



CITY PLANNING COMMISSION

June 5, 2013/Calendar No. 4

C 130190 ZMM

IN THE MATTER OF an application submitted by Governors Island Corporation d/b/a The Trust for Governors Island pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a by establishing a Special Governors Island District (GI) bounded by a line 2675 feet northeasterly from the southwesterly point of Governors Island as measured along a line perpendicular to said line and bisecting the angle formed by the southwesterly boundary lines of Governors Island, and the northerly, northeasterly and southeasterly shorelines of Governors Island, Borough of Manhattan, Community District 1, as shown on a diagram (for illustrative purposes only) dated February 19, 2013.

The application for an amendment to the Zoning Map was filed by Governors Island Corporation, doing business as The Trust for Governors Island (The Trust), on February 8, 2013, to establish the Special Governors Island District.

RELATED ACTIONS

In addition to the zoning map amendment (C 130190 ZMM), which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 130189(A) ZRM Amendment to the Zoning Resolution creating the Special Governors Island District, and amending related sections of the Zoning Resolution

BACKGROUND

A full background discussion and description of this application appears in the related report for a zoning text amendment application (N 130189(A) ZRM).

ENVIRONMENTAL REVIEW

This application (C 130190 ZMM), in conjunction with the application for the related actions (N 130189 ZRM and N 130189(A) ZRM), 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 Office of the Deputy Mayor for Economic Development (ODMED). The designated CEQR number is 11DME007M.

A summary of the environmental review and the Final Supplemental Generic Environmental Impact Statement (FSGEIS) appears in the related report for a zoning text amendment (N 130189(A) ZRM).

UNIFORM LAND USE REVIEW

This application (C 130190 ZMM) was certified as complete by the Department of City Planning on February 19, 2013, and was duly referred to Community Board 1 and the Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the application for the related original zoning text amendment (N 130189 ZRM) which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Review

Community Board 1 held a public hearing on the application (C 130190 ZMM) and the related action (N 130189 ZRM) on March 27, 2013, and on that date, by a vote of 26 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

A summary of the recommendations of Community Board 1 appears in the related report for a zoning text amendment (N 130189(A) ZRM).

Borough President Recommendation

This application (C 130190 ZMM), and the related applications (N 130189 ZRM and N 130189(A) ZRM), were considered by the Manhattan Borough President, who issued a recommendation on April 29, 2013, approving the application with conditions.

A summary of the recommendations of the Borough President appears in the related report for a zoning text amendment (N 130189(A) ZRM).

City Planning Commission Public Hearing

On April 24, 2013 (Calendar No. 3), the City Planning Commission scheduled May 8, 2013 for a public hearing on the application (C 130190 ZMM) and the related applications (N 130189 ZRM and N 130189(A) ZRM). The hearing was duly held on May 8, 2013 (Calendar No. 9).

There were a number of appearances, as described in the related report for a zoning text amendment (N 130189(A) ZRM) and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY

The application (C 130190 ZMM), in conjunction with the related application (N 130189 ZRM), 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 22, 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 12-129.

The City Planning Commission, acting as the City Coastal Commission, having reviewed the waterfront aspects of this action, finds that the actions will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 130190 ZMM), in conjunction with the related application for a zoning text amendment (N 130189(A) ZRM), is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the related report for a zoning text amendment application (N 130189(A) ZRM).

RESOLUTION

RESOLVED, that having considered the Final Supplemental Generic Environmental Impact Statement (FSGEIS), for which a Notice of Completion was issued on May 23, 2013, with respect to this application (CEQR No. 11DME007M), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act & regulations, has been met and that,

1. Consistent with social, economic, and other essential considerations, from among the reasonable alternatives thereto, the Proposed Action adopted herein is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the FSGEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, in accordance with an environmental commitment letter, dated May 31, 2013, from the Trust for Governors Island and acknowledged and accepted by the Office of the Deputy Mayor for Economic Development, those project components related to the environment and mitigation measures that were identified as practicable.

This report of the City Planning Commission, together with the FSGEIS, constitute 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

