



CITY PLANNING COMMISSION

August 11, 2008/Calendar No. 27

C 080378 PCR

IN THE MATTER OF an application submitted by the Office of the Criminal Justice Coordinator, the Department of Transportation, 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 St. Mark's Place and Hyatt Street (Block 8, Lots 1, 11 and 14), for use as a public parking lot, Community District 1, Borough of Staten Island.

This application (C 080378 PCR) was filed on April 10, 2008, by the Mayor's Office of the Criminal Justice Coordinator, the Department of Transportation, and the Department of Citywide Administrative Services, in order to facilitate the construction of the Staten Island Supreme Courthouse Project located on Block 6, Tax Lot 21.

RELATED ACTIONS

In addition to the site selection and acquisition which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C 080379 PSR Site selection of property for a courthouse and a public parking garage;
2. C 080380 ZSR Special permit pursuant to Section 74-512 of the Zoning Resolution to allow for construction of a public parking garage with more than 150 spaces with rooftop parking.

BACKGROUND

The Mayor's Office of the Criminal Justice Coordinator, the Department of Citywide Administrative Services and the Department of Transportation request approval for site selection and acquisition for private property (Block 8, Lots 1, 11, 14) for use as parking during the construction period of the Staten Island Supreme Courthouse on Block 6, Lot 21.

A description of the proposed Staten Island Supreme Courthouse project site is included in the report

on the related action for Site Selection of city-owned property (C 080379 PSR).

ENVIRONMENTAL REVIEW

This application (C 080378 PCR), in conjunction with the applications for the related actions (C 080379 PSR) and (C 080380 ZSR), 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 Dormitory Authority of the State of New York.

A summary of the environmental review and the Final Environmental Impact Statement (FEIS) appears in the report on the related site selection application (C 080379 PCR).

UNIFORM LAND USE REVIEW

This application (C 080378 PCR), in conjunction with the applications for the related actions (C 080379 PSR) and (C 080380 ZSR), was certified as complete by the Department of City Planning on April 21, 2008, and was duly referred to Community Board 1 and the 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 1 held public hearing on this application (C 080378 PCR) on May 5, 2008, in conjunction with the applications for the related actions, and, on May 13, 2008, by a vote of 33 to 0, with zero abstentions, adopted a resolution recommending approval of this application.

Borough President Recommendation

This application (C 080378 PCR) was considered by the Borough President of Staten Island, in conjunction with the applications for the related actions, who issued a recommendation approving the applications with no conditions on May 14, 2008.

City Planning Commission Public Hearing

On June 4, 2008 (Calendar No. 6), the City Planning Commission scheduled June 18, 2008 for a public hearing on this application (C 080379 PSR). The hearing was duly held on June 18, 2008 (Calendar No. 11), in conjunction with the public hearings on the applications for the related actions (C 080378 PCR) and (C 080380 ZSR).

There were seven speakers, as described in the report on the related site selection application (C 080379 PCR) and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that the application of the Mayor's Office of the Criminal Justice Coordinator, the Department of Citywide Administrative Services and the Department of Transportation for site selection and acquisition of property located in Community District 1, Borough of Staten Island, to facilitate the construction of a courthouse and public parking garage, is appropriate.

The project was not included in the Citywide Statement of Needs, however, a letter pursuant to Section 204g of the New York City Charter was sent to the Borough President of Staten Island.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report on the related site selection application (C 080379 PCR).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on August 1, 2008 with respect to this application, the City Planning Commission finds that, consistent with social, economic, and other essential considerations:

1. From among the reasonable alternatives thereto, the actions to be approved are ones which minimize or avoid adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts revealed in the Environmental Impact Statement will be

minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic, and other factors and standards, that form the basis of this decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and consideration described in this report, the application (C 080378 PCR) of the Mayor's Office of the Criminal Justice Coordinator, the Department of Citywide Administrative Services and the Department of Transportation for the site selection and acquisition of property located at Hyatt Street and St. Mark's Place (Block 8, Lots 1, 11, 14) , Community District 1, Borough of Staten Island, for use as a public parking lot, is approved.

The above resolution (C 080378 PCR), duly adopted by the City Planning Commission on August 11, 2008 (Calendar No.27), 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

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