



## **CITY PLANNING COMMISSION**

February 22, 2006 / Calendar No. 14

C 060147 PPX

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Parks & Recreation (DPR), pursuant to Section 197-c of the New York City Charter, for the disposition to the New York City Economic Development Corporation of six (6) city-owned properties restricted to public parking, retail and accessory uses:

<b>BLOCK</b>	<b>LOT</b>
2499	1
2499	100
2493	p/o Lot 9
2499	108
2354	20
2354	65

The application for the disposition of City-owned property was filed by the Department of Parks and Recreation and the Department of Citywide Administrative Services, on September 21, 2005, to facilitate the development of a new Yankee Stadium on portions of Macombs Dam and John Mullaly parks immediately north of the existing Yankee Stadium, four new parking garages and replacement park land, Community District 4, Borough of the Bronx.

### **RELATED ACTIONS**

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

- |                 |   |
|-----------------|---|
| C 060145 PPX    | Disposition of City-owned property  |
| C 060146 PPX    | Disposition of City-owned property  |
| C 060148(A) MCX | Major concession to allow for operation of a new tennis facility on a waterfront parkland |
| C 060144 PCX    | Acquisition of interest in the stadium property   |

- C 060056 MMX City map amendment establishing a new park on the site of the existing Yankee Stadium between 161<sup>st</sup> Street 157<sup>th</sup> Street and River Avenue including former Ruppert Place
- C 060057 MMX City map amendment establishing a new park along the Harlem River waterfront from slip 2 through slip 4 at the site of the former Bronx Terminal Market
- C 060058 MMX City map amendment establishing a new park on two City-owned parcels located at River Avenue and 157<sup>th</sup> Street.
- C 060059 MMX City map amendment eliminating a portion of Jerome Avenue between Macombs Lane and East 164 Street, a portion of East 161<sup>st</sup> Street between River Avenue and Macombs Lane, establishing a new park on these portions of streets and establishing a new park in the bed of the former East 162<sup>nd</sup> Street.
- C 060149 ZSX Special Permit for a public parking garage with a maximum of 949 spaces
- C 060150 ZSX Special Permit to waive a required rear yard in a proposed public parking garage

## **BACKGROUND**

A full background discussion and project description appears in the related report for an amendment to the City Map (C 060059 MMX).

## **ENVIRONMENTAL REVIEW**

This application (C 060147 PPX) in conjunction with the related actions (C 060145 PPX, C 060146 PPX, C 060148(A) MCX, C 060144 PQX, C 060056 MMX, C 060057 MMX, C 060058 MMX, C 060059 MMX, C 060149 ZSX and C 060150 ZSX), 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 05DPR006X. The lead agency is the

Department of Parks and Recreation.

A summary of the environmental review and the Final Environmental Impact Statement appears in the report on the related application for the mapping of park land (C 060059 MMX).

### **UNIFORM LAND USE REVIEW**

This application (C 060147 PPX) in conjunction with the related actions (C 060145 PPX, C 060146 PPX, C 060148 MCX, C 060144 PQX, C 060056 MMX, C 060057 MMX, C 060058 MMX, C 060059 MMX, C 060149 ZSX and C 060150 ZSX), was certified as complete by the Department of City Planning on September 26, 2005, and was duly referred to Bronx Community Board 4 and the Bronx Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 4 held a public hearing on this application on November 22, 2005, and on that date, by a vote of 16 to 8 with 5 abstentions, adopted a resolution recommending disapproval of the application.

### **Borough President Recommendation**

This application was considered by the Bronx Borough President who issued a recommendation approving the application with conditions on December 22, 2005.

A summary of the Borough President's recommendation appears in the report on the related application for an amendment to the City Map (C 060059 MMX).

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

On December 19, 2005 (Calendar No. 17), the City Planning Commission scheduled January 11, 2006 for a public hearing on this application (C 060147 PPX). The hearing was duly held on January 11, 2005 (Calendar No. 45) in conjunction with the hearing on the related actions (C 060145 PPX, C 060146 PPX, C 060148 MCX, C 060148(A) MCX, C 060144 PQX, C 060056 MMX, C 060057 MMX, C 060058 MMX, C 060059 MMX, C 060149 ZSX and C 060150 ZSX).

There were a number of speakers, as described in the report on the related application for an amendment to the City Map (C 060059 MMX), and the hearing was closed.

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

This application, in conjunction with those for the related actions, (C 060145 PPX, C 060146 PPX, C 060148(A) MCX, C 060144 PQX, C 060056 MMX, C 060057 MMX, C 060058 MMX, C 060059 MMX, C 060149 ZSX and C 060150 ZSX), 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 05-019.

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

## **CONSIDERATION**

The City Planning Commission believes that this disposition of City-owned land is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report on the related application for an amendment to the City Map (C 060059 MMX).

## **RESOLUTION**

**RESOLVED**, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on October 8, 2005, with respect to this application (CEQR No. 04DME017X), the City Planning Commission finds that the requirements of Part 617, State Environmental Quality Review, have been met and that, consistent with social, economic and other essential considerations:

1. From among the reasonable alternatives thereto, the Alternative Park Plan set forth in the FEIS is the one which minimize or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts revealed in the FEIS with respect to the Alternative Park Plan 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 the WRP policies; and be it further

**RESOLVED**, by the City Planning Commission pursuant to Section 197-c of the New York City Charter, for the disposition to the New York City Economic Development Corporation of six (6) city-owned properties restricted to public parking, retail and accessory uses:

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The above resolution (C 060147 PPX), duly adopted by the City Planning Commission on February 22, 2006 (Calendar No. 14), 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. BATTAGLIA, ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III, RICHARD W. EADDY, JOHN MEROLO, KAREN A. PHILLIPS, JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI, DOLLY WILLIAMS**, Commissioners

**IRWIN G. CANTOR**, P.E, Commissioner **RECUSED**