



CITY PLANNING COMMISSION

September 11, 2013/Calendar No. 15

C 130229 MMR

IN THE MATTER OF an application submitted by the New York City Department of Transportation and the Department of Parks and 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 Englewood Avenue between Arthur Kill Road and Kent Street;
- the establishment of Bricktown Way northwest of Veterans Road West;
- the establishment of Tyrellan Avenue from Veterans Road West to Bricktown Way;
- the establishment of Fairview Park;
- the extinguishment of several record streets;
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 4234 dated May 6, 2013 and signed by the Borough President.

The application for an amendment to the City Map involving establishment of Fairview Park; extinguishment of several record streets; establishment of Englewood Avenue, Bricktown Way and Tyrellan Avenue, including authorization for an acquisition or disposition of real property thereto; and adjustment of grades was filed by the Department of Transportation (DOT) and Department of Parks (DPR) on March 30, 2013, to facilitate a phased mixed use development including approximately 279,000SF of retail uses, 15,000SF of New York Public Library, 162 unit senior housing, 750-seat public school and 43 acres of parkland in Community District 3 of Staten Island.

RELATED ACTIONS

In addition to a city map amendment which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission (CPC) on the following applications which are being considered concurrently with this application:

C 130279 ZMR	Zoning Map amendment from M1-1 District to a C4-1 and R3-2 Districts;
C 130289 PSR	Site Selection of property for use as a public library
C 130288 PQR	Acquisition of property for use as a public school

C 130290 PQR	Acquisition of property easement to facilitate pedestrian, vehicular and bicycle access
N 130285 RAR	Authorization pursuant to 107-64 for removal of Trees
N130286 RAR	Authorization pursuant to 107-65 for modification of existing topography
N130287 RAR	Authorization pursuant to 107-68 for modification of group parking facility and access regulations
N 130283 ZAR	Authorization pursuant to 36-023 for site planning in C4-1 District
N 130284 ZAR	Authorization pursuant to 36-023 for reduction of parking requirement in C4-1 district
N 130282 RCR	Certification pursuant to 107-08 for future subdivision
N 130280 ZCR	Chairperson's certification pursuant to 36-592 for cross access connections
N 130281 ZCR	Chairperson's certification pursuant to 36-596 (a) that no cross access connection is required

BACKGROUND

A full background discussion and description of this application appears in the related report for zoning map amendment (C 130229 ZMR).

ENVIRONMENTAL REVIEW

This application (C 130229 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 lead agency is the Office of the Deputy Mayor for Economic Development. The designated CEQR number is 13DME001R.

A summary of the environmental review and the Final Environmental Impact Statement appears in the related report for a zoning map amendment (C 130279 ZMR).

UNIFORM LAND USE REVIEW

This application (C 130229 MMR), in conjunction with the application for related actions (C130279 ZMR, C 130289 PSR, C 130288 PQR, C 130290 PQR) was certified as complete by the Department of

City Planning on May 6, 2013, and was duly referred to Staten Island Community Board 3 and the Staten Island 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 actions (N 130285 RAR, N 130286 RAR, N 130287 RAR, N 130283 ZAR, N 130284 ZAR, N 130282 RCR, N 130280 ZCR and N 130281 ZCR) which was referred for information purposes.

Community Board Public Hearing

Community Board 3 held a public hearing on this and the related applications (C 130279 ZMR, C 130289 PSR, C 130288 PQR, C 130290 PQR) along with the related non-ULURP actions (N 130285 RAR, N 130286 RAR, N 130287 RAR, N 130283 ZAR, N 130284 ZAR, N 130282 RCR, N 130280 ZCR and N 130281 ZCR) on May 28, 2013 and, on that date, by a vote of 25 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 130229 MMR), in conjunction with the related actions (C 130279 ZMR, C 130289 PSR, C 130288 PQR, C 130290 PQR) along with the related non-ULURP actions (N 130285 RAR, N 130286 RAR, N 130287 RAR, N 130283 ZAR, N 130284 ZAR, N 130282 RCR, N 130280 ZCR and N 130281 ZCR) was considered by the Staten Island Borough President, who issued a recommendation approving the application on June 28, 2013.

City Planning Commission Public Hearing

On July 10, 2013 (Calendar No. 12), the City Planning Commission scheduled July 24, 2013 for a public hearing on this application (C 130229 MMR) and the related applications (C 130279 ZMR, C 130289 PSR, C 130288 PQR, C 130290 PQR). The hearing was duly held on July 24, 2013 (Calendar No. 33). There were five speakers in favor of the application and none in opposition as described in the related report for the zoning map amendment (C 130279 ZMR), and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY

This application (C 130229 MMR) in conjunction with the related applications (C 130279 ZMR, C 130288 PQR, C 130289 PSR, C 130290 PQR) along with the related non-ULURP actions (N 130285 RAR, N 130286 RAR, N 130287 RAR, N 130283 ZAR, N 130284 ZAR, N 130282 RCR, N 130280 ZCR and N 130281 ZCR) was reviewed by the City Coastal Commission 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 28, 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 13-042.

