



## **CITY PLANNING COMMISSION**

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September 25, 2019/Calendar No. 12

C 190401 PPR

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**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, Department of Parks and Recreation, the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of New York City Charter, for the disposition of 45 properties (Block 3122, Lots 169, 171, 173, 174, 218, 220 and 226; Block 3124, Lot 116; Block 3658, 39; Block 3661, Lot 13; Block 3728, Lot 20; Block 3734, Lot 38, 39 and 41; Block 3736, Lot 20; Block 3738, Lot 5; Block 3766, Lot 15; Block 3792, Lot 9; Block 3795, Lot 37; Block 3799, Lot 179; Block 3802, Lot 5; Block 3804, Lot 25; Block 3806, Lot 125; Block 3811, Lot 21; Block 3871, Lot 51; Block 3873, Lot 28; Block 3881, Lot 1, Block 3884, Lots 14 and 15; Block 4030, Lots 24 and 26; Block 4043, Lot 66; Block 4080, Lot 17; Block 4081, Lots 27 and 66; Block 4084, Lot 49; Block 4085, Lots 1, 32, 46 and 68; Block 4130, Lot 409; Block 5306, Lots 55 and 58; Block 5309, Lot 35; Block 7859, Lot 46), to facilitate the future use of these properties as new housing designed to flood-resilient standards or open space for the purpose of flood mitigation, in South Beach, Midland Beach, Oakwood Beach, Great Kills and Tottenville, Borough of Staten Island, Community Districts 2 and 3.

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This application for the disposition of 45 lots was filed by the Department of Housing Preservation and Development (HPD), the Department of Parks and Recreation (DPR), the Department of Environmental Protection (DEP) and Department of Citywide Administrative Services (DCAS) on May 13, 2019. The proposed action would facilitate the redevelopment of 42 properties as flood resilient housing and the redevelopment of 3 properties as open space for the purpose of flood mitigation in the South Beach, Midland Beach, Oakwood Beach, Great Kills and Tottenville, in Staten Island Community Districts 2 and 3.

### **RELATED ACTIONS**

In addition to the proposed disposition that is the subject of this report (C 190401 PPR), the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

<b>C 190399 PCR</b>	Site Selection and Acquisition of nine properties to facilitate expansion of existing DPR parks and DEP Bluebelts in Community Districts 2 and 3, Staten Island
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<b>C 190400 PQR</b>	Acquisition of 45 privately owned lots to facilitate resilient housing
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and open space in Community Districts 2 and 3, Staten Island

These applications (C 190399 PCR, C 190400 PQR and C 190401 PPR) are also being considered concurrently with other applications for site selection, acquisition, and disposition in Brooklyn (C190394 PQR and C 190395 PPR) and Queens (C 190396 PCQ, C 190397 PQR, and C 190398 PPR), and are part of a larger initiative to facilitate resilient housing and open space on sites that were damaged by Hurricane Sandy.

## **BACKGROUND**

A full background discussion and description of this application appears in the report for the related action (C 190400 PQR).

## **ENVIRONMENTAL REVIEW**

This application (C 190401 PPR), in conjunction with the applications for the related action (C 190399 PCR and C 190400 PQR), 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 Department of Housing Preservation and Development. The designated CEQR number is 19HPD055Y.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on May 15, 2019.

## **UNIFORM LAND USE REVIEW**

This application (C 190401 PPR), in conjunction with the related applications (C 190399 PCR and C 190400 PQR), was certified as complete by the Department of City Planning on May 20, 2019,

and was duly referred to Community Board 2, Community Board 3, the Staten Island Borough Board, 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 2 held a public hearing on this application (C 190401 PPR) on June 4, 2019 and June 18, 2019, by a vote of 32 in favor, none opposed, and none abstaining, adopted a resolution recommending approval of the application.

Community Board 3 held a public hearing on this application (C 190401 PPR) on June 12, 2019 and on June 25, 2019, by a vote of 24 in favor, none opposed, and none abstaining, adopted a resolution recommending approval of the application.

### **Borough Board Recommendation**

The Borough Board chose not to consider this application (C 190401 PPR).

### **Borough President Recommendation**

This application (C 190401 PPR) was considered by the Staten Island Borough President, who issued a favorable recommendation of the application on August 6, 2019.

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

On August 28, 2019 (Calendar No. 14), the City Planning Commission scheduled September 11, 2019, for a public hearing on this application (C 190401 PPR) and the related applications (C 190399 PCR and C 190400 PQR). The hearing was duly held on September 11, 2019 (Calendar No. 25) together with concurrent public hearings for resilient housing and open space site selection, acquisition, and disposition actions in Brooklyn (C 190394 PQQ and C 190395 PPK) and Queens (C190396 PCQ, C190397 PQQ, and C 190398 PPQ). There were four speakers who

testified in favor of the application, as described in the report for the related acquisition application (C 190400 PQR), and the hearing was closed.

### **Waterfront Revitalization Program Consistency Review**

This application (C 190401 PPR) and related applications (C 190399 PCR and C 190400 PQR) 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 18-212.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

### **CONSIDERATION**

The Commission believes that this application (C 190401 PPR) for the disposition of 45 properties is appropriate.

A full consideration and analysis of the issues and the reasons for approving this application appear in the report for the related acquisition application (C 190400 PQR).

### **RESOLUTION**

Therefore, the City Planning Commission, deeming the proposed disposition of real property, adopts the following resolution:

**RESOLVED**, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on May 15, 2019 with respect to this application (CEQR No. 19HPD055Y), the City Planning Commission finds that the action described herein will have no

significant impact on the environment; 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 of the New York City Charter, that based on the environmental determination, and the consideration described in this report, the application submitted by the Department of Housing Preservation and Development, Department of Parks and Recreation, the Department of Environmental Protection and the Department of Citywide Administrative Services, for the disposition of 45 lots (Block 3122, Lots 169, 171, 173, 174, 218, 220 and 226; Block 3124, Lot 116; Block 3658, 39; Block 3661, Lot 13; Block 3728, Lot 20; Block 3734, Lot 38, 39 and 41; 3736, Lot 20 Block 3738, Lot 5; Block 3766, Lot 15; Block 3792, Lot 9; Block 3795, Lot 37; Block 3799, Lot 179; Block 3802, Lot 5; Block 3804, Lot 25; Block 3806, Lot 125; Block 3811, Lot 21; Block 3871, Lot 51; Block 3873, Lot 28; Block 3881, Lot 1, Block 3884, Lots 14 and 15; Block 4030, Lots 24 and 26; Block 4043, Lot 66; Block 4080, Lot 17; Block 4081, Lots 27 and 66; Block 4084, Lot 49; Block 4085, Lots 1, 32, 46 and 68; Block 4130, Lot 409; Block 5306, Lots 55 and 58; Block 5309, Lot 35; Block 7859, Lot 46), Borough of Staten Island, Community Districts 2 and 3, is approved.

The above resolution (C 190401 PPR), duly adopted by the City Planning Commission on September 25, 2019 (Calendar No. 12), 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 BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO III,**

**MICHELLE DE LA UZ, JOSEPH DOUEK, HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD**, *Commissioners*