



IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, Department of Parks and Recreation, the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of New York City Charter, for the acquisition of 45 privately owned properties (Block 3122, Lots 169, 171, 173, 174, 218, 220 and 226; Block 3124, Lot 116; Block 3658, 39; Block 3661, Lot 13; Block 3728, Lot 20; Block 3734, Lot 38, 39 and 41; 3736, Lot 20 Block 3738, Lot 5; Block 3766, Lot 15; Block 3792, Lot 9; Block 3795, Lot 37; Block 3799, Lot 179; Block 3802, Lot 5; Block 3804, Lot 25; Block 3806, Lot 125; Block 3811, Lot 21; Block 3871, Lot 51; Block 3873, Lot 28; Block 3881, Lot 1, Block 3884, Lots 14 and 15; Block 4030, Lots 24 and 26; Block 4043, Lot 66; Block 4080, Lot 17; Block 4081, Lots 27 and 66; Block 4084, Lot 49; Block 4085, Lots 1, 32, 46 and 68; Block 4130, Lot 409; Block 5306, Lots 55 and 58; Block 5309, Lot 35; Block 7859, Lot 46), to facilitate the future use of these properties as new housing designed to flood-resilient standards or as open space for the purpose of flood mitigation, in South Beach, Midland Beach, Oakwood Beach, Great Kills and Tottenville, Borough of Staten Island, Community Districts 2 and 3.

This application for the acquisition of 45 privately-owned lots was filed by the New York City Department of Housing Preservation and Development (HPD), the New York City Department of Parks and Recreation (DPR), the New York City Department of Environmental Protection (DEP) and New York City Department of Citywide Administrative Services (DCAS) on May 13, 2019. The proposed action would facilitate the redevelopment of 42 properties as flood resilient housing and three properties as open space across five neighborhoods in Staten Island Community Districts 2 and 3.

RELATED ACTIONS

In addition to the proposed acquisition that is the subject of this report (C 190400 PQR), the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

- C 190399 PCR** Site Selection and Acquisition of nine properties to facilitate expansion of existing DPR parks and DEP Bluebelts

- C 190401 PPR** Disposition of City-owned property for 45 lots to facilitate resilient housing and open space

These applications (C 190399 PCR, C 190400 PQR, C 190401 PPR) are also being considered concurrently with other applications for site selection, acquisition, and disposition in Brooklyn (C190394 PQQ, C 190395 PPK) and Queens (C 190396 PCQ, C 190397 PQQ, C 190398 PPQ), and are part of HPD's citywide initiative to facilitate resilient housing and open space on sites that were damaged by Hurricane Sandy.

BACKGROUND

HPD, DPR, DEP and DCAS seek approval for the acquisition, disposition, and site selection and acquisition of 54 privately-owned properties, as well as the site selection and acquisition of additional nine properties, to facilitate the responsible future use of these properties as either resilient housing or open space.

- 9 lots for site selection
- 45 lots for acquisition
- 45 lots for disposition

The U.S. Department of Housing and Urban Development's Community Development Block Grant-Disaster Relief (CDBG-DR) program provides communities impacted by disasters with resources to address a wide range of disaster-related needs. New York City is using its CDBG-DR funding to support recovery from Hurricane Sandy and to build resilient housing that can withstand the challenges of climate change. The Build It Back (BIB) program is funded by \$2.2 billion in CDBG-DR dollars and overseen by the Mayor's Office of Housing Recovery Operations (HRO) in coordination with HPD and the New York City Department of Design and Construction.

The proposed sites, which were originally occupied by one-to four-family homes, were damaged by Hurricane Sandy in 2012 and are part of the City's BIB Acquisition, Relocation and Buyout Program. Following the storm, the program was created with CDBG-DR in order to purchase substantially-damaged homes or lots to facilitate planned resiliency projects. HPD manages the program, which uses a sub-recipient, Project Rebuild, Incorporated (PRI) (a private non-profit organization) to allocate CDBG-DR funds in order to purchase the properties, remove the damaged structures, and retain the properties until plans for their future resilient use are finalized.

