



CITY PLANNING COMMISSION

August 11, 2004/Calendar No. 26

C 030284 MMM

IN THE MATTER OF an application, submitted by Hudson Related Associates, LLC, pursuant to Sections 197-c and 199 of the New York City Charter and section 5-430 *et. seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the establishment of a southerly extension of Main Street;
- the elimination, discontinuance and closing of a portion of Main Street at the existing southerly terminus;
- adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

Community District 8, Borough of Manhattan, in accordance with Map No. 30212 dated March 4, 2004 and signed by the Borough President.

The application (C 030284 MMM) for an amendment to the City Map was filed by the Hudson Related Associates, LLC, on January 16, 2003 pursuant to Sections 197-c and 199 of the New York City Charter and section 5-430 *et. seq.* of the New York City Administrative Code, for an amendment to the City Map involving the establishment of a southerly extension of Main Street; the elimination, discontinuance and closing of a portion of Main Street at the existing southerly terminus; adjustment of grades necessitated thereby; and any acquisition or disposition of property related thereto.

BACKGROUND

Hudson Related Associates, LLC is requesting a change in the City Map to establish a southerly extension of Main Street in Roosevelt Island to facilitate the construction of nine residential buildings creating 2000 units of housing in the “Southtown” portion of Roosevelt Island.

Presently, Main Street is mapped extending approximately 1,800 feet from the Roosevelt Island Bridge approach, which connects the Borough of Queens at 36th Avenue to the island, to the south and ending in a forked terminus. The existing Main Street is mapped at a width of 62 feet, improved and open for two way traffic. The proposed Main Street extension varies in width from 46 feet to 80 feet and will be open for two way traffic. On the westerly side of the site, there is a north-south bound service road which is improved for approximately 1,180 feet but not mapped. At the southern end of the proposed Main Street, there is an east-west service road which is improved for approximately 205 feet but not mapped.

The portion of Main Street proposed to be established will commence from the existing southeasterly terminus of Main Street, continue southward approximately 1,000 feet and terminate

in a turnaround. The newly established Main Street will be constructed to an 80 foot width for approximately 508 feet. The street would then narrow to 67 feet over a distance of approximately 256 feet and end in a turnaround that measures approximately 120 feet at its widest point.

This application also realigns the existing Main Street at the southerly forked terminus. The proposed street extension will be located approximately between the easterly projections of East 60th Street and East 66th Street on the Island of Manhattan.

The City of New York is the owner of Roosevelt Island and of all the land underlying and abutting both sides of the proposed street. The applicant will construct the street pursuant to a development agreement with Roosevelt Island Operating Corporation (RIOC), a public benefit corporation which has held the ground lease to Roosevelt Island since 1969. The applicant is the designated developer of the nine residential buildings that will comprise the Southtown community.

The portion of the street to be established lies within Block 1373 Lot 1 in an R7-2 zoning district. Currently, the development site is vacant. The construction of buildings One and Two are completed. The station for the Aerial Tram that connects Roosevelt Island with Manhattan lies at the end of the proposed to be established Main Street and on the southern side of the improved but not mapped service road. The Goldwater Memorial Hospital, Sports Complex and Queensboro Bridge are also located south of the east-west service road.

This application also implements Local Law 29 passed by the City Council in 1988 renaming New Street as Main Street by placing it on the City Map.

An interagency mapping conference was held on February 20, 2003. No city agency had any objections to this proposal.

ENVIRONMENTAL REVIEW

This application (C 030284 MMM), 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 617.5 *et seq.*, and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Roosevelt Island Operating Corporation (RIOC).

This application is determined to be TYPE II action which requires no further review.

UNIFORM LAND USE REVIEW

This application (C 030284 MMM), was certified as complete by the Department of City

Planning on April 26, 2004 and was duly referred to Community Board 8 and the Borough President of Manhattan in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 8 held a public hearing on this application (C 030284 MMM) on May 19, 2004, and on that date, by a vote of 32 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

However, the community board did not advertise the public hearing and was therefore noncomplying.

Borough President's Recommendation

This application (C 030284 MMM) was considered by the Borough President of Manhattan, who, on June 9, 2004, issued a recommendation approving the application.

City Planning Commission Public Hearing

On June 23, 2004 (Calendar No. 9), the City Planning Commission scheduled July 14, 2004 for a hearing on this application (C 030284 MMM). The hearing was duly held on July 14, 2004 (Calendar No. 17).

There were 3 speakers in favor and none in opposition to the application. All 3 speakers represented the applicant, described the proposed mapping action and also described the proposed residential development in accordance with the General Plan of the Roosevelt Island Operating Corporation.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this amendment to the City Map is appropriate.

The establishment of the extension of Main Street is critical to the development of the Southtown portion of the Roosevelt Island. The developer proposes the establishment of the southerly extension of Main Street to develop 9 residential buildings and a sports facility for the community within the "Southtown" portion of the island. The proposed street also connects the northern portion of the island to the aerial tram located at the southerly end of the proposed street.

This proposal also implements Local Law 29 of 1988 which renamed the existing New Street as Main Street.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City map and any related acquisition or disposition to be appropriate, adopts the following 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, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter and section 5-430 *et. seq.* of the New York City Administrative Code that based on the environmental determination and the consideration described in this report, the application (C 030284 MMM) for an amendment to the City Map the establishment of a southerly extension of Main Street; the elimination, discontinuance and closing of a portion of Main Street at the existing southerly terminus; adjustment of grades necessitated thereby; and any acquisition or disposition of property related thereto, in Community District 8, Borough of Manhattan, in accordance with Map No. 30212 dated March 4, 2004 and signed by the Borough President, is approved; and be it further

RESOLVED that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City; and be it further

RESOLVED that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts three (3) counterparts of Map No. 30212 dated March 4, 2004, providing for the discontinuance and closing of a portion of Main Street at the existing southerly terminus, more particularly described as follows:

Beginning at an angle point on the easterly line of Main Street, running thence 306.53 feet on said easterly line of Main Street to a point of Tangency, thence running 17.05 feet, on a curve to the left, with a radius of 40.00 feet and the central angle of 24 degrees 25 minutes 8 seconds to a point of compound curvature, thence running 32.60 feet along said easterly line of Main Street, on a curve to the left, with a radius of 162.00 feet and the central angle of 11 degrees 31 minutes 47 seconds, to the point or place of beginning, thence;

- a. Running along a curve to the left with a radius of 162.00 feet and a central angle of 28 degrees 36 minutes 40 seconds, 80.90 feet to a point of tangency, thence;
- b. Running southerly, 38.48 feet to a point, thence;
- c. Running easterly, 3.91 feet, along a line forming an interior angle with the previous course of 97 degrees 24 minutes and 36 seconds to a point, thence;
- d. Running northerly, 108.21 feet, along a line forming an interior angle with the previous course of 90 degrees 0 minutes and 0 seconds to a point of curvature, thence;
- e. Running northerly, along said curve to the right with a radius of 60.00 feet and a central angle of 9 degrees 2 minutes and 10 seconds, 9.46 feet to the point or place of **Beginning**.

All such approvals being subject to the following condition:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 30212 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code; and
- b. The subject streets to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by the law.

The above resolution, duly adopted by the City Planning Commission on August 11, 2004 (Calendar No. 26), 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

ANGELA M. BATTAGLIA, ANGELA R. CAVALUZZI, R.A.
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KAREN A. PHILLIPS and DOLLY WILLIAMS, Commissioners