain in the area. The Proposed Actions would introduce more than 200,000 square feet (sf) of new commercial uses to the Project Site, which is the *CEQR* threshold for substantial new development warranting assessment. Therefore, an assessment of indirect business and institutional displacement will be provided in the DEIS, as described in the Draft Scope.

III. OPEN SPACE

The *CEQR Technical Manual* indicates that an open space assessment is typically warranted if an action would directly affect an open space or if it would increase the population by more than 200 residents or 500 nonresidents.

Since the Project Site does not have any publicly accessible open space, the Proposed Project would not displace any existing publicly-accessible open space. Furthermore, the Proposed Project would provide open space that would be publicly accessible.

Since the Proposed Project would generate a net increase of more than 500 nonresidents, an open space assessment is warranted and will be provided in the DEIS, as described in the Draft Scope.

IV. SHADOWS

In conformance to *CEQR Technical Manual* guidelines, a shadows assessment is required for a proposed project that would result in a new structure(s), or additions(s) to existing structure(s) that are greater than 50 feet in height and/or adjacent to an existing sunlight sensitive resource. As the Proposed Actions would result in structures greater than 50 feet in height, consistent with *CEQR Technical Manual* guidelines, an assessment is warranted of whether the Proposed Actions would result in shadow impacts on sunlight-sensitive resources in the DEIS, as described in the Draft Scope.

V. HISTORIC AND CULTURAL RESOURCES

A historic and cultural resources assessment is required if there is potential to affect either archaeological or significant architectural resources. Impacts on archaeological resource are considered for those land areas directly affected by a proposed project. An assessment of impacts on historical resources must take into consideration the full range of direct, visual, and contextual effects posed by a proposed project.

Based on a preliminary review of New York City Landmarks Preservation Commission- (LPC-) designated Historic Districts and Landmarks Map, there is one architectural resource (LP-02410, Childs Restaurant Building) located adjacent to the Project Site is designated as a New York City Landmark, and three architectural resources and one scenic landmark are located within 400 feet of the Project Site is designated as a New York City Landmark: (1) The Cyclone (LP-01636), (2) The Wonder Wheel (LP-01708), (3) Shore Theater (LP-02408), and (4) Coney Island (Riegelmann) Boardwalk (LP-2583). Based on a review the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) Cultural Resource Information System (CRIS) database, the Project Site, including existing buildings, are located within the proposed Coney Island Historic District, which is eligible for listing on the State/National Register (S/NR) of Historic Places. Based on CRIS data, the Project Site is not located within an Archaeological Buffer Area. Identified resources will be considered and assessed in the DEIS, as applicable in consultation with LPC/OPRHP, as described in the Draft Scope.

VI. URBAN DESIGN AND VISUAL RESOURCES

An urban design and visual resources assessment is needed when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. A preliminary analysis of urban design and visual resources is considered appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including: (1) projects that permit the modification of yard, height, and setback requirements; and (2) projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed project. Detailed analyses are generally appropriate for area-wide rezonings that include an increase in permitted floor area or changes in height and setback requirements, general large-scale developments, or projects that would result in substantial changes to a historic district or building.

The Proposed Actions would result in physical changes to the Project Site beyond the bulk and form currently permitted as-of-right. These changes could affect a pedestrian's experience of public space, thereby requiring an urban design assessment. Therefore, a preliminary assessment of urban design and visual resources will be provided in the DEIS, as described in the Draft Scope.

VII. HAZARDOUS MATERIALS

The potential for significant impacts from hazardous materials can occur when: (a) hazardous materials exist on a site; and (b) a project would increase pathways to their exposure; or (c) a project 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 is anticipated. As described in the Draft Scope, the EIS will include a summary of the results of a Phase I Environmental Site Assessment (ESA) prepared for the Project Site, and, if applicable, a summary of the results of the Phase II Environmental Site Investigation (Phase II ESI). Based on the results of the Phase II ESI, proposed remedial measures may be warranted. If remedial measures are necessary, a Remedial Action Plan will be prepared for DEP review and approval.

