



CITY PLANNING COMMISSION

July 25, 2012/Calendar No. 18

C 060496 HAR

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 272-286 Cornelia Avenue (Block 6631, part of Lot 1) as an Urban Development Action Area: and
 - b) an Urban Development Action Area project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property,

to facilitate the disposition of eight single-family homes through HPD's Tenant Ownership Program, Community District 3, Staten Island.

Approval of three separate matters is required:

1. The designation of property located at 272-286 Cornelia Avenue (block 6631, part of Lot 1) as an Urban Development Action Area; and
2. An Urban Development Action Area project for such area; and
3. The disposition of eight single-family homes through HPD's Tenant Ownership Program or Asset Sales Program.

The application for the Urban Development Action Area designation and project approval and disposition of city-owned property was filed by the Department of Housing Preservation and Development (HPD) on May 15, 2006.

Approval of this application would facilitate the disposition of eight single-family homes through HPD's Tenant Ownership Program or Asset Sales Program.

The Department of Housing Preservation and Development states in its application that:

The Project Area consists of underutilized property which tends to impair or arrest the sound development of the surrounding community, with or without tangible blight. The project activities would protect health and safety and promote sound growth and development. The project area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

RELATED ACTIONS

In addition to the UDAAP designation and project approval and disposition of city-owned property which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

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| C 060494 MMR | Amendment to the City Map involving the elimination of a portion of Wolfe's Pond Park, the extinguishment of various record streets, the establishment of Cornelia Avenue; the adjustment of legal grades and authorization for any acquisition or disposition of real property. |
| C 060495 ZMR | changing from an R1-2 and an R3-2 districts to an R3X District and establishing an R3X District on portion of a demapped park. |

BACKGROUND

The New York City Department of Housing Preservation and Development (HPD) and the New York City Department of Parks and Recreation (DPR) seek approval for the disposition of city-owned property, and the designation and project approval of the property (272 to 286 Cornelia Avenue in Wolfe's Pond Park) as an Urban Development Action Area Designation and Project (UDAAP) (C 060496 HAR). In addition, HPD and DPR are also seeking approval of a zoning map amendment (C 060495 ZMR) and a city map amendment (C 060494 MMR).

Wolfe's Pond Park (the park) is located in Community District 3 in southeast Staten Island and is bounded by Raritan Bay to the south, Holton Avenue to the west, the SI Railway to the north and the following streets to the east: Chisolm Street, Eylandt Street, Luten Avenue, Cornelia Avenue, Chester Avenue, and Shore Avenue. Within the boundaries of the park are eight occupied single family homes managed by HPD. They are located at 272, 275, 276, 277, 281, 282, 285, and 286

Cornelia Avenue.

The immediate surrounding area (beyond the park) is zoned R3X and R1-2 in the Special South Richmond Development District (SSRDD), these nearby areas consist largely of one- and two-family detached homes.

The City of New York acquired the Park through condemnation proceedings in 1971. The Department of Parks and Recreation (DPR) originally intended to develop all of the parkland including these eight homes, but for over 40 years, these houses have been managed as occupied houses by HPD.

NYC HPD and NYC DPR, seek approval of a zoning map amendment to rezone a portion of parkland that is to be demapped, to an R3X district. Approval is also sought to rezone portions of the street beds of Cornelia Avenue and Hylan Blvd from R3-2 and R1-2 to an R3X District. R3X is a contextual district which is mapped extensively in lower density neighborhoods throughout SI. R3X permits one-and two- family detached homes on 3800 sf lots with 40' lot widths when mapped in SSRDD. R3X zoning districts permit up to .6 FAR with attic bonus, two parking spaces for a one-family and three spaces for a two-family. The perimeter wall may rise to 26 feet and a maximum building height of 35 feet. Two side yards that total at least 10 feet are required.

HPD proposes to establish on the City Map a 425 foot long portion of Cornelia Avenue north of Hylan Blvd. and to eliminate from the City Map a 61, 00 sq. ft. portion of Wolfe's Pond Park that encumbers eight HPD-owned homes. There are also three record streets from an old subdivision map within the Park that will be removed from the City Map. These streets are not open or in use and were shown on the City Map only for informational purposes. The subject portion of Cornelia Avenue is an existing dead end street, improved and open to two-way traffic, providing access to the eight houses located within the park. This portion of Cornelia Avenue is not currently mapped on the City Map. It is proposed to be mapped at a width of 60 feet. Its existing roadway is 40 feet wide and has 10-foot sidewalks on both sides.

In 1999, State Legislation was approved authorizing the City to discontinue as parkland a parcel of approximately 61, 218 sq. ft. in the park containing these homes in exchange for the addition of approximately 68, 094 sq. ft. of parkland to Blue Heron Park. This legislation permits HPD to sell these homes through the Tenant Ownership Program or the Asset Sales Program and to map the portion of Cornelia Avenue on which the homes are situated. Under the Tenant Ownership Program, the homes will be offered for sale to the existing tenants. If the houses are not sold to the existing tenants, they will be offered for sale through the Asset Sales program.

