

**New York City Council Subcommittee on Zoning and Franchises  
Presentation on Second Amendment to the Coney Island Amusement Park Special Process Agreement  
October 22, 2018**

**Wil Fisher, NYCEDC:**

Good morning, Chair Moya, and members of the Subcommittee on Zoning and Franchises. My name is Wil Fisher, and I am a Senior Project Manager of Government and Community Relations at the New York City Economic Development Corporation (NYCEDC). I am joined on the panel by Alessandro Zamperla from Central Amusement International (CAI). We are pleased to be presenting before the Subcommittee on exciting new additions to Coney Island's historic amusement district, and look forward to answering any questions you may have about this project.

The 2009 Coney Island Rezoning set the stage for much of the redevelopment that is taking place in the neighborhood today. There has also been an additional \$180 million commitment going towards infrastructure and capital investment from Mayor de Blasio's Housing New York plan (allocated in 2014). This includes funding for thousands of units of affordable and mixed-income housing, new retail options, and new office space for City facilities like HRA and Health+Hospitals. I would like to thank Council Member Treyger for his continued support of these efforts and continued advocacy for Coney Island. This new development provides economic opportunity for Coney Islanders. NYCEDC is proud to support these efforts by hosting an annual hiring fair in partnership with the Alliance for Coney Island and other organizations, which has screened nearly 1,000 candidates for jobs this season alone.

In addition to promoting mixed use development, the 2009 rezoning called for a significant City investment in the historic Amusement District to reactivate vacant parcels with infill development. This was designed to support beloved attractions like the Cyclone Rollercoaster and Deno's Wonder Wheel. We are here today alongside our partners from the NYC Department of Parks and Recreation to present plans that complement these investments. We are planning to activate a currently-vacant parcel that sits

between the Thunderbolt Rollercoaster and MCU Ballpark, as well as demapped street ends of former West 12th Street, West 15th Street, and Stillwell Avenue that are being converted for entertainment use.

In February 2017, NYCEDC released an RFP for development of the aforementioned parcels. In August 2018, we selected Central Amusement International as our preferred respondent. In addition to its compelling proposal for this specific RFP, CAI has made significant investments in the revitalization of Coney Island's Amusement District, including Luna Park, the "Scream Zone," and the new Thunderbolt Rollercoaster. CAI's current proposal includes a new log flume, ropes course, and other entertainment attractions that will further cement Coney Island as "The People's Playground." This project would be developed and constructed in two phases, with one opening in 2019 and one opening in 2020. The lease term would run through the end of 2027, and would activate approximately 150,000 square feet of City-owned land.

The item before you today is an amendment to what is referred to as a "Special Process Agreement." This Agreement was created as part of the rezoning in 2009, and gives the City Council the opportunity to review and approve new leases on certain City-owned parcels within the amusement district. This item before you today is the second amendment of its type (the first amendment, approved by Council in 2013, facilitated the construction of the new Thunderbolt Rollercoaster, also developed by CAI). This amendment will permit the City to lease these additional properties to NYCEDC, which will in turn sublease the properties to CAI.

This project represents a significant addition to the Amusement District, which has seen an incredible resurgence over the past decade. We respectfully request your consideration and approval of the second amendment to the Special Process Agreement, and would be glad to answer any questions you may have. I will now turn the floor over to Alessandro Zamperla from CAI to describe his company's history in Coney Island and more information on their proposed project.

**Alessandro Zamperla, CAI:**

Good morning. My name is Alessandro Zamperla, and I represent Central Amusement International LLC (CAI). In coordination with EDC and the Parks Department, CAI is proud to be working to develop and operate additional amusement rides and attractions in the Coney Island Amusement District. Since 2010, CAI has been working with its partners at the City to fulfill the vision of returning Coney Island to its glory days of being the amusement capital of the world. Our initial attractions included a number of rollercoasters, thrill rides, go-karts, and food service, and we have expanded through agreements with the Parks Department to operate the Cyclone Rollercoaster, B&B Carousell, and lighting feature on the iconic Parachute Jump Tower. CAI has surpassed its goals in Coney Island, and has helped restore Coney Island as one of the country's premier amusement park destinations.

With nine years of experience working in Coney Island, CAI has demonstrated great care for the neighborhood context, not only by re-creating an affordable amusement park for all ages, but also by strengthening the relationship with the community surrounding the site. A key goal of CAI's is to hire locally to create economic opportunities and build a strong relationship with the surrounding neighborhood. We will continue to work with the City of New York and local organizations to provide a local hiring program for these additional properties and to expand and strengthen our relationships with local officials, schools and community organizations. Finally, CAI is one of the key stakeholders in the Alliance for Coney Island, an organization that has brought Coney Island back to the level of its heyday.

In regard to the project before you today, I would like to briefly describe the exciting proposal that we have made for the available properties. A map of the following sites is available in the presentation that you have before you.

On **Site B**, CAI is bringing back the nostalgia from Paul Boyton's Shoot the Chute that originally opened in 1895 in premiering a new unique Flume Ride concept. The ride will operate with 12 flume boats that can seat up to 6 guests at a time yielding an hourly capacity of 780 people. The track will peak at 40'

high and will give guests a thrill with speeds of over 30mph before the big splash. The ride, in combination with the station house and decorative lighting, will be an excellent activation on the vacant lot.

**Site C:** CAI's vision for Site C is an Adventure Area for those looking to tap into their inner dare-devil, which will feature a rope course and zip-lines. Site C's location between The Thunderbolt and Coney Island Raceway lends itself to the thrill-seeker and that is just what CAI intends to create. Guests can choose from 4 different routes based on their age and courage.

**Site D** will become an enticing entrance to the wonderful world of Luna Park, providing guest services, an information point and ticketing location. CAI will expand on the success of the Boardwalk restaurants by creating an open-concept food and entertainment area. The vision is to create two modern style container food locations with common seating areas for groups of patrons to experience an array of cuisines.