Prior to conducting subsurface investigation, a Phase II ESI Work Plan and Health and Safety Plan will be submitted for New York City Department of Environmental Protection (DEP) review and approval.

VIII. WATER AND SEWER INFRASTRUCTURE

As indicated in the *CEQR Technical Manual*, a preliminary water supply infrastructure analysis is needed if a project would result in an exceptionally large demand for water (e.g., more than one million gallons per day (mgd)) or is located in an area that experiences low water pressure (e.g., areas at the end of the water supply distribution system).

As indicated in Section 220 of Chapter 13 of the *CEQR Technical Manual*, a preliminary assessment wastewater and stormwater conveyance and treatment is needed if a proposed project is located in a separately sewered area and the incremental development over the No-Action condition would exceed the following thresholds based on existing zoning districts:

- R1, R2, or R3: 25 residential units or 50,000 sq. ft. of commercial/public and institution/community facility use.
- R4, R5: 50 residential units or 100,000 sq. ft. of commercial/public and institution/community facility use.
- All remaining zoning designations, including C, M, and Mixed-use districts: 100 residential units or 100,000 sq. ft. of commercial/public and institution/community facility use.

Additionally, as indicated in Section 210 of Chapter 13 of the *CEQR Technical Manual*, a preliminary infrastructure analysis is needed if the project:

- Would result in an exceptionally large demand for water (e.g., those that are projected to use more than one million gallons per day such as power plants, very large cooling systems, or large developments); or
- Is located in an area that experiences low water pressure (e.g., areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island).

The Proposed Actions would exceed the CEQR analysis thresholds for project sites located in separate sewered areas, and the Project Site is located in Coney Island, an area at the end of the water supply distribution system that experiences low water pressure. Therefore, a preliminary assessment of wastewater and stormwater conveyance and treatment will be provided in the DEIS, as described in the Draft Scope.

IX. SOLID WASTE AND SANITATION SERVICES

A solid waste assessment is warranted if a proposed project would cause a substantial increase in solid waste production that would overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. Few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons/100,000 pounds per week or more), thereby resulting in a significant adverse impact. Estimated solid waste generated by the Proposed Project will be noted, and, if applicable, an analysis of solid waste and sanitation services will be provided in the EIS, as described in the Draft Scope.

X. ENERGY

The objective of an energy analysis is to determine whether a proposed action may have a potential significant impact on transmission and/or generation of energy. As stated in the *CEQR Technical Manual*, all new structures requiring heating and cooling are subject to the New York City Energy Conservation Code, which reflects State and City energy policy, and therefore, the Proposed Project would not create significant energy impacts. Estimated energy use by the Proposed Project will be noted. If applicable, a screening-level assessment will be included in the EIS to assess potential energy-related significant adverse impacts, as described in the Draft Scope.

XI. TRANSPORTATION

The objective of a transportation analysis is to determine whether a proposed action has the potential to result in a significant impact on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, the safety of all roadway users (pedestrians, bicyclists, and motorists), and on and off-street parking. Proposed projects in New York City are evaluated through a two-tiered screening process to identify the need for detailed transportation analyses. The Level 1 screening assessment includes a trip generation analysis to determine whether the Proposed Project would result in more than 50 vehicle trips, 200 subway/rail or bus riders, or 200 pedestrian trips in a peak hour. The Level 2 screening includes an assignment of trips to the transportation network to identify intersections with 50 or more vehicle trips, pedestrian elements with 200 or more pedestrian trips, 50 bus trips in a single direction on a single route, or 200 passengers at a subway station or line during any analysis peak hour which would require detailed analyses. The CEQR assessment and the screening trip thresholds are based on the incremental differences between the No-Action condition and the With-Action condition.

