



April 10, 2019/Calendar No. 14

C 190148 PCR

IN THE MATTER OF an application submitted by the New York Police Department (NYPD) and the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 1 Teleport Drive in the Staten Island Industrial Park (SIIR), generally bounded by Teleport Drive on the east and South Avenue on the west (Block 2165, Lot 120) for use as a new NYPD Staten Island Medical Division (SIMD) facility, Borough of Staten Island, Community District 2.

This application (C 190148 PCR) for the site selection and acquisition of property for use as a new facility for the NYPD SIMD was filed by the NYPD and DCAS on October 12, 2018.

BACKGROUND

NYPD and DCAS are seeking to select and acquire an approximately 14,000 square-foot space within the privately-owned Corporate Commons III building located at 1 Teleport Drive (Block 2165, Lot 120). The site is located in the Bloomfield neighborhood of Staten Island, Community District 2 and is bounded by South Avenue to the west and Teleport Drive, which loops around the site on the north, east and south sides.

The project site is located within the SIIP, an approximately 415-acre, city-owned property managed by the Port Authority of New York and New Jersey (PANYNJ) under a lease that expires in 2024. The SIIP is located two miles south of the Goethals Bridge and approximately 0.2 miles east of the West Shore Expressway (NY 440). Fresh Kills Park is located approximately 0.3 miles south of the area. The Staten Island Boys Football field, under DCAS jurisdiction, is located directly south of the site, between Travis Avenue and Teleport Drive.

The project site is located within an M1-1 zoning district, which allows the proposed use as-of-right. The surrounding area is predominately mapped with M1-1 or M2-1 zoning districts and built up with commercial, light industrial, and open space uses.

The SIIP was used as a satellite communications center known as the Teleport (Block 2165, Lots

120, 140, 160, 170, and 190) in the 1980s and 1990s. As the demand for satellite communications declined, some of the properties were sold off to private owners for development. In 2009, the City leased the northern portion of the zoning lot (Block 2165, Lots 160, 170 and 190) to the Nicotra Group LLC for commercial office space, medical office space and community facility uses proposed as Corporate Commons I and II.

In 2013, the NYC Economic Development Corporation (NYCEDC) and PANYNJ jointly issued a Request for Expressions of Interest (RFEI) to identify development potential for undeveloped portions of the Teleport or portions no longer in use. Corporate Commons Three LLC (a company within the Nicotra Group LLC) responded by proposing to construct a commercial and retail development that also contained community facility uses such as medical office uses. This proposed development included the site now known as 1 Teleport Drive (Block 2165, Lot 120). In 2017, the project site, as well as other portions of the former Teleport site, were disposed (C 170156 PPR) to NYCEDC which subsequently sold the property to Corporate Commons Three LLC to develop the proposed mixed-use campus.

The project site (Block 2165, Lot 120) is an 8.5-acre tax lot, which comprises the southernmost portion of the former Teleport complex. A new eight-story, approximately 336,000 square-foot building known as Corporate Commons III, is currently under construction on the site. The building will contain a school and medical office, commercial office and restaurant uses. The site will also contain a total of 935 parking spaces, 410 of which will be located in a new parking garage east of Corporate Commons III. The remaining 525 parking spaces will be surface parking on site.

The proposed action would facilitate the relocation of the NYPD SIMD from its current space at 460 Brielle Avenue in the Seaview Campus to an approximately 14,000 square-foot space within the Corporate Commons III building. The new space within the Corporate Commons III building is larger and more modern than SIMD's current space and would better meet the SIMD's daily space and facility needs. The SIMD's current space is approximately 2,800 square feet, which presents space limitations. The current space also does not contain ramps, elevators or designated handicapped parking spots, and is therefore not ADA compliant. There are also privacy concerns,

waiting room size constraints that have led to cross contamination between patients with simple injuries and patients with infectious diseases, and dated technology that is affected by inclement weather.

The SIMD monitors the sick leave of officers and interacts with physicians and other healthcare providers to evaluate the nature of the illness and determine fitness for duty, appropriateness of treatment and availability of medical care. For this use, the SIMD requires approximately 1,000 square feet of personnel space and approximately 13,000 square feet of operational space. The personnel space is proposed to contain workstations and an office. Operational space is proposed to contain reception and waiting areas, exam rooms, conference rooms, a classroom and training room, supply storage, mail room, designated equipment storage and staff locker rooms. The proposed project would not include lab facilities or testing. Two access points to the site are proposed, both of which are located near the southwest corner of the site at the southern intersection of South Avenue and Teleport Drive. The SIMD proposes to employ 16 people at the facility, with hours of operation from 6:00 AM to 5:00 PM seven days a week. The SIMD requires site access 24 hours a day, seven days a week in case of emergency.

ENVIRONMENTAL REVIEW

This application (C 190148 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 lead agency is the Mayor's Office of Environmental Coordination (MOEC). The designated CEQR number is 16DME013R. After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on December 9, 2016.

A Technical Memorandum (TM 002) was issued on September 24, 2018 that considered changes to the original Environmental Assessment Statement and Negative Declaration issued on December 9, 2016 (CEQR No. 16DME013R). The Technical Memorandum concluded that the proposed changes to the original site plan would not produce any significant adverse environmental impacts and that the Negative Declaration issued on December 9, 2016 remained

valid.

