



## **CITY PLANNING COMMISSION**

September 5, 2012, Calendar No. 16

C 120003 MMR

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IN THE MATTER OF an application submitted by the Department of Transportation and the Department of Design and Construction pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the re-alignment, by widening, of a portion of Todt Hill Road between Cliffwood Avenue and Merrick Avenue, including authorization for any disposition or acquisition of real property related thereto, in accordance with Map No. 4225, dated July 11, 2011 and signed by the Borough President.

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This application (C 120003 MMR) for an amendment to the City Map involving the modification of street lines and grades was filed on July 7, 2011 by the Department of Transportation (DOT) and the Department of Design and Construction (DDC) for an amendment to the City Map involving the widening of a portion of Todt Hill Road between Cliffwood Avenue and Merrick Avenue, including authorization for any acquisition or disposition of real property related thereto, in Community District 2, Borough of Staten Island, in order to facilitate various roadway improvements.

### **BACKGROUND**

The Department of Transportation (DOT) and the Department of Design and Construction (DDC) are proposing an amendment to the City Map to widen a portion of Todt Hill Road between Cliffwood Avenue and Merrick Avenue. The proposal is part of a capital improvement project for a ½-mile segment of Todt Hill Road that would facilitate the re-alignment of a dangerous roadway curve and would allow for the creation of a dedicated left-turn lane for south-bound traffic on Todt Hill Road turning onto Willow Pond Road. A portion of the Todt Hill Road would be widened by about 15 feet on its westerly side to accommodate a wider and safer roadway curve. The map change will authorize the City to acquire an approximately 2,000-square-foot sliver of vacant woodland from the Saint Francis Seminary (Block 908, Lot 250; 23 acres) whose buildings are located northwest of the site. There are several residential driveways located on the easterly side of the street.

Todt Hill Road is a two-way street that currently has average traffic volumes of about 30 vehicles per minute during peak hours. The project would increase the roadway width at the

subject location to 34 feet and would add a new 5' sidewalk to the easterly side. Although the existing mapped street-width is 100 feet, the City generally owns only the roadway portion of the street, which varies in width. The unimproved edges of the mapped street comprise portions of the adjacent, privately-owned properties.

The site is located in an R1-1 zoning district which is predominately developed with detached single family homes. The site is also within a Special Natural Area District (NA-1), which is intended to preserve the area's forests. The Greenbelt, a semi-contiguous band of public parks covering nearly 3,000-acres of forested land with trails for recreation, begins on the easterly side of Todt Hill Road and stretches for more than four miles southwesterly towards Richmond Avenue and beyond. To the southeast of the site is the Staten Island Academy, a private K-through-12 day-school. To the southwest of the site is the Richmond County Country Club and golf course. The Staten Island Expressway (I-278) is located a mile north of the site and the nearest S.I.R.R. train station is located a mile southeast of the site.

Because there did not appear to be any major technical issues with this application, an interagency conference was not convened and the potentially affected agencies and utilities were polled on August 8, 2011.

### **ENVIRONMENTAL REVIEW**

The application (C 120003 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 11DOT11R. The lead agency is the Department of Transportation

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on April 25, 2011.

### **UNIFORM LAND USE REVIEW**

This application (C 120003 MMR) was certified as complete by the Department of City Planning on May 21, 2012, and was duly referred to Community Board 2 and the Borough President of Staten Island 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 120003 MMR) on June 19, 2012, and on June 19, 2012, by a vote of 23 to 0, with 0 abstentions, adopted a resolution recommending approval of the application.

### **BOROUGH PRESIDENT RECOMMENDATION**

The Borough President did not issue a recommendation on this application.

### **CITY PLANNING COMMISSION PUBLIC HEARING**

On July 25, 2012 (Calendar No. 6), the Commission scheduled August 8, 2012 for a public hearing on this application (C 120003 MMR). The hearing was duly held on August 8, 2012 (Calendar No. 21).

There was one speaker in favor of the application and none opposed. A consultant for the applicant said the road contained a very sharp and steep turn which resulted in dangerous driving conditions. He stated that the realignment of the road would correct the hazardous situation.

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. Commission notes that this section of Todt Hill Road contains unsafe sight lines, no turning lanes, no sidewalks and high auto usage creating an unsafe condition. The Commission believes that the amendment would improve driver safety, traffic flow, as well traffic capacity.

The Commission also believes also the addition of sidewalks and new curbs would improve pedestrian safety. The Commission notes that the realignment of several horizontal curves would improve sight distance thereby increasing safety for pedestrians and drivers.

