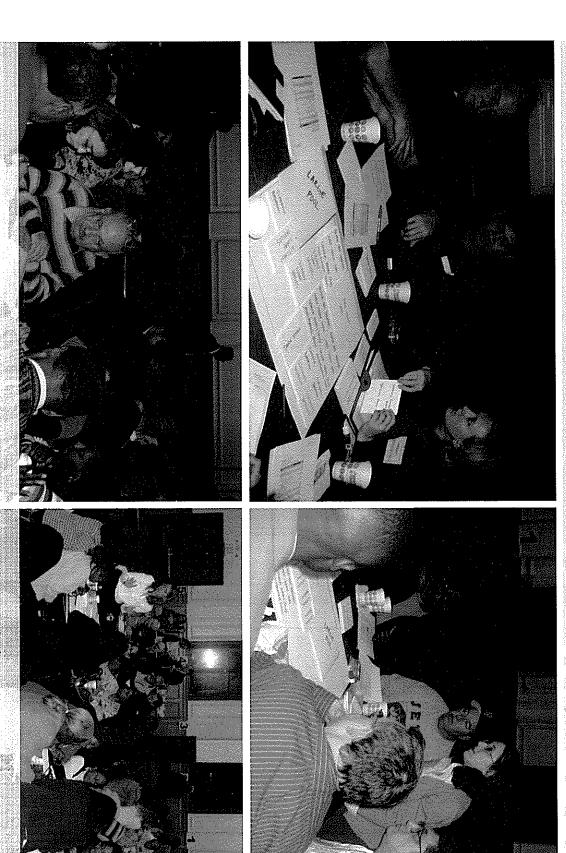


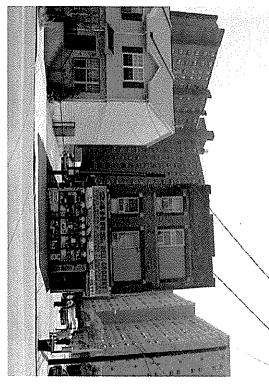
## BORN FROM COMMUNITY-BASED PLANNING

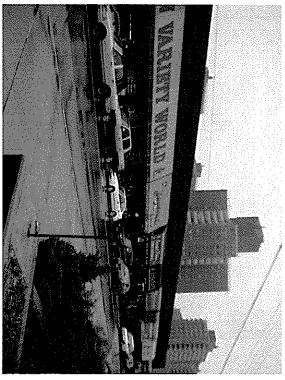


More than 2,000 people have participated to date in over 350 meetings

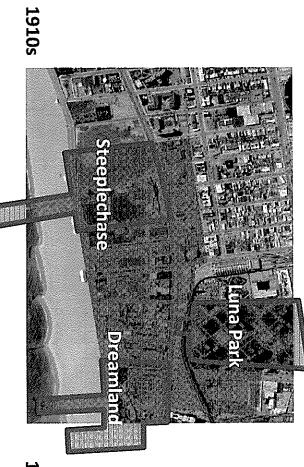
# PUTING IT IN CONTEXT: A NEIGHBORHOOD WITH NEEDS

- Approximately 50,000 residents
- 1 in 6 live in NYCHA developments; neighborhood lacks housing options
- Decrease in population since 1990, and NYC in contrast to growth in Borough
- Over 25% of population is over 60 years old
- 2x the City average **Unemployment** is approximately
- Neighborhood is still dramatically underserved for retail and services

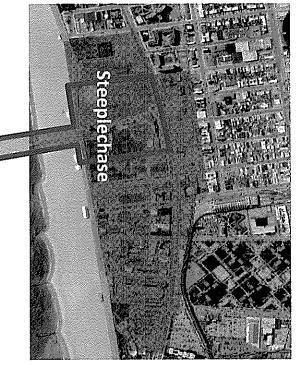




## PUTTING IT IN CONTEXT: A HISTORY OF DECLINE









1970s

COMPREHENSIVE REZONING PROPOSA

### KEY STRATEGIES TO ACHIEVE VISION

Facilitate the

Create a 27-acre
year-round
amusement and
entertainment
district that will
grow and support
the iconic
amusements
currently under
threat

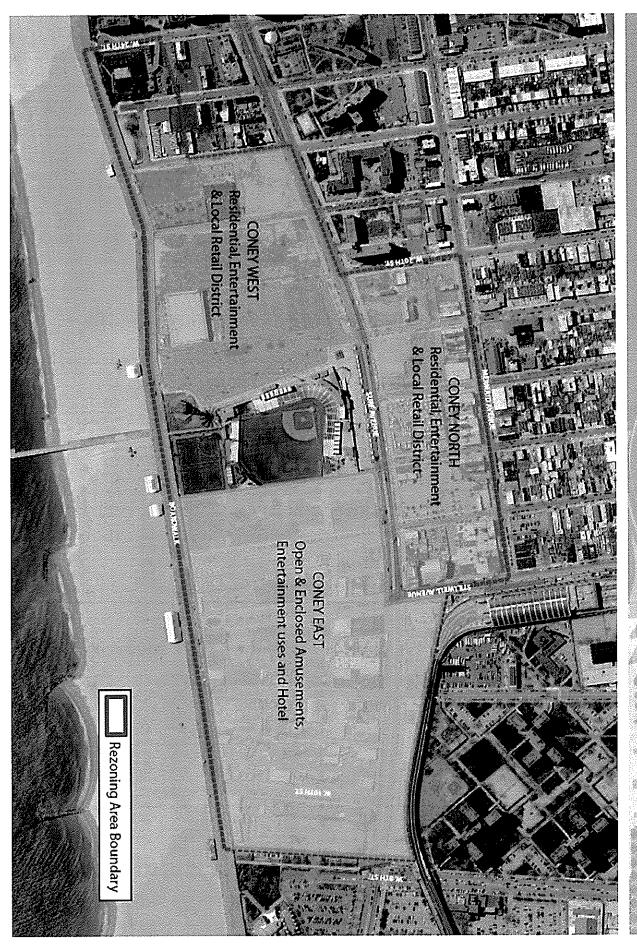
new housing, including affordable housing, and retail space on long-time vacant land



Create jobs and opportunities for local residents and make Coney Island the economic engine of South Brooklyn



A BALANCED URBAN DEVELOPMENT PLAN COMPREHENSIVE REZONING PROPOSAL

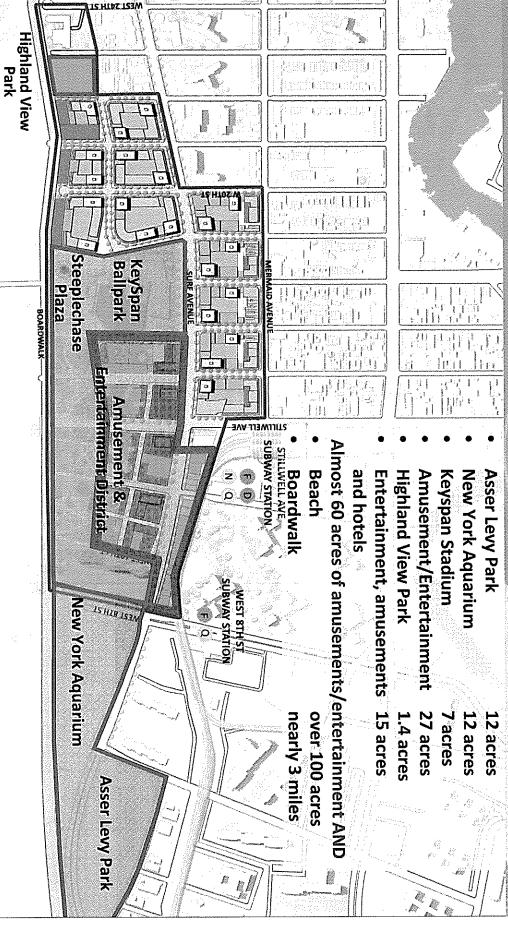


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### USE AND URBAN DESIGN PRINCIPLES



### A 60-ACRE RECREATIONAL NETWORK ALONG BEACH COMPREHENSIVE REZONING PROPOSAL

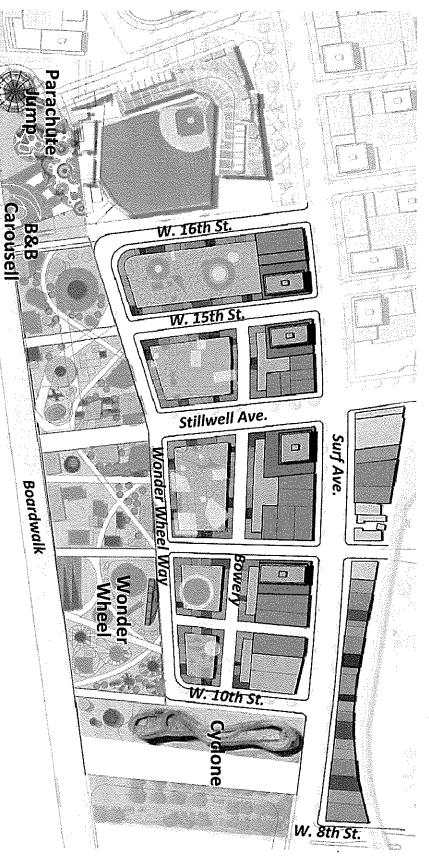


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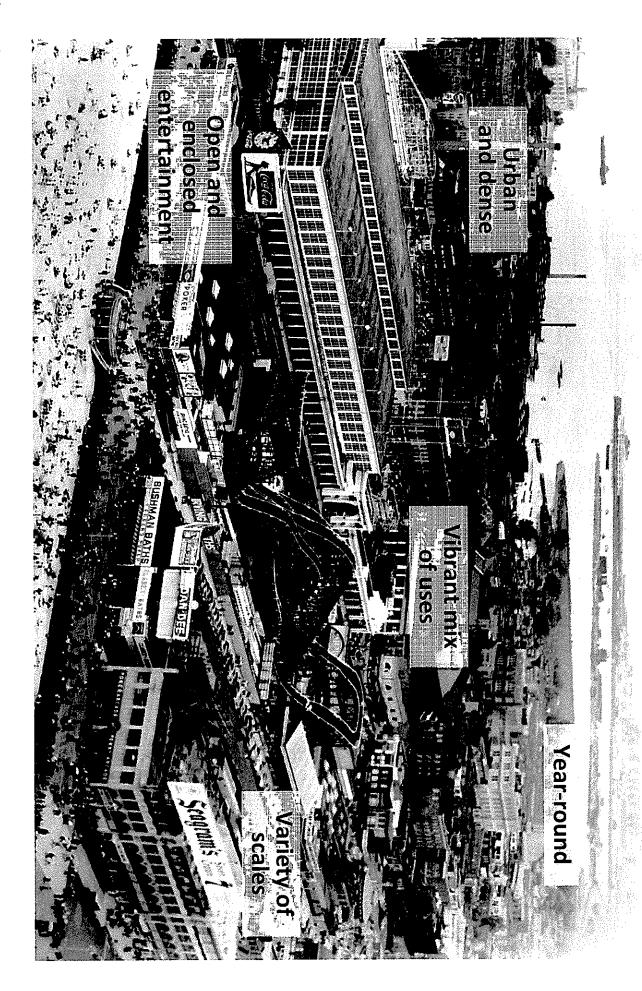
### COMPREHENSIVE REZONING PROPOSAL

### CONEY EAST: PROPOSED DEVELOPMENT

- 27-acre amusement and entertainment district
- **12-acre amusement park** as centerpiece and catalyst for development
- arcades, tattoo parlors, movie theaters, bowling alleys, arcades, specialty retail 1.1MSF open and enclosed amusements, restaurants, bars,
- 800 hotel rooms



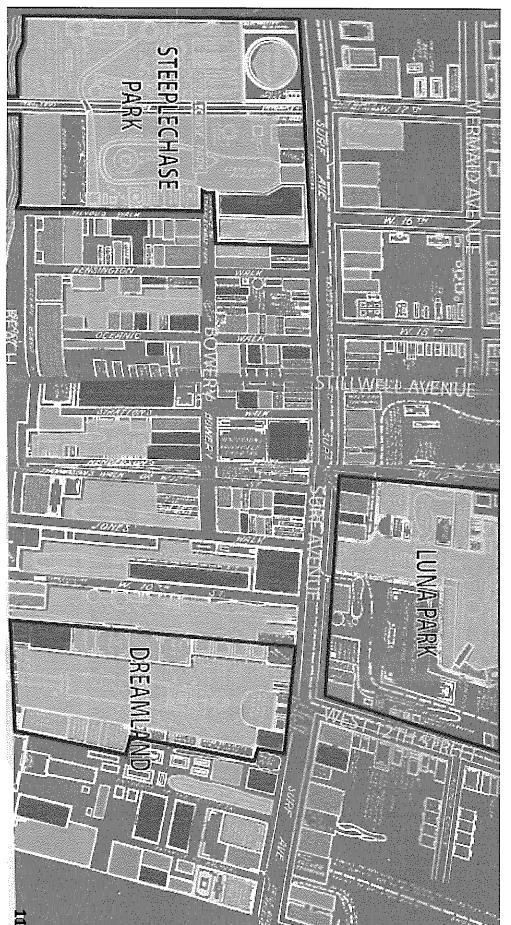




### COMPREHENSIVE REZONING PROPOSAL HISTORIC CHARACTER AND USES

Enclosed amusements
Open amusements
Restaurants

Hotels
Bath houses
Small scale retail and services



### THE RIGHT NIX OF USES CONIEY ISLANID COMPREHENSIVE PLAN

### USE GROUP A:

### Carnivals / Circuses \_\_Dank sides\_\_ AMUSEVIENES (i) Arcelles

Midway Attractions Chance/Skill Games Roller Coasters **Water Parks** 

Rinks / Ice skating Theatres

Rec. Sport Facilities Billiards//Bowling

**USE GROUP B:** 

### **ENHANCING USES**

Restaurants & Bars

Art Gallery

Breweries

Historical Exhibits

Spas / Bathhouses

Studio / Music / Art

Tattoo Parlors

Wedding Ghapels

(2) Arenas

RETAIL / SERVICE

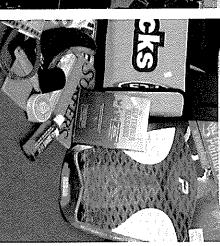
Bicycle Rental Gift Shop

Beach Equipment

Book Stores

Candy// lce cream

Clothing Accessory Toy Stores

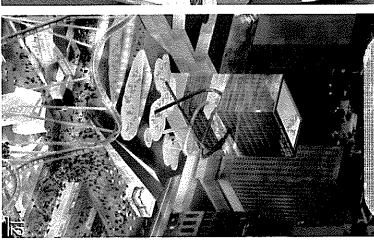


USE GROUP 5:

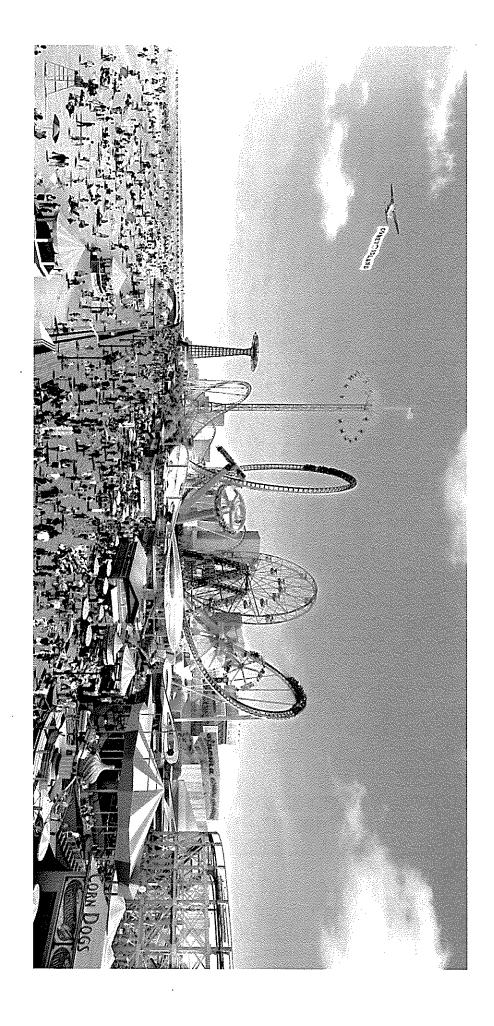
HOTELS

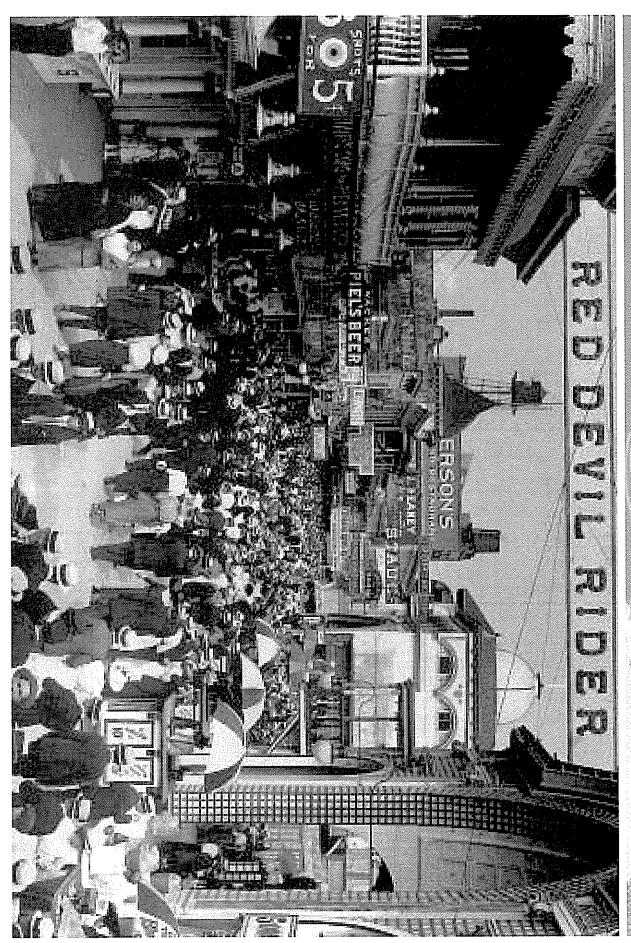
Hotels

LIMITED TO HOTELS

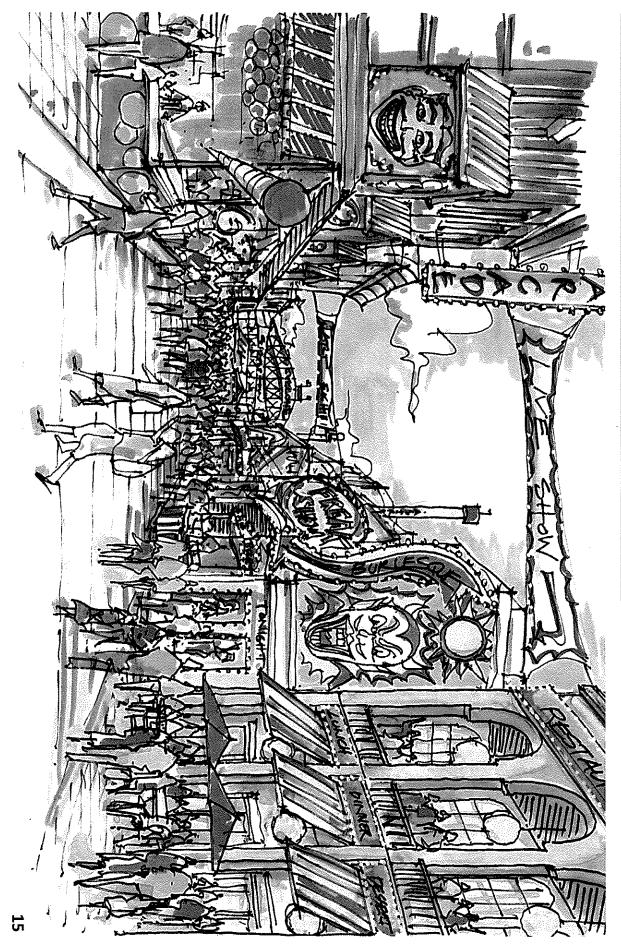


## BEACH, BOARDWALK AND AMUSEMENTS

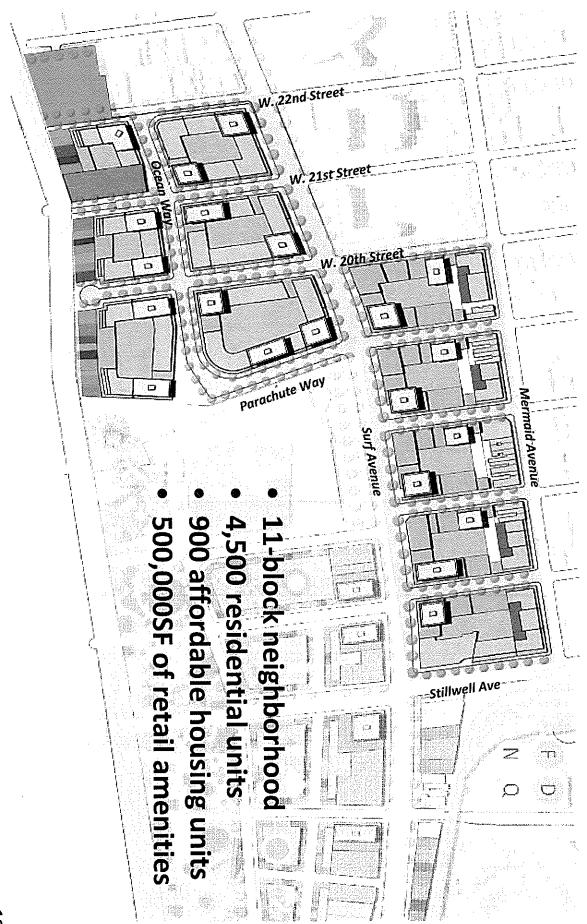




### A REACTIVATED BOWERY



### COMPREHENSIVE REZONING PROPOSAL CONEY NORTH & WEST: PROPOSED DEVELOPMENT



## CONEY NORTH & WEST: AFFORDABLE HOUSING

## A COMPREHENSIVE AFFORDABLE HOUSING STRATEGY

### Inclusionary Housing Program

In exchange for 33% Floor Area bonus:

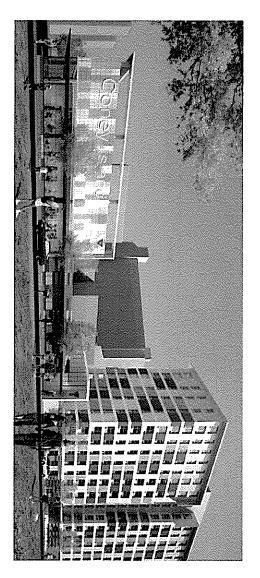
- 20% of floor area must be affordable units to those earning up to 80% of the Area Median Income
- Units are **permanently affordable**
- Units provided on- or off-site w/in the community district
- Program provides option for preservation of existing affordable housing

### Surf Gardens Senior Housing

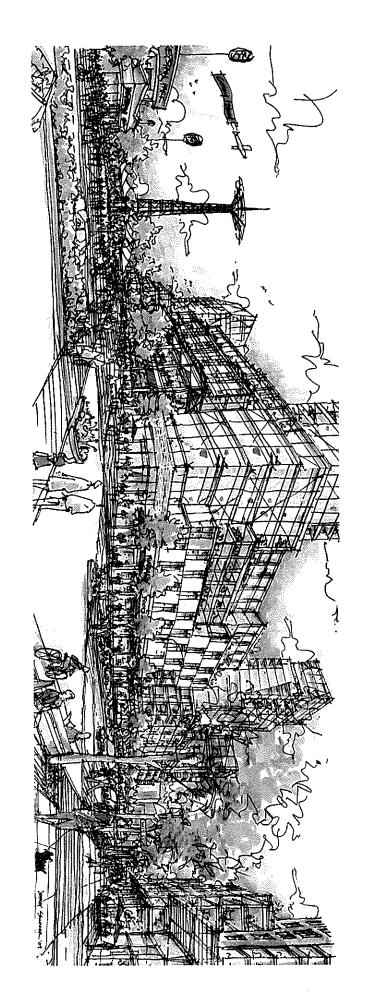
- Low-income senior housing
- 77 units

### Coney Island Commons & YMCA

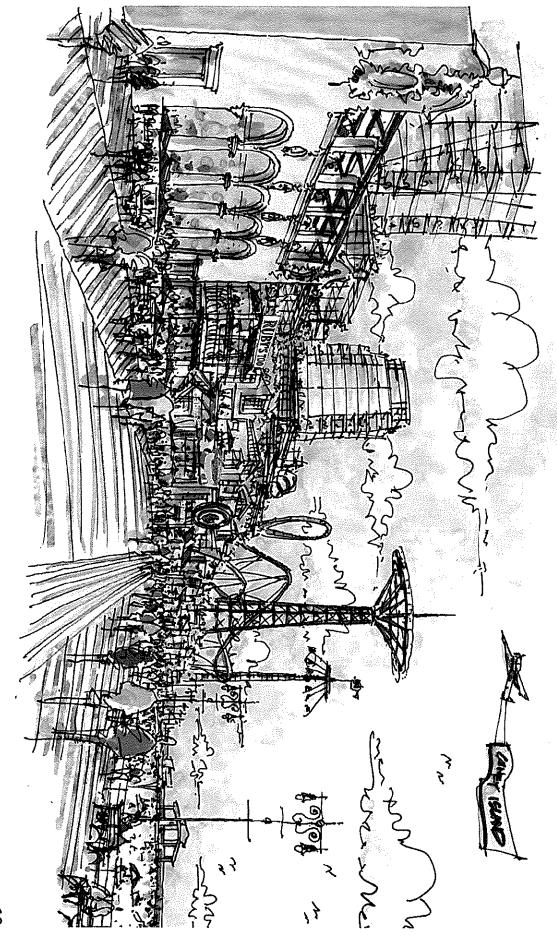
- Over 180 affordable housing units
- 40,000 square foot YMCA Program designed with extensive community input



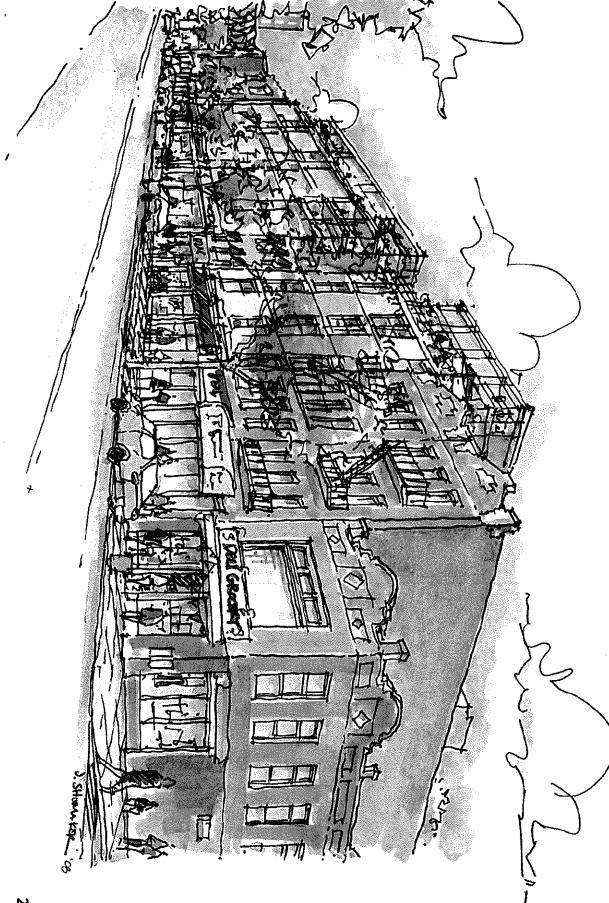
## SURF AVENUE AS THE SPINE OF THE DISTRICT



### A REACTIVATED BOARDWALK

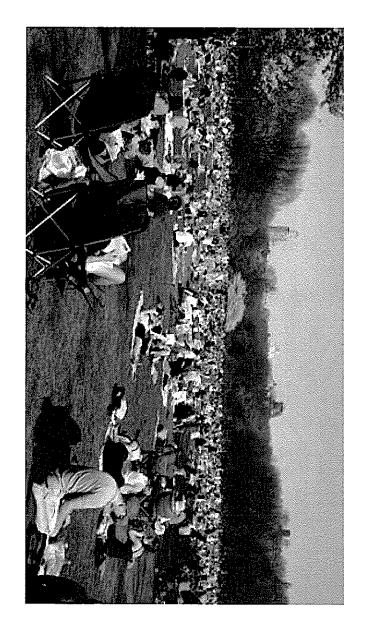


### COMPREHENSIVE REZONING PROPOSAL MERMAID AVENUE



### COMPREHENSIVE REZONING PROPOSA

# PARKLAND IS THE RIGHT TOOL TO GROW AMUSEMENTS





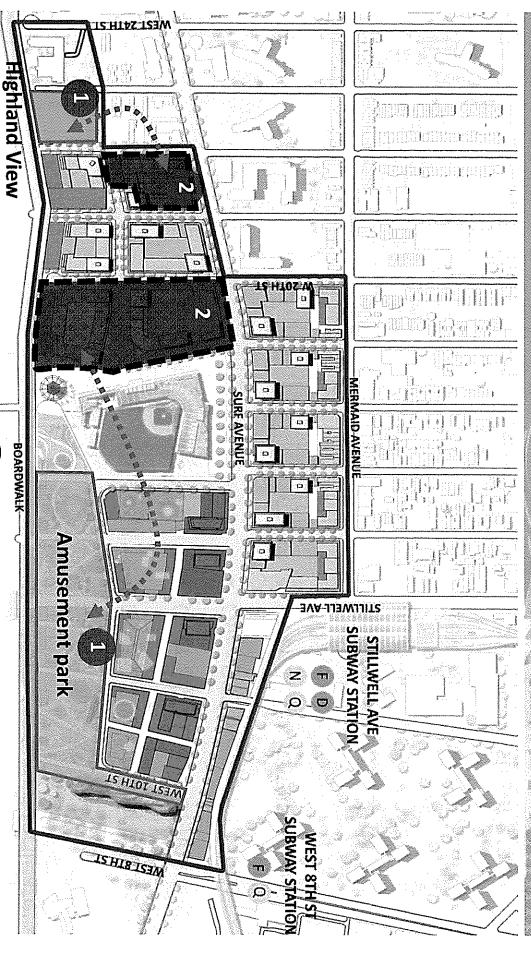


NYC parks created through mapping of parkland and City acquisition:

- Dyker Beach Park, Brooklyn 217 acres
- Dreier Offerman, Brooklyn 77 acres
- Manhattan Beach, Brooklyn
   40 acres
- Fort Greene Park, Brooklyn 30 acres
- Central Park, Manhattan
   840 acres
- Highbridge Park, Manhattan 119 acres
- Kisena Park, Queens 235 acres
- Willowbrook Park, Staten Island 164 acres

COMPREHENSIVE REZONING PROPOSAL

## KEYSTONE OF THE PLAN: THE PARKLAND STRATEGY



Parkland to be demapped

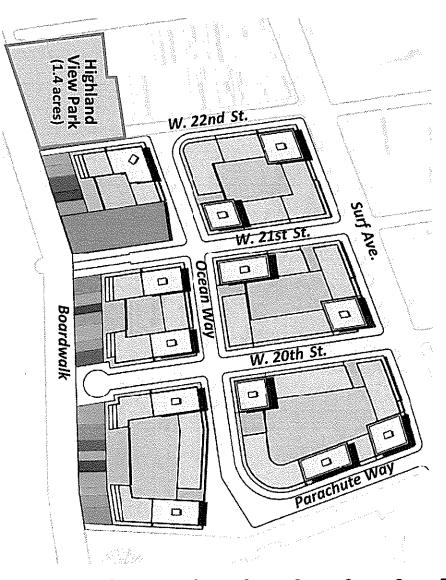
🕗 Step 2: Demap Parkland

Step 1: Map Parkland

Proposed mapped parkland

Park

### CONEY WEST WILL PROVIDE SUBSTANTIAL BENEFITS COMPREHENSIVE REZONING PROPOSAL

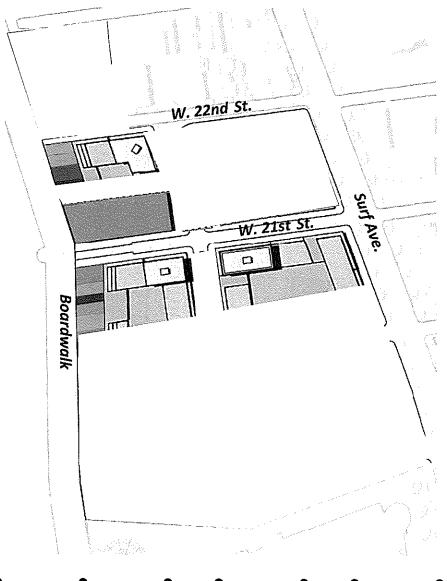


Development would facilitate:

- 6 new blocks
- Over 2,000 parking spaces
- Over 2,700 units of housing
- Over 900 permanent jobs
- Over 10,000 construction jobs
- Approx. 400,000SF of neighborhood services
- **New Highland View Park**
- Ocean Way, street grade and infrastructure work

## CONEY WEST IS COMPROMISED WITHOUT PARKLAND

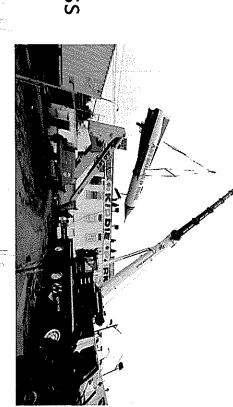
### WITHOUT PARKLAND ALIENATION



- Three <u>fewer</u> development blocks
- 1,500 *fewer* parking spaces
- At least 2,000 <u>fewer</u> housing units
- 500 <u>fewer</u> permanent jobs
- 7,500 <u>fewer</u> construction jobs
- 200,000SF <u>less</u> neighborhood retail
- <u>NO NEW</u> Park and no continuous Boardwalk experience

### COMPREHENSIVE REZONING PROPOSA WITHOUT PARKLAND DESIGNATION IN THE AMUSEMENTS:

- Beachfront unprotected from speculation
- City cannot acquire property
- City cannot issue RFP for operator
- Without parkland actions, there is loss of jobs and economic benefits





# SUCCESS THROUGH FORGING INDUSTRY PARTNERSHIPS

review the plan and further advise the City. In May, a panel of amusement industry experts was convened to

and immediately actionable. unique legacy and brand and determined that the plan is *viable* The group endorsed the City's vision to capitalize on Coney's



### **Panelists**:

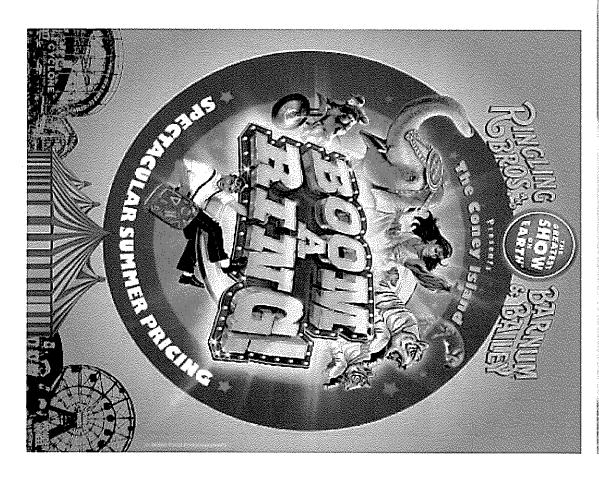
- Jim Seay President, Premier Rides, Inc; Panel Co-Chair
- Kieran Burke former CEO and Chairman, Six Flags, Inc
- Tony Catanoso CEO, Atlantic City Steel Pier
- Chip Cleary SVP, Palace Entertainment, 1st Vice-Chair for IAAPA
- Valerio Ferrari CEO, Zamperla USA, Inc.
- Will and Jack Morey Co-Owners, Morey's Piers
   Nikki Nolan EVP, Great Wolf Resorts
- Jim Pattison, Jr. President, Ripley's Entertainment, Inc
- David Rockwell President, The Rockwell Group
- Al Weber, Jr. former CEO of Paramount Parks & Palace Ent.
- Jack Rouse CEO, Jack Rouse Associates, Panel Moderator

# AMUSEMENT INDUSTRY HAS ADVISED ON KEY PRINCIPLES

- LEVERAGE CONEY ISLAND'S BRAND AND UNIQUE NATURAL AND HISTORICAL ASSETS
- HONOR AND CELEBRATE CONEY ISLAND WITHOUT GETTING TRAPPED IN NOSTALGIA
- GET THE AMUSEMENT CORE RIGHT
- EXPAND CORE EXPERIENCE TO THE LARGER, URBAN, YEAR-ROUND ENTERTAINMENT DISTRCT
- AND AFFORDABLE CONEY ISLAND MUST REMAIN ACCESSIBLE, OPEN,
- THE RIGHT WAY TO MOVE FORWARD CITY OWNERSHIP OF THE AMUSEMENT AREA IS
- KEY RECOMMENDATION REGARDING PROCESS:

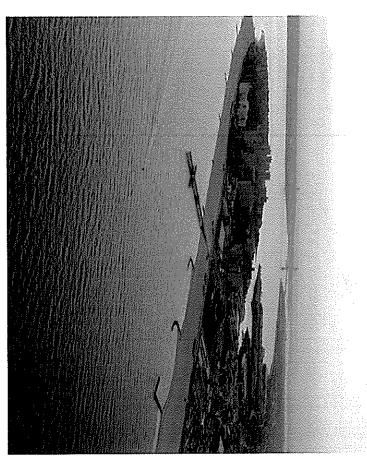
## ONLY CITY SUPPORT CAN TAP ENORMOUS POTENTIAL

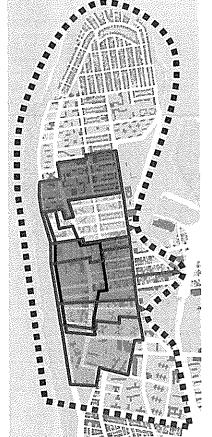
- City has invested when private sector has disinvested
- Brought Ringling Bros. Circus to Coney Island
- Saved B&B Carousell and in design for new Boardwalk pavilion
- Provided resources for Boardwalk renovations
- Provided substantial resources for workforce development, marketing, programming, district maintenance
- Developed marketing effort— "Coney Island: Really Fun, Really Open"—and tourism website



# A COMPREHENSIVE PLAN TO ADDRESS INFRASTRUCTURE

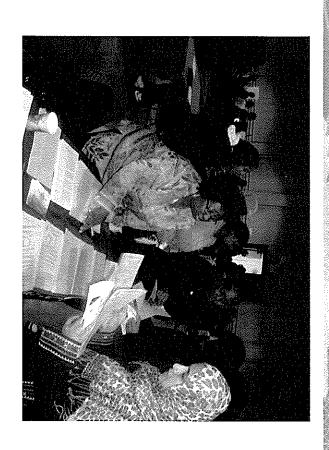
- Rezoning will catalyze longplanned infrastructure improvements
- City has completed a comprehensive Hydraulic Study of sanitary and storm flows
- City is completing an Amended Drainage Plan that will facilitate design and construction of infrastructure improvements
- Following rezoning, first phase of infrastructure construction will begin within 2 years





# LOCAL ECONOMIC DEVELOPMENT & JOB CONNECTIONS

- Development will produce over 6,000 permanent jobs and more than 25,000 construction jobs in a neighborhood with current high unemployment
- Job access and workforce
   preparedness strategy already underway
- More than 2,000 attended CIDC workforce events in past year
- Successful local hiring outreach at Ringling Bros. Circus
- With rezoning, a commitment to expanded workforce efforts





# URGENCY OF NOW: CRITICAL TIME FOR DECISIVE ACTION

- A Comprehensive Vision for Coney Island and a Commitment to Implementation
- Revitalization of long-vacant land as a Wibrant Mixed-Use Neighborhood with affordable housing & retail amenities
- Growth of Coney Island's Iconic Amusement District SUBWAY STATION Amusement and Entertainment District currently under threat into a Viable 27-acre Year-Round
- of jobs, positioning Coney Island as a New Economic Creation of up to 5,000 units of housing approx. 1,000 Engine in South Brooklyn affordable), 500,000SF of retail & services, and thousands
- The Right Plan to preserve this unique resource for the **Enjoyment and Employment of Future Generations**



110 William Street New York, NY 10038 Phone: 212.312.3523 Fax: 212.312.3910

www.nycedc.com

### JOINT TESTIMONY OF

### MADELYN WILS EXECUTIVE VICE PRESIDENT FOR PLANNING, DEVELOPMENT & MARITIME NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION

### AND

### PURNIMA KAPUR BROOKLYN OFFICE DIRECTOR NEW YORK CITY DEPARTMENT OF CITY PLANNING

### BEFORE THE NEW YORK CITY COUNCIL COMMITTEE ON LAND USE AND FRANCHISES

July 1, 2009

Thank you, Councilman Avella and members of the zoning and franchises subcommittee. It is a pleasure to be before you once again to present the great opportunity we have for the redevelopment and revitalization of Coney Island. Our plan is the culmination of years of work with Councilmember Recchia and the community, and concretely addresses the goals and objectives set forth in the 2005 Coney Island Strategic Plan. It is a rational, feasible, and practical plan that will meet the needs of this underserved community by creating jobs and services, and enhancing one of New York City's greatest treasures – the Coney Island amusement district.

But time is an enemy to Coney Island. We must show decisive action and move forward with this plan now; we cannot afford to wait. Both the amusement district and the surrounding neighborhoods

continue their downward spiral. We must show our collective resolve and work together to build upon Coney's unique brand and character, leverage its unique assets and its potential, and provide the community with the support it deserves.

Over the past six years, we have held hundreds of meetings and Charrettes, and engaged nearly 2,000 residents, businesses, elected officials, developers and experts in the amusement industry. From those meetings, the City devised a comprehensive and progressive plan for the revitalization of Coney Island—a shared vision that reflected the diverse goals and needs of the entire neighborhood.

Let's talk about what we call "A Tale of Two Coneys." Despite the lengthy discourse over Coney Island, many people either don't realize or simply forget that the area is not just an amusement area, but home to more than 50,000 residents. It is a neighborhood with very real and serious needs. Today in Coney Island, one out of every six people live in NYCHA housing and the average resident commutes more than 45-minutes to get to work each day. Clearly something needs to be done. Key to the City's comprehensive plan is a strategy for addressing these issues and bringing much-need services, amenities, and quality-of-life improvements to the neighborhood.

The long decline of the amusement area is well-known. The People's Playground has been shrinking for decades, with the closures of Luna Park, Dreamland, Steeplechase, and earlier this year, of Astroland. Over the last few years, the decline in Coney East has been accelerated as real estate speculation has intensified and disinvestment has forced property owners and amusement operators to close their doors, leaving a mass of vacant lots and a shell of amusements.

Just three years ago, there were almost 12-acres of rides and amusements in Coney Island that included put-put courses, batting cages, go-kart tracks, rides and arcades. Today, barely 3-acres of active amusements remain and much of that property is City-owned, adjacent to the Wonder Wheel and the Cyclone, both City landmarks. Today, Coney Island is a shadow of its former self.

Since the Mayor and Councilman Recchia unveiled the Strategic Plan, we have been investigating Coney Island's history, gaining a better understanding of its assets, while at the same time discussing its future with a cadre of professionals. Out of this we crafted a three-part vision for the area:

- 1) To establish and grow a 27-acre amusement and entertainment district where the amusements are currently under threat;
- 2) To activate long-vacant lots outside of the amusement area with new and affordable housing, as well as retail and services for the neighborhood;
- 3) And, most importantly, to stimulate economic activity and create job opportunities for the local community.

The City's development plan is centered on a 19-block area between the New York Aquarium and the residential neighborhoods of Western Coney Island. Within this area, we have created three sub-districts that each meet clear development objectives, that when knit together comprehensively transform and reactivate Coney Island.

The KeySpan Stadium and Surf Avenue function as a natural separation between these districts. In the historic amusement area within Coney East, between the ballpark and the New York Aquarium, the plan will preserve and grow the amusements and expand allowed uses to create a 27-acre, 21<sup>st</sup> Century, year-round amusement and entertainment district. The plan will preserve the amusement uses in perpetuity by mapping 9.39 acres of land fronting on the Boardwalk as parkland, integrated within the larger, 27-acre amusement district. The action of mapping parkland is the first step towards the development of a vibrant, open, affordable and accessible urban seaside amusement park.

Outside of the amusement area, where vacant lots often sat for years, the City's plan will create thousands of new housing units, including many affordable, to supplement the existing residential development. The proposed actions will also facilitate the development of a significant amount of retail to service the existing community as well as future residents. And Surf Avenue will become the major commercial boulevard with entertainment uses that will serve to link the three districts together.

The plan preserves the historic low-scale character of the Boardwalk with entertainment uses, prolonging the amusement district experience, and strengthens Mermaid Avenue as a local commercial corridor.

To facilitate this development and create a pedestrian-friendly environment, the plan proposes new street and pedestrian connections including Wonder Wheel Way in Coney East, which will link the iconic Parachute Jump, the Wonder Wheel, and the Cyclone together for the first time.

The City's plan will create approximately sixty-acres of Boardwalk-fronting land dedicated to entertainment uses stretching from the newly created Highland View Park to KeySpan Park, Steeplechase Plaza with its restored B&B Carousell, through the new amusement district with open and enclosed amusement uses, restaurants and more; and integrating the Cyclone, with the Aquarium and Asser Levy Park, where Borough President Marty Markowitz has plans for a state-of-the art amphitheater. The City's plan will reestablish Coney Island as the premier entertainment destination in the region.

Where today only three acres of active amusements exist, the City's plan calls for a 27-acre amusement district with year-round and seasonal, indoor and outdoor uses, and a vibrant mix of restaurants, bars, souvenir and specialty retail stores, beach related shops, tattoo parlors, hotels and other uses that can support the development of added entertainment attractions.

Whereas the current zoning has limited – rather than spurred development, the new zoning controls in Coney East will create a modern entertainment area with a mix uses that will leverage existing assets and institutions, making the area attractive to a year-round audience, and generating thousands of much-needed jobs and economic activity for the area.

An important addition to the expanded uses allowed by the zoning in the amusement area is to map the land along the Boardwalk, between the Cyclone and the Parachute Jump as parkland. This is a critical piece of the plan that allows for the creation of the largest amusement property in Coney Island since Steeplechase Park closed in 1964. By designating this area as parkland, we impose the greatest possible protection, ensuring that this space is dedicated solely for amusement uses.

As the City developed its plan, it endeavored to understand what made Coney Island successful in the past. Contrary to its current state and unbeknownst to many, Coney Island in its heyday was dense and urban with both outdoor and enclosed uses.

As you can see from this map from 1905, it shows this diversity and the density of uses found in historic Coney Island.

Building upon our study of Coney Island's history, the City devised a set of uses appropriate to be permitted in Coney East.

"Use Group A" is the group dedicated to amusements. The Special District allows us to keep the historic amusement uses and update the list for the first time in 40 years to add the new generation of uses. In April, the Department of City Planning filed an amended application to divide this group into two subgroups with the idea to strengthen the ground-floor requirements for traditional amusement uses and ensure that Coney Island maintains its one-of-a-kind amusement character.

"Use Group B" includes key complementary uses that one will find in any amusement area throughout the world. We believe that restaurants especially have great potential in Coney.

"Use Group C" includes small-scale uses complementary to the beach and the amusements, limited in size to 2,500 square feet. Without this limitation, the door will be open to Gaps, H&Ms and other large scale chains in the amusement district, and that is not the right place for it.

The plan also reintroduces hotels as a use in Coney Island, but limits their placement to Surf Avenue. We have repeatedly heard from the development community that hotels have an enormous potential in Coney Island, as there is a lack of large venues in South Brooklyn for large-scale family events. Hotels would allow Coney Island to capture some of the 44 million tourists who come to New York City each year, and assist local businesses to expand their customer base and extend their season.

One key asset of Coney Island is that one can freely walk from the beach, along the boardwalk and through the amusements, giving it a unique sense of openness. The mapping of parkland along the Boardwalk will allow the City to preserve this historic connection and feel.

Historic photos show the Bowery full with activity. Its narrowness created a unique bazaar feel that, reconstituted in the City's plan, has the potential to become a center of winter-season activity.

The City's plan will reactive the Bowery by allowing new uses and breaking down the frontages. It will keep its historic low-scale and provide a direct connection to the Cyclone.

Today, a majority of the area in Coney North and Coney West is vacant or used for parking. The City's plan will accommodate approximately 4,500 units of new housing, 20% of which will be affordable to low-and-moderate income families.

Ground floors retail uses such as supermarkets, bookstores, clothing stores, and neighborhood restaurants are envisioned. Residents, both existing and new, along with the visitors drawn to the district will create sufficient density to support approximately 500,000 square-feet of new neighborhood and national retail, providing much-needed amenities to the neighborhood and creating thousands of new, permanent jobs.

For the first time in South Brooklyn, we will be implementing the City's Inclusionary Zoning program, making way for the development of some 900 units of affordable housing. The Inclusionary Zoning Program provides for permanent affordability in mixed-income buildings, ensuring that the neighborhood will remain income-diverse and affordable.

The Department of Housing Preservation & Development also has other active projects in Coney Island, outside of the immediate rezoning area including Surf Gardens, a 77-unit low-income senior housing development, and Coney Island Commons, which includes 180 affordable housing units, and will host the first YMCA in South Brooklyn. Coney Island Commons was developed as a direct response to the community's requests during the preparation of the Strategic Plan. It is representative of the City's efforts to comprehensively address the need for affordable housing and community amenities.

Today, Surf Avenue is surrounded by vacant lots and parking lots, making it a void at the center of the district. The City's plan will animate Surf Avenue with active ground-floors, concentrating the density of this very wide street. And the new Parachute Way will create a direct connection to the historic Parachute Jump.

The plan will also reactivate the Boardwalk with beach-related and entertainment uses, keeping it low-scale and creating a continuous experience from the Aquarium to Highland View Park.

The plan will strengthen Mermaid Avenue as the local commercial corridor with infill development and continuous retail.

We would like to take a moment to address a critically important part of the plan: the mapping of parkland. This is the only tool to protect and grow the amusement area and is critical to realizing the economic potential of this plan.

This tool of mapping parkland has been used to create and protect parks and recreational spaces throughout New York City and State – at Prospect Park, Drier Offerman Park, at Rye Playland in Westchester, and at the Cyclone in Coney Island – and in each of those places, the park has become an important amenity to the neighborhood and surrounding area.

Parkland designation is critical. It allows the City to negotiate with the invested landowners to acquire the property. And in Coney Island, the mapping of parkland is the right tool to preserve the amusements. This is also the only way to realize the development potential and the economic benefits of Coney West.

In order to create housing, enhance retail amenities and create thousands of jobs, the City will reconfigure two tracts of land into developable sites – the KeySpan Parking lot and Satellite Parking Lot that are on the books as parkland even though one could hardly count these as active or recreational uses. The city will de-map these parking lots to pave the way for housing and jobgenerating uses. The Abe Stark ice rink will be replaced in the Coney Island area, and new parking spaces will be developed in addition to those already located on the sites.

As mentioned previously, creating the parkland is critically important to the Comprehensive Plan for two reasons: 1) the growth and development of the amusement area, and 2) the development of Coney West to bring jobs, housing, retail, and services to currently vacant or underutilized properties.

To facilitate the development of Coney West, the City is proposing to de-map the Keyspan parking lot and the satellite lot (9.3 acres). This requires alienation legislation from the State. The City has been actively working with the local State officials to draft a bill and present the Plan, which can happen before or after this Council takes action.

Alienation legislation requires the replacement of an equivalent area of parkland. As part of this parkland strategy, the City will create a 9.39-acre amusement park and a 1.41-acre neighborhood park. It's important to note that the City will replace parking lots with active recreational parks and will create more parkland than is being de-mapped. The City will also apply for a long-term lease to develop the amusement park.

These parking lots might be labeled parks on the books, but in their place the City's plan will create at least 2,500 housing units and thousands of jobs. Moreover, every single acre will be replaced with *active* recreational space within the district.

Without the proposed alienation of parkland, the full development of Coney West cannot move forward. There will be no Highland View Park. No new streets in Coney West. We will lose almost 60% of the housing units. We will lose thousands of new parking spaces. And most importantly, without de-mapping the parking lots, we will lose 650 new permanent jobs and between 7,000 and 11,000 construction jobs. We could lose more than \$5.5 billion in economic activity.

Parkland designation, not zoning, will stem the tide of Coney's decline. Zoning is not enough. After all, it's under the current zoning that private developers have bought a significant amount of property within the district and allowed it to decay. Parkland designation is the only tool that will ensure that that we achieve a critical mass of amusement and entertainment anchor uses in the district. Without parkland, a future developer could easily request a zoning variance, or a subsequent administration could look to overturn this Administration's commitment to amusements. But with parkland designation, that would not be an option; and dedicated amusement space will be guaranteed for generations to come. Only those willing to gamble with the amusements' future would be willing to reject parkland designation.

Today, the land in Coney East that is proposed as parkland is controlled by a number of owners—some of whom have been in Coney Island for generations and others who have only recently purchased property—the City has been in discussions with them to purchase their property. We hope to come to fair and negotiated deals that reflect the value and potential of the land while also being responsible and prudent with taxpayer funds.

Already, the City has successfully negotiated with the Ward Family, one of the longest, family-owned landowners in Coney Island to acquire a one-acre site that currently hosts a kiddie park along the Boardwalk. And the City anticipates that successful negotiations with additional property owners will facilitate the assemblage of the amusement property for the eventual development of a new, permanent amusement park. Without the parkland mapping, we will not be able to assemble this land, nor fully protect it. Without parkland designation, soon there will be no amusements to protect, and Coney Island will disappear forever.

As the City crafted its plan, it has relied on the expertise of professionals from the amusement industry. It is through partnership with these experts that the formation and execution of this plan is achievable. Recently, the City formalized this partnership by convening the Coney Island Amusement Advisory Panel to provide advice and create a series of recommendations reflecting their knowledge and experience.

The panelists listed on this slide are world-renowned and represent a diverse cross-section of the amusement industry today. They provided their services pro-bono because of their shared passion for and common goal of seeing a revitalized Coney Island. You will hear more from some of them later.

First and foremost, Coney Island's future is as a unique 21<sup>st</sup>-century urban, seaside amusement park. There is no need to create a "themed park" because Coney's brand is iconic and with the right operator, will stand on its own.

According to our experts, the twelve-acre amusement core is appropriately sized for a critical mass of outdoor amusements and should consist of 25-30 rides filled with coasters, water rides, and family friendly "air-in-your-face" rides focused on speed and thrills.

While most of Coney should be about the outdoors, the need for indoor attractions, rides, entertainment and hotels will round out the experience, allowing for year-round economic activity and opportunities to visit in bad weather.

Our experts warn that general retail in the entertainment district will dilute the brand and hamper the experience. Entertainment areas do not succeed with general retail.

The City should consolidate the land, but allow an amusement developer to operate the park. Our panelists warned that the balkanization of Coney Island is unsustainable.

The panelists also emphasized that there is only one chance to "get this right." Identify and engage an industry operator/developer and phase in the amusements while continuing to provide seasonal shows like the Ringling Brothers Circus.

Our moderator and the Chair of the Amusement Advisory Panel traveled from Baltimore and Cincinnati respectively to testify in front of you this morning, and you will hear more from them shortly.

We have already shown what can be accomplished when we work together to make Coney Island a success, and how much potential there is for Coney's future when the right mix of professionals are involved.

In just a few short weeks, the City, working with Feld Entertainment and Taconic Investment Partners were able to forge a deal to bring the Ringling Brother's Circus to Coney Island, creating over 100 jobs for local residents and providing a welcome and active addition to the amusement district this summer. We have already received numerous thank you letters from the thousands of Coney-area children who were invited to attend the circus for free.

Where disinvestment from the private sector led to vacant, trash-strewn lots, the City succeeded in bringing a major new attraction to Coney for the summer. On City-owned property, the Cyclone Roller Coaster is active, across the street is the private property once filled by Astroland. Keyspan Stadium is

a state-of-the-art facility on City-owned property, and again across the street, are vacant, private lots, long over-grown. The City saved the historic B&B Carousell and is in design for a new Boardwalk pavilion and park; the City provided resources for Boardwalk renovations; the City worked with local stakeholders on a coordinated marketing effort for this summer. Ultimately, the City's investment in this neighborhood has been critical to its <u>survival</u>, and the City is similarly prepared to play a considerable role in its <u>revival</u>.

The development of a Comprehensive Plan for Coney Island has allowed the City to take a hard look at the peninsula's aging infrastructure, and passage of this rezoning will have the effect of catalyzing long-planned improvements. The City has completed a comprehensive Hydraulic Study of sanitary and storm flow systems and is completing an Amended Drainage Plan that will facilitate design and construction of infrastructure improvements.

The infrastructure in Coney Island is already more than 40-years-old, and improvements to various systems will be a major, phased undertaking—the first phase of which is funded and ready to implement. Following rezoning, design will commence and this vital infrastructure construction can begin within 2 years. Although it will be many years before full build-out is complete, select sites will be shovel-ready immediately.

Coney Island's redevelopment will produce over 6,000 permanent jobs and more than 25,000 construction jobs. And, as you heard earlier, this is in a neighborhood with an unemployment rate that's consistently twice the City-wide average. As part of our ongoing work in the community, we already have a job access and workforce preparedness strategy underway: indicative of the City's efforts to proactively engage the local workforce, more than 2,000 Coney Island residents have attended Coney Island Development Corporation workforce events in past year. Ringling Bros. was another success; it hired over 100 local workers for the Circus this summer.

And if you vote yes on his rezoning, the City will continue to expand these initiatives and workforce efforts, and will continue to partner with Labor to ensure that local residents get the workforce opportunities they want and need.

It cannot be repeated often enough that now is the time for Coney's resurgence. It cannot be repeated often enough that now is the time for Coney's resurgence. Over the next 30 years, this development will generate \$14 billion in economic activity, and will create 6,000 new permanent jobs and 25,000 construction jobs. At full build-out, we will see an additional \$580 million in *annual economic activity* generated from the amusement, entertainment, retail, hospitality, and residential uses that we are bringing to the entire area. The City's plan would attract approximately \$3.8 billion in private capital investment to a neighborhood that is dire need of economic growth.

Coney Island's iconic amusement district is currently under threat. We will mold it into a viable, 27-acre, 21st Century year-round amusement and entertainment district, and create up to 5,000 units of housing (approximately 1,000 affordable), 500,000 square-feet of retail and neighborhood services, and thousands of jobs, positioning Coney Island as a New Economic Engine in South Brooklyn.

Coney Island is counting on all of us. We can't let this neighborhood and its residents down.

Thank you for your time. We will be happy to answer any questions you may have.

# New York City Economic Development Corporation City Council Land Use Subcommittee on Zoning and Franchises Coney Island Testimony Seth W. Pinsky, President Wednesday, July 1, 2009

Thank you, Chairman Avella, and members of the subcommittee, for inviting me here today. I am Seth Pinsky, President of the New York City Economic Development Corporation. On behalf of our agency and City Planning Commissioner Amanda Burden, who could not be here due to a public hearing she is chairing, I am pleased to discuss the opportunities presented by the City's plan for redeveloping and revitalizing Coney Island. We find ourselves at a critical juncture in this development process, a process that started many years ago, and now places us at the threshold of a new dawn for this important neighborhood. Your vote of support for this development has the potential to alter in dramatic and positive ways the lives and futures of Coney Island's 50,000 residents and millions of visitors who could once again flock to this fabled area known as the "People's Playground."

Coney Island's legacy as an amusement district is no doubt well-known to you. Likewise, you are probably aware that the area has been in a lengthy decline after decades of neglect, disinvestment, and speculation. As recently as three years ago, there were more than 10-acres of rides, arcades, putt-putt courses, batting cages, and go-kart tracks. Today, fewer than three acres remain. One well-known park, Astroland, shut down earlier this year, adding to the long list of departed amusement areas, including Luna Park, Dreamland, and Steeplechase Park.

The dire state of Coney Island's entertainment district has both taken a toll on, and been mirrored in, the current state of the surrounding community. Of the area's 50,000 residents, one in six resides in NYCHA housing. Those living in the area have longer commutes than the residents of any other New York City neighborhood. The unemployment rate in the area is more than twice the City average. And it is hard to find many of the basic amenities that New Yorkers across the five boroughs take for granted, like supermarkets and pharmacies.

Yet despite these challenges, we are confident that a bright future remains possible for the area. For Coney Island has an invaluable brand that is recognized all over the world – a brand that not only is worth preserving, but could be leveraged to create new jobs and bring in new visitors. To this end, over the past six years, we have held literally hundreds of meetings with residents, businesses, elected officials, developers, and experts in the amusement industry. As a result of these meetings and the ongoing public review process through which we have been taking our plan in recent months, we have continued to refine our plan to revive and improve upon this great New York neighborhood.