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 (C 130229 MMR) by DOT and DPR for a City Map amendment in conjunction with the related applications (C 130279 ZMR, C 130289 PSR, C 130288 PQR, C 130290 PQR), along with the related non-ULURP actions (N 130285 RAR, N 130286 RAR, N 130287 RAR, N 130283 ZAR, N 130284 ZAR, N 130282 RCR, N 130280 ZCR and N 130281 ZCR) 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 map amendment (C 130279 ZMR).

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of real property related there to the appropriate, adopts the following resolution:

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on August 30, 2013, with respect to this application (CEQR No. 13DME001R), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act & regulations, have been met and that:

1. Consistent with social, economic, and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable, provided that in the event that the action cannot be realized with respect to improvement of Englewood Avenue from Kent Avenue to Veterans Road West, either the “Shortened Englewood Avenue Alternative” or the “40-Foot Wide Englewood Avenue Alternative” may be pursued ; and

2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, in accordance with environmental commitment letters, each dated September 10, 2013, from the New York City Economic Development Corporation and the New York City Department of Parks and Recreation, and acknowledged and accepted by the Office of the Deputy Mayor for Economic Development, those project components related to the environment and mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitute 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, that the City Planning Commission, having reviewed the waterfront aspects of this action finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c and 199 of the New York City Charter, that based on the environmental determination, and consideration described in this report, the application (C 130229 MMR) of DOT and DPR for the amendment to the City Map involving:

- the establishment of Englewood Avenue between Arthur Kill Road and Kent Street;
- the establishment of Bricktown Way northwest of Veterans Road West;
- the establishment of Tyrellan Avenue from Veterans Road West to Bricktown Way;
- the establishment of Fairview Park;
- the extinguishment of several record streets;
- the adjustment of grades necessitated thereby;

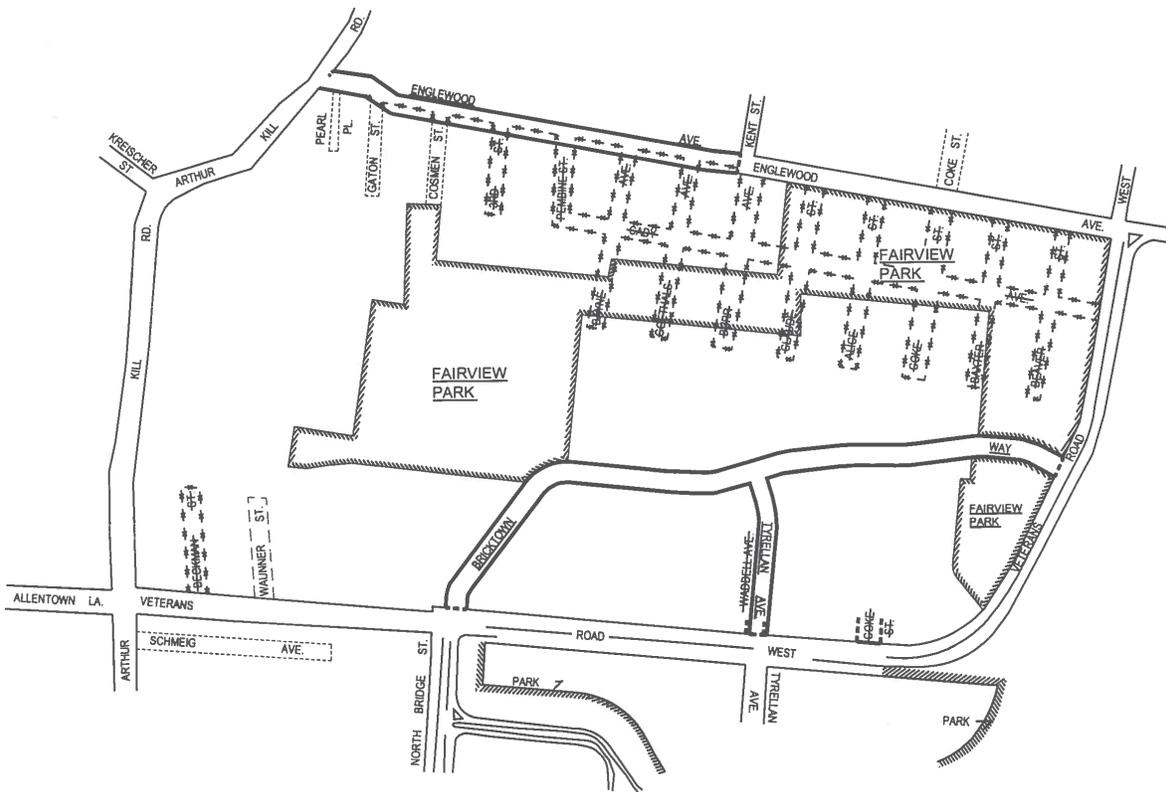
including authorization for any acquisition or disposition of real property related thereto, Borough of Staten Island, Community District 3, in accordance with Map No. 4234 dated May 6, 2013 and signed by the Borough President, is approved; and be it further