ENVIRONMENTAL REVIEW

This application (C 060496 HAR) 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 10HPD006R. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on December 16, 1999.

UNIFORM LAND USE REVIEW

This application (C 060496 HAR), in conjunction with the related applications (C 060494 MMR and C 060495 ZMR) was certified as complete by the Department of City Planning on April 9, 2012 and was duly referred to Community Board 3 and the 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 May 9, 2012, and on May 22, 2012 by a vote of 24 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was not considered by the Borough President, who did not issue a recommendation.

City Planning Commission Public Hearing

On June 20, 2012 (Calendar No. 3), the City Planning Commission scheduled July 11, 2012, for a public hearing on this application (C 060496 HAR). The hearing was duly held on July 11, 2012 (Calendar No. 13).

There was one speaker in favor, a representative of HPD, who described this application. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for UDAAP designation, project approval and disposition of city-owned property (C 060496 HAR), along with the related actions (C 060495 ZMR and C 060494 MMR), is appropriate.

The Commission notes that the approval of the UDAAP would facilitate the disposition of city-owned land, offering the homes located there, first to the existing tenants through the Tenant Ownership Program. If the homes are not sold to the existing tenants, they will be offered for sale through the Asset Sales Program.

The Commission further believes that the proposed zoning map amendment (C 060494 ZMR), changing an R1-2 District to an R3X District, changing an R3-2 District to an R3X District and establishing within a former park, an R3X District is appropriate. The existing homes conform to the R3X district requirement which allows one and two-family detached homes with a maximum FAR of .6 with attic bonus, two side yards that would total at least 10 feet and a maximum building height of 35 feet. There is a large R3X district to the west of the Park.

The Commission also believes the proposed amendment to the City Map (C 060494 MMR) involving the elimination of a portion of Wolfe's Pond Park north of Hylan Boulevard and west of Luten Avenue, the establishment of Cornelia Avenue north of Hylan Boulevard, the extinguishment of various record streets between Hylan Boulevard and Eylandt Street west of Luten Avenue; and the adjustment of legal grades necessitated thereby, is appropriate.

The Commission notes that portion of the park is encumbered by eight sound homes and that the replacement parkland for the portion of Wolfe's Pond Park being eliminated is located in Blue Heron Park, a half mile to the east of this site. There are also three record streets from an old subdivision map within the Park that will be removed from the City Map. These streets are not open or in use and were shown on the City Map only for informational purposes.

RESOLUTION

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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 272-286 Cornelia Avenue (Block 6631, p/o Lot 1) as an Urban Development Action Area;

THEREFORE, be it further **RESOLVED**, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the matters pursuant to the Urban Development Action Area Act:

- a) the designation of property located at 272-286 Cornelia Avenue (Block 6631, p/o Lot 1) as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such an area; and

the City Planning Commission recommends that the New York City Council find that:

- a) The present status of the area tends to impair or arrest the sound development of the municipality;
- b) financial aid, in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action area Act, is necessary to enable the project to be undertaken; and
- c) the project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act; and

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 272 to 286 Cornelia Avenue (Block 6631, Lot 117) in Community District 3, Borough of Staten Island through HPD's Tenant Ownership Program or Asset Sales Program is approved (C 060496 HAR).

The above resolution (C 060496 HAR), duly adopted by the City Planning Commission on July 25 (Calendar No. 18), 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, FAICP., Chair
KENNETH J. KNUCKLES, ESQ., Vice-Chairman
ANGELA BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE DE LA UZ,
MARIA M. DEL TORO, RICHARD W. EADDY, ANNA HAYES LEVIN,
ORLANDO MARIN, SHIRLEY A. McCRAE, Commissioners



Community District Number(s): 03

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

Applicant(s): NYC Dept. of Housing Preservation and Development 100 Gold Street New York, New York 10038		Applicant's Representative: Gloria Farrell NYC Dept. of Housing Preservation and Development 100 Gold Street - room 9G-9 New York, New York 10038	
Recommendation submitted by: Staten Island Community Board 3			
Date of public hearing: May 9, 2012		Location: 655 Rossville Avenue, Suite 218 10309	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
Date of Vote: May 22, 2012		Location: 6451 Hylan Blvd., Staten Island 10309	
RECOMMENDATION <div style="display: flex; justify-content: space-around;"> <div> <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Disapprove </div> <div> <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove With Modifications/Conditions </div> </div>			
<u>Please attach any further explanation of the recommendation on additional sheets, as necessary.</u>			
Voting # In Favor: 24 # Against: # Abstaining: Total members appointed to the board: 33			
Name of CB/BB officer completing this form Frank Morano		Title Chairman of the Board	Date 5/24/2012