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**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 properties located at: 13/14 Crescent Beach (Block 5308, Lot 1); 131/133 Goodall Street (Block 5308, Lot 10); 131/133 Goodall Street (Block 5308, Lot 45); 11 Crescent Beach (Block 5308, Lot 50); between the sections of Crescent Beach Park within Block 5313 and 5314 and extending into the water to the eastern boundaries of Block 5314, Lot 50 and Block 5313, Lot 1 (known as the unmapped segments of Point Street); between Lots 1, 6, 60, 69, and 70 within Block 5313 (known as unmapped segment of Heinz Avenue); between the sections of Crescent Beach Park within Block 5314 and 5309 and extending into the water to the western boundaries of Block 5313, Lot 59 and Block 5309, Lot 37 (known as the unmapped segment Glover Street); between Lots 30, 49, and 50 within Block 5314, and between Lots 1 and 6 within Block 5313, for the expansion of Crescent Beach Park, Borough of Staten Island, Community District 3.

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This application was filed on December 11, 2020 by the New York City Department of Parks and Recreation (DPR) and the New York City Department of Citywide Administrative Services (DCAS) for the site selection and acquisition of four private lots, five record streets, and two private parcels. The proposed action would facilitate the expansion of Crescent Beach Park for use as coastal flood protection and Designated Open Space, in the Borough of Staten Island, Community District 3.

## **BACKGROUND**

DPR and DCAS seek the acquisition and site selection of four privately-owned lots, as well as the site selection and acquisition of five private record streets and other private parcels, to facilitate the responsible future use of these properties as open space for flood resiliency. The four privately-owned parcels were identified as part of the Build It Back program for Hurricane Sandy recovery. The five private record streets and private lots and parcels were identified by DPR to facilitate greater connectivity across Crescent Beach Park currently under DPR jurisdiction.

The U.S. Department of Housing and Urban Development's Community Development Block Grant-Disaster Relief (CDBG-DR) program provides communities impacted by disasters with resources to address a wide range of disaster-related needs. New York City is using its CDBG-DR funding to support recovery from Hurricane Sandy and to build resilient housing that can withstand the challenges of climate change. Build It Back is funded by \$2.2 billion in CDBG-DR dollars and overseen by the Mayor's Office of Housing Recovery Operations (HRO).

Build It Back's Acquisition, Relocation and Buyout Program purchases eligible properties that were damaged by Hurricane Sandy and offers options for the relocation of their occupants. To comply with CDBG-DR grant requirements, there are limitations on the future land use for all lots purchased through the Build It Back, including:

- Open Space Lots, known as Buyouts in the CDBG-DR grant, are required to be used as open space in perpetuity. No impermeable surfaces or new structures are permitted on Open Space Lots except for a flood control structure, restroom, or public facility that is open on all sides and functionally-related to a designated open space. If, after disposition, these requirements are not met, the City may seek to acquire the lots.
- Resilient Housing Lots, known as Acquisition for Redevelopment in the CDBG-DR grant, must be elevated, flood-compliant housing structures with mandatory flood insurance requirements and a specified timeframe for redevelopment. If these requirements are not met, the City may seek to acquire the lots.

On September 25, 2019, the City Planning Commission approved site selection, acquisition, and disposition actions on 141 Acquisition or Buyout properties across parts of Brooklyn (C 190394 PPK and C 190395 PPK), Queens (C 190396 PCQ, C 190397 PQQ and C 190398 PPQ), and Staten Island (C 190399 PCR, C 190400 PQR and C 190401 PPR). In Staten Island, 42 properties were designated Resilient Housing Lots for reconstruction of housing, while 12 properties were designated Open Space Lots to be converted to open space for flood protection under the jurisdiction of DPR, DCAS, or Department of Environmental Protection (DEP).

The project area includes four residential lots (Block 5308, Lots 1, 10, 45, and 50) and five record streets/parcels within Blocks 5309, 5313 and 5314. The residential lots and record

streets/parcels are non-contiguous and are separated by several lots within Block 5309 that front Goodall Street. All of the project area parcels are adjacent to Crescent Beach Park.

The four residential lots (Block 5308 Lots 1, 10, 45, and 50) are proposed to be acquired and preserved as Open Space Lots. Lots 10 and 50 are developed with a single and two-family residential buildings, respectively, and Lots 1 and 45 are vacant. The owners of the residential lots have both elected to be included in the program, and the current tenants of the residences have been informed of the timeline for a potential acquisition and provided information on their potential relocation benefits. The properties will be acquired by the City and will have the same restrictions as Buyout Properties, including preserving the area as open space in perpetuity.

