



CITY PLANNING COMMISSION

February 2, 2005/Calendar No.25

C 050067 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 site selection and acquisition of properties generally bounded by Annadale Road, Grantwod and Wolcott Avenues and Drumgoole Road East (Block 5658, Lots 1, 14, 60, 101, and 105); the bed of Orchard Street from Grantwood Avenue to Filer Street; and the bed of Filer Street from Grantwood Avenue to Wolcott Avenue for the storage and conveyance of stormwater.

The application for site selection and acquisition of 4 privately owned lots and 2 mapped but unbuilt streets totaling 3.33 acres (one contiguous parcel), was filed by the Department of Environmental Protection (DEP) and the Department of Citywide Administrative Services (DCAS) on August 18, 2004, 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 indicates that sewers would be located in streets mapped in the beds of streams which constitute the low points in the drainage basins. After over 40 years, the Plan is obsolete.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 Annadale area, is part of this process and is within the Sweetbrook system.

The parcel in Annadale (the subject of this proposal), is associated with the Sweetbrook watershed and is covered by the Sweetbrook Drainage Plan. The parcel is mostly part of the Annadale Center Wetland System (AR-28) as well as Designated Open Space. Sweetbrook, the central channel of a freshwater swamp system, is the main conduit

for stormwater conveyance in the existing drainage system that includes the neighborhoods of Annadale, Arden Heights and Eltingville. Part of this wetland system is already city-owned.

ENVIRONMENTAL REVIEW

This application (C 050067 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 005DEP009R. 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 050067 PCR) was certified as complete by the Department of City Planning on November 1, 2004, and was duly referred to Community Board 3 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 3 held a public hearing on this application on November 17, 2004, and on November 23, by a vote of 24 to 0 with no 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 December 3, 2004.

City Planning Commission Public Hearing

On December 22, 2004 (Calendar No. 8), the City Planning Commission scheduled January 5, 2005, for a public hearing on this application (C 050067 PCR). The hearing was duly held on January 5, 2005 (Calendar No.).

There was one speaker in favor and none in opposition. One representative (the speaker in favor) of the Department of Environmental Protection gave a brief description of the project. He discussed the bluebelt program and its implementation and was available to answer questions. 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 property in Annadale 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 Sweetbrook 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 Creek 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 Sweetbrook. This protects and preserves natural open space corridors while providing a cost effective management system.

DEP, the agency charged with implementing the stormwater management program, has received approval from the Office of Management and Budget (OMB) to proceed with the redesign of the Official Drainage Plan for one of the last unsewered sections of New York City, the eastern and southern parts of Staten Island.

In the Bluebelt applications approved to date by the City Planning Commission, the first of a three phase plan of action has proceeded - preserving the major watersheds. Preserving these watersheds requires immediate action due to development pressures while overall master planning for the Bluebelt proceeds. This application completes acquisition in the Sweetbrook watershed.

In the next two phases, a comprehensive stormwater management/ drainage plan will be redesigned (it has already been completed for several individual drainage basins). Long term management and maintenance methods for the consolidated properties will be devised as part of the drainage plan revisions and carried out in the third phase.

The Commission 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 and 200 of the New York City Charter, that based on the

environmental determination, and the consideration described in this report, the 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 site selection and acquisition of properties bounded generally bounded by Annadale Road, Grantwod and Wolcott Avenues and Drumgoole Road East (Block 5658, Lots 1, 14, 60, 101, and 105); the bed of Orchard Street from Grantwood Avenue to Filer Street; and the bed of Filer Street from Grantwood Avenue to Wolcott Avenue, Borough of Staten Island, Community District 3, for the storage and conveyance of stormwater is approved.

The above resolution (C 050067 PCR), duly adopted by the City Planning Commission on February 2, 2005 (Calendar No.25), 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
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.
ANGELA CAVALUZZI, R.A., ALFRED C. CERULLO, III,
RICHARD W. EADDY, JANE GOL, LISA A. GOMEZ, CHRISTOPHER KUI,
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Commissioners