With important feedback from Community Board 13, Brooklyn Borough President Marty Markowitz, and the many stakeholders who testified throughout the process, we have made modifications to our plan that will not only enhance the amusement district of Coney Island, but, more importantly, address the needs of the tens of thousands of residents that call the neighborhood home. The plan carefully balances a number of priorities: spurring job creation and economic development; creating new residential and retail opportunities for the community; and preserving and enhancing the entertainment district.

As you know, we have, to date, received support for our plan from the Community Board, the Borough President, and the City Planning Commission. Therefore, we stand on the brink of being able, with your support, to create 500,000 square feet of new retail and neighborhood services, 4,500 units of new housing (20% of which will be affordable), and a 27-acre entertainment and amusement destination that includes 9-acres of new mapped parkland. All of this will result in 25,000 new construction jobs, 6,000 permanent jobs, and \$14 billion in new economic activity over the next thirty years – results that are important in any environment, but particularly critical during a challenging economic downturn such as the one in which we now find ourselves.

Our commitment to bringing jobs to the area also includes encouraging participation by Minority and Women-Owned Business Enterprises (M/WBE) through various aspects of our plan. In connection with the project, not only do we intend to meet or exceed our agency goals of 20% participation by M/WBEs on City-funded

construction projects and 22% on City-funded professional service contracts in connection with subcontracts under \$1 million, but we also intend to utilize our marketing resources to explain and promote contracting opportunities to the M/WBE community. Additionally, for any development RFPs that we issue to private companies relating to City-owned sites, it is our intention to require respondents to include M/WBE and Targeted Hiring Initiative plans, which will be designed to encourage participation by M/WBEs, local businesses, and local residents.

Another topic that I think is important to address today is the anticipated role of organized labor in our project. Over the past several months, the Administration has been in productive discussions with organized labor to ensure that the transformation of Coney Island results in good jobs, while simultaneously remaining economically feasible. We intend to continue those conversations and hope to reach an agreement with each interested union that takes into account the unique challenges presented by Coney Island. When we have more to report on this subject, we will of course report back to you.

Before concluding, let me take a moment to address a particular element of our plan that has received attention of-late: the mapping of parkland. As you know, the Special Coney Island District utilizes the most up-to-date zoning practices to provide for both orderly growth and the preservation of historic amusement uses, building upon the strengths of Coney Island and providing for its long-term needs. Over the last decades, we have seen that zoning alone cannot protect and expand amusements in the area. Therefore, we have put forward an additional layer of protection: mapping what will become a 12-acre portion of the amusement district as parkland. By mapping this parkland, we can ensure that Coney Island's amusements are protected in perpetuity – a worthy goal in and of itself and one that we, as the City of New York, can accomplish without further assistance.

Another reason that we are mapping parkland in the amusement district is because it will allow us to de-map two tracts of land to the west of the Cyclones' stadium. These two tracts are technically parkland, but neither is more than paved surface parking. In the case of each, we are seeking to transform it into a developable site, opening the way for housing, retail, and thousands of jobs, as well as new parking

spaces to replace those already located on the sites. In order to accomplish this – which requires assistance from the State Legislature – it is necessary for us to replace this "parkland" with an equal or greater amount of new parkland, which is exactly what we intend to do in the amusement district.

Put simply, without the mapping of parkland in the amusement district, the "demapping" that we are seeking is unlikely to happen, and without this "de-mapping" – again, a land use action involving an area that is little more than blacktop – the full development of Coney West cannot move forward. That means the loss of 60% of the new housing units and thousands of new parking spaces that are planned for the neighborhood. That means diminished traffic circulation. And, most importantly, that means the loss of hundreds of new permanent jobs and 9,000 construction jobs. In short, vast tracts of Coney Island will remain exactly what they have been for too long: abandoned lots.

We must not allow this to happen. We must move forward with our plan, which is the result of years of community and stakeholder involvement. It is a plan designed to meet the diverse needs of local landowners and businesses and to generate much-needed economic activity in a neighborhood that is in dire need of growth and investment.

I want to thank Councilmember Domenic Recchia for his strong leadership on these issues. I hope that, when we are done with the process in which we are currently engaged, the City Council will see the wisdom of what we have put forward and cast a strong vote in favor of re-establishing the area's prominence and ensuring that tens of thousands of New Yorkers have access to the services, resources, and opportunity that they so deserve. Coney Island and its residents have been neglected for far too long, and now they're counting on all of us. Let us be sure to seize this opportunity.

Thank you. I am happy to answer any questions.

###

#### FOR THE RECORD

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### CONEY ISLAND REVITALIZATION REZONING Statement at City Council Hearing on July 1, 2009

My name is Don Weston, and I am the Chairman of the Urban Design Committee of the Brooklyn Chapter of the American Institute of Architects.

The Chapter has closely followed the City's efforts to save the Coney Island amusement area. We had arrived at our own criteria for the best type of zoning to preserve this unique amusement area in Coney Island and build in incentives to allow it to return to its glory days. We were very pleased to find that the City's plan not only incorporated most of our suggestions, but went several steps beyond our criteria to ensure that this unique area would not be destroyed by inappropriate development. The City's proposal to put the amusement area in a City Park was a great idea.

The Chapter enthusiastically supports the City's new zoning. We envision the rebirth of what was the world's most famous amusement area, but this time on a year-round basis. We therefore anticipate the amusement area will have a need to expand in years to come and hope that adequate expansion space has been provided.

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July 1, 2009

#### HAND DELIVERY

City Council Members
Zoning & Franchise Subcommittee
City Hall
New York, NY 10007

Re: Coney Island Rezoning – Zoning & Franchise Subcommittee Hearing

Dear Chair Avella and Councilmembers,

On behalf of Thor Equities, I have included a copy of our testimony to be delivered at today's hearing. Also included for your review, are copies of our previous testimony from the hearings held by Community Board 13 BK, the Brooklyn Borough President, the City Council Oversight hearing and the City Planning Commission, as well as our written comments to the City Planning Commission and the New York City Economic Development Corporation.

Thank you for your consideration of these comments. If you have any questions, please feel free to contact me at (212)909-9513.

No. A.

# THOR EQUITIES TESTIMONY DELIVERED AT THE CITY COUNCIL ZONING & FRANCHISE SUBCOMMITTEE

Good morning. My name is Jesse Masyr, I am a member of the law firm of Wachtel & Masyr LLP and we are land use counsel to Thor Equities, the largest private property owner in the Coney Island East area.

On behalf of my client, I welcome this opportunity to appear before you today. We have provided the subcommittee with copies of our previous testimony at the Community Board, Borough President and City Planning Commission hearings, as well as comments to the City Planning Commission and the Deputy Mayor's Office of Economic Development and Rebuilding. While I will not reiterate everything in our prior testimony, I will be happy to answer any questions you may have on any topic that we have raised. Today I will focus on how an approval by the City Council of this legislation will compromise the City Council's power to participate in the shaping of Coney Island's future and its ability to oversee development in Coney Island's amusement area.

The Administration's plan for Coney Island proposes mapping a park in Coney East. In the City's opinion, the park mapping and subsequent process will protect the amusement area in perpetuity. This opinion, which has been repeated numerous times by City officials, is far from the reality. Just as the City is proposing to demap parkland in Coney West, so too, could the City, at a later date, demap the proposed parkland in Coney East. The mapping of parkland in Coney East affords no greater protection to the amusement area than an Urban Renewal Plan which was used in Willets Point or a Special District as was used in Hunters Point South, two of the Administration's other major economic development initiatives. Any future change to those plans would have to come back to the Council for approval. A change in the use of the proposed parkland in Coney Island, would not.

The City's plan to map the amusement area parkland, is no plan at all. There are no specifics on what the amusement area will contain. The general language of

"affordable," "accessible," "world class", etc., does not provide any detail. The non-park properties in Coney East are subject to pages of regulations – height, setbacks, transparency, types and location of uses, etc. The parkland – nothing at all. And the Council will only learn what the details are if the Administration wants you to know. But we are getting ahead of ourselves, as you know...the City and State have acknowledged that there is no alienation legislation moving forward. And to date, attempts by Thor to find an equitable solution have been met by the City by actually lowering their offers from subsequent positions. Clearly not a meaningful way to find common ground. And despite stating on record that the City will not use eminent domain, we actually have been put on official notice by the City of their potential use of eminent domain to take Thor's property.

Should the land be acquired from the private landowners, an RFP for a private outdoor amusement developer/operator will be issued. Depending on the responses, if any, the uses within the park will be established and a long-term concession, if the State legislature permits, granted. All this, without a formal Council role. All this, without the promise of meaningful public input. The City has completely left the Council and the public in the dark as to what will happen to the 9 acres of proposed parkland in Coney East, and even more obscure is what happens if the City does not acquire the private properties, which for the present, is a far more likely occurrence. There are no guarantees here. The City has left no room for the possibility that the mapping may not happen.

In fact, the City is leaving the current C7 zoning on the properties proposed to be mapped as parkland. This is the same C7 zoning that the City states "is outdated and restricts growth and expansion of the amusement area" because "low density and restricted uses of the current C7 zone limit development opportunities in the heart of the amusement district." Therefore, if the City does not implement its acquisition plan, this "outdated" and "restrictive" zoning will remain in place. The reliance on the State legislature to allow a long term concession of the parkland in Coney East, with no fall back, is

incredibly short-sighted. There is no rush here. The State is not moving any legislation, much less the yet to be introduced alienation of Coney Island parkland. If this does miraculously happen under the Administration's plan, the City Council will lose any control over the future of the iconic Coney Island that Councilman Recchia, Speaker Quinn and the other 49 members of the Council have been fighting to protect.

If the Administration's goal was to truly protect the Coney Island amusement area, the Administration could have adopted an Urban Renewal designation like they did at Willets Point. Or, the Administration could have rezoned Coney East and placed restrictions on the bulk and uses for each property within the rezoning, as was done for Hunter's Point South. Certainly an area as special as Coney Island is worthy of a special zoning district. Why the Administration is mapping the amusement area as parkland, thereby removing any zoning restrictions and placing the future development in the hands of the Parks Commissioner, is truly inexplicable. And the prospect of the future of Coney Island absent public input should be unacceptable.

One would hope that the experience of the 1960s when the City used eminent domain to condemn the Steeplechase Amusement Park site and then left the parkland vacant for over 40 years because City agencies, namely the Department of City Planning and the Department of Parks and Recreation, disagreed as to how the land should be utilized and the efforts to attract private amusement developers through RFPs, failed and then failed again.

The Administration's sense of urgency that caused an incomplete plan, which in the last two months has seen two revisions, to be advanced is alarming. There are missing details – including how State legislation will be passed, how the land will be acquired for the proposed parkland, and what the outline for an RFP will look like – that would normally be known so the Council's action would be fully involved. What is the rush? Why not

J. Masyr Wachtel & Masyr LLP July 1, 2009 Page 4 of 4

spend the time putting together a well thought out plan that will succeed? Coney Island deserves better – it deserves a real chance for success.

#### ATTACHMENT

Thor Equities Testimony Delivered at City Planning Commission Hearing - 5.6.09

Thor Equities Testimony Delivered at City Council Oversight Hearing – 4.1.09

Thor Equities Testimony Delivered at Brooklyn Borough President's Hearing – 3.30.09

Thor Equities Testimony Delivered at Community Board 13 Hearing – 3.9.09

Letter to the City Planning Commission - 6.15.09

Letter to New York City Economic Development Corporation - 5.15.09

Letter to New York City Economic Development Corporation - 2.26.09

## THOR EQUITIES TESTIMONY DELIVERED AT THE CITY PLANNING COMMISSION'S HEARING

#### May 6, 2009

Good afternoon, my name is Jesse Masyr, I am a member of the law firm Wachtel & Masyr and we are land use counsel to Thor Equities, the largest private property owner in Coney East. Accordingly, my testimony today will only involve itself with Coney East. In light of the decades of neglect and current economic climate there has perhaps never been a more important time to get Coney East on the right track. Regretfully, the proposal offered falls significantly short of such a goal.

The proposal advanced by the Departments of City Planning, Citywide Administrative Services and Small Business Services offers "the framework for the revitalization of the Coney Island amusement area..." by, among other things, updating the zoning to preserve and grow amusement uses. The City points out that the "existing zoning is outdated and restricts growth and expansion of the amusement area" because "low density and restricted uses of the current C7 zone limit development opportunities in the heart of the amusement district."

We agree that the C7 zone is and has been for decades a brake on new development. The question today is whether the proposed zoning will encourage and facilitate private sector investment or whether the structure proposed, which requires government's precise coordination and implementation of numerous moving parts, will bog down redevelopment, continuing the decades-long decline of the Coney Island amusement area.

Unfortunately, Thor, as the major property owner in the Coney East sub district, has concluded the latter, and the City's proposal will almost certainly doom Coney East to further decades of neglect.

First, while uses and densities have been increased in Coney East, economically viable property assemblages have been sliced and diced by a new street grid. That street grid, combined with rigid bulk requirements, further restricted by recent modifications to the certified text, has even led to an acknowledgement that "due to the limited size of blocks, high water table and requirement of active frontages the provision of accessory parking space on site is limited." Now I don't have to tell you that the provision of required accessory parking is a necessary condition to obtaining any building permit. So how does the offered text propose solving this self-created problem? Coney East property owners will be allowed to buy or lease additional property as far as a mile away to locate the required parking. We are not sure that parking a mile away is really accessory but closer spaces in the public garages that may be built by the City on public land at public expense some time in the future cannot be relied upon as a resource. Self-help is the only option for Coney East owners. And even self-help is made more difficult and costly since off-site garages must be under ground or interior to a building which is mandated to contain other uses. This construct is clearly an impediment rather than an aid to

J. Masyr Wachtel & Masyr LLP May 6, 2009 Page 2 of 4

development. No purely privately financed development can occur with such conditions.

The street pattern proposed which contributed to the inability to provide on-site parking also compromises the idea of attracting and supporting year-round uses. Unlike the gallerias of Europe which provide streets with glass domed weather protection, the proposal requires open air connections between uses, a distinct disadvantage for nine months of the year on a temperate zone oceanfront. The failure to allow the creation of developments responsive to New York City's sometimes harsh climate will further retard a viable future for Coney East.

The proposed park mapping in Coney East, while holding out the prospect of renewal also provides a level of uncertainty that will inhibit private redevelopment efforts in the surrounding area. The City has indicated that a change to state law allowing the leasing of park property for more than 20 years will be required to effectuate their redevelopment plan. They must also acquire the privately owned property, vacate any tenancies, develop and issue a request for proposal and then lease the park to the successful proposer should there be one. As of today, and as far as we know, no legislation has been introduced in Albany and it is also unclear if the City will or even be able to spend hundreds of millions of tax payer dollars to acquire the property unless and until the State has acted. In addition, neither EDC nor CIDC has provided a development plan for the park, only majestic verbiage. As I don't need to tell you, parkland is "unzoned." Therefore, the proposal before you provides no concrete, enforceable plan for the amusement park. Remember the City acquired the Steeplechase site decades ago saying it would be developed as an open space park and today it is a parking lot and an under used privately run, admission charging baseball stadium. We believe the City would do well to follow the successes achieved by Denver, Phoenix, Chicago, Portland, Santa Monica, and Seattle in supporting the fragile amusement industry, by abandoning the designation of 9 acres of parkland in Coney East and by retaining regulatory control through a well thought out zoning plan, perhaps through the creation of a special amusement district, rather than relinquish our future to the New York State Legislature. The uncertainty regarding the timing of the State legislation, City acquisition, clearance and ultimate plan will negatively affect the ability to attract private capital to the surrounding properties. Should the City's schedule for acquisition stall, the zoning proposal before you takes the C7 zone, which the ULURP application states "restricts growth" and "limits development opportunities" and would further limit the uses allowed in the C7 zone by removing even the opportunity to provide a restaurant, ice cream store or enclosed sidewalk cafe.

The City's advancement of this zoning proposal in anticipation of the State legislation, private property acquisition, tenant relocation, undefined garage construction, RFP development and successful conclusion exhibits an unbridled optimism that makes no provision for delays or obstacles, putting in place a flawed zoning which will stifle private initiatives and further erode the remains of a once vibrant Coney Island. Thor seeks a renewed Coney Island. A 21<sup>st</sup> Century year round Coney Island that respects the reality of the consumer markets and how leisure dollars are spent. A Coney Island with

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jobs, games, hotels and, yes, retail, not big box, but compatible financiable retail. The inclusion of reasonably sized records stores and the hope of even an Apple store must be a part of realistic future vision for Coney East. Our plans and the City's plans were not that far apart. Ours relied on the private market and the ingenuity of the private sector. The City's relied on government master planning and tax payer funding.

History has shown that sole reliance on the City's ability to carry out its plans is not necessarily well placed.

The following briefly summarizes the City's involvement in the Steeplechase park site:

In 1897 Steeplechase Park was opened joining Dreamland, Luna Park and other entertainment venues that created the iconic Coney Island sought to be recaptured today.

Steeplechase Park closed in 1964, victim of changing demographics and emerging state of the art competition for the leisure/entertainment dollar. The Tilyou family, which had developed and owned Steeplechase throughout its life, sold it the following year 1965 to Fred Trump, the Donald's father. Trump, an active builder in the area, had proposed a 3,000 unit residential development with a shopping center and office building. The City opposed the plan and in 1969 condemned the 12 acre site for an open space park and sought a federal grant to build it. Rather than leave the site vacant while plans were being developed, the City continued to lease the property to an amusement ride operator as a short term interim use. The City then spent the next decade trying to shut down the rides and evict its leasee.

In 1976 an RFP seeking development for a privately financed amusement park was issued. Nothing came from this RFP and subsequently the Parks Department sought to abandon the former open space park concept determining that commercial amusement use would be more appropriate. Interestingly City Planning opposed the amusement park idea desiring to keep the site for open space.

In 1984 a second RFP for amusement park use was issued and a developer was selected. From 1986 to 1994 the City and the developer worked to secure approvals from the State Legislature and City Board of Estimate to allow the amusement development. However, a new Mayor and the lack of financing for the development finally ended that eight plus year odyssey.

In 1998 the Giuliani Administration targeted the site for a minor league baseball stadium. In 2001 the City and State legislation permitting the lease of the property to the New York Mets was secured and after a public expenditure of nearly 40 million dollars the Key Span ballpark opened.

In sum, the condemnation saga of the 12 acre Steeplechase site with two rounds of RFP never resulted in open space parkland or amusement park use and ultimately after 40 years of City ownership the parkland was developed as a private ball field which by the

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way is open to the public approximately 40 days per year and even then only for an admission fee.

If history is any judge, the plan before you is fatally flawed and should be rethought.

# THOR EQUITIES TESTIMONY DELIVERED AT THE CITY COUNCIL'S HEARING

#### April 1, 2009

Good afternoon. My name is Jesse Masyr, I am a member of the law firm of Wachtel & Masyr LLP and we are land use counsel to Thor Equities, the largest private property owner in the Coney Island East area.

On behalf of my client I want to thank the members of the City Council for this opportunity to appear before you today. As I will detail later in my testimony, Coney Island's history is filled with well intentioned plans that resulted in the erosion of Coney Island as a premier entertainment center. There is perhaps no more important time then now in the history of Coney Island to plan correctly for the future. The decisions that you are being called upon to make will certainly impact Coney Island not just in the immediate future but for many generations to come.

Since June 24, 2008 our comments regarding the City's plan have been consistent: The City's current plan for Coney Island will not procure the renewal and redevelopment of this important neighborhood. This area is starved for economic development and is in desperate need of the proper stimulus for investment and job creation.

Please allow me to make the following points for your consideration: (1) the proposed zoning designations for Coney East, regardless of the expanded uses and the increase in floor area, do not provide the necessary components required for sustainable year round development in the 21<sup>st</sup> century; (2) the limitation on the size of retail establishments, in what the proposed zoning categorizes as "Use Group C and transient hotel uses", ignores market adjustments and consumer demands; (3) the proposed new street system diminishes the viability of existing sites and regrettably does not offer alternate developable sites; (4) the proposed framework of the off-street parking regulations undermines the intended development and the ability of owners to obtain required building permits, rendering private development and investment impossible; and (5) the proposed mapping of the Coney East amusement area as parkland is counterproductive and puts the future viability of this area in jeopardy. In addition as this process moves forward we suspect the only rational for this mapping is to use the power of eminent domain to force existing property owners to relinquish their properties.

While proponents of the Plan invoke the former grandeur of Coney Island by extolling the historical importance it held as an amusement area I would like to take a moment to retell a significantly different aspect of Coney Island's history one which is not as grand.

The City's plan for the amusement/entertainment area denoted as Coney East, in large part rests on the mapping, acquisition, and development of the nine acre property into parkland. History has shown that sole reliance on the City's ability to carry out its plans is not necessarily well placed.

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The following briefly summarizes the City's involvement in the Steeplechase park site:

In 1897 Steeplechase Park was opened joining Dreamland, Luna Park and other entertainment venues that created the iconic Coney Island sought to be recaptured today.

Steeplechase Park closed in 1964, victim of changing demographics and emerging state of the art competition for the leisure/entertainment dollar. The Tilyou family, which had developed and owned Steeplechase throughout its life, sold it the following year 1965 to Fred Trump, the Donald's father. Trump, an active builder in the area, had proposed a 3,000 unit residential development with a shopping center and office building. The City opposed the plan and in 1969 condemned the 12 acre site for an open space park and sought a federal grant to build it. Rather than leave the site vacant while plans were being developed, the City continued to lease the property to an amusement ride operator as a short term interim use. The City then spent the next decade trying to shut down the rides and evict its leasee.

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In 1984 a second RFP for amusement park use was issued and a developer was selected. From 1986 to 1994 the City and the developer worked to secure approvals from the State Legislature and City Board of Estimate to allow the amusement development. However, a new Mayor and the lack of financing for the development finally ended that eight plus year odyssey.

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In sum, the condemnation saga of the 12 acre Steeplechase site with two rounds of RFP never resulted in open space parkland or amusement park use and ultimately after 40 years of City ownership the parkland was developed as a private ball field which by the way is open to the public approximately 40 days per year and even then only for an admission fee.

With regard to the proposed mapping of park land, we respectfully suggest that this is an unnecessary step for the City to take in order to achieve the redevelopment of Coney Island. Please consider the following: (1) the involvement by multiple government entities will delay and obscure development responses to ever changing market conditions;; and finally (2) when you look at similar amusement areas in several United

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States cities, such as Denver, Phoenix, Chicago, Portland, Santa Monica, and Seattle, you will see that none of these amusement areas operate on properties designated parkland.

We believe the City would do well to follow the success achieved by these other cities of their support for the fragile amusement industry, by abandoning the designation of 9 acres of parkland for Coney East and by retaining regulatory control through a well thought out zoning plan, perhaps through the creation of a special amusement district, rather than relinquish our future to the New York State Legislature.

Members of the Council, the former grandeur of Coney Island was achieved only because the imagination of the private sector was allowed to flourish. We urge you in considering the future of Coney Island not to leave the energy and entrepreneurial talent of the private sector at the gate but rather to move forward by fashioning a public and private partnership.

# THOR EQUITIES TESTIMONY DELIVERED AT BROOKLYN BOROUGH PRESIDENT'S HEARING

#### March 30, 2009

Good evening, my name is Jesse Masyr, I am a member of the law firm Wachtel & Masyr and we are land use counsel to Thor Equities, the largest private property owner in Coney East. Accordingly, my testimony tonight will only involve itself with Coney East. In light of the decades of neglect and current economic climate there has perhaps never been a more important time to get Coney East on the right track. Regretfully, the proposal before you falls significantly short of such a goal.

The proposal presented to you by the Departments of City Planning, Citywide Administrative Services and Small Business Services offers "the framework for the revitalization of the Coney Island amusement area..." by, among other things, updating the zoning to preserve and grow amusement uses. The City points out that the "existing zoning is outdated and restricts growth and expansion of the amusement area" because "low density and restricted uses of the current C7 zone limit development opportunities in the heart of the amusement district."

We agree that the C7 zone is and has been for decades a brake on new development. The question tonight is whether the proposed zoning will encourage and facilitate private sector investment or whether the structure proposed, which requires government's precise coordination and implementation of numerous moving parts, will bog down redevelopment, continuing the decades-long decline of the Coney Island amusement area.

Unfortunately, Thor, as the major property owner in the Coney East sub district, has concluded the latter, and the City's proposal will almost certainly doom Coney East to further decades of neglect.

First, the proposed park mapping in Coney East, while holding out the prospect of renewal also provides a level of uncertainty that will inhibit private redevelopment efforts in the surrounding area. The City has indicated that a change to state law allowing the leasing of park property for more than 20 years will be required to effectuate their redevelopment plan. They must also acquire the privately owned property, vacate any tenancies, develop and issue a request for proposal and then lease the park to the successful proposer should there be one. As of today, and as far as we know, no legislation has been introduced in Albany and it is also unclear if the City will or even be able to spend hundreds of millions of tax payer dollars to acquire the property unless and until the State has acted. In addition, the City has not provided a development plan for the park, only majestic verbiage. As I don't need to tell you, parkland is "unzoned." Therefore, the proposal before you provides no concrete, enforceable plan for the amusement park. Remember the City acquired the Steeplechase site decades ago saying it would be developed as an open space park. It was not until 32 years later that the City developed the property into a parking lot and an under used baseball stadium. The uncertainty regarding the timing of the State legislation, City acquisition, clearance and

J. Masyr Wachtel & Masyr, LLP March 30, 2009 Page 2 of 2

ultimate plan will negatively affect the ability to attract private capital to the surrounding properties. Should the City's schedule for acquisition stall, the zoning proposal before you takes the C7 zone, which the City says "restricts growth" and "limits development opportunities" and would further limit uses by removing even the opportunity to provide a restaurant, ice cream store or enclosed sidewalk cafe.

Although some densities have been increased in Coney East, economically viable property assemblages have been decreased and divided by a new street grid. That street grid, combined with rigid bulk requirements, has even led the City to say that "due to the limited size of blocks, high water table and requirement of active frontages the provision of accessory parking space on site is limited." Now you know that accessory parking is required for any development to proceed. It is a clear condition to obtaining any building permit. Without accessory parking you can't get a building permit. So how does the City propose solving this self-created problem? They will let a Coney East property owner buy or lease additional property as far as a mile away to locate the required parking. We are not sure that parking a mile away is really accessory but the City has neither identified any available sites nor offered to make available space in the public garages that they may build on City land at public expense some time in the future. Oh, and by the way, those off-site garages must be under ground or interior to a building which is mandated to contain other uses. This situation is clearly an impediment rather than an aid to development. No real privately financed development can occur under such conditions.

The street pattern proposed by the City which contributed to the inability to provide onsite parking also compromises the idea of attracting and supporting year-round uses. Unlike the gallerias of Europe which provide streets with glass domed weather protection, the City's proposals require open air connections between uses, a distinct disadvantage for nine months of the year on a temperate zone oceanfront. The failure to allow the creation of developments responsive to New York City's sometimes harsh climate will further retard a viable future for Coney East.

The City's advancement of this zoning proposal in anticipation of the State legislation, private property acquisition, tenant relocation, undefined garage construction, RFP development and successful conclusion exhibits an unbridled optimism that makes no provision for delays or obstacles, putting in place a flawed zoning which will stifle private initiatives and further erode the remains of a once vibrant Coney Island. Thor seeks a renewed Coney Island. A 21<sup>st</sup> Century year round Coney Island that respects the reality of the consumer markets and how leisure dollars are spent. A Coney Island with jobs, games, hotels and, yes, retail, not big box, but compatible financiable retail. The inclusion of reasonably sized records stores and the hope of even an Apple store must be a part of realistic future vision for Coney East. Our plans and the City's plans were not that far apart. Ours relied on the private market and the ingenuity of the private sector. The City's relied on government master planning and tax payer funding. The plan before you is fatally flawed and should be rethought.

## THOR EQUITIES TESTIMONY DELIVERED AT BROOKLYN COMMUNITY BOARD 13'S HEARING

#### March 9, 2009

Good evening, my name is Jesse Masyr, I am a member of the law firm Wachtel & Masyr and we are land use counsel to Thor Equities, the largest private property owner in Coney East. Accordingly, my testimony tonight will only involve itself with Coney East. In light of the decades of neglect and current economic climate there has perhaps never been a more important time to get Coney East on the right track. Regretfully, the proposal before you falls significantly short of such a goal.

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J. Masyr Wachtel & Masyr LLP March 9, 2009 Page 2 of 2

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JESSE MASYR

PARTNER

June 15, 2009

City Planning Commission Chair and City Planning Commissioners New York City Planning Commission 22 Reade Street New York, NY 10007

Re:

Coney Island Plan C090107MMK C090272ZMK N090Z73ZRK N090273(A)ZRK C090274PQK C090277PPK CEQR No. 08DME07K

Dear Chair and Commissioners:

We are land use counsel to Thor Equities, L.L.C., the largest private property owner in the Coney East Subdistrict ("Coney East") of the proposed Special Coney Island District (the "Special District"). This submission focuses on the assertions offered in the Final Environmental Impact Statement (08DME007K) (the "FEIS") which is currently before you and upon the basis of which your decision on the above referenced applications will rest.

FEIS Chapter 27: Response to Comments ("Chapter 27") highlights the extent to which language can be deployed to misdirect rather than enlighten the decision maker. Chapter 27 states at least half a dozen times and the body of the FEIS many more that the mapping of the park in Coney East will "preserve in perpetuity the 9-acre open amusement core." This statement is preposterous since as part of this very project

parkland is proposed to be demapped demonstrating that park mapping does not equal perpetuity. Informative on this issue is the history of the Steeplechase acquisition/park project which is fully presented in our April 1, 2009 testimony at the City Council and submitted to you on May 15, 2009. In fact, in response to a question from a member of the City Planning Commission on June 1, 2009, the City Planning Department's general counsel indicated that the applications before you do not require that the mapped park, once acquired by the City, be put to amusement use. The Commissioner of the Department of Parks and Recreation ("DPR") can, at that point, determine the use of the land so long as such use is consistent with the City Charter and State law. Once again we refer you to the Steeplechase history. There are also limits on the term of years that may be offered to concessionaires on parkland and that term is far from perpetuity. In fact, the limit is twenty (20) years, a limit that the applicants say must be extended in order to attract responses to an as yet undefined request for proposals ("RFP"). The legislation to authorize such an extension has not been introduced in the State legislature as of this date much less been heard and reported out of committee. The required home rule message has also yet to be passed by the City Council.

State Senator Kruger and others commented at the hearings on the EIS that the City resources to implement the proposed project were not available. The response in Chapter 27 was that there is a "commitment to undertake needed infrastructure improvements." This statement is unsupported. In fact, the City Capital Budget FY 2010 Executive Appropriateness and Commitments lists in budget line SE-2K, Sewers in Coney Island Area as scheduled to begin construction in 2 phases: one in the last month of FY 2016 (\$20,052,000) and one in the last month of FY 2017 (\$21,896,000). Slippage of one month would put them in FY 2017 and 2018. The build year for the Coney Island Plan is 2019 and a large part of the plan is dependent on the sewer infrastructure. Multiblock sewer systems do not get built in a year and schedules and budgets for projects seven years away tend to extend and inflate. The development limitations that may be caused by a failure to implement the infrastructure should have been a concern informing the alternatives selected for review.

Comments regarding the economic feasibility of the proposed project and/or any of its components raised by our client and others are summarily rejected in Chapter 27 as "outside the scope of environmental review." Yet, it is stated with certainty that the project will create 25,000 construction jobs, 6,000 permanent jobs, 2,500 housing units, hundreds of thousands of square feet of commercial uses, and thousands of parking spaces, but without an examination of the feasibility of the developments, these assertions rest solely on the assertions alone. If the project were to be built as proposed these numbers might be true but the repeated statements that—this will be the result of the rezoning—is misleading, especially without any discussion of the "out of scope" economics. Yet, it appears that economics can be deployed to deflect commentators. A comment about the proposal's constraint on a typical hotel layout was addressed by stating the zoning standards were based on "preservation of view corridors ... from Surf Avenue" and that amusement oriented ground floor retail "should not be considered a non-revenue source." The first comment totally avoids the needs—i.e. economics—of the hotel and the second presumes to support its proposal with an economic based argument. The response goes on to say "the City will continue to work... to implement the zoning in the most economically viable manner." In another response the statement is made that "private investment market factors may ultimately result in fewer hotels..." and in another about potential vacancies "private sector market responses will determine when and which parcels get developed." In response to a question regarding the reactivation of the parachute jump it is stated that "when weighing potential seasonal revenue against operational costs associated with personnel and other expenses, a stand alone concession is likely infeasible." In response to a comment about the proposal parking plan it was stated "the DCP has worked... to develop an illustrative plan... that would be economically and operationally viable." A question on the provision of additional transit service was answered with the MTA adjusts service "subject to operational and fiscal constraints." The question of the financial feasibility of the Coney Island Plan's components may be outside the scope of analysis but is clearly available to reject or define proposals/insights that are not part of the oh so certain 25,000 construction jobs, 6,000 permanent jobs, 2,500 housing units....

The Coney Island Development Corporation ("CIDC") was established in 2003 and issued a Strategic Plan in 2005 after having spent nearly 2 million in City capital dollars and upwards of 400,000 a year in City expense dollars. This time and expenditure has led to a plan that Chapter 27 of the FEIS cannot fully describe or assure will be implemented. Chapter 27 states that it is the City's intention to assemble the parkland so it can issue an RFP. But after five years there is no draft RFP to be reviewed by the City Planning Commission (the "CPC") and City Council. Chapter 27 asserts that "the parkland will not preclude the continued operation of amusements by independent or seasonal operators." But what will be permitted? The development options for the non-parkland properties located in Coney East are set forth in minute detail but the parkland is a blank slate. After five years a key element of the Coney Island Plan—extension of the term available to potential concessionaires—has not even been introduced in Albany and certainly will not be prior to a CPC vote.

What is the rush to move forward on an ill-defined plan? Even Deputy Mayor Lieber said the state legislation and City land use actions would be undertaken concurrently. There is no reason that should not happen. There is a great deal of planning still to be done and presented to the decision makers—the CPC and City Council—before any City action is taken. The Amended Drainage Plan is just beginning to be developed and sewer construction is not scheduled until the later part of the next decade. The RFP for the parkland has not been developed. The relocation of the Abe Stark Rink "is not certain" and, should it be relocated, no site has been identified. Chapter 27 projects that the Rink may be sited in an existing park that would eliminate a ULURP site selection and any CPC oversight. Parking is also inadequately described. "The City has committed to an interim parking plan that would be developed...." Several locations for garages on Cityowned land have been identified but none have any City capital budget monies committed and the operational dates for these potential parking resources is unknown. The assertion that they will be in place to support potential development does not have any factual basis beyond the affirmative statement itself. In addition, these facilities, if built, will not satisfy the parking requirement of the Zoning Resolution in contradiction to the assertions in Chapter 27 that "new development would have to provide parking (true)

.... The City has identified five sites where parking could be provided to satisfy the parking demand by [the uses] located in Coney East (not true)."

With all the gaps in the Coney Island Plan and loose ends to be dealt with at some later date it would seem critical that the alternatives discussed in the FEIS examine the potential for problems in project implementation. The FEIS makes no substantive changes to the "Lesser Density Alternative." It fails to incorporate the potential for the same elements, as described above and in our prior submissions, of the Coney Island Plan to be delayed or not implemented as the basis for the Lesser Density Alternative. Chapter 27 claims the failure to use the Inclusionary Housing Program in the Lesser Density Alternative is because it is not used in lower density zones. However, the Special Hunters Point South District adopted less than a year ago establishes a base floor area ratio of 2.75 bonused to 4.00 with the inclusion of affordable housing. Using this precedent would have permitted the Lesser Density Alternative to be consistent with City's goals.

Chapter 27 claims that the inclusion of the 15 Acre Mapped Park Alternative was in response to public comments. The public comments offered suggestions for many alternatives, including a much larger park mapping. The inclusion of this alternative, which the applicants had abandoned, seems unhelpful to the decision maker and the rationale for its inclusion is unpersuasive.

The No Demapping and Mapping Action Alternative is the most cynical. It links the development of Coney East to the ability to map parkland. This Alternative keeps the C7 district which is credited with the disinvestment that has occurred in Coney Island over the past decades, rather than extending the provisions proposed for the non-park area in Coney East into the area that will no longer be mapped as park. The private property owners in Coney East want to develop their property in cooperation with the City. A zoning scenario that provides detailed development guidelines, which the CPC is fully capable of doing, could achieve the City's goals under this Alternative. As stated in Chapter 27, Response 2-5 "The City will continue to work with all property owners ... to

implement the zoning in the most economically viable manner." The No Demapping and Mapping Action Alternative does not provide the decision maker with a picture of the differences between development of the amusement area under public ownership and private ownership. Unfortunately, the Coney Island Plan only contains aspirational statements about the future development of the parkland and no specifics, while the private sector has offered development scenarios that could have provided the basis for this Alternative to be a useful tool for the CPC and City Council.

Finally, Chapter 27 claims that the alternatives advanced are consistent with the State Environmental Quality Review Act ("SEQRA") while also stating that "legal conclusions regarding SEQRA procedure is beyond the scope of the EIS itself." These inconsistent positions point to the need for a determination as to whether the SEQRA requirement that "description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor" has been accomplished.

In conclusion, advancing a plan that is based upon a State action that has not taken place lacks critical details and denies the CPC proper alternatives for evaluation seems unnecessary. We urge the Commission to step back and make sure that the adoption of a comprehensive Coney Island Plan will lead to the redevelopment of the area and not its continued deterioration.

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Purnima Kapur Rachel Belsky

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May 15, 2009

Rachel Belsky, Vice President New York City Economic Development Corporation 110 William Street New York, NY 10038

Re: Coney Island Rezoning CEOR No. 08DME07K

Dear Ms, Belsky:

This firm represents Thor Equities, L.L.C. ("Thor"), a major landowner affected by the referenced rezoning. On February 26, 2008 and July 10, 2008 we submitted comments on the original and revised scoping documents for the Coney Island Rezoning. Copies of these submissions regarding the scoping documents are included with this letter. The City has responded to some of our comments as reflected in the January 16, 2009 Draft Environmental Impact Statement, however, the following comments have not received an adequate response:

- The relocation sites for the Abe Stark Skating Rink and the NYC Department of Human Resources Administration have not been identified. Therefore, the impacts on potential relocation sites have not been analyzed. The continued use of these facilities is contrary to the proposed plan. No alternative was advanced to demonstrate the impact of the retention of these uses at their current locations. In fact, it appears more likely that the skating rink would remain since the New York City Department of Parks and Recreation has issued a competitive sealed bid, due June 1, 2009 for renovations at the skating rink. This too, is contrary to the proposed plan.
- Mitigation for the interim loss of the Key Span and Abe Stark parking lots has not been identified or studied. The loss of these lots will in all likelihood last for years.
- There is no discussion in the DEIS of the impact on the community by development proceeding in Coney East prior to the development of the City's parking facilities. The parking spaces that the DEIS identified as necessary are,

however, not prerequisites for development and are not required to be in place in conjunction with the Coney East revitalization. The DEIS does not take into consideration, year by year, how the residents will be affected by the parking shortfall that may occur, particularly during the peak summer season.

- There is still no phasing plan outlined for the Coney Island Plan. The City's response to our comment on this issue was that the "RWCDS for an area-wide rezoning such as the proposed action is typically based on a ten-year time frame." However, since each aspect of the Plan—off-site parking, amended drainage plan and sewers, street grade changes, park mapping, housing including public parking, etc.—relies to some extent on the completion of some other component of the Plan, a timeline and critical path analysis should be provided so the decision makers may assess the risks involved if one aspect of the Plan were to be delayed or canceled. This analysis would also be a reasonable basis for developing an alternative.
- A determination of the economic viability of requiring wrapped parking and therefore its reasonableness was not investigated. The response that "cost issues are outside the scope of the EIS" is inadequate. It is not outside the scope of the DEIS to determine the reasonableness of the proposal to insure that it is not a sham. The Coney Island Plan anticipates the provision of parking in the residential developments to satisfy some of the parking demand from the Coney East amusement area. If this parking is not likely to be developed, the consequences should be addressed in the FEIS.
- The commitment of resources to construct the infrastructure necessary to support the level of proposed multi-use development has not been identified. The replacement of sanitary and storm sewers, freestanding parking garages and relocation of City facilities are precursors to various aspects of the Coney Island Plan. Yet the timing and funding of these substantial projects have been overlooked and dismissed with a —we don't do it this way—response. We do not believe this is an adequate response nor in compliance with State law.

As noted, we believe many of the issues raised require study and we urge the results of those analyses be included in the Final Environmental Impact Statement.

An area that should be given special attention is the determination and analysis of alternatives. The alternatives chosen for study seem to avoid what might reasonably occur and instead set forth options that are either impossible, already abandoned or without justification. This would appear to be the product of an applicant that does not want to publicly expose the fact that some of the intricate choreography of the Coney Island Plan may not happen at all or may happen in an order that is disruptive to the development contemplated.

We have no quarrel with the "No Action Alternative" but would point out that the

prediction that the existing C7 district will yield "no reinvestment in amusement uses" and it "is likely that much of the vacant and underutilized land would remain" would similarly apply to the proposed Parcel 1. The Rezoning, if enacted, will further limit the uses and institute additional development controls on Parcel 1 making the prediction in the DEIS inevitable.

The "Lesser Density Alternative" contemplates the abandonment of the Rezoning's goals to "preserve, protect and enhance the character of the existing amusement district is the location of the City's foremost concentration of amusements, and an area of diverse uses of a primary entertainment and entertainment-related nature" and "facilitate and guide development of a year-round amusement, entertainment and hotel district." This alternative also eliminates the affordable housing incentives, a keystone in all recent City-advanced zoning initiatives. The rationale that underpins this alternative is neither clear nor explained. It appears to have been drawn up without considering the implications contained within the 700 or so pages of the DEIS. A lesser density alternative could more reasonably focus on the elements of the Coney Island Plan that, should they not occur, would limit development. Such constraints that are discussed in the DEIS include adequacy of sewers, ability to provide required accessory parking. relocation of the Abe Stark Rink and HRA facilities, and failure to get legislation allowing greater than 20 year concessions on parkland. The State legislature's refusal to demap parkland is discussed as part of a subsequent alternative. The inability to overcome any or all of these constraints would limit development and an analysis of such lesser development would provide more useful information to the decision maker than the chosen alternative which appears to have no basis in foreseeable obstacles. Maintaining the overall goals of affordable housing and a revitalized amusement park, while creating a credible alternative was not beyond the ability of the lead agency. It is our belief that setting forth the possible and realistic hurdles to the full realization of the Coney Island Plan was not pursued because that would afford the decision makers the opportunity to assess the impacts of realistic options rather than a straw-man alternative that clearly and admittedly did not reflect the goals of the Coney Island Plan and the City Administration.

The "15-Acre Mapped Amusement Parkland Alternative" reflects a plan that has been abandoned by the applicants. The inclusion of this alternative, done for a previous plan issued in January 2008, seems to be included only because the analysis had already been completed. This is not a credible alternative and adds nothing to a serious discussion of the reasonable alternatives to the actions proposed.

The "No Demapping and Mapping Action Alternative" is flawed. It posits that the Coney East area would remain under the existing C7 zone subsequent to the State's action on the proposed parkland demapping. This is impossible because the Coney Island Rezoning will be voted on before the State legislature decides on the proposed mapping issues. The mapping legislation has not even been introduced in the Senate or Assembly and all indications are that it will not be introduced and voted on prior to the expiration of the Charter mandated period for the City Council to vote on the Rezoning. The "15-Acre Mapped Amusement Parkland Alternative" is even less reasonable than the made-up

"Lesser Density Alternative" and the abandoned "15-Acre Mapped Amusement Parkland Alternative" because it cannot happen. This alternative could have looked at the enactment of the Special District with additional controls in Coney East on the private development that is proposed to be mapped parkland. The failure of the City to map parkland and acquire the properties in Coney East will, of necessity, prevent the State from demapping the ball field's parking lot and the Abe Stark facility since an equivalent amount of land would no longer be mapped as parkland. Therefore, the parkland would remain in Coney West and its future use would be assessed with that restriction in place. The only reason the City would not study zoning based development restrictions on private property rather than park driven control with City ownership in Coney East, which structure would achieve the same end as mapping the park and leasing it to a private operator, is a lack of sufficient City-owned land in the area to compensate for the Coney West demapping of parkland. In response, underdeveloped private property in Coney East was selected for acquisition. A more typical method for acquiring property for economic development is through the designation of an Urban Renewal Plan. In this case, this designation would not work because mere title to the property was insufficient since parkland was needed to compensate for the demapping of parkland in Coney West. The taking of private property in order to free City-owned property from the burden of inalienability is only a part of a well-considered plan if the goals of the plan included arbitrage.

All of the alternatives, other than the "No Action Alternative," obscure realistic impacts rather than expose the impacts of reasonable alternatives. This is counter to State law which requires "description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor."

We respectfully request that the Final Environmental Impact Statement take into account and reflect our comments.

Sincerely yours,

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## WACHTEL & MASYR, LLP

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February 26, 2008

HAND DELIVERY

Rachel Belsky, Vice-President
New York City Economic Development Corporation
110 William Street
New York, New York 10038

Re: Coney Island Rezoning ("Rezoning") CEQR No. 08DME007K

Dear Ms. Belsky,

This firm represents Thor Equities, L.L.C., ("Thor") a major landowner affected by the Rezoning plan proposed by the Office of the Deputy Mayor for Economic Development and Rebuilding, the New York City Economic Development Corporation ("NYCEDC") and the New York City Department of City Planning ("NYCDCP"). While Thor shares in the City's vision for the comprehensive redevelopment of the Coney Island waterfront, and has put forth their own plan to accomplish similar objectives, the Draft Scope of Work for an Environmental Impact Statement ("Draft Scope") fails to adequately address important elements that are essential to an understanding of the Rezoning's potential impacts and viability. The following comments on the Draft Scope identify the gaps in the analysis of the proposed Rezoning.

## Project Description

The Proposed Actions section of the Project Description anticipates the mapping of parkland on private property (Draft Scope, page 4). The Draft Scope states that "private properties within this proposed mapped parkland would be acquired by the City through

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sale or land transfer and disposed to [the New York City Department of Parks and Recreation] DPR" (Draft Scope, page 7). The Draft Scope fails to discuss whether the use of eminent domain would be an alternative for acquiring the private property in the case that the consensual sale or transfer of private land is not possible. Likewise, the Draft Scope does not consider whether the park designation combined with the failure to acquire the property so mapped would intensify rather than relieve the deterioration of the Coney Island amusement area.

In the Coney East subarea, the proposed mapping of parkland will be home to an open amusement and entertainment area (Draft Scope, page 4). In order to operate these amusements on parkland, permission from the Franchise and Concession Review Committee ("FCRC") is required. The New York City Concession Rules states that no agency shall enter into a concession agreement for a term of more than 20 years, including option periods, except in extraordinary cases. New York City Concession Rules, 12 NYCR §1-05. The Draft Scope fails to discuss whether the request for proposals ("RFP") for development of the amusements will be categorized as "extraordinary cases" or will be subject to the 20 year term limit for concession agreements and how such limitations may effect the financing of the proposed development. The FCRC approvals should be added to the list of required actions in the Final Scope.

In addition to the mapping of parkland, the Proposed Actions section also discusses the alienation of parkland located in the Coney West subarea and used for parking lots for the adjacent KeySpan Park, by the State Legislature (Draft Scope, page 5). However, the Draft Scope does not mention the involvement of any other State agencies such as the New York State Office of Parks, Recreation and Historic Preservation, the New York State Department of Environmental Conservation ("NYSDEC"), or the New York State Department of Transportation in the environmental review. The role of involved State agencies should be discussed in the Final Scope. This includes the New York State Historic Preservation Office which has been omitted from the Historic Resources section of the Draft Scope, as well as the NYSDEC which has been overlooked with respect to

the hazardous materials assessment for the Hazardous Materials section of the Draft Scope. These State agencies are integral to the State review process and their exclusion results in an incomplete analysis of the necessary courses of action.

## Description of the Proposed Actions

The Description of the Proposed Actions section of the Draft Scope states that the Abe Stark Skating Rink, located in the Coney West subarea, will have to be relocated to a location yet to be determined (Draft Scope, page 9). Not mentioned in the Draft Scope, but discussed in the Environmental Assessment Statement ("EAS"), is that the office of the New York City Department of Human Resources Administration ("NYCHRA"), also located in the Coney West subarea, will have to be relocated and that no site has yet been selected (EAS, page 6). With the lack of identified sites for both the Abe Stark Skating Rink and the NYCHRA, the Draft Scope should have accounted for the continuation of these facilities at their current locations, which seems to conflict with the proposed development plan, or analyze potential relocation sites or account for the discontinuance of these facilities. Currently, the Draft Scope has not discussed studying any of these scenarios. Any relocation study must include a Fair Share analysis associated with the required Site Selection approval process.

## Framework for Environmental Analysis

As we heard at the public Scoping Meeting on February 13, 2008, parking is a key concern for residents and property owners in the Rezoning area. Currently, visitors to KeySpan Park who arrive by car use parking lots that accommodate 1,100 spaces. The parking lots are located on parkland which is proposed to be demapped and sold for redevelopment (Draft Scope, pages 4, 15 and 16). The Draft Scope does not propose to analyze the interim loss of this parking resource after the current lots are demolished and before new parking garages, if any, are completed. There is no indication that any of the activities at KeySpan Park or other nearby attractions will be temporarily shut down during this time period. Therefore, the loss of these parking spaces, which may be only temporary, may adversely impact the entire neighborhood, not only from a traffic point of

view, but may have a serious impact on the fragile economics of the businesses in the area as well.

As a result of the Rezoning, it is estimated that 6,000 to 8,000 parking spaces will be created, most of which will be located in the newly developed residential buildings (Draft Scope, 15). Currently, there is no discussion in the Draft Scope of the impact of the amusement area being developed prior to the parking, which is to be located within the proposed residential buildings. This is significant particularly in the Coney East subarea where most of the amusements, but only half of the parking spaces are located (Draft Scope, 15). An analysis that accounts for the mismatch that could occur should the phasing leave the amusement area with a parking shortfall, should be prepared as part of the Reasonable Worst Case Development Scenario ("RWCDS") section of the Final Scope.

The Draft Scope anticipates that in the Coney East subarea, only 600 of the 2,000 to 4,000 parking spaces will be able to be accommodated (Draft Scope, page 15). The Draft Scope states that the City is "exploring the off-site options for accommodating the remaining required parking spaces in the surroundings of the entertainment and amusement area" (Draft Scope, page 15). Lacking identified sites, the parking spaces must be analyzed as if all of the spaces were provided in the Coney East subarea, or in the alternative, the Final Scope must assume a parking shortfall will occur. The omission of either analysis does not account for the possibilities that may occur, nor is it in accordance with the City Environmental Quality Review ("CEQR") procedural rules.

The Coney North, Mermaid Avenue and Coney West subareas will be required to use "wrapped parking" (Draft Scope, pages 15 and 16). A 60% parking requirement combined with a substantial affordable housing component and the increased cost of wrapped parking calls into question the feasibility of the housing proposed in these subareas and therefore the expected parking resource. The Draft Scope fails to anticipate what will happen if the residential components become prohibitively expensive and these mixed-use buildings do not get constructed.

The Framework for Environmental Analyses section of the Draft Scope briefly addresses the possibility that the actual development proposal may differ from the RWCDS by stating that those differences would be "subject to additional environmental review as appropriate" (Draft Scope, page 14). A more detailed explanation of how this additional environmental review will occur and in what way the impacts of any changes will be addressed should be included in the Final Scope.

Similarly, since there is no phasing analysis with respect to the development of the Rezoning, a review of the possibility that certain components of this redevelopment may be delayed or may not proceed at all should be included in the RWCDS. For example, there has been no discussion in the Draft Scope of how a delay in the alienation of parkland for Block 7073, p/o Lot 101 and Block 7071, Lot 100 would effect parking, housing and amusements. Correspondingly, there has been no discussion of what will happen if there are no acceptable responses to any of the proposed RFPs, which is not unusual in Coney Island. Failure to address elements that are beyond the City's control is an oversight that must be corrected in the Final Scope. The benefits of the Rezoning that may be compromised by these phasing gaps should be analyzed so any adverse impacts identified will be disclosed.

In both the Project Context and Framework for Environmental Analyses section, it is stated that Coney Island attracts "millions of visitors per year" (Draft Scope, pages 3 and 14). However, it is unclear whether these people are visiting the area to go to the beach, the amusement park, the aquarium or live in the area. Nor does the Draft Scope differentiate the 90 day "summer season" from the remainder of the year. Reliance on the visitor base to support economic development in the "off-season" may be misplaced. A study that assesses the temporal distribution of visitors to Coney Island and the number of visitors to each of the attractions of Coney Island should be compiled in order to predict the future patronage patterns for the proposed development.

The Framework for Environmental Analyses section identifies the Build year for the proposed Rezoning as 2019 based on the typical 10-year period which is considered to be the length of time over which developers would act on this change in zoning (Draft Scope, page 14). The proposed actions include mapping of parkland, demapping of streets, acquiring private property, issuance of RFPs, assessing the responses to the RFPs if any, review by the FCRC, negotiating and concluding development agreements, obtaining financing, constructing the developments and occupancy. The use of the word "typical" to categorize this process is not self-evident and a detailed justification should be included in the Final Scope. Thor's development plan would eliminate many of these actions and could bring the benefits of a project similar to this Rezoning to the Coney East subarea in less than half of the time. The Thor plan should be studied as an alternative in the Final Scope.

## Socioeconomic Conditions

The socioeconomic study area, as identified in the Socioeconomic Conditions section of the Draft Scope, will only include boundaries within a ½-mile radius of the rezoning area (Draft Scope, page 18). However, this study area stops short of including the entire Coney Island peninsula, specifically excluding the private Sea Gate section of Coney Island. The socioeconomic study area should be expanded to capture the rest of the Coney Island neighborhood in order to truly measure the impacts of the proposed Rezoning.

## Infrastructure

Overall, this Draft Scope does not include a discussion of the public funds that will be made available for this project, nor does the Draft Scope discuss the amount of private funds that will be sought. An analysis of costs, particularly the cost of the infrastructure, the cost to the public and the cost to the private developers should be discussed as part of the Final Scope.

Currently, flooding occurs in the Rezoning area during periods of bad weather. It is expected that this serious condition will be taken into account in the description of the

existing storm sewer system and identified as part of the future storm sewer system improvements that would result with or without the proposed Rezoning in the Stormwater Disposal section of the Environmental Impact Statement.

## Traffic

The public scoping process requires the preliminary trip generation assessments or trip assignment data to be included in the Traffic section of the Draft Scope. Neither, the preliminary trip generation assessments nor the trip assignment data has been provided. The omission of this information does not provide sufficient information to justify the proposed traffic analysis locations.

Additionally, the Rezoning seeks to demap Highland View Avenue, West 10th Street, and portions of West 22nd Street, West 15th Street, West 12th Street, Stillwell Avenue and Bowery between Stillwell Avenue and West 16th Street (Draft Scope, page 5). The traffic analysis described in the Draft Scope does not propose to study the effect of the loss of these streets and what it will do to the already heightened level of traffic during the peak summer months. Therefore, a study performed during the summer months, which examines the traffic reallocation due to the loss of these streets and the impact it will have during peak traffic periods should be undertaken.

## Air Quality

With the proposed traffic that the Rezoning may generate, the Air Quality section of the Draft Scope includes an assessment of the impact of mobile sources on air quality (Draft Scope, page 36). However, this section does not include a stationary source assessment of the air quality impacts of all of the proposed new parking garages. The proposed parking garages, particularly those wrapped by retail and residential uses, could have potential adverse impacts on the surrounding air quality and deserve further investigation.

## <u>Noise</u>

The Noise section of the Draft Scope states that the existing conditions assessment of noise was conducted in December of 2007, at a time when none of the existing

amusements were running, the beach and ball field were closed and there were few visitors to the area (Draft Scope, page 40). It is unacceptable to use this December 2007 noise assessment as the existing conditions. A new assessment of noise must be undertaken during the peak summer months in order to determine the accurate existing noise levels. Future noise conditions must look at the noise associated with the noisiest potential amusement rides or indicate what noise restrictions would be placed on potential outdoor amusements.

## Alternatives

The Alternatives section of any Final Scope should fully compare different development proposals in case a proposed action is not approved or is dramatically delayed. As previously mentioned in this letter, this Draft Scope fails to provide alternatives in numerous instances. For example, there is no alternative proposed if the anticipated sale or transfer of private property does not take place. Additionally, there are several other development plans that have been proposed, such as the development plan proposed by Thor, which has similar goals for the Coney East subarea as the City's plan but uses private rather than public resources, and should be included and analyzed in the Alternatives section of the Draft Scope.