UNIFORM LAND USE REVIEW

This application (C 190148 PCR) was certified as complete by the Department of City Planning on December 17, 2018, and was duly referred to Community Board 2 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 Public Hearing

Community Board 2 held a public hearing on this application on January 15, 2019 and by a vote of 24 in favor, 0 opposed, and no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a favorable recommendation of the application on January 16, 2019.

City Planning Commission Public Hearing

On February 27, 2019 (Calendar No. 9), the City Planning Commission scheduled March 13, 2019, for a public hearing on this application (C 190148 PCR). The hearing was duly held on March 13, 2019 (Calendar No. 30). Two speakers testified in support of the application, and none in opposition.

A representative from the SIMD spoke in favor of the application, providing a brief overview of the SIMD's daily operations, facility needs and limitations of the current space, which include insufficient privacy screening and lack of ADA compliance. The speaker noted that the new space would be larger in order to better and more efficiently meet the daily needs of the department.

A representative from DCAS also testified in favor.

There were no other speakers and the hearing was closed.

Waterfront Revitalization Program Consistency Review

The aforementioned 2017 disposition (C 170156 PPR) was reviewed by the City Coastal Commission 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 30, 2013 and by the New York State Department of State on February 3, 2016, 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 16-143.

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

CONSIDERATION

The Commission believes that this application (C 190148 PCR) for the site selection and acquisition of property for use as a new SIMD facility is appropriate.

The proposed SIMD facility is proximate to major roadways and conforms with the current zoning regulations governing M1-1 zoning districts. The Commission notes that the proposed use is compatible with the surrounding industrial uses characteristic of Staten Island's West Shore.

The Commission believes that the approval of the proposed site selection and acquisition would permit the NYPD to establish a long-term lease for use as a SIMD facility that would better meet the SIMD's daily operational needs. The Commission acknowledges that the current SIMD space within the Seaview Campus presents limitations regarding size and capacity, ADA-compliance and privacy screening, as well as outdated technological infrastructure.

The Commission recognizes that the new space will be larger, more modern and compliant with ADA regulations. The new space will improve the function and operational capacity of the SIMD, allowing the NYPD to better achieve its responsibility of treating all NYPD officers that live in

the borough of Staten Island by evaluating the nature of illnesses or injuries, and evaluating fitness for duty by determining the appropriateness of treatment, length of sick time report and availability of medical care.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS) and subsequent Technical Memorandum, with respect to this application (CEQR No. 16DME013R), 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 of the New York City Charter, that based on the environmental determination, and the consideration described in this report, the application submitted by the New York Police Department and the Department of Citywide Administrative Services, for the site selection and acquisition of property within the Corporate Commons III building at 1 Teleport Drive (Block 2165, Lot 120) Borough of Staten Island, Community District 2, is approved.

The above resolution (C 190148 PCR), duly adopted by the City Planning Commission on April 10, 2019 (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.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

**DAVID BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO, III,
MICHELLE de la UZ, JOSEPH DOUEK, RICHARD W. EADDY, HOPE KNIGHT,
ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD,**
Commissioners

Application #: **C190148 PCR**

CEQR Number: 16DME013R

Project Name: **NYPD Staten Island Medical Division**

Borough(s): Staten Island

Community District Number(s): 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 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, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 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 New York City Police Department 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 property located at 1 Teleport Drive (Block 2165, Lot 120) for use as medical facility.

Applicant(s): New York City Police Department (NYPD) One Police Plaza New York, NY 10038 Dept. of Administrative Services (DCAS) - 1 Centre St., NY, NY 10007	Applicant's Representative: Captain Joseph Memoly (NYPD) 646-610-7650 Matthew Berk (DCAS) 212-386-0245
Recommendation submitted by: Community Board 2, Staten Island	
Date of public hearing: January 15, 2019 Location: Hilton Garden Inn 1100 South Avenue SE NY 10314	
Was a quorum present? YES <input checked="" 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>	
Date of Vote: January 15, 2019 Location: Hilton Garden Inn 1100 South Avenue SE NY 10314	
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting # In Favor: 24 # Against: 0 # Abstaining: 0 Total members appointed to the board: 46	
Name of CB/BB officer completing this form Dana T. Magee	Title Chair
Date 1-16-19	

Application #: **N 190148 PCR**

Project Name: **1 TELEPORT DRIVE**

CEQR Number:

Borough(s): **STATEN ISLAND**

Community District Number(s): **2**

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

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IN THE MATTER OF an application submitted by the New York City Police Department 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 property located at 1 Teleport Drive (Block 2165, Lot 120) for use as a medical facility.

RECOMMENDATION:

☒ Approve

☐ Approve with Modifications / Conditions

☐ Disapprove

☐ Disapprove with Modifications / Conditions

Explanation of Recommendation, Conditions or Modification:


Related Application(s):

Address all questions about this Recommendation to:

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

Address: 10 Richmond Terrace, Room G-12
Staten Island, NY 10301

Phone: 718-816-2112


James S. Oddo
President, Borough of Staten Island

Date

1/16/19