**Site E** has tremendous value in a potential pedestrian/public access area. The area nearest the Boardwalk will have open air seating for those wishing to have a bite to eat (with two food locations) or just to get off their feet. The rest of the site will be landscaped with a variety of planters and vegetation to create a pleasant pedestrian access point to the rest of the entertainment district and Boardwalk.

Again, thank you for your consideration of the item before you and we would be glad to answer any questions you may have.

# Second Amendment to Coney Island Amusement Park Special Process Agreement

Presentation to New York City Council, Subcommittee on Zoning and Franchises  
October 2018

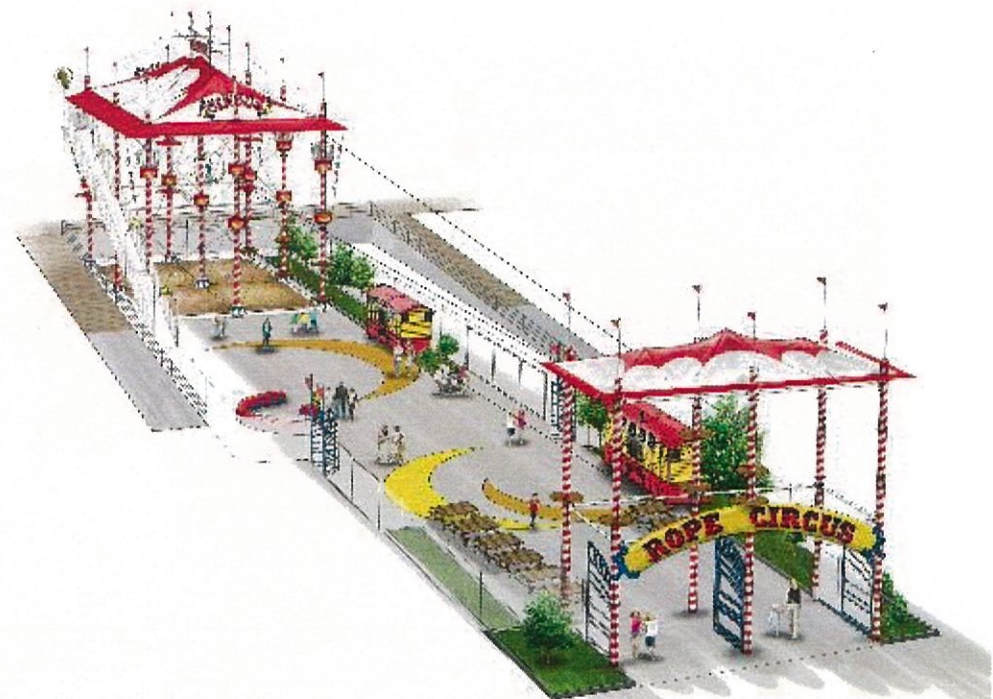


## Overview

- NYCEDC has played an active role in the revitalization of the historic Coney Island Amusement District
- 2009 Coney Island Rezoning set up the **Special Process Agreement**, which facilitates leasing/development of amusement parcels
- Additional leases are facilitated via **Amendments to the Special Process Agreement**
- **First Amendment**, approved in 2013, facilitated the new Thunderbolt Rollercoaster
- **Second Amendment**, proposed today, would facilitate a log flume, ropes course, and other attractions

