



CITY PLANNING COMMISSION

March 2, 2005/Calendar No. 22

C 040540 PCR

IN THE MATTER OF an application submitted by the New York Public Library and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 206 South Avenue (Block 1266, Lot 64), Community District 1, Borough of Staten Island, for use as a public library.

The application (C 040540 PCR) was filed by New York Public Library (NYPL) and the Department of Citywide Administrative Services (DCAS) on June 25, 2004, for site selection and acquisition of property located at 206 South Avenue (Block 1266, Lot 64), in the Mariner's Harbor neighborhood of Community District 1, Borough of Staten Island, for use as a public library.

BACKGROUND

The New York Public Library is seeking approval for the site selection and acquisition of a 16,284 square foot parcel of privately owned land to construct a library in the Mariner's Harbor neighborhood of Staten Island's Community District 1 (Block 1266, Lot 64). The site currently contains a two-story, 3,870 square foot residential building and is zoned M2-1. The proposed use is not permitted in an M2 zoning district as of right, and in this instance, the city is exercising its power not to be subject to its zoning requirements when performing a government function. The surrounding area is characterized by a mix of residential, commercial and industrial uses. To the north and east of the site are existing residential homes, to the west is an automotive repair shop and to the south is an oil distribution company.

This site was selected due to its size, flat topography, access to multiple local bus routes (S40, S48, S90, S98) and equidistance (2.5-3 miles) from the two nearest public library branches (Port Richmond and Todt Hill-Westerleigh Branches).

The Mariner's Harbor community has been seeking a library in their community since 1938. The applicant is proposing to acquire this site, demolish the existing residential building and construct an approximate 11,000 square foot one-story library which will serve the local community. No on-site parking is required or will be provided. According to the NYPL, most of the library's projected patrons are expected to walk or use public transportation to reach the library.

ENVIRONMENTAL REVIEW

This application (C 040540 PCR) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 04NPL001R. The lead agency is the New York Public Library.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on April 27, 2004.

UNIFORM LAND USE REVIEW

This application (C 040540 PCR) was certified as complete by the Department of City Planning on

October 18, 2004, and was duly referred to Community Board 1 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 1 held a public hearing on this application on December 6, 2004 and on December 14, 2004 by a vote of 32 to 2 with 0 abstentions, adopted a resolution recommending approval of the application with the following comments:

The design of the building should be in consultation with a committee of Community Board 1 and should include some on-site parking.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on December 27, 2004.

City Planning Commission Public Hearing

On January 19, 2005 (Calendar No. 8), the City Planning Commission scheduled February 2, 2005, for a public hearing on this application (C 040540 PCR). The hearing was duly held on February 2, 2005 (Calendar No. 18). There were two speakers in favor and none in opposition.

The City Council Member from City Council District 49 and a representative from the New York

Public Library spoke in support of the application. They reiterated the need for the facility and stated that while on site parking may be desirable, it is not feasible due to funding and existing site conditions. They further stated that there is adequate on street parking and that most users would walk to the facility. There were no other speakers and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 04-087.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that the application of the New York Public Library and the Department of Citywide Administrative Services for site selection and acquisition of a property located at 206 South Avenue (Block 1266, Lot 64), for use as a public library is appropriate.

The Mariner's Harbor community has been seeking a library in their community since 1938. The

proposed new facility of approximately 11,000 square feet will permit the NYPL to serve the Mariner's Harbor community which currently has to travel 2.5 to 3 miles to the nearest public library branches. The catchment area of the library has a population of approximately 18,000 people. This project was listed in the Citywide Statement of Needs for FY 2005-2006.

The Commission acknowledges the Community Board concerns regarding regarding the design of the new facility and on-site parking. The commission encourages the New York Public Library to consult with the Community Board as the design of the facility progresses. With respect to on-site parking, the Commission believes that due to funding and existing site constraints, on-site parking would not be feasible. However, the site is located near multiple bus routes (S40, S48, S90, S98) and has available on-street parking. Furthermore, many users are projected to come from the Mariner's Harbor community which is within walking distance of the proposed new library.

RESOLUTION

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

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination, and the consideration and findings described in this report, the application of the New York Public Library and the Department of Citywide Administrative Services for site selection and acquisition of a property located at 206 South Avenue (Block 1266, Lot 64), Borough of Staten Island, Community District 1, is approved.

The above resolution (C 040540 PCR), duly adopted by the City Planning Commission on March 2, 2005 (Calendar No. 22), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice-Chair

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