Yours truly,

∉ Masvr



## CONEY ISLAND:

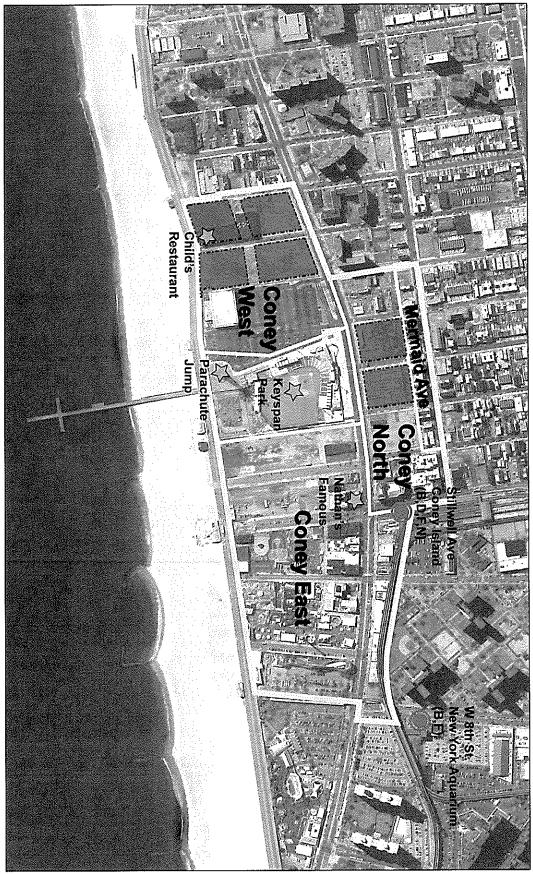
Housing, Parkland &

**Economic Opportunity** 



# Taconic Sites: Coney West & North

Development on vacant lots—will cause <u>no</u> displacement







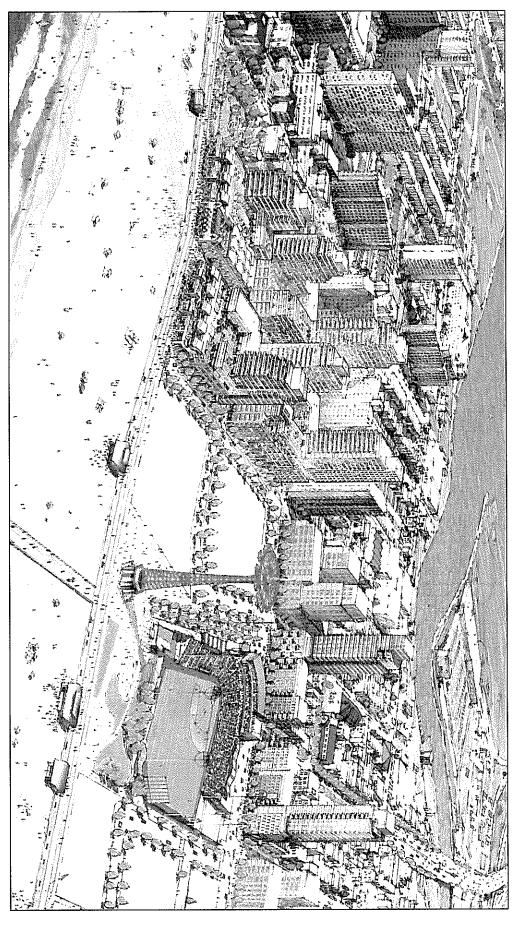
## Overview: Coney West & North

- 10 acres
- 2,500 residential units in 6 new buildings
- 500 affordable units
- 200,000-sq. ft. of neighborhood retail
- Creation of many thousands of construction jobs
- Some 1,200 permanent year-round jobs
- New 1.5 acre park and new public open space
- 1,500 new parking spaces





## Rendering: Coney West & North

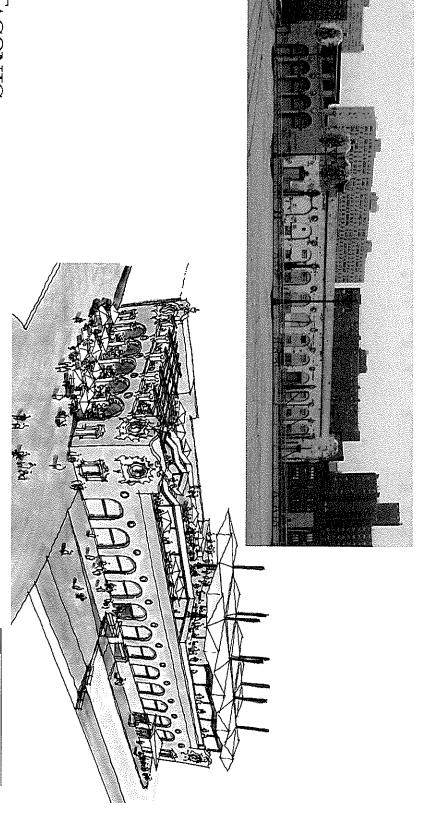






## Childs Building

- landmarks Childs: one of Coney Island's best-known
- Taconic will restore to previous grandeur







## Economic Development

- Development of Coney West & North will:
- Create thousands of new construction jobs over next 10 years
- Create 1,200 permanent year-round jobs
- Taconic committed to local hiring
- In constructive talks with labor unions

## Critical Issue: Parkland Relocation

- Parkland relocation essential to development of Coney West
- Current mapped "parkland" are comprised of underutilized parking lots
- Relocation will create true parkland
- Support for City's relocation plan crucial

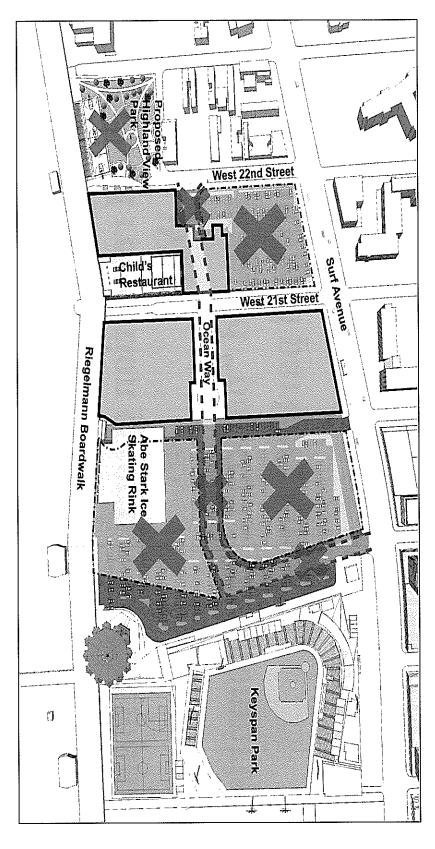




# What's Lost WITHOUT Parkland Relocation

- 7,000 construction jobs
- 650 permanent jobs
- 500 affordable units

- 400,000 sq. ft. of retail
- Restoration of Child's
- Real parks

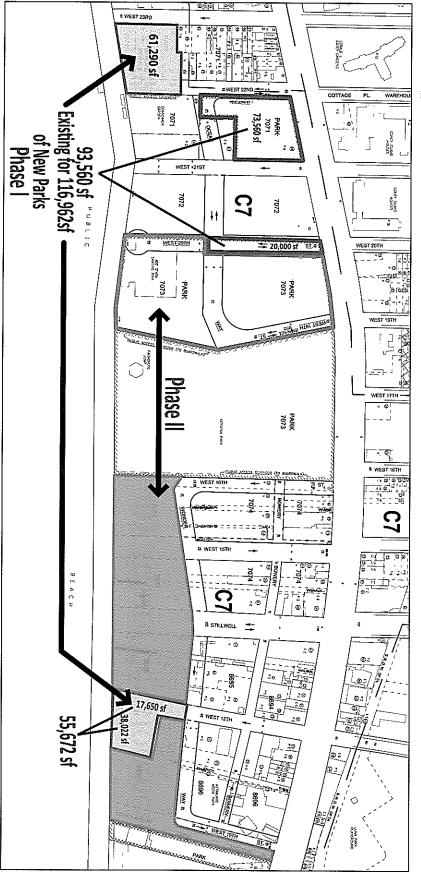






## Parkland Relocation: Solution

- Relocate parkland using CPC-amended, two-phase plan
- Phase II alienation of KeySpan parking lot can happen later. Alienate the Satellite Lot and a portion of West 20<sup>th</sup> Street in Phase I.
- independent of actions related to amusement area. Two-phase alienation allows Coney West development to move ahead



LACONIC INVESTMENT PARTINERS LLC

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## 3 Key Issues

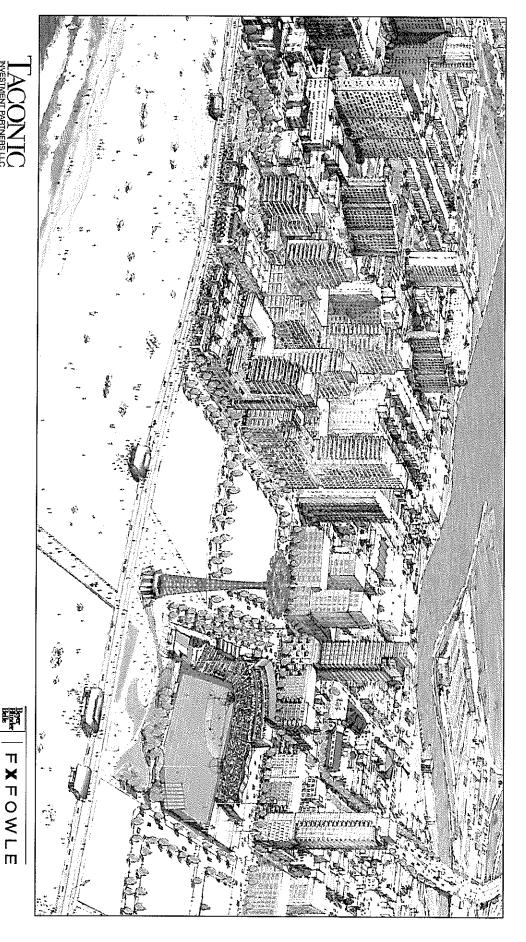
- Infrastructure: City improvements to streets, storm drains and sewers essential to any future development.
- avoid awkward inactive streetscapes. Street Mapping: City's plan raises grade of many street grades near Childs & Ocean Way was not included in this ULURP. This needs to be corrected to Coney Island streets. However, adequate raising of
- Floor Plate Efficiency: Adopt minor adjustments to economic feasibility, without affecting design integrity. floor plate dimensions to permit improved efficiency &





## Seize the Moment—Support This Plan

- A comprehensive strategy to generate real economic opportunity.
- communities. It's time to reverse four decades of decline and revitalize one of NYC's great



## Statement by Dennis Vourderis of Deno's Wonder Wheel on Proposed Coney Island Rezoning City Council Sub Committee on Zoning and Franchises

As we all stand here in the City Council, my family business Deno's Wonder Wheel Amusement Park is OPEN and operating, the only existing Park, attracting and entertaining hundreds of thousands of people each year.

The current rezoning plan has a CHANCE to be a giant leap forward for Coney Island as long as it does not take 2 giant steps backwards. We appreciate all the hard work and effort that has been put into this plan by so many people including this Committee. We want to support it but also need to protect our life's work and investment.

This is the 89<sup>th</sup> anniversary of the Wonder Wheel being open, and a privately held family business. That's a responsibility and privilege my family takes seriously. This amusement park business is the one our parents built, which my brother and I, with our 7 sons maintain today.

If the Plan hurts our Park, it hurts Coney Island. There are TWO serious problems to make sure the Plan does not take Coney Island backwards. We ask the Council to address these two points AND ONLY THEN to APPROVE the plan.

Each of these issues has the potential to damage our business and hurt Coney Island.

- 1) The designation of our property as parkland; and
- 2) The construction of a one way vehicular street right through the middle of our amusement park.

The designation of parkland would mean that OUR PRIVATELY HELD LAND, on which the Wonder Wheel stands and turns to ride people, would not be under our control to manage as we see fit.

In an incredible contradiction, the current plan speaks about the need for the city to acquire OUR property by purchase, or condemnation, for the preservation of amusements. Well, let US ALL be very clear here, we already DO THAT and have been doing exactly THAT for the last 26 years.

We've rebuilt the Wonder Wheel restoring the entire 200 ton structure to its original condition, and built an amusement park around it. Many of you have visited and we want to keep being there for you.

It was our family, in 1989, who asked the City to declare the Wonder Wheel a NYC Landmark. Twenty years later, we are still today passionate about our amusement park and do not want the government to have the chance to take it away.

We ask that the Council and the City remove the Wonder Wheel property from the parkland designation.

Secondly, the Plan calls for construction of a street called Wonder Wheel Way which would cut right through the center of our Park.

This means we would lose at least two of our major rides and two of our game concessions. That would stop us from operating a complete amusement park. That's completely contradictory to the spirit of the plan.

We have had very positive conversations with City Planning on an alternative that would provide access through the creation of a "pedestrian walk". This concept could preserve our property and allow us to maintain a viable amusement area. We are hopeful the Council will join these discussions and support this change.

Thank you again for working on the **future** of Coney Island, please remember though, to visit **this** summer as Coney Island is Really fun, and Really OPEN.

Dennis D. Vourderis, Co-Owner July 1, 2009



Stuart Appelbaum, President Jack C. Wurm, Jr., Secretary-Treasurer

## Retail, Wholesale and Department Store Union

FOR THE RECORD

"Coney Island Development"

Testimony to NYC Council Sub - Committee on Zoning and Franchises

Retail, Wholesale and Department Store Union Jane Thompson, Political Director July 1, 2009

Good afternoon. Thank you Chair Avella, and the other Council Members on the committee, for the opportunity to testify today on the redevelopment of Coney Island. My name is Jane Thompson, Political Director of the Retail, Wholesale and Department Store Union (RWDSU). I am here on behalf of our President, Stuart Appelbaum and the 45,000 men and women we represent in the New York City area. Our members work in retail, grocery stores and drug stores in the five boroughs.

The redevelopment of Coney Island has great potential to benefit both the Coney Island community and New Yorkers from all five boroughs. Done in the right way, Coney Island can become a hub of economic activity, a great place to live, and remain the "working class playground" it has been for generations.

Coney Island's redevelopment will create as many as 25,000 (annual) construction jobs and as many as 6,000 permanent jobs once the amusements, hotels, retail, and residential buildings are open.

Across the city, we find in the retail industry that too often workers do not earn enough to provide a decent standard of living for themselves and their families.



Economic development that results in permanent jobs that keep people in poverty accomplishes nothing. The best economic stimulus is the creation of jobs that gives workers and families wages that they can in turn spend in their communities.

The City of New York has the opportunity in the redevelopment of Coney Island to include in their plan guarantees:

- Guarantees good jobs, with responsible contractors and employers, that
  pay prevailing and living wages with the right for workers to have their
  voices heard in the workplace and with a commitment that local residents
  can get these jobs, in every part of the project.
- Designates at least 40% of the housing created or preserved as affordable to low, moderate, and middle income New Yorkers – with at least half of the affordable units reserved for families at or below the median income for households in Coney Island.
- Preserves and strengthens the "people's playground" through an open, affordable, and vibrant amusement area, with spaces for vendors and small businesses, and investments in historic resources.
- Creates much-needed public amenities for local residents of the area, including a school and a supermarket to meet local demand, and significantly improved public transportation.

The creation of good jobs, the inclusion of enough affordable housing for a diverse range of families, the preservation of affordable and accessible amusements for working New Yorkers and the creation of needed amenities, including a school and supermarket, for local residents will make the redevelopment of Coney Island a true success for the City of New York.

The RWDSU urges the City Council to support the redevelopment of Coney Island only if it includes these components.



2601 Ocean Parkway Brooklyn, New York 11235 (718) 616-4157 Martin Levine, Chairperson

FOR THE RECORD

July 1, 2009

Members of the Council:

As Chairman of the Coney Island Hospital Community Advisory Board it has been my privilege to offer testimony in support of this ULURP and the appropriateness of the New York City approved Coney Island Hospital Modernization plans and their inclusion into the land use process.

I serve also as a member of the Board of Directors of the Coney Island Development Corporation. At a meeting held in February 2005, I submitted a document pointing out the need and relevance of the Coney Island Hospital Modernization, and briefly outlining the details. It was at this meeting that I understood we had the knowledge of and consent of the Administration that health and safety issues are intrinsic to the redevelopment plan and that the hospital modernization would accompany the project. The supporting documents are included in the package.

In addition to serving 750,000 people in southern Brooklyn, Coney Island Hospital is the only hospital in southern Brooklyn. We should also recognize that in a failing economy, Coney Island Hospital is and has been for some time, a cash cow for the Health and Hospitals Corporation. Its excess of revenue over expenses subsidizes other HHC facilities that do not show a profit.

As the demographics of the redevelopment area change, it is imperative that the hospital be able to attract these patients with third party insurance. A better, more modern facility is not only a good medical decision, it is a good business decision and in the best interests of the taxpayers. The project outline and financing requirements are submitted as part of this presentation.

Thank you for your time and consideration.

Sincerely,

Martin L. Levine

Chairman

Enc.

## C.A.B. MEMO

August 17, 2007

TO:

Pete Wolf

Brian Palmer

FROM:

Marty Levine

RE:

Capital Funding for C.I.H. Construction

Dear Pete and Brian,

Attached please find a copy of the original letter presented to Josh Sirefman for inclusion in the CIDC Master Plan for redevelopment.

The proposal was taken off the table with the agreement that the Administration would work expeditiously to effectuate its enactment.

Please revise the document to reflect the current needs and e-mail it back to me ASAP.

Thanks,

enc.

## PUBLIC HEALTH CARE and ECONOMIC DEVELOPMENT

Coney Island Development Corp. February 2005 Meeting

Throughout the co-development and public meeting process, all plans and presentations have indicated that increases in economic development are based in part upon increases in resident and/or transient population. This region has historically shown the sum of both populations to be in the millions per annum.

The New York City Health and Hospitals Corporation maintains a local facility which while servicing the needs of the residents must by charter also be available to service the needs of the general population. The CIDC development plan is changing the model upon which all local health care estimates have been based. With or without the CIDC plan, the local resident population has grown enormously due to additions such as the OCEANA housing complex located on Coney Island Avenue between Brighton Beach Avenue and the Riegelmann Boardwalk. Growth spurts similar to this have stretched institutional capacity to its limits. The additional expansion may well over saturate the physical resources and thus give cause to both expedite and to upgrade the capital program upon which Coney Island Hospital is currently embarked.

The projects for the Coney Island Hospital Master Plan that should be included, but not limited to, in the CIDC plan are as follows:

- Construction of a new Emergency Room with Level 1 Trauma Center
- Construction of new Operating Suites
- Construction of a Parking Garage to include FDNY/EMS facilities
- Construction of a Power Plant
- Conversion of the existing 50 year old building from in-patient to outpatient care
- Expense budget financing to fully train and staff personnel

Thank you considering this request.

Martin L. Levine CIDC Board Member



2601 Ocean Parkway Brooklyn, New York 11235 (718) 616-4157 Martin Levine, Chairperson

March 3, 2009

Dear Mayor Bloomberg,

Members of various agencies and development corporations have stated publicly that the Coney Island Hospital Modernization Plan is not part of the rezoning process. It was opined that this ULURP procedure is solely one of land use and that the subject of funding the hospital's modernization is not apropos. The members of the Coney Island Hospital Community Advisory Board refuse to accept this casual dismissal of an issue that affects 750,000 residents in southern Brooklyn and millions of tourists and visitors attracted to the area by existing and proposed year round amenities.

The hospital modernization, including the rehabilitation of a decrepit and outdated fifty year old facility, is already approved by the administration and the Health and Hospitals Corporation. It is as important and pertinent to the ULURP as is the creation of fire and police access streets in the development area. Clearly health and safety items and their funding are already incorporated into the project thus establishing the legitimacy of the community's request for Coney Island Hospital.

In restating our position we refer to the support the Coney Island Hospital Community Advisory Board has received from Brooklyn Community Boards 11, 13, and 15 and all local elected officials. We reject any argument that seeks to exclude this phase of hospital modernization from its relevance to this hearing and to this development package.

Thank you for your time and your thoughtful consideration. On behalf of the members of the Coney Island Hospital Community Advisory Board I remain,

Respectfully yours,

Martin L. Levine

Chairman

c.c.: Hon. Michael R. Bloomberg

Hon. Hon. Robert Lieber

Hon. Marty Markowitz

Hon. Domenic M. Recchia, Jr.

Hon. Michael C. Nelson

Hon. Simcha Felder

Hon. Lewis Fidler

Hon. William Colton

Hon. Alan Maisel

Hon. Alec Brook-Krasny

Hon. Helene Weinstein

Hon. Steven Cymbrowitz

Hon. Carl Kruger

Hon. Diane Savino

Hon. Martin Golden

Tion, Martin Colden

Hon. Jerrold Nadler

Hon. Anthony Weiner

Hon. Michael McMahon



2601 Ocean Parkway Brooklyn, New York 11235 (718) 616-4157 Martin Levine, Chairperson

March 3, 2009

Dear Mayor Bloomberg,

## ECONOMIC DEVELOPMENT and PUBLIC HEALTH CARE

Public presentations concerning economic development for the Coney Island region have been based, in part, upon increases in the resident and/or transient population. This locality has historically shown the sum of both populations to be in the millions per year.

The New York City Health and Hospitals Corporation maintains a local facility which while servicing the needs of the residents must by charter also be available to service the needs of the general population. Any substantial development strategy will change the model upon which all local health care estimates have been based. The growth in population will over saturate the physical resources and thus give cause to both expedite and to upgrade the capital program upon which Coney Island Hospital is currently embarked.

The following is a partial list of *Master Plan* items to which we ask that you give the utmost consideration and support not only because we feel that they are essential, but because they are long lead as well:

- Construction of a new Emergency Room
- Construction of new Operating Suites
- Construction of a Parking Garage to include FDNY/EMS facilities
- Construction of a Power Plant/Building Engineering System
- Construction of new Diagnostic Imaging Suites

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 Construction of in-patient space for Behavioral Health, Rehabilitation, and Med-Surge Units to eliminate 6 and 4 bedded ward rooms

On behalf of the members of the Coney Island Hospital Community Advisory Board, thank you for considering and expediting this request.

Martin L. Levine

Chairman

Coney Island Hospital Community Advisory Board

c.c. Deputy Mayor for Economic Development



2601 Ocean Parkway Brooklyn, New York 11235 (718) 616-4157 Martin Levine, Chairperson

May 6, 2009

## Department of City Planning:

As chairman of the Coney Island Hospital Community Advisory Board it has been my privilege to testify before Community Board #13, the Brooklyn Borough President, and the New York City Council supporting this ULURP and the appropriateness of the New York City approved Coney Island Hospital Modernization plans and their inclusion into the land use process.

In February of 2005, the inclusion of the modernization plan was presented to the Mayor's Office with the knowledge and consent of the Administration that health and safety issues are intrinsic to the land use process, and that the modernization would accompany the redevelopment. The other administrative body represented at that meeting on behalf of the Administration and with full knowledge and consent was the New York City Economic Development Corporation.

I am not here today to request financing from the Department of City Planning. I am here today on behalf of an organization created by Charter and representative of 750,000 residents of southern Brooklyn. We agree with the Mayor's Office that the Coney Island Hospital Modernization is a key part of the redevelopment plan in consideration today. This presentation is accompanied by supporting documentation.

Thank you for your time and thoughtful consideration.

Very truly,

Martin L. Levine Chairman



2601 Ocean Parkway Brooklyn, New York 11235 (718) 616-4157 Martin Levine, Chairperson

To the Community Board #13 Land Use Committee for its disposition and presentation to Brooklyn Community Board #13 for its discussion and vote:

### A resolution from the Coney Island Hospital Community Advisory Board

WHEREAS: The Administration of New York City in concert with the Coney Island Development Corporation, community groups, City and State agencies, real estate developers and builders, and other concerned and interested parties are working co-operatively to formulate and to put forth a plan for the economic development of and the social improvement of the Coney Island area and,

WHEREAS: Community Board #13 in whose jurisdiction the Department of City Planning ULURP is to be presented, discussed, and voted upon has already conveyed their position that infrastructure improvements and modernizations must accompany the development on the scale proposed and,

WHEREAS: It is the belief of Community Boards #11, #13, and #15, as reported to the Coney Island Hospital Community Advisory Board through the representatives of the respective community boards, that Coney Island Hospital is a vital part of the infrastructure of the proposed development zone and,

WHEREAS: The failure to proceed with the modernization plan, approved by the Administration and promulgated by the New York City Health and Hospitals Corporation, this body, and those members of the Council, the New York State Assembly, the New York State Senate, the Borough President, and Congress whose areas are within Coney Island Hospital's catchment zone will negatively impact those whom Coney Island Hospital presently serves and,

WHEREAS: Community Board #13 is urged to accept this motion put forth through its Land Use Committee,

THEREFORE BE IT RESOLVED THAT: Community Board #13 reject any Department of City Planning ULURP proposal that is not accompanied by the designation of financing by the City of New York for the next phase of capital improvement and modernization of Coney Island Hospital as proffered with this resolution and which contains documentation that truthfully and accurately presents plans, expenditures, and repayment schedules for the proposal set forth within.

Passed unanimously on this date, June 5, 2008, and presented by the Chairman as authorized by the members of the Coney Island Hospital Community Advisory Board assembled at a meeting regularly convened for this purpose.

Very truly yours,

Martin L. Levine Chairman

c.c.: Mayor Bloomberg

Deputy Mayor Lieber

Council Members Felder, Fidler, Nelson, Recchia

NYS Assembly Members Brook-Krasny, Colton, Cymbrowitz, Maisel, Weinstein

NYS Senate Members Golden, Kruger, Savino

Representatives Nadler, Weiner Borough President Markowitz

Brooklyn Community Boards 11, 13, 15

## FOR THE RECORD

From: Johanna Gargiulo-Sherman

Resident Homeowner; Board Member Astella Development Corporation

3702 Polar Street

Brooklyn NY 11224-1245

Re: NYC Council's Public Hearing on CIDC Plan - July 1, 2009

Dear City Council Members:

This is an important day for my community, the community I have been part of for 40 of my 60 years, as a resident, homeowner and board member of the Astella Development Corporation, a not for profit dedicated to urban revitalization in Coney Island.

I have seen promises made and broken, dreams of renewal dashed because of lack of one important factor, a concise and cohesive plan of action. Recognizing that Coney Island has been both victim and benefactor of various planning decisions in its past, I welcome and endorse the CIDC's Plan, as one to benefit from, and call upon the great city of New York to support it.

The question remains, can Coney Island prosper without this or any other plan? Unlikely, its infrastructure is collapsing, and with all due respects to the "Lords and Ladies" who rule the Amusement Area's fiefdoms, I doubt whether they care. If actions speak louder than words, these issues are not part, nor ever will be on their agenda.

We Coney Islanders are not that easily fooled—wrapping yourself in the cloak of nostalgia does not make you a viable contributing community member. The call is out—it is time for progress & innovation and the residents—shocking as it may seem—have a right to be part of this. We do not fear change for the better, in fact, we have all to gain and nothing to lose for misplaced nostalgia has yet to put food on our tables or shelter our homeless.

Furthermore, there is recent proof that "plans" to benefit the community do work in Coney Island. Some twenty-five years ago, HPD, HUD, and Astella Development as community sponsor, created one for affordable housing. Many ridiculed and protested, established neighboring townships opposed the progress—today these homes are a standard of excellence in city planning and income generating opportunity. I am proud to say I have been, and am still part of this revitalization effort.

Time is, again, knocking at the door for Coney Islanders. As a resident, activist, and sometimes guilty purveyor of nostalgic reverie, I strongly endorse the CIDC plan for the whole of Coney Island, my hometown. My only wish is to live long enough to see it happen—I leave that to Fate; the rest is in your hands. Thank you.

## FOR THE RECORD

## Greetings,

I'm Georganna Deas, a resident of Coney Island for over thirty-five years, and President of a twenty-one year old community based organization, CI Progressive Rainbow Independents for Developing Empowerment. I'm Economic Development Specialist at Astella Development Corporation. I work here - I play here and I have a vested interest in its future.

I would like to state for the record that I very much support the rezoning of Coney Island as rezoning would allow for much needed improvement to our community.

I have witnessed many changes to the area many of which have not been for the better. Over the years, there have been promises made and promises broken. It is with this sense of trepidation that I endorse the Coney Island Strategic Plan. Even if we do not agree with every aspect of this Plan, we can not let this opportunity pass without voicing our opinion for the future of CI. It is a future that will be inherited by our children and our grandchildren. We must have the foresight to insure that they are heirs to a viable neighborhood where they can raise and educate their families and earn a living wage to purchase the necessities of life with a few luxuries thrown in.

Throughout the process, the community has heard many presentations beginning with the version that the redevelopment plan would include development from the Aquarium on the east to West 37<sup>th</sup> Street and from the ocean on the south to the bay on the north. Over time, the geographical area for development has shrunk. (*first sign of apprehension*)

#### Some of our major concerns are:

- The enforcement of all of the promised improvements to the infrastructure of the neighborhood. We need to feel secure that a regulatory agency will have enforcement powers to insure that needed sanitary sewer systems, electrical power grids, etc will be installed to accommodate the influx of new housing and retail spaces without having a negative impact upon the existing residential area.
- Emergency services, i.e. hospitals, police and fire departments must be strengthened.
- The building of schools will be needed as existing schools are presently over crowded.
- We must do everything in our power to not create a two tier Coney Island, one for the rich and one for the poor.
- The public must have a participatory role as we move forward with this project.

Others will articulate additional concerns and recommendations many of which we echo.

Thanks for listening.

Georganna Deas 3162 Bayview Avenue 7D Coney Island Brooklyn, NY 11224 718-373-7633 July 1, 2009

### FOR THE RECORD



## Astella Development Corp.

1618 Mermaid Avenue • Brooklyn, New York 11224
Tel. (718) 266-4653 • Fax (718) 996-8759 • e-mail astellaci@aol.com
www.astelladevelopment.org

I am Judi Orlando executive director at Astella Development Corporation a 34 year old community based not for profit serving the Coney Island community. Our mission is to provide affordable housing, create and maintain economic development opportunities and improve the quality of life in the Coney Island community. Astella has accomplished a lot in the Coney Island community including 1000 affordable single family homes yet we are very aware that there is still work to be done to improve the area.

Astella's board of directors met with the Coney Island Development Corporation, representatives from developers to hear all proposed plans for the Coney Island community. The board discussed, reviewed and evaluated all the proposed plans for Coney Island. Each board member having concerns about the various proposed plans. After many discussions and still some concerns the majority of the board felt that the City rezoning plan is the best plan and it compliments Astella's mission.

Throughout Astella's history housing has been our key concern; the proposed zoning will provide new opportunities for housing. The combination of affordable and market rate housing affords people the opportunity to stay in the neighbor when their income surpass the eligibility requirement for the existing subsidized housing and it also creates much needed affordable apartments. The construction of approximately 4500 new units with 20% affordable units is greatly needed in the Coney Island community. Astella's concerns about infrastructure were addressed by the CIDC. We were informed that an improved sewer system for all of Coney Island including the west end would be constructed as part of the new development. Astella was also informed by CIDC that if there was indirect displacement of residents from rent stabilized buildings there would be provisions to address this issue.

Astella's belief is that all communities must have quality housing along with a strong commercial and economic component. It is our belief that by having Coney Island a year round destination with many venues that will attract people from the community and the world there will be many career opportunities for the people in Coney Island. Training, jobs and careers will be an offshoot of this proposed rezoning. This Astella strongly believes that people should have the opportunity to work in their community or to acquire skills so that they can venture out in the larger job market. The development of a strong commercial base which includes, retail, hotels and entrepreneurship can only help the Coney Island community obtain its full potential.

After much consideration, much evaluation and review Astella is in support of the rezoning of Coney Island. It is our hope that we can work in tandem with the City to train Coney Island residents for the jobs that will be created, prepare Coney Island residents for the new housing and work with the existing merchants to make Mermaid Avenue competitive with the proposed new commercial opportunities.

The next few years will be challenging for the residents of Coney Island. With all the new construction there will be inconveniences, disruptions and change in peoples lives but we believe that in the end Coney Island will become even a better place to live in, to work in and to play in. Thank you

Astella Development Corporation is a not-for-profit community based organization dedicated to providing affordable housing, commercial revitalization & economic development and improving the quality of life in Coney Island, Brooklyn



GARY LABARBERA PRESIDENT AFFILIATED WITH THE BUILDING CONSTRUCTION TRADES DEPARTMENT OF WASHINGTON D.C.

BUILDING AND CONSTRUCTION TRADES COUNCIL OF NEW YORK STATE

AMERICAN FEDERATION OF LABOR OF CONGRESS OF INDUSTRIAL ORGANIZATION

## TESTIMONY OF PAUL E. FERNANDES CHIEF OF STAFF BUILDING AND CONSTRUCTION TRADES COUNCIL OF GREATER NEW YORK

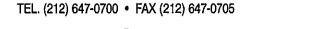
### COUNCIL OF THE CITY OF NEW YORK SUBCOMMITTEE ON ZONING AND FRANCHISES

#### HEARING ON CONEY ISLAND COMPREHENSIVE REZONING PLAN JULY 1, 2009

Good morning, Mr. Chairman and Members of the Committee. My name is Paul E. Fernandes. I am the chief of staff of the Building and Construction Trades Council of Greater New York, an organization that consists of local affiliates of 15 national and international unions representing 100,000 working men and women in the five boroughs. We thank you for the opportunity to testify on development which may be undertaken pursuant to the proposed Coney Island Comprehensive Rezoning Plan.

Exactly three months ago, we testified on this issue before a joint oversight hearing of the Committee on Economic Development and the Committee on Land Use. Unfortunately, not one issue we raised in our testimony has been addressed since that time. In fact, not one of these issues has even been attempted to be addressed in that time.

We therefore reiterate that at this time we must oppose this plan due to the fact that there is no





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binding citywide policy or commitment specific to the proposed Special Coney Island District that the processes by which properties may be made available for development by the Economic Development Corporation, Department of Housing Preservation and Development and any other public agencies will assure that resulting opportunities are shared by those for whom economic development efforts are supposed to be pursued – the working men and women and taxpayers of New York City.

We must furthermore state that there are not at this time any agreements between the Building and Construction Trades Council of Greater New York and Taconic Investment Partners, Thor Equities or any entities they may utilize to perform construction in the proposed district.

From 2001-2007, construction spending in New York City increased by more than 80% according to the New York Building Congress. During this same time, construction employment increased by 6% and industry wages increased by 17% according to the New York State Department of Labor. This increase in wages, coincidentally, is the same percentage as the increase in the cost of living during this time, according to the Bureau of Labor Statistics, U.S. Department of Labor. Workers in our industry therefore saw no real gains in income while spending increased by more than 80%.

The lesson from this period of supposed boom in our industry is that some people profited more than others – a lot more. Among the reasons is that the City of New York pursued rezonings and economic development efforts with little or no consideration for the terms under which working men and women would be employed.

As we sit here today in July 2009, the building and construction industry has lost nearly 10,000 jobs in the past twelve months. It is expected to lose as many as 20,000-30,000 more jobs in the next twelve months. So now, more than ever, it is imperative that economic development be pursued with a laser-like focus on saving and creating not just jobs, but jobs that allow middle class families to make ends meet and support the declining tax base of our city and state.

The Building and Construction Trades Council of Greater New York would very much like to support the development of Coney Island if it is pursued responsibly and in a manner that reflects the values and interests of working men and women. Responsible development of Coney Island dictates that the processes by which properties are made available for development by EDC, HPD and any other public agencies must include strong standards for the prevailing rate of wages and supplements to be paid to workers in our industry unless developers and employers they utilize to perform construction enter into a project labor agreement to collectively bargain the provision of good wages with health insurance and pensions.

If the development of Coney Island is pursued responsibly, it will have our support. Because the development of Coney Island currently has no assurances that it will be pursued responsibly, it does not now have our support.

It is worth noting that, in the American Recovery and Reinvestment Act, \$130 billion was made available to stimulate construction activity, including the maintenance and development of affordable housing in both the public and private sectors. Every penny of these funds is subject to a requirement that, on projects utilizing these funds, workers in the building and construction

industry be paid the prevailing rate of wages and supplements.

The argument from some that economic development and strong labor standards are incompatible is utter nonsense. It is in fact the case that many who have made these arguments have also lined up to apply for and receive federal stimulus funds for projects, including affordable housing projects, they have claimed cannot not be built if the prevailing rate of wages and supplements is paid. The fact that developers who have claimed they cannot afford to pay the prevailing rate of wages and supplements have lined up for and even accepted funds that require them to pay the prevailing rate of wages and supplements reveals that it is not the case that they cannot afford to pay the prevailing rate of wages and supplements. They simply choose not to do so, except when there is not an option to do so.

It is clearly the case that the development of Coney Island can proceed with strong labor standards. We urge the administration and Council to take the necessary measures to require that development on Coney Island proceeds in this manner.

Thank you.

Angel Navarro
32BJ Member Working in Coney Island
City Council Land Use Committee Public Hearing
July 1, 2009

Good morning and thank you, City Council Members, for opening this opportunity to comment on the Coney Island re-development plan.

My name is Angel Navarro, and I have been working at the housing complex at 2730 West 23<sup>rd</sup> Street in Coney Island for 20 years.

And all that time, I have been a 32BJ member bringing home a good, steady paycheck. Just as important, I've had health care for my family.

I used to appreciate the health care coverage for my kids. I have two boys – a 17 year-old and a 6 year-old.

But lately, I've been relying on the health care coverage for my own health. I've been in and out of the doctor trying to manage a heart condition. I saw one of the bills — it was for \$75,000 — but because of my health care, I didn't pay a dime.

But when I look around Coney Island, I know not everyone is as fortunate.

I see lots of people without health care coverage. Lots of people without jobs. And too many people without the money to put food on their table.

It's sad. It wasn't always like this – I remember going to Coney Island as a kid. But the way things are now, I never think of bringing my own kids there.

Real investment in the area could do so much to revitalize the neighborhood if it provides real opportunities for the community.

But this revitalization depends on good, steady jobs for Coney Island. Jobs with health care so people can get to the doctor when they're sick and take days off when they need to recover.

When individual families can rely on paying their monthly bills, the whole community feels it. If the City really wants to turn Coney Island around, guaranteeing good jobs for the families there should be the top priority.

## Marvin Abram 32BJ Member and Pastor of New Freedom Baptist Church in Coney Island City Council Land Use Committee Public Hearing July 1, 2009

Thank you, members of City Council, for taking the time to review the City's plan for redevelopment in Coney Island.

My name is Marvin Abram. I am the pastor at New Freedom Baptist Church in Coney Island. I am also a member of 32BJ.

For the past year, I've been spending a lot of time in Coney Island, and I can tell you – the neighborhood is hurting.

The plan to invest in Coney Island is critical to bettering the community, but unless the City take steps to ensure the families in Coney Island will be the beneficiaries of these changes, the neighborhood remain disenfranchised and disempowered.

We know that unemployment and poverty are at some of the highest rates in the City – and you can really feel that when you walk through the neighborhood.

Too many of the families don't even have the money to take their kids to the amusement park.

There are few jobs to be had, and many of the jobs that do exist don't pay enough.

And that's the main thing people are talking about - jobs.

But when people say jobs, they don't just mean work. They mean steady positions that pay enough for them to buy groceries and pay the rent. Jobs that will provide wages that help keep up with the cost of living

Having a steady reliable job with union representation has made a huge difference in my life. I've been working for 21 years as a window cleaner. My family has been able to depend on a regular pay-check to cover our bills.

We've never thought twice about taking our son to the doctor because of the health care coverage I receive through the job.

Now, my son is 20. He's studying political science at Essex Community College, and he wants to be part of making this a better City for all New Yorkers. He wants to help those who have been disenfranchised.

He has hope. Beyond all else – a good steady job creates a stable home where families can hope and dream.

To really revitalize the neighborhood - to bring that hope back – the City needs to guarantee the new jobs created will bring that stability and belief in a better future back to Coney Island families.

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## Testimony for Steven Byrdsell – Coney Island for All Press Conference July 1, 2009

My name is Steven Byrdsell and I am member of Coney Island ACORN. I have lived in Coney Island for <u>40 years</u>.

Coney Island needs redevelopment and we are excited by the possibility of good jobs for the community and badly needed affordable housing. But, the city must make sure that this plan actually helps Coney Island, makes it a better place to live for the people who have made Coney Island our home for years.

Coney Island needs more affordable housing for moderate <u>and</u> low-income families to live. That is one of our most important priorities. We want – NO! -- we <u>need</u> 50% of the new housing units to be affordable for low, moderate and middle income residents – a little bit for everybody. Right now, in Coney Island, Mitchell Lama residents are getting priced out and senior citizens on fixed incomes can no longer afford to live there. People like me and my neighbors will be at risk of losing our homes unless this project is changed to include a significant amount of affordable housing, income-tiered so there is some for everybody.

Also, jobs are good, but not if they pay poverty wages. The permanent jobs as well as the construction jobs must be available to the people who live in Coney Island and they MUST be good jobs that pay enough to support ourselves and our families. Too often we have seen

improvements in Coney Island that benefitted everybody EXCEPT us, the residents of Coney Island.

So, we are here today, all of us together who have put together the Coney Island for All platform. We are here to let the Mayor know that we are disappointed that they have not taken the recommendations of the community seriously. And we are here to let him know that we will fight together until this plan gets changed to reflect the entire Coney Island for All platform, including affordable housing and good jobs.

Coney Island for All!! Coney Island for All!! Coney Island for All!!

# Testimony of Carmen Gonzalez, Coney Island ACORN 3030 Surf Avenue, #13D, Coney Brooklyn, NY 11224 July 1, 2009

Good Day. My name is Carmen Gonzalez and I am a Coney Island resident and a leader of Coney Island ACORN. I lived in Coney Island for part of my childhood, got married, and moved back to raise our kids in Coney Island Houses. I have been active in the Coney Island community for over 37 years.

First, the redevelopment of Coney Island COULD BE a great opportunity to address issues in our community. FIRST, as residents of Coney Island we need more places for low and moderate-income families to live. That is THE most important priority from our point of view.

This is why we, Coney Island ACORN, want 50% of the new housing units in the redevelopment area to be affordable for low, moderate and middle income residents - people like me and my neighbors. Without a significant amount of affordable housing, hard working New Yorkers with few housing choices will be left out in the cold and current residents will be at risk of losing their homes. 20% affordable housing is NOT enough for us - Coney Island residents.

Right now we are being pushed out of Coney Island. Many people are getting rent increases of \$300 a month in buildings that opted out of the Mitchell Lama program.

And in NYCHA, a lot of people are getting eviction notices. Just recently 3 families were evicted from Surfside Gardens and 1 from Coney Island Houses where I live. I received a notice of non payment of rent and eviction and was told that they were sending my information to the marshal. I was only 15 days behind in my rent and owed only \$145 but they were harassing me and were ready to send the marshal to evict me! We are losing so much affordable housing in Coney Island that this plan MUST include as close to 50% affordable housing as possible. 20% is NOT enough.

And the affordable housing needs to be income-tiered. Right now there is some "affordable" housing being built in Coney Island but it is not for many people. I went to apply for the housing but they told me that since I only make \$9000 a year I did not qualify. Another ACORN member who lives in former Mitchell Lama housing went to apply and they told her she made too much. We need to make sure that the affordable housing built as part of the Coney Island plan is income tiered so that there is a little bit for everybody.

Second, Coney Island has a high rates of unemployment and we need to insure that the jobs that come with the development pay good wages and that people within the Coney Island community have access to those jobs and the training programs.

Lastly, we need infrastructure improvements as well because we get floods, brownouts, blackouts and we lose phone communication for days. And we need more public schools and supermarkets.

So, I urge you to make sure that this plan gets changed NOW to include 50% income-tiered affordable housing and good paying jobs for Coney Island residents. Thank you.

# Angel Navarro 32BJ Member Working in Coney Island City Council Land Use Committee Public Hearing July 1, 2009

#### FOR THE RECORD

Good morning and thank you, City Council Members, for opening this opportunity to comment on the Coney Island re-development plan.

My name is Angel Navarro, and I have been working at the housing complex at 2730 West 23<sup>rd</sup> Street in Coney Island for 20 years.

And all that time, I have been a 32BJ member bringing home a good, steady paycheck. Just as important, I've had health care for my family.

I used to appreciate the health care coverage for my kids. I have two boys – a 17 year-old and a 6 year-old.

But lately, I've been relying on the health care coverage for my own health. I've been in and out of the doctor trying to manage a heart condition. I saw one of the bills – it was for \$75,000 – but because of my health care, I didn't pay a dime.

But when I look around Coney Island, I know not everyone is as fortunate.

I see lots of people without health care coverage. Lots of people without jobs. And too many people without the money to put food on their table.

It's sad. It wasn't always like this — I remember going to Coney Island as a kid. But the way things are now, I never think of bringing my own kids there.

Real investment in the area could do so much to revitalize the neighborhood if it provides real opportunities for the community.

But this revitalization depends on good, steady jobs for Coney Island. Jobs with health care so people can get to the doctor when they're sick and take days off when they need to recover.

When individual families can rely on paying their monthly bills, the whole community feels it. If the City really wants to turn Coney Island around, guaranteeing good jobs for the families there should be the top priority.

My name is Madeline Castillo. I am employed by Astella Development Corporation's as its housing specialist. I am also a resident of Coney Island.

I would like to say here that I am in favor of the rezoning plan but have a few reservations. In my capacity as housing specialist I have had the honor of serving Coney Island residents with their housing needs. Affordable housing means different things to different people. Many of my clients are people on fixed incomes of under \$10,000 a year. These are people whose only income is from Social Security retirement, disability or SSI. It is wrongly assumed that people on low incomes are not desirable tenants. In my experience I have met many people who have worked very hard throughout their lives but unfortunately did not have high paying jobs or have had some misfortune. I would like to see some new housing that will accommodate the individuals in this economic group. Also, there are many young people who are unable to leave the nest and go out on their own because the they are just starting out in the work force and their incomes are not yet sufficient for the rents of today's demand. In order for human being to thrive and succeed they must have housing that is financially suitable for them. I have personally seen the major difference in a person's life and attitude when they have been given the opportunity to live in decent housing.

Although *inclusionary zoning* will allow for new affordable housing to be built it is my concern that indirect displacement will occur in the existing rent stabilized buildings on Mermaid Avenue. I would like the plan to address this issue, so that in the event the existing rent stabilized buildings in Coney Island are demolished there are safeguards in place for the existing tenants to continue to have affordable housing.

Last but not least I haven't heard anything about schools. With the influx of so many more families where will the children go to school? This is a very important issue and must be addressed.

Thank you for your time and for hearing to my concerns.

Madeline Castillo Astella Development Corp 1618 Mermaid Avenue Brooklyn, New York 11224



Testimony on the Coney Island Rezoning
City Planning Commission Hearing
Catherine Stutts, Pratt Center for Community Development
July 1, 2009

#### Introduction

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Good morning. My name is Catherine Stutts, and I represent the Pratt Center for Community Development. The Pratt Center works for a more just, equitable, and sustainable city for all New Yorkers by helping communities to plan for and realize their future.

For decades, Coney Island has been a haven for working class New Yorkers. It was the first place that working people could reach, and afford, for a break from their daily grind in sweatshops. It has remained for decades a place that people of every walk of life can get to by subway, and yet feel they have gone to another world. It has provided tens of thousands of families with a decent and affordable place to live, through Mitchell-Lama and public housing.

As the City of New York proposes to redevelop Coney Island, it must ensure that Coney remains a place that creates opportunity for working New Yorkers. The Pratt Center for Community Development is therefore working with a broad range of stakeholders who have come together to ensure that any redevelopment plan for Coney Island guarantees the following:

- GOOD JOBS The redevelopment plan must guarantee good jobs, in every part of the
  project, with responsible contractors and employers, and with a commitment that local
  residents can get these jobs.
- AFFORDABLE HOUSING A majority of the housing created or preserved must be affordable to low, moderate, and middle income New Yorkers, with at least half of the affordable units reserved for families at or below the median income for households in the Coney Island community.
- A STRONGER AMUSEMENTS AREA The plan must preserves and strengthens the "people's playground" through an open, affordable, and vibrant amusement area, with spaces for vendors and small businesses, and investment in historic resources.
- **COMMUNITY NEEDS ARE MET** This is a critical opportunity to create much-needed public amenities for residents of the area, including a school and a supermarket to meet local demand, and significantly improved public transportation and infrastructure.

These goals can be met at Coney Island, but the current plan on the table from the Bloomberg Administration does not come close to meeting them. The City Planning Commission is going to have to take a strong stand if we are going to achieve our goal of a Coney Island for all.

Other groups in our coalition will testify in more detail about several of these points, but I will expand on two of them:

#### 1. Local Hiring

The creation of up to 25,000 construction jobs and 6,000 permanent jobs presents a huge opportunity to get unemployed and underemployed Coney Island residents and other New Yorkers into living wage jobs. Thirteen percent of the neighborhood's labor force is unemployed, as compared to 9.5% in Brooklyn and 10.7% in the City overall.

In order to ensure that Coney Island residents truly benefit from this job creation, a genuine first-source hiring program for local residents needs to be established that gives first consideration to local residents for the new post-construction jobs that will be created from development, including but not limited to service and retail positions. Job training in appropriate areas would be a key element of such a program, and local workforce development groups should play a strong role in this. In addition, community-based organizations should be key members of the team that implements the first source hiring program.

According to its website, the Coney Island Development Corporation is working with the Brooklyn Workforce1 Center to develop a strategy for job access for local residents prior to development. However, given the City's very weak track record in doing targeted workforce development in connection with real estate redevelopment plans and large-scale rezonings, we are concerned that this is likely inadequate for moving meaningful numbers of local residents into living wage jobs. The City's Department of Small Business Services does not have a budget for actually funding necessary training programs, and moreover, the Brooklyn Workforce 1 Center's location in Downtown Brooklyn will make it geographically challenging for Coney Island residents to access.

In the face of Coney Island's redevelopment, the "all boats will rise" adage is far from a guarantee, but a first-source hiring program will help make sure that local residents have a real chance at getting new living-wage jobs. As such, we believe that at least 30% of the permanent jobs created at Coney Island should go to local residents, and first priority on all programs will be given to low-and moderate-income individuals residing in Coney Island.

#### 2. Creating Opportunities for Vendors and Other Small Businesses

One of the things that give Coney Island its beloved and unique character is the diversity of vendors, small businesses, and outdoor pavilions. The current plan threatens to change that character drastically, and we believe the plan should be altered to better preserve and promote small, independent retail businesses. Specifically we are calling for the following three modifications to the plan:

- 1. Remove Movie Theaters and Bowling Alleys from the list of allowed uses within Coney East. Neither of these activities is truly an amusement, and both typically require large ground floor lobbies that would detract from the amusement park streetscape.
- 2. Mandate that a mix of small retail spaces ranging from 300 to 1,500 sf be achieved by each new development within Coney East. We believe the currently proposed 2,500 sf size cap is really too large to preserve and promote the kinds of small amusement-related businesses that have enlivened Coney and enabled individuals to sustain thriving small businesses.
- 3. Adopt a Formula Business Restriction policy within Coney East to prevent national retailers and fast food restaurants from locating there. Municipalities all over the nation have

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adopted zoning laws that restrict or prohibit chain stores and fast food restaurants, and in all but a handful of cases they have survived legal challenges.

While we are pleased that modifications have been made to the plan to increase amusement requirements, we believe that the plan for Coney East needs to be further revised to better preserve and promote local, independent businesses. We've conducted a good bit of national research on the land use and zoning tools that have helped other municipalities ensure thriving small business climate, and would be happy to send you more detailed information about these provisions.

#### 3. Coney West and the Keyspan Parking Lot

In the City's initial plan for Coney Island, the Keyspan Park parking lot was going to be demapped as parkland, and then "swapped" for the land Thor Equities owns in the amusement area. Thor would have been given the right to do residential and hotel development on the site, in exchange for the City's ability to control the amusements area. The public purpose of market-rate development on City-owned property would thus have been the preserved and strengthened amusement area.

Under the current plan, however, it is unclear what the public benefit of market-rate development on this City-owned land would be. Unlike in Coney North, the City has not expressed eagerness to use its land for more affordability than IZ alone (on privately-owned land) could create. The City claims that its requirement that the 1,100 parking spaces in the current Keyspan parking lot and the Abe Stark Skating Rink be preserved or replaced within new residential development impedes opportunities for deeper affordability despite the large proportion of city-owned land in Coney West. However, under this argument, the only public benefits from new market-rate development are two facilities (parking and Abe Stark Rink) that already exist today, without the development.

We therefore believe that the plan for Coney West needs to be revised to include compelling public benefits. Either significant affordable housing should be included on the City-owned sites (or sites swapped for them), or the proposed new amusement area should be expanded westward to encompass parts of Coney West, particularly the area surrounding the iconic Parachute Jump. As currently proposed, this is simply privatization of City-owned land for no public benefit.

#### Conclusion

The good news is that all of these goals can be met. The City has the power to require that developers and employers achieve these standards — when it issues RFPs to developers, through zoning, when it acquires land, and when it provides subsidies or tax incentives. We strongly urge the City to incorporate these important goals—good jobs, affordable housing, a stronger amusements area, and meeting the needs of the broader community—into this plan to recreate a Coney Island that continues to provide opportunity to visitors and residents alike. Thank you.



#### United Community Baptist Church, Inc.

Pastor + People = Progress for the Kingdom of God

Pastor Connis M. Mobley

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Hon. Christine Quinn, Speaker
New York City Council
Topic: Coney Island Rezoning & Redevelopment Plan

July 1, 2009

New York City Council Speaker 224 West 30th St (Suite 1206) New York, NY 10001

Dear Councilman Quinn:

First, I would like to thank you for your time and also for the hard work you have put into managing the affairs of our great city for all of the citizens that call it home. I am writing you in reference to the proposed rezoning that is due to take place here in the Coney Island area.

I am a dedicated and committed advocate and leader within my community and I, like yourself and the Mayor, want to see a healthy vital community here in Coney Island I am clear on the 3 major goals that the re-zoning plan wants to accomplish. These goals include

- Maintaining Coney Island's character and culture by protecting amusement area in perpetuity
- To re-develop Coney Island in an integrated plan to strengthen the surrounding neighborhood
- To foster economic activity that creates jobs and opportunities for local residents

Each of these goals are admirable and very much needed here in a neighborhood. However, my principal concern has to do with the lack of community buy-in and input into what is happening within their community. I strongly recommend that the people involved with this process consider the needs and concerns of the populace that work and live in this area already. There are several individuals I believe should be apart of the talks and negotiations that are taking place. At this point the people of this community are not being consulted and do not see nor feel that their elected officials are representing them, nor showing concerns for their voices and issues.

There are several leaders within the community whom the community applauds and respects that I would encourage the City to contact and listen to. There are several pastoral leaders, business owners, and long-time residents including partners who have the scope of the community's heart such as: Save Coney Island, ACORN, Amethyst Women's Project and prominently Coney Island C.L.E.A.R. Furthermore, the development of 4,000 to 5,000 new units of housing in Coney North and Coney West with only 900 new units of affordable housing is a problem. It would be more acceptable to have between 1,200 and 1,500 new units of affordable housing for the restoration of the area. The goal of over 6,000 new permanent jobs should keep Coney Island residence as the primary employment pool with at least three quarters of the new jobs slated for Coney Island residence.

This will help stabilize unemployment and end the distresses of the community who are continually drowning in economic despair. There is 14 billion dollars in economic activity that is foreseen to be generated over 30 years once the plan is completed. Coney Island residence should partake in the riches and fruits of this plan and not be ignored, alienated, and pushed out of their homes and community.

The some of the dollars generated from this plan should go to continued funding of workforce development initiatives and supporting minority and women owned businesses and programs. Also, to focus on environmental issues like the existing bottle neck quandary with the sanitary pipes, the limited capacity of the storm pipes, and the maintenance and concentrated effort to clean and preserve Coney Island streets, parks, and buildings without the gentrification of community members.

I want to thank you once again for your time and service.

Reverend Connis M. Mobley

Respectfully Yours,

Reverend Connis M. Mobley













#### Coney Island for All: A Platform for Equitable Development

For decades, Coney Island has been a haven for working class New Yorkers. A century ago, it was the first place that working people could reach, and afford, for a break from their daily grind in sweatshops. It has remained for decades a place that people of every walk of life can get to by subway, and yet feel they have gone to another world. It has also provided tens of thousands of families with a decent and affordable place to live, through both Mitchell-Lama and public housing development.

As the City of New York proposes to redevelop Coney Island, it must ensure that Coney remains a place that creates opportunity for working New Yorkers. We have therefore come together to ensure that any redevelopment plan guarantees:

- **GOOD JOBS** The redevelopment plan must guarantee good jobs with responsible contractors and employers, and with a commitment that local residents can get these jobs in every part of the project.
- **AFFORDABLE HOUSING** A majority of the housing created or preserved must be affordable to low, moderate, and middle income New Yorkers with at least half of the affordable units reserved for families at or below the median income for households in Coney Island.
- A STRONGER AMUSEMENTS AREA The plan must preserves and strengthens the "people's playground" through an open, affordable, and vibrant amusement area, with spaces for vendors and small businesses, and investment in historic resources.
- **COMMUNITY NEEDS ARE MET** This is a critical opportunity to create much-needed public amenities for local residents of the area, including a school and a supermarket to meet local demand, and significantly improved public transportation and infrastructure.

All of these goals can be met. The City has the power to require that developers and employers achieve these standards – when it issues requests for proposals to developers, through zoning, when it acquires land, and when it provides subsidies or tax incentives.

Unfortunately, the City's current plan does not meet these goals. While the plan would create jobs, there are no guarantees that the jobs would pay decent wages. While it would create housing, there are no guarantees that a sufficient amount would be affordable. Nor is it clear that the amusements area will be strengthened or that community residents will see the critical services they need. If the plan is changed to meet these goals, we will support it. If not, then the City should start over with a plan that does.

#### **GOOD JOBS**

The redevelopment plan must guarantee good jobs – with responsible contractors and employers, and with a commitment that local residents can get these jobs – in every part of the project.

Coney Island's redevelopment will create as many as 25,000 (annual) construction jobs, and as many as 6,000 permanent jobs once the amusements, hotels, retail, and residential buildings are open. This presents a huge opportunity to get unemployed and underemployed Coney Island residents and other New Yorkers into living wage jobs. Thirteen percent of the neighborhood's labor force is unemployed, as compared to 9.5% in Brooklyn and 10.7% in the City overall.

However, without guarantees, these jobs will not be quality jobs. Too often, we have seen contractors and employers that violate the health, safety, and workplace laws and standards of our City. These contractors violate wage and hour laws of the Fair Labor Standards Act, fail to pay taxes or health care or Workers Compensation, and jeopardize the health, safety, and even the lives of their workers and neighbors. Irresponsible contractors jeopardize the efficient delivery of projects, leaving them vulnerable to job stoppages and other labor disputes, sometimes leaving sites half-demolished or half-developed for years.

We want to see responsible contractors and employers who treat workers fairly while delivering and operating quality developments. We believe that hiring union is the surest way to ensure that these high standards are realized. At a minimum, the City should require developers, contractors, subcontractors, and employers – in every phase of the project – to meet the following standards:

#### Responsible contractor standards

All contractors, subcontractors, and employers must have a track record of successfully performing
the services at issue, paying area-standard wages and benefits, and complying with all applicable city,
state, and federal laws, including health and safety laws, environmental laws, wage and hour laws, and
antidiscrimination laws, for at least the past five years.

#### Wage and labor standards

- All contractors, subcontractors, tenants, subtenants, and other employers must pay prevailing or area-standard wages, for every trade and position, in every phase of the project (site preparation and infrastructure, construction, and long-term operations). This includes compliance with New York State Labor Law §220 and §230 and City Administrative Code §6-109.
  - All building service workers must be paid the higher of the prevailing wage and supplement rates, or the median hourly wage for all occupations in the MSA (metropolitan statistical area).
  - All retail workers must be paid the median hourly wage for all occupations in the MSA.
  - For jobs where area-standard wages are not defined, the City Comptroller should be empowered to research and establish wage and benefits standards.
  - Higher standards under collective bargaining agreements, or provisions under a comprehensive project labor agreement, would supersede these standards.

#### Labor harmony requirements

• Any business or developer which is receiving funding, operating under a concession or lease, or providing goods or services to the City or a related agency (e.g. EDC or CIDC) should be required to enter into a "labor peace agreement" with a labor organization to represent the entity's employees and that contains provisions under which the labor organization and its members agree to refrain from engaging in any picketing, work stoppages, boycotts, or other economic interference.

- For any efforts in designated parkland that is leased or licensed under legislation by the State of New York, the legislation should stipulate that the building and construction work is public work for the purposes of Article eight of the labor law.
- Owners of commercial space must agree to provide prior written notice of any effort to solicit
  grocery stores, drug stores, or other large retail stores to lease, license, purchase, or otherwise acquire
  space at the project to designated unions who represent these types of employees in New York City,
  and offer a right of first refusal to employers who have entered into collective bargaining agreements
  with those unions.

#### Hiring, training, and apprenticeships

- A comprehensive hiring and training plan must be established, operated by the City and qualified job
  training and placement organizations for the various positions that will be created, in which
  employers are required to participate. This plan will include pre-apprenticeship, apprenticeship, and
  job training for all relevant trades, as well as pre-employment training for low- and moderate-income
  individuals in Coney Island.
- At least 30% of the permanent jobs created at Coney Island should go to local residents. First
  priority on all programs will be given to low- and moderate-income individuals residing in Coney
  Island.
- Of all construction workers on the project, at least 35% must be minority, 10% women, with an affirmative plan for residents Coney Island and neighboring communities.
- All construction firms must be previously-registered participants in a New York State-certified
  apprenticeship program for each apprenticeable classification of worker they employ, with a
  successful track record of participation in the apprenticeship program for at least three years (as per
  Mayoral Policy Directive of July 20, 2006).
- Employers who employ or contract for security guard services must meet the requirements of the State Office of Homeland Security Enhanced Training program.

#### Disclosure, reporting, and enforcement

- Specific information on anticipated wages, pensions, and benefits must be provided in the final Environmental Impact Statement, and as part of any RFP response or application to the City for public land or subsidies.
- The City must ensure that developers are bound to these responsibility standards in binding contractual agreements that require developers to publicly disclose the necessary information to ensure that these standards are met, and to take the necessary action to ensure that all operators, contractors, and subcontractors participating in the project are likewise contractually bound to comply with these standards.
- Appropriate review and oversight procedures must be in place, including "clawback" procedures, penalties, and procedures for permitting public access to public records.

#### AFFORDABLE HOUSING

A majority of the housing created or preserved must be affordable to low, moderate, and middle income New Yorkers – with at least half of the affordable units reserved for families at or below the median income for households in Coney Island.

Affordable housing is one of the biggest issues cited by local residents and community groups in Coney Island. Their concern is twofold: the loss of the existing affordable housing stock (due to expiring subsidy

programs such as Mitchell-Lama and the phenomenon of "predatory equity") as well as the potential for new development to create gentrification pressure that will increase the cost of housing. The Bloomberg Administration's rezoning proposal falls far short of agreements it has reached in previous developments, such as Willets Point, 125th Street, and Greenpoint-Williamsburg. At a minimum, the plan must be changed to:

- Utilize City-owned land for affordable housing. Both Coney West and Coney North contain substantial areas of City-owned land. However, unlike in other rezonings where 80 to 100% of the City-owned land has been committed for affordable housing, in the Coney Island plan the City is only committing to its voluntary 20% Inclusionary Zoning plan. At least 80% of the units on Cityowned land must be set aside as affordable.
- Preserve existing affordable housing. Given the prevalence of at-risk Mitchell-Lama, Section 8, and rent-regulated housing in the area, the City must ensure that the affordable housing plan for the area includes preservation of some of these units (through the IZ preservation program, or direct public action).
- Increase the level of affordable housing on privately-owned land. Because of the significant holdings and poor affordable housing track record of Taconic Investment Partners (by far the largest private landowner in the residential areas), it is critical that they make advance commitments to go beyond the City's voluntary Inclusionary Zoning program and include more affordable units.
- Guarantee truly affordable housing for a diverse range of families. At least half of the affordable units should be reserved for families at or below the median income of households in Coney Island. The Willets Point and 125th Street rezonings should be used as a starting point for negotiations in establishing income and price ranges.
- Reserve half of the affordable units for local residents (of Community Board 13), as is standard for New York City affordable housing developments.

#### STRENGTHEN THE AMUSEMENTS AREA

The Coney Island redevelopment plan must preserve and strengthen the "people's playground" through an open, affordable, and vibrant amusement area, with spaces for vendors and small businesses, and investment in historic resources.

Coney Island has a long history of being a working class playground, where families of all economic backgrounds can afford to recreate, and where eclectic diversity is welcomed. The "new" Coney Island must remain open and accessible to low- and moderate-income families, many of whom cannot afford to travel far beyond the city to spend their limited leisure time. And while new developments and attractions should definitely be included, Coney Island must retain the funky, outdoor, open, small business/vendor eclecticism that makes it Coney Island.