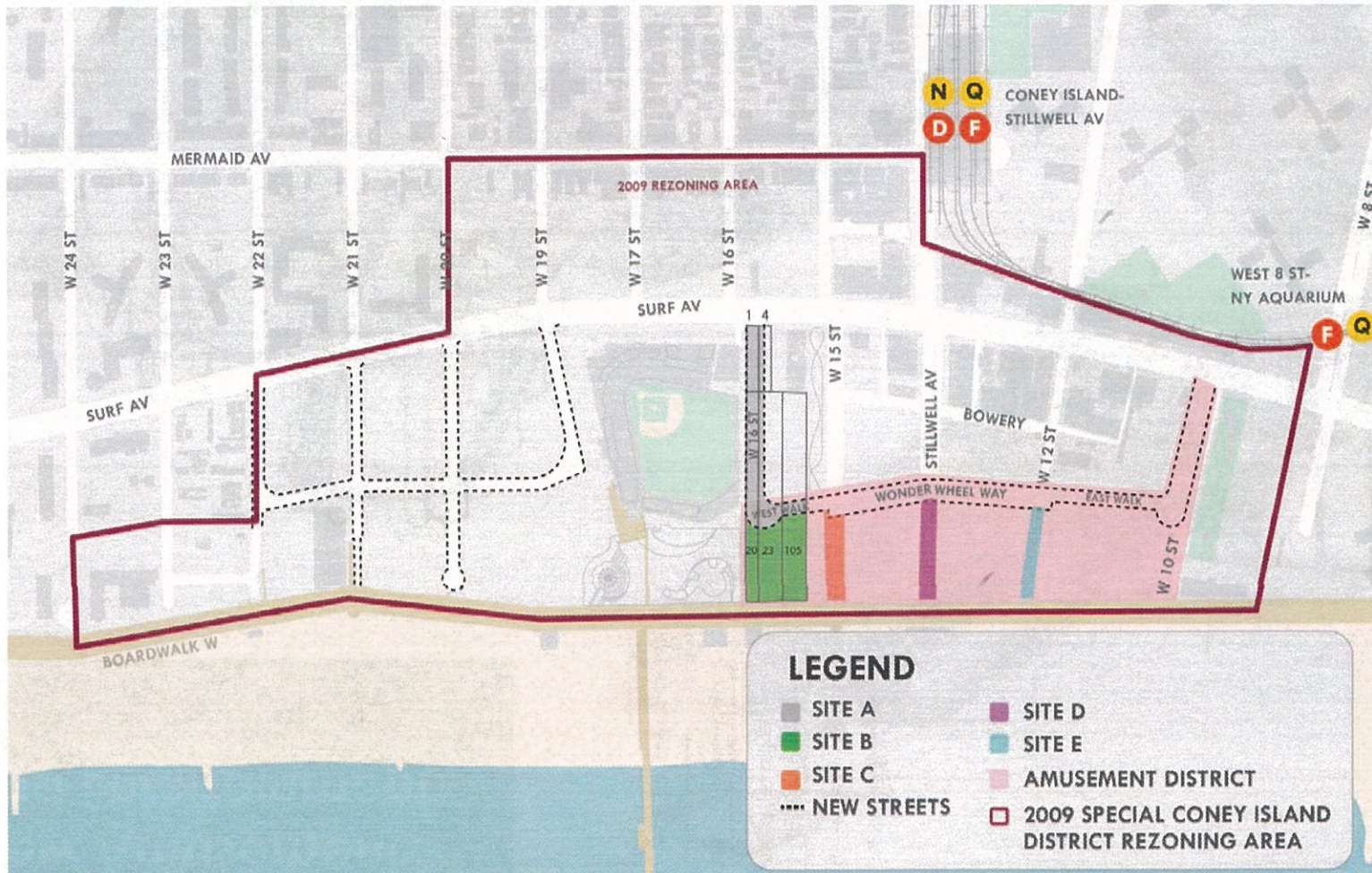


# New Amusements and Entertainment




# Context Map

Sites B, C, D, E proposed for new development/leasing







**St. Michael's Park –City and Zoning Map Amendments**  
C 180175 MMQ and C 180174 ZMQ

**Parks**

# St. Michael's Park –City and Zoning Map Amendments

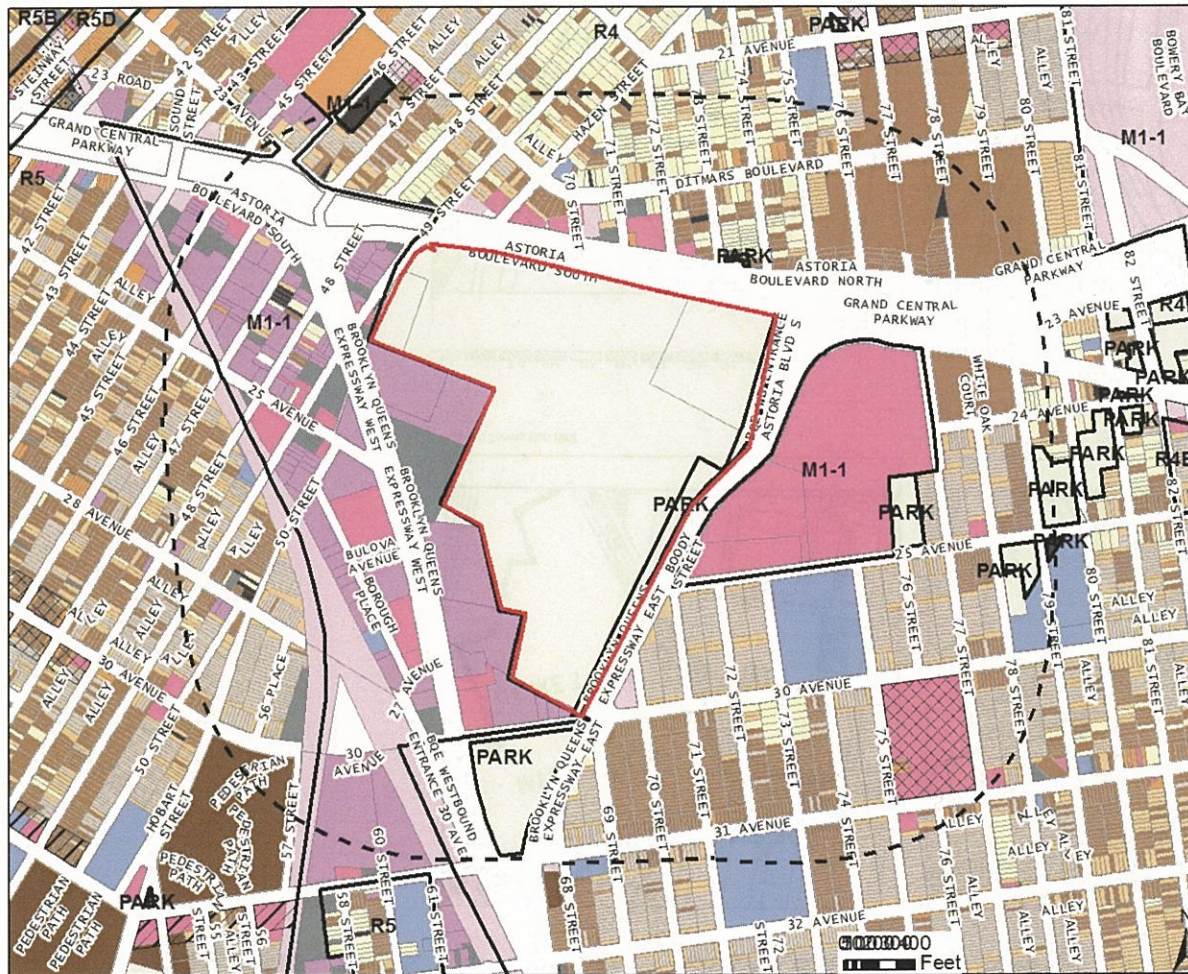
**Applicant:** NYC Department of Parks and Recreation

- Action Requested**
- Amendment to the City Map involving the park elimination and related disposition
  - Amendment to the Zoning Map to establish an R4 zoning designation on the eliminated parkland

**Background** The proposed actions would facilitate the expansion for cemetery uses of the adjacent St. Michael's Cemetery.