To comply with CDBG-DR grant requirements, there are limitations on the future land use for all lots purchased through the BIB, including:

- Open Space Lots, known as Buyouts in the CDBG-DR grant, are required to be used as open space in perpetuity. No impermeable surfaces or new structures are permitted on open Space Lots except for a flood control structure, restroom, or public facility that is open on all sides and functionally-related to a designated open space. If, after disposition, these requirements are not met, the City may seek to acquire the lots.
- Resilient Housing Lots, known as Acquisition for Redevelopment in the CDBG-DR grant, must be elevated, flood-compliant housing structures, with mandatory flood insurance requirements and a specified timeframe for redevelopment. If these requirements are not met, the City may seek to acquire the lots.

The project area includes portions of the neighborhoods of South Beach, Midland Beach, Oakwood Beach, Great Kills, Annadale and Tottenville, all characterized predominantly by residential uses with one and two family semi-detached and detached homes. The project area has a history of flood risk and has been heavily impacted by previous storm events due to low topography.

Of the 45 total properties subject to acquisition, 42 would be redeveloped for resilient housing and three would be designated as open space. An additional nine lots would be site selected and acquired by the City to be redeveloped as open space. The list of sites, by neighborhood, is as follows:

- South Beach: eight resilient housing lots and one open space lot.
- Midland Beach: nineteen resilient housing lots and five open space lots
- New Dorp: nine resilient housing lots
- Oakwood Beach: three resilient housing lots and one open space lot
- Great Kills: two resilient housing lots and three open space lots
- Annadale: one open space lot
- Tottenville: one open space lot and one resilient housing lot

All properties are in R3-1, R3X, R3-2/C1-1, R3-2, R3-1/CR-1, R3-1/SRD, R3X/SRD, and R3A/SRD zoning districts and have a predominately low density residential character.

Of the 42 resilient housing lots, 26 are intended for Housing Managed Redevelopment and would be acquired by the City and subsequently disposed of to private owners to develop as affordable housing through HPD's Open Door Program, which funds the new construction of homes at 80-130 percent of AMI. Future owners would be required to redevelop individual lots or groups of lots for residential use to a flood-compliant standard and within a period of time defined in the deed restriction as a one or two-family home. The remaining 16 resilient housing lots are intended for private auction and would be sold by PRI to private owners who would be required to redevelop individual lots or groups of lots for residential use to a flood-compliant standard and within a period of time defined in a deed restriction. All resilient housing properties, regardless of zoning district or development program, would be limited by deed restriction to be developed only as single- or two-family housing.

The three open space lots are intended for City ownership. As they are not adjacent to existing DPR property or designated for the DEP Bluebelt Program, they would be retained by DCAS until a suitable owner is determined. The Mayor's Office of Recovery and Resiliency (ORR) is developing long-term plans for the affected neighborhoods and may help identify the future use and ownership for these open space lots.

The properties subject to the disposition in the related application (C 190401 PPR), include the 45 properties subject to this acquisition application (C 190400 PQR). The CDBG-DR grants require enforcement and recapture provisions if future private owners of lots purchased through the Program do not comply. For properties that are planned for public use, the City must have the authority to acquire purchased properties in order to recapture the grant's value and enforce the intended end use.

In addition to these 45 properties, nine properties are subject to site selection and acquisition in the related application (C 190399 PCR) and identified as open space lots intended for City ownership.

- There are four open space lots adjacent to property owned by DPR and that would be acquired by the City and assigned to DPR to incorporate into City parks. Two of these lots

would be incorporated within the Crescent Beach Park, one of these lots would be incorporated within Blue Heron Park; one of these lots would be incorporated within the proposed Tottenville Shoreline Protection project.

- There are five open Space Lots adjacent to DEP Bluebelts that would be incorporated into the existing Bluebelt Program. One of these lots would be incorporated within the South Beach Bluebelt; three of these lots would be incorporated within the New Creek Bluebelt; one of these lots would be incorporated within the Oakwood Beach Bluebelt.

The project area for the applications overlap with the Department of City Planning study released in 2017, *Resilient Neighborhoods: East Shore, Staten Island*, which recommended specific zoning changes and land use regulations, and investing in coastal infrastructure and other programs in the South Beach, Midland Beach, New Dorp Beach, and Oakwood Beach to ensure the resiliency of these waterfront communities. The actions subject to this application are consistent with the goals outlined in the *Resilient Neighborhoods* report.