- The amusements area should be larger, with a more substantial commitment to outdoor amusements, and guaranteed to be open to all. The Bloomberg Administration's initial plan committed 16 acres to the newly designated amusements area, but the revised plan only contains 9 acres. Much additional space is available between Surf Avenue and the Boardwalk to the east (the current amusements area) and west (where the City owns the Keyspan parking lot, which is already mapped as parkland) of Keyspan Park. In addition, there must be a stronger commitment to outdoor amusements, so that most of the area does not become enclosed. Finally, the amusements area must not be gated, and there should not be an entrance fee to gain access. Instead, "a la carte" options should be available so that people can pay for rides and amusements individually.
- Preserve and invest in historic resources. Coney Island has an extraordinary history, which must be recognized and preserved – and not put at risk of demolition or deterioration – in any

- redevelopment. The City must commit to specific investments to revitalize the Shore Theater and the New York Aquarium, and to strengthen and preserve Nathan's, the Coney Island History Museum, and Coney Island USA.
- Space for small businesses, vendors, and entrepreneurs. One of the things that gives Coney Island its unique character is the wide diversity of vendors, small businesses, and outdoor pavilions. They are put at risk in the City's plan, which would not require any businesses smaller than 2,500 square feet (when many existing businesses are as small as 250 square feet), would universally allow glass storefronts in place of seasonal roll-up storefronts, and provides no dedicated space for vendors. For any commercial developments over 50,000 square feet, owners should be required to include businesses at a range of sizes, going down to 250 square feet, and should be required to have seasonal roll-up storefronts for at least 25% of their retail frontage. There should also be targets for locally-owned small businesses. In addition, the City should establish areas on City-owned property (including streets and sidewalks) where seasonal vendors can operate. Finally, any small businesses that are forced to relocate should be provided with real relocation assistance.
- Establish "formula retail" restrictions (i.e., limits on national chain stores) in Coney East. In order to effectively promote the development of small, locally owned retail businesses in the amusements district, the City should ban or place limits on the number of national chain stores that can occupy the district, guaranteeing that a majority of the retail establishments in the amusements area are independent and locally-owned.
- Develop an interim plan. The City has indicated that necessary infrastructure work in the amusements area could take as long as 5 to 7 years, and that it could be even longer before a new amusement park is fully open. The City must therefore develop and commit to an interim plan that provides for significant amusements as well as vendors and small businesses to be open and operating.
- The City should share in the long-term upside. The lease of any City-owned land should include revenue-sharing mechanisms that increase the amount of money the City receives if the project has increased revenues, and these increases should be invested in further strengthening the Coney Island community.

#### **COMMUNITY AMENITIES**

The redevelopment plan must create much-needed public amenities for local residents of the area, including a school and a supermarket to meet local demand, and must significantly improve public transportation.

- New school(s) to meet local needs The plan should include at least one new public school to meet the increased demand created by the new residential development.
- Supermarket Coney Island has been designated by City Planning as a "food desert" an area with little or no access to the food retail needed to maintain a healthy diet, but often served by plenty of fast food restaurants. The City should therefore require a supermarket of at least 50,000 sq ft whose primary business is comprised of the established categories of fresh produce, meats, frozen food, dairy and other perishable items and nonfood grocery products. This supermarket must meet good job standards, defined as providing wages and contributions for benefits that are no lower than those prevailing in the supermarket industry, and participate in a "first source" hiring system that links employers with community residents and low-income New Yorkers.
- Public transportation If more people are going to live, work, and play in Coney Island, it is essential to strengthen public transportation so they can get there. The City and the MTA must work together to establish express subway service and a bus rapid transit route connecting Coney Island to Lower Manhattan, downtown and central Brooklyn, and key points in the city's transit network.

- Local infrastructure In readying the area for development, the current problems of flooding and brown-outs now experienced by the community must be addressed. Ultimately, the City must ensure that the local infrastructure is equipped to accommodate a much larger population.
- Comprehensive community plan The City, in follow-up actions, must take a broader, more
  comprehensive look at the needs of the Coney Island population not just what is in the EIS for the
  development area, but what the community's needs are for schools, recreation, transportation, etc.
  The City should commit to a community-based planning study looking beyond the development area
  and should create a plan that strengthens the broader community for all residents.

#### **How the City Can Achieve these Goals**

The City of New York has the tools it needs to meet these goals:

- Dispositions approved by the City Council The Administration should come back to the City Council (through the ULURP process, or the accelerated UDAAP process) for the sale/disposition/lease/license of property, when there are actual developers in place, with real plans. It is appropriate for the Council to be able to sign off on specific plans proposed by real developers, and review on a site-by-site basis allows the community to understand what is moving forward and how.
- Requests for proposals (RFPs) for public land, leases, land disposition agreements, and subsidy
  contracts can and must include specific, written, contractual obligations for labor standards,
  affordable housing, amusements, and public amenities.
- Zoning and parkland designation actions can and must ensure space for small businesses and open air amusements.
- Investments And the City can commit, over the long-term, to invest in the infrastructure, preservation, and development projects necessary to create a strong and vibrant future for Coney Island. But it should only make those investments of our tax dollars if the results will truly benefit all New Yorkers.

#### Residents Want a Coney Island for All

Coney Island is a community of New Yorkers facing high unemployment and poverty, the rapid loss of affordable housing, and a dwindling amusement district once hailed as the "peoples' playground." To truly help Coney Island's families, the City's plan must benefit the entire community and bring opportunity to residents. Jobs that provide the wages and benefits working families need and housing that is affordable to local families are critical to the redevelopment's success.







"I live in Coney Island and commute over an hour to work in midtown Manhattan. Thanks to my union, I have a good job with benefits. I'd like to see my friends and neighbors have the opportunity to get good jobs that pay a living wage and give them a voice right here in Coney Island."

member --Rochelle Kelly, New York Hotel and Motel Trades Council

"Things have changed a lot since I was a kid growing up in Coney Island.

"I wish my kids could see what it used to be like when everyone had good steady jobs they could depend on."

--Mehmet Kiyat, SEIU 32BJ

"I raised my kids in Coney Island Houses and have been active in the community for over 37 years. Affordable housing in Coney Island is already at-risk, and new development will only increase costs. We need the City's plan to provide residents with safe and affordable places to live and raise their families."

-- Carmen Gonzalez, ACORN member

Coney Island for All is a coalition of civic groups, labor unions, Coney Island residents and workers that believe the City's plan to revitalize Coney Island must guarantee family-sustaining jobs and affordable housing, while retaining the working class playground and creating much-needed public amenities. Our coalition represents 250,000 New Yorkers and includes ACORN, New York Hotel and Motel Trades Council, New York Jobs with Justice, The Pratt Center for Community Development, RWDSU, 32BJ SEIU, and the UFCW.

For more information, and to get involved in the fight for a Coney Island for All, please contact Matt Ryan at matt@nyjwj.org or 212-701-9473.





union member











### What's Wrong with the City's Plan to Redevelop Coney Island?

#### **Problem**

#### City's Plan

#### **Our Recommendations**

Although affordable housing exists in Coney Island, much of it is at-risk, due to expiring subsidy programs such as Mitchell-Lama and the phenomenon of "predatory equity." And new development will likely create gentrification pressure that will increase the cost of housing for current residents.

20% "Affordable" Housing through voluntary inclusionary zoning.

50% affordable housing, with "affordability" based on local incomes, so new apartments are affordable to local residents.

The City can accomplish this by increasing affordable housing on City-owned land, on private land through working directly with developers and through mandatory inclusionary zoning, and by reserving half of the affordable units for local residents.

Coney Island has a 13% unemployment rate—that's higher than the rest of Brooklyn and New York City. The neighborhood also has one of the highest poverty rates in all of New York City, at 30%.

The City estimates that 25,000 construction jobs and 6,000 permanent jobs will be created from the redevelopment. Currently, the City's plan does not include any guarantees that these jobs will be good, family-sustaining jobs, or that local residents will get help securing these positions.

The redevelopment plan must guarantee good jobs — with responsible contractors and employers, and with a commitment that local residents can get these jobs — in every part of the project.

The City can accomplish this by mandating prevailing and living wages be paid to workers, hiring responsible contractors, requiring businesses or developers to enter into a labor peace agreement, operating job training and apprenticeship programs, and disclosing, reporting, and enforcing labor standards in every step of the process.

Through years of disinvestment, the active amusement area at Coney Island has been shrinking and must be strengthened to become a destination for all New Yorkers and tourists once more. Shrinks the outdoor amusement area from 22 acres to 9 acres, and includes a mixed-use entertainment, retail, and hotel district that will total 27 acres. The City's plan limits the size of retail spaces, but includes no incentives or guarantees for small businesses and vendors.

The Coney Island redevelopment plan must preserve and strengthen the "people's playground" through an open, affordable, and vibrant amusement area, with spaces for vendors and small businesses, and investment in historic resources.

The City can accomplish this by preserving more space for outdoor amusements, investing in historic icons, dedicating space for small businesses and vendors, providing relocation assistance to any small businesses that are forced to relocate, developing an interim plan for amusements before construction is completed, and reinvesting the revenue from City-owned land back into the community.

Coney Island is a struggling community. In addition to unemployment and housing pressures, residents lack access to healthy food, experience frequent flooding and brownouts, and long commute times to downtown Brooklyn, Lower Manhattan, and other major employment centers.

The City's plan does address some of infrastructure needs related to flooding; however, important amenities like schools, supermarkets, and transportation have been left out of the plan.

The redevelopment plan must create much-needed public amenities for local residents of the area, including a school and a supermarket, and must significantly improve public transportation.

The City can accomplish this by including a new public school and a supermarket in the redevelopment plan, creating express bus service and bus rapid transit in Coney Island, and committing to a community-based planning study for a deeper assessment of community needs.















Coney Island for All is a coalition of civic groups, labor unions, Coney Island residents and workers representing 250,000 New Yorkers that believe that the City's plan to revitalize Coney Island must guarantee family-sustaining jobs and affordable housing, while retaining the working class playground and



#### THE SOCIETY FOR THE ARCHITECTURE OF THE CITY

## Coney Island Rezoning City Council Zoning Committee Hearing, July 1, 2009

The proposed rezoning and de-mapping of existing parkland will diminish the space devoted to Coney Island's traditional outdoor amusements, obliterating their traditional context by closing in on them with new tower development and alienating existing parkland adjacent to the landmarked parachute jump.

It is proposed that there will be some compensatory provision of parkland by the city, however the administration has not achieved a good record in such transactions, for instance in the Yankee Stadium/ Macomb's Dam Park deal, as reported in the New York Times, May 8, 2008. There seems to be no way to enforce promises that are not kept, or to stop the tide of privatization, from Brooklyn Bridge to Union Square.

The historic amusement area has been cut beyond the critical mass that defined Coney Island in the past, and the hollow pretense that malls and apartment towers will make an area "vibrant" shows the bias against the real and lasting public interest that has come to characterize city planning policies in recent years.

#### SEA BEACH HOMEOWNERS AND RESIDENTS ASSOCIATION 3104 MERMAID AVENUE BROOKLYN, NY 11224

July 1, 2009

My name is Queenie Huling, I've lived in Coney Island for more than 30 years, and the President of Coney Island Homeowners and Residents Association. We support the revitalization of Coney Island. However, the current plan does not address the immediate needs of our community. Therefore, we are requesting you to vote against the rezoning plan unless the following recommendations are made:

Address the issue of crime and violence on our streets, and fix our infrastructure prior to this plan unfolding. Our current sewage system backups into the streets and people's homes. Our streets are flooded with water from the ocean every time there are heavy rain storms.

There are enormous traffic jams and delays when motorists are entering or existing by way of Surf, Neptune or Cropsey Avenue. We suffer from a severe shortage of parking space. Especially, during the summer when 14 to 16 million beach goers come to C.I. Due to the lack of parking local residents are forced to drive around for hours looking for available parking space. Furthermore, there are no elevators available at Stillwell Avenue subway station to accommodate our senior citizens and the disabled.

Special provisions should be made to ensure that the median income household for the Western portion of Coney Island is used when determining affordable housing not the median income household for New York City. By so doing, will ensure that residents of C.I. benefits from these new developments. According to the last Census the median income household for Coney Island was \$29,278. Whereas, New York City median income household was \$64,217, which by comparison is a huge difference.

Developers must commit to job training with accountability. Local residents that are unemployed and underemployed must get first preference at all jobs.

Preserve the amusement area. Make it larger with more rides and attractions where families from all economic backgrounds can come and enjoy themselves. Provide safe guide against small businesses and local entrepreneurs. Protect our historic structures that ties Coney Island to its rich past.

We do not want to be priced out of our neighborhood or replaced by the development plans.

#### **TESTIMONY**

presented by

#### Rabbi Moshe Wiener

**Executive Director** 

Jewish Community Council of Greater Coney Island, Inc.

at the Wednesday, July 1st, 2009

PUBLIC HEARING of the NYC Council

concerning the

Economic Redevelopment of Coney Island

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My name is Rabbi Moshe Wiener and I serve as the Executive Director of the Jewish Community Council of Greater Coney Island, a social service agency which provides a wide-spectrum of senior citizen, youth, vocational, immigrant and educational services to the frail elderly, educationally at-risk youth, newly arrived refugees and vocationally disadvantaged poor of the communities of our Borough and, in some cases, Citywide. In addition, we provide technical assistance services to enhance the management capacity of nonprofit organizations throughout New York.

Jewish Community Council of Greater Coney Island is a community-based organization with a citywide scope. Despite our operations throughout the five Boroughs, we have maintained our inseparable affinity with Coney Island, our home since 1973, through our very name. Hence, the development of the Coney Island area is an issue of intrinsic significance to our organization.

We are thus most pleased to express our excitement and urge City Council support at this critical juncture in the lengthy and complex process toward making the dreams of so many for a revitalized Coney Island – a reality.

I am confident that I speak on behalf of all concerned with the future of Coney Island

July 1<sup>st</sup>, 2009 Testimony of Rabbi Moshe Wiener, Executive Director, Jewish Community Council of Greater Coney Island, continues.....

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in articulating profound gratitude for the vision, focus and multifarious, concerned efforts to achieve and actualize an economic resuscitation of Coney Island by the Mayor and his administration (represented by the Deputy Mayor, Economic Development Corporation and Coney Island Development Corporation), the dedicated leadership of our elected officials, the developers who have invested so much of their resources and expertise and the lay leaders who have given so much of their time and guidance.

There have been numerous concerns articulated regarding the revitalization of Coney Island. They have included the emphasis on the redevelopment of the amusement area at the expense and disenfranchisement of the residential sections of the neighborhood, which represent the majority of Coney Island's geography. In addition, there has been anxiety whether jobs created as a result of the redevelopment will offer any long term economic relief, to the overwhelming low-income residential population of Coney Island. Furthermore, concern has been voiced as to whether the institutions and organizations serving the western sections of Coney Island will be positively impacted by the redevelopment of the amusement area.

After observing the consistent efforts of the public and private sector stakeholders delineated above and involved in Coney Island's redevelopment, we are no longer are plagued by the aforementioned worries. Our Mayor and his team, our elected officials and the developers and their associates have demonstrated passionate devotion to not only achieving a redevelopment plan but, moreover, they have demonstrated with

July 1<sup>st</sup>, 2009 Testimony of Rabbi Moshe Wiener, Executive Director, Jewish Community Council of Greater Coney Island, continues.....

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equal passion and focus, overwhelming concern for and willingness to work with both the residents of the community and the institutions and organizations which address their needs.

We have no doubt that continuing to support these efforts and passing the legislation necessary to move this process forward will assure that the ultimate economic redevelopment of Coney Island will result in a revitalization of not only the commercial area but also of the quality of life of all Coney Island's residents.



#### Statement for the Coney Island Comprehensive Rezoning Plan City Council Public Hearing

L. Nicolas Ronderos, Director of Urban Development Programs, RPA July 1st, 2009

My name is L. Nicolas Ronderos and I'm Director of Urban Development Programs for Regional Plan Association, a private, nonprofit research and planning organization serving the greater New York metropolitan region.

RPA wants to comment on the Coney Island Comprehensive Rezoning Plan and express our support for the action under review to rejuvenate Coney Island as a regional entertainment center and source of new jobs, housing and open space.

Over the past generation nearly all of New York's iconic places, including Central and Prospect Parks, Times Square and Grand Central Terminal have been reclaimed, reinvented and given new life in our 21st Century metropolis. One of the last of these as-yet-to-be reclaimed iconic places is Coney Island.

The vestiges of its glorious past, such as the Parachute Jump and the Cyclone roller coaster ride and events like the Mermaid Parade remain, but the reality of the place is that it is now composed largely of vacant lots and a small number of entertainment uses.

To continue to succeed, the project will need to preserve the authenticity and diversity of Coney Island's amusements and its visitors and residents. RPA wants to ensure that the proposed project is successful and truly accommodates the needs of this amusements and entertainment destination. To this effect we suggest the following principles should guide this project: (1) Develop Coney Island as a truly regional destination, (2) Serve a wide range of incomes; (3) Maximize transit access to the site and (4) Expand housing affordability and other assets for local residents.

The proposed plan is a well-designed proposal for meeting these objectives. It builds on Coney Island's unique history, character, and culture by preserving its remaining iconic features. It ensures the future of the amusement area by formalizing this public asset as parkland. And it develops a vibrant urban amusement and entertainment destination that would be open to the public and provide entertainments at a range of price levels in all seasons. This will foster economic activity that creates job opportunities for local residents by creating year round activity and bringing new housing and retail services to the neighborhood.

We believe the plan under review calls for an ambitious and implementable vision of both outdoor and indoor amusement, supporting commercial activity and new housing. It would vastly improve the area and help achieve a thriving and welcoming Coney Island for the 21<sup>st</sup> Century.

Thank you for the opportunity to testify in this public hearing.



#### Summary of Coney Island Rezoning Testimony Before the New York City Council June 30, 2009

The Municipal Art Society is a private, non-profit membership organization that fights for intelligent urban planning, design, and preservation through education, dialogue and advocacy.

MAS strongly supports the city's goals toward revitalizing Coney Island. We firmly believe that city ownership of the land in the amusement area is of critical importance, and support the city's efforts to acquire that land. We do have some suggestions to improve the plan and our testimony today will focus on key urban design, zoning and preservation recommendations. We will submit a more extensive written statement in the near future.

During the past several months MAS has worked with the staff of the Brooklyn Office of City Planning (for which we are very grateful), amusement experts and with community and cultural groups to identify the best ways to restore Coney Island as a world-class amusement destination.

There are some recent recommended changes to the city's plan that are very positive, most notably the Borough President's recommendation for creating a design committee to ensure outstanding architecture. We are concerned, however, that other proposed changes would harm the district, including the recommendation to expand the size of retail units to 10,000 square feet. That change would transform the amusement area into a large-scale shopping district, instead of a district of world-class amusements and small local businesses.

#### MAS respectfully submits the following recommendations to improve the plan:

1. Ensure Surf Avenue has a low-rise South Side by moving the hotels to the North Side of Surf Avenue. Coney Island is a seaside amusement park, and it's critical to retain the characteristic sense of openness and views of the horizon and taller amusements. The vast majority of people arrive at the Stilwell Avenue Station, and Surf Avenue functions as their point of entry into the amusement district. Erecting high-rise buildings there would create a visual obstacle for those visitors. Furthermore, Surf frequently functions as a public space for the events like the Mermaid Parade and Nathan's Hot Dog eating contest, which we all agree are critical to Coney's success. Those events need an abundance of light and air and a feeling of openness in order to thrive.

Furthermore, high-rise buildings along the south side of Surf Avenue would have the effect of "privatizing" the amusement area behind them, which would feel more like the backyard of private buildings rather than public spaces. The MAS recognizes that the City has recently changed their zoning text to lower the height limit of the base buildings

on the south side of Surf Avenue to 45 feet which we believe is a positive step. But we recommend moving the hotels to the north side of Surf Avenue and amending the zoning to keep the south side of Surf Avenue low-rise (below 25 feet).

- 2. Expand the size of the open-air amusement district to accommodate the potential attendance. MAS commissioned real estate advisory firm RCLCO to identify the key characteristics that would ensure that an amusement area in Coney Island would be successful (which we have submitted for the record). RCLCO estimated that the potential attendance for Coney Island was 3.5M annual visitors or 15,000 visitors at any one time. This requires approximately 25 acres of land set aside for open-air amusements based on a conservative requirement of 75 sf per person. MAS believes the City should set aside more than 12 acres of land for open-air amusements. Acquiring additional land and utilizing 5 acres of publicly owned land could expand the area of outdoor amusements from 12 to 24 acres.
- 3. **Keep the Boardwalk active with Street life.** The proposed plan seems to envision the open-air amusements directly abutting the boardwalk. MAS believes that the existing bars and fast food establishments enliven and activate the boardwalk and help to create the feel of an urban "street"-like feel. We therefore believe that boardwalk restaurants, amusements and bars should be retained in the new plan.
- 4. **Protect Historic Resources:** Over the course of our public outreach, we learned that much of the public appeal of Coney Island lies in its heritage, and preserving the structures that remain are a key part of safeguarding this critical aspect of Coney Island. It is also important to note that the total amount of area that historic buildings take up is a fraction of the land available for new development. In other words, there is no need to make a choice between preservation and new development: both can and should be accommodated.

MAS believes that steps should be taken to protect significant historic structures. The value to Coney Island of landmark designation has already been demonstrated: the designation of the Parachute Jump, Cyclone and WonderWheel as landmarks arguably stabilized Coney Island during a period when it was at risk of vanishing altogether. Similarly, we believe that preserving the existing unprotected historic buildings and structures is essential to the future success of Coney Island. MAS believes the following buildings should be preserved: Nathan's Famous; Henderson's Music Hall; Shore Hotel; Childs Restaurant (now the Coney Island USA headquarters); the Grashorn Building; the Old Bank Building and the Shore Public Theater. The City should also consider protecting the Astrotower, one of the remaining artifacts from the 1964 World's Fair.



### **Coney Island Rezoning**

Testimony for the New York City Council June 30, 2009

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### 1. Overview

MAS is pleased to have the opportunity to offer recommendations to the City Council concerning the proposed changes to the zoning of the Coney Island Amusement District. Over the past several years, the City has done an enormous amount of work to revitalize Coney Island and MAS is gratified to play a role in the process.

Over the last several months, MAS has conducted extensive research and analysis in an attempt to gain an understanding of how to revitalize Coney Island and its Amusement District. Our work has included a study performed by our Planning Committee; a three-day "charrette" with a team of international experts; economic analysis conducted by the real estate firm RCLCo; a series of community meetings convened from November 2008 to January 2009; and an "Call for Ideas" hosted online. We have also benefited enormously from an extensive dialogue with City officials, particularly at the Economic Development Corporation and the Department of City Planning.

We believe that the zoning, while critical, is only one element that will determine the future success of Coney Island. Understanding and addressing the broader planning needs of the Amusement District and the larger community is vital. We will therefore describe what we believe are the goals that stakeholders share, the planning steps that are necessary to meet them and the necessary short-term steps before setting out our zoning recommendations.

### 2. Goals

Despite its current dilapidated condition and the loss of many of its open air amusements, Coney Island still has attractions that continue to draw millions of visitors, including its beach and boardwalk, the Cyclone, the Wonder Wheel, Nathan's Famous, Coney Island USA, KeySpan Park and the New York Aquarium. However, there can be no doubt that Coney Island is in serious need of revitalization.

MAS strongly supports the goal of revitalizing Coney Island's Amusement District to create a world-class 21<sup>st</sup> century entertainment area. We believe that Coney Island has the potential to once again become an extraordinary economic engine that fully capitalizes on its global brand and serves as an amenity for several million New Yorkers and tourists each year.

We also strongly support the goal of addressing the needs and aspirations of those living in the broader community. The neighborhood has been neglected over the years, leading to a serious lack of employment opportunities, an unsafe environment and a lack of middle-income housing and locally-oriented retail, among other issues.

These goals, while separate, are closely related. The successful regeneration of the Amusement District would address many of the community's needs directly, by creating jobs, improving public spaces and generally enhancing the neighborhood's image. It would also act as a catalyst

for non-entertainment uses that the neighborhood urgently needs, including housing and locally-oriented retail.

### 3. Planning the Amusement District

Over the last several years, the City, the community, and other stakeholders have worked on a broad vision for the Coney Island Amusement District, expressed in the 2005 Strategic Plan and the current rezoning plan. We hope this vision will continue to develop.

MAS views the Coney Island Amusement District in three parts: the Open-Air Amusement Park, the Supporting Entertainment Uses and the Contributing Assets. We believe the planning for the district should consider the future of these elements as well as how to protect historic resources and address transportation and infrastructure needs.

### a) Key Principles

Several principles have emerged from the planning efforts of key stakeholders, MAS' ImagineConey initiative, the ULURP process, and the recently convened Coney Island Amusement Advisory Panel which should be addressed as the vision for the Amusement District develops:

- i) Innovative New Rides and Amusements. Historically, Coney Island was a center of innovation and inventiveness. In the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the hot dog, electric lights and roller coasters were all pioneered in Coney Island. MAS believes that this tradition of innovation should be revitalized. In the course of a "charrette" convened by MAS, a team of international experts proposed several innovative ideas for possible elements of a master plan, including:
  - a) A cable car that would connect all of the major amenities of Coney Island
  - b) A retractable roof over the Amusement District to extend Coney Island's season
  - c) A high-rise hotel district north of Surf Avenue characterized by unique architecture.
  - d) An Electric City, consisting of low-rise structures with digital LED signage for the display of public art, corporate signage, and other graphics.
- ii) **Emphasis on Coney Island's Heritage.** MAS believes that the Amusement District should balance innovation with a strong emphasis on maintaining links with Coney Island's heritage, through aggressive preservation of historic structures and consideration of how to reinvent the amusement experiences of Coney Island's past.
- iii) Accessibility and Affordability. MAS strongly endorses the goal, expressed by all stakeholders, to keep Coney Island accessible to all, without any "gates" to the Amusement Park, even if individual rides are ticketed. MAS also believes that Coney

Island's status as an affordable destination is critical, and the pricing and character of future attractions should allow New Yorkers of all incomes to fully enjoy the Amusement District.

- iv) Embrace Seasonality and Encourage All-Year Round Attractions. As a seaside attraction, Coney Island will always be most attractive during the warmer months of the year. The planning for the Amusement District should therefore ensure that it remains an attractive outdoor destination with an open-air Amusement Park with a critical mass of "air-in-the-face" experiences at its core. However, the outdoor experience of Coney Island could be extended to the colder months of the year. The experience of Tivoli Gardens and Blackpool Pleasure Beach also demonstrate how the open-air amusement season can be extended through to the colder months by embracing seasonality, with Halloween or Christmas-themed events and lighting. At the same time, the elements of the Amusement District that can function successfully all year round should be enhanced and developed, including the Aquarium, the Shore Theater, and other indoor experiences.
- v) One Management Entity, Multiple Operators. MAS believes that the Amusement Park should have one overall management entity, who should engage multiple operators, both large and small. A single management entity would ensure that the Amusement Park can be successfully programmed and marketed while engaging multiple operators would help ensure that the diverse, even gritty character of Coney Island is maintained. Tivoli Gardens engages independent restaurant companies to manage individual franchises within the Park which enhancing Tivoli's diversity and attractiveness. The City and other key stakeholders should consider how the management, planning and promotion of all of the attractions within the broader Amusement District can be coordinated in future years.
- vi) Keep Large-Scale, General Retail out of the Amusement District. MAS concurs with the finding of the Coney Island Amusement Advisory Panel that non-amusement related retail (and particularly big box retail) would "dilute the experience" of the Amusement District. There are numerous other locations in South Brooklyn that are more appropriate for retail amenities.
- vii) Sustainability. MAS believes that environmental sustainability should be a key principle for the development of the area. In the infrastructure section of this document are several recommendations that indicate how this principle can be addressed.
- viii) Reviving Amusements as an Industry. Amusements were historically an industry as well as an attraction at Coney Island. This tradition could be revived by planning policy that encourages the creation of research and development facilities for amusements, a circus school or similar facilities could train individuals who could participate in amusements in Coney Island and elsewhere. This would also help to enhance Coney Island's status as an economic engine that creates jobs, particularly for Coney Island residents.

ix) **Awe-Inspiring Architecture.** The Borough President's recommendation for the creation of a Design Committee to ensure high standards of architecture should be seriously considered. Coney Island's architecture should reach the standards met by the creators of Luna Park and Dreamland.

### b) Building the Amusement Park

MAS supports the City's goal of ensuring that the centerpiece of Coney Island's Amusement District is an open-air amusement park that exists in perpetuity. The quantity of open-air amusements in Coney Island has declined over the last several decades, culminating in the recent loss of Astroland, leaving Deno's Wonder Wheel Park as the only remaining active amusement park. Private landowners appear to have preferred to keep land vacant, presumably hoping that a change in the zoning that would allow them to build more lucrative uses or to simply sell the land at a profit.

Given that land values have risen to the point where amusements can no longer provide an attractive enough long-term return for private landowners, MAS supports the City's efforts to acquire land in the Amusement District to create a public park for open-air amusements.

However, we believe the area set aside for an open-air Amusement Park needs to be of sufficient size to accommodate its potential attendance of 3.5 million annual visitors or 15,000 visitors at any one time. Based on the work conducted for MAS by RCLCo, we believe that the goal should be to create an amusement park of at least 25 acres in order to accommodate its potential attendance. Ideally, the amount of acreage would be much higher; the historical size of the Coney Island Amusement District was over 100 acres, and while recreating this is impossible, the City should seek to create the largest possible area set aside for open-air amusements.

MAS understands that the City currently intends to purchase approximately 6 acres of land, which combined with 3 acres of public streets would create a 9 acre public park. In combination with 3 acres of existing mapped parkland, this would create a total area of 12 acres for outdoor amusements. Because potential areas of expansion for the Amusement Park would be rezoned for built uses, this would represent the permanent size of the Coney Island outdoor Amusement Park.

We believe this would restrict Coney Island's potential. According to the DEIS, the new mapped parkland would have a capacity of 5,000 visitors at one time, or 1 million annually. An amusement park of this size would not have sufficient space for large new rides. The existing large rides like the Cyclone and Wonder Wheel would be likely to remain the most significant "signature" rides of Coney Island.

To create an open-air amusement park of approximately 25 acres, the city should have the long-term goal of purchasing an additional 7 acres of land that is currently privately owned and combine this with approximately 5 acres of existing public streets.

However, MAS recognizes that the current fiscal climate may preclude purchasing additional land at this time. To allow for future expansion of the Amusement Park, we propose retaining the existing C7 zoning for areas which should ultimately be publicly owned. Also, continuing private ownership of land within this area may work effectively in the short term. For example, the owners of Deno's Wonder Wheel Park have expressed interest in continuing to operate their park. Instead of purchasing this land, the City could focus on purchasing land that is currently not in use for amusements.

While site control of land in the Amusement Park is being secured, the City should develop a specific, phased master plan that features elements that emerge from visioning for both the long-term and interim future of the amusement park in order to attract potential partners in the private sector. MAS hopes that a compelling master plan or vision will be developed by the public and civic sectors before any RFPs are issued to amusement developers or a final decision on the amount of land to purchase is made.

### b) Supporting Entertainment Uses

MAS believes that the underutilized areas in Coney East surrounding the Amusement Park north of the Bowery should be zoned to permit low-rise indoor amusements, while the area north of Surf Avenue and west of KeySpan Parking Lot, should be rezoned to allow for larger entertainment uses such as hotels and cinemas.

### c) Maximizing Contributing Assets

In addition to creating a well-executed amusement park and setting aside an area for supporting entertainment uses, the revitalization of the Coney Island Amusement District depends on realizing the potential of the other major attractions within the district and coordinating them successfully.

- i) The New York Aquarium has the potential to be a major year-round anchor attraction for Coney Island, but is currently underperforming. It draws an annual attendance of approximately 750,000, considerably lower than both the capacity of the facility and of the attendance at equivalent aquariums in other major cities. The Wildlife Conservation Society (WCS) is currently developing a master plan for the Aquarium, which we hope will aim to substantially improve the visitor experience and therefore increase the number of visitors. We also hope the master plan will address the Aquarium's deeply flawed Robert Moses-era urban design by better integrating it with the Amusement District, the boardwalk and the beach. Over the long-term, MAS hopes that the WCS will consider entering into a partnership with a private company with extensive expertise in managing major attractions to complement their educational mission.
- ii) KeySpan Park is also an underutilized asset. It is used for only 38 events in the course of the baseball season. MAS hopes that the operators of the stadium will seek to develop a full

calendar of concerts and other events to make better use of this facility. Further, we believe that the plaza in front of the stadium could be programmed to ensure amusement-related activity to create a more active public space.

- iii) Asser Levy Park. MAS strongly supports the City and the Brooklyn Borough President's plan to rebuild the amphitheater at Asser Levy Park.
- iv) The Shore Theater is one of Coney Island's most significant potential assets. Renovating and reactivating the Shore Theater which has a capacity of approximately 2,400 seats would enormously enhance Coney's attractiveness as a destination and complement the other activities there. Immediate steps can be taken to protect the building from further decay or demolition and allow for its future reuse. The City should consider designating the structure as a landmark and potentially purchasing it, as recommended by Brooklyn Community Board 13.
- v) The Parachute Jump is one of Brooklyn's iconic structures but has been inactive for decades. We strongly support the Borough President's recommendation that the appropriate steps should be taken to explore how to re-activate the Parachute Jump as a functional ride.
- vi) The Beach and Boardwalk are likely to remain Coney Island's most visited attraction. MAS believes that the restaurants and bars that form an active streetscape adjacent to the Boardwalk such as Ruby's play a vital role in activating it and should be retained. MAS is also concerned over press reports that indicate that the City is exploring rebuilding the boardwalk with concrete, since its historic character is so closely associated with wood. Clearly, the development of a more resilient long-term solution is critical. Experts that MAS consulted with suggested that pressure impregnated Douglas Fir, Yellow Pine or Redwood should be explored as materials to rebuild the boardwalk.

### d) Historic Resources

Much of Coney Island's historic fabric has been tragically lost over the years, and unless immediate action is taken, this trend is likely to continue. Over the course of our public outreach, we learned that much of the public appeal of Coney Island lies in its heritage. Preserving the physical structures that remain is a key part of safeguarding this critical element of Coney Island. Also, the total amount of area that historic buildings take up is a fraction of the land available for new development. There is no need to make a choice between preservation and new development; both can and should be accommodated.

MAS proposes that significant remaining structures be protected by designating them as landmarks or as part of a historic district and ensuring height and bulk limits through zoning that lessen the incentive for property owners to demolish them. The value to Coney Island of landmark designation has already been demonstrated: the designation of the Parachute Jump, Cyclone and Wonder Wheel as landmarks stabilized Coney Island during a period when it was at risk of vanishing altogether.

Similarly, we believe that preserving the existing unprotected historic structures is essential to the future success of Coney Island. MAS believes the following buildings should be preserved: Nathan's Famous; Henderson's Music Hall; Shore Hotel; Childs Restaurant (now the Coney Island USA headquarters); the Grashorn Building; the Bank of Coney Island building and the Shore Theater. Under the NYC Landmarks Law, structures can be designated as landmarks for architectural, historical, and cultural reasons. Although some of these structures have been altered over the years, their ties to the legendary Coney Island of the past give them a cultural significance that should be recognized and protected. Finally, the City should also consider protecting the Astrotower and the B & B Carousell (sic) once it has been moved to Steeplechase Plaza.

If the FAR on a lot containing a historic building or structure is increased, then steps should be taken to alleviate the development pressures on low-rise historic buildings. The city should consider a follow up corrective action that would create a designated area eligible for the transfer of development rights from landmarks, comparable to the Grand Central Subdistrict. This catchment area (or subdistrict) should be in a place appropriate for higher density development north of Surf Avenue.

### e) Transportation

Improving Coney Island's accessibility is critical to its success as a destination. Reinstating express subway service from Manhattan and instituting ferry service to Coney Island Creek would dramatically reduce travel times and vastly improve accessibility, greatly enhancing the viability and success of the Amusement District. A comprehensive transportation strategy for Coney Island would also include measures to address the need for parking, better circulation within the Coney Island Amusement District, and better bicycle access. MAS recommends the following steps:

- i) The City and MTA should explore the possibility of identifying a target date for the restoration of express service to Coney Island. MAS understands that the City has begun discussions with the MTA about this possibility.
- ii) MAS understands that the EDC will shortly issue an RFP for a consultant to research how to introduce ferry service. MAS strongly supports this and other steps that would facilitate the creation of ferry service to Coney Island from Manhattan and other locations. Themed ferry service could also be part of the amusement experience.
- iii) MAS believes that parking for the Amusement District should be minimized to maximize use of public transit. However, increasing the current number of parking spaces would be desirable, possibly by the creation of intermodal transportation hub that would combine a ferry landing with parking facilities.

- iv) The internal circulation within the Amusement District could also be dramatically improved. MAS' Charrette team proposed that a cable-car could be developed that would function as both an amusement ride and a transportation device that would connect all of Coney Islands major amenities, from Asser Levy Park to KeySpan Park. An alternative mechanism for achieving this could be a trolley that runs along Surf Avenue or some form of jitney.
- v) **Bicycle Access to Coney Island should be improved.** Coney Island has excellent bike access from Ocean Parkway's greenway and good access from Brighton Beach and Sheepshead Bay. However, Coney Island is difficult to reach by bike from the Shore Parkway greenway. Creating safe bike access from this greenway would ensure that all of south Brooklyn was accessible by bike. This would also fix the missing link of for a potential "Coney Island Loop," a proposal submitted to the *ImagineConey* initiative for a 20-mile ride that could start and finish in Prospect Park with Coney Island at the mid-point.

### f) Addressing Infrastructure Needs

Coney Island has substantial infrastructure needs resulting from its long-term neglect, its geographical location within a flood plain, and the long-term risk of rising sea levels caused by climate change.

While improving infrastructure is necessary regardless of what is built in Coney Island, the level of infrastructure requirements depends in part on the uses that are contemplated. For example, the housing proposed in Coney West would require raising the street bed several feet, which is likely to be extremely costly.

MAS hopes that the city will explore alternatives in the event that the costs of infrastructure be deemed prohibitive, or the risks associated with climate change too great to ignore. For example, amusement uses might be better for the area south of Surf Avenue than housing, as infrastructure costs would be minimized and the loss of property in the event of flooding would be lessened.

Infrastructure needs associated with amusement development also offer the opportunity to deliver sustainable solutions. The following are examples of how this can be achieved:

- i) A storm water management system could be a visible part of the "amusement experience" and relieve the pressure from an already taxed system that floods regularly. An example of a storm water management feature that functions as a landscape element is Potsdammer Platz in Berlin, where fast moving water forms canals and water jets that flow into a larger lake that is part of a water cleaning system. A similar system perhaps inspired by the lagoons and canals of the historic Coney Island Parks could be created that runs parallel to the boardwalk or through the middle of the open air amusement park.
- ii) Amusements should minimize energy use and potentially draw power from renewable sources. For example, the use of LED rather neon lights would substantially

reduce energy consumption. Similarly, amusements could draw their power from renewable sources, such as wave energy.

### iii) The Amusement District should have a waste management plan that maximizes recycling.

Coney Island's presence within a flood zone also offers the possibility of intriguing architectural solutions, such as constructing buildings on stilts that could withstand flooding. The recent Sharp Center in Toronto is an example of such as structure.

### 4. Planning for the Broader Community

MAS believes that the actions described above to revitalize the Amusement District will also play a major role in addressing community needs and aspirations, by providing local jobs, improving perceptions of the area, providing safe public spaces for community members and other benefits. However, we recognize that that the needs and aspirations of the broader Coney Island community cannot be addressed by focusing on the needs of the amusement district alone.

### a) Housing

MAS is concerned that the amount of housing in the current zoning plan is at risk of restricting the potential of the amusement district, even creating a conflicting land use. For example, as described above, we believe hotels, and not housing, should be developed along the north side of Surf Avenue, and we have serious concerns about constructing housing on top of KeySpan Parking Lot.

Residents who live in housing along the north side of Surf Avenue are likely to be inconvenienced by the proximity of the Amusement District on the south side of Surf Avenue. Currently, residents of Luna Park complain about both noises emanating from the Aquarium and, when it was active, Astroland Amusement Park. Similarly, the proposed location of housing directly on KeySpan Parking Lot directly adjacent to the stadium might discourage its use as an all-year round entertainment venue.

At the same time, we recognize that the area needs more housing, especially middle-income units. We believe the best way to address this would be to identify appropriate sites throughout the peninsula beyond the rezoning area. For example, Stillwell Avenue could potentially be upzoned for dense housing development; the Coney Island Rail Yards could be decked over; and several sites along Coney Island Creek could be appropriate for housing development. A broader planning effort could consider these opportunities as well as how the Amusement District is integrated entire peninsula. For example, Stillwell Avenue and Ocean Parkway may be appropriate locations for "gateways" to the Amusement District and planning for the Coney Island Creek should consider the potential of ferry access and remote parking.

### b) Jobs

In the course of our public outreach, MAS learned that generating employment opportunities for local residents is the paramount concern of the community. MAS believes that fully realizing the potential of the Amusement District would do the most to create jobs for the community, particularly if amusement, hotel and entertainment operators focus on filling vacancies locally.

However, the neighborhood's employment needs can not be met exclusively through the Amusement District. The City should evaluate its workforce development strategies as they relate to Coney Island residents, especially those living in NYCHA housing.

### b) Other Issues

MAS recognizes the enormous demand from residents for more locally-oriented retail. We believe the most suitable locations to meet this demand are along Mermaid, Neptune and Stillwell Avenues outside the Amusement District. The possibility of identifying interim sites within the peninsula for retail that meets community needs – such as a grocery store - should also be explored.

Finally, while MAS has not focused specifically on the issue of services and safety, we learned through our public engagement process that there was deep dissatisfaction throughout the Coney Island Peninsula with the level and quality of public services available and grave concern with crime in the area. We hope the City Planning Commission can reach out to the relevant City agencies to attempt to address these issues. Several residents also expressed their belief that developing strategies to improve employment opportunities and provide community programs would help to address the social conditions that lead to crime.

### 5. Interim Planning For Coney Island

Substantial public and private investment in Coney Island's Amusement District is unlikely to be available in the near future. MAS believes that interim programming of vacant lots and public spaces can succeed in activating Coney Island and restoring it to its place as the "World's Great Seaside Stage" in the short-term. The City's recent success in attracting Ringling Brothers to the former Washington Baths site is an example of what can be accomplished with minimal costs. For the upcoming 2010 and 2011 seasons, the City and other key stakeholders should consider engaging a production company or *impresario* to organize interim activities and promote Coney Island citywide.

MAS also supports the finding of the Coney Island Amusement Advisory Panel that the phasing of the development of amusements is critical, so that the development of permanent rides can begin soon. However, we believe that organizing interim activities remains critical to keeping empty lots active over what is likely to be an extended development period.

Ideas submitted to the *ImagineConey* initiative for interim programming include: projecting movies on the Boardwalk, holding sports tournaments, programming more seasonal activities, hosting Alternate Reality Games, programming Flea Markets, creating a Venice-style Muscle Beach, holding moonlight BBQs, and producing firework shows, among others. Several participants also called for hosting temporary, "World's Fair"-style events at Coney Island that would continuously evolve and be re-invented.

### 6. Zoning

The following are MAS' key recommendations:

- a) Ensure Surf Avenue has a Low-Rise South Side. MAS believes it is critical to retain the sense of openness and views of the horizon and taller amusements that characterize the Coney Island Amusement District. The vast majority of visitors to Coney Island arrive at the Stillwell Avenue Station, and Surf Avenue functions as their point of entry into the Amusement District. Erecting high-rise buildings on the south side of the Avenue would create a visual obstacle for those visitors. Furthermore, Surf Avenue functions as a public space for events like the Mermaid Parade and Nathan's Hot Dog Eating Contest that benefit from the abundance of light and air and a feeling of openness that currently exists. High-rise buildings on the south side of Surf Avenue would also have the effect of "privatizing" the Amusement Park behind them which would feel more like the backyard of private buildings rather than a public space. MAS believes that high-rise hotels should be located on the north side of Surf Avenue, where they would not act as a barrier to the Amusement Park. Instead, the south side of Surf Avenue should be low-rise, with a 25ft height limit and occasional gaps to create a sense of permeability, like those currently created by the walks. MAS recognizes that the City has recently changed their zoning text to lower the height limit of the base buildings on the south side of Surf Avenue to 45ft which we believe is a positive step, but more should be done.
- b) Expand the Size of the Open-Air Amusement Park to Accommodate the Potential Attendance. As discussed above, RCLCO estimated that the potential attendance for Coney Island was 3.5M annual visitors, based on a capture rate of 10% of the total "market" of 35M residents and tourists. To accommodate 3.5M annual visitors or 15,000 visitors at the busiest hour of the busiest day of the year requires a minimum of 25 acres of land set aside for open-air amusements based on a conservative requirement of 75 square foot per person. This quantity of space is required also to allow for the construction of large new "signature" rides.

Although the City has argued that their proposed entertainment area is approximately 27 acres. However, only 12 acres of this land would be open-air amusements. The remaining land would be set aside for indoor amusements, small-scale retail, and hotels. MAS does not believe those uses will attract visitors to Coney Island or provide sufficient level of activities for the anticipated level of visitors. Further, under the City's plan the indoor

amusements and the outdoor amusements would be rigidly demarcated by a new street, Wonder Wheel Way. Amusement experts have advised us that indoor amusements function best when closely integrated with outdoor amusements, or are deployed to frame open spaces.

MAS therefore believes that the amount of space for open-air amusements should be expanded to the maximum degree possible. A map and diagrams are included in the appendix showing how the area of open-air amusements could be potentially expanded, by expanding the open-air Amusement Park from "Wonder Wheel Way" to the Bowery, which would be extended to KeySpan Park. The use of Key Span Parking lot as a possible expansion area for the Amusement Park should also be considered. Overall, our proposal would entail the City buying an additional 7 acres and utilizing an existing 5 acres of publicly owned land to expand the area of outdoor amusements from 12 to 24 acres. As discussed above, MAS recognizes that the current fiscal climate may preclude purchasing additional land at this time. To allow for future expansion of the Amusement Park, we propose retaining the existing C7 zoning for areas which should ultimately be part of the publicly owned Amusement Park.

c) Keep the Boardwalk active with Street life. The proposed plan seems to envision the open-air amusements directly abutting the boardwalk. MAS believes that the existing bars and casual food establishments enliven and activate the boardwalk and help to create an urban "street-like" feel. We are concerned that removing these businesses would have the effect of "deadening" the boardwalk and diminishing one of New York's finest public spaces. We therefore believe that boardwalk restaurants, amusements and bars should be retained in the new plan.

### 7. Conclusion

MAS believes that revitalizing the Coney Island Amusement District is a once-in-a-lifetime opportunity of critical importance to the City and the local community. We appreciate the time and energy the city has put into developing the plan for the area's rejuvenation. We hope the City Planning Commission will accept the changes proposed for the zoning, and that the City and other key stakeholders will continue to develop the broader strategies discussed in this document. MAS hopes to play a constructive role in this process.

City Council's Land-Use Sub-Committee Re: Coney Island July 1st, 2009
Rezoning plan for Coney Island.
Testimony by Harold Kramer.

My name is Harold Kramer. My family used to own a ride out in Coney Island called the Thunderbolt. For nearly 60 years my Aunt Molly, Uncle George, and Cousin Fred owned, ran and lived under the ride. They raised a family there a had two sons. Fred who ran the ride after his dad George passed away in 1965, and Harold David for whom I am named after. Harold died a hero as a pilot in World War 2. The story of the Morans and the Thunderbolt are the stuff of legends. Coney Island legends. It's what makes the history of Coney Island so wonderful and alive.

In 2000 the Thunderbolt suffered from bad city policy and was demolished. No regard for the history or significance of the ride. And the demolition was done against the law. Now New York City has a chance to recapture and expand the glory of Coney Island. Or it can give in to the big money and create something with little regard to what New Yorkers and the world want. We want Coney Island back. We want an amusement area that is bigger and better than ever. One that will actually draw people from all over the world.

The current rezoning plan envisions only 12 acres of open-air amusements, an area the <u>New York Times</u> and RCLco (MAS)called "simply too small to attract enough rides and attractions to bring back the big crowds." It is essential to set aside at least 25 acres for open-air amusements to ensure Coney Island has enough space to accommodate the potential attendance of 3.5 million visitors and create a truly world-class amusement area.

The City Council must FIX the city's plan by making the following amendments:

- 1) Expand the acreage for outdoor rides and amusements.
- 2) Prevent high-rise towers from invading the heart of the amusement district.
- 3) Promote small businesses and local entrepreneurs and prevent their displacement.
- 4) Protect Coney Island's historic buildings.
- 5) Create jobs for New Yorkers in the amusement industry by preserving amusement zoning.

By fixing its plan, the city can revitalize Coney Island's historic amusement district, preserving it as a playground for all New Yorkers, a world-class tourist destination and an economic engine for the Coney Island community and New York City.

I've attached the Viability of an Amusement Destination plan for Coney Island that was put together by RCLco for the Municipal Art Society. This plan was presented February 11, 2009, at their Imagine Coney presentation.

It is the only realistic plan for the future of Coney and it is the only plan put together by people in the Amusement Industry.

I have also attached the NY Times Article "Minding Coney Island " from Feb 3rd, 2009.

So I ask you, the members of the City Council to fix the city's plan . Save Coney Island! It's the best thing for New York.

### The New York Times



February 4, 2009

**EDITORIAL** 

### **Minding Coney Island**

Lawrence Ferlinghetti once wrote that Coney Island is "where I first fell in love with unreality." Today, a desolate reality has taken hold at the legendary amusement park. As rides close, bulldozers uproot land that once held delightfully sinister sideshows. The few rides left barely lure neighborhood children and nostalgic tourists.

Mayor Michael Bloomberg says he wants to revive Coney Island, or as Robert Lieber, a deputy mayor, puts it, "We're trying to bling it up." The city development team has come up with elaborate plans to turn the Brooklyn park into the "destination for tourists" that it once was, and New York's Municipal Art Society has its own proposal.

The surprise here is that the two plans are not drastically far apart. As New Yorkers approve new zoning for Coney Island, they should use the best of each proposal.

The city's version displays Mayor Bloomberg's commendable effort to keep Coney Island from being overwhelmed by oceanfront condominiums. On the 60-acre spread proposed by the city, there are thousands of possible housing units, but most are at a distance from the entertainment areas.

The hotels are a different story. This zoning proposal would allow a row of four hotels between the Stillwell Avenue subway stop and the outdoor entertainment area. The hotels could too easily become a wall, blocking public access to the sideshows and the rides, the boardwalk and the ocean. The hotels also squeeze the outdoor rides into a narrow strip of about 12 acres — an area that is simply too small to attract enough rides and attractions to bring back the big crowds.

The art society has argued that one iconic ride, something on the order of the London Eye would be another way to lure visitors from around the world. Obviously, a big new ride would take up more outdoor space as well. Because this project could take a decade to build, any rezoning now must encourage development without destroying the dreams of a modernized Coney Island.

The new Coney Island should not be a theme park. No Six Flags or Disney World. It should be an alluring adaptation of Dreamland and Luna Park and the other exotic places that always made Coney Island splendidly odd, a New Yorker's kind of unreality.

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### Dead Coney Island, Vibrant Times Square

### Ronald O. Roth

I'm the author of the forthcoming <u>Maze of Mirrors</u>, <u>House of Cards</u>: <u>America's Classic</u> <u>Amusement Parks</u>, the most extensive treatment of traditional amusement parks to date.

The City's so-called Strategic Plan must have been produced by the national hardware association: there are enough buzzwords like "revival," and "iconic" in it to dull the blades of a buzz saw. But the emperor has no clothes. The blog *Noticing New York* takes the emperor's picture, and I urge you all to read it.

The Economic Development Corporation and the City Planning Commission have admitted that they are not experts in amusement park development. So what did they do? They appointed a so-called advisory group not <u>before</u>, not <u>during</u>, but <u>after</u>— the plan's development! Compounding the problem, Kieran Burke, the group's <u>leader</u>, single-handedly ran Six Flags, a formerly well-run company now in bankruptcy, into the ground. Check it out.

Why are not only groups like mine, but Save Coney Island and Coney Island USA, dead set against the plan? Because it's a recipe for disaster for anyone truly interested in amusement parks, a recipe for squandering an international brand. So concluded the Municipal Art Society in its initial study, after they interviewed me about my book.

Council members, let's get the grease pencils out. When I was in architecture school, grease pencils were used to unceremoniously mark up suspect designs. There are enough suspects in this design to fill the Metropolitan Correction Center. Let's take hotels for openers.

Four 27-story hotels are planned – for a vibrant Times Square maybe, for a dead Coney Island no thanks. These monstrosities not only take up prime ride acreage, they block out iconic views of the rides from the rest of the resort! The field's professionals have told me that no one

will stay in them. The supposedly revived amusement park is simply way too small for anyone to want to stay overnight. The 60 acres currently zoned for amusements should remain so zoned. The pitiful 9 in the City's disaster recipe will be coverable in a few hours – no overnights necessary.

My professors would whip out those grease pencils and wipe the hotels off the plan. They would as k, in closing, why I had not realized that a historic waterfront site served by a wondrous new mass transit terminal, the nation's busiest, was not a special place which merited special attention. Not a cookie cutter plan which jams everything into the site but enough rides! <u>Just the Cyclone coaster takes up 40 % of the plan's outdoor ride</u> area.

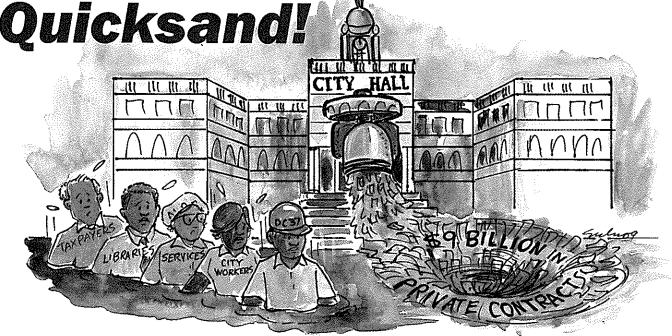
Throw away Bloomberg's buzzwords. The plan has no clothes. Retain the current amusement zoning. You have the power to junk the plan. The so-called last chance that you all face is actually the last chance to save the city from losing a real opportunity to give those 60 acres their amusement park face back again, not the bland face of cookie cutter planners.

The City admits its wrongheaded plan will take decades. There's time enough to finally reach out to the ride community in the planning phase, the obvious step the City's geniuses left out.

Hotels anyone? Just stay a few hours.

Don't fall for the Bloomberg buzzwords. He's failed in all his other urban mega-plans. This one's a non-starter too. Retain the current zoning!

Massive waste at a time of need



ONTRACTING
OUT is a giant
giveaway that funnels
huge profits to the
administration's business
friends, but research by District
Council 37 has proved that
contracting out wastes our
taxes.

### Paying more, getting less

To make up for the money the administration squanders

by contracting out, they are taking more from working and middle class people. Bus and subway fares are up, homeowners' \$400 tax rebates are gone, property taxes are rising and pushing up rent. With the latest increase, even a glass of water costs 58% more than four years ago.

Pouring billions of dollars down the drain leaves less for the services we need. People are dying in the flu epidemic, but the administration is firing hospital workers. They are laying off child welfare workers who prevent deadly abuse, cutting funds for Librarians who help the unemployed find job information, and closing zoo exhibits that bring the world to children whose families can't afford foreign travel.

City Hall hands \$9 billion of our money to private contractors every year, while it wipes out vital services and lays off city workers. Taxpayers, working families, small businesses, churches — we are all suffering together.

### Wasting our tax money

New York City pays an agency \$56 an hour to supply school nurses, while the city's own nurses do better work for \$38 an hour. The city pays a contractor \$50 to put up a stop sign, when city workers do it for \$20. A business gets \$30 an hour to clean public buildings, while grads of a city training program would get \$21;

instead, the administration puts them back on welfare.

Despite soaring unemployment, the city administration plans to eliminate 13,000 positions and fire thousands of dedicated workers — undermining President Obama's effort to create jobs.

### We all suffer

Laid-off workers can't pay taxes, support neighborhood stores, give to their churches, make the rent or meet the mortgage. Government, businesses and churches lose income, homes are foreclosed, families suffer and whole communities feel the pain.

Deep slashes in services and jobs create widespread suffering. It's time for the privateers to share the pain.

You can stop the waste. Go to DC 37/net to tell the mayor: Cut the private contracts now! Save our public services.

AFSCMÉ AFL-CIO



### Statement of Carl Hum, President & CEO Brooklyn Chamber of Commerce Before the City Council

July 1, 2009

Good morning – My name is Carl Hum and I am the President & CEO of the Brooklyn Chamber of Commerce. I am also a proud Board Member of the Coney Island Development Corporation. Entering our tenth decade of service to the Brooklyn business community, the Chamber is a community of members that supports and advocates for its member businesses, and promotes a healthy and robust business environment. Thank you for the opportunity to express our support for the application before you.

Coney Island is an invaluable piece of Brooklyn's history and people, and the Chamber is pleased that something is finally being done to ensure its positive future. The City's plan for the redevelopment of Coney Island is about more than just the rejuvenation of the amusement area, it is about the future of Coney Island and its economic health.

From a business development perspective, the City's proposed zoning framework has much to offer the neighborhood, the borough and the metropolitan region. The addition of 500,000 square feet of new retail in the northern and western portion of the neighborhood will be the first large-scale retail area in Coney Island, creating jobs, shopping and investment opportunities that are long overdue. It is a well-known fact that neighborhoods thrive and are successful when residents have access to economic opportunities within their own community. This plan and the efforts by many stakeholders will ensure that future.

And from a community perspective, the City's plan helps our borough grow responsibly. As New York City and our borough grows, housing becomes especially needed – particularly affordable housing. Our region's greatest asset is our human capital and we must make sure that we do everything we can to retain and nurture that asset. The City's plan calls for nearly 1,000 units of new affordable housing, with a preference for local residents. This goes a long way toward addressing the challenge of sustainable growth. The City's framework simply makes good business sense.

To be sure, the preservation of the 27-acre amusement area is important to the borough's fabric but the larger potential is the revitalization and recreation of Coney Island as a thriving neighborhood full of opportunity and economic promise.

The Brooklyn Chamber of Commerce is excited about what we can produce together, especially if it creates new business opportunities and jobs. But we must act now. I believe I speak for a lot of people on a personal and professional level when I say that we have waited far too long for something special to happen to Coney Island. We cannot let this opportunity pass us by. The residential and business communities deserve it, and Brooklyn needs it. The Chamber looks forward to making this wonderful vision a reality.

Thank you again for this opportunity to testify.

### Good afternoon,

· 1/2

My name is Joseph Packer.

I would like to thank the City Council for the opportunity to provide testimony on such a historic groundbreaking event. As a resident of Coney Island for fifty (50) years and a community activist for over thirty (30) years it has always been evident to me that Coney Island was and always will be a precious worldwide jewel.

Throughout these years I have traveled throughout our great city advocating and lobbying for sheer respectability for Coney Island.

Coney Island is a unique place. It is a growing residential community that is fortunately attached and aligned with the city's one and only amusement retreat.

Coney Island is a natural tourist attraction. If you are fortunate to visit New York City, your visit is not complete until you go to Coney Island's amusement park. When I was a teenager I worked several summers at the amusement park. The park was always packed with crowds and the tickets were affordable. There should always be a natural marriage between the community and their amusement park.

It should be noted that as a long time community organizer and community activist, I would be remised if I DID NOT NOTE that I have witnessed and experienced the false promises of the past, by the city, elected officials and prospective developers. Hopefully, the past is behind us. That there is a new day for Coney Island, the residents and the amusement area. The residents of Coney Island are hopeful and optimistic.

There is a wealth of educated and skilled workforce throughout the neighborhood that are awaiting the overall development of Coney Island.

The community and the amusement district realize that these are difficult times. The economy is everyone's prioriy, especially our Mayor. There is a lack of job training and employment opportunities, affordable housing, social and recreational venues. A true comprehensive plan for our community would be an ideal opportunity to addressing these needs . I personally believe that the City 's plan is a good plan even without all the stipulations. I believe that a combine effort of elected officials, community board members, private investors, primary land stakeholders and concerned local residents working together to develop a Coney Island amusement area that will continue to be an amusement area and not just waterfront luxury housing. We should be apprised of any new housing stock that is coming to the community . The new housing that is being built is either a co-op or a condominium, both of which our present residents can not afford. The worst part about that is that they will not offer opportunities to work on those development sites to the community. There should be a fair and equitable community distribution plan. The community should be provided with a local, non-profit organization, preferably UNS (Urban Neighborhood Services) or CIGG (Coney Island Generation Gap) to perform as a local HR (Human Resources) to perform the daily task of assisting the City, developers and contractors with screening and training of potential residential workforce.

The HR should receive monetary compensation for providing office space and staffing. This would assure that the community's concerns would be adequately resolved.

THANK YOU

### FOR THE RECORD

Carolyn E. McCrory 529 E.13<sup>th</sup> St. #1B N.Y., N.Y.10009 (212) 673-2733 May 6, 2009 + July 1, 2009

Honorable Council members,

Zoning + franchise subcommittee.
I am writing to request that the City Planning-Commission save the existing community gardens in Coney Island.

