



## CITY PLANNING COMMISSION

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July 14, 2004/Calendar No. 30

C 010656 MMR

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**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, for **an amendment to the City Map** involving the establishment of Olmsted-Beil House Park and any **acquisition or disposition of real property related thereto**, Community District 3, Borough of Staten Island, in accordance with map No. 4186, dated November 24, 2003, and signed by the Borough President

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The application (C 010656 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, on May 25, 2001. It involves the establishment of Olmsted-Beil House Park.

### **BACKGROUND**

The Department of Parks and Recreation (DPR), requests the establishment of approximately 1.67 acres of land as parkland, a site containing a historic 13 room farmhouse (situated on Block 5378, Lot 30), and remnants of an 1840's farm (known as "Akerly Farm" and later "Oakland farm" and "Tomosock farm"). This property once belonged to the famous landscape architect Frederic Law Olmsted, and later to Carl Beil, an environmentalist who was instrumental in the design of the Staten Island Green Belt and worked in various distinguished museums. Currently the house is inhabited by a member of the Beil family. Portions of this private farmhouse date back to the 17<sup>th</sup> century and was landmarked by the NYC Landmarks Preservation Commission in 1967. Also found on the site are some exotic trees planted by Olmsted over 100 years ago.

In order to preserve this unique site, DPR is requesting its establishment as a City park.. The house will be used for educational purposes and its surrounding open space areas will serve as a public community park. Access to the park will be possible through Orchard Lane South, an unmapped 20 foot-wide record street, which is open and in use, and by an access easement through Block 5378, Lot 99 which runs in perpetuity with the land. The restoration and maintenance of the house, as well as the surrounding grounds will be managed by DPR once the property is acquired.

The site and surrounding blocks to the west are zoned R1-2. The area west of Hales Avenue and north of Hylan Boulevard is zoned R3A. The immediate area is developed primarily with low-rise detached and semi-detached residences.

Because there did not appear to be any major technical issues, an interagency conference was not convened and agencies and utilities were polled by mail. No agencies have raised any objections.

## **ENVIRONMENTAL REVIEW**

This application (C 010656 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 01DPR008R. 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 November 26, 2001.

## **UNIFORM LAND USE REVIEW**

This application (C 010656 MMR), was certified as complete by the Department of City Planning on March 22, 2004 and was duly referred to Community Board 3 and the Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

## **Community Board Public Hearing**

Community Board 3 held a public hearing on this application (C 010656 MMR) on April 21, 2004 and on April 27, 2004 by a vote of 35 in favor, 0 against, 0 abstaining adopted a resolution recommending approval of the application.

## **Borough President's Recommendation**

This application (C 010656 MMR) was considered by the Borough President, who issued a recommendation approving the application on May 6, 2004.

## **City Planning Commission Public Hearing**

On May 26, 2004 (Calendar No.11) the City Planning Commission scheduled June 9, 2004 for a public hearing on this application (C 010656 MMR). The hearing was duly held on June 9, 2004 (Calendar No. 15).

There were two speakers in favor of the project and one in opposition to this application. The applicant's representative described the project, spoke in favor of the project and described the advantages of the proposed park and how it would benefit the community. The Parks Borough commissioner of Staten Island 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.

The former 1.67 acre lot containing the home of famous landscape architect Frederic Law Olmsted, and later Carl Beil, an environmentalist is an important educational resource for this neighborhood and its surrounding area serving as both an outdoor educational institution and a community park.

In order to preserve this unique historic landmark at risk of extinction, DPR is requesting its establishment as a City park. Once mapped as park the property will be acquired, restored and used as an educational facility. Its surrounding open space areas will serve as a public community park, therefore preserving a piece of history, that otherwise would be vulnerable to development pressures, immune to demolition.

## 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**, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application (C 010656 MMR) for **an amendment to the City Map** involving the establishment of Olmsted-Beil House Park and any **acquisition or disposition of real property related thereto**, Community District 3, Borough of Staten Island, in accordance with map No. 4186, dated November 24, 2003, and signed by the Borough President, is approved,

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. 4186 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter;

The above resolution, duly adopted by the City Planning Commission on July 14, 2004

(Calendar No.30), 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, JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners.**