



## **CITY PLANNING COMMISSION**

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September 27, 2006/Calendar No. 5

C 060470 PPR

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IN THE MATTER OF an application submitted by the Department of Small Business Services pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located on Block 487 p/o lot 110 (up to 10,000 square feet within Public Area comprised of Esplanade, Pier Place, the Cove in the Special Stapleton Waterfront District), pursuant to zoning, Borough of Staten Island, Community District 1.

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The application for the disposition of city-owned property was filed by the Department of Small Business Services on May 2, 2006, to facilitate development of the former U.S. Navy Homeport and surrounding area on the north shore of Staten Island according to recommendations made by the Mayor's Task Force on Homeport Redevelopment.

### **RELATED ACTIONS**

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

1. C 060471 ZMR Zoning map amendment;
2. C 060293 MMR City map change to eliminate, discontinue and close portions of a marginal street, wharf, or place; to establish Front Street and Baltic Street; to extinguish Murray Hulbert Avenue; and to realign Thompson Street and Hannah Street;
3. N 060468 ZRR Zoning text amendment to establish the Special Stapleton Waterfront District;

4. C 060469 PPR Disposition of two city-owned properties at Block 487 p/o lot 110 and Block 487 p/o lot 100 (within the Special Stapleton Waterfront District), pursuant to zoning.

## **BACKGROUND**

The Department of Small Business Services, pursuant to zoning, proposes the disposition of one (1) city-owned property located on Block 487 p/o lot 110 (up to 10,000 square feet within Public Area comprised of Esplanade, Pier Place, the Cove in the Special Stapleton Waterfront District), in Community District 1, Staten Island.

A full background discussion and description of this application appears in the report on the related application for an amendment of the Zoning Map (C 060471 ZMR).

## **ENVIRONMENTAL REVIEW**

This application (C 060470 PPR), in conjunction with the applications for the related actions (C 060293 MMR, N 060468 ZRR, C 060469 PPR, C 060471 ZMR), 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 06DME001R. The lead agency is Office of the Deputy Mayor for Economic Development and Rebuilding.

A summary of the environmental review and the Final Environmental Impact Statement appears in the report on the related application for an amendment of the Zoning Map (C 060471 ZMR).

### **UNIFORM LAND USE REVIEW**

This application (C 060470 ZMR) in conjunction with the applications for the related actions (C 060293 MMR, C 060469 PPR, C 060471 PPR) was certified as complete by the Department of City Planning on May 8, 2006, and was duly referred to Community Board 1 and the Staten Island Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules along with the related text change application (N 060468 ZRR) which was referred for review and comment.

### **Community Board Public Hearing**

The Community Board's action is described in the report on the related application for an amendment of the Zoning Map (C 060471 ZMR).

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation June 27, 2006, approving the application.

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

On August 9, 2006 (Calendar No. 5), the City Planning Commission scheduled August 23, 2006, for a public hearing on this application (C 060470 PPR). The hearing was duly held on August 23, 2006 (Calendar No. 20) in conjunction with the applications for the related actions (C 060293 MMR, N 060468 ZRR, C 060469 PPR, C 060471 ZMR).

There were 8 speakers in favor of the application and no speakers in opposition, as described in the report on the related application for an amendment of the Zoning Map (C 060471 ZMR), and the hearing was closed.

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

This application (C 060470 PPR), in conjunction with the applications for the related actions (C 060293 MMR, N 060468 ZRR, , C 060469 PPR, C 060471 ZMR), was reviewed by the Department of City Planning 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 13, 1999 and by the New York State Department of State on May 28, 2002, 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 06-007.

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

### **CONSIDERATION**

The Commission believes that the disposition of city-owned property is appropriate. A full consideration of the issues, and the reasons for approving this application, appear in the report on the related application for an amendment of the Zoning Map (C 060471 ZMR).

## **RESOLUTION**

**RESOLVED**, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on September 14, 2006, with respect to this application (CEQR No. 06DME001R), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that, consistent with social, economic and other essential considerations:

1. From among the reasonable alternatives thereto, the actions to be approved are ones which minimize or avoid adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts revealed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable.

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**, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; 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,

That the disposition of one (1) city-owned property located on Block 487 p/o lot 110 (up to 10,000 square feet within Public Area comprised of Esplanade, Pier Place, the Cove in the Special Stapleton Waterfront District), pursuant to zoning, Borough of Staten Island, Community District 1, proposed in an application by the Department of Small Business Services, dated May 2, 2006, is approved.

The above resolution (C 060470 PPR), duly adopted by the City Planning Commission on September 27, 2006 (Calendar No. 5), 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, AICP, Chair**  
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**JOHN MEROLO, KAREN A. PHILLIPS, Commissioners**