# St. Michael's Park –City and Zoning Map Amendments



## St. Michael's Park Elimination

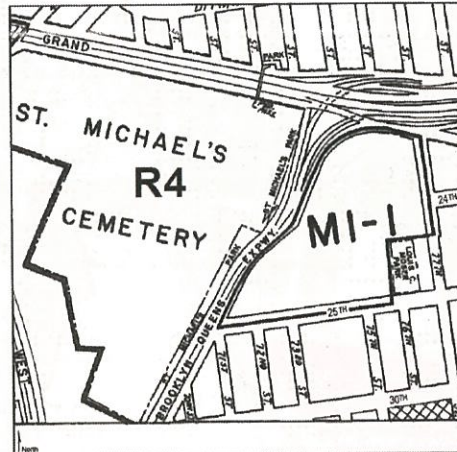
Area Map  
Queens Block 1016

 Project Area  
 600 Foot Radius

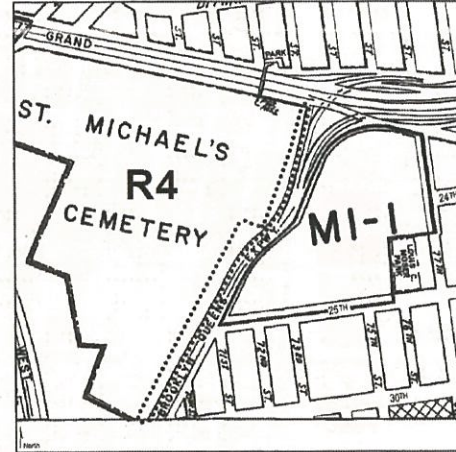
### Land Use

-  One and Two Family Detached
-  One and Two Family Semi Detached
-  One and Two Family Attached
-  Multi Family Walkup Buildings
-  Multi Family Elevator Buildings
-  Mixed Commercial/Residential Buildings
-  Commercial/Office Buildings
-  Industrial/Manufacturing
-  Transportation/Utilities
-  Public Facilities & Institutions
-  Open Space
-  Parking Facilities
-  Vacant

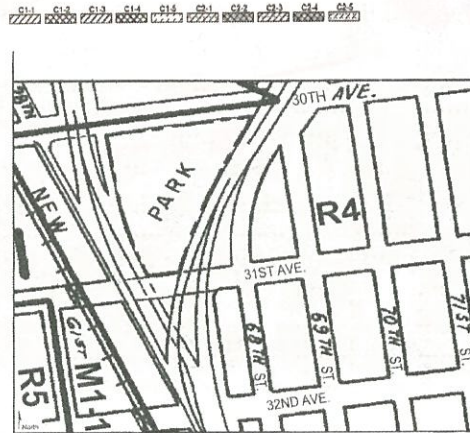
# St. Michael's Park – City and Zoning Map Amendments



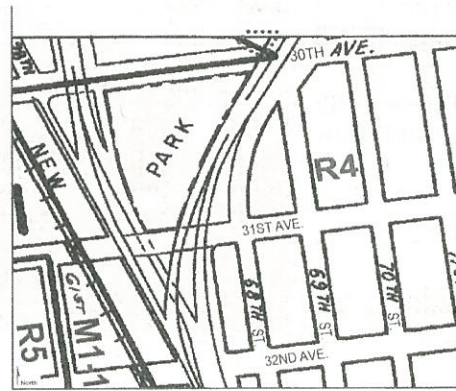
Current Zoning Map (9c)



Proposed Zoning Map (9c) - Project Area is outlined with dotted lines  
Rezoning from Park to R4



Current Zoning Map (9d)



Proposed Zoning Map (9d) - Project Area is outlined with dotted lines  
Rezoning from Park to R4



NYC Parks

C11 C12 C13 C14 C15 C16 C17 C18 C19 C20 C21 C22 C23 C24 C25

# St. Michael's Park – City and Zoning Map Amendments



# St. Michael's Park –City and Zoning Map Amendments



View of the Site southwest from the Brooklyn-Queens Expressway



View of the Site facing south from Astoria Boulevard



View of the Brooklyn-Queens Expressway Off-ramp facing northeast from 30<sup>th</sup> Avenue



View of the Brooklyn-Queens Expressway on-ramp facing southeast from the Site



View of the Site facing northeast From 30<sup>th</sup> Avenue



View of the Site facing northwest from the Brooklyn-Queens Expressway



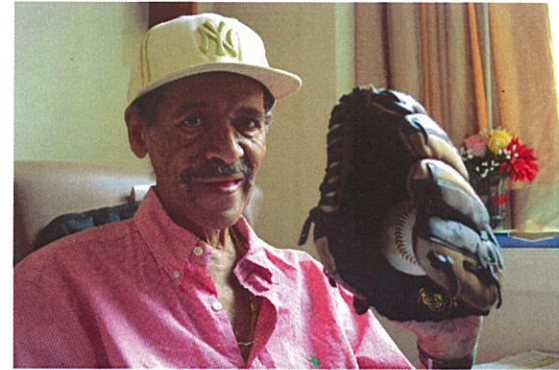
NYC Parks



River's Edge – New York City's First Continuing Care Retirement Community  
Presentation to New York City Council Subcommittee on Zoning and Franchises  
October 22, 2018

## The Hebrew Home at Riverdale

- Founded in 1917 to help aging immigrants
- We are a not-for-profit and non-sectarian senior healthcare organization that serves 18,000 older New Yorkers of all faiths with dignity and respect
- 98% of those in our care live below the poverty line
- We created the nation's first elder abuse shelter
- We have developed/are developing four low income, affordable housing with services in the Bronx



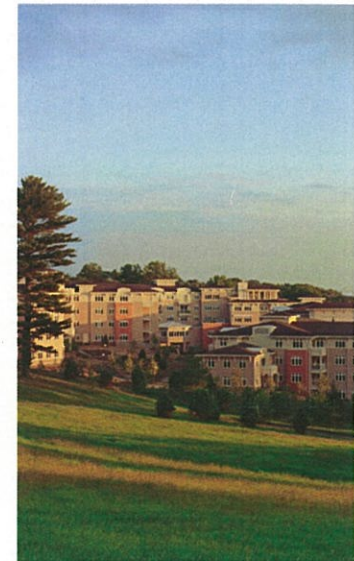
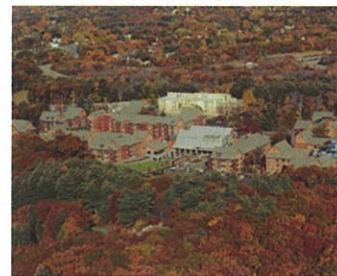