STATEN ISLAND PROPOSED PROJECT SITES: EXISTING CONDITIONS AND PLANNED END USE PROGRAM

Site #	Neighborhood/CD	Block	Lot	Planned Agency Jurisdiction ²	Actions Needed: Acquisition (PQ); Site Selection/ Acquisition (PC); Disposition (PP)	Planned End Use Program
87	South Beach/2	3122	169	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
88	South Beach/2	3122	171	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
89	South Beach/2	3122	173	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
90	South Beach/2	3122	174	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
91	South Beach/2	3122	218	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
92	South Beach/2	3122	220	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
93	South Beach/2	3122	226	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
94	South Beach/2	3124	116	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment

95	South Beach/2	3410	60	DEP	Site Selection/ Acquisition (PC)	Open Space (Expansion to South Beach Bluebelt)
96	Midland Beach/2	3658	39	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
97	Midland Beach/2	3661	13	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
98	Midland Beach/2	3728	20	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
99	Midland Beach/2	3734	38	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
100	Midland Beach/2	3734	39	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
101	Midland Beach/2	3734	41	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
102	Midland Beach/2	3736	20	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
103	Midland Beach/2	3738	5	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
104	Midland Beach/2	3760	33	DEP	Site Selection/ Acquisition (PC)	Open Space (Expansion to New Creek Bluebelt)
105	Midland Beach/2	3760	35	DEP	Site Selection/ Acquisition (PC)	Open Space (Expansion to New Creek Bluebelt)
106	Midland Beach/2	3766	15	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
107	Midland Beach/2	3792	9	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
108	Midland Beach/2	793	50	DEP	Site Selection/ Acquisition (PC)	Open Space (Expansion to New Creek Bluebelt)
109	Midland Beach/2	3795	37	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
110	Midland Beach/2	3799	179	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
111	Midland Beach/2	3802	5	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
112	Midland Beach/2	3804	25	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
113	Midland Beach/2	3806	125	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
114	Midland Beach/2	3811	21	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
115	Midland Beach/2	3871	51	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
116	Midland Beach/2	3873	28	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
117	Midland Beach/2	3881	1	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment

118	Midland Beach/2	3884	14	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
119	Midland Beach/2	3884	15	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
120	Oakwood Beach/3	4030	24	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
121	Oakwood Beach/3	4030	26	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
122	New Dorp Beach/2	4043	66	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
123	New Dorp Beach/2	4080	17	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
124	New Dorp Beach/2	4081	27	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
125	New Dorp Beach/2	4081	66	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
126	New Dorp Beach/2	4084	49	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
127	New Dorp Beach/2	4085	1	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
128	New Dorp Beach/2	4085	32	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
129	New Dorp Beach/2	4085	46	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
130	New Dorp Beach/2	4085	68	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
131	Oakwood Beach/3	4130	409	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
132	Oakwood Beach/3	4688	30	DEP	Site Selection/ Acquisition (PC)	Open Space (Expansion to Oakwood Beach Bluebelt)
133	Great Kills/3	5306	55	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
134	Great Kills/3	5306	58	HPD*/DCAS*	Acquisition (PQ); Disposition (PP)++	Housing Managed Redevelopment
135	Great Kills/3	5309	28	DPR	Site Selection/ Acquisition (PC)	Open Space (Expansion to Crescent Beach Park)
136	Great Kills/3	5309	35	DCAS	Acquisition (PQ); Disposition (PP)+	Open Space
137	Great Kills/3	5316	102	DPR	Site Selection/ Acquisition (PC)	Open Space (Expansion to Crescent Beach Park)
138	Annadale/3	6400	49	DPR	Site Selection/ Acquisition (PC)	Open Space (Expansion to Blue Heron Park)
139	Tottenville/3	7859	40	DPR	Site Selection/ Acquisition (PC)	Open Space (Expansion to Proposed Tottenville Shoreline Protection Project)

140	Tottenville/3	7859	46	DCAS**	Acquisition (PQ); Disposition (PP)++	Housing Private Auction
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¹ For planned agency jurisdiction:

* Interim agency jurisdiction until final conveyance to a private owner.

** City acquisition and DCAS jurisdiction only in the case of a private owner default.

+: Disposition is restricted to permanent use as open space, as defined in the deed restriction.

