



May 24, 2017/Calendar No. 15

N 170198 ZAR

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**IN THE MATTER OF** an application submitted by Hylan Plaza 1339, LLC for the grant of an authorization pursuant to Section 36-023 of the Zoning Resolution to allow in a C4- 1 District on a zoning lot in excess of 4 acres, a reduction of the parking requirement of Section 36-21 (General Provisions) by 49.8 percent from 3,293 spaces to 1,652 spaces in connection with a proposed approximately 102,297 square-foot enlargement of an existing commercial development on property located at 2600 Hylan Boulevard (Block 3969, Lots 1, 6, 31, and 35) in a C4-1 District, Borough of Staten Island, Community District 2.

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**WHEREAS**, the City Planning Commission received an application (N 170198 ZAR) from Hylan Plaza 1339, LLC, requesting an authorization pursuant to Section 36-023 of the Zoning Resolution to allow in a C4- 1 District, on a zoning lot in excess of four acres, a reduction of the parking requirement of Section 36-21 (General Provisions) by 49.8 percent from 3,293 spaces to 1,652 spaces in connection with an approximately 102,297-square-foot existing commercial development on property located at 2600 Hylan Boulevard (Block 3969, Lots 1, 6, 31, and 35) in a C4-1 District, Borough of Staten Island, Community District 2; and

**WHEREAS**, in addition, the following application is being considered concurrently with this application:

N 170197 ZAR     An authorization pursuant to Section 36-023 to allow in a C4- 1 District on a zoning lot in excess of 4 acres, a group parking facility which is accessory to an existing commercial development and proposed enlargement.

**WHEREAS**, detailed descriptions of this project and the related actions are provided in the Commission report for the related authorization (N 170197 ZAR); and

**WHEREAS**, in addition to the authorizations, the City Planning Commission also received an application (N 170199 ZCR) from Hylan Plaza 1339, LLC, for Chairperson certification for cross-access connections pursuant to Section 36-592 of the Zoning Resolution; and

**WHEREAS**, this application (N 170198 ZAR), along with related applications (N 170197 ZAR and N 170199 ZCR), 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 lead is the City Planning Commission. The designated CEQR number is 17DCP031R; and

**WHEREAS**, it was determined that the proposed actions may have a significant effect on the environment, and that an environmental impact statement would be required. A Positive Declaration was issued on August 29, 2016, and distributed, published and filed, and the applicant was asked to prepare a Draft Environmental Impact Statement (DEIS). Together with the Positive Declaration, a Draft Scope of Work for the DEIS was issued on August 29, 2016. A public scoping meeting was held on September 28, 2016, and comments were accepted by the lead agency through October 12, 2016. A Final Scope of Work was issued on January 27, 2017; and

**WHEREAS**, a DEIS was prepared and a Notice of Completion for the DEIS was issued on January 29, 2017. On April 5, 2017 (Cal. No. 7), a public hearing was held on the DEIS pursuant to SEQRA and the CEQR procedures. No public comments were received on the DEIS. A Final Environmental Impact Statement (FEIS) was completed and a Notice of Completion for the FEIS was issued on May 12, 2017; and

**WHEREAS**, a summary of the Commission’s public hearing for the DEIS held on April 5, 2017 is provided in the report for the related authorization (N 170197 ZAR); and

**WHEREAS**, detailed descriptions of the FEIS analysis are provided in the report for the related authorization (N 170197 ZAR); and

**WHEREAS**, this application (N 170198 ZAR) was referred to Community Board 2 by the Department of City Planning on February 3, 2017 in accordance with the procedures for non-ULURP matters; and

**WHEREAS**, Community Board 2 held a public hearing on this application (N 170198 ZAR) on March 7 in conjunction with the application for the related action (N 170197 ZAR); and

**WHEREAS**, a summary of the vote of the Community Board may be found in the report on the related authorization (N 170197 ZAR); and

**WHEREAS**, this application (N 170198 ZAR) was reviewed by the City Coastal Commission 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 30, 2013 and by the New York State Department of State on February 3, 2016, 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 17-008. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program; and

**WHEREAS**, the applicant’s request for the grant of a City Planning Commission authorization pursuant to Section 36-023 of the Zoning Resolution for a group parking facility in a C4- 1 District on a zoning lot in excess of 4 acres, a reduction of the parking requirement of Section 36-21 (General Provisions) by 49.8 percent from 3,293 spaces to 1,652 spaces is subject to a

finding that the applicant has demonstrated that the proposed parking is sufficient for the use proposed; and

**WHEREAS**, the Commission believes that, based upon the foregoing, the application (N 170198 ZAR) meets the findings of ZR Section 36-023; and therefore be it

**RESOLVED**, the City Planning Commission, pursuant to Section 36-023 of the Zoning Resolution for a group parking facility in a C4- 1 District which is accessory to a commercial development, hereby determines that the applicant has demonstrated that the proposed parking is sufficient for the use proposed; and

**RESOLVED**, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on May 12 2017, with respect to this application (CEQR No. 17DCP031R), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met as described in the report for the related authorization (N 170197 ZAR);

**RESOLVED**, the report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

**RESOLVED**, the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this 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 (N 170198 ZAR) submitted by the applicants for

the grant of an authorization pursuant to Section 36-023 of the Zoning Resolution to allow in a C4-1 District on a zoning lot in excess of 4 acres a reduction of the parking requirement of Section 36-21 (General Provisions) by 49.8 percent from 3,293 spaces to 1,652 spaces in connection with a proposed partial redevelopment of the site facility through the demolition of a 290,100 square-foot building and a 325 square-foot building to allow the construction of three new buildings totaling 386,705 square-feet, resulting in a net increase of approximately 102,297 square-foot of floor area at 2600 Hylan Boulevard (Block 3969, Lots 1, 6, 31, and 35) in a C4-1 District, within the Borough of Staten Island, Community District 2, is approved, subject to the following terms and conditions:

1. The property that is the subject of this application (N 170198 ZAR) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by S9 Architecture and Engineering, PC, filed with this application and incorporated in this resolution:

<u>Dwg. No.</u>	<u>Title</u>	<u>Last Received Date</u>
Z3.0	Zoning Analysis	2016-12-13
Z4.0	Zoning Analysis - Landscaping	2016-12-13
Z5.0	Zoning Lot Site Plan	2016-12-13
L-300	Landscape Plan	2016-12-12
L-301	Landscape Enlargement (Southwest)	2016-12-12
L-302	Landscape Enlargement (Northwest)	2016-12-12
L-303	Landscape Enlargement (Northeast)	2016-12-12
L-304	Landscape Enlargement (Southeast)	2016-12-12

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans

listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.

3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.
4. Development pursuant to this resolution shall be allowed only after: (i) the Declaration of Cross-Access Easement, has been recorded in the Office of the Richmond County Clerk, which declaration is associated with the related Chairman certification (N 170199 ZCR), and the recordation of which declaration shall be deemed a condition of this resolution.

The above resolution, is duly adopted by the City Planning Commission on May 24, 2017 (Calendar No. 15) in accordance with Section 36-023 of the Zoning Resolution.

**MARISA LAGO, *Chair***  
**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**  
**MICHELLE R. DE LA UZ, RICHARD W. EADDY,**  
**CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,**  
**ORLANDO MARIN, LARISA ORTIZ, *Commissioners***