One such garden is the Boardwalk Garden. Located on w. 22nd between Surf Ave. and the boardwalk, (block 7071, lot 142) this is an incredible piece of land, growing fresh food for the neighborhood. Currently this land belongs to the parks dept.

There is a proposal that this land be disposed to a private developer for development (page 5 in the draft environmental impact statement). Surprisingly, at a panel discussion last week at N.Y.U., a plan for a condominium to be built by Taconic was unveiled. I would strongly encourage the city to keep this land as mapped parkland and have Taconic build-instead-on-the neighboring-lot (block 7071-lot-100). Community

I do strongly support the proposed creation of Highland View Park across the street from the garden and the proposed mapping of this land (block 7071, lots 27, 28, 30, 32, 34, 76, 79, 81, 226, and 231) as parkland (page 4 in the draft environmental impact statement).

Please help the Boardwalk Garden reach its incredible potential. The current membership can imagine it being a model for urban agriculture. It should one day have a market stand, surplus produce for soup kitchens and churches, rainwater harvesting, bees, chickens, a children's program, performances and classes. It is growing- nourishing and transforming the neighborhood.

Don't let a private developer build on this land.

Sincerely,

CM Cly Carolyn E. McCrofy

p.s. There are other community gardens on w. 20<sup>th</sup> between Surf and Neptune, (block 7060 lots 32, 35, 41, 43, 42, 46, 47, 1, 2, 3, 4.). These should also be preserved.

p.p.s. Regarding the "now or never" talk about the Coney Island plans, I know in my heart that the right funders for the project will stick around and/or appear regardless of any delays!

alreaty have been destroyed; the area! There are very few yesting, bees, cherished

DAlso, if you have the chance check out different devoted Coney Island websites -

Coney is land history project. brg
Save coney is land. net-Damusement park
Coney is land united. org - for great trolley can

needs to be much the communities

I think we know this & A more than

just an economic seed development planplanning the future of Coney Island is big + requires great thought + visionary thinking !!!

is a world-famous, iconic amusement destination enjoyed by all New Yorkers. But the future of Coney Island is at risk.



PHOTO: CHARLES DENSON

## GET INFORMED! GET INVOLVED! JOIN THE FIGHT! WRITE YOUR ELECTED OFFICIALS! www.saveconeyisland.net ★ info@saveconeyisland.net

### CONEYISLAND

is at risk. The City hopes to protect Coney Island from the devastating impacts of land-speculation, but

its plan would permanently diminish Coney Island's historic amusement district and undermine its unique character. To save Coney Island, New Yorkers

must ensure that the City fixes its flawed plan.

## IT'S NOT TOO LATE

# THE CITY'S PLAN SHRINKS CONEY ISLAND'S AMUSEMENT DISTRICT

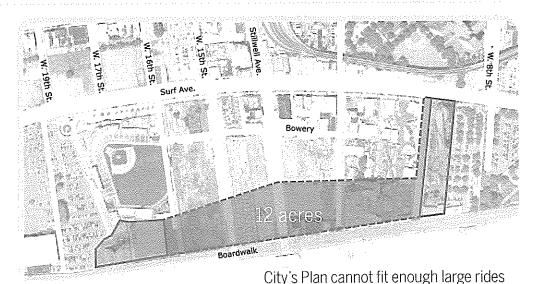
The City's plan reduces the area reserved for open-air amusements to a narrow 12-acre strip — down from 60 acres currently zoned for amusements. The New York Times calls it "an area that is simply too small to attract enough rides and attractions to bring back the big crowds."

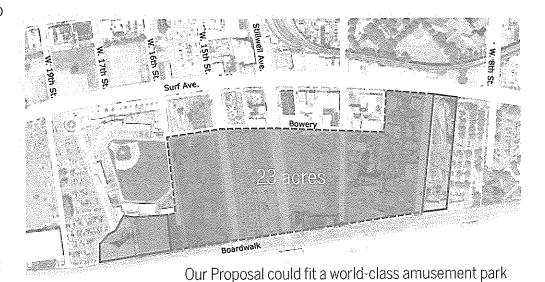


Expand the area devoted to open-air amusements so it reaches, at a minimum, from the Boardwalk to the Bowery.

"We are concerned that the proposed area set aside for open-air amusements is of insufficient size and that as a result this revitalization effort will not be successful."

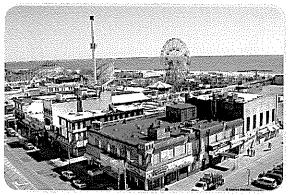
— Municipal Art Society



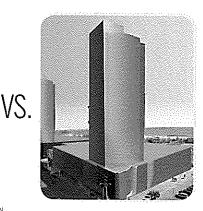


### THE CITY'S **PLAN RUINS** CONEY ISLAND'S **ICONIC SKYLINE**

The plan proposes four highrise hotels of up to 27 stories along the south side of Surf Avenue, blocking visitors from the amusements and the beach, and destroying Coney Island's sense of openness and seaside atmosphere.



Move the proposed high-rises north of Surf Avenue. as Coney Island's Community Board 13 has recommended, or west of Keyspan Park.



The hotels could too easily become a wall. blocking public access to the ...ocean." New York Times editorial

### THE CITY'S PLAN **ENDANGERS CONEY ISLAND'S** HISTORIC LANDMARKS

Allowing developers to build highrise towers along the south side of Surf Avenue would threaten to destroy Coney Island's few remaining historic buildings, like Nathan's Famous and several century-old structures.



PHOTO: JSLEEPR

### 200 Maria Ma

Remove the proposed high-rise towers from the south side of Surf Avenue, and landmark Coney Island's historic buildings.

"The building containing Nathan's Famous... is located on a potential development site.... there are no... preventative measures to minimize... potential demolition or enlargement." Environmental Impact Statement. NYC Office of Environmental Coordination



### THE CITY'S PLAN **THREATENS** CONEY ISLAND'S SMALL BUSINESSES

The proposed zoning would allow chain and generic retail establishments to invade the amusement area and displace the small-scale, locally owned businesses that give Coney Island its creative energy and unique atmosphere.

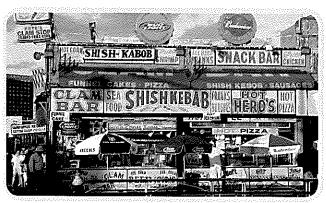


PHOTO: CHARLES DENSON

### 

The City should zone the amusement district to ensure a greater mix of retail sizes and keep out generic commercial establishments that don't belong in an amusement area.

"We need to prevent the displacement of existing local businesses and make small spaces available for new, creative entrepreneurs to grow their businesses in Coney Island."

Dianna Carlin, Lola Staar Souvenir Boutique and Dreamland Roller Rink

### THE CITY'S current re-zoning plan, while well-intentioned, would do irreparable harm

to Coney Island. But with a few critical changes to its plan, the City can save Coney Island's amusement district. Time is running out. The City Council may vote on the plan as early as July.

"Coney Island's future as a world-class tourist destination is being sacrificed. What could have been an economic engine for New York City and the Coney Island community is being smothered by politically motivated, uninspired development."

- Charles Denson, author, Coney Island: Lost and Found



PHOTO CHARLES DENSON

This pamphlet has been produced with generous support from the Puffin Foundation Ltd.

"If you make it a destination, you should really think big....
That's not what they're doing at the moment.... I think there's a huge danger that this plan won't work....I think you have to come up with a much larger perspective for the development of Coney Island....and it will be a destination or it could be a destination like the Chrysler Building, like Central Park, if you do it right."

— Lars Liebst, CEO of Copenhagen's Tivoli Gardens

## GET INFORMED! GET INVOLVED! JOIN THE FIGHT! WITH JURY LIE COLUMN STREET OF THE PROPERTY OF TH

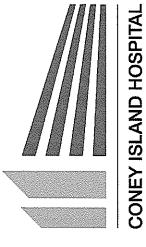
www.saveconeyisland.net ★ info@saveconeyisland.net

# TALOSOI ON SINION

Modernizing for the Next Generation



June 30, 2009



# ZELOGI OZZIO XUZOO

# Modernization Phase II Goals:

Enhance Community Image,

Emergency Preparedness,

Patient Safety

Proper Sizing for Anticipated Patient Increases

Prepare for Impact of Expansion of Coney Island Amusement Area

State of the Art, Disaster Ready Emergency Department

Modern Laparoscopic Operating Rooms

Hi -Tech Integrated Radiology Suite

Comfortable, Patient Safe Behavioral Health Inpatient Unit

Consolidate Remaining Med/Surg And Rehab Inpatient Beds

Increase On - Site Parking

Replace EMS Station

Upgraded Ambulatory Care

# Increase in Utilization

Current (as of March 26, 2008) Occupancy:

Medicine: 106%

All ICU's >80%

AA

Maternity: 89%

Psychiatry: 94% AA

Total Hospital: 91%

Primary Reasons for Increased Utilization:

Impact of New Tower Building

Impact of Community MD Program

Imminent Closure of Victory Memorial, Reduction at Community-AA

Expect up to 1150 new patients from Victory, 550 from Community, for a total of 1700.

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→ Medicine -x-Total ICU ---Surgery Year Number of Discharges 

Discharges and trends for Medicine, Surgery and ICU and Total MedSurge

—■— New borns --- PSYCH -X- Rehab XoteO— ¥ PBS SBO → 2012 2011 2010 2003 2008 Year 2007 2006 2005 2004 1600 segrachaid to red mu N 400 200 Ö 1800 1400

Discharges and Trends for OBS, Newborns, PEDS, Rehab, Psych & Detox

**Year** Ö

Total Discharges and Trends

# ASSUMPTIONS FOR PATIENT GROWTH

- Medicine and Pediatrics to Increase by 10%, Impacted by Internal Growth and Victory Closing, Downsizing at Community
- Obstetrics and Newborns to Increase by 20%, Reflecting Internal Growth and Closure of Victory Si
- Behavioral Health Increase by 35%, Impacted by CPEP and New Demand က
- Surgery and SICU to Increase by 30%, Impacted by New Laparoscopic-Based OR's, Expansion of Orthopedics, Neurosurgery Etc.
- Other Services Will Remain at Current Levels S

# Cost of PHASE 2- \$298 Million

To Meet Cost of Project:

Year 1:

\$42 Million Incremental Costs:

152 Additional Staff-

Supplies, Utilities and Other Direct-

Interest and Depreciation-

\$13 Million \$19 Million \$10 Million

> \$43 Million Incremental Revenue:

\$50.5 Million \$3.5 Million Hospital and Ambulatory Services-

Ancillary Services-

Other Revenue (Grants, etc.)-Deductions from Revenue-

Million Million \$13

Year 3:

\$57 Million Incremental Costs:

Total Direct Expenses-

\$32 Million

\$25 Million

Interest and Depreciation-

Incremental Revenue: \$58 Million

Other Revenue (Grants, etc.)-Net Revenue-

\$54 Million

\$4 Million

# Jewish Community Council of Greater Coney Island<sup>ı</sup>

3001 West 37th Street • Brooklyn, N.Y. 11224-1479 • 718-449-5000 • Fax: 718-946-8240

Providing Supportive Services to the Frail Elderly, Vocationally Disadvantaged Poor, Refugees and Educationally At-Risk Youth of Our Communities and Enhancing the Management Capacity of NYC's Nonprofits

Rabbi Moshe Wiener, Executive Director

Senior Support Systems Homebound Services

Homecare Transportation Individual/Group Specialized Medical Sight/Hearing Impaired Homebound Visitation Connect 2 Citymeals Friendly Visiting Telephone Reassurance Case Management Educational Workshops Crime Prevention Intergenerational Program **Holocaust Survivor Support Systems Home Delivered Meals Program** Senior Center Services Congregate Meals Educational, Recreational, Case Assistance and Healthy Aging Services Sunday Senior Center Program Medicare Part D Help Center

**Vocational Support Systems** Work Experience Program (WEP) Refugee Resettlement Services **Vocational Training Institute Adult Literacy** 

Basic Adult Education English as a Second Language

Career Pathways Program **Educational Resources Program** 

**Educational Support Systems** Attendance Improvement/ **Dropout Prevention Services** 21st Century Community Learning Cent Advantage After School Program Supplemental Educational Services Student Support Services Mentoring Program **ESOL & Citizenship Instruction** 

**Management Support Systems** The Non-Profit Help Desk Technical Assistance to Nonprofits In the areas of **Board Development** Fiscal Management Information Technology Resource Development

June 18, 2009

Hon. Christine Quinn Speaker New York City Council City Hall New York, NY 10007

Dear Speaker Quinn:

Jewish Community Council of Greater Coney Island is a community-based organization with a citywide scope. We provide a wide range of senior citizen, vocational and educational services as well as serve as a technical assistance provider to New York City's nonprofits through our NonProfit HelpDesk division. Despite our operations throughout the five Boroughs, we have maintained our inseparable affinity with Coney Island, our home since 1973, through our very name. Hence, the development of the Coney Island area is an issue of intrinsic significance to our organization.

We are thus most pleased to express our excitement and urge City Council support at this critical juncture in the lengthy and complex process toward making the dreams of so many for a revitalized Coney Island - a reality.

I am confident that I speak on behalf of all concerned with the future of Coney Island in articulating profound gratitude for the vision, focus and multifarious, concerned efforts to achieve and actualize an economic resuscitation of Coney Asland by the Mayor and his administration (represented by the Deputy Mayor, EDC and Coney Island Development Corporation), the dedicated leadership of our elected officials, the developers who have invested so much of their resources and expertise and the lay leaders who have given so much of their time and guidance.

There have been numerous concerns articulated regarding the revitalization of Coney Island. They have included the emphasis on the redevelopment of the amusement area at the expense and disenfranchisement of the residential sections of the neighborhood, which represent the majority of Coney Island's geography. In addition, there has been anxiety whether jobs created as a result of the redevelopment will offer any long term economic relief, to the overwhelming lowincome residential population of Coney Island.

Funded (in part) By: NYC DEPARTMENT OF YOUTH AND COMMUNITY DEVELOPMENT \* NYC DEPARTMENT FOR THE AGING \* NYC DEPARTMENT OF DESIGN AND CONSTRUCTION \* NYC HUMAN RESOURCES ADMINISTRATION \* NYC DEPARTMENT OF SMALL BUSINESS SERVICES \* NEW YORK CITY COUNCIL \* NYS DEPARTMENT OF LABOR \* NYS EDUCATION DEPARTMENT \* NYS OFFICE FOR THE AGING \* NYS OFFICE OF CHILDREN & FAMILY SERVICES \* NYS OFFICE OF TEMPORARY AND DISABILITY ASSISTANCE \* U.S. DEPARTMENT OF EDUCATION \* ALTMAN FOUNDATION \* ALTMAN FAMILY CHARTABLE FUND \* AMERICAN CHAI TRUST \* AMERICA'S SECOND HARVEST FUND FOR NYC \* APPLE BANK FOR SAVINGS \* THE MARY DUKE BIDDLE FOUNDATION \* BLOOMBERG LIP \* EDITH C. BILLIM FOUNDATION \* BOOTH FERRIS FOUNDATION \* J.E. AND Z.B. BUTLER FOUNDATION \* CARRIGGIE CORPORATION OF NEW YORK \* CON EDISON \* CONFERENCE ON JEWISH MATERIAL CLAIMS AGAINST GERMANY \* COUNCIL OF JEWISH EMIGRE COMMUNITY ORGANIZATIONS \* JEAN AND LOUIS DREYFUS FOUNDATION \* AS \* VICTORIA DREYFUS FOUNDATION \* BAITLINE AND EVE FASTENBERG PHILANTHOPIC FUND \* FIC, A FOUNDATION OF DONOR ADVISED FUNDS \* HERMAN FORBES CHARTIABLE TRUST \* CHUCK GOLDMAN FAMILY SUPPORTING FOUNDATION \* GIMPRICH FAMILY FOUNDATION \* NATHAN AND LOUISE GOLDSMITH FOUNDATION \* STELLA & CHARLES GUITTMAN FOUNDATION \* THE HEARST FOUNDATION \* HEREW TECHNICAL INSTITUTE \* ABRAHAM AND ESTHER HERSH FOUNDATION \* HUMANITARIAN AID FOUNDATION \* HUMANITARIAN AID FOUNDATION \* NEW YORK HORGANICH ALSE FOUNDATION \* NEW YORK FOUNDATION \* THE LICIUS N, LITTAURE FOUNDATION \* HE MAST CHARLES FOUNDATION \* NEW YORK FOUNDATION \* NEW YORK FOUNDATION \* PUBLIC WELFARE FOUNDATION \* FOUNDATION \* FAN FOX AND LESSLE R, SAMUELS FOUNDATION \* S.H. AND HELEN R, SCHEUER FAMILY FOUNDATION \* PUBLIC WELFARE FOUNDATION \* THE FIER LAY SHARP FOUNDATION \* THE FIER LAY SHARP FOUNDATION \* THE STARR FOUNDATION \* ON FAN FOX AND LESSLE R, SAMUELS FOUNDATION \* ON FOR GERIATRIC LIFE IMPROVEMENT \* HARRY & JEANETTE WEINBERG FOUNDATION \* WOLFENSON FOUNDATION \* LAURA B, VOGER FOUNDATION \* WALLERSTEIN FOUNDATION \* THE FIER LAY SHARP FOUNDATION \* WOLFENSON FOUN

Letter to Hon. Christine Quinn continued... Page -2-

Furthermore, concern has been voiced as to whether the institutions and organizations serving the western sections of Coney Island will be positively impacted by the redevelopment of the amusement area.

After observing the consistent efforts of the public and private sector stakeholders delineated above and involved in Coney Island's redevelopment, we are no longer are plagued by the aforementioned worries. Our Mayor and his team, our elected officials and the developers and their associates have demonstrated passionate devotion to not only achieving a redevelopment plan but, moreover, they have demonstrated with equal passion and focus, overwhelming concern for and willingness to work with both the residents of the community and the institutions and organizations which address their needs.

We have no doubt that continuing to support these efforts and passing the legislation necessary to move this process forward will assure that the ultimate economic redevelopment of Coney Island will result in a revitalization of not only the commercial area but also of the quality of life of all Coney Island's residents.

Sincerely,

Rabbi Moshe Wiener Executive Director

# HORIZONS NONDEMY

A program of the Jewish Community Council of Greater Coney Island, Inc. Funded (in part) by the New York City Department of Youth and Community Development

July 1, 2009

Hon. Christine Quinn Speaker New York City Council City Hall New York, NY 10007

Dear Speaker Quinn:

My name is David Anderson. I have been a resident of Coney Island for 35 years. I am writing to voice my support for the City's proposed Coney Island rezoning and redevelopment plan.

As a New York City Department of Education teacher and youth program developer since 1990, and having served as a director of college preparation and vocational-readiness programs of at-risk students for the past twelve years, I have witnessed first-hand the challenges so many of our children and their families confront in their efforts to access opportunities and resources that will lead them toward achieving academic, social and economic independence.

In fact, it was while growing up in Coney Island, yearning to be something more than my most far-fetched dreams could even muster, where the lack of direct access and proximity to specialized executive level instruction, professional mentors and future-focused service learning opportunities forced me to have to leave my much-loved peninsula. But I exited Coney Island on a mission; to acquire the necessary qualifications and skill-sets needed to come back home and help ensure that the children who follow me would have support systems in place, in their own neighborhood, to help them develop their creative intelligences, talents, skills and capacities.

I determined that unlike me, the young people in Coney Island would have access to, in the neighborhood that helps to raise them, a diversity-driven, globally-relevant, "world view" curriculum. They would be able to acquire the academic and leadership "essentials" to help design their dreams of becoming whatever they want to be, in the comfort, convenience and familiarity of their own backyard. For me and so many of my esteemed non-profit colleagues in Coney Island, this is a powerful youth development, and more importantly, future-focused community development programme that our children and families so richly deserve.

# HORIZONS NCADEMY

A program of the Jewish Community Council of Greater Coney Island, Inc. Funded (in part) by the New York City Department of Youth and Community Development

Letter Hon. Christine Quinn continued ... Page -2-

Speaker Quinn, for more than a year I have had the pleasure of working closely with the Coney Island Development Corporation on several complex, broad-based projects, which focused sharply on the improvement of the quality of lives of my fellow Coney Island residents. I am confident that the City's urban development plan for Coney will help pave the way for, intersect with, and ultimately compliment the promising youth and community driven projects that are currently in place. The proposed rezoning will create thousands of jobs and careers paths for the young and young at heart in Coney Island, which, are so critically and urgently needed. But more than that Speaker Quinn, with your "affirmative" vote, you will be elevated to the distinguished role of "community partner"; a member of good standing as part of a Coney Island's textured, diverse, vibrant, neighborhood, and you will be forever wedded to a life-affirming proposal that will improve the lives of those who live here for many years to come.

Yours in Service,

David M. Anderson,

Director of Development

Horizons Academy

Jewish Community Council of Greater Coney Island

From: Johanna Gargiulo-Sherman

Resident & Homeowner

3702 Polar Street

Brooklyn NY 11224-1245

Re: NYC Council's Public Hearing on CIDC Plan - July 1, 2009

Dear City Council Members:

This is an important day for my community, the community I have been part of for 40 of my 60 years, as a resident, homeowner and board member of the Astella Development Corporation, a not for profit dedicated to urban revitalization in Coney Island.

I have seen promises made and broken, dreams of renewal dashed because of lack of one important factor, a concise and cohesive plan of action. Recognizing that Coney Island has been both victim and benefactor of various planning decisions in its past, I welcome and endorse the CIDC's Plan, as one to benefit from, and call upon the great city of New York to support it.

The question remains, can Coney Island prosper without this or any other plan? Unlikely, its infrastructure is collapsing, and with all due respects to the "Lords and Ladies" who rule the Amusement Area's fiefdoms, I doubt whether they care. If actions speak louder than words, these issues are not part, nor ever will be on their agenda.

We, Coney Islanders are not that easily fooled—wrapping yourself in the cloak of nostalgia does not make you a viable contributing community member. The call is out—it is time for progress & innovation and the residents—shocking as it may seem—have a right to be part of this. We do not fear change for the better, in fact, we have all to gain and nothing to lose for misplaced nostalgia has yet to put food on our tables or shelter our homeless.

Furthermore, there is recent proof that "plans" to benefit the community do work in Coney Island. Some twenty-five years ago, HPD, HUD, and Astella Development as community sponsor, created one for affordable housing. Many ridiculed and protested, established neighboring townships opposed the progress—today these homes are a standard of excellence in city planning and income generating opportunity. I am proud to say I have been, and am still part of this revitalization effort.

Time, is again, knocking at the door for Coney Islanders. As a resident, activist, and sometimes guilty purveyor of nostalgic reverie, I strongly endorse the CIDC plan for the whole of Coney Island, my hometown. My only wish is to live long enough to see it happen—I leave that to Fate; the rest is in your hands. Thank you.

# Dear Councilmember's:

I can honestly say that my business was one of the first to open in the new Coney Island. Over these last eight years I have met extraordinary people who live in Coney Island. I have listen to their views on how to improve Coney Island. Their main points were lack of affordable housing and infrastructure. The CIDC plan for Coney Island addresses all of these issues. The CIDC plan encompasses the need for Coney Island to grow and prosper. The CIDC Plan provides for the much needed affordable housing. The CIDC plan provides for a much needed upgrade to its infrastructure. The CIDC plan will provide over 4000 jobs. The CIDC plan will provide the economic growth needed for Coney Island to grow to it's full potential. The CIDC plan provides for an upgrade to our parks instead of an asphalt parking lot that's considered park land. The CIDC plan has been in the works for five years and has provided me with the hope that my business will soon thrive and prosper in Coney Island.

During the birth of my second child John I wandered into a Barnes and Noble and found book on the history of Coney Island. While flipping through the pages and much to my surprise the CIDC

plan was not the only plan ever presented for Coney Island. It seemed that since the 1950's approximately every 10 years a plan is presented and shot down. I strongly ask the council "Do not let history repeat itself!!!" The CIDC plan is a great Plan, Great for New York City, Great for economic growth, and Great for the people of Coney Island.

Thank You John Imbriale

June 30, 2009

Hon. Christine Quinn Speaker New York City Council City Hall New York, NY 10007

RE: Support for City's Coney Island rezoning plan from Coney Island business owner

Dear Speaker Quinn:

I am the owner of a small business, Ragazzi Pizza, who believes in the future of Coney Island. I was proud to invest in this community and have been working hard to make my business a success. As you can imagine, the general economic issues facing the country have not made it any easier, but when you also consider the very specific challenges facing Coney Island, you can understand why I have to work twice as hard to make a go of it.

Fortunately, the City has proposed a redevelopment plan for Coney Island that can transform the neighborhood. The City's plan will bring an unprecedented amount of economic activity to a community that has seen far too little investment over the years. In addition, this rezoning will begin to change Coney Island into a year-round destination and bring countless new visitors to the neighborhood, which will have an incredibly positive impact on my business.

Once again, and on behalf of the other business owners here who have also made a bet on Coney's future, I urge you to vote yes for the City's Coney Island redevelopment plan.

Sincerely,

Sayo Minerto Ragazzi Pizza From: Johanna Gargiulo-Sherman

Resident & Homeowner

3702 Polar Street

Brooklyn NY 11224-1245

Re: NYC Council's Public Hearing on CIDC Plan - July 1, 2009

Dear City Council Members:

This is an important day for my community, the community I have been part of for 40 of my 60 years, as a resident, homeowner and board member of the Astella Development Corporation, a not for profit dedicated to urban revitalization in Coney Island.

I have seen promises made and broken, dreams of renewal dashed because of lack of one important factor, a concise and cohesive plan of action. Recognizing that Coney Island has been both victim and benefactor of various planning decisions in its past, I welcome and endorse the CIDC's Plan, as one to benefit from, and call upon the great city of New York to support it.

The question remains, can Coney Island prosper without this or any other plan? Unlikely, its infrastructure is collapsing, and with all due respects to the "Lords and Ladies" who rule the Amusement Area's fiefdoms, I doubt whether they care. If actions speak louder than words, these issues are not part, nor ever will be on their agenda.

We, Coney Islanders are not that easily fooled—wrapping yourself in the cloak of nostalgia does not make you a viable contributing community member. The call is out—it is time for progress & innovation and the residents—shocking as it may seem—have a right to be part of this. We do not fear change for the better, in fact, we have all to gain and nothing to lose for misplaced nostalgia has yet to put food on our tables or shelter our homeless.

Furthermore, there is recent proof that "plans" to benefit the community do work in Coney Island. Some twenty-five years ago, HPD, HUD, and Astella Development as community sponsor, created one for affordable housing. Many ridiculed and protested, established neighboring townships opposed the progress—today these homes are a standard of excellence in city planning and income generating opportunity. I am proud to say I have been, and am still part of this revitalization effort.

Time, is again, knocking at the door for Coney Islanders. As a resident, activist, and sometimes guilty purveyor of nostalgic reverie, I strongly endorse the CIDC plan for the whole of Coney Island, my hometown. My only wish is to live long enough to see it happen—I leave that to Fate; the rest is in your hands. Thank you.

June 30, 2009

Hon. Christine Quinn Speaker New York City Council City Hall New York, NY 10007

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Once again, and on behalf of the other business owners here who have also made a bet on Coney's future, I urge you to vote yes for the City's Coney Island redevelopment plan.

Sincerely,

Sayo Minerto Ragazzi Pizza

### **TESTIMONY OF KEN JONES**

July 1, 2009 New York City City Council Hearing

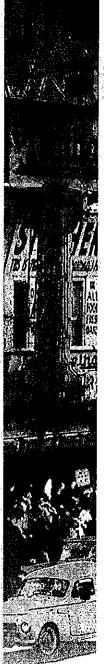
Good morning. My name is Ken Jones, I am a long time resident of Coney Island and a proud community advocate in my role with Coney Island Generation Gap. I thought it was important to be here today to make the New York City Council aware of the thoughts and concerns of myself and many of my neighbors from Western Coney Island.

First and foremost, I would to make it clear that I stand before you as someone not only with a history of community activism, but with a fairly strong understanding at this point of the City's redevelopment plan for Coney Island. I have been at virtually every community meeting, public hearing, and informational session about the City's proposed redevelopment, and it's safe to say that we're all well aware of the plans for Coney East, Coney West, and Coney North. We've heard the City's presentations, have offered our own input, and have urged them to do the right thing for the residents of the community.

Fortunately, it appears that overall, somebody at City Hall seemed to be listening. They listened when we said that they shouldn't just focus on the amusement district — because as fun as those amusements might be, no one goes to school in a fun house or lives in a roller coaster. They listened when we said that we needed new neighborhood shopping — and that we should focus on Mermaid Avenue along with Surf Avenue and the Boardwalk — because the continued lack of amenities in our neighborhood is shocking. And yes, it seems that someone listened when we made it clear how tired we are of empty lots and empty economic development promises, because they've put together a plan that looks like it can actually become a reality.

My neighbors may not be in complete agreement on every single aspect of the City's plan, but overall all it reflects the general needs and interests of our community. As some of my neighbors who are here know, I was extremely disturbed by what happened earlier this year at the Community Board when it appeared that the needs of big land owner and developer were put before the needs of the greater community. Therefore, I am here today to urge the City Council to act in a more responsible manner and to do the right thing and respect the will of the people who actually live in Coney Island. After way too many false starts and broken dreams, we want opportunity and development in our neighborhood. We want to see the City's plan become a reality and we ask that you join us in supporting it.

Thank you.





June 30, 2009

Hon. Christine Quinn Speaker New York City Council City Hall New York, NY 10007

Dear Speaker Quinn:

Nathan's Famous has been an important part of Coney Island since 1916, when our founder, Nathan Handwerker, first opened his historic hot dog stand at the corner of Surf and Stillwell Avenues. In the 93 years since, we have seen Coney Island experience many phases, both good and bad. Through it all, we have remained, and we intend to do so well into the future.

With that said, we do not wish for our flagship store, or for its surroundings, to become relics or tributes to a lost era. Rather, we support all efforts to revitalize Coney Island and we applaud the commitment that has been demonstrated by all parties involved to identify the best way to renew Coney Island and to bring greater economic activity to the area while paying appropriate respect to its rich history.

Sincerely,

Eric Gatoff

Chief Executive Officer Nathan's Famous, Inc.

ROASTERS

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The Nathan's Family of Brands My name is George Shea and I am Chairman of Major League Eating, the world body that governs all stomach-centric sport. Our league, which now conducts more than 70 professional eating events annually throughout the nation, and around the world, was born in Coney Island in the 1990s.

Major League Eating runs the July 4 hot dog-eating contest, but I am not here representing Nathan's Famous, and I do not speak for that company. I live in Brooklyn and I speak for the thousands of people who love Coney Island as an outrageous location for amusements and entertainment.

The rezoning plan under discussion has been a struggle, and people on both sides have strong opinions. Some want to move away from amusements and some want to further embrace amusements and the legacy of this district. I personally favor a plan dedicated to amusements and the public life of the district, one that opens the view of the water to all and does not create large retail outlets.

But, with the possibility of some modifications notwithstanding, the choice now lies between passing the current rezoning plan and beginning the revitalization of this district, or rejecting the rezoning plan and sentencing Coney Island to many years of blight. I do not believe anyone is served by destroying the near-term prospects for this district in hopes that in five or 10 years a different plan will come along that serves all interests.

The City of New York has shown incredible support for Coney Island during the past several years, not only though its focus on Coney Island, but in its efforts to promote business and the life of this amusement destination. I believe that only the city can bring Coney Island back to its heyday, and I hope that they are able to purchase the land.

I believe the City Council must pass this plan and I urge you to vote in favor of it.



### www.thecidc.org

TO:

Members of the New York City Council

FROM:

Lvnn Kellv

President, Coney Island Development Corporation

DATE:

June 30, 2009

RE:

Support materials for the City's proposed Coney Island redevelopment plan

The proposed Coney Island rezoning and redevelopment plan now before the New York City Council represents an incredibly important turning point for the future of Coney Island. If approved, this plan will create 6,000 permanent jobs and nearly 25,000 construction jobs for Coney residents, generate \$14 billion in community investment over the next 30 years, develop more than 4,000 new units of housing (with 900 of them affordable) and convenient neighborhood retail shopping, invest in the neighborhood's challenged infrastructure, and create the type of year-round, permanently protected amusement area Coney Island needs and deserves. However, without such a comprehensive plan, Coney Island will no doubt continue to experience the disinvestment and empty development promises that have plagued this community for decades.

The Coney Island Development Corporation (CIDC) has been proud to work with Councilman Recchia and numerous neighborhood stakeholders on a wide range of community development initiatives that have paved the way for the redevelopment plan now before you. We believe this proposal represents a once-in-a-lifetime opportunity to redevelop and revitalize the entire Coney Island community and we are pleased that so many residents, business owners and visitors have joined us in supporting the plan.

Enclosed for your review are a number of background materials that both demonstrate this range of support and provide further information on the details and scope of the City's rezoning plan. These include:

- Letters of support for the City's plan from community stakeholders throughout Coney Island
- A fact sheet explaining the need for the critically important parkland mapping and demapping components included in the City plan
- More than 1,000 signatures from Coney Island residents including numerous residents of the Coney Island Houses and Carey Gardens in support of the City's redevelopment proposal
- Several supportive op-ed columns, including recent articles by EDC President Seth Pinsky, community advocate Pam Harris, Coney Island public school teacher Scott Krivitsky and amusements expert Joe Montalto
- Petitions signed by more than 2,500 Coney Island residents and visitors over the past several months expressing their desire to see the Coney Island redevelopment plan become a reality
- A sampling of press clips about some of the CIDC's and the City's community development activities in Coney Island, including:
  - o The City's successful efforts to bring Ringling Brothers circus to Coney
  - o The recent blue ribbon panel of amusement experts who weighed in on the future of Coney Island
  - o CIDC's community-based workforce development initiatives, job fairs and outreach programs

As you can see, there has been a lot of great work taking place in Coney Island and we look forward to taking the next critical steps in the redevelopment of this amazing community. We urge you and the City Council to support the Coney Island rezoning framework and to help us make this revitalization a reality. Please do not hesitate to call the CIDC at 212-312-4233 should you have any questions or concerns. Thank you for your consideration.



### www.thecidc.org

June 29, 2009

Hon. Christine Quinn Speaker New York City Council City Hall New York, NY 10007

### Dear Speaker Quinn:

I am writing to you as a proud Board member of the Coney Island Development Corporation to urge you and the New York City Council to approve the City's proposed Coney Island rezoning and redevelopment plan.

I have had the unique opportunity to be part of the CIDC's ongoing efforts to revitalize Coney Island and I firmly believe that the City's proposed zoning framework represents the very best opportunity for Coney's future. As you may know, more than six years ago, the CIDC began meeting with the community and seeking input from area stakeholders about the neighborhood's needs and concerns. A first-of-its-kind Strategic Plan was developed and out of that comprehensive plan grew the rezoning and redevelopment proposal before you today.

After far too many decades of neglect, failed development promises, and a continually shrinking amusement area, the City's proposal finally offers the neighborhood a clear, achievable path to comprehensive revitalization. Not only does it address critically important issues such infrastructure investment, job creation, and affordable housing, but the plan's combination of parkland mapping and rezoning will enable the City to build and permanently protect the type of world class, beachfront amusement area Coney Island deserves. This really is a one-time chance to get it right, and I hope that the City Council will help to make it happen.

The zoning plan is a critical step towards for Coney Island, one that respects and honors its storied past while forging a new and vibrant future. It has been an honor to work with the City, the CIDC, and the Coney Island community on a wide range of initiatives throughout Coney Island, ranging from seasonal marketing efforts to workforce development and job fairs. I have seen first hand just what is possible in this special community and I urge you to join me in supporting the City's plan and securing a positive future for Coney Island.

Sincerely

sh Sirefman

Honorable Christine Quinn

Speaker

New York City Council

City Hali

New York New York 10007

Dear Speaker Quinn

I am a resident of Coney Island and I am writing to urge you and the New York City Council to approve the City's proposed Coney Island rezoning and redevelopment plan.

I have lived in the community for over 45 years and provide after school and summer learning services for middle school and high school youth. One of the most pressing issues to affect our community is the lack of economic development, jobs and job training. We are pleased that the Coney Island Development Corporation, has developed a strategic comprehensive plan to meet the needs of the Coney Island community and the City of New York. As a youth service provider I firmly believe that the economic development of Coney Island will give our youth the opportunity to pursue a diverse array of employment and career opportunities.

The area is in dire need of retail establishments in the community. In these dire economic times, the people of Coney Island, the residents of the City of New York and visitors have continued to visit Coney Island. As I walked the boardwalk yesterday, the beaches and boardwalk were full. Coney Island as a brand continues to provide residents, visitors and tourist with an affordable outing, and multitude of fun places to visit. Yet we are beleaguered by the lack of modernization.

The City's plan is the only comprehensive means by which to address all of the re-development of our community and to build on the Coney Island brand, and to ensure in perpetuity that Coney Island remains a historic and fun destination. We cannot and should not deprive present and future generations of the opportunities which re-development will afford them.

Sincerely,

Sheryl D. Robertson

# Coney Island Amusement Advisory Panel

June 21, 2009

Hon. Christine Quinn Speaker New York City Council City Hall New York, NY 10007

RE: Amusement professionals support the amusement-related goals of the City's proposed Coney Island redevelopment plan

Dear Speaker Quinn:

We, the undersigned, are amusement industry professionals who represent a broad range of experience in the development and operation of amusement parks, thrill rides, hospitality venues and entertainment destinations. We were afforded an incredibly unique opportunity earlier this spring when the Coney Island Development Corporation asked us to participate in an intensive workshop on the future of Coney Island's amusements.

As part of this effort, we spent a great deal of time evaluating the amusement-related components of the City's proposed Coney Island redevelopment plan (and while we are aware that this comprehensive plan extends beyond the amusement zone to include issues such as affordable housing and neighborhood retail development, as you might imagine, we chose to focus on the subject area we know best). We toured Coney Island, met with local amusement operators and community stakeholders, and quizzed City planners and officials about their goals, plans, resources and limitations.

The conclusion that we reached – both as a group and as individuals with decades of experience in the amusements industry - is that the City's proposed plan can, in fact, successfully return Coney Island to its rightful place as one of the world's most important and beloved urban seaside attractions. The City's plan is realistic, achievable and, in our estimation, will succeed in honoring and celebrating Coney Island's history without getting stuck in the past. To put it simply: We think the plan will work.

# Coney Island Amusement Advisory Panel:

And though we may not have reached consensus on every detail, we definitively agreed on the following key points that we believe make the City's amusement plan so right:

- The City's plan understands that getting the amusement core right is the key
  to the entire amusement area's long-term success. The twelve-acre amusement
  core is appropriately sized for a critical mass of thrill rides, coasters, dark rides,
  and family attractions.
- 2. Coney Island can become a year-round amusement destination. While parts of Coney Island are and should be seasonal (i.e. the air-in-the-face amusement core), the experience can extend to the entire 27-acre entertainment zone if it is developed with the appropriate mix of indoor attractions, rides, restaurants, and hotels. The City plan will enable this mix to occur.
- 3. Traditional, national retail shopping has absolutely no place in the central amusement core. We've seen nationally that mixing amusements and mainstream retail shopping simply doesn't work it erodes the brand and dilutes the amusement core.
- 4. Coney Island must remain the open, accessible and affordable family destination it has always been. It is not and cannot become a gated, suburban style amusement park.
- 5. Finally, the City should assemble and control the property in the amusement core and then bring in experienced, proven partners to develop and operate the amusements. There is only one chance to get this right, and the only way we see it being done right is through comprehensive, coordinated development. If history has proven anything, it is that the continued "Balkanization" of Coney Island's amusement core is unsustainable and it will never lead to the type of thoughtful amusement development that Coney Island deserves.

For those of us in the amusement industry, Coney Island is incredibly iconic and important, for this is where it all began. We were excited about the opportunity to learn about the City's vision for a "new" Coney Island amusement destination and, quite honestly, some of us were prepared to be under whelmed and maybe even disappointed.

# Conevasiani Amusement Advisory Panel:

But guess what? The City of New York has pretty much nailed it. We are confident that the City's amusement plan can, and should, restore Coney Island to its prior glory and we are happy to offer our ringing endorsement. Speaker Quinn, we urge you and all of your City Council colleagues to join us in supporting the City's Coney Island plan and we hope to join you in the future at a ribbon cutting for the world's greatest seaside destination.

Sincerely,

Jim Seay

Premiere Rides, Inc.

Jim Pattison, Jr.

Ripley's Entertainment

Kieran Burke

Former CEO, Six Flags, Inc.

ANThony T. CATANOSO Anthony T. Catonoso

Steel Pier Amusements

Executive Vice President

Valerio Ferrari Zamperla, Inc.

President/CEO

# Mr. Scott Krivitsky 2242 Bragg Street Brooklyn, New York 11229

June 18, 2009

Hon. Christine Quinn Speaker New York City Council City Hall New York, NY 10007

Dear Speaker Quinn:

I am a teacher in Coney Island and I am writing to urge you and the New York City Council to approve the City's proposed Coney Island rezoning and redevelopment plan.

As a 4<sup>th</sup> grade teacher at P.S. 188 in Coney Island, I understand the need to redevelop Coney Island and also create jobs for our parents in the community. Our students need to know that their future is bright and striving. I am a witness to the amazing work that Coney Island Development Corporation is doing in Coney Island, such as art and writing contests, job opportunities, and also creating a Community/Business/Education Alliance.

Prior to Coney Island Development Corporation coming to Coney Island, there was an absence of community cohesiveness in the area. Now, as I meet the students, parents, and business owners in Coney Island, there is optimism and enthusiasm in the streets of Coney Island. You also see how much pride the community has adopted knowing that Coney Island Development Corporation is Leading the Charge for Coney Island Growth. Great things happen for a reason and the proof is evident in feeling the heart beat and pulse of Coney Island. The Coney Island Development Corporation is the Momentum that has been missing for many years. We have it now and Let's Keep It Going.

The City's plan is the only comprehensive way to address all of the redevelopment needs of this community, from infrastructure repair and job creation to affordable housing and rebuilding a world class amusement park. The proposed Coney Island rezoning will create thousands of jobs and create the kinds of opportunities and investments this neighborhood hasn't seen in generations.

Please don't let this opportunity pass us by. Those of us who live here in Coney Island support the City's plan and we urge you to join us in helping to make the redevelopment of our community a reality.

Sincerely, Scott Krivitsky June 24, 2009

Hon. Christine Quinn Speaker New York City Council City Hall New York, NY 10007

Dear Speaker Quinn:

As a business manager of an establishment on the boardwalk of Coney Island and I am writing to strongly urge you and the New York City Council to approve the City's proposed Coney Island rezoning and redevelopment plan.

Coney Island needs redevelopment. Coney Island and its beaches and amusements belong to the people of New York City. Over the past 7 years I have seen an influx of tourists also enjoying the assets of Coney Island. This makes this area a world renowned attraction. The special interests of companies like Thor Equities serve only their own interests and do not include the broad interests of the people of New York. In the past year I have seen Thor do everything in its power to undermine the progress that needs to take place in Coney Island. They have also used every means possible to sway the city of New York to cave in on the issue of rezoning. Their rezoning ideas are financially based and serve only to bolster Thor's profits. They have also used their position to make it nearly impossible for Vendors in Coney Island to survive by charging enormous rents and without warning plastering their signs on our structures. It is time for the City Council to make a decision that supports the needs of the people of New York.

The City's plan represents a very comprehensive way to address all of the redevelopment needs of this community, from infrastructure repair and job creation to affordable housing and rebuilding and preserving a world class amusement park. The proposed Coney Island rezoning will create thousands of jobs and create the kinds of opportunities and investments this neighborhood hasn't seen in generations.

I am asking that you support this plan which will benefit all New Yorker's. Coney Island is ready NOW for renewal. Please stand behind the City's plan. Thank you for your time and attention to this matter.

Sincerely,

Barre Flynn



June 26, 2009

Hon. Christine Quinn Speaker New York City Council City Hall New York, NY 10007

## Dear Speaker Quinn:

Feld Entertainment, producer of "The Coney Island Boom A Ring", is thrilled to be a part of Mayor Bloomberg's revitalization program for Coney Island. Therefore, I am writing to urge you and the New York City Council to approve the City's proposed Coney Island rezoning and redevelopment plan.

Our partnership with City Hall, NYC & Co and The Coney Island Development Corporation is a wonderful example of the private sector and government sector coming together to improve the lives of the residents on Coney Island. Feld Entertainment has been able to provide world-class family entertainment to this area, while at the same time providing many economic benefits to the region. We have hired over 125 local residents who work at all of our 132 performances to provide guest services and maintenance for our tent and lot. Most of these local hires are first-time job seekers, but many are also second jobs for older adults. We have established numerous partnerships with local stakeholders throughout Coney Island in order to share our customer base and create ways to entice new customers to the Coney Island Boardwalk. Finally, we have over 100 performers, crew and their families who will now call Coney Island home for the next 12 weeks, eating in local restaurants and patronizing local stores.

As part of our community outreach, we have donated hundreds of complimentary tickets to low income residents and youth organizations throughout Coney Island and Brooklyn. We have also distributed over 200,000 savings coupons to local Coney Island schools, libraries and community centers. It's our goal to ensure everyone has the opportunity to experience The Greatest Show On Earth in America's original playground.

Our success this year will hopefully enable Ringling Bros and Barnum & Bailey Circus and other Feld Entertainment properties to visit Coney Island for years to come. This will only be possible if Coney Island is truly a long-term destination for Family Entertainment. For that to happen, we support the City's plan to address all of the redevelopment needs of this community, from infrastructure repair and job creation to affordable housing and rebuilding a world-class amusement park. The proposed Coney Island rezoning will create thousands of jobs and create the kinds of opportunities and investments this neighborhood needs to support shows like ours.

Please don't let this opportunity pass us by. Those of us who consider New York and Coney Island our home, support the City's plan and we urge you to join us in helping to make the redevelopment of our community a reality.

Best regards,

Stephen C. Yaros

Vice President, Event Marketing & Sales NE

From the Desk of Charles Reichenthal
250 Parkville Avenue #4B
Brooklyn, N.Y. 11230
(District Manager – Community Board 13
1201 Surf Avenue, Brooklyn, NY 11224)

June 29, 2009

Hon. Christine Quinn Speaker, New York City Council City Hall New York, N.Y. 10007

Dear Speaker Quinn:

As a native Brooklynite who has spent much of his life involved with Coney Island, it was a privilege to have been selected, and to have served, as a member of the Coney Island Development Corporation. I am honored to have served on CIDC, and it is my strong hope that the New York City Council approves this resultant proposed rezoning and redevelopment plan.

There is no doubt that this framework for the future offers the strongest foundation for the entire peninsula's future. I have known Coney Island as a summer resident with my family, and then as a Brooklyn newspaper editor. As an arts organizer I worked on a neighborhood street theater that resulted in a Lincoln Center performance and to an off-Broadway run. I worked with residents on concerts in its local parks and on its Boardwalk, on art shows, and in the last two decades, as its District Manager. I have long been aware of years of plans that had gone awry for Coney Island – for projects that were misbegotten and scrapped. Still, there was always a hope and unwavering, belief that this iconic shorefront could glitter once again into a modern wonderland to link its glorious past, its strong present, and its  $21^{st}$  century future.

I take pride in my association with CIDC and with the multitude of hours that developed a strategic plan for the future, a plan that resulted from scores of meetings with neighborhood residents, amusement operators, churches, civic groups, and Community Board members. This plan paves the way for, among other factors, infrastructure needs, jobs both seasonal and permanent; and affordable housing. Yes, I remain vigilant that work continues on the plan even after your much-needed approval. I am concerned about the need for Wonder Wheel Way, a new street that might limit additional amusement space. Nonetheless, this is the moment for Coney Island, the opportunity to follow through on a comprehensive project that leads the way to the many possibilities inherent in one of the most 'alive' areas in the City. Please join me in supporting this powerful City plan for the future of Coney Island.

Yours very truly,

Charles Reichenthal

# Sol Adler 4025 Atlantic Avenue Brooklyn, NY 11224

June 22, 2009

Hon. Christine Quinn Speaker New York City Council City Hall New York, NY 10007

# Dear Speaker Quinn:

Although in my professional life I serve as the Executive Director of the 92nd Street Y, I write today as a proud Board member of the Coney Island Development Corporation to urge you and the New York City Council to approve the City's proposed Coney Island rezoning and redevelopment plan. Additionally, I have lived my entire life between the communities of Brighton Beach and Sea Gate and my children are the fourth generation of our family to live in the neighborhood. I personally look forward to seeing the successful implementation of the plan.

It has been a unique opportunity to be part of the CIDC's ongoing efforts to revitalize Coney Island and I firmly believe that the City's proposed zoning framework represents the very best opportunity for Coney's future. As you may know, more than six years ago, the CIDC began meeting with the community and seeking input from area stakeholders about the neighborhood's needs and concerns. A first-of-its-kind Strategic Plan was developed and out of that comprehensive plan grow the rezoning and redevelopment proposal before you today.

After far too many decades of neglect, failed development promises, and a continually shrinking amusement area, the City's proposal finally offers the neighborhood a clear, achievable path to comprehensive revitalization. Not only does it address critically important issues such infrastructure investment, job creation, and affordable housing, but the plan's combination of parkland mapping and rezoning will enable the City to build and permanently protect the type of world class, beachfront amusement area Coney Island deserves. This really is a one-time chance to get it right, and I hope that the City Council will do so by approving the zoning and redevelopment proposal.

Once again, I have been extremely proud to work with the CIDC on a wide range of initiatives throughout Coney Island. How splendid it would be if the City Council approves the City's plan and we move ahead with alacrity to not only brighten Coney Island's future, but to also stand shoulder to shoulder with our President by serving as a national model for public/private partnerships helping to rebuild our economy!

Sincerely,

Sol Adler



June 22, 2009

Hon. Christine Quinn Speaker New York City Council City Hall New York, NY 10007

Dear Speaker Quinn:

I am writing to you as a proud Board member of the Coney Island Development Corporation to urge you and the New York City Council to approve the City's proposed Coney Island rezoning and redevelopment plan.

I have had the unique opportunity to be part of the CIDC's ongoing efforts to revitalize Coney Island and I firmly believe that the City's proposed zoning framework represents the very best opportunity for Coney's future. As you may know, more than six years ago, the CIDC began meeting with the community and seeking input from area stakeholders about the neighborhood's needs and concerns. A first-of-its-kind Strategic Plan was developed and out of that comprehensive plan grew the rezoning and redevelopment proposal before you today.

After far too many decades of neglect, failed development promises, and a continually shrinking amusement area, the City's proposal finally offers the neighborhood a clear, achievable path to comprehensive revitalization. Not only does it address critically important issues such infrastructure investment, job creation, and affordable housing, but the plan's combination of parkland mapping and rezoning will enable the City to build and permanently protect the type of world class, beachfront amusement area Coney Island deserves. This really is a one-time chance to get it right, and I hope that the City Council will help to make it happen.

From the Chamber's perspective, the rezoning plan makes sense as it creates business and employment opportunities that the area so much needs. Timing is, of course, critical. As you are intimately aware, our economy is in a weakened position. However with your innovative leadership, the city will find its way toward recovery but we must be prepared to capitalize on opportunities such as these - approving the City's proposal is such a step in that direction.

Once again, I have been extremely proud to work with the CIDC on a wide range of initiatives throughout Coney Island, ranging from seasonal marketing efforts to workforce development and job fairs. I have seen first hand just what is possible in this special community and I urge you to join me in supporting the City's plan and securing a positive future for Coney Island.

Sincerely,

Carl Hum

President & CEO

June 25, 2009

Hon. Christine Quinn Speaker New York City Council City Hall New York, NY 10007

### Dear Speaker Quinn:

I am a former resident of New York City and a member of the amusement industry, and I am writing to urge you and the New York City Council to approve the City's proposed Coney Island rezoning and redevelopment plan.

As there are competing visions for the future of Coney Island, I feel that it is my responsibility as an amusement industry insider to point out the major shortcomings of Thor Equities and its supporters, and support the City's plan. Luckily for me, I do not have to do very much to explain why Thor is the wrong developer for Coney Island — one need only look at the lots owned by Thor to see what they have done to the People's Playground. The nice, bright posters that Thor has placed in the subways contrast spectacularly with the reality of the situation.

Thor's unfulfilled promises of amusement and entertainment are only the beginning. Upon examination of their company, it is readily apparent that Thor Equities is not, and never has been, in the amusement business. Thor is in the business of flipping real estate. Therefore, not only do they lack the credibility required to properly develop and operate an amusement district, but their motives also come into question — why would a non-amusement developer want to buy up land in Coney Island? The City wants to restore Coney Island to an amazing amusement district and help Coney Island residents by creating jobs and repairing the infrastructure — Thor couldn't care less about any of that, as long as he makes money on the flip.

The amusement industry was born in Coney Island, which is why this issue is so near and dear to my heart. In an age where we have lost so many New York landmarks for the wrong reasons (one need only look at the old photos of the original Penn Station) it would be a terrible shame to lose another due to a greedy developer's agenda. I urge you to help make the redevelopment of Coney Island a reality, and not another broken promise. Please support the City's plan.

Very truly yours,

Jonathan I. Gordon

CEO / Lead Designer, GordonRides LLC

June 26, 2009

Honorable Christine Quinn Speaker, NYC Council City Hall New York, New York 10007

RE: Coney Island Rezoning

Dear Speaker Quinn:

On behalf of the Brooklyn Economic Development Corporation (BEDC), I am writing to express my support of the proposed rezoning of Coney Island. I urge you and your members to vote in favor of this important plan, which will jump-start the long overdue revitalization of this economically important area of Brooklyn.

While this rezoning plan has its detractors, each believing that its vision for Coney Island is superior to the other's, the City's plan strikes the correct balance between preserving the traditional amusement character of the area while bringing in other economic development stimulants such as housing, arts & entertainment and retail. In New York's "new economy", post 2008, diversification of tax revenue is paramount -- this rezoning plan supports the seasonal nature of Coney's Island's traditional economy, while bringing in revenues generated by the tourists, new residents and business owners on a year-round basis.

This plan does not "gentrify" Coney Island to the extent that its long-term population is in danger of being displaced; in fact, the new seasonal and year-round businesses, infrastructure development and job training opportunities may open up doors to a better quality of life for those residents. At the same time, the plan brings back the excitement and culture that was and will continue to be a tourism driver in this unique and storied neighborhood.

The plan once again "unites" Coney Island with its surrounding community, bridging the vacant land created in misguided past urban renewal efforts with new residential and commercial development beyond the Boardwalk. Coney Island will lose nothing of its character, while gaining so much more in economic vitality.

In closing, I once again urge you and the Council to approve the proposed rezoning and give the "green light" to moving forward on the promise of a revitalized Coney Island.

Sincerely.

man Battelones

Joan Bartolomeo, President Richard Suarez, Director of Fin &

### **Board of Directors**

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Please send all correspondence to: BEDC PO Box 25915 Brooklyn, NY 11202

ce:

Hon. Marty Markowitz, President, Borough of Brooklyn Seth Pinsky, President, NYC Economic Development Corporation Rob Walsh, Commissioner, NYC Department of Small Business Services

BROOKLYN ECONOMIC DEVELOPMENT CORPORATION 25 Washington Street, Suite 501 Brooklyn, NY 11201

t 718 552 4600 info@bedc.org f 718 797 9286 www.bedc.org



New York Road Runners 9 East 89<sup>th</sup> Street New York, NY 10128 Tel. 212 860 4455 Fax 212 860 9754 Web www.nyrr.org

June 25, 2009

Hon. Christine Quinn Speaker New York City Council City Hall New York, NY 10007

Dear Speaker Quinn:

New York Road Runners (NYRR) urges you and the New York City Council to approve the City's proposed Coney Island rezoning and redevelopment plan.

NYRR produced The Brooklyn Half Marathon on May 30, 2009. For the first time, the race start and finish lines were reversed with the start in Prospect Park and the finish on the boardwalk in Coney Island. This provided a unique opportunity for NYRR to bring almost 10,000 runners, their families and friends to local businesses, landmarks and attractions. From Ragazzi Pizza to Gargiulo's Restaurant to the famous Cyclone, NYRR runners and their families enjoyed the day, and vowed to return in the future.

Through a partnership with the Coney Island Development Corporation (CIDC), NYRR cultivated community relationships that provide mutual enhancement. Lincoln High School and the Horizon Academy have committed to volunteering for our upcoming events including the NYC Half Marathon and ING NYC Marathon.

NYRR has already begun planning next year's Brooklyn Half Marathon with the enthusiasm created in May. We are certain that the community bonds created in the planning and execution of this event will result in more creative ways to work together throughout the coming year. Approving the City's proposed Coney Island rezoning and redevelopment plan can help to foster this.

.The City's plan is the only comprehensive way to address all of the redevelopment needs of this community, from infrastructure repair and job creation to affordable housing and rebuilding a world class amusement park. The proposed Coney Island rezoning will create thousands of jobs and create the kinds of opportunities and investments this neighborhood hasn't seen in generations.

NYRR supports the City's plan and we urge you to join us in helping to make the redevelopment of Coney Island a reality.

Sincerely,

Peter Ciaccia

Vice President

Event Development & Production

Technical Director, ING New York City Marathon

June 29, 2009

Hon. Christine Quinn Speaker New York City Council City Hall New York, NY 10007 June 29, 2009

# Dear Speaker Quinn:

I am a resident of Coney Island and I am writing to you to urge you and the New York City Council to approve the City's proposed Coney Island rezoning and redevelopment plan. Coney Island has come along with the recent lively circus shows right by the ocean. People are experiencing the nature's gift of Coney Island—the fresh air and the openness of the ocean.

Nevertheless, Coney Island residents are still facing the helpless side of Coney Island. Like other underdeveloped places, Coney Island has its problems; to name a few: crimes and the sound of gunshots; the problematic sewage systems: the sewage water from the sewage channel/canal carried by the tide water flows to the beach and contaminates the beach. People are watching their steps to avoid dirty water everywhere on Mermaid Avenue during the raining days.

Only the rezoning and the redevelopment of Coney Island can meet the need of its increasing population with adequate infrastructures.

Sincerely,

Amy pang 2848 W. 27<sup>th</sup> Street Brooklyn, NY 11224-2063



WAYNE-NORBITZ

President
Chief Operating Officer

June 20, 2008

Ms. Lynn Kelly President Coney Island Development Corporation 110 William Street New York, New York 10038

# Dear Ms. Kelly:

As the president of Nathan's Famous, I firmly believe there are certain things in the world that should be revered, beloved and protected with every fiber of our being: Enjoying the perfect grilled hot dog with mustard on a summer day...the right of every American child to believe he or she could some day be the Nathan's hot dog eating champ...and making sure that our beloved Coney Island is everything it can be and more.

It is, then, with great pleasure that I write to you today to offer my comments to the City's revised rezoning and redevelopment plan for Coney Island. Since 1916, when Nathan's started right here as a nickel hot dog stand, we have stood by Coney Island and Coney Island has stood by us. Through good times and not-quite-such-good times, Nathan's has been a constant reminder of what makes Coney Island so special.

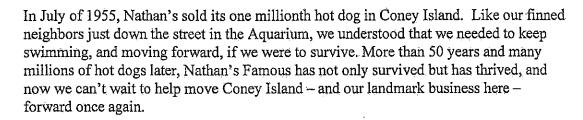
For those of us who have invested so much in this community, the City's plan represents an exciting opportunity to grow our businesses and be part of a Coney Island transformation that has been much too long in coming. Under the proposed rezoning, Nathan's will be able to consider new ways to expand and improve our flagship Coney Island operations and can help to transform Coney into the 21<sup>st</sup> century destination we all know it can be.

Will there be heated debate over some of the details of the plan? Of course there will. And there should be. Salient opinions and considerations expressed by business and landowners, alike, must be taken into account. Coney Island is simply too important not to care about deeply. But let us not forget that there is a big picture goal here that is finally in our sights, and we simply can't allow ourselves to get so caught up in picking apart the small details that we ultimately pick the plan to death. The City clearly has developed a direction, and I for one, look forward to working with you to help make this plan the best it can be.





The Nathan's Family of Brands



Sincerely,

Wayne Norbitz

President and Chief Operating Officer

WN:tk



Monday, March 02, 2009

To Whom It May Concern,

Every year The Village Voice Siren Music Festival looks forward to working with everyone in Coney Island for our annual event. As it's the birthplace of the festival, we can't imagine a different location for Siren.

The Village Voice Siren Music Festival is in favor of any development to further grow and improve Coney Island. We look forward to new changes while keeping the history of Coney Island alive.

Here's to an incredible 2009 and Siren looks forward to sharing its music with the Coney Island community plus the thousands who travel to experience it.

