



CITY PLANNING COMMISSION

March 20, 2013 / Calendar No. 8

C 130007 MMM

IN THE MATTER OF an application submitted by Cornell University and the New York City Economic Development Corporation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of East Main Street, West Main Street, North Loop Road, South Loop Road, East Loop Road and West Loop Road; and
- the establishment of legal grades necessitated thereby,

including authorization for any disposition or acquisition of real property related thereto, in Community District 8, Borough of Manhattan, in accordance with Map No. 30241, dated October 11, 2012 and signed by the Borough President.

This application for an amendment to the City Map was filed by Cornell University and the New York City Economic Development Corporation on July 5, 2012. The proposed City Map amendment, along with its related actions, would facilitate the development of a 2.1 million square foot academic and commercial research campus focused on engineering and applied sciences on the southern part of Roosevelt Island. The program for the proposed development is expected to include a classroom space as well as commercial office space, residential and hotel use. The project would also allow for 2.5 acres of publicly-accessible open space.

RELATED ACTIONS

In addition to the amendment to the City Map (C 130007 MMM) which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following which are considered concurrently with this application:

C 130076 ZMM A proposed amendment to the Zoning Map, Section Nos. 8d and 9b, changing from an R7-2 District to a C4-5 District and establishing a Special Southern Roosevelt Island District.

N 130077 ZRM A proposed amendment to the Zoning Resolution creating the Special Southern Roosevelt Island District.

C 130078 PPM Disposition of city-owned property (Block 1373, Lot 20 and part of Lot1), by the New York City Department of Citywide Administrative Services to the New York City Land Development Corporation (NYCLDC).

BACKGROUND

A full background discussion and description of this application appears in the related report for a zoning text amendment (N 130077 ZRM).

ENVIRONMENTAL REVIEW

This application (C 130007 MMM), in conjunction with the applications for the related actions (C 130076 ZMM, N 130077 ZRM and C 130078 PPM) 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 is the Office of the Deputy Mayor for Economic Development (ODMED). The designated CEQR number is 12DME004M.

A summary of the environmental review and the Final Environmental Impact Statement appears in the related report for a zoning text amendment (N 130077 ZRM).

UNIFORM LAND USE REVIEW

This application (C 130007 MMM), in conjunction with the applications for the related actions (C 130076 ZMM and C 130078 PPM) was certified as complete by the Department of City Planning on October 15, 2012, and was duly referred to Manhattan Community Board 8 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related non-ULURP application (N 130077 ZRM), which was referred for information.

Community Board Public Hearing

Community Board 8 held a public hearing on this action and the related actions on November 26, 2012 and on December 19, 2012, by a vote of 32 in favor, 1 opposed, 3 abstaining and 1 not

voting for cause, the Board adopted a resolution recommending approval of the application with conditions.

A summary of the recommendations of Community Board 8 appears in the related report for a zoning text amendment (N 130077 ZRM).

Borough President Recommendation

This application (C 130007 MMM), in conjunction with the related actions, was considered by the President of the Borough of Manhattan, who issued a recommendation on January 24, 2013, approving the application with conditions.

A summary of the recommendations of the Borough President appears in the related report for a zoning text amendment (N 130077 ZRM).

City Planning Commission Public Hearing

On January 23, 2013 (Calendar No. 2), the City Planning Commission scheduled February 6, 2013, for a public hearing on this application (C 130007 MMM). The hearing was duly held on February 6, 2013 (Calendar No. 20), in conjunction with the public hearing on the related actions.

There were a number of appearances, as described in the related report for a zoning text amendment (N 130077 ZRM), and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application in conjunction with the applications for the related actions, was reviewed by the Department of City Planning 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 13, 1999 and by the New York State Department of State on May 22, 2002, , 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 12-035. 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 for a City Map amendment (C 130007 MMM), in conjunction with the related applications (C 130076 ZMM, N 130077 ZRM, and C 130078 PPM) is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the related report for a zoning text amendment (N 130077 ZRM).

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 having considered the Final Generic Environmental Impact Statement (FGEIS), for which a Notice of Completion was issued on March 8, 2013, with respect to this application (CEQR No. 12DME004M), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and regulations, have been met and that:

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the Proposed Action adopted herein is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the FGEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, in accordance with the environmental commitment letter, dated March 19, 2013 from Cornell and acknowledged and accepted by the New York City Economic Development, those project components related to the environment and mitigation measures that were identified as practicable; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; 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 130007 MMM), for an amendment to the City Map involving:

- the establishment of East Main Street, West Main Street, North Loop Road, South Loop Road, East Loop Road and West Loop Road; and
- the establishment of legal grades necessitated thereby,

including authorization for any disposition or acquisition of real property related thereto, in Community District 8, Borough of Manhattan, in accordance with Map No. 30241, dated October 11, 2012 and signed by the Borough President, is approved.