Additionally, the project area includes privately owned, unbuilt record streets and parcels (within Blocks 5309, 5313 and 5314) adjoined by properties that are publicly owned as part of Crescent Beach Park. The subject portion of Glover Street runs northwest-southeast between Tennyson Drive and the coastline within Crescent Beach Park between Blocks 5309 and 5313. The Glover Street area is approximately 16,895 square feet. Heinz Avenue also runs northwest-southeast from Tennyson Drive within Crescent Beach Park , with an area of approximately 2,243 square feet. The subject portion of Point Street runs approximately parallel to the Glover Street and Heinz Avenue areas, and comprises approximately 12,537 square feet within Crescent Beach Park. The two unnamed parcels, which total approximately 2,094 square feet, are located between Block 5314, Lots 30 and 50 and Block 5313, Lots 1 and 6. DPR has begun the process of a title search to identify the owners of these parcels.

All of the private lots, record streets and parcels proposed for acquisition and site selection are located adjacent to Crescent Beach Park in the Great Kills neighborhood of Staten Island, Community District 3 in an R3-1 zoning district and the Special South Richmond Development District (SSRDD). The sites are adjacent to the northernmost section of Crescent Beach Park. Crescent Beach Park is a 111 acre park comprised of several waterfront, wooded, and wetland sites on Tennyson Drive between Hales and Wiman avenues. This park and the surrounding community are named for the sandbar that separates them from Great Kills Harbor. At low tide, this crescent-shaped sandbar emerges from the foot of Wiman Avenue toward Crooke's Point in

Gateway National Recreation Area. Much of this area was once marshland, used as a landfill in the 1930s and 1940s.

**PROJECT PARCELS: EXISTING CONDITIONS**

Site #	Address/Street Name	Block	Lot	Lot Area to be acquired in SF	Zoning District	Existing Condition: Vacant or Building Type
1	13/14 Crescent Beach	5308	1	4,560	R3-1	Vacant
2	131/133 Goodall Street	5308	10	6,750	R3-1	2-family home (2 Story with cellar)
3	131/133 Goodall Street	5308	45	1,995	R3-1	Vacant
4	11 Crescent Beach	5308	50	2,700	R3-1	1-family home (1 story Trailer)
5	Glover Street: Adjacent to Crescent Beach Park - Between Block 5309 and 5313	N/A	N/A	16,895	R3-1	Vacant
6	Heinz Avenue: Adjacent to Crescent Beach Park - Through Block 5313	N/A	N/A	2,243	R3-1	Vacant
7	Point Street: Adjacent to Crescent Beach Park - Between Block 5313 and 5314	N/A	N/A	12,537	R3-1	Vacant
8	Unnamed Parcel: Adjacent to Crescent Beach Park - Block 5314, Lots 30 and 50	N/A	N/A	1,267	R3-1	Vacant

9	Unnamed Parcel: Adjacent to Crescent Beach Park - Block 5313, Lots 1 and 6	N/A	N/A	827		R3-1	Vacant
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The surrounding area consists of residential, commercial, park and waterfront open space. The R3-1 zoning district contains a mix of detached, semi-detached, and attached single-family homes. There is a C1-2 commercial overlay on Hylan Boulevard approximately 0.3 miles northwest from the project area. In addition to Crescent Beach Park, the project parcels are also in the vicinity of several other parks including Great Kills Park and the Seaside Wildlife Nature Park. The sites and the surrounding area fall within the Designated Open Space (DOS) areas of the SSRDD, and they are proposed to be maintained as DOS following acquisition.

The proposed actions would facilitate the incorporation of nine parcels into Crescent Beach Park, and bring them into singular jurisdiction of DPR. The proposed acquisition would add 49,774 square feet to Crescent Beach Park.

**ENVIRONMENTAL REVIEW**

This application (C 210221 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 21DPR006R and the lead agency is DPR. After a study of potential environmental impact of the proposed action, a negative declaration was issued on January 11, 2021.

**UNIFORM LAND USE REVIEW**

This application (C 210221 PCR) was certified as complete by the Department of City Planning on January 19, 2021 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 (C 210221 PCR) on February 10, 2021, and on February 23, 2021, by a vote of 21 in favor, one opposed, and none abstaining, adopted a resolution to approve the application.

### **Borough President Recommendation**

This application (C 210221 PCR) was considered by the Staten Island Borough President who, on March 30, 2021, submitted a recommendation to approve the application.

### **City Planning Commission Public Hearing**

On April 7, 2021 (Calendar No. 4), the City Planning Commission scheduled April 21, 2021 for a public hearing on this application (C 210221 PCR). The hearing was duly held on April 21, 2021 (Calendar No. 18). The applicant team, consisting of two representatives of DPR, one representative of DCAS, one representative of HRO, and one representative of the Department of Housing Preservation and Development (HPD), spoke at the meeting in favor of the project.

