



CITY PLANNING COMMISSION

June 9, 2010/Calendar No. 11

C 100231 PCR

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the site selection and acquisition of properties generally bounded by Marie Street and Woodlawn and Leslie avenues (Block 3203, Lots 45 and 50; Block 3205, Lots 16, 17, 21, 24, 27, 30 and 33); the bed of Whitney Avenue from Parkinson to Woodlawn Avenues, and the bed of Woodlawn Avenue from Whitney to Leslie Avenues for the storage and conveyance of storm water, Community District 2, Borough of Staten Island.

This application for site selection and acquisition of 9 privately owned lots and the beds of 2 portions of unbuilt streets, totaling 2.19 acres, was filed by the Department of Environmental Protection (DEP) and the Department of Citywide Administrative Services (DCAS) on January 25, 2010, for the conveyance and storage of stormwater.

BACKGROUND

In 1961 the City of New York commissioned an Official Map and Drainage Plan for Staten Island that has never been fully implemented. The 1961 Official Map contains a conventional grid system engineered to provide gravity drainage to collector sewers. The Plan indicated that sewers would be located in streets mapped in the beds of streams which constitute the low points in the drainage basins. After more than 40 years, the Plan is obsolete.

Much of South Richmond, as well as parts of Mid-Staten Island, continue to lack sanitary and/or storm sewers. As a solution for the need for infrastructure in this part of Staten Island, the Department of City Planning's (DCP) 1989 report entitled South Richmond's Open Space Network, An Agenda for Action: Stormwater and Open Space Management recommends that

wetlands be used for stormwater management and open space.

The key stream corridors and wetlands found in South Richmond and other areas of Staten Island to be used for stormwater management are collectively called "the Bluebelt." DEP began to implement the recommendations of the 1989 report in 1993. In response, the City has proceeded to acquire property containing wetlands and streams while also developing management plans for selected drainage basins. The proposed action, site selection and acquisition of property in the Grasmere area, known as Whitney Woods, is part of this process and is within the South Beach drainage system.

The Whitney Woods parcels, the subject of this application, are associated with the Richmond Creek watershed and covered by the Richmond Creek Drainage Plan. The watershed includes the neighborhoods of South Beach, Grasmere, Arrochar and Old Town. This application will allow DEP to construct Bluebelt-style conveyance systems that would replace proposed sewers and enhance the existing storm drain system. This new system and the adjacent floodplain could detain stormwater increasing the capacity of new storm drains and reducing flooding.

Preservation of these properties would also contribute to water quality in the watershed by preventing development-driven runoff and associated contamination.

ENVIRONMENTAL REVIEW

This application (C 100231 PCR) 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 10DEP044R. The lead agency is the Department of Environmental Protection.

This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 100231 PCR) was certified as complete by the Department of City Planning on February 22, 2010 and was duly referred to Community Board 2 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 2 held a public hearing on this application on March 2, 2010, and on March 16, 2010 by a vote of 28 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on April 1, 2010.

City Planning Commission Public Hearing

On April 28, 2010 (Calendar No. 16), the City Planning Commission scheduled May 12, 2010, for a public hearing on this application (C 100231 PCR). On May 12, 2010 (Calendar No. 31), the hearing was continued to May 26, 2010 (Calendar No 12).

A representative of DEP, who appeared in favor, described the proposal and explained how it would function to convey stormwater as part of the Bluebelt system. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for site selection and acquisition of privately-owned and city-owned property in Richmondtown is appropriate.

The DCP's 1989 report entitled An Agenda for Action: Stormwater and Open Space Management identified the need for an alternative approach to traditional stormwater management methods. In 1993, DEP began the preparation of comprehensive sanitary and stormwater plans. The objective of the South Beach stormwater management plan is to collect and convey runoff in the watershed from storms up to the 5-year design storm without adversely affecting the hydrology and water quality of the watershed and its associated wetlands. The construction of storm sewers will collect street runoff and direct it to the Best Management Practices (BMP) sites prior to discharge into wetlands and streams of the watershed. This protects and preserves natural open space corridors while providing a cost effective stormwater

management system.