Based on preliminary estimates, the increment would be expected to result in 50 or more vehicles per hour at one or more intersections. Therefore, a detailed traffic analysis is warranted and will be provided in the DEIS, as described in the Draft Scope. The DEIS will also include a parking assessment to determine whether the Proposed Actions would result in excess parking demand (including demand from all uses), and whether there is a sufficient number of other parking spaces in the study area to accommodate that excess demand, as described in the Draft Scope.

Based on preliminary estimates, the increment would be expected to result in 200 or more pedestrians per hour during one or more analysis peak hours, which include walk-only trips as well as the pedestrian component associated with walking between the Project Site and other modes of travel, such as the subway stations and bus stops. Although these pedestrian trips would be dispersed throughout the surrounding area, new pedestrian trips exceeding the 200-trip threshold may occur during one or more peak hours along corridors near the Project Site and along corridors connecting the Project Site to transit services. Therefore, a detailed pedestrian analysis is warranted and will be provided in the DEIS, as described in the Draft Scope.

Based on preliminary estimates, the increment would be expected to result in 200 or more subway trips at one station and 50 or more bus person-trips on any one line in one direction during one or more analysis peak hours. Therefore, detailed transit analyses are warranted and will be provided in the DEIS, as described in the Draft Scope.

A detailed safety assessment at the traffic and pedestrian study locations will also be included in the DEIS, as described in the Draft Scope.

XII. AIR QUALITY

An air quality analysis is used to determine whether a proposed project would result in a significant adverse impact on ambient air quality due to pollutant emissions from stationary or mobile sources. It also considers the potential of existing sources of air pollution to result in a significant adverse impact on new populations introduced by a proposed action. Since the Proposed Actions would result in an increase in the number of vehicular trips, introduce new parking facilities, include heating, ventilation, and air conditioning (HVAC) facilities, and introduce new sensitive uses on the Project Site, air quality analyses, including the effects of both mobile and stationary sources, will be included in the DEIS, as described in the Draft Scope.

The air quality assessment will consider the potential impacts on air quality from project-generated vehicle trips, parking facilities, and heat and hot water systems. The analysis of the HVAC systems of the Proposed Project will consider impacts following the screening procedures outlined in the *CEQR Technical Manual* to determine the potential for impacts on existing developments as well as the potential for “project-on-project impacts.” Also included will be an assessment of emissions from nearby industrial uses, large or major sources on sensitive uses introduced by the Proposed Actions on the Project Site.

XIII. GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

While the need for a greenhouse gas (GHG) emissions assessment is highly dependent on the nature of the project and its potential impacts, the GHG consistency assessment as stipulated in the *CEQR Technical Manual* currently focuses on City capital projects, projects proposing power generation or a fundamental change to the City’s solid waste management system, and projects being reviewed in an Environmental Impact Statement (EIS) that would result in development of 350,000 sf or more (or smaller projects that would result in the construction of a building that is particularly energy-intense, such as a data processing center or health care facility). The Proposed Project would exceed 350,000 sf, and therefore a GHG assessment will be provided in the DEIS, as described in the Draft Scope.

Depending on a project’s sensitivity, location, and useful life, it may be appropriate to provide a qualitative discussion of the potential effects of climate change on a proposed project in environmental review. Rising sea levels and extreme precipitation with increases in storm surge and flooding are the most immediate threats in New York City for which site-specific conditions can be assessed, and analysis of climate change may be deemed warranted for projects at sites located within the 100- or 500- year flood zone. Based on the current FEMA Advisory Base Flood Elevation Map, the Project Site is noted to be located within Zone AE. This is an area within the 1%- and 0.2%-annual chance floodplains. This is an area of high risk subject to inundation by the 1% annual chance flood event. Consequently, an assessment of climate change is warranted and will be provided in the DEIS, as described in the Draft Scope.