++: Disposition is restricted to a one- or two-family residential use with street frontage or an open space use, unless developed as an assemblage in conjunction with an adjacent lot or lots pursuant to zoning and with street frontage.

ENVIRONMENTAL REVIEW

This application (C 190400 PQR), in conjunction with the applications for the related actions (C 190399 PCR and C 190401 PPR), 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 HPD. The designated CEQR number is 19HPD055Y.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on May 15, 2019.

UNIFORM LAND USE REVIEW

This application (C 190400 PCR), in conjunction with the related applications (C 190399 PCR and C 190401 PPR), was certified as complete by the Department of City Planning on May 20, 2019, and was duly referred to Community Board 2, Community Board 3, the Staten Island Borough Board, 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 (C 190400 PCR) on June 4, 2019 and on June 18, 2019, by a vote of 32 in favor, none opposed, and none abstaining, adopted a resolution recommending approval of the application.

Community Board 3 held a public hearing on this application (C 190400 PCR) on June 12, 2019

and on June 25, 2019, by a vote of 24 in favor, none opposed, and none abstaining, adopted a resolution recommending approval of the application.

Borough Board Recommendation

The Borough Board chose not to consider this application (C 190400 PCR).

Borough President Recommendation

This application (C 190400 PCR) was considered by the Staten Island Borough President, who issued a favorable recommendation of the application on August 6, 2019.

City Planning Commission Public Hearing

On August 28, 2019 (Calendar No. 13), the City Planning Commission scheduled September 11, 2019, for a public hearing on this application (C 190400 PQR) and the related applications (C 190399 PCR & C 190401 PPR). The hearing was duly held on September 11, 2019 (Calendar No. 24). There were four speakers who testified in favor of the application and one in opposition.

The applicant team comprised of four people, including the Director of Housing Recovery and BIB, HPD's Executive Director of Resiliency Policy, Planning and Acquisitions and representatives from DPR and DEP. The team also spoke on behalf of concurrent public hearings for resilient housing and open space site selection, acquisition, and disposition actions in Brooklyn (C 190394 PQR and C 190395 PPR) and Queens (C 190396 PQR, C 190397 PQR, and C 190398 PQR). The applicant team provided background on the BIB program and discussed how properties were designated for future development as resilient housing or as open space. The representative from HPD described the differences between the Housing Managed Redevelopment (affordable homeownership) and Private Auction (market rate development) pathways for housing sites. HPD noted that all properties planned for housing redevelopment would be limited to one to two- family homes and have deed restrictions that require a timely redevelopment schedule, mandatory flood insurance, and enforcement of any homeowner association regulations, where applicable.

HPD stated that properties determined to be part of the resilient housing program are located in areas where flood resilient construction of housing would be appropriate. The speaker noted that the areas on Staten Island's East Shore that overlap with the project area will be removed from the

100-year flood plain upon completion of the United States Army Corps of Engineers Line of Protection, a coastal protection project, and updates to the Federal Emergency Management Administration flood maps.

The Managed Housing Redevelopment pathway allows new opportunities for HPD to provide affordable housing in Staten Island. HPD stated that if any properties subject to private auction or the yard expansion program are not purchased by private owners, the City will maintain the properties until suitable end use is determined.

A Queens Resident speaking in opposition limited his remarks to the resilient housing and open space actions in Queens (C 190396 PCQ, C 190397 PQQ, C 190398 PPQ), which were heard concurrently with this application.

There were no other speakers and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application (C 190400 PQR) and related applications (C 190399 PCR & C 190401 PPR) were 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 18-212.

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 190400 PQR) for the acquisition of properties, in conjunction with the related applications (C 190399 PCR & C 190401 PPR), is appropriate.

These actions will facilitate the responsible future use of these properties damaged by Hurricane Sandy within HPD's BIB program as either resilient housing or open space. The intent of HPD's BIB program is to provide resilient housing for homeowners so that they are protected in the event of a future storm or ensure that the open space lots provide flood mitigation measures. The Commission recognizes the importance of taking multiple progressive measures to protect against future storms and the need for affordable resilient housing to support these communities that have been affected by Hurricane Sandy in Staten Island and across the City.

The Commission is pleased that DCP has worked closely with HPD, DPR and DCAS to determine suitable end uses for the properties that are subject to this application based on recommendations within the Resilient Neighborhoods studies released by DCP and other studies conducted by City agencies.