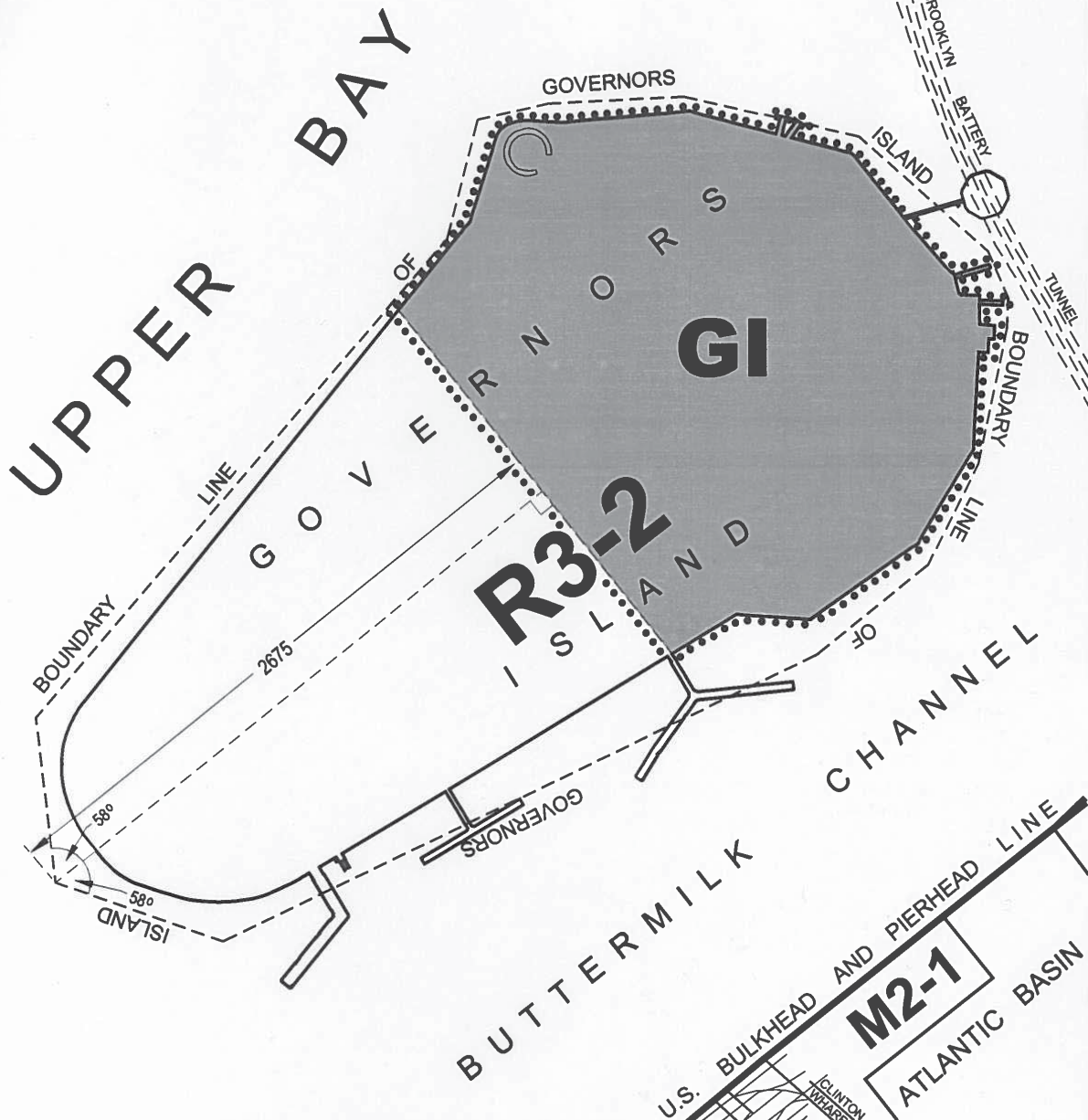
RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-a and 200 of the New York City Charter, that based on the environmental determination and consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing Zoning Map, Section No. 16a by

establishing a Special Governors Island District (GI) bounded by a line 2675 feet northeasterly from the southwesterly point of Governors Island as measured along a line perpendicular to said line and bisecting the angle formed by the southwesterly boundary lines of Governors Island, and the northerly, northeasterly and southeasterly shorelines of Governors Island, Borough of Manhattan, Community District 1, as shown on a diagram (for illustrative purposes only) dated February 19, 2013.

The above resolution, duly adopted by the City Planning Commission on June 5, 2013 (Calendar No. 4), 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.

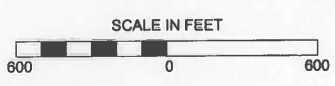
AMANDA M. BURDEN, *FAICP*, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
RAYANN BESSER, ALFRED C. CERULLO, III,
BETTY Y. CHEN, MICHELLE R. DE LA UZ,
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ANNA HAYES LEVIN, ORLANDO MARÍN, Commissioners



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP
16a
 BOROUGH OF
MANHATTAN

J. Miraglia
 J. Miraglia, Director
 Technical Review Division

New York, Certification Date
 FEBRUARY 19, 2013



- NOTE:**
- Indicates Zoning District Boundary.
 - The area enclosed by the dotted line is proposed to be rezoned by establishing a Special Governors Island District (GI).
 - Indicates a Special Governors Island District.