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## The First CCRC In New York City

- River's Edge is a NYS not-for-profit, licensed Continuing Care Retirement Community or Life Plan Community, sponsored by the Hebrew Home at Riverdale
- NYS Department of Health & NYS Department of Financial Services **unanimously approved** the project and recognized the need for it

### OVERALL COMMUNITY



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## The First CCRC In New York City

- This is not a real estate purchase
- Residents of River's Edge **do not buy their apartments**
- Residents pay a one-time, **refundable entrance fee**
- A monthly fee covers living expenses, assisted living and/or long-term care as the need arises
- **Life care contract** will provide that one may not be asked to leave River's Edge because they become financially unable to pay monthly costs

### RESIDENCES

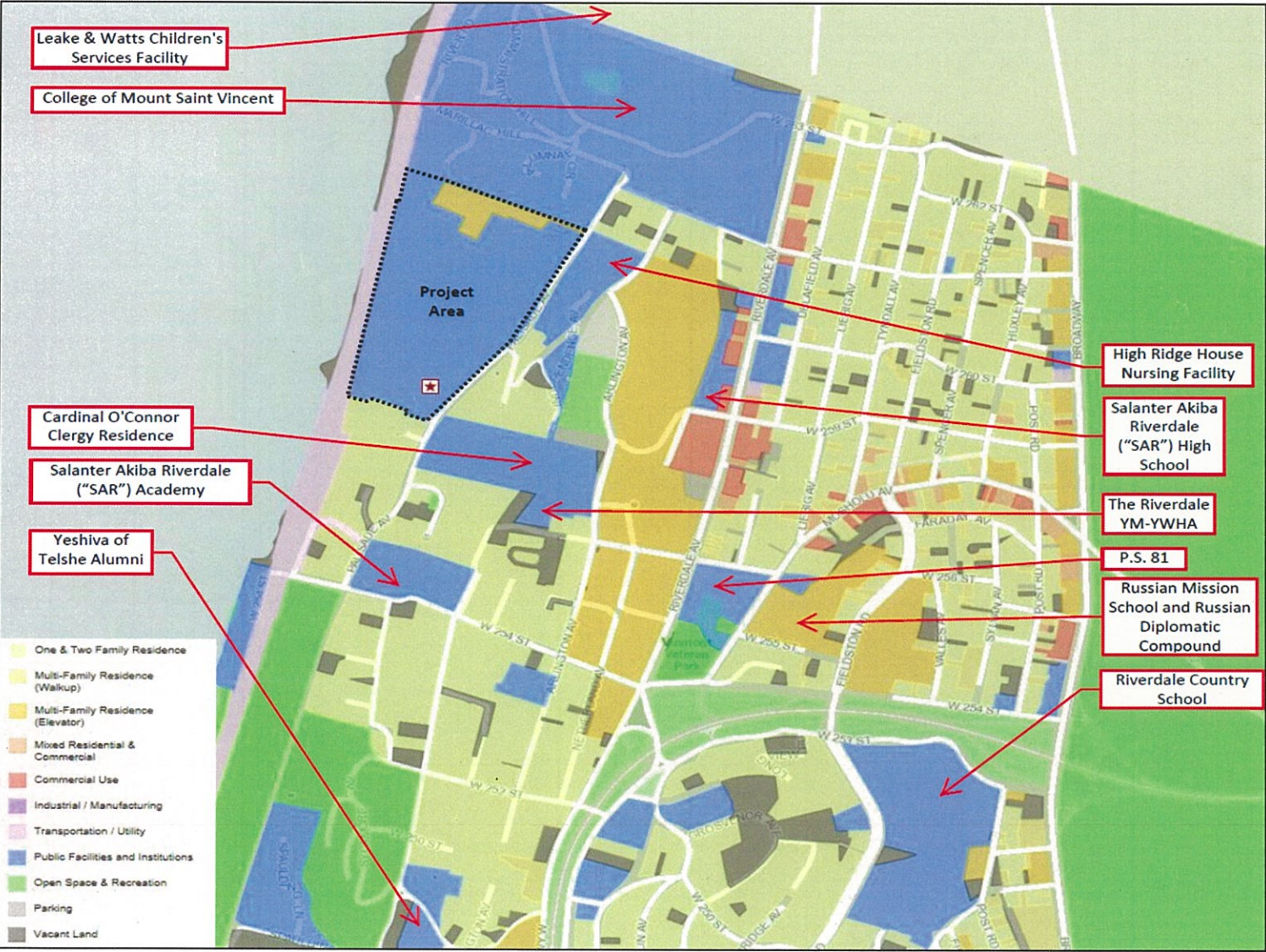


## Land Use Actions

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- **Use (ZR § 74-901):** Special permit pursuant to ZR § 74- 901 to allow for the development of a Long Term Care Facility in the RI-1 district on the South Campus (ULURP).
- **Other natural features authorizations approved by the City Planning Commission on September 26, 2018**