The Commission believes that HPD has determined the responsible future use of the 54 lots based on appropriate and sound criteria which includes existing zoning and land use, sewer/water and street infrastructure, proximity to wetlands and coastal erosion hazard areas, flood zones and design flood elevation and other site-specific regulatory constraints.

The Commission understands that of the 42 resilient housing lots subject to acquisition, 16 of these lots will be acquired by the City only by default subsequent to PRI auction, and that 26 lots are intended to be acquired by City with the future end use determined as affordable housing through HPD's Open Door Program. Additionally, three open space lots subject to acquisition will be held by DCAS until a suitable owner is determined.

The Commission understands that the 42 resilient housing lots and three open space lots are also subject to the disposition action under the related application (C 190401 PPR). The disposition of the resilient housing lots will be restricted to a one or two-family residential use with street frontage, or will require an assemblage in conjunction with an adjacent lot or lots pursuant to zoning or to meet street frontage requirements. The disposition of the open space lots will be restricted to permanent open use as defined in the deed restriction. ORR is developing long-term plans for the affected neighborhoods and may help identify the ownership of these lots.

The Commission believes that the related application for site selection and acquisition of nine open space lots (C 190399 PCR) to facilitate the expansion of existing parks or Bluebelts for additional open space or flood mitigation is consistent with the City's resiliency approach.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed acquisition of real property, adopts the following resolution:

RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on May 15, 2019 with respect to this application (CEQR No. 19HPD055Y), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; 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 Department of Housing Preservation and Development, Department of Parks and Recreation, the Department of Environmental Protection and the Department of Citywide Administrative Services, for the acquisition of approximately 45 lots (Block 3122, Lots 169, 171, 173, 174, 218, 220 and 226; Block 3124, Lot 116; Block 3658, 39; Block 3661, Lot 13; Block 3728, Lot 20; Block 3734, Lot 38, 39 and 41; 3736, Lot 20 Block 3738, Lot 5; Block 3766, Lot 15; Block 3792, Lot 9; Block 3795, Lot 37; Block 3799, Lot 179; Block 3802, Lot 5; Block 3804, Lot 25; Block 3806, Lot 125; Block 3811, Lot 21; Block 3871, Lot 51; Block 3873, Lot 28; Block 3881, Lot 1, Block 3884, Lots 14 and 15; Block 4030, Lots 24 and 26; Block 4043, Lot 66; Block 4080, Lot 17; Block 4081, Lots 27 and 66; Block 4084, Lot 49; Block 4085, Lots 1, 32, 46 and 68; Block 4130, Lot 409; Block 5306, Lots 55 and 58; Block 5309, Lot 35; Block 7859, Lot 46), Borough of Staten Island, Community Districts 2 and 3, is approved.

The above resolution (C 190400 PQR), duly adopted by the City Planning Commission on September 25, 2019 (Calendar No. 11), 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, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD**, *Commissioners*

Application #: **C190399 PCR**

Project Name: **Resilient Hsg & Open Space SS/ACQs**

CEQR Number: 19HPD055Y

Borough(s): Staten Island
Community District Number(s): 2, 3

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 Department of Housing, Preservation and Development, the Department of Parks and Recreation, 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 located at

81 Andrews Street (Block 3410, Lot 60), 171 Graham Boulevard (Block 3760, Lots 33 and 35), 50 Baden Place (Block 3793, Lot 50), and 564 Lynn Street (Block 4688, Lot 30) for use as stormwater drainage features;

130 Goodall Street (Block 5309, Lot 28) and 355 Tennyson Drive (Block 5316, Lot 102) for an expansion to Crescent Beach Park;

492 Lipsett Avenue (Block 6400, Lot 49) for an expansion to Blue Heron Park; and

687 Yetman Avenue (Block 7859, Lot 40) for a shoreline protection project.

Applicant(s): Department of Housing, Preservation & Development 100 Gold Street, 9th Floor New York, NY 10038 Dept. of Administrative Services (DCAS) - 1 Centre St., NY, NY 10007	Applicant's Representative: Deborah Morris (HPD) 212-863-5770 Matthew Berk (DCAS) 212-386-0245
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Recommendation submitted by:
Staten Island Community Board 2

