



CITY PLANNING COMMISSION

March 20, 2013 / Calendar No. 9

C 130076 ZMM

IN THE MATTER OF an application submitted by Cornell University and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8d and 9b, by:

1. changing from and R7-2 District to a C4-5 District property bounded by North Loop Road* and its northwesterly and southeasterly prolongations, the U.S. Pierhead and Bulkhead Line, a line 1380 feet southwesterly of the centerline of North Loop Road* and its northwesterly and southeasterly prolongations, and the U.S. Pierhead and Bulkhead Line; and
2. establishing a Special Southern Roosevelt Island District (SRI) bounded by North Loop Road* and its northwesterly and southeasterly prolongations, the U.S. Pierhead and Bulkhead Line, a line 1380 feet southwesterly of the centerline of North Loop Road* and its northwesterly and southeasterly prolongations, and the U.S. Pierhead and Bulkhead Line; as shown on a diagram (for illustrative purposes only) dated October 15, 2012.

* Note: North Loop Road is proposed to be mapped under a concurrent related application (C 130007 MMM) for a change in the City Map.

This application (C 130076 ZMM) for an amendment to the Zoning Map was filed by Cornell University (Cornell) and NYC Economic Development Corporation (EDC) on September 24, 2012 to 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 classroom space as well as office, retail, residential, utility, and hotel use. The project would also allow for 2.5 acres of publicly-accessible open space.

RELATED ACTIONS

In addition to the zoning map amendment which is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

N 130077 ZRM	A proposed amendment to the Zoning Resolution creating the Special Southern Roosevelt Island District
C 130007 MMM	A proposed amendment to the City Map involving the establishment of a 50-foot right-of-way encircling the campus
C 130078 PPM	Disposition of city-owned property (Block 1373, Lot 20 and part of 1) by the New York City Department of Citywide Administrative Services (DCAS) to the New York City Land Development Corporation (LDC).

BACKGROUND

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

ENVIRONMENTAL REVIEW

This application (C 130078 PPM) in conjunction with the applications for the related actions (C 130007 MMM, C 130076 ZMM, and N 130077 ZRM) 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency 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 130076 ZMM), in conjunction with the applications for the related actions (C 130007 MMM 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 and review.

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, adopted a resolution recommending approval of the application with conditions.

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

Borough President Recommendation

This application (C 130076 ZMM) and the related actions were considered by the Manhattan Borough President, who issued a recommendation on January 25, 2013, approving the application with conditions.

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

City Planning Commission Public Hearing

On January 23, 2013 (Calendar No. 3) the City Planning Commission scheduled February 6, 2013 for a public hearing on this application (C 130076 ZMM) and the related actions. The hearing was duly held on February 6, 2013 (Calendar No. 21) in conjunction with the public hearings on the applications for the related actions (C 130007 MMM, C 130078 PPM, and N 130077 ZRM).

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

This application (C 130076 ZMM), in conjunction with those 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 12-076.

Based on the information submitted, the Waterfront Open Space Division, on behalf of the New York City Coastal Commission, having reviewed the waterfront aspect of this action, finds that the actions will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy and hereby finds the project consistent with the WRP policies.

CONSIDERATION

The Commission believes that this disposition of city-owned property as modified, in conjunction with the related applications (C 130007 MMM, C 130078 PPM, and N 130077 ZRM), 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 application (N 130077 ZRM).

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 & regulations, have been met and that:

Consistent with social, economic and other essential considerations:

1. From among the reasonable alternatives thereto, the action to be 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 an environmental commitment letter, dated March 19, 2013, from Cornell and acknowledged and accepted by EDC, those project components related to the environment and mitigation measures that were identified as practicable.

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

RESOLVED, 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-a and 201 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Sections 8d and 9b by changing from a R7-2 District to a C4-5 District property bounded by North Loop Road, eastern U.S. pier and bulkhead line, South Loop Road, and the western U.S. pier and bulkhead line on Roosevelt Island, Borough of Manhattan, Community District 8, as shown on a diagram (for illustrative purposes only) dated October 15, 2012.

The above resolution (C 130076 ZMM), duly adopted by the City Planning Commission on March 20, 2013 (Calendar No. 9), 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

