



## **CITY PLANNING COMMISSION**

July 25, 2012 / Calendar No.16

C 060494 MMR

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**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development and the Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving the elimination of a portion of Wolfe's Pond Park north of Hylan Boulevard and west of Luten Avenue; the establishment of Cornelia Avenue north of Hylan Boulevard; the extinguishment of various record streets between Hylan Boulevard and Eylandt Street west of Luten Avenue; and the adjustment of legal grades necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, in Community District 3, Borough of Staten Island, in accordance with Map No. 060494 MMR (BP Map No. 4212), dated December 21, 2011 and signed by the Director of the Department of City Planning.

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The application (C 060494 MMR) for an amendment to the City Map was filed by the Department of Housing Preservation and Development (HPD) and the Department of Parks and Recreation (DPR) on May 15, 2006 and revised on February 23, 2012, to facilitate, together with related actions, the disposition of several City-owned, single-family homes.

### **RELATED ACTIONS**

In addition to the application for an amendment to the City Map, which is the subject of this report (C 060494 MMR), implementation of the proposed project also requires action by the City Planning Commission on the following applications which are considered concurrently with this application:

C 060496 HAR      Urban Development Action Area Program designation and Project Approval (UDAAP) and Disposition of City-owned land

C 060495 ZMR      Zoning Map Amendment to change eliminated parkland to an R3X district.

### **BACKGROUND**

A full background discussion and description of this application appears in the report on the related UDAAP/disposition application (C 060496 HAR).

## **ENVIRONMENTAL REVIEW**

The application (C 060494 MMR), in conjunction with the applications (C 060496 HAR and C 060495 ZMR) for the related actions, 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 10HPD006R. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on October 27, 2011.

## **UNIFORM LAND USE REVIEW**

This application (C 060494 MMR), in conjunction with the application (C 060495 ZMR) for the related zoning map amendment along with the related UDAAP/disposition application (C 060496 HAR), was certified as complete by the Department of City Planning on April 9, 2012, and was duly referred to Staten Island Community Board 3 and the Staten Island Borough President in accordance with Title 62 of the rules of the City of New York, Section 2-02(b).

### **Community Board Review**

Community Board 3 held a public hearing on this application (C 060494 MMR) on May 9, 2012, and on May 22, 2012, by a unanimous vote of 24 to 0, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

The President of the Borough of Staten Island did not issue a recommendation on this application (C 060494 MMR).

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

On June 20, 2012 (Calendar No. 1), the City Planning Commission scheduled July 11, 2012 for a public hearing on this application (C 060494 MMR). The hearing was duly held on July 11, 2012 (Calendar No. 11) in conjunction with the public hearing on the applications for related actions.

There was one speaker in favor of the application as described in the related UDAAP/disposition application (C 060496 HAR) and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this amendment to the City Map (C 060494 MMR), in conjunction with the related applications (C 060496 HAR and C 060495 ZMR), is appropriate.

A full consideration of the reasons for approving this application appears in the related report for the UDAAP/disposition application (C 060496 HAR).

### **RESOLUTION**

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map, as modified, and any related acquisition or disposition, 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 060494 MMR) for an amendment to the City Map involving the elimination of a portion of Wolfe's Pond Park north of Hylan Boulevard and west of Lutén Avenue; the establishment of Cornelia Avenue north of Hylan Boulevard; the extinguishment of various record streets between Hylan Boulevard and Eylandt Street west of Lutén Avenue; and the adjustment of legal grades necessitated thereby, including authorization

for any acquisition or disposition of real property related thereto, in Community District 3, Borough of Staten Island, in accordance with Map No. 060494 MMR (BP Map No. 4212), dated December 21, 2011 and signed by the Director of the Department of City Planning, is approved;

All such approvals being subject to the following condition:

The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 060494 MMR (BP Map No. 4212) are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter;

The above resolution (C 060494 MMR), duly adopted by the City Planning Commission on July 25, 2012 (Calendar No. 16), is filed with the Office of the Speaker, City Council, and Borough President together with a copy of the plans of the development, 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 M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, *P.E.*,**  
**ALFRED C. CERULLO, *III*, BETTY Y. CHEN, MICHELLE R. DE LA UZ,**  
**MARIA M. DEL TORO, RICHARD W. EADDY, ANNA HAYES LEVIN,**  
**ORLANDO MARIN, SHIRLEY A. MCRAE, Commissioners**