# Land Use Map



SITE DESIGN



EXISTING SITE PLAN

**LOT SIZES:**  
 NORTH SITE  
 = 802,719 SF (18.42 Acres)  
 SOUTH SITE  
 = 594,921 SF (13.65 Acres)

**INDEPENDENT LIVING UNITS:**  
 NORTH SITE = 271  
 SOUTH SITE = 117

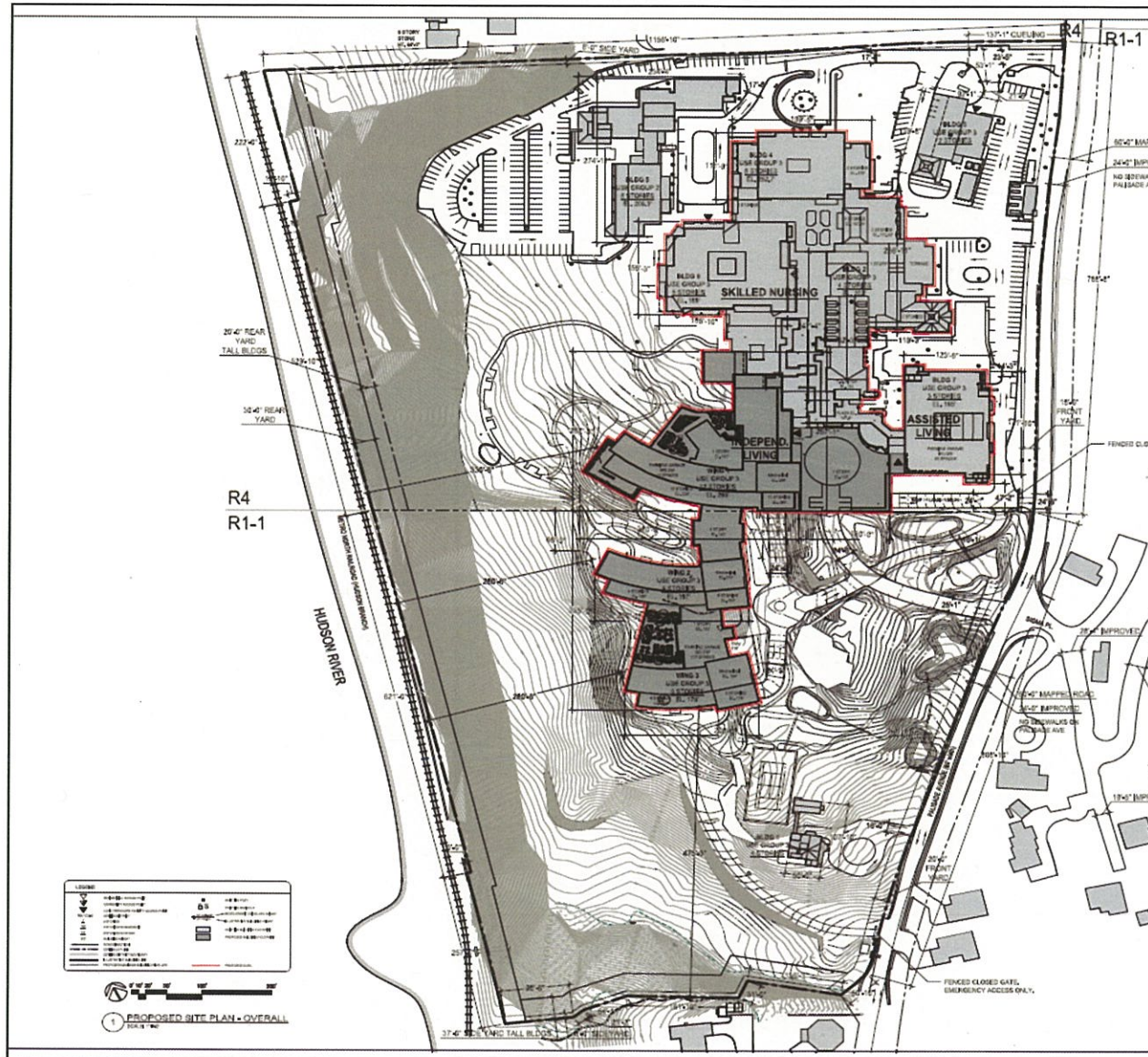
**EXISTING COVERAGE =**  
 NORTH SITE  
 = 161,241 SF (20%)  
 SOUTH SITE (RETREAT HOUSE)  
 = 26,751 SF (4%)  
 Note: Parking Lot = 40,000sf