Regards,

The Village Voice Siren Music Festival Team

### PKL Development Group, LLC 188 Dahill Road, Suite 203 Brooklyn, NY 11218 Phone: 718-774-6103

Fax: 718-774-6137

June 29, 2009

Hon. Christine Quinn Speaker, New York City Council City Hall New York, NY 10007

### Dear Speaker Quinn:

In advance of the July 1, 2009 City Council Public Hearing before the Zoning Subcommittee, I am writing to convey my support of the Coney Island redevelopment project - a long-overdue effort to develop one of America's first and finest family amusement areas. As a resident of the Coney Island/Manhattan Beach area, I urge the City Council approval of the City's proposed Coney Island rezoning and redevelopment plan.

In doing so, I salute and seek to encourage the City of New York's commitment to:

- o develop a world class, family-oriented amusement park
- o develop more sorely-needed affordable and workforce housing
- o offer additional retail space for local small businesses, especially encouraging minority and women's business development
- o provide opportunities for minority contractors, subcontractors and suppliers
- o stimulate the economy through jobs and training programs, and
- improve the overall quality of life of the current residents of Coney Island and the surrounding neighborhoods

My firm, PKL Development Group, is a Brooklyn-based, real estate development group which specializes in providing construction expertise and financing for affordable, elderly and market rate housing, in partnership with faith-based organizations, nonprofits and municipalities. I and my PKL partners – Thomas Keller and Mario Procida – have been serving Brooklyn and Metropolitan New York for decades. Both Mr. Keller and I are long-time residents of Brooklyn and maintain administrative offices in the borough. For fifteen years, I pastored Brooklyn's Historic Bridge Street AME Church and worked with numerous congregations in the area. As mentioned, I have a special interest in the plan and project in that I currently reside in the area.

I regret that my schedule will prevent me from being able to testify in person; however, I certainly look forward to participating, in any way possible, in this history-making endeavor. Please feel free to contact me, if any further information is necessary.

Sincerely,

Rev. Dr. Fred Lucas

June 29 2009

Hon. Christine Quinn Speaker New York City Council City Hall New York, NY 10007

#### Dear Speaker Quinn:

I am a resident of Coney Island and I can speak for the many young people on this Island when I say that we have been deprived of not only recreational facilities but also job opportunities for too long. I currently work at the Ringling Bros Barnum and Bailey Circus and the temporary job has already employed 150 residents but sadly a temporary solution is not enough. The youth of Coney Island deserves more than a few jobs that only arise with the change of seasons due to the decreasing amusement and nonexistent shopping areas. The chances of finding work during the off season are as scarce as the promises kept to revitalize our community. Such a historic, unique place is often forgotten when it comes to the basic necessities that many other communities take for granted. Forcing the masses to leave Coney Island simply to go shopping is an inexcusable inconvenience that occurs on a daily basis. Many fail to look beyond Stillwell to find working class families that can barely afford to pay rent, in a time where affordable housing is hard to come by. Residents of all ages are witnesses to the many great ideas never taken seriously enough to be made into a reality, making the plans of developers nothing more than a blueprint to be thrown away with the hopes and opportunities of the people that live here.

The Coney Island rezoning and redevelopment plan is the change Coney Island needs to lay waste to the community's unnecessary struggles an obvious lose of productivity. The City's plan is an opportunity that shouldn't pass another generation by.

Sincerely,

Shani Coleman

Via email to Lynn Kelly

Subject: I think you really want to save Coney Island

October 9, 2008

Dear Lynn Kelly.

Thank you very much for your mailed response to my letter to you. I'm glad that you acknowledge my family's history in Coney Island. I hope you can understand why I am so passionate about preserving Coney Island and restoring it to it former glory.

We do have some differences of opinion which I will get to later. But first let me commend you on having the courage to speak out publicly against Thor Equities, re this article in the Daily News

http://www.nydailynews.com/ny\_local/brooklyn/2008/09/23/2008-09-23 charges fly in feud over coney island pl-1.html

It is my belief that you are truly committed to bringing about a revised Coney Island. Your statement's about Thor in your Sept 8th Daily News piece were right on. For a person in such a political position as yours to make such statement it takes a lot of guts and courage. You go girl! I realize that your are tasked with monumental endeavor, perhaps the most important in city's history, and it must be incredibly difficult to make everyone happy.

Since I heard about the Coney Island Development Corp in 2005 I have been in full support of what your organization has been doing. Throughout my adult life, it has always been a dream that Coney Island could be restored to it's former glory. Each year I would visit Coney Island. And each year I would see vacant lots where there should be rides and attractions. It would break my heart everytime I looked at the abandoned Thunderbolt Roller Coaster just growing vines all over it. It should have been open and making people happy. You can imagine my horror when the previous administration demolished the ride and home my family built so many years ago.

Thunderbolt aside, I always felt that Coney Island was a wasted oppurtunity. Those empy lots should be making money with rides and attractions and paying taxes to the city and state. But the city just allowed these lands to lay empty instead of encouraging amusements to open. So in 2005 I hear of the CIDC and I am overjoyed. Finally something is being done to save Coney Island. It was also in 2005 that I had heard of Thor buying up much of the land in Coney Island. I went to a CIDC meeting at the Baptist church on Mermaid Ave. in May of 05. I asked the members of the CIDC how Thor's plans would coinside with the CIDC's plans for Coney. The answer I got was a bit surprising. That was that the CIDC was unaware of Thor's plans but that anything that a

developer does needs to adhere to the city's plans.

I think that this is why we are in such a pickle today. You have a developer who bought up a lot of C7 land with no intention of building the amusements required by that zoning. You know as well as anybody, that Thor breaks it's promises. Just look at Albee Square Mall. You have said that C7 is no protection for Coney Island. That it needs to be rezoned. In the meantime, Thor has closed down existing businesses in Coney and created blight of unprecedented proportions. So I posed my question to you at Coney Island At The Crossraods, "Why is the city letting Thor push it around and why doesn't the city just enforce the zoning it has already?

Ms Kelly, while I respect all you are doing for Coney and your courage to stand up to Thor publicly, your answers just did not make sence to me. It seems to me, that if the city would enforce it's c7 zoning in Coney it would eliminate much of the blight that has befallen our beloved Coney. This includes the "school bus parking lots" that Joe Sitt created and those Russian furnature stores on Surf Ave. It seems to me that Joe Sitt is asking a lot of the city to rezone the land he purchased. Yet he won't even extend the lease for Astroland after your offices asked that he would. The city needs to stat playing hardball with Joe Sitt and threaten the "nuclear option" of emeinent domain if he refuses to play ball with the city and it's good efforts to revive Coney Island.

That is extreme and no one seems to want to go there. But the city needs to show these land specualtors that they can't just buy up hisorical land and property and destroy our culture and history. You know as well anyone that there is plenty of land for malls hotels and even luxury condos in the area directly surrounding the Amusement Area. The plan that you worked so hard on that would preserve 16 acres for amusements should be the plan that is on the table. It's not much compared to the old days of Luna park and Steeplechase, but it does leave the land between Surf Ave and the Boardwalk preserved for rides and attractions. This has been the recipe for success in Coney for the past 100 years and it could be successful now. People love Coney the world over. But they will not come to a 9 acre park surounded by malls and high rise towers.

So in conclusion I want you to know that I fully support the work you are doing. And I especially support your public statements about Thor. The details can be worked out, but I say God's speed Ms Kelly.

Sincerely Harold Kramer.

Via email to Lynn Kelly

Subject: SAVE CONEY ISLAND

January 7, 2008

Coney Island needs to be declared a city park to ensure its preservation. My son and I live in Arizona and travel to NYC almost once a year with one of our first and favorite stops being Coney Island. There is so much charm and history there. It is like another world out of the city. The idea of completely removing astroland is just so typical of our society. There is just no respect for charm or history — only interest in making things new which often takes the charm out of areas. Astroland and Coney Island's history is what made the area what it is. Why not take responsibility and recognize the history and help preserve it along with making Coney Island beautiful again. Why cant their be a comprimise and mutual respect? Allow there to be condos built so people can inhabit the area and bring life into it but restore the charm of its history. Cant their be a symbionic realtionship? Why does it have to be one or the other. Please help coney isladn become a park so that my son and I will get to see it again....

Thanks

### bluemedia

Tara Logsdon / Office Manager

0:480.317.1333 x100 F: 480.317.0277 M: 602.475.8519

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#### Via Email to Lynn Kelly

Subject: Coney Island Letter of Support

January 8, 2008

#### To Whom It May Concern:

I am a Brooklyn resident who has spent many enjoyable summer days and nights in Coney Island. I am writing to indicate my support of Coney Island's amusement park being designated a city park, so that it will be developed in a way that is good for the Brooklyn (and greater New York) community -- that is, not replaced with the same boring condominiums, lofts, spas and/or apartment buildings one can find everywhere in Manhattan, and in an increasing number of places in the outer boroughs, especially Brooklyn. I am writing to indicate my support of protecting what is special and unique to the character of Coney Island. Although I will not be able to attend any of the information sessions that are open to the public, because I am out of town this month, I wanted to voice my support for keeping the boardwalk, amusement park, and sideshow as part of the culturally rich flavor of Brooklyn that needs to be preserved. Thank you for your time.

Jennifer Frazier Shore Parway, Bensonhurst Mayor Michael R. Bloomberg City Hall New York, NY 10007

Dear Mayor Bloomberg:

My name is Justine Jackson and I am from Philadelphia. I am writing to you as a believer in history and on behalf of my own passion for the only Coney Island I have ever known, the one standing today, as well as for those who may not be alive today, who left the world with great memories of a spectacular place that was no longer there at the time of their departure.

The first question to ask is what those of us who care for Coney Island want to see. A revival of the Coney Island as it stood in all its glory during it's hey day or an entirely new park much like one easily found anywhere else?

Coney Island should never be anything but Coney Island.

I agree that modernization to improve on general safety is good, such as that in rebuilding the ancient boardwalk that lines the beach. However, in a situation such as this where total redevelopment is the issue; where over what little remains there now (and so little only because of the extreme neglect from both the city and it's residents throughout the last half century) the remnants of this much adored world renown attraction, despite the very isolation of it's post decay existence, would be laid down the identical twin of half a million if not more un-creatively planned, unoriginal, and certainly un-New York City plots of generic retail and real estate. Now is the time to realize the mistakes foreseen by most of us before the irreversible destruction is done? We are not just dealing with what looks at first glance to naive outsiders as merely a depressed inner-city neighbourhood long past its prime, we are dealing with a place that proudly still stands today despite the harshest tests of time, prominently for it's historical importance alone, and supersedes it's long vanished brethren of Asbury Park, NJ and dozens alike who did not have the strength to fight against the tests of time.

A preserved and restored amusement place with a design based on what once stood there would far exceed a park that is designed to be modern and function only as a cash cow tourist attraction, because it is a guarantee that while modern impresses us in the beginning, it will always be outdated eventually and require the same attention years down the road that brings us to this dilemma today.

Most people have seen cutting edge modern theme parks and certainly all of us have experienced the oversaturation of their advertising for brand new, spine-tingling rides whose use is only to bring in more revenue, when after the season ends, what will ever be remembered about those multi million dollar amusements once a new ride is built? We have all been force fed images of what we are told we should want to experience and while these rides may be fun, in the end they are interchangeable and nothing special lingers after the ride ends and we go home. None of us have had the **experience** of the turn of the century Coney Island we all know about, the great Coney Island we have been regaled by elderly people from all over the world about their stories of it's magnificence, of all the wonderful memories they retain from going there as children. How many people will feel such a connection to the ultra mod retail shops and arenas that will wipe out a place people feel so strongly about? Will they come back in their 80's from across the country to see it one last time after someone tells them it is being form down? Will they even come to it without already being in the cify?

Something historically renown as the original Coney Island could never become outdated, and I mention this because it is already timeless, unforgettable, and preserved in history; and it's certain that when people think about a better Coney Island, they recall photographs of the vibrant parks of the past, not Six Flags or Domey Park. If anything, perhaps they make comparisons to places like Wildwood, NJ

which thrives every single season on its seasonal, old-time, no frills boardwalk shopping and pier ride amusements. It's not high tech or world class but people from around the world go there, people go there because it's there still enjoy the renovated motels and hotels of its golden years because it has become a bygone era. The same things are possible for Coney Island, if the City is willing to try and make an effort to work with what already exists rather than just raze it down to the pilings.

The thing I love about New York City has always been that it is an independent city that can carry itself and all its weight without the need for competition or help from anyone, and that state of independence has always been a large draw. The unfortunate thing is that when New York City does decide to keep up with the Jones', that is when it's most wonderful and characteristic attractions are sacrificed as the lure of money comes blowing in on the salty harbour breeze. Among all the colourful neigbourhoods of yesterday that are no longer around to see but only talk about, the two greatest martyrs of this stench of greed were Penn Station and Dodger's Stadium. This method of renewal never seems to make anyone happier after all is said and done than they were in their discontent before running in the race to modernize. In fact history shows that the losses created more angst and people mourned all that was lost but truly loved while trying to turn the city into something it was not, and never became. Ask anyone if the city became the improved and modernized vista of wealth and happiness Robert Moses must have assumed it would become when he "renewed" it, the city failed like no one ever predicted it would afterwards.

Great lessons may be learned from these mistakes and while the old New York everyone knows so well, the New York of years ago so lustrously illustrated time and again in movies can never be returned, it is with these precise examples of history that it ought to be learned that some things, history included, just matter more and no one will be happy in the end if they are taken away.

Utmost care must be taken in this project not to make the mistake of destroying what is left of New York City's most unique attraction by creating a copy of another's merely to cash in on tourism. America already has a Disney land, Las Vegas, and Great Adventure, the void for one-of-a-kind parks desperately needs to be filled and this is the ultimate place for it and the time for it.

Rebuild Dreamland, Luna Park, and Steeplechase where they belong! Save Coney Island by bringing back what people love most about it, not turning it into something new!

In designing a new park, I ask that great consideration be made to uphold not only the genuine character and integrity of a place everyone assumed would crumble some 25 years ago, but to recreate the park that still lives in the memory and in photographs, the park so many have mourned the loss of. Millions of people love Coney Island just the way it stands now! No words can make it understandable to someone who spends little time there how happy so many already are, those who really care and have given everything they have over the years to keep it running! It's those people, families, and businesses that leave open the doors to any sort of opportunity, since it's their hard work and sweat that have fought to keep the place breathing. Without their efforts, would anyone really be interested in Coney Island? It's what they have helped keep there without anyone from outside the community standing behind them that draws the visitors, it's what they have created there that makes people curious about Coney Island.

A new version of the Coney Island parks of old is very possible with the inclusion of new rides and perhaps replicas of some of the better known older rides that didn't survive, using the architecture and features of the parks that once stood there as a basis for your theme.

If the question is who buys history, the success of Williamsburg Va. will show that it is marketable. Hershey Park once was an old fashioned park that was forced to upgrade during hard times, but remains one of the most popular amusement parks in history and they did not need to do this by removing their main attractions. Why can't Coney Island succeed in this way? Are retail shops really what tourists want to travel across the globe to New York City to see when they can shop in their own towns? I challenge the city to stand up tall and work with the fabric that builds its flag rather than ripping it apart at the seams to have a less vibrant one made of new material.

My final thought is in dispute with the current plans to turn Coney into a year-round resort. With respect to local residents who actually live in Coney Island who may benefit more from some of these proposed attractions like a movie theater or shoe store than a tourist: realistically, again, what tourist will take an out of the way trip to the beach in mid winter in the snow just to see a movie or go bowling when they can do that at home? Coney Island is filled with plenty of other locations for this generic suburban type commercialism so shrinking what little there is of an amusement area to build it would be greatly regretted. Once it's gone, it's gone forever, and buildings which have stood there for generations and house countless memories would be destroyed for a Nike outlet? 15 acres of themed amusement park full of cotton candy and cheap seaside amusements that recreates a place lost in time thus far is really what New York City needs, New York needs to regain its personal image and strength, not borrow from others'. Only in camouflaging itself will the rest of America finally have the pleasure of declaring the city a failure in everything it does independently of them by selling out for the sake of being liked by those who don't otherwise care for such a city. Where is the "don't like it get out" attitude the world associates with the big apple? Why should and since when does New York strive to entertain those who don't otherwise enjoy our city?

As with Wildwood NJ and Seaside, both famously popular summer resorts, the beach is the main attraction and they remain industrious just as such. There are certainly ways to even build around the pre-existing structures without tearing them down or rebuilding to make replicas of buildings like those housing the small businesses on the boardwalk. Family's like the Ruby Jacobs family have decades of memories from their bar on the boardwalk all over the walls! Business owners like those should be rewarded not punished for holding their home together all these years. Visitors find more joy in hearing about those memories and knowing what existed there before they were born than to go somewhere that means nothing to anyone and has no significance in history other than it stands where something great used to. At any rate, the businesses there have already proved by remaining there all these years even during the hardest and most crime ridden times that good summer profits will carry the businesses throughout an off season:

Ultimately, a happy ending is one which concludes a long struggle where the good survives, it's the story about the way hard times can be overcome through hard work. Facing the past and using it to prove how far we've come in rejuvenation is more deserving of reward and affection than the story of giving up by wiping the state clean and trying to sweep what we think is dirt under the rug when in reality all that was done is removing our history. It's clear now that some sort of redevelopment is inevitable, as sad as it makes me and many others to know things can't just stay the way they are forever, so please listen to our plea do right by Coney Island and if you have build, build around what is still there (which is so little it hardly imposes) and rebuild the old Coney Island like history books reveal.

I hope my suggestions will have some impact on your planning decisions and thank you very much for your time and consideration.

Jochen

Respectfully.

Justine M. Jackson

Kelly Bennett 25 Cataldo Road Meredith NH 03253



July 7, 2008

Mayor Michael R. Bloomberg City Hall New York, NY 01107

#### Dear Sir:

I am writing to you about Coney Island. I am a resident of New Hampshire but I vacation every year in New Jersey and New York, I do this because of Coney Island. The area of Coney Island has become, for me and my boyfriend (a NJ native) a place of fantastic escape, a place where the real world ceases to exist for the day, and only fun and wonder can envelope you.

I came from NH last year to spend my 30<sup>th</sup> birthday on the beach at Coney Island, to ride the Cyclone, and the Wonder Wheel, to eat funnel cake on the beach and see the Sideshow performers. I was able to feel like a kid again, and be free, if only for a few hours. I came back again this June, for the same experiences, and to be part of the culture, as a participant in the Mermaid Parade. I don't want to see future generations being unable to experience that because a developer wanted to put up high-rise condominiums.

There are so few places left in the world like Coney Island, the history of the area is so deep and the culture of the small beach community is so artistic, and truly American, to see it as anything but the Historical entertainment Mecca of America that it is, would be shameful.

We as Americans have the ability to live in a high-rise condominium in any city in the country. We can go to Disney World for the big buck theme park, we can even go to another beach with board walk and view the ocean, but nowhere else in the country, or even the world, can you experience the magic you feel at Coney Island. To know there are no

experience the magic you feel at Coney Island. To know there are no tricks and special effects to the sideshow, these are real people doing what they really say they are doing because they love to do it, to see the old time dance performances like burlesque shows, taking you back in time, to ride the roller coaster and Ferris wheel, knowing their historical significance and how much love and care has gone into their preservation over the decades; this is the Coney Island experience. This is what I have so much love for, and why I am urging you to keep Coney Island alive, and kill the proposed residential development of this magical stretch of Brooklyn.

We have a duty to preserve Coney Island, a duty to the American people, to preserve the People's Playground. We the people have spoken, we have been speaking for a very long time, please listen to what we are saying, if Coney Island is to be redeveloped then lets build it back up to the wonderland it once was. Lets bring back the awe and beauty that was Luna Park, and the excitement that was Steeplechase Park, and lets renew and refresh the wonderful entertainment that currently resides there. Lets work together to preserve the first entertainment landmark of the East Coast.

I urge you to please rethink the current development ideas of Coney Island, don't let us down, and don't take the magic away.

Sincerely, Kelly Bennett

Helly Bennett

### Jim Sieradzki 107 Mountainside Terrace Clifton, New Jersey 07013-1178

July 6, 2008

Mayor Michael R. Bloomberg City Hall New York, New York 10007

Dear Mayor Bloomberg:

As you can obviously see from my address above, I live in New Jersey. However, I am writing to you today to urge you to do whatever in your power to save Coney Island from the planned destruction and redevelopment of the boardwalk area.

It is my understanding that the current plan calls for the entire boardwalk area to (except the historic Cyclone roller coaster and Wonder Wheel ferris wheel) to be demolished and replaced with high rise apartment buildings, retail stores and other such "chain" restaurants and establishments. To demolish such an historic area would be a shame. My family and I have visited Coney Island numerous times; having chosen to travel there rather than the "Jersey shore" specifically because of Coney Island's character and historic charm. Is it fancy? No. Is it upscale? No. But is it authentic, a genuine piece of Americana? Absolutely. Is it affordable for a working class family? Yes. Is it an historic site that has been providing entertainment to working class people for a century? Yes.

And yes, we have eaten on the boardwalk, bought countless ride tickets for my son and otherwise supported the local economy.

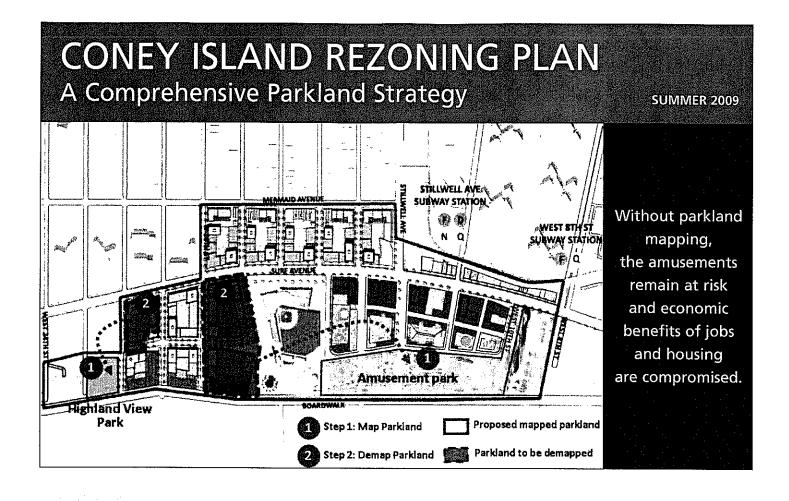
Our metropolitan area is already choking with cookie-cutter strip malls, chain restaurants and franchise retail stores. We need to preserve an area like Coney Island that has such unique character and charm.

Please do whatever is in your power to save Coney Island.

Thank you for your consideration of my views.

Respectfully yours,

Jim Sieradzki



After decades of decline in Coney Island, the Administration is setting the stage for the rebirth and revitalization of this historic neighborhood. Through a comprehensive rezoning proposal, parkland alienation, de-mapping and mapping actions, and an amusement development plan, America's First Playground will once again become the seaside destination of choice for New Yorkers and visitors alike. Moreover, the City's comprehensive plan will create over 6,000 permanent and 25,000 construction jobs along with over 900 affordable housing units in one of the neighborhoods that needs it most.

Why is the Parkland mapping of 10 acres – and de-mapping and alienation of 9 acres – necessary to revitalize Coney Island's Amusement District?

#### To Protect the Amusement District from Speculation:

- Without parkland action, private developers will continue to buy-up, and board-up, the amusement district... continuing a decades long trend that has reduced the amusement district to a mere 3 acre sliver.
- Parkland mapping already works in Coney Island. Coney Island's treasured icons – the Cyclone and the Parachute Jump – are already located on mapped parkland.
- Parkland mapping is the strongest city and state legislative assurance that Coney Island's amusement district will be dedicated to amusement uses in perpetuity.
- While zoning regulations such as a Special District can prevent undesirable uses, these regulations cannot ensure that amusements will be built and are insufficient.

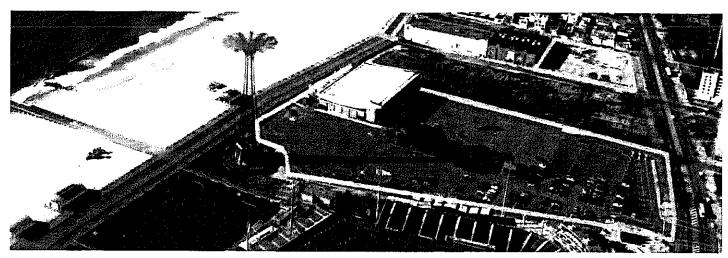
### To Grow the Amusement District into a 27-acre Urban, Amusement Destination:

- A permanent district will attract private investment in amusements, hotels and accessory retail, activating the entire 27-acre district.
- Immediately following parkland actions, the City will seek a permanent amusement developer/operator for the amusement area.
- An independent amusement advisory panel confirmed that City consolidation of property is critical to long-term success.

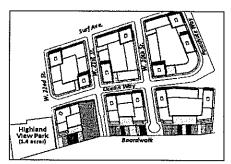
#### To Catalyze Economic Activity:

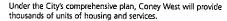
- The mapping and de-mapping of parkland creates the development framework for the City's comprehensive plan that would lead to:
  - Over 6,000 permanent and 25,000 construction jobs
  - Over 900 units of affordable housing
  - 500,000 square feet of retail, and
  - More than \$14 billion of economic activity

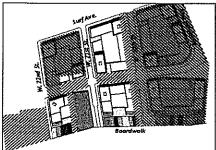
<sup>&</sup>lt;sup>1</sup> Parkland "alienation" is a state legislative action when a municipality wishes to sell, lease or discontinue municipal parkland.



Parkland to be de-mapped in Coney West is currently parking lots for KeySpan Stadium.







Without parkland action, development in Coney West is severely compromised.

### Why is the Parkland mapping of 10 acres – and de-mapping and alienation of 9 acres – necessary to grow Coney Island's Neighborhood Amenities?

#### To Unlock Development Potential:

- 2,700 units of housing, including 550 affordable units will be located in just the Coney West development area alone.
- 425,000 square feet of retail and neighborhood services, over 2,000 parking spaces and a new 1.5 acre Highland View Park will replace the existing asphalt parking lots.

#### To Transform an Underutilized Space:

- The KeySpan Parking lot serves Brooklyn Cyclone fans only 38 days a year.
- The Abe Stark Rink primarily serves recreational hockey teams and is open to the public on a limited schedule. Under the City's plan it will be revitalized and replaced within the Coney Island area.

#### To Catalyze Economic Activity:

- Without parkland action, specifically in Coney West we are at risk of LOSING:
  - 500 permanent and 7,100 construction jobs
  - 2,000 units of housing, including 400 affordable units
  - 200,000 square feet of retail and
  - More than \$5.5 billion of economic activity

### PLAN SNAPSHOT The 19-block Comprehensive Rezoning and Redevelopment Plan will transform Coney Island: Grow: 6.8 million square feet of new development Strengthen: 27-acre amusement and entertainment district Construct: A new 1.5 acre neighborhood park in Coney West Develop: 4,000-5,000 new units of housing in Coney North and Coney West Create: Approximately 900 new units of affordable housing Activate: 500,000 square feet of retail & neighborhood services Employ: Over 6,000 new permanent jobs and over 25,000 construction jobs created Thrive: Over \$14 billion in economic activity generated over 30 years

For further information regarding the City's proposed rezoning and the other active initiatives related to the revitalization of Coney Island, visit www.thecidc.org or contact us at 212.312.4233.



Without mapping, there can be no de-mapping. And without de-mapping, there is loss of jobs, housing, and economic activity.

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME MIKE Robinson	ADDRESS 20075(1) F 1910
NAME Jessica white	ADDRESS 2970 west 24th St.
NAME Maria Joula	ADDRESS 2952 W 35 <sup>th</sup> St.
NAME GUZY Rivera	ADDRESS 7925 W 27 St.
NAME UNISS Muharrang	ADDRESS 2028 Mermaid AVE 24
NAME KO Organ Chain	ADDRESS 356-5874 ST BKLyp/1220
NAME MALE DE THURS	MADDRESS 2949 West 28 th Stet Apt 8 16
NAME Marion Dawson	ADDRESS 2949 West 2312 St. April 1/15
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NAME JOSE Santiago ADDRESS 2950-52 W 33 St. Brostlyn	VK.
NAME Yolanda Santiago ADDRESS 2950-52 W 33 St Brooklyn	W)

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

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NAME Michelle Lawrence	ADDRESS 2858 West 16th St. Ch Brookyn NY 11224 ADDRESS 30/8 West 21th St 146 924-8271
NAME Tyshawn Lowe	ADDRESS 2832 W-23 St 646-644-0491
NAME DOMON Brookington	ADDRESS 1960 W 245+ (203)441- 2096
NAME Anthony Brackington	ADDRESS 2960 424 (203) 560-724
NAME DWAYTE COOPER	ADDRESS 2910 WAN 5+ (912)373-1960
NAME William Harris	ADDRESS 2926 WEST 25 (347) 776-4555
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NAME MIKE BRITO	ADDRESS 2940 WEST 3157 347-962-0091
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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

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NAME JOHN A. ALLONS 2836 CUSL 23 St BKSY
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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

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NAME August Montero	ADDRESS 2832 W 2357
NAME 538	ADDRESS 2828 V 28 St
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NAME Jamas Mowarth	ADDRESS 331 west 35
NAME A	ADDRESS 2946 VV 235T
NAME L. Murgey	ADDRESS 2950 W. 235+
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NAME Penny Davis.	ADDRESS 2960 W. 24th Sl.
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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME JUSEM MERCED	ADDRESS 3/62 BAYVIEW AVE
NAME KEVIN King	ADDRESS 2749 W 3354
NAME D. Sullion	ADDRESS 29 29 west 31th
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NAME Rija Steele	ADDRESS 2925 W.27th St
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NAME Jeffrey Allred	ADDRESS 2839 WS+ 33PT
NAME Christopher Weal	ADDRESS 2839 West 35 St.
NAME JOSE (Urma)	ADDRESS (69. E. 22.
NAME Jacque lyne Workers	ADDRESS 2673 W 33 St
NAME Shadera Kales	ADDRESS 2673 W 33 St
NAME OSG DE MAI	ADDRESS 39/8 Neptone Ave.
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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

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NAME	CAROL	A Hamilyan	DADDRESS 468 Grand Ave Blkg 1/238 D
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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

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NAME Katherine Mator ADDRESS 2950 W 958+	
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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

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NAME Rahiem Jackson	ADDRESS 2925 W275+
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NAME Semb D Fisher	ADDRESS 2930 WEST 30th
NAME Ellem Fisher	ADDRESS 2930 WEST 30th.
	ADDRESS 3763 SCAGATE AVE.
NAME TIS Williams	ADDRESS 28-32 Nepteur Street
NAME TILA WIT SVA.	ADDRESS 1526 Maranat
NAME Slave Worth	
	ADDRESS 172960335+713
	ADDRESS 2729 4033SA 7B
NAME VICTOR BIGZ	ADDRESS 2729 W33S+715
NAME Schil Ching La	ADDRESS 3025 WEST 32nd STREET
NAME Henry Sporti	ADDRESS 29 YO W 33 28 SA
NAME I Jaffonski	ADDRESS 2954 W 8 57.
NAMEY Mottoun	ADDRESS 1133 Fast 738
NAME 7. Maxiash	ADDRESS 1133 East 735
NAMEM. Matian	ADDRESS 127 Frast 7284

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME GERONE ANILU ADDRESS 2825 WEST3
NAME Chris Ramirez ADDRESS 2935 W.33rd St.
NAME alle realsall ADDRESS 2950 W 24th ST
NAME CLOR +A Primes ADDRESS ROOT SUCK AVE
NAME DIANA COLON ADDRESS 2868-W. 164 X.
NAME LIAS Color ADDRESS 2868 W.16 ST
NAME Spander Mr. ADDRESS 268 W. K. St
NAME ENAQUE MAS ADDRESS 2868 W/6 FRONT B/c/2 N/, 1/224
NAME ZVORTICIO GIGN ADDRESS 0230 KID 33'd
NAME TOMOTHY CURRIE ADDRESS 2950 W33 ST BANDONY, 11224
NAME Edith Cucura ADDRESS 1522 Nephra Ave BKLywi Ny 11-ray
NAME Wolorus Holder ADDRESS 3246 Baymen Ane, B'Klyn Ny. II
NAME Melchor Herrera ADDRESS 59 BRIGHTON 10 0
NAME Kon Mahonery ADDRESS 2949W 23 ST #4-1
NAME TULLE HOVEL ADDRESS 2949 W 23 3 # (6C
NAME 1000 (Jones ADDRESS 2949 ().28 54
NAME Application ADDRESS Z700 West 33'd St
1100 Block of 160 1000000 0719 1133 5T 2-6
NAME Wande July ADDRESS 2832 W23St. 75.
NAME Muhle Dow ADDRESS 2929 W-335t 74

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

	J			
NAME_	Jame	Marline	ADDRESS_	3030 Surt AUC 4F
NAME_	Delokes	DeLores ()	_ADDRESS <u>_</u>	2856 W 1881. 11224
NAME	MARC	10 Heal	_ADDRESS_	3030 Surf 14E 1/224
NAME_	Edith W	Jalker	_ADDRESS_	3405 Nephune Are
NAME_	Buly	lifu	_ADDRESS_	2980 W. 28th St.
NAME/	Jan tos	1 Greene	_ADDRESS_	2007 Surfave West20
NAME	ERI Se	CHASNOC	_ADDRESS_	2950 West 35 St 713
NAME_	Willieto	ERKINS	_ADDRESS_	3020 Surfave
NAME	Hehk	ntsyungle	ADDRESS_	2929 SV S/S/MAP
NAME_	With 1			2930 W30'ST
NAME	AllAH	Justice	_ADDRESS_	2949 W. 28 St Brooklyn N.Y. 12218
NAME	Opid	alpayh		IA MALL DUCK PL:
NAME	Sione	Velg. Belf	? _ADDRESS_	30-30 SURPAUR 4122X
NAME	Gusipe	D. TINGEN	_ADDRESS_	30.30 Surf ave Furl
NAME	TOONNO	Colon	_ADDRESS_	2926 WZ SAN ST. BULLINY 11
NAME	Bem	1 Vorty	_ADDRESS_	2926 W 25 +h St.
NAME	Pablo	Satanoa	_ADDRESS	2905 W. 15th st.
NAME <sub></sub>	Ana	Yolens	_ADDRESS	2960-W24ST
NAME	James	Spiral &	_ADDRESS	2920 West 2th Street
NAME	Mich	ad Finlyer	_ADDRESS	1232 SGAFAYE

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

· · · · · · · · · · · · · · · · · · ·	
NAME LOUIE JORD ADDRESS 330 9 SERF AND	
NAME CONSTRUCTION ADDRESS 2980 L 28 27 BK14N	_
NAME Tyrove (elly ADDRESS 7980 W 28th Browly wy. 1/224	ſ
NAME Patricia Maje ADDRESS 2980 W. 28th St. Blegs	
NAME Denischards ADDRESS 2727 SURFAVE CROKING	1-0
NAME Julis - Sentiago ADDRESS 3002 SYNI AVE	
NAME Pedro Johns ADDRESS 3002 Surf the	
NAME APPEARED TOP ADDRESS 3144 BOYLUND NO	(
NAME TYSTA Anderson Address 2828W 28 Street	
NAME Victor m Sonahie ADDRESS 3026 W 29 ST	
NAME SIM ACO ADDRESS 2828 W 28 St.	Ţ
NAME Dernandte Stephenson Address 1964 West 19cm St	
NAME MOKK Brooks ADDRESS 3025 West 32nd St	$\epsilon$
NAME Lawrence Bowers ADDRESS 2925 West 27 St	·
NAMELY Teminodo Vere ADDRESS IN West 25th Street	
NAME Mariano Rivero ADDRESS 2007 SUIP Dre	C
NAME Loraida Sontos ADDRESS 2737 W33	
NAME MARK INWIN ADDRESS 2925 27th	
NAME/NUTTO NOLW ADDRESS 2832 W19 87	(
NAME / Lashawn Flenory ADDRESS 2832 West 28 OF.	

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME	Jennifer	Green	ADDRESS	2860 W. 23 St
	Ruth			2940 W.31 St
NAME <sub>2</sub>	Ashley L.	Foster:	_ADDRESS	2007 Surf Ave
NAME_	Amil	Smith	_ADDRESS_	2976 Surfave
NAME_	Yolande 1	en Juen	_ADDRESS	2946 w 235t
NAME_	Fa-G	5	_ADDRESS_	2955 W21st
NAME/	CAMONT	n. Rien	_ADDRESS_G	2007-SGNF. AUE.
NAME_	Megar	n Gonzale	ADDRESS_	38-32 W * Q323L
NAME_	TYKI	Ferros.	_ADDRESS_	28.32.W.238f
NAME_	mague	wóz	_ADDRESS_	2833 W 335t.
NAME_	Michelle	Havens	_ADDRESS_	295 y 15" St.
NÁME	Dayuelr		_ ADDRESS_	2832 Wast-23rd Johlyn Ny.11224
NAME_	$\rightarrow$ $\wedge$		_ADDRESS_	3031 West 25th street
NAME_	Educe	es Koda	_ADDRESS_	2945 W23 St
NAME	MK. Kicky Gr	her (Lick Rick)	J _ADDRESS_	2803 6.28 St Mermans Art.
	Tous VASO		_ADDRESS_	259 MEANING ALE
NAME_	Soul He	unmallo	_ADDRESS_	2940W 313+
NAME	lucin V	hil		2947W235T
NAME	Caron	e Cleanin		
NAME_	lina	- Buan	_ADDRESS_	3149 BAYVIEW AUE.

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME	Steven	Francis	ADDRESS 2945 Ugz Street
NAME	Paine	Dendryka	ADDRESS 2949 WEG+ 315+120xAPr 20
NAME	Eric	Dixon	ADDRESS 2946 West 23rd 57 7R
		gra Biley	ADDRESS 2946 West 23rd St
NAME	GUV	Bowen_	ADDRESS 1062 Dean Street BKly
NAMI	: Tawa	na Sano	ADDRESS 2945 W, 28 St Brown
NAMI	X Int	7 Andagan	ADDRESS 6750 W 2 3 ST 150/VIL
NAMI	Raul	Dedunds	ADDRESS 2960 W. 24 82 By
NAMI	Hac_	Mand	ADDRESS 2946 W. 23RD AP+ 12-N
	,	AMSTEUD	ADDRESS 2946 W. 23RD AP+-10-D
NAM	Eldiner	w Colon	ADDRESS 2947- WZ9 II APT 206 A
		Nobbens_	_ADDRESS_2948 West 23s Apt 11R
	· 🔨	ek Handing	ADDRESS 2946 WAT 23 St apt 878
		L'Bennett	ADDRESS 2935 Nest Byra Street
		An Rose	ADDRESS 2946WOST 23rd STREET
	_	lie Rivera	ADDRESS 2950 West 23rd st
		W9/19erms	_ADDRESS_2950 2/est_23rd St
		r Jones	ADDRESS 2949 W23 St
	E Mich	1 1.	ADDRESS (2946 4/ 2387
NAM	11.1	e Wtouden	ADDRESS 2946 W.232 St.

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME for athan Mondo ADDRESS 2946 west 23 12 St
NAME ADDRESS 23/6 SUNFAVR
NAME Du Rusale ADDRESS 38/3 Poplar a venue
NAME Jorge ROSADO ADDRESS 38/3 Poplar avenue
NAME AGRICO ADDRESS 2200 SURFAVE
NAME I May Smith ADDRESS 2949 West 23 of 5+
NAME Thu box ADDRESS 3631 WEST 25 SEREET
NAME Shari Joynen ADDRESS 2930 W30th st BKey, NY 11224 BBS
NAME MICHELE FISHER ADDRESS 2930 W. 30 H St B'KINN, MY/1
NAME Mark Browley ADDRESS 2930 W. 30 HAST B'KINA. MY/1/20 NAME Mark Browley ADDRESS 2911 W 36 57 B'KINAS
NAME/wole / Mayuez ADDRESS 3002 Surd Oure-
NAME Janiet James ADDRESS 30 24 west 29th Street
NAME Jake Welsh ADDRESS N 970 WZ4ST SUF
NAME Deloyes Wz44 ADDRESS 2970 WL4st 8UTF
NAME M Sulma ADDRESS 2802 W. 2057
NAME WENDER WE ADDRESS 8022 WEST 25+
NAME AI Pred A COSTA ADDRESS 28 90
NAME TECKANGA MCORPHADDRESS 9226 SUIS
NAME Palecca Climadoress 25TH E. 797
NAME Austin Darnhard + ADDRESS 2730 W. 27 54

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME Impifer Rivera ADDRESS ADV Memnidal. 3R
T 112 142 1 23' d <+
NAME MOCES HAM ADDRESS 2832 25 54
NAME War I Living ADDRESS 1950 W.23 The
NAME Markound ADDRESS 3950 W 84 St
NAME JOSEPH DAVIS ADDRESS 2950 West 235
NAME Adres Liberts ADDRESS 2946 West 23 mst
NAME Michael Brown ADDRESS 2940 W.31st Street
NAME KULDINA WITH ADDRESS 2925 W 27 STREET
NAME DI ADDRESS LARS W 27 Street
NAME Kulhlyn walky ADDRESS 2028 W28 Street
NAME LOGICATION DIVES: ADDRESS 2949 West 28 Street
NAME Januar Sunt ADDRESS 2828 West 28 Street
NAME SOAN FIGURESS ( ADDRESS 2926 W25 to Blief
NAME Frank Pina ADDRESS 2416 W24 MCRMail 71
NAME Athley ADDRESS 2302 MORMAID LYC
NAME 2950 (1), 2487 ADDRESS Gloria Hill
NAME 2920 W-2/ctr ADDRESS Kichriy Cleuner
NAME 2960 W 295+ ADDRESS Jalle Mutti
NAME L 96/ W 295+ ADDRESS James Mente

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

	NAME Cui Leroi	_ADDRESS	2930 West 50 st BK, Ny 1/22 4 - 3/7-299.38
	NAME Deinise Alvorez Salulat	_ADDRESS_	2930 V 30 St Bruly - 4 1/224
	NAME Angligue D. wordson 3.	47- 139-0 _ADDRESS_	2535 W30 St 6 mb Ja N. 4. 11224
	NAME Sypamy Washing Im!	_ADDRESS	2450 a 10 5 f bowlyn N.1 11224
	NAME La Krenda Ammie	- 567-404 _ADDRESS_1	2946 W23rd St #15K BKIYA 2946 W23rd St #15K N.Y. 1122
	NAME (Far Hamis	ADDRESS S	$\sim \Lambda \Lambda = \pm 1$
	NAME Terelle Ammie	7, 4667 _ADDRESS <u>&amp;</u>	2946 W23rdSL#15K
*	NAME ECDYA Quince.	_ADDRESS <u>2</u>	940 West 31 5+ 718-926-1839.
"[		_ADDRESS	
	NAME CRYSTAL ASKEW	_ADDRESS_0	2949 W 23-St 946-0231
	NAME JUSTIN Marcaro	_ADDRESS	1412 neptine are 347-767
	NAME Quamel Books	_ADDRESS_	3028 v 24st 1-718-265-0176
	NAME Destawn White	_ADDRESS_	2929 West 31st 347-522-1583
	NAME Jarton Wias	_ADDRESS_	2926-W-3572372500
	NAME LONG Jordan 03	947~743~259 _ADDRESS	2820 W 30 St ABB 3369
	NAME Patricia Meg	_ADDRESS_	2980 W 21 Hay - 1/2/154/-
	NAME EVANS Alcindor	_ADDRESS_	3/21 W 24th St 347-154-8100
	NAME 12/070RES	_ADDRESS_	1347 963-62692936
	AME Audwin GATHERS	_ADDRES\$_	7/8/946-7552
	F. James Wilkey	_ADDRESS	2673 W 33rd St (#4B)
			Cell #(347)617~0399

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

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to our neighborhood. Thems don't have a series and a series are a series and a seri	, (
NAME I I MANE RULEN ADDRESS 2890 W216	x 1718 372 6694
NAME LASSELL ADDRESS 30023	unf trell-Becayar
NAME JOINET M. Better ADDRESS 25:30 (	Jest 3/5+2 (
NAME JOINES BELTON ADDRESS 2929 W	es +31 [347-257-2747
NAME DIQUED Smith ADDRESS 2881 Co	2:-36th Street 738-0174
NAME Joyce Eberhandoress 2970 a	1 27 34 646-643-34
NAME Roy Eberbart ADDRESS 2970 u	) 2754-646-643-34,
NAME Shy Kia Chambers Address 2970 i	2754-34-729-5013
NAME Chony thamps ADDRESS 29404	03/51-347-475-2441
NAME FEIDIMANO BLOOM ADDRESS 3002 SULT	
NAME Philbert HIARS hall ADDRESS 2-929 1	N318 1347409578
NAME ALMED ALGAVD, ADDRESS 2929 L	131 1646-24024
NAME Damy Cusaac ADDRESS 394 [	4 Mont Aue 347-240 855
NAME WOMEN COX ADDRESS 394 D	umont Aue 347 24055
	nd VIEW AUE 347 438-4842
	W 31 347-564-487
NAME Philip Engel Gert ADDRESS 2930 W	30 <sup>st</sup> 347 738-7444
<del></del>	ng Place 1347 40/7
	ing place 1347404776?
3311	397500 (0)11
NAME Jamie Kampo-Sat ADDRESS 359 T.	119st 347-472-
hestell Yarborough 2832 v	V 19st 347-472- V. 23st 646-644-0491
N	

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

	NAME ISL BURGE ADDRESS 28 18 F. BIKINIA.
	NAME May Capte ADDRESS 2940 Cot 31 St
	NAME Cyd Ffau ADDRESS 2930 W305+
	NAME 20 . address Q 9 2 6 W + 85 BELLEN
1	NAME FUKERA SWEE ADDRESS 2949 WOSH ST #8123
	NAME TRUCKER CALIWHADDRESS 2828 WLS A - 4B
	NAME MOUDEN ADDRESS 2 +21 Surph 34
	NAME GRAY HALLYS ADDRESS 2007 SUPT Rule 100 4067
	NAME PULLE KULLIKASPESS 2920 W 21STR # 11/
	NAME Jandy Rechiques ADDRESS 2840 W 36 Street Apt 3F
	NAME Shoyra Gyaman ADDRESS 2947 W 285+ Apt 60GA 755-609
	NAME Mignel Viruet ADDRESS 1-347-885-8014 2929W 25 5T 505
	NAME Tyrone Frager ADDRESS 347. 702-7382
	NAME Hason Wellington ADDRESS 347-299-250 12950 Apt 8/
	NAME Jerry T. 116m ADDRESS 347-28012950 Apt 18 A
	NAME Runglof T. Segers, JC. ADDRESS 2955 W. 29th St. Apt #12-6
	NAME (COUTH HOWE!) ADDRESS 2836 UEST 22RD
	NAME Nicholas Gina Address 2836 west 23RM Ad-182
	NAME AND & OLYMPS ADDRESS DEX NEPTUR JE
	NAME Kavonri Bowe ADDRESS 2750 W-33 KS+ # 1544

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

1 1 -	
	ADDRESS AP36 West 3 rest
NAME Stephinie Timm	ADDRESS AP. 36 WOST 2 3 rds +
	ADDRESS 2836 West 23 rast
NAME SORVER RECUS	ADDRESS 2836 West 23 rdst
NAME PamelA Anderson	ADDRESS 2946 W 23 rd 87 BK/41 NG 11224  ADDRESS 2324 marmoid Apre
NAME Applich	ADDRESS_2324 marriant ADD
NAME SAVUY NAVIUL	ADDRESS 7328 MAYMULU
NAME JOHN MARDIA	ADDRESS 2956 W-23.47
d Zannellal	ADDRESS 202/ Dre X, #37
NAME R. L. 724	ADDRESS 2834 W. 23 - St.
NAME Reguld M. FAT HIL	ADDRESS 2950 W. 24 th a.
NAME Valisha Hanks	ADDRESS 2946 W 235
NAME Michell Ramas	ADDRESS 2946 W235+
NAME Laved Constell	ADDRESS 2945 W235 -
1 / 1/	ADDRESS 2947 42354
NAME (Loya Campbell	ADDRESS 2945 231+
NAME JOHN Druteley	ADDRESS 2709-W36th St.
The 1 1 / TIMO	all liss in a
NAME ATTOCKE WILLAMA	ADDRESS 19 4/ LIRS + 23
NAME Balmon I LIMIT	ADDRESS 2945 WST A3rd ST
NAME Meliza I/we at	ADDRESS Q945 WS1 XXXXX

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME LIBORSH (GIM ADDRESS
NAME JELONE WHATALER ADDRESS 2727 Scor F AVE. Aft. 524
NAME ROGER A Figure of lapol - ADDRESS 3807 OCEANICANE BrooklyN NY 11224
NAME ADDRESS 28- 170
NAME JOSAJUWW ADDRESS 2850 W DY DE
NAME hidmila toking ADDRESS 2980 West 2954
NAME Rose Clark ADDRESS 2951 W. 3154 #135
NAME Maybre L. Whison ADDRESS 2832 W. 23 St.
NAME Martin Corazo ADDRESS 2945 023
NAME Bulan Val- ADDRESS 2843 & 11 Street
NAME Wanielle Maulough address 2839 West 33 Street #44
NAMERICAN CITY Clat ADDRESS 3020 SURface oft 1 t
NAME Fredrick Tucker ADDRESS 2326 WEST 4PT 54
NAME Gidglevguaug Amadoress 2850 malfet # 10 R
NAME Victoria Streelangaddress 2620 W 32 St
NAME FLOTES ADDRESS 3815 Neptine @
NAME HOMON WILLIAMS ADDRESS 28/1/28+ 2/5+
NAME Alisa James address 2813 West 31 5t
NAME Mariya Abakue mova ADDRESS 2946 W 23 Str. \$ 10-B
NAME Deg Rosado ADDRESS 2920 W. 2/5t.

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME SOLANGE ISAAC	ADDRESS 106 09 Flatlands Avo, ID
NAME PATALIA RYBCHINSKAYA	ADDRESS 1919 WEST 31 STR # 8L BROOKLYN, NY
NAME Carolyn David	ADDRESS BIKLYN N.Y 11224
NAME Level girelle	ADDRESS 2949 4 28 187, #2148
NAME haunte Klass	ADDRESS 2007 Surt AVE AYT THE 26
NAME Mappe Rosy	ADDRESS 3602 Memaid Ave,
NAME Shanef Uly	_ADDRESS_2950_W35th_St_#9/6
NAME TO ESTA	ADDRESS 2823 1 N. 28 St.
NAME Thankse Chilette	_ADDRESS_29.40 W 33
NAME Johnn Garrigo	ADDRESS 29075 W 7 754 2925 W 2754
NAME Lindalyne For	ADDRESS 2920 W 2/ Street BALYN, NY112
NAME Valid Beny	ADDRESS 24-28 28 STBKY 1(22
NAME MM Saa	_ADDRESS 2228 W28 ST BKM 4229
NAME Jalonale &	ADDRESS SOLS MEST 32 St. BLINDIEZY
NAME adala Laures	ADDRESS 3030 Surf Ave 2A
NAME Therm Sew	ADDRESS 2976 0 24th 51 100
NAME Leajor Thomas	ADDRESS 2946 West 23 Apt 3N
NAME Com They They	PADDRESS 2 CRIEW 25 ST Apt 605
NAME PARASIN PURSAT	ADDRESS 2960 W 245T 49127
NAME Jahm Hell	ADDRESS 2960 W-2457 Apt 125
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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

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NAME Celleto tinne	ADDRESS 3/62 Baybien our
NAME Martin Acevedo	ADDRESS 2951 West 73rd Street
NAME WHO THE POWER	ADDRESS 2981 West 33rd Street ADDRESS 2703 LUXCOST 38rd
NAME Daysuta Rache	ADDRESS 30 25 W 325 T # 14 C BHS
NAME Epifagin ( a gree	ADDRESS 3020 Sufe are Cot 86
NAME Larthy with	ADDRESS 29/12/36th Blynnig.
NAME Lachelle Blon	ADDRESS 99-20 213st Queens village IN
NAME PATRICK GRIFFITH	ADDRESS 2902 W 25 ST BKYWNX  2980 W 231C ST  ADDRESS Brookign - NY 1822Y
NAME Dupielle Pruden	ADDRESS 8100 K/9/11/22/
NAME Stu Heisen	ADDRESS 2960 W. 24 ST Brook 140 112
NAME Mare & Clark	ADDRESS 2415 W. 24 th St. Covey Island
NAME Descree Harris	ADDRESS 2007 SUNF AVE
NAME Roslyn Havris	ADDRESS 3405 repture Ave
NAMELAKeisha Godwin	ADDRESS 2321 mermaid que
NAME Elsie Godwin	ADDRESS 2007 SUFT QUE
NAME Florine Harris	ADDRESS 2832 W 23rd St.
NAME Florine Harris NAME Stozell Rowe	ADDRESS 2832W 23rdS+.
NAME Wanda James	ADDRESS 232/ & Fremand Aue.
NAME Shakina Rowe	ADDRESS 2832 W. 23rd St.
NAME ALMIDITI	ADDRESS 2327
しゃいいじょ かつひ しししょかてきしし とし	

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

	. 1	
NAME_	Ahr Make Med	ADDRESS 2327 Merracect
NAME_	EMILE LABOSSIENCE	20 20 20 20 20 20 20 20 20 20 20 20 20 2
NAME_	Rivia Naw trayer	ADDRESS 38/2 Cypress Av, /11224
NAME_	Rodrick Surns	ADDRESS 2836 west 2318
NAME_	Ali & Wright	ADDRESS 3178 BAYNIN AN
		ADDRESS 2926 W 2537
NAME	Etzabeth Odvalle	ADDRESS 2828-W. p7 57
NAME_	Niger Pena	address 1850 will st.
	1	DADDRESS 2926 W. 2554
•		ADDRESS 3028 W. 29 HJ
,	Ictoria Kierce	ADDRESS 2257 W 11 51 \$ 36 1/223
NAME	Jokh Bali	ADDRESS 2257 W1/57 3 C 1/223
NAME_	Ahonda Bahr	ADDRESS 2257 WUS St 3(- 1/223
NAME	Brady Cum	ADDRESS 2945 W 2357
NAME	fold teny	ADDRESS 29 80 W.28 St
4	Attan hickwill	ADDRESS 2850 W 19 St
NAME_	1 de la como de la com	ADDRESS 1720 MERMAID AVE
NAME_	MAURICE NEWFON	ADDRESS 3309 SURE DUE
NAME_	Agria Roxia	ADDRESS 2820 19 West
NAME_	KNITT OF N	ADDRESS 2929 W. 20+65.
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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME RYMOND MODEY ADDRESS 2949 W 28 ST
NAME CHVMELO-LOPADDRESS 2945-1217
NAME Main Dorty ADDRESS 1408 neptune AV
NAME Peter Inesti ADDRESS 2007 SURFAVE 18 H
NAME WAPE BROWN ADDRESS 2727 W \$30 ST
NAME Rosa City ADDRESS 1704 mermaid Ave
NAME (Joseph Cosme ADDRESS 1726 Mermad Mic
NAME Mildre Ruise ADDRESS 200 7 Suf Aug
NAME 10 ma Mongow ADDRESS 2007 Surfave
NAME VINCENT CARMONG ADDRESS 2007 SURF AVE 10p
NAME Tamora Carter ADDRESS 2007 Sure AVE 100
NAME Vernière Carmona address 2980 west 25st 1749
NAME Joseph Mauceri Address 2114 Mermaid Ave. 3F
NAME Josica Criqger ADDRESS ZIIY Mermaid Mix 3F
NAME Meadora Paladoress 2926 W25 54
NAME MARIA PEDRAIC ADDRESS 2953 W 3354 APT 16-9
NAME flammond for ADDRESS 2945 W 235+ AP+ M-A
NAME Christian Chrise ADDRESS 2947 W285+ Ap+ 608 A
NAME CRISTOBAL Rodrigues ADDRESS 2840 W1957
NAME Priscila Patterson ADDRESS 2970 W27 St

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME Alden Kent	ADDRESS 2779W 33 SP # G-E
NAME Ashmean Aytch	ADDRESS 7947 785+ # 12-15
NAME T lohd Q	ADDRESS: 2940 W215/ #60
NAME Myrric Yuwara	ADDRESS 2837 W15TH Dt. Bloga.
NAME Mpunie (rumble	ADDRESS 3036 Suy Ave. 10-H
NAME Veinna Juny	ADDRESS 2935 W. 3322 Str.
NAME Younece Obcacl	ADDRESS 3030 west 311
NAME Donald Iringarry	ADDRESS 2940. W 315+ 13Kryw 11224
NAME Journey Lane	ADDRESS 2836 W 36 S.T.
	ADDRESS 2957 W. 3351. # 26 Blog 1 124
NAME Row Muno	ADDRESS 2940 W31 April 50 Brown
NAME JOE! Visquez	ADDRESS 2950 W. 35 th steet Apt. 705
ν.	ADDRESS 2019 W29 Street 2919
	2 ADDRESS 3325 NEFTERN 433# /105
NAME An A	ADDRESS 902 415+ BK, NY 1/2/9
NAME Michael furleste	ADDRESS 7101 3 No Bl. 14 1/129
	ADDRESS 330 9 Suf Ave Phys H 4 11221
NAME Herdi Krum	
1/	PADDRESS 2338, 60 Need, Br NY 11200
NAME SHAWN BrOWNZ	
	· ~~ ~~ ~~ ~ ~ ~ ~ ~ ~ /

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

We are residents of Coney Island and we support jobs and new opportunity for our community. We support the City's redevelopment plan, which will bring thousands of new jobs, new shopping, and new affordable housing to our neighborhood. Please don't let this chance at rebuilding Coney Island pass us by.

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h 9 10000 1900 - 200
NAME BURNESS 293×W29SE QFT 2B
NAME BERKING ADDRESS 3915 Nepture Ave #217
NAME School Sayner ADDRESS 2935 W. 33 St-13-C
NAME Judy love ADDRESS 3030 SUFF-10-C
NAME Nyahkaele ADDRESS 8080 Surf Are Apt 84
NAME THEFANY KING ADDRESS 930 W 30th St \$1003
NAME Sharnon Allen ADDRESS SULlowest 31 ST
NAME Aure Misliemaddress 2911 36 St
NAME live Cordina ADDRESS 2911 36 St
NAME OF HEAD POSITION ADDRESS 29500000 35 91
NAME Eddie of Mantandoress 2940 W31 ST. # 116
NAME ON SOME ADDRESS OC FAMILY WAS ADDRESS OF FAMILY WAS ADDRESS O
NAME for 10 laps ADDRESS 2 950 V332 1/4
NAME KRYSTEN MONTANEZ ADDRESS 2937 W33Rd St BLYD
NAME 200 1:05/Am ADDRESS 3095 W 29 34 11 A
NAME Sonia Granson ADDRESS 2930 W30th ST (14F3)
NAME Michelle Sebastion ADDRESS 2929 U315+ (162)
NAME Vanessa Frazier ADDRESS 2930 W30 (241)
NAME Track flerferige ADDRESS 99 Vaydalia ave 10th
NAME Ron Sur ADDRESS 2007 SU127 Heapf

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

	$A \cup X A$	
NAME		ADDRESS 2749 W 33-54
NAME		ADDRESS 2827 naponaja AVE
NAME	· Te Bush	ADDRESS 7975 W 33 57, 3C
NAME_	Sherry Pierre-Louis	ADDRESS 2470 West 24th St
NAME,		ADDRESS
NAME	LUIS Smetoe	ADDRESS 39/0 Xell-occ MOO
NAME_	Pago In	ADDRESS 28 4/ 2/5le
NAME	Main Rollingie	ADDRESS 2750 W.33 Md St.
NAME_		ADDRESS 2910 W 24m St
NAME	Althony Torres	ADDRESS 2750 W 33° 5+
NAME_	Wanda Torres	ADDRESS 3 2750 W.33 St Cyt 2347
NAME	Jernifer Purvey"	ADDRESS 2926 W 25 St Apt 208E
NAME	Thory Berner	ADDRESS 2926 W 25 St 2058
NAME	YURA GANWOVA	ADDRESS 2839 W 33 Str 4F
NAME_	Ikina vorobets	ADDRESS 4231 W 31 St 14E
_	Willian Da	ADDRESS 2841 W. 37 St 21F
NAME <sub>.</sub>	GiLVar Craz.	ADDRESS 2250 WII STAPHISA.
NAME_	tatricia Torres	ADDRESS 3711 Laurel Ave 18/1000
NAME_	Ann Krueger	ADDRESS 3711 Lauret Avel+1000
NAME_	HANCY BOVORS	ADDRESS 4017 Seasque Ane2f/001

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

Ila ( ) XIII	5505 Ned Am
NAME Clamene Directo	address 3325 Neptune Ave
NAME Graine Corclus	ADDRESS 35 105 Nept ne Pue
NAME ASINTARY	ADDRESS 2937 351457
NAME that ofrugh #	ADDRESS 148-16 1/2 av-
NAME Eyellamenn	ADDRESS 29 20 W 21 St St.
NAME 1 July	ADDRESS 2019 2012 Card 51 A 36
NAME DOWN	ADDRESS 29 25 - W. 27 3/2N/112
NAME N Julbe	ADDRESS 3028- W29 57 API 2B
NAME RAMON BIVERS	ADDRESS 3028- W295/ LPG 2B
NAMEN. Rivera	ADDRESS 3028- W295 AP 213
NAME LLUAN Rivera	ADDRESS 3030-W305+ APT 2F
NAME Sharen Hordon	ADDRESS 29 70 W 27 5- ADT 1406
NAME Syson Gilly	ADDRESS $3043$ $E$ $425$ $M$ $30$
NAME - avra Kinhall	ADDRESS 1928 West P6th St.
NAME NOTECNIELIKINS	_ADDRESS_824 por LAVE AT PA
NAME MADLE (NAM NE	ADDRESS 2/6J BRIGAMST. #6
NAME DOWN I I MANICUAL	_ADDRESS_2942 W331d5+
NAME D. Curie	_ADDRESS_2950 W = 3350;
NAMESHARAYA MEANS	ADDRESS 2950 W. 35th street ist 129
NAME NonAttones.	ADDRESS 888 PUTK AVE APPT ST



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## WE ARE THE RESIDENTS OF CONEY ISLAND AND WE SUPPORT JOBS AND OPPORTUNITY IN OUR COMMUNITY. WE SUPPORT THE CONEY ISLAND REDEVELOPMENT PLAN!