Date of public hearing: **June 4, 2019** Location: **New Dorp Moravian Church Hall
2205 Richmond Road
StNY 10306**

Was a quorum present? YES NO 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: **June 18, 2019** Location: **Hilton Garden Inn
1100 South Ave., StNY 10314**

RECOMMENDATION
 Approve Approve With Modifications/Conditions
 Disapprove Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting
 # In Favor: **32** # Against: **0** # Abstaining: **0** Total members appointed to the board: **46**

Name of CB/BB officer completing this form	Title	Date
Dona T. Magee	Chair	6-19-19

Application #: **C190400 PQR**

Project Name: **Resilient Hsg & Open Space ACQs.**

CEQR Number: 19HPD055Y

Borough(s): Staten Island

Community District Number(s): 2, 3

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

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Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing, Preservation and Development and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of properties located at

76 Freeborn Street (Block 3766, Lot 15), 956 Olympia Boulevard (Block 3792, Lot 9), 17 Crescent Beach (Block 5309, Lot 35) for use as open space;

13 Sunnymeade Village (Block 3122, Lot 169), 15 Sunnymeade Village (Block 3122, Lot 171), 17 Sunnymeade Village (Block 3122, Lot 173), 19 Sunnymeade Village (Block 3122, Lot 174), 18 Sunnymeade Village (Block 3122, Lot 218), 16 Sunnymeade Village (Block 3122, Lot 220), 10 Sunnymeade Village (Block 3122, Lot 226), 123 Father Capodanno Boulevard (Block 3124, Lot 116), 320 Seaver Avenue (Block 3658, Lot 39), 350 Seaver Avenue (Block 3661, Lot 13), 398 Hamden Avenue (Block 3728, Lot 20), 181 Moreland Street (Block 3734, Lot 38), 183-185 Moreland Street (Block 3734, Lot 39), 187 Moreland Street (Block 3734, Lot 41), 176 Kiswick Street (Block 3736, Lot 20), 457 Lincoln Avenue (Block 3738, Lot 5), 111a Grimsby Street (Block 3795, Lot 37), 227a Freeborn Street (Block 3799, Lot 179), 521 Lincoln Avenue (Block 3802, Lot 5), 564b Midland Avenue (Block 3804, Lot 25), 612 Hunter Avenue (Block 3806, Lot 125), 263 Colony Avenue (Block 3811, Lot 21), 109a Mapleton Avenue (Block 3871, Lot 51), 770 Patterson Avenue (Block 3873, Lot 28), 529 Greeley Avenue (Block 3881, Lot 1), 1144 Olympia Boulevard (Block 3884, Lot 14), 1142 Olympia Boulevard (Block 3884, Lot 15), 477 Mill Road (Block 4030, Lot 24), 479 Mill Road (Block 4030, Lot 26), 90 Winham Avenue (Block 4043, Lot 66), 39 Seafoam Street (Block 4080, Lot 17), 25 Wavecrest Street (Block 4081, Lot 27), 54 Seafoam Street (Block 4081, Lot 66), 18 Center Place (Block 4084, Lot 49), 101 Cedar Grove Avenue (Block 4085, Lot 1), 16 Topping Street (Block 4085, Lot 32), 16 Topping Street (Block 4085, Lot 46), 101 Cedar Grove Avenue (Block 4085, Lot 68), 375 Milton Avenue (Block 4130, Lot 409), 208 Wiman Avenue (Block 5306, Lot 55), 214 Wiman Avenue (Block 5306, Lot 58), and 679 Yetman Avenue (Block 7859, Lot 46) to facilitate residential use.