**PROPOSED COVERAGE =**  
 NORTH SITE  
 = 184,902 SF (23%)  
 SOUTH SITE  
 = 59,085 SF (10%)



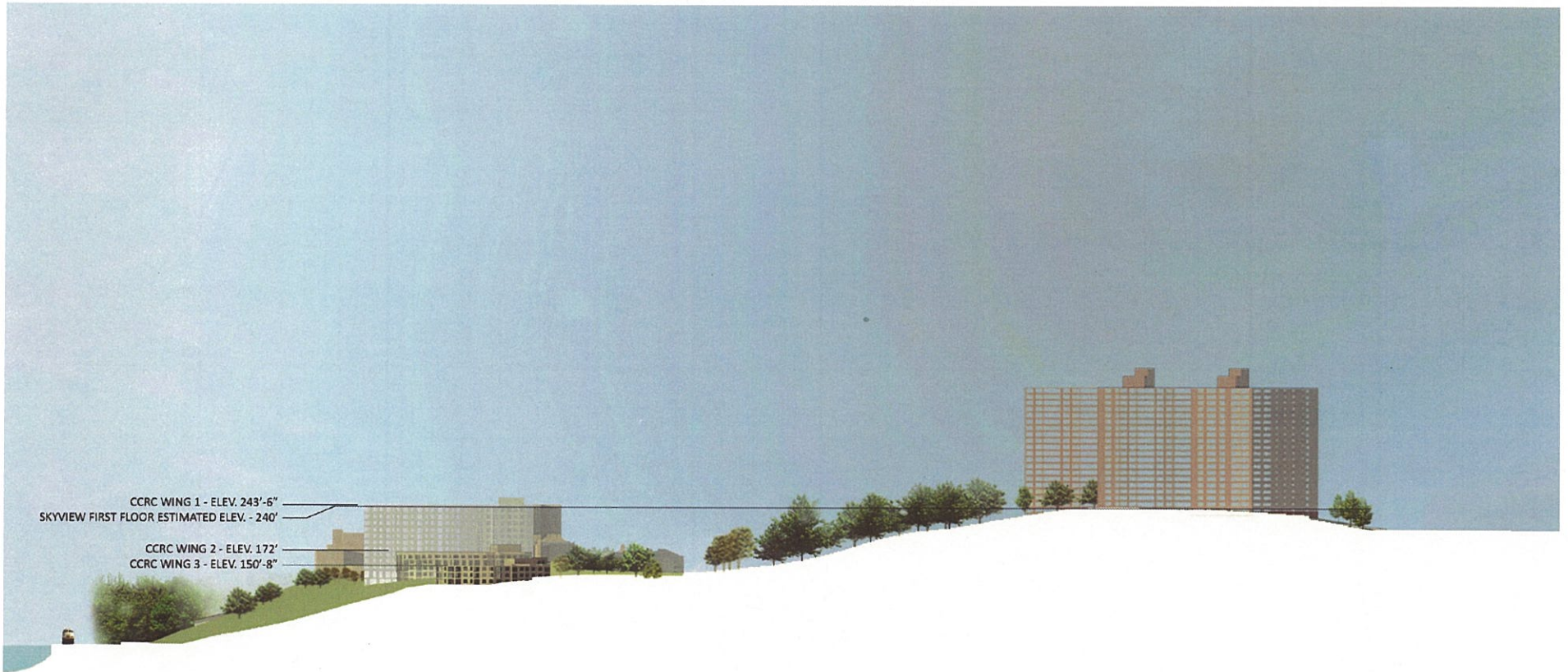
PROPOSED SITE PLAN

# Plan Z-3 (Zoning Lot Site Plan) Excerpt



# Site Section

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# Fact Sheet

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- New Units Proposed: 386 new independent living (IL) units
  - CCRC North: 270 IL units
  - CCRC South: 116 IL units
- Existing Units to Remain:
  - 607 skilled nursing home beds (a 272 bed decrease from existing conditions)
  - 105 assisted living units
  - 137 NPREs
- Proposed Open Space
  - North Campus: 77% (23% lot coverage)
  - South Campus: 90% (10% lot coverage)
- Height
  - CCRC North (Wing 1): 122'-8"
  - CCRC South:
    - Wing 2: 62'-0"
    - Wing 3: 40'-8"





