



CITY PLANNING COMMISSION

May 26, 2004/Calendar No. 36

C 990252 MMR

IN THE MATTER OF an application submitted by the Department of Parks and Recreation (DPR) pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination of Heafy Street between Van Name Avenue and Eunice Place,
- the discontinuance and closing of a portion thereof
- the establishment of Graniteville Quarry Park,
- and any acquisition or disposition of real property related thereto,

Community District 1, Borough of Staten Island, in accordance with map No. 4162, dated November 24, 2003, and signed by the Borough President.

The application (C 990252 MMR) for an amendment to the City Map was filed by the Department of Parks and Recreation (DPR) pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, on December 16, 1998. It involves the elimination of Heafy Street between Van Name Avenue and Eunice Place, the discontinuance and closing of a portion thereof, and the establishment of Graniteville Quarry Park.

BACKGROUND

The Department of Parks and Recreation (DPR), requests the elimination, discontinuance and closing of a portion of Heafy Street, between Van Name Avenue and Eunice Place (Lots 21, 22 and part of lots 20, 23 and 49) and the establishment as park of Graniteville Quarry Park, all within Block 1700. The park will comprise eleven lots; the former Graniteville Quarry (Lot 49) and ten adjacent Lots (8, 12, 13, 34, 35, 38, 41, 42, 43, 44). The main quarry site (Lot 49), and Lots 8, 12, 13, 35, 38, 41, 42, 43, 44 were acquired by the New York State Parks Department on February 15, 2001, Lot 34 was transferred from DCAS to NYCDPR on June 5, 2000.

On February 26, 1975 Cal. No. 25, the Commission adopted (CP 22770) a report recommending the elimination of Heafy Street between Van Name Avenue and Eunice Place. On March 10, 1977, the Commission modified its earlier report therefore, only eliminating Heafy Street between Eunice Place and the westerly line of Lots, 74, 75, 77 in Block 1700.

Heafy Street is an unimproved, 60 foot-wide street which runs from east to west between Van Name Avenue and the westerly line of lots 74, 75, 77 in Block 1700, all privately owned. Heafy Street east of Van Name Avenue traverses four lots: Lots 20,21,22 and 23 for the first approximately 100 feet and the remainder through Lot 49 which is part of the Graniteville Quarry. The outermost lots (Lots 20 and 23), are privately-owned and are partially in the bed of the street, the two inner lots (Lots 21 and 22), are owned by the city and are completely in the bed of Heafy Street, the city will dispose of these lots by selling them to the abutting property owners, or to other parties pursuant to New

York City Charter Section 384.

Due to its geological formation containing rare igneous rocks such as Xenolith and Trondhjemite not found anywhere in the United States, this site has been used by local schools as an outdoor laboratory for geological classes. The quarry was mined and used for quarrying purposes for about six years during the 1800's. The site is a wooded area containing outcroppings of rocks surrounded by trees and grasses. In order to preserve this unique site, DPR is requesting its establishment as a City park. The Department of Parks and Recreation will enter into an operating agreement with the NYS Department of Parks and Recreation and Historic Preservation to operate and maintain the park.

The proposed Graniteville Quarry Park lies within an R3-2 zone. The area immediately north and west of the proposed map change is zoned C8-1. The area contains a mixture of one to three-story residential dwellings with some commercial uses.

An interagency conference was held on August 19, 1999 and no agencies have raised any objections.

ENVIRONMENTAL REVIEW

This application (C 990252 MMR), 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 99DPR001R. The lead agency is the Department of Parks and Recreation.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on September 26, 1999.

UNIFORM LAND USE REVIEW

This application (C 990252 MMR), was certified as complete by the Department of City Planning on January 26, 2004 and was duly referred to Community Board 1 and the Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 1 held a public hearing on this application (C 990252 MMR) on March 1, 2004 and on March 19, 2004 by a vote of 36 in favor, 0 against, 0 abstaining adopted a resolution recommending approval of the application with the condition that:

“the ponding condition that occurs at on the outskirts of the Quarry on to the side walk and streets be alleviated”.

