



## **CITY PLANNING COMMISSION**

August 19, 2009, Calendar No. 33

C 080192 MMR

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**IN THE MATTER OF** an application, submitted by the Department of Parks & 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 Goodhue Park in an area generally bounded by Prospect Avenue to the north, Lafayette Avenue to the east, Brighton Avenue to the south, and North Randall Avenue and Allison Park to the west;
- the delineation of a sewer easement/corridor;
- the extinguishment of various record streets;
- and any acquisition or disposition of real property related thereto,

Community District 1, Borough of Staten Island, in accordance with Map No. 4210 dated November 15, 2008 and signed by the Borough President.

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The application (C 080192 MMR) for an amendment to the City Map was filed by the Department of Parks and Recreation (DPR) on November 27, 2007 in order to facilitate the creation of Goodhue Park in northeastern Staten Island's New Brighton and Randall Manor neighborhoods.

### **BACKGROUND**

The proposed change to the City Map involves the establishment of Goodhue Park within an area generally bounded by Lafayette Avenue to the east, Brighton Avenue to the south, Prospect Avenue to the north, and North Randall Avenue, Allison Park and Sailors Snug Harbor Cemetery to the west. The proposed park will contain approximately 38 acres of land and is comprised of Lot 1 in Block 100, and part of Lot 1 in Block 97. These lots, owned by the Children's Aid Society (CAS), currently comprise the majority of land of CAS's Goodhue Center, an educational and recreational facility for children, offering a summer day camp as well as nature, sports, and after school programs. CAS's land was the former 19th-century estate of the philanthropic Goodhue family who donated the property to CAS in 1918. CAS will retain possession of approximately 4 acres of land, which is not the subject of this application, on the easterly portion of Lot 1 in Block 97, adjacent to Lafayette Avenue.

The area of the proposed park contains natural passive recreation spaces including woodlands, a meadow, a pond and a stream. The proposed park is partly improved with various buildings including a gymnasium next to a 40-car- parking lot, a main office and classroom building (housed in the 168-year-old estate mansion), a computer learning center, a counseling and foster care office building, an amphitheater, several camp cabins, a care-taker's house, a maintenance garage and a storage shed. No new development on the proposed park is planned by DPR, but future renovations to the site's existing buildings are anticipated. To facilitate CAS's own development plans, the required location of its proposed westerly lot line will bisect an existing baseball field and basketball court. Therefore, DPR may relocate the field and court into the park in the future. Otherwise, DPR's general intention is to preserve the existing recreational uses of the property. There would be an approximately 4-year-long transitional period in which CAS would continue to run its Center while it develops plans for the land it will retain.

The proposed amendment to the City Map would also show the delineation of a storm sewer easement/corridor, and the extinguishment of four unimproved, unopened record streets (shown on subdivision plans but never established on the City Map), located mostly at the southeasterly corner of the site. The sewer 'corridor' is comprised of a mostly 35-foot-wide strip through the proposed parkland centered over an existing 48-inch diameter storm sewer, plus the area of the park's central pond, while the sewer 'easement' is an approximately 330-foot-long by 17.5-foot-wide segment on CAS's retained property for the portion of the existing storm sewer that runs along CAS's proposed westerly boundary.

The project site is in an R1-2 zoning district. Adjacent zoning districts include R3-2, R3A, and R2. The surrounding area is primarily occupied by single family, detached, residential development. Non-residential uses surrounding the site include Jones Woods Park to the east, Allison Park and Sailors Snug Harbor Cemetery to the west, William Morris School to the south, and St. Peter's Boys High School to the north. Surrounding the site further afield are the Snug Harbor Cultural Center Park to the northwest, Saint Vincent's Hospital to the west, Staten Island Hospital to the southeast, and Silver Lake Reservoir, Park and Golf Course to the south. The proposed park is approximately

one mile west of the Staten Island Ferry terminal.

An interagency mapping conference was held on January 11, 2008. No City agency had any objections to the proposal.

### **ENVIRONMENTAL REVIEW**

This application (C 080192 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 08DPR003R. 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 March 13, 2009.

### **UNIFORM LAND USE REVIEW**

This application (C 080192 MMR), was certified as complete by the Department of City Planning on April 20, 2009, and was duly referred to Community Board 1 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 1 held a public hearing on this application (C 080192 MMR) on June 1, 2009, and on June 9, 2009, by a vote of 31 to 0 with 2 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application (C 080192 MMR) was considered by the Borough President of Staten Island, who issued a recommendation approving the application on June 11, 2009.

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

On July 1, 2009 (Supplemental Calendar No. 4), the City Planning Commission scheduled July 22, 2009 for a public hearing on this application (C 080192 MMR). The hearing was duly held on July 22, 2009 (Calendar No. 27).

Two speakers, the General Counsel to the Children's Aid Society, and the Deputy Director of Parklands at the Department of Parks and Recreation, appeared in favor. The Deputy Director of Parklands presented the application. The General Counsel to CAS, in addition to describing the Goodhue Center and its programs, also stated CAS's concern that, in the event that the land acquisition negotiations with the City were not executed swiftly, and CAS needed to seek a private purchaser, another ULURP action would be required to eliminate the park from the City Map in order to remove the "cloud" from the property, making a sale to another purchaser difficult. CAS therefore requested that, upon approval of the application, the City begin immediate discussions with CAS to acquire the property, and that the City work with CAS to substantially complete negotiations of the terms of sale within 45 days of the property being designated as parkland.

There were no other speakers, and the hearing was closed.

## **CONSIDERATION**

The City Planning Commission believes that this amendment to the City Map is appropriate. The proposed amendment will help protect and preserve part of one of Staten Island's important natural areas, and will open the site for the enjoyment of all residents of New York City. The Children's Aid Society's Goodhue Center is an important charitable institution, serving the needs of many of the City's children for many years. The proposed mapping action and acquisition by the City will assist CAS in carrying on its charitable mission while at the same time providing additional natural recreational facilities for the public. The CAS campus is an exceptional natural environment and an ideal site for use as a city park.

Regarding CAS's concern that another ULURP application would be required to eliminate the park designation from the City Map in the event that a sales agreement with the City cannot be reached in a timely fashion, DPR informed staff of the Department of City Planning that DPR is willing to

delay the filing of the amended City Map, as is commonly done, until the City is able to negotiate a purchase agreement with CAS.

## **RESOLUTION**

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition 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**, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code, that based on the environmental determination and the consideration described in this report, the application (C 080192 MMR) for the amendment to the City Map involving:

- the establishment of Goodhue Park in an area generally bounded by Prospect Avenue to the north, Lafayette Avenue to the east, Brighton Avenue to the south, and North Randall Avenue and Allison Park to the west;
- the delineation of a sewer easement/corridor;
- the extinguishment of various record streets;
- and any acquisition or disposition of real property related thereto,

Community District 1, Borough of Staten Island, in accordance with Map No. 4210, dated November 15, 2008 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. 4210 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code.

The above resolution (C 080192 MMR), duly adopted by the City Planning Commission on August

19, 2009 (Calendar No. 33), 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**  
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**KAREN A. PHILLIPS, Commissioners**