Applicant(s): Department of Housing, Preservation & Development 100 Gold Street, 9th Floor New York, NY 10038 Dept. of Administrative Services (DCAS) - 1 Centre St., NY, NY 10007	Applicant's Representative: Deborah Morris (HPD) 212-863-5770 Matthew Berk (DCAS) 212-386-0245
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Recommendation submitted by:
Staten Island Community Board 2

Date of public hearing: June 4, 2019 **Location:** New Dorp Moravian Church Hall
2205 Richmond Rd., SINY 10306

Was a quorum present? YES NO 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: June 18, 2019 **Location:** Hilton Garden Inn
1100 South Avenue
SI NY 10314

RECOMMENDATION

Approve Approve With Modifications/Conditions
 Disapprove Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting
In Favor: 32 # 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 6-19-19
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Application #: **C190401 PPR**

Project Name: **Resilient Hsg & Open Space Dispos**

CEQR Number: 19HPD055Y

Borough(s): Staten Island

Community District Number(s): 2, 3

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 #C10000ZSQ"
 - 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 Department of Housing, Preservation and Development and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of properties located at

76 Freeborn Street (Block 3766, Lot 15), 956 Olympia Boulevard (Block 3792, Lot 9), 17 Crescent Beach (Block 5309, Lot 35) for use as open space;

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Applicant(s): Department of Housing, Preservation & Development 100 Gold Street, 9th Floor New York, NY 10038 Dept. of Administrative Services (DCAS) - 1 Centre St., NY, NY 10007	Applicant's Representative: Deborah Morris (HPD) 212-863-5770 Matthew Berk (DCAS) 212-386-0245
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Recommendation submitted by: **Staten Island Community Board 2**

Date of public hearing: **June 4, 2019** Location: **New Dorp Moravian Church Hall
2205 Richmond Rd. SINY 10306**

Was a quorum present? YES NO 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: **June 18, 2019** Location: **Hilton Garden Inn
1100 South Avenue
SINY 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: **32** # 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 6-19-19
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Application #: **C190431 PCR**

Project Name: **Whitlock Ave Bluebelt NC4 SS/ACQ**

CEQR Number: 07DEP063R

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 #C10000ZSQ"
 - 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 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 property located at 69 Whitlock Avenue (Block 908, Lot 16) for use as a stormwater drainage feature.

Applicant(s): New York City Dept. of Environmental Protection (DEP) 59-17 Junction Boulevard, 11th Floor Flushing, NY 11373 Dept. of Administrative Services (DCAS) - 1 Centre St., NY, NY 10007	Applicant's Representative: Charles R. Olson (DEP) 718-595-7459 Matthew Berk (DCAS) 212-386-0245
Recommendation submitted by: Staten Island Community Board 2	
Date of public hearing: June 4, 2019 Location: New Dorp Moravian Church Hall 2205 Richmond Rd., SI NY 10306	
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: June 18, 2019 Location: Hilton Garden Inn 1100 South Ave., SI 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: 32 # 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 6-19-19	



Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #:	Project Name:
CEQR Number:	Borough(s):
	Community District Number(s):

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 #C10000ZSQ" ~~XXXXXXXXXX~~
 - 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:

Applicant(s):		Applicant's Representative:	
Recommendation submitted by:			
Date of public hearing:		Location:	
Was a quorum present? YES <input type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
Date of Vote:		Location:	
RECOMMENDATION			
<input 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:	# Against:	# Abstaining:	Total members appointed to the board:
Name of CB/BB officer completing this form		Title	Date

Application #: C 190399 PCR	Project Name: RESILIENT HOUSING & OPEN SPACE - SS/ACQ's
CEQR Number: 19HPD055Y	Borough(s): STATEN ISLAND
	Community District Number(s): 2,3

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 Housing, Preservation and Development, the Department of Parks and Recreation, 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 located at:

81 Andrews Street (Block 3410, Lot 60), 171 Graham Boulevard (Block 3760, Lots 33 and 35), 50 Baden Place (Block 3793, Lot 50) and 564 Lynn Street (Block 4688, Lot 30) for use as stormwater drainage features;

130 Goodall Street (Block 5309, Lot 28) and 355 Tennyson Drive (Block 5316, Lot 102) for an expansion to Crescent Beach Park;

492 Lipsett Avenue (Block 6400, Lot 49) for an expansion to Blue Heron Park; and

687 Yetman Avenue (Block 7859, Lot 40) for a shoreline protection project.

RECOMMENDATION:

<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Approve with Modifications / Conditions
<input type="checkbox"/> Disapprove	<input type="checkbox"/> Disapprove with Modifications / Conditions

Explanation of Recommendation, Conditions or Modification:

Related Application(s): C 190398 PPQ C 190396 PCQ C 190401 PPR C 190395 PPK
C 190397 PPQ C 190400 PQR C 190394 PQQ