The City Planning Commission believes that preserving these watersheds is an important component to developing an alternative approach to traditional stormwater management methods.

The Commission also believes that the use of this proposed acquisition site for stormwater management is consistent with the goals of DCP's 1989 report on the South Richmond Open Space Network, An Agenda for Action: Stormwater and Open Space Management.

RESOLUTION

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c of the New York City Charter, that based on the environmental determination, and the consideration described in this report, the application, C 100231 PCR, submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection and acquisition of properties generally bounded by Marie Street and Woodlawn and Leslie Avenues (Block 3203, Lots 45 and 50; Block 3205, Lots 16, 17, 21, 24, 27, 30 and 33): the bed of Whitney Avenue from Parkinson to Woodlawn Avenues and the bed of Woodlawn Avenue from Whitney to Leslie Avenue, Community District 2, Borough of Staten Island for the storage and conveyance of storm water, is approved.

The above resolution (C 100231 PCR), duly adopted by the City Planning Commission on June 9, 2010 (Calendar No.11), 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
ANGELA BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, ANNA HAYES LEVIN,
SHIRLEY A. McCRAE, KAREN A. PHILLIPS,
Commissioners

Community/Borough Board Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

Application # 100231PCR
CEQR # 10DEP044R
Community District No. 02 Borough: Staten Island
Community District No. ___ Borough: ___
Project Name: Whitney Woods

INSTRUCTIONS

1. Complete this form and return one copy to the Calendar Information Office, City Planning Commission, Room 2E, at the above address.

2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

In the matter of an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the site selection and acquisition of properties generally bounded by Marie Street and Woodlawn and Leslie avenues (Block 3203, Lots 45 and 50; Block 3205, Lots 16, 17, 21, 24, 27, 30, and 33); the bed of Whitney Avenue from Parkinson to Woodlawn avenues; and the bed of Woodlawn Avenue from Whitney to Leslie avenues) for the storage and conveyance of storm water.

Applicant(s):

NYC DEP
6th floor Low Rise 59-17 Junction Blvd
Flushing NY 11373
NYC DCAS
1 Centre Street 20th floor
NY NY 10007

Applicant's Representative:

Dana Gumb
718-595-7459
Randy Fong
212-669-7150

Community Board No. 02 Borough: Staten Island Borough Board

Date of public hearing: 3/2/10

Location: 460 Brielle Avenue, STNY. 10314

Was a quorum present? YES NO

A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.

Vote adopting recommendation taken: ✓

Location: 460 Brielle Avenue STNY 10314

RECOMMENDATION

Approve

Approve With Modifications/Conditions

Disapprove

Disapprove With Modifications/Conditions

Explanation of Recommendation-Modification/Conditions (Attach additional sheets if necessary)

Voting

In Favor: 28 Against: 0 Abstaining: 0

Total members appointed to the board: 47

Dana T. Magee
Community/Borough Board Officer

Chair
Title

3/17/10
Date

v.012006w



Uniform Land Use Review Procedure
New York City Department of City Planning
Staten Island Borough President Recommendation

ULURP NO.

COMMUNITY DISTRICT:

C 100231 PCR
WHITNEY WOODS

2

DOCKET DESCRIPTION:

In the matter of an application submitted by the New York City Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection and acquisition of properties generally bounded by Marie Street and Woodlawn and Leslie Avenues (Block 3203, Lots 45 and 50; Block 3205, Lots 16, 17, 21, 24, 27, 30 and 33); the bed of Whitney Avenue from Parkinson to Woodlawn Avenues; and the bed of Woodlawn Avenue from Whitney to Leslie Avenues) for the storage and conveyance of storm water.

RECOMMENDATION:

 APPROVE DISAPPROVE WITH CONDITIONS/MODIFICATIONS

EXPLANATION OF RECOMMENDATION, CONDITION OR MODIFICATIONS

JAMES P. MOLINARO

PRESIDENT, BOROUGH OF STATEN ISLAND

DATE: APRIL 1, 2010