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME VIYGINIA Masey address 252 Hernai Jah	
NAME ADDRESS // SO	
NAME ZHA, CEW. ADDRESS 3-2/SUF St.	
NAME CADORESS 815 W FT. 16+	
NAME Harry O ADDRESS 2652 CO24	
NAME Thomice W. ADDRESS 36 bon &	
NAME Frand f. ADDRESS 88 Hermail 4v	
NAME Kingsley Joyner ADDRESS 29308h86	
NAME Adven Joseph ADDRESS 2936 W30 thert.	
NAME blanks 8. ADDRESS 3112 Front St.	
NAME ADDRESS 153 Boles NAME	
NAME Tashell ADDRESS 8/18 Cond ?	
NAME, in for a ADDRESS CIC / Volcing his	
NAME Port fraga ADDRESS 123 Booklas	
NAME Mored N- ADDRESS 850 G 3°C 51.	
NAME Sum B. ADDRESS 618 W28 >=	
NAME Com Rog 2 maddress 5 8 Mening	
NAME Pomnif - ADDRESS 62557	
NAME ame B ADDRESS 2903635 TAP 41	
NAME Day Tonna & Welly ADDRESS OB Good 8	

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME_	Coll Rapil	ADDRESS 2811 MERMAND AUS
NAME_	your Offen	ADDRESS 3030 3 ST
NAME_	A	ADDRESS 2819 menroyd Ale
NAME_	77	ADDRESS 2827 Korlun - D
NAME_	( Lyun,	ADDRESS 2620W32Nd St.
NAME_	Johns	ADDRESS 123 Valentine
NAME_	ferrado	ADDRESS 28 BOND ST
NAME	James Paul	ADDRESS 340 Belmontaue
NAME_	Geny HARR'S	ADDRESS 7600 MEV Mair o note 200 Bur
NAME	Hathe Oshu	ADDRESS 2949-W 23 STAPT 16 E
NAME	Blunca Vague	ADDRESS 2940 W3 st. apt. 70
NAME	malie Aleso.	ADDRESS 3020 Surface!
NAME	Bala	ADDRESS 260W DG
NAME	D Wearl	ADDRESS 9760 W Jef
NAME	M Cooper	ADDRESS 2947 WJ8 JF
NAME	ABOUL Small	ADDRESS 2816 - Herming
NAME	brake	ADDRESS 347 Surf 225
NAME	ZHELEYAR	ADDRESS 3112 For Deco
NAME	7 / // / .	ADDRESS 190 7 20, 83 97
NAME		ADDRESS 2469 U) 23 <sup>20</sup> 57

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME SILL	ADDRESS 3767 poince Ale.
	ADDRESS 4401 Sessable this.
/	ADDRESS 2850 WZY HUSF
	ADDRESS 3222 BAY VEIW HUTE
NAME JUZ Caraballo	ADDRESS 2926 W2545 L.
NAME CALGORI ROCKIGUEL	ADDRESS 2719 W. 3387 59
NAME Jenny Fillman	ADDRESS 2950 WaysT
NAME David Canfill	ADDRESS 1945w 235+
NAME Milina Campbell	ADDRESS 2945 C つ3 Jト
7	ADDRESS 2949WS+ 235+
NAME famolo Read	ADDRESS 2949 WS+ 23 84
NAME May Tin W. Dans	ADDRESS FROW 29 ST
NAME Show Morener	ADDRESS 2960 W 245t
NAME TYGOR JONES	ADDRESS 2970 W 245+
NAME QUANSheem Jones	ADDRESS 2976 W 245+
NAME Dusheen Jones	ADDRESS 2970 W 295+
NAME Christa Kitrue	ADDRESS 2920 W 29.54
NAME Saun Morales	ADDRESS 2970 W 24 th St.
NAME Evelyn Williams	ADDRESS 2960 W. 24th 8t;
NAME SYANT Rollen	ADDRESS 2925W 777
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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME Selemy Cluz	ADDRESS 2926 W2750
- <b>\</b>	T )
NAME MARY CM2	ADDRESS 2928W277
NAME FAFAEL LAMOS	ADDRESS 2750 West 33 Kd
NAME Abel bele DY	ADDRESS D645 24AUC
NAME And hole or	ADDRESS PGC15 ZYHLE
NAMERIANNE ROBERTS	ADDRESS 2946 W 23rd 3+
NAMEKAIRON ROBERTS	_ADDRESS
NAME JOSE D MATEC	ADDRESS 2012 MERMAIDAU
NAME JAMES MATER	ADDRESS 2012 MERMAIDAU
NAME MINA LIG	_ADDRESS_284 WS+Brd St Apt 70
	_ADDRESS_292le W25St Apt. GOSE
NAME LAYASIA KING	ADDRESS 2834 W2357 Apt 70
NAME TOWAL CUR	_ADDRESS 2950 W35th Alf 4/16
NAME FAIRM Chi	_ADDRESS_2950 W35 #14916
NAME Mahamal Mi	_ADDRESS 2950 W 35th #4 4/6
NAME Shakira O'Weill	ADDRESS 3415 Nepture Avenue Apt. 910
NAME Lawayna Tuylor	_ADDRESS_2946-50 WEST 23 Ste_
NAME Rubbles Taullor	- ADDRESS 29-46-50 WC5+235+
NAME Lator a Taylor	- ADDRESS 29:46-50 WES+235+
NAME Prome WAShington	M ADDRESS 2925 W.27)+

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME RICHARD HORTOW	ADDRESS 2832. W-235t-
NAME LUS GONZalez	ADDRESS 29-46-W235+
NAME PHI J. Kapt. Ste	ADDRESS 7/8 564-3444
NAME Algi Smith	ADDRESS 2950 Dest 24 al of
NAME Mr Ganett	ADDRESS 2940 West 33 Rd St. 5/8
NAME WILLIAM CORTES,	ADDRESS 2956 W2754
NAME DAIE HONNY	ADDRESS 2980 (1)28
	ADDRESS 2900 WDS
NAME 4101 Y HAMPON	ADDRESS 2 180 U27
NAME IT PARY YOUNG	ADDRESS (W) (W) 29
NAME DWOYNE, GISCOME	ADDRESS 2849 50 57
NAME POBONT GOCOMBE	ADDRESS 2849 ~ 50 >7
NAME PABLO ALVARE	ADDRESS 2930 W30 ST
NAME DENISE ALVAREZ	ADDRESS 2930 W 30. ST
NAME FOXTINA BROWN	ADDRESS 2145 W23 St
NAME Varry Richardson	
NAME DIAN & GRACE	-ADDRESS 3162 Baylie N 200
NAME Andre Perkinic	ADDRESS 2836W23rdLf
NAME Horine Harris	ADDRESS 2832 W2314 St
NAME LORENA Bise	ADDRESS 2321 MZ/maid AV

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME THORY QUELLS ADDRESS DONG W235+ 13R.
NAME 1-21/562 11/24/C(05 ADDRESS 292/6 6) 23 ST 16-5
NAME ASTOR VIEW ADDRESS 2946 WLST 235+13=K
NAME Wendel Be Affect address 2846 West 36 St 3R
NAME TIS NO 180 (1) 900 ADDRESS 1
NAME JUSTINO NECROR ADDRESS 2850 West 36th St IF
NAME Heibie Whiteley address 2709 West 36th St
NAME Gamos Runde Address 27/9 w38 St
NAME We Riveron ADDRESS 2926 W 25th St
NAME LORDA JORDAN ADDRESS 2946 W 25 20 86
NAME Jennifer Varga Paddress 2926 W25th St.
NAME JAMAL FULL ADDRESS 2925 W27 St.
NAME NEVILLE GUY ADDRESS 2947 W 28 St
NAME Kannoth Edwards ADDRESS 2925 W27 St
NAME Julyne Hogan ADDRESS 3178W 315+
NAME Matthew Rivera ADDRESS 2126 Mermaid Live
NAME FACES SOLANSUN ADDRESS 7970 W 27 5
NAME Jon Sezal ADDRESS 2960W-3159.
NAME Migul Box ADDRESS 2839-339 Apt SF
NAME Cher che ADDRESS 29.26 WIER

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME TONYO Brown ADDRESS 2955 W. 29Th ST.	
NAME JOHNIJON RODIN ADDRESS 2929 W. 31 St	
NAME SOI WY RIVER ADDRESS 2749 W. 33 84.	
NAME Sollur Melandon ADDRESS 2749 W.33 87,	<del></del>
NAME PROBLEM ADDRESS 786 W. 78th Gt.	
NAME TOMMUS TADDRESS 260 is 28th st.	
NAME HOLKY Smith ADDRESS 2980 W. 28th St.	<del>-</del>
NAME (100 1/2) ADDRESS 2942 41 3157	
NAME for faints address 2940 W 31-51	
NAME CANTON FROM ADDRESS 2950 W 35	
NAME Lot Willi ADDRESS	
NAME Jermaine ADDRESS 2950 W 35 3+	
NAME MAKOM Glover ADDRESS 29-15 WS 3351	
NAME DOW ADDRESS 2970 W DUTKS	) 
NAME IRIKA SCUERIKE ADDRESS 2980 W. 28 -	
NAME RAME! SUMMERS ADDRESS 2832 W 23 ST	
NAME JAY Wolds ADDRESS 3162 BAYUKW AM	
NAME MICHOP MOVERN ADDRESS 2947 West 285	
NAME JOSMINO WRIVER - ADDRESS 2947 West 25th 5t	
NAME Leelyn ADDRESS 2227 morro/me	-

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAMEDANIENE WAIKE ADDRESS 2963 ON W. Apt6E	
NAME Shaw Balt ADDRESS 2250 4,115t MPA 10-15	
NAME MUTURILE BULL ADDRESS 2953 W 93 ST 15B	•
NAME Value Davis ADDRESS 2832W23rd St Apt 15F	
NAME Marie La Address 2837 West 20th	-
NAME Angeld Cathlube ADDRESS 2946-50 West 23street Alt 16 )	:
NAME L. ADDRESS ONLY W-33-C 84.8%	
NAME Jum Blyll ADDRESS + 4 0 4 Win )	
NAME Amie Moodent ADDRESS 824 E 9th 6+ PP 60	
NAME Rolando EVANCOADDRESS W17 28-77.57	
NAME Tomás Rojas ADDRESS 2686 Stillweil ave Apt 2R	
NAME JOSE 14 Scrang ADDRESS 2-850 W24th St Apt II	
NAME Adeola Green ADDRESS 2930 V30th 8f.	
NAME MARLENERAMILEZADDRESS 2975 W. 3355	•
NAME JUAN Apoute ADDRESS 2975 W.335+	
NAME Mike Rogers ADDRESS 298 Putmen one	
NAME BOLL Stepas DADDRESS 78-EAST 12TH Street	
NAME Seofe mes address 2229 W2054	
NAME Ouvelie Namos ADDRESS 2960 W 3/85	
NAME LYTHER Marcu & ADDRESS 3002 SUR ave apt 7d	

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME Verniece Carmona	ADDRESS 293 Wast 2007 1749
NAME VIncent Cormona	ADDRESS 2980 West 28st 1749
NAME JAMES MICLE	ADDRESS 2839 W- 33 14-A
NAME Joe Lean	ADDRESS 237 Heth AUC
NAME NOOL ROYDIG.	ADDRESS 23) Hett Ave
	ADDRESS 2980 WES + 28 St APT 2144
NAME ZAKirah Haward	ADDRESS 2980 West 28 St API 2144
	ADDRESS 2946 W23 ST
NAME CHORTGES	ADDRESS 2929 4est 2051
NAME 40240Kasnahato	ADDRESS 21B PWC V #2H
NAME TOMOS JONES	ADDRESS 2113 AVEV #24
NAME OF 9 DIOL	ADDRESS 129 W33ST 7B
	ADDRESS 2729W33SH7B
NAME VICTORDIGT	ADDRESS 2729-W3335773
NAME Lift M Ruge	ADDRESS 8084-2014
	ADDRESS 2951 W65 3357
NAME CONTO GRIFFIO	ADDRESS 2951 WEST 53rd +
NAME MORE Brown	ADDRESS 2951 WEST 350057
NAME JECKLY CHAPLIN	ADDRESS 2978 W 2857
NAME Catherina Day	ADDRESS 2940 W 3557

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

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NAME JISA HOW ADDRESS 2946 W.23 ST
NAME VIKTORIYA DENCENKO ADDRESS 2920 WAS STO
NAME Store Conner ADDRESS 2949 285 12123
NAME PIVENT & ADDRESS 2928 W21th
NAME The ADDRESS 2960 W 24th
NAME FOR SOME ADDRESS 249 W 24 M
ADDRESS 2934 W 25
NAME A DORESS $\frac{2834}{23}$
1 1 AL ADDORGE 2-8.34 W 23"
ADDRESS 2832 WEST -
NAME A Confide Address 283) West 255t
NAMEROSEMANIE PATIENON ADDRESS 2832 WOST 2357
NAME Deshawkl Wrightow ADDRESS 32016 Baywew Ave
NAME Tanaspa Nigghton ADDRESS 3246 Bay years Ave
NAME Natalia Orfiz address 3325 Nepture Ave.
NAIVIE / VOCACIO
1 2 9 11 2 1 2 1 1 1 1 1 Start al sta
NAME TOMORES OF ST
NAIVIBU HOLLING COMMENTER
NAME LAVETA
NAME NAME ADDRESS 3820 NY 118

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

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NAME aviner Santingo	ADDRESS 3425 Neftuno que. 99+, 10)
NAME Karen gran	ADDRESS 20026 U 20 + 84
A A	ADDRESS 2950 W 3454
NAME SOSE ACKNAMO	ADDRESS 2942 W33 2 1
NAME Motthew Rivera	ADDRESS 2126 Mermeid.
NAME Joses Young	ADDRESS 2945W2>12
	ADDRESS 29-46- Pt-B-4
NAME LOLS Grore	ADDRESS I Pulling of Blegni My apt 3
NAME KOROY Chettoy	ADDRESS 2926 W2574 ST BKLYN
NAME LenorA Hightower	ADDRESS 2960 W 24 St 11
NAME KRYSTEN MONTAINEZ	ADDRESS 2937 W 33 St BKIUM
NAME Jannifer Colon	ADDRESS 3949 W28th St. Bk.
NAME Hoja Bethea	ADDRESS 2970 W 24th STBKLYN9D
NAME ENDS GOSAR	ADDRESS 7940 W 215 DKILL 7W
NAME DAG TIGUES	ADDRESS 3322 Baymen Are YA
NAME jose of Santos	ADDRESS 2948 W 23 ST /
NAME SUNG	ADDRESS O ( / No p Will &
NAME Olde Tooling	ADDRESS 2970 W. 27 St
NAME Mahoel	ADDRESS 3 CYCBAYULEW QUE
NAME Charles Shude	7ADDRESS 2940 W 31 Street

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

st.,
NAME Frank Willsting ADDRESS 2729 W 33 St ADTIC
NAME BRUCE RESERVED & ADDRESS 2926 W 25 SY STOP 701
NAME JABARI CHENT ADDRESS 2851 W 23 St. PHT
NAME DUGYRE SANDERS ADDRESS 50 Olchard ST
NAME (ilreby Surly ADDRESS 3030 SUFF AU ID) 3
TASA (.111) C. S.
NAME DIVITION ADDRESS TO STATE OF THE PARTY
102111111111111111111111111111111111111
NAME Fre. Dy Seles SALMS ADDRESS 1
NAME / N + WAY DE 105 SALY DERESS_ CHANGE
NAME WIND CIQ ADDRESS
NAME DONN all-rest ADDRESS 3025 W 32 AS
NAME, Camer grully ADDRESS 2724 Morminal.
NAME & ConforthiBosio ADDRESS 2828 W28
NAME Driving With address 280 West 28th street
1 hcod 0 ADDRESS 3841 W. 3755
AII. # 110 (0 2001 SUDA #1/8)
NAME KATTIMA MOCGRADDRESS 2942 NICY AVHISH
NAME Sfrek ADDRESS Z960W-3191.
NAME PAIR & Walley ADDRESS 2832 W- 2 3 July
NAME POTUCIA HIGH SOUTH ADDRESS 1018 Park Place

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

A 1	• //
NAME SABRIMA WATIACE ADDR	ESS 2270 W24th
NAME SABLINIA DAVIS ADDR	ess 2900 Wayth
NAME Bittle Harry ADDR	ESS 2970 W 2774
NAME ERNEST WINSLOW ADDR	ESS 2805 W 20th
NAME TO Breen for Chec ADDR	ESS 29U2 W 325+
NAME Barburg MORNIAN ADDR	ess 2947 W 28 37
NAME LONDO BAGLEY ADDR	ESS 2007 SUNT AVE 10N
NAME Show Prila ADDR	ESS 2836 west 23ch St.
NAME CHO ADDR	ESS 290 (D. 28th st.
NAME LOVER Sarie _ ADDR	ESS 2950 W9 24 St.
	ESS 29 50 West 24 St.
NAME MILESTA OFINSON ADDR	
	ESS 3227 Sugree Steps
NAME Elsah From ADDE	ESS POBOX 89BTYNNY/122
NAME ( h) Volle The ADDA	ESS 3405 Neptere file
NAME CILLUTE COUNT ADDI	ness 2828 W 28
NAME LOBERT GARCIA ADDI	RESS 2947 W 28
NAME Me Astleny WAS ADDI	RESS 279 WEST 5t.
<i>u</i>	RESS 3078 Wes 7 29 4-15
NAME TWhPte ADDI	RESS 2673 West335+

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME TO AULS O [VET ADDRESS 2832-36 W 23 & 15+	
NAME TREZEVANTKIM ADDRESS 2926 W 2557	c
NAME Wichael Brown ADDRESS 3222, Bayviers AVE	C
NAME TOLINGER BENJAMMADDRESS LITTLE W IS MIST	
NAME LOVE 11 T. Benjamin ADDRESS -924 20 751 6092	$\subset$
NAME Dierdre Brown ADDRESS 3030 Surf AVE # 12A	
NAME David Jamison ADDRESS 2925 W 27 St	
NAME Manuela les address 3030 Sey live	(
NAME BOLA ADAMS ADDRESS 3415 NEPTUNE AVE	
NAME ADDRESS 3760 POLIT ST.	
NAME SALLY ( ADDRESS 2928	(
NAME LEBURA ADDRESS 2896 W-33 H Speich	
NAME Toward Luxel ADDRESS 2770 V. 33 44425. BKya WY	ſ
NAME Healaine Boute ADDRESS 2416 New Kirk Arenue	•
NAME Later Late ADDRESS 37 13 maple Allenus	
NAME Thu Firmer ADDRESS 2126 MCRUAILANE. 119	(
NAME MURNA ADDRESS: 3144 BAYVIEW AUE	
NAME (Opin Goules ADDRESS 2970 W 27 St Apt # 903	
NAME ROOM FADDRESS 3807 OCEANIC AVE BROKEN WY 1/24	ζ (
00/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/	Ì
NAME THE CONTRACTORESS AS HE CONTRACTORESS	

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAMECIQUETOA Antonio ADDE	JESS 2737 West 33 84-
NAMERU AD ALLEYNE ADDE	Ess 291/W.36 Street
NAME Takhir Kvasikov ADDE	ESS 2828 W 28 st apt. 16A
NAME Khrtyriy Mustafina ADDI	ESS 2828 W 28st of 2G
NAME Medy & Mer, ADDA	ESS 28 50 West 24 8fr gH
NAME ( ) VILLE ADDE	ress 396-W.318t
	RESS 2920 /2929 2980/2978 2000 200
NAME OWNER & Man	ESS 3430 /909 J980/2978
NAME BETT - ADDI	RESS 2721 SURF AVE
NAMEGARIE Banes ADDI	RESS 2820 WEST 32 STreet
NAME Comilab Cherry ADDI	RESS 2980 W28STreeT
NAME Juse Bruse ADDI	RESS 2628 West & 85 Treet
NAME ANTHONY Brown ADDI	RESS 2926 West 25 ST
NAME/Melanie Shine ADD	RESS BOYLEW AR
NAME ALOS SO ADD	RESS 27-26 marmaid AVE
NAME DA ADD	RESS 2510 W. 244 St Apo-1611
NAME Janak ADD	RESS 2800 W, 28 St. A. 7/L
	RESS 247/ 9784
NAME Smitte, Colo ADD	RESS 2921 West 29 ST. BKyn n.4 (1829)
NAMENTIAN JULY ADD	RESS 2921 West 29 ST. BKyn n.y Meg RESS 2946 West 29 ABrookly Will

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME JAVIET ESPINAL	ADDRESS 2715 MEYMAIS AVA
NAME COURDEY AVAG	ADDRESS 1837 (1) 19# 51, ADTOB
NAME ( L.	ADDRESS Z 8 W Pla ST
NAME May Dell	ADDRESS 2945 W537 235T
NAME James ALGESTE	_ADDRESS_2832 ~ 2310 St
NAME Shalear Graham	_ADDRESS_2729 W. 33rd St.
NAME Anthon alves	_ADDRESS 2946 W 23 ST
NAME Guelyn Ostegw	ADDRESS 1945W23st
NAME Landro Ortega	ADDRESS 3945 W 23 st
NAME ana Velez	_ADDRESS_9945 W23 21
NAME Williama Watson	ADDRESS 991 Wish St.
NAME Sound homes	ADDRESS 2828 W 28 Street.
NAME BOSON VILYA	ADDRESS 2+70 W 3 O gpt 333
NAME CUIL Canero	ADDRESS 2947 W. 2854 apt 10034
NAME William Paraballo	ADDRESS 30-31-10255T
NAME G. J. Shumate	ADDRESS ELiz. N.J.
NAME Rence Stande	ADDRESS ECIL N.T.
NAME ound history	ADDRESS 2870 W. 33
NAME YOKIN STROKE	- ADDRESS 28 70 W. 33
NAME MARITZA TORO	ADDRESS 2932 W. 28 st.

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME Japol Frum m anaddress	2911 W 36 # 7A
NAME Ille Fur manadoress	Same
NAME Don Segent ADDRESS	2960W-3195.
NAME ARSHAD NIPS IM ADDRESS	2026 marmid Are
NAME Svellana Zabozen Caddress	2946-50 W235t # 6 M Bieschlyin
NAME Shay CUITY ADDRESS	905 Ave 1) Bro exix My 11222
NAME Shione Coll ADDRESS	803 Ave 1 111 1120
NAME e barage Ston ADDRESS	
NAME NUT! From ADDRESS	SAL
NAME Ship Lazar ADDRESS	
NAME JOHN DESOIL ADDRESS	2946 W 3/St
NAME large Wall ADDRESS	
NAME Robert from ADDRESS	1/0/
NAME Denancy filmas ADDRESS	554 675 × 2998 W.3(ST
NAME DUSINGLAUJO ADDRESS	16 Q6 Ocean Pruy
NAME A best Duby nschubbress	1600 Ocean Phuy
NAME BES M. Com DADDRESS	1606 DOLL RI
NAME LVIS DVRAM ADDRESS	:3810 Hettur AUQ
NAME / // // ADDRESS	
NAME O ADDRESS	311 FISKE AUX SIT N.Y

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Dear Councilman Recchia, Speaker Quinn and the NYC Council: We are residents of Coney Island and we support jobs and new opportunity for our community. We support the City's redevelopment plan, which will bring thousands of new jobs, new shopping, and new affordable housing to our neighborhood. Please don't let this chance at rebuilding Coney Island pass us by. ADDRESS 724 ADDRESS ADDRESS ADDRESS NAME Matilde Kodriaiez ADDRESS **ADDRESS ADDRESS** ADDRESS amirez ADDRESS 500 ADDRESS 29 NAME Ivan Potonih ADDRESS 380 'n/)\_ADDRESS 9950 ADDRESS

ADDRESS

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME Meg Y/W / LOYY IN PADDRESS 2832. W 23
NAME BORGEN ADDRESS 2839 (4) 33
NAME Heil Buie - ADDRESS 2945 W 23
NAME MOHEMD FADIL ADDRESS 2321 MERMAIDAV
NAME Droths address 2828 west 18
NAME Very College ADDRESS 2926 W 25 5+
NAME Sammy Hassanddress 3029 w24 St
NAME 19/2 (2 1204 ADDRESS 2926 W 255+
NAME MIChell ADDRESS GALLES 2550
NAME The CAN ADDRESS 826 Lut 325t
NAME Joanna St. Louis ADDRESS 2750 West 33
NAME DAIVILY TURNS ADDRESS 2926 WEST ZF
NAME Amathy 22 ADDRESS 7977 Lest 37
NAME Shaku afal ADDRESS 2925 W 27 st
NAME KANN MOTESS 2316 SURT AVE
NAME SUSAN ZHENG ADDRESS 2413 MERCHAN AVE
NAME Marina Manashiraraddress 3602 MERMA 1D AVE
1 11/4 1 100 100 010 010 010 010 010 010 010
NAME and Bon ADDRESS 2932 ST 28

Dear Councilman Recchia, Speaker Quinn and the NYC Council: We are residents of Coney Island and we support jobs and new opportunity for our community. We support the City's redevelopment plan, which will bring thousands of new jobs, new shopping, and new affordable housing to our neighborhood. Please don't let this chance at rebuilding Coney Island pass us by. ADDRESS 3 NAME NAME NAME ADDRESS /40 NAME **⋄** NAME

NAME Hound A fetcher ADDRESS 1050 A Sterting Place #1/4 112.

NAME Down Jaylor ADDRESS 2945 W23 AST. APC/7B

NAME DOWN (Councy ADDRESS 2450 W/GH) Apt 25

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NAME (

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

•	
NAME AKIEM Majore	ADDRESS 2832 West 28 st apt 9c
	ADDRESS 2932 west 23st aproc
NAME CORRY Phol/s	ADDRESS 2950 west 24st apt 3
NAME GEVIN Goviel	ADDRESS 2960 West 2457 9pt 9k
NAME Alberto Suriel	ADDRESS 2960 West 1452 gK
NAME Martha Jagar	ADDRESS 7 aga west 2451916
NAME Boan Turie!	ADDRESS J 2960 West 243+9K
NAME Dand Ruil	ADDRESS 3002 Surfacehue
NAME Debarah Recol	ADDRESS 3002 Surf avenue
	ADDRESS 3002 Sunt querue
NAME Quelin Cormon	CADDRESS 2839 west 33th 5+
	ADDRESS 2750W-33td St
NAME Samual Pough	_ADDRESS_2007 Surf AVE
NAME francol stranged	ADDRESS 2940 West 21
NAME - ry (Mueroob	
, <sup>9</sup> 1	ADDRESS 2946 West 23rd Street
	NADDRESS 2946 WEST 23651
NAME JAMES MACK	ADDRESS 2946 W 23 ST
NAME E. Rivera	ADDRESS 2311 Me+ mail are
NAME & Rivera Sr.	ADDRESS 234 hermand ane

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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

	$i$ $\Omega_{c}$
NAME KRYSTAL Sipalding	ADDRESS 2946 W 3320 St
NAME / Was Charles	ADDRESS 3/22 / VGPlune
NAME Pribita Robinson	ADDRESS 2946 W 23 Street
NAME Maily Maldonado	ADDRESS 224 YOUK St
NAME BENThauwe Assan	ADDRESS JHJ NEATUNE TUE
NAME FROELE TOPLES	ADDRESS 2970 West 24 st
NAME Derrick Austin	ADDRESS 2950 west 211st
NAME Michael Ridges,	ADDRESS 2926 wt 2555
NAME ARLOS MORAN	ADDRESS 2940 WEST 2151
NAMED ALLANDES	ADDRESS 2940 WEST 21ST
NAME WAT O SOUNDER	ADDRESS JAD WOLLD St.
NAMECRY Sta Z CRAZiber	ADDRESS 260 W 29 ST
NAME JANINABOSE	ADDRESS 2720 W 2/8 +
NAME TIMA HILL	ADDRESS 2926 W 25 84
NAME To & Brown	ADDRESS 2926 W 23 57
NAME RAIRON RELOW S	ADDRESS 2946-EU 23
NAME Shickey Montanez	ADDRESS 2937W. 3348
NAME Lellian Santrago.	ADDRESS 1610 mermaid AVE
NAME Tal Dum	ADDRESS 2960 4 247 DOGOKLIN NY 1125
NAME Fred Marting	ADDRESS 2214 MEMALL AVE
<del></del>	•

Dear Councilman Recchia, Speaker Quinn and the NYC Council:

NAME GARAGE RELIENCE ADDRESS 2850 W 24th St. Bklyw.
NAME (ma Ramos. ADDRESS 2007 Serf Are BKMn
NAME ZOMOVN CONKON ADDRESSZOWO WOULS
NAME KUTh FINNegow ADDRESS 8427 Bay 16 St 1R
NAME ZWMA Mirand ADDRESS 2203-West 33 opt 118
NAME Allen Mc Farly ADDRESS 2920 W/2139K
NAME BOSIUN BAPTISTE ADDRESS 2007 St. 72 AVE APT 44
NAME TRESENIA NIPURS ADDRESS 2007 Surf AGE got 41
NAME NARY ANN PICKEST ADDRESS 2949 Wast 23 Street
NAME Hernan Mangual ADDRESS 2857 West 22 st 13 kiyn NY.
NAME Tatiana Cobb ADDRESS 3415 Neptune Ave Apt 311
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Dear Councilman Recchia, Speaker Quinn and the NYC Council:

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#### DAILY®NEWS

#### Redevelopment plan would be a boon for Coney Island

BY SETH W. PINSKY SPECIAL TO THE NEWS

Monday, June 8th 2009

Last week, hundreds of Coney Island residents stood in the rain for hours to apply for one of 150 positions with the Ringling Brothers and Barnum & Bailey Circus this summer.

For a community where one in six lives in NYCHA housing, and the unemployment rate is a staggering 13%, these aren't just summer jobs, but a chance for a better future. And while the circus is one example of what investment in Coney Island could look like, it isn't a permanent solution.

For too long, Coney Island's fate has rested in the wrong hands. Decades of disinvestment and speculation by private developers has brought the amusement area to its knees, leaving the neighborhood's 50,000 residents to live with few services and even fewer opportunities. The private sector has failed Coney Island. We have an opportunity to succeed, but it may be our last.

Over the past six years, the city, with input from the community, crafted a 47-acre redevelopment plan that triples the size of the amusement district, creates essential jobs and housing and improves future prospects for Conev Island's residents.

Last month, a panel of amusement industry experts rallied behind the plan, calling on the city to make Coney Island the country's most successful urban, seaside amusement park. The local Community Board and Borough President Marty Markowitz have already approved it. Several prominent, former critics, now sensing the urgency, recognize that Coney Island cannot afford to suffer any longer, and that the city is the only entity capable and prepared to save and revitalize the area.

We will move another step closer when the City Planning Commission votes Wednesday. And, if approved, it will arrive at the City Council, where vigorous debate is expected on the merits of this plan, which is projected to create 25,000 construction and 6,000 permanent jobs, better retail opportunities and 4,500 new units of housing (almost 1,000 of which will be affordable to low- and moderate-income families), while simultaneously upgrading the 40-year-old infrastructure that hinders future growth.

Following completion of the approval process, we can begin the design and infrastructure work that is the foundation of future investment. Much of that development will be in "Coney West;" the area to the west of KeySpan Park, where 2,715 housing units and more than two-thirds of the proposed retail space will be built, and more than 11,000 jobs will be created. But in order for this to happen, we must "demap" an asphalt parking lot technically mapped as "parkland," that sits vacant more than 320 days per year.

Though calling this a "park" is a linguistic stretch, the administration has always recognized that by "demapping" it, we would have to replace it with new parkland. We will do this in the new, 27-acre amusement district, and unlock more than 3 million square feet of new development capacity, while replacing every parking space and more.

It is critical that both the City Council and the state Legislature partner with us in this endeavor. The alienation of this parcel will require legislation in Albany later this year. We are confident that the Council, and eventually Albany, will recognize the need to stop Coney's downward spiral - it's in their hands.

Coney Island is at a crossroads. Continued disinvestment and neglect is not an option. Just one year from now, we can have shovels in the ground, putting people toward - the first steps toward economic recovery. Or, we can continue to sit back and watch the rapid deterioration of this once-vibrant neighborhood.

Seth W. Pinsky is president of the New York City Economic Development Corp.

#### RYE PLAYLAND'S HISTORY INSTRUCTIVE FOR FUTURE OF CONEY ISLAND By Joe Montalto

Consider the following: You are a municipality tasked with transforming a piece of prime, oceanfront property into a premier amusement park that is affordable to working families and is protected in perpetuity from the threat of encroaching residential development. Coney Island, 2009? Try Rye Playland, circa 1927.

Rye Playland, the nationally landmarked amusement park situated on the Long Island Sound in Westchester County, came into existence as the very first formally "planned" park of its kind in the United States. Concerned about the lack of family atmosphere and the unfocused way in which the area was developing as an amusement destination, the County purchased two small theme parks and proceeded to design and build an unprecedented attraction that included a boardwalk, beach and pool, roller coasters, skating rinks and numerous other rides and amusements. More than 80 years later, Playland Park remains the largest of only two government owned and operated amusement parks in the country.

What it also provides is a fascinating parallel for some of the challenges currently facing New York City in its quest to redevelop Coney Island. Once the City's premier family entertainment area, Coney Island has become a location with no coordinated planning, no thoughtful, focused investment, and has suffered the unthinkable as Astroland and other active rides have closed as a result of real estate speculation. In this atmosphere, the threat of beachfront residential development becomes even more acute. The good news is that the City's comprehensive rezoning proposal makes an incredibly bold gambit, proposing the pro-active creation and protection of a new amusement park district.

By purchasing land along the Boardwalk and mapping it as parkland, the City would then be able to bring in the world's finest amusement park planners, designers and builders to create the attractions Coney Island deserves. Not only would this enable them to build a thoughtful, exciting park – again, much like Playland was created – but it also would protect iconic attractions such as the Wonder Wheel and Cyclone and allow the City to structure development in such a way that Coney Island would remain open and affordable for local residents and visitors alike. For a Brooklyn kid like me who grew up spending weekends at Coney Island, and then had the honor of running the family-friendly Rye Playland for many years, I can think of nothing more important.

I recently came across the following on the Coney Island USA message board, which was written after a day spent at Playland Park: "Rye is everything I dream of Coney becoming, a great mix of the old and new." We've all got our dreams for Coney Island and finally, it's starting to look like some of them may actually come true.

Joe Montalto is the President of High Mountain Enterprises, an amusement industry consulting firm, and a former Director of Rye Playland. He also is a former member of the New York State Senate from Brooklyn.



#### ROLLER COASTERS ARE GREAT, BUT OUR CHILDREN

#### ARE THE FUTURE OF CONEY ISLAND

#### By Scott Krivitsky

#### 4th Grade Teacher

With all of the recent debate and histrionics taking place over the future of Coney Island, I thought it was about time for the people of New York City to hear some thoughts on the subject from a different voice. I am not a developer, I don't own any land in the amusement district, I hold no elected office and I have never appeared in a circus sideshow. I am — proudly — a 4th grade teacher at P.S. 188 in Coney Island who grew up in the Sheepshead Bay housing projects and has lived in Brooklyn my entire life.

I think, and I hope, that the one thing all sides in the Coney Island conversation can agree on is that something needs to be done to our once thriving neighborhood. The vacant lots and lack of opportunities that have come to define Coney are simply unacceptable to all people of good faith. But too much of the recent discussion over "what comes next" has sadly neglected the real future of Coney Island, the kids who live and go to school in the neighborhood.

I testified at a public scoping hearing on June 24th — and wasn't too popular with some of the amusement activists who were in attendance — about my concern that a lot of people who consider themselves advocates for Coney Island are missing the larger point. The rides, the sideshows, the unique attractions that make Coney Island such a wonderful place to visit are only part of a much bigger picture. Look beyond the roller coaster and you'll find families in the neighborhood who are struggling to get by and students who have a hard time finding after school jobs in their own community. Addressing these kinds of needs is the key to creating a quality neighborhood, and right now, these opportunities for our families are lacking.

In Coney Island today, there is not a lot for these kids to do after school, they have no access to jobs, and nowhere to go to develop and grow. Having rides and a beautiful beach and boardwalk are all great things, but what do these do for the kids growing up in Coney Island? Without something to bring economic development and job opportunities to the community, these youngsters will be leaving school every day to return to a neighborhood that does not have much to offer.

Fortunately, the City's revised redevelopment plan for Coney Island seems to understand this and looks beyond just amusements. It creates both jobs and affordable housing for Coney's residents and brings in millions and millions of dollars of investment and opportunity into the community. Opportunity....at the end of the day, this is the most important thing we can provide for our kids.

I really do hope we can return Coney Island to its glory days – because I enjoy great amusement parks as much as the next guy – but even more important is the responsibility we have to the next generation. We need more than just roller coasters in Coney Island, we need development that is going to help secure the future of our neighborhood and our children.

#### Longing for real investment in Coney

When I was growing up, I would tell people that I lived in Coney Island and they would reply, "Gee, do you live on the Cyclone?" Their image of Coney Island was limited to the roller coasters and other amusements that were so iconic to the neighborhood that even the concept of someone actually living in Coney Island seemed odd. But these days? I wouldn't be shocked if someone asked which vacant lot I lived next to.

While Coney Island may be a "state of mind" for some people, for those of us who live here it is simply our neighborhood. And for far too many years, it has been a neighborhood devoid of economic development opportunities and shockingly lacking in

#### **GUEST OP-ED**

Ry Pam Harri

the types of community amenities others take for granted. Every day we pass by a distressing number of empty lots on our way out of the neighborhood to find decent shopping and services. Every day we head elsewhere to our jobs, because there's very little here in terms of employment. And every day, we send our children to school in hope that they'll be able to live their adult lives in a thriving, revived Coney Island.

Fortunately, we may all just live to see that happen. This

month, the city kicks off the official review process for a Coney Island rezoning and redevelopment plan that holds more promeise for this neighborhood than we've seen in years. The good news, as far as many of my neighbors are concerned, is that this truly is a comprehensive plan for the entire community and not just a blueprint for a bunch of new roller coasters. You see, while bumper cars are great fun, we've been waiting for real investment – in terms of new retail opportunities, a diversity of

housing, and job creation – for decades. Until now, until the city put this plan forward, no one has ever put such a real and significant investment on the table.

While it's true that we've seen a number of grand Coney Island plans come and go over the years, they've never gone beyond the point of anything more than fancy renderings or brochures. And not only haven't we seen any significant new investment in this neighborhood, we've actually witnessed continued disinvestment in Coney Island. So without the city's plan - and the huge resources it brings to the table - we can expect a lot more of the "same old same old": Discarded brochures about seaside palaces blowing across our vacant lots.

The city recognizes that their investment in Coney Island isn't just an investment in parkiand, or affordable housing, or a new amusement park. It's an investment in the people of a community that will pay huge dividends down the road. Therefore, as a lifelong resident, I support the city's redevelopment plan and look forward to the day when someone asks me where I live and I can say, "In Coney Island... where we are investing in the future of our children."

Pam Harris is the executive director of Coney Island Generation Gap, a youth, seniors and family program serving Coney Island residents

Summer 2009

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Summer 2009

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- · Build and permanently protect a new, world-class amusement district worthy of the Coney Island name
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- Offer 1,000 units of new affordable housing, without displacing current residents
- · Invest hundreds of millions of dollars in Coney Island's critically important infrastructure

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Coney Island rezoning and redevelopment plan. (Now's the time to vote YES for Coney Island! Email abornuk @ schools . nyc. go Email Address **Address** Address 27 Phone Email Phone Address 2C5HAWTHORNE **Email** Phone\_ Address() Email Phone Email Address Name. Phone Email **Address** Name Phone

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		Phone 347-387-1631
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Now's the time to vote YES for	Coney Island!	
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Name Evan Malachowsky A	ddress 3130 Brighton 755 St	Email_enala64@ycloo.co-
Name Sandon malachousky	address 2944 U-5th 54.	Email
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Now's the time to vote YES for Coney	•	
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Name Vincent Amosto Address	•	Email Vametylle B agricon Phone 118 596 3426
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Now's the time to vote YES for Coney Island!	
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Name Zhen Convelladdress 1967 Food ST.  BLUN 1129	EmaîlPhone
Name Veronica Ruggiero Address ZST Mcdean Ave	Email( Phone
Name JACK WHEN Address 2342 86 ST BITCHN NT IN	Email A CK COVEN SACAULE.  14 Phone 78-449-660/
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Name MATHEW AWW Address	1950 15 112 com my 1000	Email Dracol College Commerce Con 1-736-3114
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Name Wallie Know Maddress	1825 W/2 ST.#9-L Brooklyn, NY 11224	EmailPhone
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Coney Island rezoning and redevelopment plan. C Now's the time to vote YES for Coney Island! Address Email Phone. Email Phone Email Phone Email Address Name Phone\_ Email Address Name Phone Email Address Name. Phone Email Address Name Phone Email **Address** Name Phone.

Summer 2009

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Now's the time to vote YES for Coney Island!
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TINN 10312 Phone 1-718: 979-8936
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Name Juli 9 Totillo Address 15 Georgetown Lie Email Totilloj@optonline. net 3 Khun, NY 11234 Phone 917-930-1383
Name Angela De Maio Address 182 Bay 14th St Email Brooklyn, N. Y. 11214 Phone
Name Stephanne Pagarlo Address 1614-4045t Email Kothypupos Coptoming Brooklyn Hy 1011 Phone
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Now's the time to vote YES f	for Coney Island!	
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Name Robert Fran	Address 1778 G. 35 5 T	Email_ RJF70363@optonline.net
Name Debra Villani		Email Dilly 099@ Aol Com
Name Doris Meyer	Address 600 E. FIFTH ST BKLYN 11218	EmailPhone
Name Heren Honforte		EmailPhone
Name Stangolduk	. •	EmailPhone
Name Craig Kaplan	Address 2932 W 5TH ST BYLLYN NY 11224	Email
Name Branna ORTIZ	Address [] New Lots APLI	Email Sety 68913 @Aim.com
Name JOHN Ki/GORU	EAddress 2160-7457 PK/YW- NY- 1/204	Email
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Name Emily	_Address	159-39 82 <sup>nd</sup> 51. Howard Bch, My	Email Natale-Emily@yahou. Phone Com
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Name Jim Bharto	_Address_ _	Gradales 11385	Email
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Name OoSaph Address	\$228 9th que	Email BigJoe 80P 726  Phone 1718 4736027	(
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Now's the time to vote YES for Coney Island! Address MG Phone Phone -63 Email 1 Phone Address 1937 Coleman Chinarotes 92 **Email** Phone *ඌන්*%Address Email Phone Address 100- asch Email Phone **Email** Phone 2846WesT Email ( arclas Address Phone Email Phone

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Now's the time to vote YES for Coney Island! **Email** 1/1/1/4 Phone MUNTAddress 7 Address **Email Phone** Address Email **Phone** Address **Email** 11701 Phone Address 782E Phone Address Phone 340 E 80 GF Address `Email **Phone** 

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Coney Island rezoning and redevelopment plan.  $\overline{\phantom{a}}$ Now's the time to vote YES for Coney Island! Address 15 Res Phone 7 Address 3 7-Email Phone Address 340 00 A NOC タイカン Address\_ Email Address NW Address 84 **Email Phone** Address **Phone** PNZ Address 1526 Wyllake Palmer Address 780

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Now's the time to vote YES for Coney Island! Name **Email** Phone Émail Phone **Address** Email Phone amantha Switze Email Phone amantha Switzer Address\_ **Email** Phone OK Moto Address Bruklys **Email Phone** Email Phone Address Phone hrista **Email** 

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Summer 2009

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Name Elline Bourn	<u>ո</u> ջ_LAddress	860 E 2784	Email <u>Cool 4 us @ mail. com</u> Phone 118-753-9276
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Summer 2009

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### \_ TIME FOR NEW AMUSEMENTS, JOBS FORDABLE HOUSING IN CONEY ISLAND!

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Now's the time to vote	YES for Coney Island!	ı
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Summer 2009

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Now's the time to vote YES for Coney Island!	(
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Coney Island rezoning and redevelopment plan. Now's the time to vote YES for Coney Island! ί. Email Addres Phone Address Q **Email** Phone Address *⊋ (Y*Phone **Email** Address \ 1つシ Phone 2286 8.29 35 **Address** Phone (7) Address ( **Email** 11232 **Phone Email** Phone **Email Phone Email** Address Phone

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Now's the time to vote YES for Coney Island!
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Summer 2009

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- Invest hundreds of millions of dollars in Coney Island's critically important infrastructure

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Coney Island rezoning and redevelopment plan. Now's the time to vote YES for Coney Island! Phone Email Address Phone Phone **Email** Address Phone Phone Phone Email Name Phone Email Adáress Name Phone Email Address

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Now's the time to vote YES t	for Coney	Island!	
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Now's the time to vote YES for Coney Island!
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Name Debra Francis ON Address Matchen, NJ 0884 Email NJPal 29@ gruail. and Phone

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Name Liza Gondarova	Address 2075 east 7th st apt.5D Brooklyn NY 11235	Email 1900 c harota Doptonline . net Phone 1718-759-6751
Name Alex Zilber	Address 2514 east 7th st.  apt. 114 Brooklyn NY 1125	Email igorzilber@ vaho-con Phone 1347-312-5791
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Now's the time to vote YES for Coney Island! Phone 10Address **Phone** Email Phone POB J.BLACKWOP Address **Address** Phone @(Address\_ Phone Email Address Phone

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Coney Island rezoning and redevelopment plan.
Now's the time to vote YES for Coney Island!
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Name RAYMOND KUNG Address 78 06 166 55 Email
Name E'llen Ho MU Address 258 BAY 22ND ST Email_ Phone 718 982-2920
Name How Dieter Address 1315 1544h & Email Phone (778) 2866321
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Summer 2009

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Now's the time to vote YES for Coney Island! ć Of Quindress 3 002 Email XBDRESKE Address 1201 SASSAFRAS ST. Phone CVmm1N7-S Name MATTHEW HOHAND Address Phone Email an Son Address Phone Email Address **Phone** Address Phone Address Phone 8800 SHONEFRONT PARKWAY Email Address Phone\_518-474. JO60 Address

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Now's the time to vote YES for Cons		1
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•	NY NY WOZI	Phone 2/2 1/4-2866
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	ploarida PA LISTO	Phone 911-1026-2031
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	BKlyx NV 11229	Phone 718-998-0805
Name Bill PEAFF Address	SS 210 ATWING AVE	Email PAFTBILLY DYA Hos. Com
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ame JOHNA LAWZISER Address 1512 EAST 954 ST Email lotTrut 4: EVAR AOL. COM BIKLYN M 11236 Phone
Jame Sie Raffman Address 166 W-76th St. F5F Email Sveraffo amail. com
Name RICHMORALCS Address 1237 6794 ST Email RMORACES 221 CHATMAN BKCYN, N. V. 1/2/8 Phone 7/8-809-5237
Name Lisa Pilve Address 1454 Marilyn Drive Email MUtalrose 31@001/000 Syracuse, Lit 84075 Phone
Name Mike NOZLOUSK Address 67 CASWELL LA. Email
Name Harvey Hofstatter Address 6 Warren Place Email 18160
Name Richard Watson Address 195 Dover Green Email watson 484/ Abrame 18 - 9 & 4-9775
Name Christianiga Address 624 78st Rooklyn NY Email Phone

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Name EUELOR RYONA	Address 394 Sold 4 H 50 Bredkern, hyllah	Email THE JUE KNOWN OF UP JE Phone 118-302-3476
Name irrellurates	Address 1237 674-57 BICLYN M.Y- 11219	_Email
Name A. Caslere	Address 12 Selman D	Email
Name David Vizcaino	D Address 21446 R950n AUR Bronx.nx 10462	25 _Email
Name KAREN CHIKOT-SK	RYAddress 102 E.8th St BKITH MY 11218	Email LOVELY ANEMONE QYALOR.  Phone COM
Name Chris Garrett	t Address 1413 defferson Ave	_Email_BKlynC66@ud.com
Name Shaila Holstate	Address & Warran Pl.  Plain Dim NT	EmailPhone
Name	Address	Email

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Name_	Joan Flamga	Address	6 At 78 St OKIYA NY	Email Phone
Name_	Thomas CASSA	_Address	152-23 Ferrel Auer Plushing NY (1367	Email Tomyfe//az/adaol·co~
Name	10 Barrier to	Address	1811 RUPTIN RO	Email
	•		HILS 149th Sty Flushing My	_ PHONE
Name_	Nicole Plotkin	 _Address	154 14 ave NY	Email
			200 2 Jun AND 11220	
Name_	Most Albrew	Address_	654 53 to 11720	Email
Name <sub>.</sub>	Kenneth Karan	Address_	NO YOR NY 10002	no postal or e-mail please  Email  Phone 917-584-1479
Name	FRANCES SCHENER	'_Address	1667 Earl 55 PC 57 BKIYN NY 11239	Email NONE Phone
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Name	Jeff+1e	urival	_Address	2425 Nootand Av, Apt. 501	Email jeller fon Truse smin, com Phone
Name	<u>Frank</u>	Avalone	_Address	1-62-01 pows can. Blud	Email + 0+ avalones @ aol. co/r. Phone 1-718-767-4569
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Coney Island rezoning and redevelopment plan. ( Now's the time to vote YES for Coney Island! **Email** Address Phone Email Address lpha**Phone** Email Phone\_ Email Phone Address Carpling Email **Phone** Email Phone **Email Phone** Address Phone Email Address О () Phone,

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Now	's the time to vote YES for	or Coney	Island!	
•			195 Dover a	Email 1 wat son 102@ yalva Phone 7/8 984 9723
Name	Johnse Sabra	_Address_	44 STONEWALL DA	Email Phone 732 494 682
Name <sup>S</sup>	corge Demitroulis	_Address_	91 CIVINGSPNAVE	Email P/A  Phone 132 6362-87
Name_	Joel Mein	_ _Address_	6740 45 Auni Bleen Ny, 11220	Email
Name (	Laura Hundle	_Address_	1947 E. 13 rst. Boog Flyn NY 11229	Email
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Now's the time to vote 123 to 3015	,	
Name Maricane Gennari Address	2271 E. 26 St 1229	Phone_ 7 8-646-5647 (
Name Christine Morth 30 Address	281 SW Airview AVE	Email
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Name_	Chris Pelandia	_Address_	S-Forest farden DR Metawan NJ 61747	Email MRd 227 Gopton line med
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	Don VARONE		TREGIT PO 11 LOTE	Email
Name_	MARY DEGRAP	_Address	Helgan He Ny 15547	Email 1) Brow By H Owers. 4 Phone
Name_	Telessia Willia	Address	420 E 100 Pd 347	Phone 917 239-1720
			330 Wilson Are 134	EmailPhone
Name_	All pa Lichs	_Address	317 e 705+	EmailPhone
Name_	Anthory Liquori	_Address	229 PLORALBLUD FLORAL PARKNYKU	
Name	DeblaieWilliams	_Address	Bodyn, NY 11215	Email Williams delocata agretica
Name <sub>.</sub>	Chiray Badlani		301 East 69th St, 74 New York, MY 1002,	Email Chiragbadlani @gmail-(m) Phone

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AND AFFORDABLE HOUSING IN CONEY ISLAND!	
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Now's the time to vote YES for Coney Island!	
Name Tlanine Leib Address 47 leterale St. Email JLJC1963@aol.c	ა
Name Stephen VARME Address 108/Affects Place Email SAVARONE @ RANDIC.  DRYN NY 11238 Phone	
Name ( 5th Lobb Address 277 8th st Email Phone	
Name Pat Sanchez Address 375 76th St Email PATKS@att.ne	<del> </del>
Name H. SANCHEZ Address (OU W- 33 rd St Email Hernan Sa) att. No.	<u>/_</u>
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Name Elyse Address 2920W21 St Email BOOBOOKitty 416809
Name LORI CESPUGLIO Address 2193 CONEY - FSLAWS AVE Email BOTON LY 1023 Phone 718 627-9298
Name PRINT Address 136 STATE ST. Email Phone
Name Morla Hours Address 578 aul.   Email Phone 65-2392
Name Michael Wasserman Address 2461 E.29 1 St ZE Email MCW200901  Bky NY 11235 Phone 7186487173
Name Clen WowserneAddress 2251 Knopp Stis Email ellenily Byahac BKIYA NY 11229 Phone
Name folk Mrn. Address 2052 67 45' Email Jule Quon Repardi Con Blyn ny 1164 Phone 9172095511  Name GARY FIRSTENSEM Address 4618 ARTHUN ST' Email  HOLY WWW FC. 333 Phone 305 - 766 - 9126
Name GARY (105 TEN 34M) Address 4618 ARTHUN ST' Email
Name NOSEMONY Algerivaddress 922 Armstrong Ave Email Rollepolly Rosie @ aol. Com S.D. Ny 10308 Phone 917 416-6897

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Name James Barnes Address		
Name Frank Li Mandri Address		_ Email _ Phone
Name_Avstin Meuson Address		_ Email
4	200 Clinton St. Apt 50 BKhyn, NY 11201 3424 300 st 5051DE, N.Y.	Email <u>Craso)r@ ghoo. com</u> Phone 718) 643-9703
Name VIN ROLL EVY Address	5051DE, N.Y.	_ Email_AICOLANUT JANOVPhone
Name Address	s	_ Email jbe13 anothail.com

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Name <sub>.</sub>	TRENT BALL	Address_	210 ULU 65t	Email_T(BARR1290-A01, COM
	Bill Bennett			Email bill baby 13@hetman co
	Raymond Coffio			Email RGOFFID@ Qd/,
Name <sub>.</sub>	Dove Moors	Address_	RO. BOX 4201 BOULDER, COLORADO	Email doobydug@netrcape.net Phone
Name <sub>.</sub>	Darba la Morrison	Address	Brooklyn, N/11224	Email_INVADER3B@UPTONLING Phone_718759617N- INET
	V		Helyn M 11209	Phone 9178078985 COM
Name <sub>.</sub>	ERNEST A. CUNI	Address	1379 & 315 St. 1210	Email
Name <sub>.</sub>	Madha Nicholsa	_Address_	410 Eastern Pluy 46 Bl. 11225	Email Conday Marche @ gmail can Phone 646 96126
Name,	Circy Benjagar	_Address	400 Lincoln Pl Brooklyn, Ny 1838	Email May 4th @ Gmil. Com Phone 641-652-1341

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Now's the time to vote YES for Coney			
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Name Mike Ferrano (1) Address	10 OceanView Are	Email_MF27386@aol.com	
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Summer 2009

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Now's the time to vote YES for Coney Island! Email Address Phone Address 217 Phone 13 Address Phone Email Address Email Phone Email Phone **Email** Phone Phone **Phone** 

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Name Soll tale	Address		Email +72 Scoff R techous () (gray) un	
Name Michael DiGINAN	Address_	1928 west 125T Broothy My 11223	Email Mixe Dibi 76@optomine, Phone	
Name Voronika Drozdova	Address_	24 Whitney 21. 2pt. 2C	Email vdrozdova7@gmail.com (	
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Now's the time to vote YES for Coney Island! Email Phone Address Email Phone Vistina Petrizzo Address Email Phone hod a Address 2006 Email (FC D)SCX Brookin, NPhone (1718) 8289 Zilber Address. 1967 Zilber @ Vahoroin Name Address Email Phone Name Address Email Phone Name Address **Email** Phone Name Address Email

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Now's the time to vote YES for Coney Island!  Name  Address	Email
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Name Jason Rivera Address 2007 St. BKlyn N.	. (
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Name Lan Asahi Address_	196 Clytman HBK 11205	Email
Name Maldu/RAddress	2890W2/5454	Email
Name Joseph Whien Address	2675W-36thst	Phone 7/8-676-6096
Name Job Williams Address	3729 & 16"5	
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Now's the time to vote YES for	Coney Island!	
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Now's the time to vote YES f	or Coney Island!	
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Now's the time to vote YES for Coney Island! Phone Lan 800 hurchotte Address 2.632 W 33 Street Philatonson 2707 Phone APOS\_Address\_155 W.684 #421 ·Address\_ Phone **Email** Phone Email Phone, **Email** Phone Address 1414 Beccan 9+. Daneilla Small Phone

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(Now's the time to vote YES for Coney Island! Address 1266 Email Phone Address **Phone** Name TANYA Brown Address Phone MRRETC Address 2832 was 10 St 420 Br60 KUYN 1/224 Phonei 6 Address\_ Phone Address 112 22 **Phone** GRAVES APT 726 Email d gravese Address Phone MRAMIL Email\_\ Phone Address

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Name Judna Mord/PS Address 368 87th St.	Email
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Now's the time to vote YES t	for Coney Island!	
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Name Edhy Mcheil	Address 3395 Next the	Email
Name PRISCILL	Address 2951 W. 3387	Phone Email_PPChyLm@LOL.Com
Name_TRA CY	Address 4107 Manhal	Phone / Pasionate Ellery
Name ELMA	1063 E5356 Address 1219 W. J.112	Phone
Name Danka Northart	Address 220 Watth Annat	PhoneEmail
Name SACHIN Cooley	Address G5 B MANHATTANC	
Name Ehzebeth Kravets	Address 3018 Wzoth Str., Apt 8 Brooklyn, N.Y. 11224	

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Coney Island rezoning and redevelopment plan. Now's the time to vote YES for Coney Island! Email Phone Address Email Phone Address C Email Phone Address **Email** Phone 160 Email Phone Phone Phone △Address Email Phone

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Summer 2009

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Now's the time to vote YES for Coney Island! Address 29TO WZYS **Phone** Address \_Address\_\_\_\_\_\_\_ **Phone** Address Phone Email Address Phon Name Phone Email Address Phone Address 2956 Email Phone idmumbles Email\_ Address\_\_ **Phone** 

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Now's the time to vote YES for Coney Island! K HOV Address **Email Phone** Address Email Phone C1arne Address Email Address: Phone √\_Address\_ **Email** Phone Address **Email Phone Email** Name Address Phone **Email Address** Name. **Phone** 

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Nov	r's the time to vote YES for Cone	y Island!	
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Name_	Ting McKenna Address	US& Glenmore Ave BKKyn N.Y 11207	Email
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Name Francisco Munoz Address 5 Crosswood Way	Phone 908-604-0166
Name Joy CR Lin Address 516 Dlovelift Rd.  Aven, CT 06001	Phone
Name Kristen McCoverAddress 102 Slver Spring PD Wilton CT 06897	Email KMegaven Conico Can  Phone
Name De LINE HAVIAL Address 28-28 W28 Fleet	Email 1342.087.704
Name Bran Wright Address 959 Wyckoff owenus Ridgewood, NY 11365	Email
Name Michael StickneyAddress 2075 Coylest. Floore Browklyn, Ny	Email Michael Stickney & Mae Phone
Name_&BOO ROSNAddress WALDONAL	Email
Name S. Wissuc Address 13PE [FS+	Email Phone
Name Address 4211 Ocoan Ave	EmailPhone

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Name_	Karry Gomez	_Address	2554 C.2014 ST	Email	/elgokat@aol.com (218)934.6178
		•	Bklyn NY 11235	Phone	(7(8)-134.6176
Name_	Michael Sibilia	_Address_	333CrowsWilla 1AP+.205	Email N	like. Sibilia OAggreko.Co
Name_	Amanda Wiss	_Address_	376 Adelphist	Email 🛇	nandaw BJO y dise
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Name_	Harma Sosa	_Address	1144 E13th Street	Email
			Brooklyn, NY 11230	Phone
Name_	Patricia Sansonia	_Address	2579 Cropsey	Email
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Now's the time to vote YES for Coney Island! **Email** Address Phone, **Email Email** Phone **Email** Phone Shorphoodbey Rol Email SNC Address\_ Phone Dev mind Dumon) 326a Snuder Email Phone Out TC Address **Email** Phone Alcares Address Masthe2 **Email** 

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Now's the time to vote YES for Coney Island!	<
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Name_	K. WILLIAMS	_Address	2930 W33MD	ya 1100. Can Email
Name_	Sheila Willia	_Address	3322 BAYLIEW AVE	-
Name_	Killie Mules	_Address	2952 w 33 rd Street	Email
Name)	J O'Campo-Rocks	Address	42 pileh 6683	Email

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Coney Island rezoning and redevelopment plan. Now's the time to vote YES for Coney Island! **Phone Address** Phone () V Address Phone Address 200 SAddress 3> Address 5 Email Phone Email Phone Email Phone ()

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Name Hathy Whiteley Add	dress 2709 W 36 th 9	Email
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Name LOIS ROSado Ad	dress 263 Eastern Pkwy	Phone 1718 76 3 77 53
Name Elizaboth MUNOR Ad	GIOR XIO, Hreal Age	Phone 78 636 8673  Email Phone 78 977 - 1908
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V		Phone 646 - 238-5675
Name Orlando Cotto Ad	BROAKLY NV 1727	Phone 347-225-9637

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Name Edna Hrenchez Address 567 WYON AST Brooklyn NY 11207	Email BABE NANICA OHUGO Phone 718-853-3277 Com
Name Starm P. Address 2007 SUTE AVE	Email Blady M 6 Daol-com Phone 119 - 975-7853
Name Z. Rembert Address 950 Jefferson Ave BICIYN 11221	Email Z rember to hot mall con Phone 7/8-570-6/69
Name Long Address 2975 2517    Name   1015   Address 2975 2517	Phone 7/8/3/75%F
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Name_	Jen Frost	_Address_	13/3 17th St Fast Palmethy FL 34221	Email
		_	JalmeMy FL34221	Phone
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Name Hay Masz	_Address_	424ola	EmailPhone
Name Serry Debrug	_Address	2700 WEST 33140St	EmailPhone
Name Jessha Witherspron	<b>∆</b> Address	3073 Bulve Ave Brong, NY 104/01	Email Rehredress Q Vahoo. Com Phone 347-712-7397
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Now's the time to vote YES for Coney Island! NOST524 egol.com Email Phone **Email** Address Phone Email Address Phone Address Phone SUITE 1202 Email FRANCING @ DA Address **Email Phone Email** Address Phone **Email** MAddress\_ Phone

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Now's the time to vote YES for Coney Island!	
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### NOW'S THE TIME FOR NEW AND AFFORDABLE HOUSING IN

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Name_	Ario	Johnson.	Address	368 E, 240+54	Email acijohns 2 yahourcon
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Now's the time to vote YES for Coney Island! Address? Email Phon Email Phone Email Phone Email Phone Address Email **Email** Phone Email Address Phone **Email Phone** 



#### We Support the Comprehensive Plan for the Future of Coney Island!

We live, work or play in Coney Island and we support the City's vision for a revitalized Coney Island. It's a thoughtful, inclusive approach to development throughout the community and we want to help make this plan a reality.