Borough President’s Recommendation

This application (C 990252 MMR) was considered by the Borough President, who issued a recommendation approving the application on March 18, 2004.

City Planning Commission Public Hearing

On April 14, 2004 (Calendar No. 9) the City Planning Commission scheduled April 28, 2004 for a public hearing on this application (C 990252 MMR). The hearing was duly held on April 28, 2004 (Calendar No. 15).

There were four speakers in favor of the project. The applicant’s representative described the project and spoke in favor of the project. A geologist and a community representative described the advantages of the proposed park and how it would benefit the community. A local resident also spoke in support of the project.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment to the City Map is appropriate.

Due to the geological rock formation of the street area and its surroundings, the improvement of the street as a through street would not be feasible. DOT’s Capital Improvement Program does not include the improvement of Heafy Street at this location. Therefore, this change will not adversely affect pedestrian or vehicular traffic, it will reflect existing conditions more closely.

The former 4.22 acre quarry will serve as a local outdoor educational institution as well as a community park. The subject portion of the street to be eliminated will allow for the creation of a community park and the preservation of this unique geological site.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of real property to be appropriate, adopts the following 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, that all acquisitions and dispositions of property related thereto, including the disposition of Block 1700, Lots 21 and 22 to the abutting property owners pursuant to Administrative Code Section 4-105 or to any other person or entity pursuant to New York City Charter Section 384 are approved.

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, that based on the environmental determination and the consideration described in this report, the application (C 990252 MMR) for an amendment to the City Map involving:

- the elimination of Heafy Street between Van Name Avenue and Eunice Place,
- the discontinuance and closing of a portion thereof
- the establishment of Graniteville Quarry Park,
- and any acquisition or disposition of real property related thereto,

Community District 1, Borough of Staten Island, in accordance with map No. 4162, dated November 24, 2003, and signed by the Borough President, is approved,

and be it further

RESOLVED that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

RESOLVED that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts three (3) counterparts of Map No. 4162 dated November 24, 2003 and signed by the Borough President providing for the discontinuance and closing of a portion of Heafy Street, more particularly described as follows:

BEGINNING at a point formed by the intersection of the northerly line of Heafy Street to be discontinued and closed and the easterly line of Van Name Avenue, said point being distant 206.43 feet southerly from the intersection of the northerly line of Forest Avenue and the easterly line of Van Name Avenue;

1. **THENCE** easterly, along the northerly of Heafy Street, a distance of 72.72 feet to a point;
2. **THENCE** easterly, along said line forming an interior angle of 181 degrees 53 minutes, 15 seconds a distance of 21.25 feet to a point;
3. **THENCE** southerly, along a line a distance of 60.65 feet forming an interior angle of 90 degrees, 25 minutes, 39 seconds, with the previous course, to a point ;
4. **THENCE** westerly, along the southerly line of Heafy Street a distance of 22.69 feet forming an interior angle of 89 degrees, 34 minutes, 21seconds, with the previous course,
5. **THENCE** westerly, along said line forming an interior angle of 178 degrees 06 minutes, 45 seconds a distance of 71.28 feet to a point;
6. **THENCE** northerly, along the easterly line of Van Name Avenue forming an interior angle of 92 degrees, 18 minutes, 54 seconds a distance of 60.05 feet to the point or place of **BEGINNING**.

The above parcel encloses an area of 5641.64 square feet, as shown on the City Map.

all such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 4162 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code; and
- c. The subject streets to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

The above resolution, duly adopted by the City Planning Commission on May 26, 2004 (Calendar No.36), 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
KENNETH J. KNUCKLES, Esq., Vice Chairman

ANGELA M. BATAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., RICHARD W. EADDY, ALEXANDER GARVIN, CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS. DOLLY WILLIAMS, Commissioners.