



IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 4485 Hylan Boulevard (Block 5378, Lots 80 and 99) for use as a park, Borough of Staten Island, Community District 3.

This application was filed on August 22, 2018 by the Department of Parks and Recreation (DPR) and the Department of Citywide Administrative Services (DCAS) to facilitate the site selection and acquisition of two properties located at 4485 Hylan Boulevard (Block 5378, Lots 80 and 99) for parkland to expand Olmsted-Beil House Park in the Eltingville neighborhood of Staten Island, Community District 3.

BACKGROUND

DPR and DCAS seek the acquisition and site selection of two properties to facilitate the expansion of the existing City-owned Olmsted-Beil House Park in the Eltingville neighborhood of Staten Island, Community District 3. In 2004, the City Planning Commission approved a land use application (C 010656 MMR, Cal. No. 30) submitted by DPR and DCAS seeking an amendment to the City Map involving the establishment of Olmsted-Beil House Park, and any acquisition or disposition of real property related thereto, of property at 4485 Hylan Boulevard (Block 5378, Lot 30) to facilitate the creation of an education center and recreation area. The two privately-owned parcels that are the subject of this application are under common ownership and are adjacent to Olmsted-Beil House Park.

The project site and Olmsted-Beil House Park were both originally part of a 130-acre farm established in 1685 that extended from Amboy Road to the Raritan Bay. Frederick Law Olmsted, the famous landscape architect, owned the farm from 1848 until 1855. The Olmsted-Beil House was designated as a New York City Landmark in 1967 (as the “Poillion House”) and determined eligible for listing on the National Register of Historic Places in 1999.

Olmsted-Beil House Park comprises approximately 1.67 acres. Additional DPR parkland within the project area includes Crescent Beach Park, about 1,000 feet southeast of the project site, and Blue Heron Park, approximately one mile west.

The proposed enlargement, consisting of property located at 4485 Hylan Boulevard (Block 5378, Lots 80 and 99), would add about 1.22 acres (53,277 square feet) to the Park. The property is bounded to the north by both Olmsted-Beil House Park and a partially-built portion of Orchard Lane South, which is a record street; to the east by an unbuilt portion of Orchard Lane South; to the south by Hylan Boulevard; and to the west by both Olmsted-Beil House Park and privately-owned residential properties. The project site has 133 feet of frontage along Hylan Boulevard.

Lot 80 is a 40,777-square-foot parcel developed with a detached, single-family, two-and-a-half-story home built in the early 1900s. The New York State Office of Parks, Recreation, and Historic Preservation determined that the house on Lot 80 is eligible for listing on the National Register of Historic Places. The New York City Landmarks Preservation Commission (LPC), however, determined that the architectural and historic significance of the house does not rise to the level of individual landmark status. Lot 99 is a 12,500-square-foot vacant lot with 12 feet of frontage on Hylan Boulevard. Since Lot 99 is a flag-shaped lot set back from Hylan Boulevard, it is accessed by a 12-foot-wide easement, which is also the only means of access to both a private residence on Lot 100 and Olmsted-Beil House Park.

The site is in an R1-2 zoning district, which permits large single-family homes on large lots. The surrounding area is predominantly developed with single-family, detached homes, as well as some semi-detached homes in nearby R3-1 zoning district. There is one two-story office building 400 feet west of project site, as well as a few residential home offices further along Hylan Boulevard.

No alterations of any kind to either the project site or the existing house on Lot 99 are planned as part of this application. If the acquisition is approved, DPR plans to seek funding to draft a schematic plan that would address access, parking and programming space as well as other elements necessary to create a vibrant public park and historic site.

ENVIRONMENTAL REVIEW

This application (C 190061 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 19DPR002R and the lead agency is the Department of Parks and Recreation. After a study of potential environmental impact of the proposed action, a negative declaration was issued on August 21, 2018.

UNIFORM LAND USE REVIEW

This application (C 190061 PCR) was certified as complete by the Department of City Planning on September 4, 2018 and was duly referred to Community Board 3, and the Staten Island Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 3 held a public hearing on this application on September 12, 2018 and a vote for the application on September 25, 2018. Community Board 3 adopted a resolution recommending approval of the application by a vote of 29 in favor, none opposed, and no abstentions.

Borough President Recommendation

This application was considered by the Borough President, who issued a favorable recommendation of the application on October 11, 2018.

City Planning Commission Public Hearing

On October 17, 2018 (Calendar No. 5), the City Planning Commission scheduled October 31, 2018, for a public hearing on this application (C 190061 PCR). The hearing was duly held on October 31, 2018 (Calendar No. 29). Two speakers testified in favor of the application.

The applicant team was represented by DPR. The representative spoke in favor of the application and provided an overview of the existing site conditions. He explained that the proposed acquisition and site selection would help DPR improve accessibility and programming, which are currently limited due to site constraints including the adjacent “flag” lot.

The property owner of the subject site also spoke in favor of the application. She described the importance of historic on-site trees planted by Frederick Law Olmsted and emphasized her family’s desire that the subject site be transformed into parkland.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the acquisition of property located at 4485 Hylan Boulevard (Block 5378, Lots 80 and 99), for the expansion of Olmsted-Beil House Park, located at 4515 Hylan Boulevard (Block 5378, Lot 30), is appropriate.

The proposed acquisition and site selection would help DPR improve accessibility and programming to the park. Furthermore, the Commission understands that future programing and schematic design would occur after the acquisition process is completed and DPR is able to seek and secure funding for such design. The Commission notes that a future mapping action will be required for the subject site and will occur once the acquisition and future site design have been finalized.

The Commission applauds the property owner and her entire family for facilitating the preservation of an historic City landmark.

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 of the New York City Charter, that this application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to 197-c of the New York City Charter, for the acquisition of property located at 4485 Hylan Boulevard (Block 3178, Lot 32) for the expansion of Olmsted-Beil House Park and the preservation of the Olmsted-Beil House, is approved.

The above resolution (C 190061 PCR), duly adopted by the City Planning Commission on December 5, 2018 (Calendar No. 15), 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.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO, III,

MICHELLE R. DE LA UZ, JOSEPH I. DOUEK,

RICHARD W. EADDY, CHERYL COHEN EFFRON,

HOPE KNIGHT, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*

Application #: C 190061 PCR	Project Name: OLMSTED-BEIL HOUSE PARK ADDITION
CEQR Number: 19DPR002R	Borough(s): STATEN ISLAND
	Community District Number(s): 3

Please use the above application number on all correspondence concerning this application

Docket Description:

IN THE MATTER OF an application submitted by the Department of Parks and Recreation (DPR) and Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 4485 Hylan Boulevard (Block 5378, Lots 80 and 99) for an addition to the adjacent Olmsted-Beil House Park.

RECOMMENDATION:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Approve | <input type="checkbox"/> Approve with Modifications / Conditions |
| <input type="checkbox"/> Disapprove | <input type="checkbox"/> Disapprove with Modifications / Conditions |

Explanation of Recommendation, Conditions or Modification:

Related Application(s):

Address all questions about this Recommendation to:
OFFICE OF THE STATEN ISLAND BOROUGH PRESIDENT
ATTN: LAND USE DIRECTOR
Address: 10 Richmond Terrace, Room G-12
Staten Island, NY 10301
Phone: 718-816-2112


James S. Oddo
President, Borough of Staten Island

10/11/18
Date