We support the City's plan because we know Coney Island needs:

- A permanently protected amusement district triple the size of the current amusement zone! that can draw visitors to Coney Island year-round.
- New affordable housing opportunities, with a program that protects existing Coney Island residents.
- Desperately needed new, convenient neighborhood shopping opportunities outside of the amusement district.
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- ]The City's capital investment of more than \$200 million in Coney Island will mean new open space, a restored carousel, a renovated Boardwalk, improvements to the Aquarium and much more.

We can't afford to allow this once-in-a-lifetime opportunity to pass us by and doing nothing is simply not an option. We want to see Coney Island developed the right way, which is why we are supporting the City's plan.

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Name Junes Murray Address 215 Stage Walk	Email
Name Immy Muchay Address 71224 Apt 11.C	Phone 347-261-37// Email 7/8 676-6200
	Phone
Name Maria David Address 2780 8634 Biklyn Nix, 123	Email
Name \ a   Address 2949 23 9+	Email
Name Carlos Quinones Address 2820 W87387	Phone (718) - 265 - 6801
<u> </u>	Phone (118) - (33) - 59/2
Name TAHLIA WILLIAMS Address 29 Putnam Ave 3A BK, NY 11238	EmailPhone
Name In homperson Address 2850 West 24459	Email
	Phone 1-6-46-0581



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WE WANT TO SAVE CONEY ISLAND TOO!			
Name Tay Cruickshamk Address 1027 E 55THS+ PH- Blun, NY 11234	Phone (18) 763-5997		
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Name Hardechoyer Address 1580 E. 1854 2A	Email Eitan & Ognar Ja		



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Name Water JAmer Address_	105 Averagt21	Email
1 1		Phone
Name Lawrence Swers Address	2925 west 27 Apt28C	Email 1-347 729-0929
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WE W	ANT TO S	AVE CONE	(ISLAND	TOO!	.   .
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Name_	Stephaeiro Levisce	Address 3020 AUC	Email Worthy praise & hotman



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Name TIRONE HANNA Address 1752. G. LENNORG AVC. Email
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Name_Yaqar Schill Address Att. 726 Ave L Email_
Name Janillah Peters 2727 Surf are Email JK. Reters co
Name Longe Thompson Address 2845 W. 23'd St Email Javaneyos 2605



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	WE WANT TO SAVE CONEY ISLAND TOO!	(
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Name See Donally	Address AW	alkender SII	W/ 1305 Email 1	neer Tokstra Co
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Name Anthony hanza	Address	Street	Great Ku Email	
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Name Morrod Feis Address 1557 E.35 St, 11:34 Email
Name Barry Hanriton Address 1410 Acres en Ave Email
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Name_	Evan Lenny	Address 55 Exchange Pl Ste. 403 10005 Email jfemandez@				
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Name Christine Caraway	Address 2945 West 23 AH TR	_Email Honey 1986 000 @UKh			
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WE WANT TO SAVE CONEY ISLAND TOO!				
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Vame Sherrebe 1411	Address 601 W 138-57. #44 1000	Email 3/18/18/18 - HAIL		
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Name Nancy Albins	Address 3025 W. 32-84	Email Lady love 1998c		



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	Address 2415 Neptuse Are	
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Name Jermaine Renn	Address 2950 West 35 Street	Email MAInodidit Dao Leon
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Name Helin Manuel Address 277 14 136 Spring Frost	_Email
Name SHARIR AFZal Address 2925 West 2754	Email ShakirAFrale
Name Sighted Nices Address 210 RAY 34th Street	Email(



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	Address 302 Bainbridge St. bd Email	
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Name Owner amos Address 2820 W 32nd St Email Officed Control of 


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Name Elouise Baker		Email
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Name Davine Wright	Address 2250 WII th St	_Email
Name Land Gonza'E	Address 3966 W 245+	_Email
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		_Address 2940 W. 31 St. Apt 14 Email Argie53 007@, Com
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		Address 691 Prospect Pl Apt 48 11216 Email
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Name G+J Soden	_Address 3731 Oceanic Avermail
Name Mitch KAley	_Address 2944 W545+ BULYNMII224 Email Mitchy and DAOH
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Name Luliya Serheva	2Address 1323 East 16 St.	_Email				
Name Helle Selter	_Address_ 2361 & 34.5t 11219	Email				



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Name Sandan Matera, Address 8663 215T ave BKlyny	1,
Name Staron Olive Address 78 Sterling Pl. Bley 1917 Email	
Name Mittey 1. Glock AddressEmail	
Name Melonie Scott Address 2950 West 24th St Email	
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Name WANCY SANTIAGS Address SUTAVC 0 D-5 Email	
Name Ricky Ortho Address 805 AVE 0 D-5 Email_	-
Name Tslomber Yuldashendress 2870 W 23 St apt 05 Email	
Name Vira Oshevouho Address GOT Sunt De 1416 DEmail	- (
Name RAKESH NADENDLA Address 1024 E 14th 2t APE #3/4 Email 1/230	-
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Name TAMARA PETKINS Address 2929 W. 31 St 4K2 Email Tamara. Perkin	96 15 ocnu
Name Steve St Demo Address 3025 W32 St DC Email SS+ Bennet	Dopte
Name JANU WILLIAMS Address 2630 Benson Avenue Email JWIII as OSE	hools.N
Name Layrond Tirale Address 2749-west 33 Email	
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Name Hornem Edward Address 3405W.36	
Name Stand For Record Address 3405 W. 36	_Email
	Email
Name Kimberly Ellerby Address 3408 W. 36	_Email
Name Margaret LaForte Address 54 Van Sickken St	Email
Name Carlo Latorte Address 54 Van Sizkten St	•
Name Meloni'e Scott Address 2950 WZGth St	_Email



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Name Glurin Guzman Address 3662 21 AUE BKGN Email				
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Name Ros Ho	Address 237	O Kupp St floorigh	Email
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Name Joseph	oh Costello Address 59	19 20the BKLYNNI	10/ Email Toe Costello 116673 YALOO.
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Name Mary Marino Address 72-3960 Lan Email  Name Grad Oline Charles, Address 2860 W2354 Email  Email  Email  Email  Email  Email	WE WANT TO SAVE CONEY ISLAND TOO!
Name Hall Dura Charles 72-3960 Lan Email  Name Grad Oline Charles Address 2860 W2354 Email  Email  Email  Email  Email  Email  Email	Name_ Clivott Mater 2026 Olean All Police Email
Name Mary Marino Address 72-3960 Lan Email  Name Gra Oline Chove, Address 2860 W2354 Email	Name ILLIAN GONZAIRZ Address 3031, W. 285T Email
Name Mary Marino Address 72-3960 Lan Email  Name Gra Oline Chorles, Address 2860 W2354 Email	Name_Marin Suradiess_77 E3184 Email_
Name Gelaldine Charles, Address 2860 W2354 Email	Name / Active Address
Name Gelaldine Charles, Address 2860 W2354 Email	Name Mary Marino Address 72-3960 Lane Ridgewood, NY 11385
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Name Cindy Canci	Address 1866 E 32-82.	Email Cyndrelasco		
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Name Mike Flenge	_Address_1342_79_ST	Email_mfrenge@ANL.COM		
Name Michele Frenga-Mla	770 231 Forest ave. 11563	Email Michele 1204201		
Name Pobert Stauffer	Address Baldwin, NY	Lom Email rob Qnaines, con		
Name Walter Con	Address 1966 CROTONC	_Email		
Name MAGdolaNA ROSA	Address 3444 White plains ld	_Email		
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Name LANA WINTER Address 3415 Neptune Email

Name Ruth Dougho Address 1 Bel 105th RCKPK Email



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Name Bob Caragian		<u></u>
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Name Alles Sauther	Address 47 79 Base, WHP, WyEmail	
Name HARWEN LEVINE	Address 86-10 109 ST	
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Name Horia Porcelli Address 3/3/ W25- Apt/3K Email
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Name Leonge Celo	Address SLEYD STE Clyn 11210 Email_	(	
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Name Jessica Katzen Address 1249 84th St.	
•	Email 10/10/0626@ AOK.C
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Name KARN ANHIMLAddress 2 FOLSON LA.	Email
Name KEN BOREK Address 3620 TLDEN AVE	Email`
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Name J. CARBONAND Address 53 Rag 47 St Email
Name Tois FRU 6016 Address 86/9. 24 D
Name John 4. Roudello Address 1815 East 33 Rd St NY Email
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Name JEFFREY (ENNEY Address 718 CARLINA RD W. BAS, long Email_



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- The City's capital investment of more than \$200 million in Coney Island will mean new open space, a restored carousel, a renovated Boardwalk, improvements to the Aquarium and much more.

We can't afford to allow this once-in-a-lifetime opportunity to pass us by and doing nothing is simply not an option. We want to see Coney Island developed the right way, which is why we are supporting the City's plan.

WE WANT TO SAVE CONET ISLAND TO	<b>9</b>
Name Tatyana Lakhter Address 2383 85 St # 4	
Name Maria Mann Address 1357 E-40th St	Email Maria 357@ Advican
Name Liza Royer Address 3030 Surfor	
Name + (Oli) Ruche Address ZESS W ZEM	
Name Cindy Ramo Saddress 2108 Bockanay	
Name Carl Challe Address 260- W8St	
Name Sabring Smithaddress 2950 West 24th S	/, Email



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Name <u>Dan Kwa'</u>	Address 2254 W7 ST	Email
Name Sarah Hurrs	Address 1990 Lexington AUE	Email
Name	Address	Email



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Name_	Marinia se Mora	Address 714 £ 83°d Street &	prochlyn NY Email area o how 1,25



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Name fore Garris	Address 2932 W 5 ST	Email
Name Clen Creton	_Address 2932 W 5 ST	Email
Name COVEY HONKING	Address 1036 715+	Email
Name Lyn Villie	Address 7.79 UW of 243	_Email
Name Bryn Draw	Address 2838 Sr-54 x	_Email



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WE WANT TO SAVE CONEY ISLAND TOO!			
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Name_	Slam Heisen	Address 2770 Ocean fre	Email Sidn 914 from
Name_	^	Address 1576 Mernous	Email
	/// \	Address 10367 Stuf	<del></del>
Name_	DIANE BOWER &	_Address_1948 E 33 Sf 1123	Email DEALICA-60 PON owner
Name_	Dhise Wei	Address 2018 2nd Ave NY 1000	29 Email Chinagal 72 lycho
Name_	MARLHE MOSCOSO	Address 229 MADEL F BEGN	Email M 65COSD K



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WE WANT TO SAVE CONEY ISLAND TO	00!
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Name Probert Kinchantel Address 26 Dallus are Nix	No email ( Email 676) 302-7432
Name Grela Matcs Address 2315 65#S+	
Name LINDA BARBER Address 422 ATKINS AVENUZ	Email
Name Kim Cheng Address 128 Marne Ave	Email
Name Anthey Parnaddress 2569 A Was	Email
Name Jugar Middlin Address 2820 Q. P.	Email



.in Street .ark, NY 10038

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WE WA	NT TO SAVE CONEY ISLAND TO	O!
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Name DOWA BARNES	Address 1920 - 42 Ave 5	Email DIBYRWOS 4140
Name Other holloway	Address 1815 E 175 Bly	4 Email 25
2 )	Address 8619-24 AV	Email
Name Man Kahn	_Address 157 Au C	Email manidKahrayalor
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WE WANT TO SAVE CONEY ISLAND TOO! Name PIERNA LAINE Address 295/ W 33 ST Ny Magy Email Phone I Kill; EBREH Address 2820 HAGT 32 HD HY 11224 Email a Killichaen cioqo5@ YAhoocus Phone Rad Address Email Unay GRMS Phone) Email\_arosado101@ vahoo (a) Address Phone \_\_\_\_\_ Email Address Phone \_ Email Phone Email Address Phone\_\_\_



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WE WENT TO SAVE CONCENSENTED TOO:			
Name Pandi Herman Address Jan Deny HS Email			
Name Neal StormAV Address 2820 OCEAN PKwy Bkyn Email 1			
Name Weniya Evotig Neeva Address 2402 63 rd str apt D7 Email			
Name ALAM GAS jAM Address 150CEAND JR. EAST Email ADAM QUBRILLSE	ر ر		
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Name Scattle Abusabe	Address 2855 W 29th	Email
Name Yassa phisabe	Address 2855 W 29th	Email
Name taqua Abusabe	Address	Email
Name thirra Abusabe	Address	Email
Name sahar Abusabe	<sup>7</sup> _Address	Email



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Name Cristy MCMININ Address 249 Thomass, Bayland St. Apt & Email Criscy 7d @ Wahao
Name Aissafor Diallo Address 444 Madison St. apt 5 Email ai-5h-a1016 ho
Name hewn Fryars Address 24A Thomas Byland st not 199 Email alepucrea & Ball alepucrea & Ba
Name Jamie Williams Address 249 Thomasboy landst. Email
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Name [1: zabeth These Address 3194 Bayvier due Top Email



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	*,	
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Name Michael Sonoville	Address 1916 West 1 th StAHLOIE	Email FUSIC Oold Kalage



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Name Julia Tomes Address	3915 Alphyn Ave Bylyn, N.y. 11224	Car: 561-309-8005  Email		



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Name Miguse bumA)	Address 2818 w 35 5T	Email 347-280-29 \$5
		Phone
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Name Daum Ball	Address 2960W24 APT6T)	Email ja lissautte best Cyahos (an
	sklyp ny 112zy	Phone
Name Abel Vela	Address 29 29 w 3/ 14 5/ 10+	Email abe - a b-e/ 16 @ Aut mail: con
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Name Puly WE prove Ave BH. Email
Name Hut Rock Address 601 A Sur au Email
Name Sour Capporol Address 3033 W258 BK Email
Name Joe Garces Address 303 W 25 8 [mail]
Name MAN / MAN Address 2790 Woo EX Email
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Name A. Koyl	Address 166 LONGSAM ST. 11235 Email



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WE WANT TO SAVE CONEY ISLAND TOO!

Name Horsten Ralph Address & Michigan Rd Email

Name Lookie Alma Address | 846 Kin 6000 55 Email

Name EDWARD DOODY Address | 1441 EAST 53 5 5 Tric Email

Name Marily Marino Address | 1441 EAST 53 5 5 Tric Email

Name Marily Marino Address | 1441 EAST 53 5 Tric Email

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	·	Address 62 NS Street	_Email
		Address 2/5-4th Chane	Email
Name_	CLAIRE REINERTSEN	Address 2058 BATCHELDER ST	_Email
Name_	JoAnn LAWrsea	Address 1512 E 95th ST.	Email



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Name_ <u>/</u>	LOWARD Megsins	Address 2770 W 5 57	Email
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Name James Mally Address 2947 West 23 d St	Email
Name DANIELB CALEBERS 2820 W 32 St 9E	Email
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Name MAH LOBEN Address 469-5- St guy My	Email



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Name_	Brion Price	Address 24158337	Email BMP 9966 gna		
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Name Carlos Zeno Address 118 Suylan St Email

Name Himmy Kind Address 325A2121 Email

Name Daring Brit Address 345 Quentin Rd Email

Name Marsha Stein Address 3030 Commons Are 1123 Email

BKUM 11224

Name Wendellyh Bunday Address 3031-W125 St2J Email



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WE WANT TO SAVE CONEY ISLAND TOO!
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Name Brian Floming	Address 2955 5 Le 17 RD	_Email
Name Druba Shim	Address 2955 JACH ST	_Email
Name Gwen Hilonowitz	Address 1170 Ocean Tkwy Apt 44	Email
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	_Address 3028 W 29th Sr	_Email_MISSK53@opr.
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We can't afford to allow this once-in-a-lifetime opportunity to pass us by and doing nothing is simply not an option. We want to see Coney Island developed the right way, which is why we are supporting the City's plan.

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WE WANT TO SAVE CONEY ISLAND TOO!
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Name Andrews 17 Stuthgate of Email
Name Mall Address 6309- DA Email_
Name Journe Toto Address 1259-77St Bkyn Name Letty 1 Total Address 1259-77ST Bkyn Fotion Gan Con Name Letty 1 Total Address 1259-77ST Bkyn Fotion Gan Con Andrew 1259-77ST Bkyn Fotion Gan Con Manne Letty 1 Total Address 1259-77ST Bkyn Fotion Gan Con Address 1259-77ST Bkyn Frank Fran
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Name Shala Jean	Address 69 Clarkson avenue BKlyn /1226
Name There sh Smith	_Address_ 3909 E 26 27 Email Tanith @ Gaw
Name Fontaine Cox	Address 217-14 136R& Lascelton, Email
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Name DE WND Sheld	Address Troo Sold LD NY Email 8245 P. D. P.C.
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denis	strobel	wolfdss51965@yahoo.com	Now is the time to Vote YES for Coney Island!
Dominic	Divakaruni	dominic_divakaruni@yahoo.com	Now is the time to Vote YES for Coney Island!
andrew	carrillo	andres.carrillo23@gmail.com	Now is the time to Vote YES for Coney Island!
Ari	Johnson	arijohns@yahoo.com	Now is the time to Vote YES for Coney Island!
Ralph	Frasca	rjfrasca@gmail.com	Now is the time to Vote YES for Coney Island!
Renee	Gormley	renee.gormley@yahoo.com	Now is the time to Vote YES for Coney Island!
Laura	Leu	laura.leu@gmail.com	Now is the time to Vote YES for Coney Island!
Donna	Wiser	dwiser@feldinc.com	Now is the time to Vote YES for Coney Island!
Barbara	Pflughaupt	Ballyhoo@aol.com	Now is the time to Vote YES for Coney Island!
Selin	Soyak	ssoyak@feldinc.com	Now is the time to Vote YES for Coney Island!
Kenneth	Vogel	KV2342@aol.com	Now is the time to Vote YES for Coney Island!
Craig	Reed	craig@britishonly.com	Now is the time to Vote YES for Coney Island!
Virginia	Harvey	hvmh7@aol.com	Now is the time to Vote YES for Coney Island!
Ken	Podziba	kpodziba@gmail.com	Now is the time to Vote YES for Coney Island!
Melissa	Savoy	melissa_savoy@verizon.net	Now is the time to Vote YES for Coney Island!
Alyssa	Rydberg	alyssa.rydberg@gmail.com	Now is the time to Vote YES for Coney Island!
David	Anderson	andersond1097@gmail.com	Now is the time to Vote YES for Coney Island!
Steven	Friedwald	sfwest5@aol.com	Now is the time to Vote YES for Coney Island!
Christine	Cross	ccross@feldinc.com	Now is the time to Vote YES for Coney Island!
Lisa	Morales	cubmaster236@gmail.com	Now is the time to Vote YES for Coney Island!
John	Ballesteros	titojun44@aol.com	Now is the time to Vote YES for Coney Island!
jack	smith	itsme@home.com	Now is the time to Vote YES for Coney Island!
Alan	Drucker	alandrucker@gmail.com	Now is the time to Vote YES for Coney Island!
John	Rozz	rozz1@ol.com	Now is the time to Vote YES for Coney Island!
michael	Devine	dejunk88@gmail.com	Now is the time to Vote YES for Coney Island!
	Mazziotta	mmmazziot@aol.com	Now is the time to Vote YES for Coney Island!
Mickey	IMAZZIUILA	[minimazziot@aoi.com	hand is the time to vote i no joi colles island:

Joseph A	DePinto	aajad77@gmail.com	Now is the time to Vote YES for Coney Island!
rich	solomon		Now is the time to Vote YES for Coney Island!
Michelle	Bianco	rsolomon@nycedc.com	Now is the time to Vote YES for Coney Island!
Anita	Wlody	mum26@ptd.net anitawlody@gmail.com	Now is the time to Vote YES for Coney Island!
	<del></del>		
Roland	Hopkins	rockhollwd@gmail.com	Now is the time to Vote YES for Coney Island!
Katy	Kokolus	katykokolus@gmail.com	Now is the time to Vote YES for Coney Island!
Condron	Kokolus	condronjk@gmail.com	Now is the time to Vote YES for Coney Island!
Eric	Booker	badlandsbooker@aol.com	Now is the time to Vote YES for Coney Island!
Carol	Holmes	carolh810@hotmail.com	Now is the time to Vote YES for Coney Island!
Emlyn	Duemmler	eduemmler@aol.com	Now is the time to Vote YES for Coney Island!
Lisa	Mack	mslisammack@yahoo.com	Now is the time to Vote YES for Coney Island!
Daniel	Assael	dcassael@aol.com	Now is the time to Vote YES for Coney Island!
Kathleen	Prybylski	kkelly500@optonline.net	Now is the time to Vote YES for Coney Island!
Joseph	Sadove	jsadove@beltion.net	Now is the time to Vote YES for Coney Island!
Toni	Yeomans	yeomama@live.com	Now is the time to Vote YES for Coney Island!
Benjamin	Bearnot	bibearnot@yahoo.com	Now is the time to Vote YES for Coney Island!
Jamie	Carpenter	jamiecarp1@hotmail.com	Now is the time to Vote YES for Coney Island!
rujeko	hockley	rujeko.hockley@gmail.com	Now is the time to Vote YES for Coney Island!
Shari	Gessin	sgessin@me.com	Now is the time to Vote YES for Coney Island!
Delia	Perretta	dperretta@optonline.net	Now is the time to Vote YES for Coney Island!
Eric	Kayser	devilfanthe3rd@gmail.com	Now is the time to Vote YES for Coney Island!
Paul	Januszewski	pauljanu@gmail.com	Now is the time to Vote YES for Coney Island!
Rachel	Stanton	Strawbrrie@aol.com	Now is the time to Vote YES for Coney Island!
Ryan	Painter	tideblue@gmail.com	Now is the time to Vote YES for Coney Island!
Gary	Mule	thegreatgaroo@yahoo.com	Now is the time to Vote YES for Coney Island!
Albert	Moore	almoore66@comcast.net	Now is the time to Vote YES for Coney Island!
Christopher	Ignatz	igna302@aol.com	Now is the time to Vote YES for Coney Island!
Sadie	Simpson	sadiec@hotmail.com	Now is the time to Vote YES for Coney Island!
Felix	Quatke	fx.aiesec@gmail.com	Now is the time to Vote YES for Coney Island!
Katherine	Lane	kal2003@columbia.edu	Now is the time to Vote YES for Coney Island!
Greg	Van Gompel	minnievan@msn.com	Now is the time to Vote YES for Coney Island!
Eugene	Kushner	genegene21@hotmail.com	Now is the time to Vote YES for Coney Island!
Alicia	Wittberger	awittber@ch2m.com	Now is the time to Vote YES for Coney Island!
Vic	DiAngelo	vjdiangelo@cox.net	Now is the time to Vote YES for Coney Island!
frances	york	pinky311@msn.com	Now is the time to Vote YES for Coney Island!
Dustin	Schofield	dustindesign@yahoo.com	Now is the time to Vote YES for Coney Island!
Robert	Dutton	LuxuryCar50@aol.com	Now is the time to Vote YES for Coney Island!
Blake	Shaw	bs2018@columbia.edu	Now is the time to Vote YES for Coney Island!
JACKIE			into the time to vote 120 to come, letana.
not	ALMONTE	jacquelina_almonte@yahoo.com	Now is the time to Vote YES for Coney Island!
pat	ALMONTE minichello	jacquelina_almonte@yahoo.com  hellopat@aol.com	
Jay			Now is the time to Vote YES for Coney Island!
•	minichello	hellopat@aol.com jquigley@earthlink.net	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Jay	minichello Quigley	hellopat@aol.com jquigley@earthlink.net Pelisofon@yahoo.com	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Jay Pamela Nicholas	minichello Quigley Elisofon Maldarelli	hellopat@aol.com jquigley@earthlink.net Pelisofon@yahoo.com nickjr1008@aol.com	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Jay Pamela Nicholas Monika	minichello Quigley Elisofon	hellopat@aol.com jquigley@earthlink.net Pelisofon@yahoo.com nickjr1008@aol.com monikashoney@yahoo.com	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Jay Pamela Nicholas Monika Emily	minichello Quigley Elisofon Maldarelli Stanislawek-Stribling Linder	hellopat@aol.com jquigley@earthlink.net Pelisofon@yahoo.com nickjr1008@aol.com monikashoney@yahoo.com linder.emily@gmail.com	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Jay Pamela Nicholas Monika Emily Anthony	minichello Quigley Elisofon Maldarelli Stanislawek-Stribling	hellopat@aol.com jquigley@earthlink.net Pelisofon@yahoo.com nickjr1008@aol.com monikashoney@yahoo.com linder.emily@gmail.com sirdeedz@aol.com	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Jay Pamela Nicholas Monika Emily Anthony Elisa	minichello Quigley Elisofon Maldarelli Stanislawek-Stribling Linder Kennedy Davis	hellopat@aol.com jquigley@earthlink.net Pelisofon@yahoo.com nickjr1008@aol.com monikashoney@yahoo.com linder.emily@gmail.com sirdeedz@aol.com Blondelisa@aol.com	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Jay Pamela Nicholas Monika Emily Anthony Elisa Joddie	minichello Quigley Elisofon Maldarelli Stanislawek-Stribling Linder Kennedy Davis Taylor Brooks	hellopat@aol.com jquigley@earthlink.net Pelisofon@yahoo.com nickjr1008@aol.com monikashoney@yahoo.com linder.emily@gmail.com sirdeedz@aol.com Blondelisa@aol.com JoddieTayB@aol.com	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Jay Pamela Nicholas Monika Emily Anthony Elisa Joddie Valerie	minichello Quigley Elisofon Maldarelli Stanislawek-Stribling Linder Kennedy Davis Taylor Brooks Bishop	hellopat@aol.com jquigley@earthlink.net Pelisofon@yahoo.com nickjr1008@aol.com monikashoney@yahoo.com linder.emily@gmail.com sirdeedz@aol.com Blondelisa@aol.com JoddieTayB@aol.com valb@bestweb.net	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Jay Pamela Nicholas Monika Emily Anthony Elisa Joddie Valerie John	minichello Quigley Elisofon Maldarelli Stanislawek-Stribling Linder Kennedy Davis Taylor Brooks Bishop Callaghan	hellopat@aol.com jquigley@earthlink.net Pelisofon@yahoo.com nickjr1008@aol.com monikashoney@yahoo.com linder.emily@gmail.com sirdeedz@aol.com Blondelisa@aol.com JoddieTayB@aol.com valb@bestweb.net Empiresm99@aol.com	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Jay Pamela Nicholas Monika Emily Anthony Elisa Joddie Valerie John Kristyna	minichello Quigley Elisofon Maldarelli Stanislawek-Stribling Linder Kennedy Davis Taylor Brooks Bishop Callaghan Jones	hellopat@aol.com jquigley@earthlink.net Pelisofon@yahoo.com nickjr1008@aol.com monikashoney@yahoo.com linder.emily@gmail.com sirdeedz@aol.com Blondelisa@aol.com JoddieTayB@aol.com valb@bestweb.net Empiresm99@aol.com knicolejones@gmail.com	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Jay Pamela Nicholas Monika Emily Anthony Elisa Joddie Valerie John Kristyna Justin	minichello Quigley Elisofon Maldarelli Stanislawek-Stribling Linder Kennedy Davis Taylor Brooks Bishop Callaghan Jones Garvanovic	hellopat@aol.com jquigley@earthlink.net Pelisofon@yahoo.com nickjr1008@aol.com monikashoney@yahoo.com linder.emily@gmail.com sirdeedz@aol.com Blondelisa@aol.com JoddieTayB@aol.com valb@bestweb.net Empiresm99@aol.com knicolejones@gmail.com first.drop@coasterclub.org	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Jay Pamela Nicholas Monika Emily Anthony Elisa Joddie Valerie John Kristyna Justin vito	minichello Quigley Elisofon Maldarelli Stanislawek-Stribling Linder Kennedy Davis Taylor Brooks Bishop Callaghan Jones Garvanovic romano	hellopat@aol.com jquigley@earthlink.net Pelisofon@yahoo.com nickjr1008@aol.com monikashoney@yahoo.com linder.emily@gmail.com sirdeedz@aol.com Blondelisa@aol.com JoddieTayB@aol.com valb@bestweb.net Empiresm99@aol.com knicolejones@gmail.com first.drop@coasterclub.org vito.romano@yahoo.com	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Jay Pamela Nicholas Monika Emily Anthony Elisa Joddie Valerie John Kristyna Justin vito marlon	minichello Quigley Elisofon Maldarelli Stanislawek-Stribling Linder Kennedy Davis Taylor Brooks Bishop Callaghan Jones Garvanovic romano scott	hellopat@aol.com jquigley@earthlink.net Pelisofon@yahoo.com nickjr1008@aol.com monikashoney@yahoo.com linder.emily@gmail.com sirdeedz@aol.com Blondelisa@aol.com JoddieTayB@aol.com valb@bestweb.net Empiresm99@aol.com knicolejones@gmail.com first.drop@coasterclub.org vito.romano@yahoo.com lunaprk@aol.com	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Jay Pamela Nicholas Monika Emily Anthony Elisa Joddie Valerie John Kristyna Justin vito marlon Chantel	minichello Quigley Elisofon Maldarelli Stanislawek-Stribling Linder Kennedy Davis Taylor Brooks Bishop Callaghan Jones Garvanovic romano scott Lewis	hellopat@aol.com jquigley@earthlink.net Pelisofon@yahoo.com nickjr1008@aol.com monikashoney@yahoo.com linder.emily@gmail.com sirdeedz@aol.com Blondelisa@aol.com JoddieTayB@aol.com valb@bestweb.net Empiresm99@aol.com knicolejones@gmail.com first.drop@coasterclub.org vito.romano@yahoo.com lunaprk@aol.com chantellewis@live.com	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Jay Pamela Nicholas Monika Emily Anthony Elisa Joddie Valerie John Kristyna Justin vito marlon Chantel Kristjan	minichello Quigley Elisofon Maldarelli Stanislawek-Stribling Linder Kennedy Davis Taylor Brooks Bishop Callaghan Jones Garvanovic romano scott Lewis Truelsen	hellopat@aol.com jquigley@earthlink.net Pelisofon@yahoo.com nickjr1008@aol.com monikashoney@yahoo.com linder.emily@gmail.com sirdeedz@aol.com Blondelisa@aol.com JoddieTayB@aol.com valb@bestweb.net Empiresm99@aol.com knicolejones@gmail.com first.drop@coasterclub.org vito.romano@yahoo.com lunaprk@aol.com chantellewis@live.com truekk@gmail.com	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Jay Pamela Nicholas Monika Emily Anthony Elisa Joddie Valerie John Kristyna Justin vito marlon Chantel	minichello Quigley Elisofon Maldarelli Stanislawek-Stribling Linder Kennedy Davis Taylor Brooks Bishop Callaghan Jones Garvanovic romano scott Lewis	hellopat@aol.com jquigley@earthlink.net Pelisofon@yahoo.com nickjr1008@aol.com monikashoney@yahoo.com linder.emily@gmail.com sirdeedz@aol.com Blondelisa@aol.com JoddieTayB@aol.com valb@bestweb.net Empiresm99@aol.com knicolejones@gmail.com first.drop@coasterclub.org vito.romano@yahoo.com lunaprk@aol.com chantellewis@live.com	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!

adwoa	lavimah brompona	advac@mit adv	New in the time to Veta VEC for O
Giannella	gyimah-brempong Rivera	adwoa@mit.edu	Now is the time to Vote YES for Coney Island!
Yvonne	Janik	gcrivera07@yahoo.com yjanik3@gmail.com	Now is the time to Vote YES for Coney Island!
Marcus	Löfstrand	Janks@gmail.com	Now is the time to Vote YES for Coney Island!
Heidi	Wasileski	heidiwasileski@gmail.com	Now is the time to Vote YES for Coney Island!
Tom	Tulotta		Now is the time to Vote YES for Coney Island!
Andrew	Godbehere	coneyis@aol.com	Now is the time to Vote YES for Coney Island!
Terry	<del></del>	agodbehere@gmail.com	Now is the time to Vote YES for Coney Island!
Shira	Lyon Schwarz	lyont@sky.com sns272@gmail.com	Now is the time to Vote YES for Coney Island!
Lars	Sørensen		Now is the time to Vote YES for Coney Island!
sita	marlier	zaniack@gmail.com graphicmiss@gmail.com	Now is the time to Vote YES for Coney Island!
Kimberly	Mule	bublyswt@yahoo.com	Now is the time to Vote YES for Coney Island!
Raphael	Monta	pinoysrule@embargmail.com	Now is the time to Vote YES for Coney Island!
Tonny	Schonewille	tonnyschonewille@hotmail.com	Now is the time to Vote YES for Coney Island!
Theresa	Vibberts	theresavib@gmail.com	Now is the time to Vote YES for Coney Island!
Kate	Dugan	katedugan@gmail.com	Now is the time to Vote YES for Coney Island!
Shelley & Ben	Otero	sbijs01@aol.com	Now is the time to Vote YES for Coney Island!
Jessica	Moe	Jbrealprops@aol.com	Now is the time to Vote YES for Coney Island!
Paul	Hindle	PaulHindle@talktalk.net	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
Brian	Quick	abbyqk4@hotmail.com	
Ricardo	Sandy	ricardo.sandy@gmail.com	Now is the time to Vote YES for Coney Island!  Now is the time to Vote YES for Coney Island!
paul	dixon	pdixon2004@yahoo.com	Now is the time to Vote YES for Coney Island!
Pleshette	Hunt	phunt99@gmail.com	Now is the time to Vote YES for Coney Island!
sam	marks	steelforce@aol.com	Now is the time to Vote YES for Coney Island!
bob	englander	escherillusions@hotmail.com	Now is the time to Vote YES for Coney Island!
Heather	McCune	heatheremccune@hotmail.com	Now is the time to Vote YES for Coney Island!
Darlene	Bern	Darjohn1611@Aol.com	Now is the time to Vote YES for Coney Island!
Akilah	Rosado-McQueen	akilah_rosado@yahoo.com	Now is the time to Vote YES for Coney Island!
jewel	killikelly	godizluv2002@yahoo.com	Now is the time to Vote YES for Coney Island!
Jim	Culver	jmculver@btopenworld.com	Now is the time to Vote YES for Coney Island!
Bob	Clarkk.co.uk	bobclark@tesco.net	Now is the time to Vote YES for Coney Island!
Darren	Hoy	darren.hoy@ntlworld.com	Now is the time to Vote YES for Coney Island!
David	Ellis	davidellis@f2s.com	Now is the time to Vote YES for Coney Island!
Martin	Porter	funkymartin@excite.com	Now is the time to Vote YES for Coney Island!
Timothy	Melago	rollocst@comcast.net	Now is the time to Vote YES for Coney Island!
dan	levenson	soydan@aol.com	Now is the time to Vote YES for Coney Island!
Cal	Jones	caljones@hotmail.com	Now is the time to Vote YES for Coney Island!
Megan	Orsini	megrose@ufl.edu	Now is the time to Vote YES for Coney Island!
Marcus	Gaines	dolphmg@aol.com	Now is the time to Vote YES for Coney Island!
katherine	soderquist	meowbabie@hotmail.com	Now is the time to Vote YES for Coney Island!
Robert	Nagy	loopyguy@loopyguy.com	Now is the time to Vote YES for Coney Island!
Adrienne	Bryant	adriennebryant@gmail.com	Now is the time to Vote YES for Coney Island!
Sarah	Smith	sarah.hutchinson34@gmail.com	Now is the time to Vote YES for Coney Island!
Brendan	Ahern	ahbren@gmail.com	Now is the time to Vote YES for Coney Island!
hilda	suarez	vivo751@yahoo.com	Now is the time to Vote YES for Coney Island!
bobby	suarez	mrregal2@yahoo.com	Now is the time to Vote YES for Coney Island!
Amy	Sun	amysun10@gmail.com	Now is the time to Vote YES for Coney Island!
Stephen	Davies	devets@hotmail.com	Now is the time to Vote YES for Coney Island!
Santhi	Hariprasad	santhi.hariprasad@gmail.com	Now is the time to Vote YES for Coney Island!
Jarad	Vary	jev23@cornell.edu	Now is the time to Vote YES for Coney Island!
Gloria	Rentowitz	jossi081@ol.com	Now is the time to Vote YES for Coney Island!
Phil	Gould	philgouldok@hotmail.com	Now is the time to Vote YES for Coney Island!
John	Gerard	trapperg@cox.net	Now is the time to Vote YES for Coney Island!
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Rachel	Kennedy	ciaobabe007@yahoo.com	Now is the time to Vote YES for Coney Island!
LISA	DOVE	lisadove23@msn.com	Now is the time to Vote YES for Coney Island!
Matthew	Bruno	wallst123@aim.com	I want my name added to the collection of other voices advocating for the City's comprehensive redevelopment plan of Coney Island.
Kevin	Kaufman	kkaufman@m-v-architects.com	I want my name added to the collection of other voices advocating for the City's comprehensive redevelopment plan of Coney Island.
doel	santiago	buggyniiiice@aol.com	I want my name added to the collection of other voices advocating for the City's comprehensive redevelopment plan of Coney Island.
Delia	Medrano	Newyorker215@yahoo.com	I want my name added to the collection of other voices advocating for the City's comprehensive redevelopment plan of Coney Island.
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Lisa	Kereszi	lisakereszi@hotmail.com	I want my name added to the collection of other voices advocating for the City's comprehensive redevelopment plan of Coney Island.
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Virginia	Harvey	totalps1@aol.com	I want my name added to the collection of other voices advocating for the City's comprehensive redevelopment plan of Coney Island.
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Sharon	Smith	shargab@optonline.net	I want my name added to the collection of other voices advocating for the City's comprehensive redevelopment plan of Coney Island.
Evan	Misshula	EvanMisshula@yahoo.com	I want my name added to the collection of other voices advocating for the City's comprehensive redevelopment plan of Coney Island.
Derya	Sahmaran	dersah143@aol.com	I want my name added to the collection of other voices advocating for the City's comprehensive redevelopment plan of Coney Island.
edwin	alvarez	edwinalvarez3@aol.com	I want my name added to the collection of other voices advocating for the City's comprehensive redevelopment plan of Coney Island.
Miroslava	Alexander	millie17@gmail.com	I want my name added to the collection of other voices advocating for the City's comprehensive redevelopment plan of Coney Island.
Steven	Pong	stevenpong@gmail.com	I want my name added to the collection of other voices advocating for the City's comprehensive redevelopment plan of Coney Island.
Alex	Но	aho@nycedc.com	I want my name added to the collection of other voices advocating for the City's comprehensive redevelopment plan of Coney Island.

IS WILL FERRELL TOO HARD ON GEORGE W. BUSH? A YES B NO





amNY gets insider tour of Apollo Theater Page 2

We're not into 'He's Just Not That Into You' Page 13

In amusement park's shadow, residents of forlorn neighborhood pin hopes on city's revival plan page 3

# No joyride in Coney

## Long-suffering nabe hopes rezoning will give economy a jolt

#### BY RYAN CHATELAIN

ryan.chatelain@am-ny.com

While most New Yorkers and tourists trek to Coney Island to enjoy the surf, sand and thrill rides, it's easy to forget that more than 50,000 people call the storied peninsula home.

During the past several decades, even as the waterfront amusement district was prospering, the residential areas of Coney Island were struggling economically. Today, city officials estimate the neighborhood's unemployment rate could be as high as double the city average of about 7 percent, vacant lots along Surf and Mermaid avenues are a common sight, and residents complain they must often travel to other neighborhoods for basic necessities.

We do
need a lot
more
businesses
out here.
—Coney Island
resident

Amalia Leon

"We do need a lot more businesses out here," said Amalia Leon, 50, a lifelong Coney Island resident. "Clothing, shoe stores, things like that."

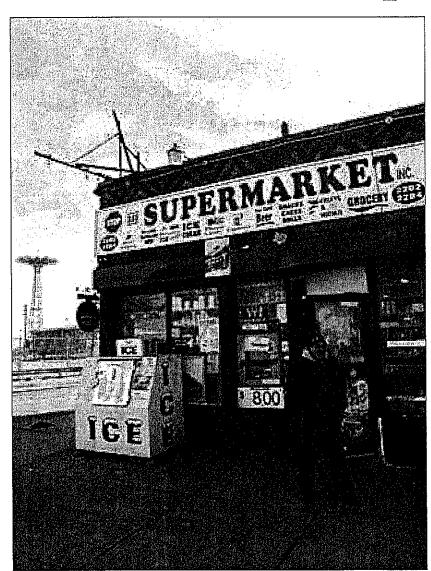
Residents are hoping a 19-block rezoning proposal for Coney

Island, which extends beyond the iconic amusement area, will cure the neighborhood's ills.

While the thrust of the plan is to turn the waterfront into a year-round amusement destination, it also aims to develop Surf and Mermaid avenues into major retail corridors, bringing hotels, restaurants and more stores into the area. Including the amusement district, the city estimates the project would create 25,000 construction jobs and 6,000 permanent jobs — a significant number of which officials hope will be filled by Coney Island residents.

"If you were to visit a town of 50,000 people, it's likely that you would find a whole range of services and retail available that is not available at Coney Island," said Seth Pinsky, president of the city's Economic Development Corp.

To be sure, the Bloomberg administration's rezoning proposal has its critics, but their gripes largely center on



Coney Island residents say a lack of shopping options in the neighborhood forces them to travel to other parts of the city. (RJMICKELSON/AMNY)

the amusement district, especially the presence of high-rise hotels there.

For the city's plan to work, Kathryn Wylde, president of the business group Partnership for New York City, argues that the peninsula needs an infusion of residents of all income levels who can give the area some "purchasing power." One in five Coney Island residents live in public housing. Mixed-income residential development is another aspect in the Bloomberg administration's proposal.

The rezoning proposal must be considered by the local community board, the Brooklyn borough president, the Planning Commission and the City Council. A community board public hearing will be held March 3.

#### A LOOK AHEAD

## The city's rezoning proposal for 19 blocks of Coney Island includes:

- 27-acre indoor and outdoor amusement and entertainment district
- 12-acre boardwalk amusement park on city-controlled property
- 1.1 million square feet of amusement and entertainment - related uses, including a water park, movie theater and roller rink
- Up to 800 hotel rooms in amusement area.
- 4,500 units of new housing outside amusement area
- New stores and commercial services

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January 29, 2009

## After 6-Ton Donation, Astroland Rocket Sets a Course for Reentry to Coney Island

#### By COREY KILGANNON

After the <u>Astroland Park rocket in Coney Island was dismantled</u> this month, its fate seemed up in the air. But the city announced on Wednesday that it had found a landing place for the beloved rocket — and it is Coney Island.

Several weeks ago, the rocket was removed from its familiar perch atop a Boardwalk food stand. That caused an uproar among Coney Island enthusiasts over what would become of the rocket, which after the park opened in 1962 became as much a symbol of Coney Island as <u>Nathan's</u> and the parachute jump.

But on Wednesday, city officials announced that the Albert family, who owned Astroland, which closed last year and was sold to developers as part of a large Coney Island construction project, had donated the rocket to the city, which will include it as a centerpiece in the new development.

The redevelopment plan for Coney Island has been a sensitive subject for many people who fear that change will sanitize Coney Island, and the importance of the rocket as a symbol was not lost on city officials, who put out a press release on Wednesday calling the rocket in a headline "a Symbol of the City's Commitment to the Redevelopment of the Storied Amusement Destination," and said it would relocate the rocket to "Coney Island's New Amusement and Entertainment District."

The release quotes Robert C. Lieber, deputy mayor for economic development, as saying, "Coney Island is the people's playground, and the Astroland rocket is its symbol of the adventure, discovery and fun that have brought New Yorkers here for years."

"As we move forward and put in place a redevelopment and revitalization plan that will create an even better future for Coney Island's amusement district," Mr. Lieber said in the release, "we want to preserve, and enhance, her past, and I am pleased to say that the rocket will continue to be part of Coney Island for generations to come."

And Seth W. Pinsky, president of the city's Economic Development Corporation, called the rocket "a quintessential part of Coney Island's history that serves as a unifying link between its fabled past and its future as a year-round entertainment destination."

The 71-foot-long, 12,000-pound rocket, which was taken down from Gregory & Paul's food stand, is currently in storage on Staten Island, and it will become a permanent and iconic part of the 27-acre redeveloped

amusement district in Coney Island, city officials said.

Originally opened as the Star Flyer, the aluminum tube seated 26 riders for a three-minute simulated blastoff, courtesy of a hydraulic lift, and a film that simulated space travel. In recent years, it served as a prop advertising Astroland.

The rocket would be on display in the 27-acre Boardwalk amusement park that the city plans to build, along with a redevelopment project to create hotels, restaurants, retail space and thousands of apartments, to expand the area's use as a year-round destination.

Whereas the rocket had been mounted atop Gregory & Paul's for years, it may be displayed in a way that allows visitors to get a much closer look.

"We're looking into all the options for making it accessible to the public," a city official said.

Reached on Wednesday by phone, Dick Zigun, founder of <u>Coney Island USA</u>, said he believed the city's decision to preserve the rocket was a gesture of good faith. "We still disagree with the city about aspects of the plan," he said, "but this is a happy day because the rocket is worth saving — it represents the naming of the park and the optimism of the country back in 1962."

But Mr. Zigun, who resigned last June as director of the <u>Coney Island Development Corporation</u> in protest of aspects of the city's plan, said he would continue to fight against parts of the plan, including rezoning that he says threatens Nathan's, and the planned location of three large hotels near the Boardwalk and the Wonder Wheel.

"We're still adamant that the new Coney Island should be a mix of the historic old Coney Island and the best of the new," Mr. Zigun said, "or else you homogenize, suburbanize and standardize."

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## The Brooklyn Paper

June 8, 2009 / News / Not Just Nets / Coney Island

#### Coney's big top

By Thomas Nocera

for The Brooklyn Paper

The Cyclone and Parachute Jump aren't the only landmarks on Coney Island's skyline anymore!

On Friday, Ringling Brothers and Barnum & Bailey set up shop on the corner of West 21st Street and Surf Avenue, raising its big top for the so-called "Greatest Show on Earth" to open its hotly anticipated "Coney Island Boom A Ring" show on June 18.

The raising of the blue-and-yellow striped tent didn't go perfectly to plan, owing to the torrential rains on Friday, but workers eventually succeeded, to the cheers of dozens of gawkers.

The real excitement will start next week, when the circus's one-ring version begins, featuring high-wire acts, the daring crossbow team of Liina and Martti, a motorcycle "Ring of Steel," and elephants, tigers and clowns (oh my!).



Workers for Ring. Barnum & Bailey putting up the big Island on Friday, conditions made 1 going. The stripec be fully erect by the Opening night is.



But this show offers more than entertainment in these hard times. A job fair last month attracted 1,000 locals — and 150 or so got hired as ushers and custodians, said circus spokesman Craig Peters.

And city officials say that Ringling Brothers will pump at least \$10 million in to the battered Coney economy.

Of course, this in New York, so, inevitably, there are complaints.

"I work right across the street, and now I got to deal with the lines and people," said a woman who gave only the name Linda.

"And," added her friend, Donna, "the animals are going to stink it up."

The circus is taking the place of a vacant lot this summer.

Ringling Brothers and Barnum & Bailey's "Coney Island Boom A Ring!" (West 21st Street at Surf Avenue in Coney Island) will run from Ju Sept. 7. For info, visit www.ringling.com.

Updated 02:34 pm, June, 8 2009: Story was updated to fix the gender of the Ringling Brothers spokesman, Craig Peters. He is not sche change operation until next year. The Brooklyn Paper regrets the error.

©2009 The Brooklyn Paper

ATLANTIC YARDS: So, Daniel, was YOUR weekend? Lola Staar is

#### READER FEEDBACK

View discussion (1)

Craig Peters from Coney Island says: You BETTER regret that error, buddy! ;-)

By the way: Anyone interested in up-to-the-second news about The Coney Island BOOM A RING can follow us on Facebook:

http://www.facebook.com/pages/Ringling-Coney-Island/88677062471?ref=ts

And on Twitter:

## Broklyn Daily Eagle

## Panel of Amusement Professionals Says Coney Island Must Remain 'Accessible, Open, Affordable'

by Linda Collins, published online 05-19-2009

CONEY ISLAND — "Coney Island must remain open, accessible and affordable," according to a panel of amusement experts convened by the city as an independent advisory board.

It was one of seven principles outlined by the panelists as necessary in the development of Coney Island as a 21st century year-round amusement and entertainment destination.

The six other principles included honoring and celebrating its history, leveraging its unique natural and historical assets, getting the core of its amusement district right, expanding its seasonal core to a larger year-round district, retaining city ownership of the amusement area and, finally, the admonition: "Don't wait. There is only one chance to get this right."

The seven principles were announced last week at City Hall by Robert Lieber, deputy mayor for economic development; Seth Pinsky, president of the New York City Economic Development Corp. (EDC); and Jim Seay, president of Premier Rides Inc.

The recommendations followed three days of workshops and discussions focused on branding, marketing, planning, programming and development, and will be used by the city to shape and inform development plans, according to Lieber.

"With the rezoning of Coney Island underway, we are focused on ensuring that the amusement area is a vibrant and dynamic district for generations to come," he said. "We've called on the leaders of the amusement industry to help develop the best strategies for growing and enhancing this iconic part of NYC."

The EDC and the CIDC convened the panel as an independent advisory board comprised of professionals representing a diverse cross-section of the industry. It was moderated by Jack Rouse, CEO of Jack Rouse Associates, a design studio credited with developing hundreds of amusement parks around the world, with support from Perkins + Will, an architecture and planning firm with expertise in branded environments.

"This was a welcome opportunity for members of the amusement and entertainment community to come together under one roof and discuss the opportunities that exist and the challenges that NYC faces as it undertakes this exciting revitalization of Coney Island," said Seay. "Coney Island is a brand that means so much to so many, and from

what I've seen and heard here this week, the private sector believes that the city has put together a plan that will build on the history and enhance one of America's treasures."

A final report of the panel's findings on the 27-acre amusement and entertainment district will be released this summer.

"The development of the amusement area is integral to the growth of the neighborhood and the creation of more than 25,000 construction jobs and 6,000 permanent jobs in Coney Island," said Pinsky, who thanked the members of the advisory panel "for dedicating their time and expertise to this exciting project."

Panel members include Chip Cleary of Palace Entertainment and the IAAPA Executive Board; Jim Pattison of Ripley Entertainment; Tony Catanoso of Atlantic City Steel Pier; Nikki Nolan of International Great Wolf Resorts; David Rockwell of Rockwell Group; Valerio Ferrari of Zamperla USA; Kieran E. Burke of Six Flags; Al Weber of MidOcean Partners and Palace Entertainment; and Will Morey and Jack Morey of The Morey Organization.

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— Linda Collins

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1 represent:
Address: 1618 Mermaid Aul 11224
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Date: July 1, 2009
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Name: Depragna Deas
Address: 3/62 Payview Ave B'Klyn
I represent: Desident
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Please complete this card and return to the Sergeant-at-Arms

Appearance Card
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(DI FACE DRIVER)
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Name: MARTIN (PLEASE PRINT)
Address: 2944 W.587 Balon My 11224
I represent: Conty Iscani Hospions Comm. Advisory Bod
Address: 260/ Ocean Pky BKlyn 1123T
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Name: Madeline Castillo Address: 3024 West 23rd St Bhion NY 11224
represent: Astella Development Comp
Address: 1618 Mermaid Ave Brynny 11224
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Name: Juan Rivero
Address: 155 E73 40 AT 300 1/100/6
I represent: Save Conen Island
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Name: STEVEN ZEITUN, PH. D.
Name: STEVEN ZEITLIN, PH. D. Address: 72 E FIRST ST-, NIL 10003
I represent: CITY LORE, INC.
Address:
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Name (teven J. Pelina
Address: 45-02 Ditmais Boulevard Astoria NYK 11105 Sove Concy Island
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Name: _ Carriello Rivers in behalf of Carrillo Rivers
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(PLEASE DRINT)
Name: <u>Catherine</u> Stutts
Address: Brooklyn, NY
I represent: Pratt Institute
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Date: July 1, 2009
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Name: Angel . Wavarro
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I represent: 32877552774
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Name: Matt Ryan
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Date: _ 7/1/09
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Name: Charles Reichanthal
Address: 250 Parky, lk Dr. # 40
I represent: CIDC (CB/2) M.)
Address: 1001 Just Hienve
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Appearance Card
I intend to appear and speak on Int. No Res. No in favor  in opposition
Date: July 1, 2001  (PLEASE PRINT)  Name: Corner Gonzales
Address: Conoy Tslad NY
I represent: ACORN
Address:
THE COUNCIL THE CITY OF NEW YORK
Appearance Card
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Name: Rev. Connis Mobles  Address: Cons Island
I represent:
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Name: Albert Johnson Address: Conog Island
I represent:
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Name: Jeanette Rodriguez
Address: Conex Island
I represent:
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Date: 8 7/1/69
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Name: CHAPULES DENSON
Address: 834 SURFAUE, BROOKLYN
I represent: COM ISCAM HISTOM PROJECT
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Appearance Card
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Name: Town Brigardi
Address: 110 Cuba Hill Rd, Greenlawn, Ny 11740:
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Name: Puelnie Huling
Address: 3/04 Mermaid Quenue
I represent: Conor Island Homeowners & Residents Cospor
Address: 3/64 Mermail an Brein N.V
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Name: Joan Cornex
Address: 3706 Lyme Ave. Bryn
I represent: Coney Island Home Awners Assoc
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Name: Don Weston
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Name: Ron Deere (PLEASE PRINT)
Address: 3034 Neptune Ave.
I represent: Concy Island esp Fellowship Baptist Church
Address: 2929 w 20th Street
THE COUNCIL THE CITY OF NEW YORK
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Name: Margery Perlmutter
Address:
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Name: Anthony orlichael Russo
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Name: DARNELL CANADA
Address:
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THE CITY OF NEW YORK
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Date: -7/1/09
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Name: DGGINA MITCHECL Address:
I represent: FEAD START
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Please complete this card and return to the Sergeont Arms

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Name: DOUD ANDERSON
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Appearance Card
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Name: VEN SONES
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Appearance Card
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☑ in favor ☐ in opposition
Date: 7/1/09
Name: (PLEASE PRINT)
Name: WARD PAMELA HARRIS  Address:
I represent: HONES ISLAND GENERATION GAD
Address:
Please complete this card and return to the Sergeant-at-Arms

Appearance Card
I intend to appear and speak on Int. No Res. No
in favor in opposition
Date: 7/1
(PLEASE PRINT)
Name: Jordon Gordon
Address:
I represent: 50vdon Rides
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THE CITY OF NEW YORK
Appearance Card
I intend to appear and speak on Int. No Res. No
in favor in opposition
Date:
(PLEASE PRINT)
Name: JOR Montalto
Address:
I represent: Mountain Enterp.
Address:
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THE CITY OF NEW YORK
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Name: JACK ROUSE
Address:
represent:
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Address: 1200se ASSOC.
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Appearance Card
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Name: Jim Spay
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Name: ASTRUGE McLean
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THE CITY OF NEW YORK
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Name: Josh Siretman
Address:
I represent: <u>CIDC</u>
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Name: Dervis (PLEASE PRINT).
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THE COUNCIL
THE CITY OF NEW YORK
Appearance Card
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in favor I in opposition  Date: July / 2009
(PLEASE PRINT)
Name: 178 STANET GOUGH Address: 45 CHRISTOPHEN 85 INVL 18014
I represent: SOCIETY FOR ING, ARCHITECTURE OF THEORY
Address: 45 THRY TOPHEOST VIK 10014
Please complete this card and return to the Sergeant-at-Arms

	Appearance Card	
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e	in favor	ion
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Name: Minister	Eddie Brund	ie/d
Address: 1213 Ave	Z Spankly	n. N. 4. 112 35
I represent: Jost 6	& Commonity &	lwareness Tox
Address: P.O. Box 3	150-781 Brookl	100, N.Y 11235
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Name: Brandi Dudree
Address: Neptune AVE
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□ in favor □ in opposition
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Name: SCIDOYO CIDO (ACE)
Address: Storageth Street
I represent:
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THE CITY OF NEW YORK
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Name: Alie King W
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I represent: Re Duild
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Appearance Card
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Name: LINKOHOW CAROCKE
Address: 2703 WESKIBGHN Street
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I represent:
Address:
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Name: Julis Dial
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I represent: Contract Constant
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Name: MARION HENNEDY
Address: 2953 2033 A
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in favor in opposition
Date: 104/1 2007
Name: (PLEASE PRINT)
Address: 45 RRIT XX AND AND AND
I represent: SAMUSING THOUSE HOUSE
Address: Com Market of
1074600 1712 10214
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Name: OF EYU (PLEASE PRINT)
Address: P.O. 80x 245(2 9V)
represent: South Books 1515 Dryn My 11224
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Name: Edwin Cosmy	_
Address: 1726 Mermuil and	·
I represent: Cency Island South Runder	
Maria Maria	
Address: 17/7 / Minus Gum	
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Name: Ronald Roth	
Address	<u></u>
I represent: Dead Coney Island Vibrant Tim	1905 Care
I represent: Dead Coney Island, Vibrant Time Address: 182765 St E4 Btlyn IVY 1/20	4
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Address: 2828	28th 5t		
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Address: 1964	SUCE AVE		
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Name: SEAN CLARK	
Address: 46NORTH 2/ST.	
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Address: 3001 West 2749 51 Andersa	
I represent: David Andreson 11	
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Address: 2924 Neptune to C. BKlyn N. Y. 11220
represent: 11 COMMWITY & COM TELL
Address: Deverend (520)
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Hame: ZOTO/ ACCCC
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	Name: MONGOYET CONTOLY
	Address: 2800
	I represent: ROSIDO O TOPIOS AND 11224
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11.	(PLEASE PRINT)	d . A	
Name: / Vlavian	Implicatore, A	HA	
Address: 556 La	buardia Place	<u>e</u>	
I represent: American	- Institute of Arch	itects NY Chapter	
Address: 536 La6	naidia Place	HA Le itecke NY Chapter	
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	Appearance Card		
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,† † ∮ 	in fåvor 🔲 in opposi Date: _	July 1, 2009	
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Address: 2828	WEST 28THST. #	15K	
I represent: South	+ BROOKLYN COMM.	DEV. CORP.	
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PI	(PLEASE PRINT)		
Name: 10Mela	1 Harris		
Address: 2904	Nestune Ave.		
I represent: Coney Island Geleration Gas			
Address: 2904 Neptwe Alenne			
Please complete this card and return to the Sergeant-at-Arms			