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

Application #: C 190400 PQR	Project Name: RESILIENT HOUSING & OPEN SPACE - ACQ
CEQR Number: 19HPD055Y	Borough(s): STATEN ISLAND
	Community District Number(s): 2,3

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 Housing, Preservation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of properties located at:

76 Freeborn Street (Block 3766, Lot 15), 956 Olympia Boulevard (Block 3792, Lot 9), 17 Crescent Beach (Block 5309, Lot 35) for use as open space;

13 Sunnymeade Village (Block 3122, Lot 169), 15 Sunnymeade Village (Block 3122, Lot 171), 17 Sunnymeade Village (Block 3122, Lot 173), 19 Sunnymeade Village (Block 3122, Lot 174), 18 Sunnymeade Village (Block 3122, Lot 218), 16 Sunnymeade Village (Block 3122, Lot 220), 10 Sunnymeade Village (Block 3122, Lot 226), 123 Father Capodanno Boulevard (Block 3124, Lot 116), 320 Seaver Avenue (Block 3658, Lot 39), 350 Seaver Avenue (Block 3661, Lot 13), 398 Hamden Avenue (Block 3728, Lot 20), 181 Moreland Street (Block 3734, Lot 38), 183-185 Moreland Street (Block 3734, Lot 39), 187 Moreland Street (Block 3734, Lot 41), 176 Kiswick Street (Block 3736, Lot 20), 457 Lincoln Avenue (Block 3738, Lot 5), 111a Grimsby Street (Block 3795, Lot 37), 227a Freeborn Street (Block 3799, Lot 179), 521 Lincoln Avenue (Block 3802, Lot 5), 564b Midland Avenue (Block 3804, Lot 25), 612 Hunter Avenue (Block 3806, Lot 125), 263 Colony Avenue (Block 3811, Lot 21), 109a Mapleton Avenue (Block 3871, Lot 51), 770 Patterson Avenue (Block 3873, Lot 28), 529 Greeley Avenue (Block 3881, Lot 1), 1144 Olympia Boulevard (Block 3884, Lot 14), 1142 Olympia Boulevard (Block 3884, Lot 15), 477 Mill Road (Block 4030, Lot 24), 479 Mill Road (Block 4030, Lot 26), 90 Winham Avenue (Block 4043, Lot 66), 39 Seafoam Street (Block 4080, Lot 17), 25 Wavecrest Street (Block 4081, Lot 27), 54 Seafoam Street (Block 4081, Lot 66), 18 Center Place (Block 4084, Lot 49), 101 Cedar Grove Avenue (Block 4085, Lot 1), 16 Topping Street, (Block 4085, Lot 32), 101 Cedar Grove Avenue (Block 4085, Lot 68), 375 Milton Avenue (Block 4130, Lot 409), 208 Wiman Avenue (Block 5306, Lot 55), 214 Wiman Avenue (Block 5306, Lot 58) and 679 Yetman Avenue (Block 7859, Lot 46) to facilitate residential use.

RECOMMENDATION:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Approve | <input type="checkbox"/> Approve with Modifications / Conditions |
| <input type="checkbox"/> Disapprove | <input type="checkbox"/> Disapprove with Modifications / Conditions |

Explanation of Recommendation, Conditions or Modification:

Related Application(s): C 190396 PCQ C 190397 PPQ C 190401 PPR C 190395 PPK
C 190398 PPQ C 190399 PCR C 190394 PQQ

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

Application #: C 190401 PPR	Project Name: RESILIENT HOUSING & OPEN SPACE - DISPO's
CEQR Number: 19HPD055Y	Borough(s): STATEN ISLAND
	Community District Number(s): 2,3

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 Housing, Preservation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of properties located at:

76 Freeborn Street (Block 3766, Lot 15), 956 Olympia Boulevard (Block 3792, Lot 9), 17 Crescent Beach (Block 5309, Lot 35) for use as open space;

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RECOMMENDATION:


Approve Approve with Modifications / Conditions


Disapprove Disapprove with Modifications / Conditions

Explanation of Recommendation, Conditions or Modification:

Related Application(s): C 190396 PCQ C 190397 PPQ C 190400 PQR C 190395 PPK
C 190398 PPQ C 190399 PCR C 190394 PQK

Address all questions about this Recommendation to:
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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