



CITY PLANNING COMMISSION

October 7, 2008/Calendar No. 13

C 080507 PPY

IN THE MATTER OF an application submitted by the Department of Transportation, pursuant to Section 197-c of the New York City Charter, for the disposition of two (2) city-owned properties located at the St. George Ferry Terminal (Block 2, Lot 1), Borough of Staten Island, Community District 1 and the Whitehall Ferry Terminal (Block 2, Lot 1), Borough of Manhattan, Community District 1.

The application for the disposition of city-owned property was filed by the Department of Transportation on June 18, 2008, to facilitate retail development in the Whitehall Terminal in Manhattan and St. George Terminal in Staten Island.

BACKGROUND

On May 14, 2003, an application (C 030186 PPY) by the Department of Transportation (DOT) for disposition of city-owned property in the Whitehall and St. George Ferry Terminals was approved by the City Council. That was to facilitate use of space in the terminals for commercial purposes and did not include space that was at that time occupied by City agencies. To facilitate further retail development in the terminals, DOT is now seeking to dispose the spaces not included in the previous application.

The Whitehall Ferry Terminal is located at the southern tip of Manhattan and provides ferry service to St. George Staten Island Terminal. It is in an M1-4 zoning district. Neighboring uses include major commercial office buildings, public open space, and a few cultural institutions. It is well served by major subway lines and is a transportation hub for bus, ferry, and subway riders. The St. George Terminal is located at the northern tip of Staten Island. It is in an M1-1 zoning district. It is located near the Richmond County Bank Ballpark, open space, and low rise commercial and residential uses.

This application (C 080507 PPY) seeks to allow DOT to dispose of 2219 square feet of space in Whitehall Terminal currently occupied by DOT, the Transportation Worker Identification Credentials (TWIC), and the MTA. In St. George, this application seeks to dispose of 7144

square feet of existing outdoor spaces. If this application is approved, DOT intends to dispose of the subject spaces to the Economic Development Corporation (EDC). EDC intends to dispose of the spaces through an RFP process.

ENVIRONMENTAL REVIEW

This application (C 080507 PPY) 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 Department of Transportation.

This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 080507 PPY) was certified as complete by the Department of City Planning on June 30, 2008, and was duly referred to Community Board 1, Manhattan and Community Board 1, Staten Island and the Borough Presidents, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Manhattan Community Board 1 Public Hearing

Community Board 1, Manhattan, held a public hearing on this application on July 29, 2008 and on that date by a vote of 40 to 0 with no abstentions adopted a resolution recommending approval subject to the condition that: "CB #1 urges EDC to return to the Financial District Committee with a presentation on the terms of the leases for the Whitehall Terminal retail sites when the details become final."

Staten Island Community Board 1 Public Hearing

Community Board 1 held a public hearing on July 17, 2008 and, by a vote of 25 to 4 with 1 abstention, adopted a resolution recommending approval of the application subject to the following conditions:

1. A tenant is found for the two premises within 9 months and the tenants are presented to Community Board #1; and
2. That EDC agrees to enter into a Memorandum of Understanding with Community Board 1 that will require, among other things, that the core and shell of the space be developed according to the environmental standards adopted by New York City which require the use of low VOC paint, low flow water fixtures, and Energy Star appliances to reduce electricity use. These stipulations should be conditions that must be attached to these parcels in perpetuity

Manhattan Borough President Recommendation

This application was considered by the Borough President who issued a recommendation on September 2, 2008, approving the application.

Staten Island Borough President Recommendation

This application was considered by the Borough President who issued a recommendation on August 27, 2008, approving the application.

City Planning Commission Public Hearing

On August 27, 2008, (Calendar No. 12) the City Planning Commission scheduled, September 10, 2008, for a public hearing on this application (C 080507 PPY). The hearing was duly held on September 10, 2008 (Calendar No. 26). There were two speakers in favor of the application and no speakers in opposition.

A representative of EDC described the proposal. The Director of Land Use for the Manhattan Borough President spoke in favor of the application and encouraged EDC to continue to work with the community to make appropriate decisions.

CONSIDERATION

The Commission believes that the application by the Department of Transportation for the disposition of two (2) city-owned properties located at the St. George Ferry Terminal (Block 2, Lot 1), Staten Island and the disposition of three spaces at the Whitehall Ferry Terminal (Block 2, Lot 1), Manhattan is appropriate.

The Commission believes that the disposition of city-owned property in the Staten Island Ferry terminals will help facilitate retail development and provide amenities to the visitors and users of the Staten Island Ferry.

The Commission recognizes that public access will be maintained at St. George Ferry Terminal and notes the significance of the transportation terminals as a destination for commuters and tourists.

The Commission urges EDC to work with the Community Boards to address their concerns as the selection of tenants' progresses.

RESOLUTION

RESOLVED, by the City Planning Commission pursuant to Section 197-c of the New York City Charter, that the disposition of city-owned properties located at the St. George Ferry Terminal (Block 2, Lot 1), Borough of Staten Island, Community District 1, and the Whitehall Ferry Terminal (Block 2, Lot 1), Borough of Manhattan, Community District 1, proposed in an application by the Department of Transportation, dated June 18, 2008, is approved.

The above resolution (C 080507 PPY), duly adopted by the City Planning Commission on

October 7, 2008 (Calendar No. 13), is filed with the Office of the Speaker, City Council, and the Borough Presidents of Staten Island and Manhattan 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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ANGELA R. CAVALUZZI, AIA, ALFRED C. CERULLO, III, BETTY Y. CHEN,
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SHIRLEY A. MCRAE, JOHN MEROLO, Commissioners