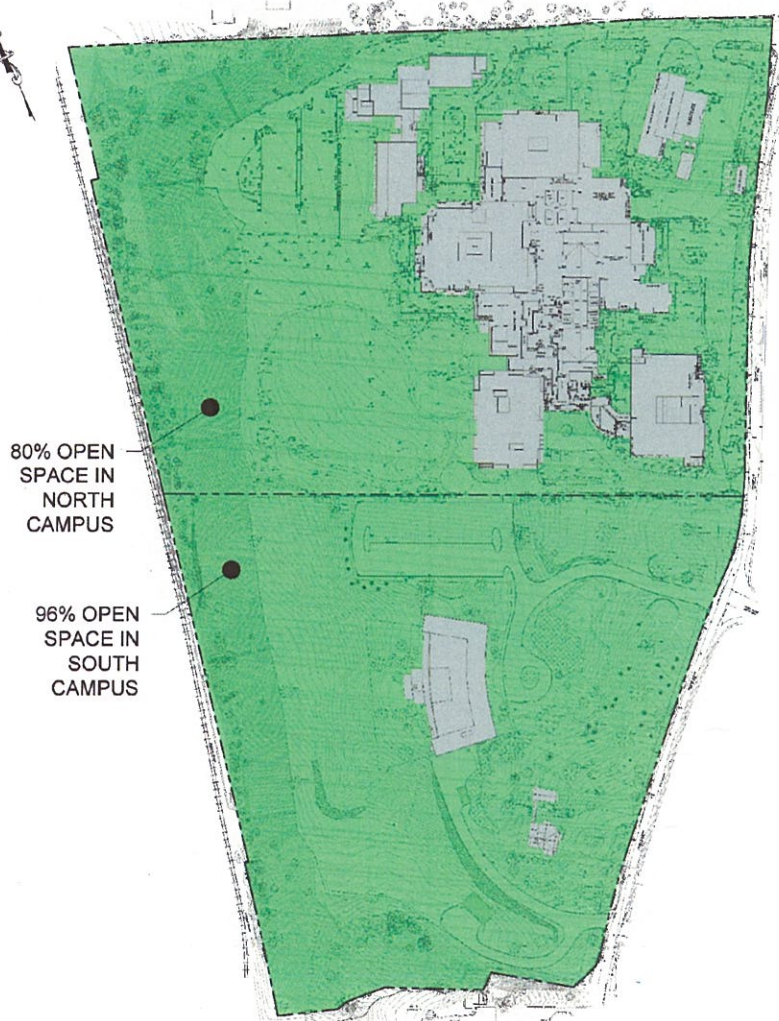
# Memorandum of Understanding

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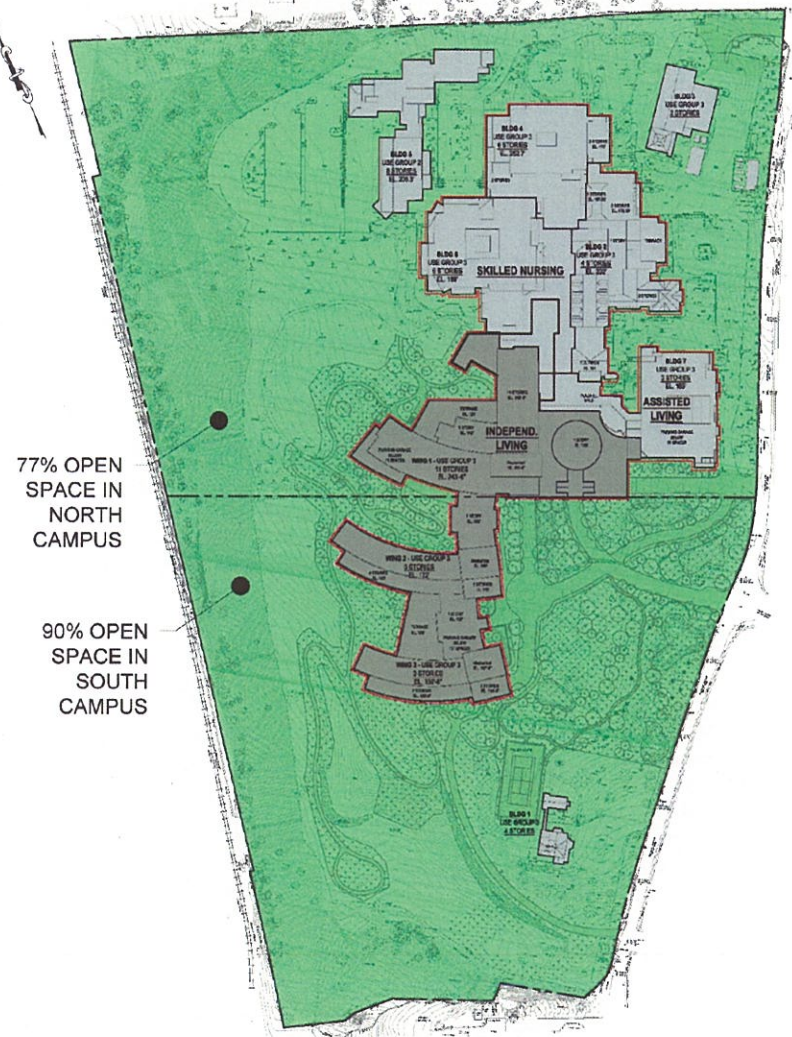
- Pursuant to a Memorandum of Understanding entered into with several community groups, the Hebrew Home agreed to:
  - Reduce the height of the Wing 1 on the R4 portion (North Campus) to less than the elevation of the existing Resnick Pavilion (both roof height and penthouse height). Reduce the heights of Wings 2 and 3 to 5 stories and 3 stories in the R1 portion (South Campus);
  - Increase the number of trees;
  - Maintain South Campus open space in perpetuity;
  - Provide public pedestrian access to the Hudson River Greenway when Greenway is built;
  - Provide green roofs and mechanical screening; and
  - Establish a community advisory committee to address design, construction and post-construction operational issues

# Open Space Comparison

## EXISTING OPEN SPACE



## PROPOSED OPEN SPACE





**Thank You**

# DAILY NEWS

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New York, NY 10004-1675

Bill To:  
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32 Broadway  
Ste 114  
New York, NY 10004-1675

## Affidavit of Publication

Order Number: 5864979  
Purchase Order: St. Michael's Cemetery

State of NJ  
County of Hudson

The undersigned is an authorized designee of the publisher of the Daily News, a daily newspaper published in New York, New York. The notice, of which the annexed is a true copy, has been published in the said newspaper in the Island zone on the following days:

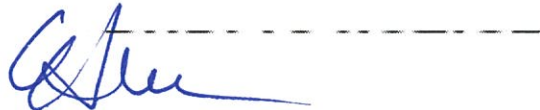
Publication Dates : Sep 12, 2018; Sep 19, 2018; Sep 26, 2018; Oct 03, 2018; Oct 10, 2018; Oct 17, 2018.



Printed Name: Lenny Brown

Authorized Designee of Daily News, L.P., Publisher of the Daily News

Sworn to before me this \_\_\_ day of \_\_\_\_, \_\_\_\_.



SWORN TO AND SUBSCRIBED  
BEFORE ME THIS DATE

OCT 17 2018

GEORGIA SANTE  
Notary Public of New Jersey  
My Commission Expires 7/29/2019



**PUBLIC NOTICE**

On October 22, 2018, at 9:30 a.m., at New York City Hall, the New York City Council Subcommittee on Zoning and Franchises will hold a public hearing on an application submitted by St. Michael's Cemetery pursuant to Section 1506 of the New York State Not-for-Profit Corporation Law requesting the consent of the New York City Council to acquire from the New York City Department of Parks and Recreation and to use for cemetery purposes certain real property known as St. Michael's Park (the "Property"), located at Block 1016, Lot 225, Borough of Queens. Anyone wishing to be heard on this application should appear therein.

St. Michael's Cemetery is located at 7202 Astoria Blvd. South in East Elmhurst, Queens. The Property is an irregularly shaped 3.24-acre landscaped parcel bounded by Astoria Boulevard to the north, 30th Avenue to the south, the Brooklyn Queens Expressway to the east, and St. Michael's Cemetery to the west.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 251252 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: JOSE LOPEZ

Address: DEPART

I represent: Department of parks and recreation

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 253 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/22/18

(PLEASE PRINT)

Name: Valerie Mutterperl

Address: \_\_\_\_\_

I represent: The Hebrew Home

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 253 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/22/19

(PLEASE PRINT)

Name: GARY TARNOFF

Address: 1177 AVENUE OF THE AMERICAS

I represent: HEBREW HOME

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 253 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/22/18

(PLEASE PRINT)

Name: Don Reingold

Address: Hudson Home of Rindale

I represent: ↓

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU254 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/22/2018

(PLEASE PRINT)

Name: WIL FISHER

Address: 110 WILLIAM ST. 5<sup>th</sup> FLOOR

I represent: NYC EDC

Address: 110 WILLIAM ST. 5<sup>th</sup> FLOOR

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/22/2018

(PLEASE PRINT)

Name: ALESSANDRO ZAMPERLA

Address: 1000 SURF AVENUE, BROOKLYN, NY 11224

I represent: CENTRA AMUSEMENT INTERNATIONAL LLC.

Address: 44 FANNY ROAD, BOONTON, NJ 07005

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 250 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/22/2018

(PLEASE PRINT)

Name: Dennis Werner

Address: 72-02 Astoria Blvd.

I represent: St. Michael's Cemetery

Address: 72-02 Astoria Blvd. E. Elmhurst, NY. 11370

Please complete this card and return to the Sergeant-at-Arms