



**CITY PLANNING COMMISSION**

---

February 29, 2012/Calendar No. 6

C 110343 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 Dongan Hills Avenue, Olympia Boulevard and Buel Avenue (Block 3708, Lots 35, 43); including the bed of Olympia Boulevard from Dongan Hills to Buel Avenues, and a portion of the bed of Buel Avenue; for the storage and conveyance of storm water.

---

The application for site selection and acquisition of 2 privately owned lots, and portions of the beds of 2 unbuilt streets, totaling 2.15 acres, for the conveyance and storage of stormwater, was filed by the Department of Environmental Protection (DEP) and the Department of Citywide Administrative Services (DCAS) on May 13, 2011.

**BACKGROUND**

In 1961, the City of New York commissioned an Official Map and Drainage Plan for Staten Island. 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. That plan has never been fully implemented and, after more than 40 years, it is obsolete.

Much of South Richmond, as well as parts of Mid-Staten Island, continue to lack sanitary and/or storm sewers infrastructure. Citing a need for infrastructure in this part of Staten Island, in 1989 the Department of City Planning issued a report entitled South Richmond's Open Space Network, An Agenda for Action: Stormwater and Open Space Management which recommended that wetlands be used for stormwater management and open space.

In 1993, DEP began to implement the recommendations of the 1989 report and started to acquire property containing wetlands and streams while also developing management plans for selected drainage basins. 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." The proposed site selection and acquisition of property in the Midland Beach area, known as New Creek East Branch (Phase 6), is part of this process and is within the South Beach drainage system.

The New Creek East Branch parcels, the subject of this application, are associated with the New Creek watershed and covered by the New Creek Drainage Plan. They are vacant, containing wetland and upland vegetation and are adjacent to existing Bluebelt holdings. The watershed includes the

neighborhoods of Midland Beach, Grant City, Dongan Hills and Todt Hill. This application will allow DEP to use the existing wetlands to extend detention capacity within the New Creek Bluebelt system. Extended detention capacity would then be increased at existing Bluebelt properties, thereby increasing capacity at existing storm sewers, decreasing downstream flooding and providing flooding relief to nearby residents.

#### **ENVIRONMENTAL REVIEW**

This application (C 110343 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 11DEP039R. 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 110343 PCR) was certified as complete by the Department of City Planning on October 17, 2011 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 November 1, 2011, and on November 15, 2011 by a vote of 35 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 December 15, 2011.

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

On January 4, 2012 (Calendar No. 3), the City Planning Commission scheduled January 25, 2012, for a public hearing on this application (C 110343 PCR). The hearing was duly held on January 25, 2012 (Calendar No. 5).

There was one speaker in favor, a representative of DEP, who described this application. 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 Midland Beach for the conveyance and storage of stormwater, 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 New Creek 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. BMPs consist of constructed wetland detention and filtration systems, enclosed sand filters and

stilling basins that retain, purify and reduce the velocity of collected storm water runoff. These BMP's would reduce stormwater velocities, remove sediments and associated pollutants, and control the quantity of runoff to watercourses during storms. This protects and preserves natural open space corridors while providing a cost effective stormwater management system.

DEP is currently in the midst of plan of action to preserve the major watersheds, which includes the proposed acquisitions. The preservation of these watersheds is the first part of a three-part plan of action, and is the most immediate due to development pressures while the overall master planning for the Bluebelt proceeds.

In the next two phases, a comprehensive stormwater management/drainage plan will be redesigned to replace the outdated plan for stormwater sewers with the current plan for a bluebelt system. The Bluebelt 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.

Therefore the Commission believes the application for site selection and acquisition is appropriate.

#### **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 110343 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 Dongan Hills Avenue, Olympia Blvd. and Buel Avenue (Block 3708, Lots 35 and 43); including the bed of Olympia Boulevard from Dongan Hills to Buel Avenues; and a portion of the bed of Buel Avenue, Community District 2, Borough of Staten Island for the storage and conveyance of storm water, is approved.

The above resolution (C 110343 PCR), duly adopted by the City Planning Commission on February 29, 2009 (Calendar No. 6), 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, ANNA HAYES LEVIN, ORLANDO MARIN,  
SHIRLEY A. McCRAE,  
Commissioners



Application # **C 110343 PCR**

Project Name: **New Creek Bluebelt Phase 6**

CEQR Number: 11DEP039R

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](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (8-digit application number), e.g., "CB Recommendation #C10000ZSQ"
  - 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 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 Dongan Hills Avenue, Olympia Boulevard, and Buel Avenue (Block 3708, Lots 35 and 43); the bed of Olympia Boulevard from Dongan Hills Avenue to Buel Avenue; and a portion of the bed of Buel Avenue; Borough of Staten Island, Community District 2, for the storage and conveyance of storm water.

<b>Applicant(s):</b> NYC Department of Environmental Protection 59-17 Junction Blvd. 6th floor high rise Flushing New York 11373 NYC Department of Citywide administrative Services 1 Centre Street 20th floor NY, NY 10007		<b>Applicant's Representative:</b> Dana Gumb 718-595-7459 Randy Fong 212-669-7150	
Recommendation submitted by: <b>Community Board 2</b> <b>460 Brielle Avenue</b> <b>Staten Island, NY 10314</b>			
Date of public hearing: <b>November 1, 2011</b> Location: <b>Community Board 2</b> <b>460 Brielle Avenue</b> <b>Staten Island, NY 10314</b>			
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.	
Date of Vote: <b>November 15, 2011</b> Location: <b>Community Board 2</b> <b>460 Brielle Avenue</b> <b>Staten Island, NY 10314</b>			
<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 Please attach any further explanation of the recommendation on additional sheets, as necessary.			
<b>Voting</b> # In Favor: <b>35</b> # Against: <b>0</b> # Abstaining: <b>0</b> Total members appointed to the board: <b>44</b>			
Name of CB/BB officer completing this form		Title	Date



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

**ULURP NO.**  
**C 110343 PCR**  
**NEW CREEK BLUEBELT PHASE 6**

**COMMUNITY DISTRICT: 2**

**DOCKET DESCRIPTION:**

The Staten Island Bluebelt program is successfully providing economically prudent and environmentally sound storm water management for a large part of Staten Island. With this application, the New York City Department of Environmental Protection (DEP) seeks authority to acquire an additional 2.15 acres for the New Creek Bluebelt.

**RECOMMENDATION:**

**APPROVE**

**DISAPPROVE**

**WITH CONDITIONS/MODIFICATIONS**

**EXPLANATION OF RECOMMENDATION, CONDITION OR MODIFICATIONS**

  
\_\_\_\_\_  
**JAMES P. MOLINARO**

**PRESIDENT, BOROUGH OF STATEN ISLAND**

**DATE: December 15, 2011**