



CITY PLANNING COMMISSION

June 22, 2005/Calendar No. 16

C 020265 MMR

IN THE MATTER OF an application submitted by 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 establishment of Manor Park; and
- any acquisition or disposition of real property related thereto,

in the Borough of Staten Island, Community District 2, in accordance with Map No.4190, dated January 25, 2005 and signed by the Borough President.

The application (C 020265 MMR) for an amendment to the City Map was filed by the Department of Parks and Recreation (DPR) pursuant to Sections 197-c and 199 of the New York City Charter, on December 13, 2001. It involves the establishment of Manor Park, and any acquisition or disposition of property related thereto.

BACKGROUND

DPR requests a change in the City Map in order to establish a 1.65-acre parcel of land as park. The park will be located at the southeasterly corner of Altamont Street (an unimproved record street) and Manor Road within Block 937, Lot 34

The proposed park site is adjacent to the Pouch Boy Scout Camp and is part of the Staten Island Greenbelt. Currently, this undeveloped wooded lot is privately-owned and contains wetlands with natural resources that are integral to the ecology of the surrounding area. It provides a linkage to the Staten Island Greenbelt and plays a role in the drainage system of Central Staten Island. Its resources include a series of kettle ponds, vernal ponds, young and mature trees, including sweetgum, red oak and beech, and associated fauna. The site is an open area accessible to the adjacent camp as well as the nearby High Rock and Bloodroot Valley parks. It is used by nature walkers and campers of the adjacent Pouch camp. Almost half of the site is Federal and State DEC designated wetlands. The entire area is essentially undeveloped except for a single one family house on adjoining lot 46.

The acquisition of this lot will help preserve and protect the site and its natural habitat. DPR has no immediate plans to improve the proposed park and it will be maintained and preserved in its natural state.

The underlying zoning is R1-1. The surrounding zoning is: R3-2 to the east and west, R1-2 to the

south, and R1-1 to the north. The above areas, including the proposed Park area, are within the Special Natural Area District (NA-1).

A polling letter was sent out on December 18, 2001 and no city agencies have raised any objections.

ENVIRONMENTAL REVIEW

This application (C 020265 MMR), 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 02DPR009R. The lead agency is the Department of Parks and Recreation.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on November 18, 2002.

UNIFORM LAND USE REVIEW

This application (C 020265 MMR), was certified as complete by the Department of City Planning on February 14, 2005 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 (C 020265 MMR) on April 5, 2005, and on April 19, 2005, by a vote of 30 in favor, 0 opposed and 1 abstaining, adopted a resolution approving the application.

Borough President's Recommendation

The Borough President did not submit a recommendation on this application (C 020265 MMR).

City Planning Commission Public Hearing

On May 11, 2005 (Calendar No. 5) the City Planning Commission scheduled May 25, 2005 for a hearing on this application (C 020265 MMR). The hearing was duly held on May 25, 2005 (Calendar No. 36).

There was one speaker in favor and none in opposition to this application. The speaker, a

representative of the Department of Parks and Recreation, described the proposal and spoke in favor of the application.

There were no other speakers and the hearing was closed.

Waterfront Revitalization Program Consistency Review and Findings

This application (C 020265 MMR) 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 28, 2002 , 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 05-038.

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

CONSIDERATION

The Commission believes that this amendment to the City Map is appropriate.

The acquisition of this lot and its establishment as parkland will help preserve and protect the site and its natural habitat. DPR has no immediate plans to improve the proposed park. It will be maintained and preserved in its natural state. This undeveloped wooded lot and its wetlands with natural resources are an integral part to the ecology of the surrounding area. Its resources include a series of young and mature trees, including sweetgum, red oak and beech, and associated fauna. The site is an open area accessible to the adjacent camp as well as the nearby High Rock and Bloodroot Valley parks. It is used by nature walkers and campers of the adjacent Pouch Camp. The proposed park is within the Special Natural Area District (NA-1) and almost half of the site is Federal and State DEC designated wetlands.

This action will place the proposed Manor Park site, which is critical to this area, under DPR's jurisdiction. It will enable the agency to continue to preserve the natural features of this wild life refuge, its plant life including many large deciduous trees worthy of preservation.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of real property 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, 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 199 of the New York City Charter that based on the environmental determination and the consideration described in this report, the application (C 020265 MMR) for an amendment to the City Map involving the establishment of Manor Park and any acquisition or disposition of real property related thereto, in the Borough of Staten Island, Community District 2, in accordance with Map No.4190, dated January 25, 2005 and signed by the Borough President; 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. 4190 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.

The above resolution, duly adopted by the City Planning Commission on June 22, 2005 (Calendar No.16), 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 BURDEN, AICP, Chair

**ANGELA M. BATAGLIA, IRWIN G. CANTOR, P.E.,
ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III
JANE D. GOL, LISA A. GOMEZ
CHRISTOPHER KUI, JOHN MEROLO
KAREN A. PHILLIPS, DOLLY WILLIAMS**, Commissioners.