The Commission also notes that a new new storm water sewer would improve storm water collection into the City sewer system

### **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, that based on the environmental determination and the consideration described in this report, the application (C 120003 MMR) for the amendment to the City Map involving the re-alignment, by widening, of a portion of Todt Hill Road between Cliffwood Avenue and Merrick Avenue, including authorization for any disposition or acquisition of real property related thereto, in Community District 2, Borough of Staten Island, in accordance with Map No. 4225, dated July 11, 2011 and signed by the Borough President, is approved;

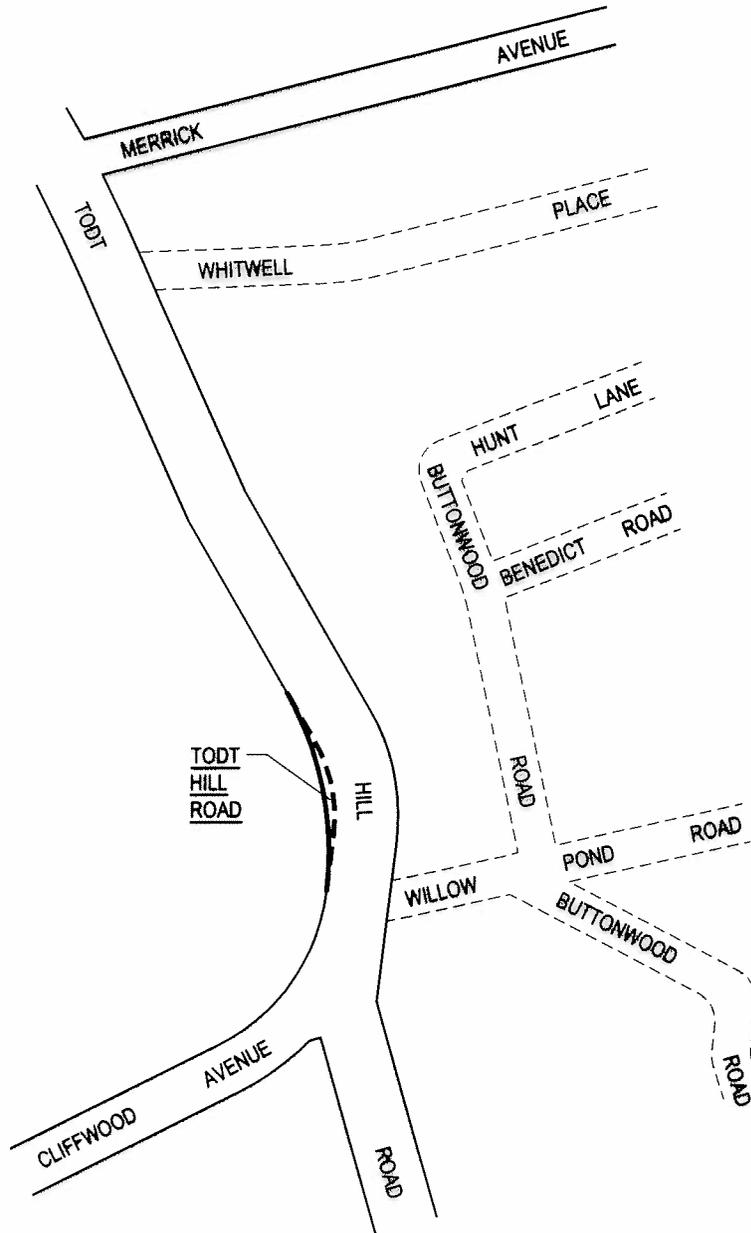
All such approvals being subject to the following condition:

The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 4225 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.

The above resolution (C 120003 MMR), duly adopted by the City Planning Commission on September 5, 2012 (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 M. BURDEN, *FAICP*, Chair**  
**KENNETH J. KNUCKLES, *Esq.*, Vice Chairman**  
**RAYANN BESSER, IRWIN G. CANTOR, *P.E.*,**  
**ALFRED C. CERULLO, *III*, BETTY Y. CHEN, MICHELLE R. DE LA UZ,**  
**MARIA M. DEL TORO, RICHARD W. EADDY,**  
**ANNA HAYES LEVIN, ORLANDO MARIN, SHIRLEY A. MCRAE, Commissioners**



CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING PROPOSED  
**MAP CHANGE**  
ON SECTIONAL MAP  
**27**  
BOROUGH OF  
**STATEN ISLAND**

New York, Certification Date  
MAY 21, 2012

*I. Sadko P.E.*

I. Sadko, P.E.  
Chief Engineer



- NOTE:
- Indicates line of street legally adopted.
  - Indicates line of street proposed to be established.
  - - - - Indicates line of street proposed to be eliminated.
  - · · · Indicates line of street in use or shown on approved subdivision map.