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

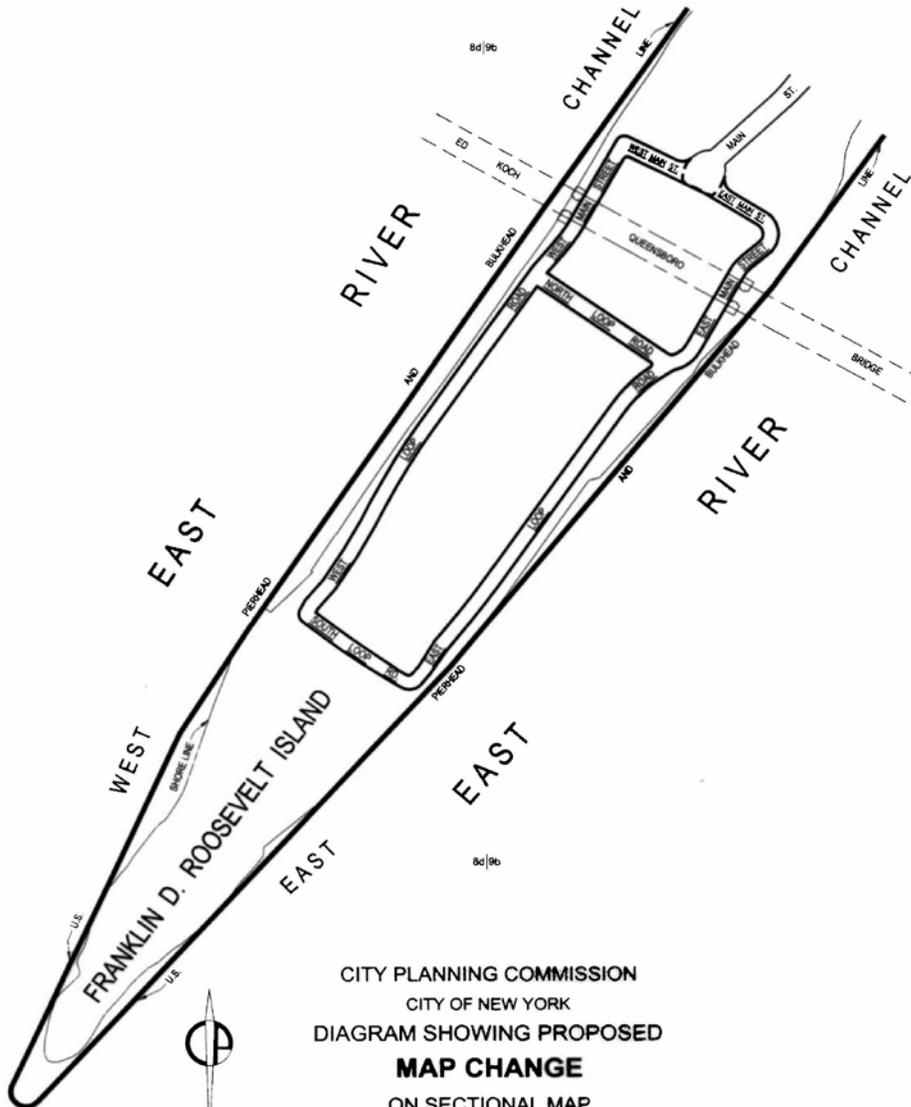
All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 30241, dated October 11, 2012, are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter;
- b. The subject amendment to the City Map shall not be filed with the appropriate agencies in accordance with condition “a” above until the applicant shall have executed a mapping agreement protecting the city's interest, approved as to form and sufficiency by the Corporation Counsel and accepted by the City Planning Commission (the “Mapping Agreement”). If such agreement is not accepted by the City Planning Commission within

two years of the date of this resolution, the approved amendment to the City Map may be returned to the City Planning Commission for rescission.

The above resolution (C 130007 MMM), duly adopted by the City Planning Commission on March 20, 2013 (Calendar No. 8), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, 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
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN,
MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners
MICHELLE R. DE LA UZ, Commissioner Voting No



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED

MAP CHANGE

ON SECTIONAL MAP

8d & 9b

BOROUGH OF
MANHATTAN

Irene Sadko, P.E.
I. Sadko, P.E.
Chief Engineer

New York, Certification Date
OCTOBER 15, 2012



- NOTE:
- Indicates line of street legally adopted.
 - Indicates line of street proposed to be established.
 - - - - Indicates line of street proposed to be eliminated.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.