



**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 475 Brielle Avenue (Block 1955, p/o Lot 1), pursuant to zoning, Community District 2, Borough of Staten Island.

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The application was filed by the Department of Citywide Administrative Services (DCAS) on June 17, 2015, for a disposition of City-owned property in association with a proposed development, located at 475 Brielle Avenue (Block 1955, p/o Lot 1), in the Special Natural Area District (NA-1) in the Borough of Staten Island, Community District 2.

#### **RELATED ACTIONS**

In addition to the disposition, which is the subject of this report (C 150428 PPR), implementation of the proposed development also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

N 150421 ZRR	Zoning Text Amendment of ZR Section 105-03 (District Plan) and 105-43 (Authorization to Modify Bulk, Parking, Grading and Private Roads Regulations) and related sections to allow modifications of private roads regulations on a Tier I site.
C 150422 ZMR	Zoning Map Amendment to establish within an existing R3-2 District a C1-3 District.
N 150423 ZAR	Authorization to modify topographic features on a Tier I site pursuant to ZR Section 10-421.
N 150424 ZAR	Authorization to modify botanic environment pursuant to ZR Section 105-425.
N 150425 ZAR	Authorization to modify yard, height & setback regulations and parking locations pursuant to ZR Section 105-432.

N 105426 ZAR	Authorization to modify requirements for private roads and driveways pursuant to ZR Section 105-434.
N 150427 ZCR	Certification for future zoning lot subdivision pursuant to ZR Section 105-90.

## **BACKGROUND**

DCAS is seeking disposition approval of Staten Island Block 1955, part of Lot 1. Once disposition is approved, DCAS intends to dispose of the property to the New York City Land Development Corporation (LDC), which would dispose of the property to the New York City Economic Development Corporation (EDC). EDC intends to sell the property to NFC Associates, LLC.

A full background discussion and description of this application appears in the related report for an amendment of the Zoning Map (C 150422 ZMR).

## **ENVIRONMENTAL REVIEW**

This application (C 150428 PPR), in conjunction with the related applications (N 150421 ZRR, C 150422 ZMR, N 150423 ZAR, N 150424 ZAR, N 150425 ZAR, N 150426 ZAR, N 150427 ZCR), 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 15DME006R. The lead agency is the Deputy Mayor's Office for Housing and Economic Development.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on October 15, 2015. In accordance with the terms of a Restrictive Declaration attached to the report for the related disposition action (C 150428 PPR), the maximum number of dwelling units permitted to be developed on the project site is 344. A Revised Negative Declaration was issued on November 16, 2015, to reflect the terms of the Restrictive Declaration.

### **UNIFORM LAND USE REVIEW**

This application (C 150428 PPR), in conjunction with the related application (N 150421 ZRR and C 150422 ZMR), was certified as complete by the Department of City Planning (DCP) on October 19, 2015, and was duly referred to Community Board 2 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 related zoning text amendment and other actions, which were referred for information and review in accordance with the procedures for non-ULURP matters.

### **Community Board Public Hearing**

Community Board 2 held a public hearing on this action (C 150428 PPR) and related actions (N 150421 ZRR, C 150422 ZMR, N 150423 ZAR, N 150424 ZAR, N 150425 ZAR, N 150426 ZAR, N 150427 ZCR) on September 15, 2015, and on October 20, 2015, by a vote of 24 in favor and 0 in opposition with 0 abstentions, adopted a resolution recommending approval of this application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on October 30, 2015, with the following conditions:

1. “All ingress-egress easements (private roads) on this property and under review by the Commission as part of attendant applications [listed below] should be filed with the NYC Tax Department and recorded at the Office of the County Clerk, The property in question is filed with the NYC Tax Department and has been issued tentative tax lot 225. The house number (#475) referenced in the docket description, will not apply to any development situated on the property in question. Separate house numbers have been issued for future development on tax lot 225.”
2. “Absent the requested easement filings, private road configurations will not appear on tax maps or the City Map and could negatively impact emergency response to buildings fronting these unmapped ways.”

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

On November 2, 2015 (Calendar No. 6), the CPC scheduled November 18, 2015, for a public hearing on this application (C 150428 PPR), in conjunction with the related applications (N 150421 ZRR, C 150422 ZMR, N 150423 ZAR, N 150424 ZAR, N 150425 ZAR, N 150426 ZAR, N 150427 ZCR). The hearing was duly held on November 18, 2015 (Calendar No. 18). There were four speakers in favor and none in opposition as described in the report on the related application for an amendment of the Zoning Map (C 150422 ZMR), and the hearing was closed.

### **WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW**

The application (C 150428 PPR), in conjunction with the related applications (N 150421 ZRR, C 150422 ZMR, N 150423 ZAR, N 150424 ZAR, N 150425 ZAR, N 150426 ZAR, N 150427 ZCR), 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 Resource Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 15-024.