Members of the applicant team described how the proposed acquisition and site selection would ensure contiguous City ownership of Crescent Beach Park. DPR noted that while past capital projects in Crescent Beach Park had to be built around the privately owned parcels, future designs would be implemented more efficiently and holistically.

Representatives from DPR and HPD noted that current tenants participating in this program would be entitled to a monetary displacement benefit in compliance with the federal Uniform Relocation Act and assistance in searching for new housing from case managers assigned through the Build It Back program.

The applicant team also noted that while no parcels comprising this park are currently mapped as parkland, DPR intends to seek funding to pursue a City Map change action in the future. The applicant team clarified that the neighboring residential buildings along the north and south side of Goodall Street would remain in private ownership. Therefore, Crescent Beach Park would remain as two separate segments separated by Goodall Street but would be entirely under DPR jurisdiction.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the application (C 210221 PCR) for the site selection and acquisition of private properties and record streets located within in Crescent Beach Park for park use is appropriate.

The Commission believes that DPR and DCAS have determined a responsible future use of the four private lots, which are vacant, unimproved or dilapidated and surrounded by parkland, to be restricted as open space. In addition, the Commission notes that the proposed site selection and acquisition of the streets and other parcels will rationalize the jurisdiction of the parcels to allow DPR to better manage Crescent Beach Park and facilitate the resiliency goals of the City.

Upon acquisition of the proposed sites, DPR will work with HPD to ensure that any buildings on the properties at the time of acquisition are removed and that the parcels are fully incorporated into the ecosystem of the park.

### **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 for the site selection and acquisition of properties located at: 13/14 Crescent Beach (Block 5308, Lot 1); 131/133 Goodall Street (Block 5308, Lot 10); 131/133 Goodall Street (Block 5308, Lot 45); 11 Crescent Beach (Block 5308, Lot 50); between the sections of -Crescent Beach Park within Block 5313 and 5314 and extending into the water to the eastern boundaries of Block 5314, Lot 50 and Block 5313, Lot 1 (known as the unmapped segments of Point Street); between Lots 1, 6, 60, 69, and 70 within Block 5313 (known as unmapped segment of Heinz Avenue); between the sections of Crescent Beach Park within Block 5314 and 5309 and extending into the water to the western boundaries of Block 5313, Lot 59 and Block 5309, Lot 37 (known as the unmapped segment Glover Street); between Lots 30, 49, and 50 within Block 5314, and between Lots 1 and 6 within Block 5313, for the expansion of Crescent Beach Parkcent, is approved.

The above resolution (C 190061 PCR), duly adopted by the City Planning Commission on May 19, 2021 (Calendar No. 7), 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*

**DAVID J. BURNEY, FAIA; ALLEN P. CAPPELLI, Esq.**,

**ALFRED C. CERULLO, III, JOSEPH I. DOUEK,**

**RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,**

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





# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> Crescent Beach Park Additions	
<b>Applicant:</b> DPR - Department of Parks & Recreation NYC	<b>Applicant's Primary Contact:</b> Emily Humes
<b>Application #</b> 210221PCR	<b>Borough:</b>
<b>CEQR Number:</b> 21DPR006R	<b>Validated Community Districts:</b> R03

**Docket Description:**

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

<b>RECOMMENDATION: Favorable</b>			
<b># In Favor:</b> 21	<b># Against:</b> 1	<b># Abstaining:</b> 0	<b>Total members appointed to the board:</b> 22
<b>Date of Vote:</b> 2/23/2021 12:00 AM		<b>Vote Location:</b> Virtual	

*Please attach any further explanation of the recommendation on additional sheets as necessary*

<b>Date of Public Hearing:</b> 2/10/2021 7:00 PM	
<b>Was a quorum present?</b> No	<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>
<b>Public Hearing Location:</b>	Land Use Committee Meeting Webex VIRTUAL

<b>CONSIDERATION:</b> Support Application		
Recommendation submitted by	SI CB3	Date: 3/8/2021 5:18 PM



# BOROUGH PRESIDENT RECOMMENDATION

<b>Project Name:</b> Crescent Beach Park Additions	
<b>Applicant:</b> DPR - Department of Parks & Recreation NYC	<b>Applicant's Administrator:</b> Emily Humes
<b>Application #</b> 210221PCR	<b>Borough:</b> Staten Island
<b>CEQR Number:</b> 21DPR006R	<b>Validated Community Districts:</b> R03

**Docket Description:**

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

**RECOMMENDATION:** Favorable

*Please attach any further explanation of the recommendation on additional sheets as necessary*

**CONSIDERATION:**

Recommendation submitted by	SI BP	Date: 3/30/2021 4:14 PM
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