XIV. NOISE

A noise analysis is appropriate if a project would generate any mobile or stationary sources of noise or would introduce noise sensitive receptor in an area with high ambient noise levels. Specifically, an analysis would be required if a project generates or reroutes vehicular traffic, if a project would introduce a noise sensitive receptor located near a heavily trafficked thoroughfare, or if a project would introduce noise sensitive receptor within one mile of an existing flight path or 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 project would include 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 proposed project would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the proposed project would

introduce noise sensitive receptor located in an area with high ambient noise levels resulting from stationary sources.

The Proposed Actions would result in additional vehicle trips to and from the Project Site and would introduce new sensitive receptors near heavily trafficked roadways and active MTA rail lines. Therefore, a detailed mobile source analysis will be provided in the DEIS, as described in the Draft Scope. The potential for significant adverse noise impact from the existing roller coaster operations at Deno's Wonder Wheel Amusement Park, Luna Park (Cyclone, Thunderbolt, Phoenix, Tickler, and Steeplechase), and traffic increase during game days at Maimonides Park stadium will be analyzed. The Proposed Project is located within an area with high ambient noise levels due to existing and future stationary noise sources. Therefore, a stationary noise source analysis is warranted and will be included in the DEIS, as described in the Draft Scope.

XV. PUBLIC HEALTH

As defined in the *CEQR Technical Manual*, public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, hazardous materials, construction, and natural resources. For most proposed projects, a public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other *CEQR* analysis areas, such as air quality, water quality, hazardous materials, or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified in other *CEQR* analysis areas, such as air quality, water quality, hazardous materials, or noise, the lead agency may determine that a public health assessment is warranted for that specific technical area.

As none of the relevant analyses have yet been completed, the potential for an impact in these analysis areas, and thus potentially to public health, cannot be currently ruled out. Should the technical analyses conducted for the DEIS indicate that significant unmitigated adverse impacts would occur in the areas of air quality, water quality, hazardous materials, or noise such that a public health assessment is warranted, then an assessment of public health will be provided in the DEIS, as described in the Draft Scope.

XVI. NEIGHBORHOOD CHARACTER

A neighborhood character assessment considers how elements on the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. To determine a project's effects on neighborhood character, a neighborhood's contributing elements are considered together.

An assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in the areas of land use, socioeconomic conditions, open space, urban design and visual resources, historic and cultural resources, transportation, and noise, or when the project may have moderate effects on several of these elements that define a neighborhood character, including land use patterns, urban design, historic and cultural resources, and levels of traffic and noise. Therefore, a preliminary assessment of the Proposed Actions' effect on neighborhood character will be provided in the DEIS, as described in the Draft Scope.

XVII. CONSTRUCTION

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude

of the impacts. Construction impacts are considered when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise levels, and air quality conditions. In addition, because soils are disturbed during construction, any project proposed for a site that has been found to have the potential to contain hazardous materials should also consider the possible construction impacts that could result from contamination.

A construction assessment is typically warranted if construction activities (a) last longer than two years; (b) are located along an arterial highway or major thoroughfare; (c) involve the closing, narrowing, or otherwise impeding of traffic, transit, or pedestrian elements; (d) involve multiple buildings; (e) involve the operation of several pieces of diesel equipment in a single location; (f) result in the closure or disruption of a community facility service; (g) are located within 400 feet of a historic or cultural resource; (h) disturb a site containing or adjacent to a natural resource; and/or (i) occurring on multiple sites in the same geographic area. Construction of the Proposed Project is expected to occur from 2025 to 2028. As construction would take place over a period of greater than two years, it is therefore considered long-term and a preliminary construction analysis will be undertaken in the DEIS, as described in the Draft Scope. The preliminary assessment will evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptors, in consideration of the potential for combined effects from construction on the Project Site and in the surrounding area. Given the multiple buildings that would be developed on the Project Site, the anticipated construction period, and location within 400 feet of a historic or cultural resource, it is anticipated that a detailed construction impact analysis will be prepared for one or more technical areas and reported in the DEIS, as described in the Draft Scope.