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 disposition of a city-owned property (C 150428 PPR) in conjunction with the related applications (N 150421 ZRR, C 150422 ZMR, N 150423 ZAR, N 150424 ZAR, N 150425 ZAR, N 150426 ZAR, N 150427 ZCR) is appropriate. A full consideration and analysis of issues and the reasons for approving this application appear in the related report for the amendment of the Zoning Map (C 150422 ZMR).

### **RESOLUTION**

**RESOLVED**, that having considered the Environmental Assessment Statement (EAS), for which a Revised Negative Declaration was issued on November 16, 2015 superseding a Negative Declaration issued on October 15, 2015, with respect to this application (CEQR No. 15DME006R), the City Planning Commission finds that the action described herein will have no significant impact on the environment; 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-c and 201 of the New York City Charter that based on the environmental determination and the consideration and findings described in this report, the application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 475 Brielle Avenue (Block 1955, p/o Lot 1), pursuant to zoning, is approved, subject to the execution and recordation in the Office of the Richmond County Clerk of the Restrictive Declaration attached hereto as Exhibit A, with such administrative changes as are acceptable to Counsel to the Department of City Planning.

The above resolution (C 150428 PPR), duly adopted by the City Planning Commission on December 16, 2015 (Calendar No. 19), 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.

**CARL WEISBROD** Chair  
**KENNETH J. KNUCKLES, ESQ.**, Vice Chairman  
**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**  
**MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,**  
**CHERYL COHEN EFFRON, LARISA ORTIZ, ANNA HAYES LEVIN,**  
**ORLANDO MARIN**, Commissioners

Application #: **C150428 PPR**

Project Name: **Landmark Farm Colony**

CEQR Number: 15DME006R

Borough(s): Staten Island

Community District Number(s): CD 2

Please use the above application number on all correspondence concerning this application

**SUBMISSION INSTRUCTIONS**

- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
  - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- 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 Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 475 Brielle Avenue (Block 1955, p/o Lot 1), pursuant to zoning.

<b>Applicant(s):</b> Department of Citywide Administrative Services Municipal Building One Centre Street, 20th Floor North New York, NY 10007		<b>Applicant's Representative:</b> Pablo Vengoechea, RA v + b Architecture / Urban Planning LLP 152 Stuyvesant Place Staten Island NY 10301
<b>Recommendation submitted by:</b> Staten Island      Community Board 2		
<b>Date of public hearing:</b> 9-15-15	<b>Location:</b> Community Board 2, Staten Island 460 Brielle Avenue Staten Island, NY 10314	
<b>Was a quorum present?</b> YES <input type="checkbox"/> NO <input type="checkbox"/> <small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>		
<b>Date of Vote:</b> 10-20-15	<b>Location:</b> Community Board 2, Staten Island 460 Brielle Avenue Staten Island, NY 10314	
<b>RECOMMENDATION</b> <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions <b>Please attach any further explanation of the recommendation on additional sheets, as necessary.</b>		
<b>Voting</b> # In Favor: 24    # Against: 0    # Abstaining: 0    Total members appointed to the board: 46		
<b>Name of CB/BB officer completing this form</b> Dana J. Magee	<b>Title</b> Chair	<b>Date</b> 10-21-15

**BOROUGH PRESIDENT RECOMMENDATION**  
Pursuant to the Uniform Land Use Review Procedure

Application #: C 150428 PPR  
CEQR #: 15DME006R

Project Name: **LANDMARK FARM COLONY**  
  
Borough(s): **STATEN ISLAND**  
Community District Number(s): **502**

*Please use the above application number on all correspondence concerning this application*

*Docket Description:*

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 475 Brielle Avenue (Block 1955, p/o Lot 1), pursuant to zoning.

**Recommendation:**

☐

Approve

☒

Approve With Modifications/Conditions

☐

Disapprove

☐

Disapprove With Modifications/Conditions

*Explanation of Recommendation, Conditions or Modification:*

All ingress-egress easements (private roads) on this property and under review by the Commission as part of attendant applications listed below should be filed with the NYC Tax Department and recorded at the Office of the County Clerk. The property in question is filed with the NYC Tax Department and has been issued tentative tax lot number 225. The house number (#475) referenced in the docket description, will not apply to any development situated on the property in question. Separate house numbers have been issued for future development on tax lot 225. Absent the requested easement filings, private road configurations will not appear on tax maps or the City Map and could negatively impact emergency response to buildings fronting these unmapped ways.

**Related Applications:** C 150422 ZMR and N 150421 ZRR

**Contact:**

*Address questions about this recommendation to:*

**OFFICE OF THE STATEN ISLAND BOROUGH PRESIDENT**  
**ATTN: LAND USE DIRECTOR**

Address: 10 Richmond Terrace, Staten Island, NY 10301 (Room G-12)  
Phone: 718.816.2112  
Fax: 718.816.2060



**James S. Oddo**  
President of the Borough of Staten Island

30 October 2015

**DATE**