RESOLVED that, all such approvals being subject to the following condition:

- (a) The subject amendment to the City map shall take effect on the day following the day on which certified counterparts of Map No. 4234, dated May 6, 2013, is filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.

The above resolution (C 130229 MMR), duly adopted, by the City Planning Commission on September 11, 2013 (Calendar No. 15), 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
RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAP
32d
BOROUGH OF
STATEN ISLAND

New York, Certification Date
MAY 06, 2013

Irene 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.
 - x - x - x - Indicates line of record street proposed to be extinguished.
 - ////// Indicates Park line heretofore established and hereby retained.
 - ////// Indicates Park line hereby established.

*The
City
of
New York*



BOROUGH OF STATEN ISLAND
COMMUNITY BOARD 3

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June 18, 2013

Amanda M. Burden
Chair, City Planning Commission
Director, Department of City Planning
22 Reade Street
New York, N. Y. 10007-1216

Re: Charleston Mixed Use
130279 ZMR, 130229 MMR, 130289 PSR, 130288 PQR, 130290 PQR, N 130285 RAR,
N 130286RAR, N 130287RAR, N 130280ZCR, N 130281ZCR, N 130283ZAR,
N 130284 ZAR, N 130282 RCR

Dear Director Burden:

Community Board 3 has been involved in the development of the Charleston complex since its inception. Through the years we have witnessed many reconfigurations for the multiple use development of this site. We listened to concerns and objections, constructive criticisms and positive opinions from the community.

We support developing the east/west connection of Englewood Avenue between Veteran's Road West and Arthur Kill Road. Opening Englewood Avenue is the only acceptable solution that will respond to the anticipated increased traffic demand.

Our Land Use Committee has reviewed the mixed use applications and Community Board 3 unanimously supports the above referenced applications.

Thank you for the opportunity to comment on this application.

Very truly yours,

Handwritten signature of Frank Morano in black ink.

Frank Morano
Chairman of the Board

Handwritten signature of Thomas Barlotta in black ink.

Thomas Barlotta
Land Use Committee Chairman

cc: Borough President James P. Molinaro
Councilman Vincent Ignizio
Len Garcia-Duran, SI Director City Planning
Munro W. Johnson, AICP NYC Economic Development Corporation


BOROUGH PRESIDENT RECOMMENDATION
 Pursuant to the Uniform Land Use Review Procedure

 Application #: C130279ZMR
 CEQR #: 13DME001R

 Project Name: Charleston Mixed-Use Development
 Borough(s): Staten Island
 Community District Number(s): 03

Please use the above application number on all correspondence concerning this application

Docket Description:

IN THE MATTER OF an application submitted by the New York City Economic Development Corporation and Bricktown Pass, L.L.C. pursuant to Sections 197-c and 201 of the New York City Charter and the amendment of the Zoning Map, Section No. 324:

1. Changing from an M1-1 District to an R3-2 District property bounded by Englewood Avenue*, the easterly, northerly and westerly boundary lines of a Park* and its northerly prolongation, and Cosmen Street;
2. Changing from an M1-1 District to a C4-1 District property bounded by Arthur Kill Road, the westerly prolongation of a northerly boundary line of a Park*, a westerly boundary line of a Park* and its southerly prolongation, a line 480 feet northerly of Veterans Road West, Waunner Street and its northerly centerline prolongation, and Veterans Road West; and,
3. Changing from an M1-1 District to a C4-1 District property bounded by a southerly boundary line of a Park*, the southerly prolongation of an easterly boundary line of a Park*, Bricktown Way*, and an easterly boundary line of a Park*, and its southerly prolongation.

*Note: A Park (Fairview Park), Englewood Avenue and Bricktown Way are proposed to be mapped under a concurrent related application (C130229 MMR) for a change to the City Map.

Related Applications:

 C 130229 MMR N 130282 RCR N 130285 RAR C 130288 PQR
 N 130280 ZCR N 130283 ZAR N 130286 RAR C 130289 PSR
 N 130281 ZCR N 130284 ZAR N 130287 RAR C 130290 PQR

RECEIVED

JUL 01 2013

 Department of City Planning
 Staten Island Office

Recommendation:
 Approve

 Disapprove

Approve With Modifications/Conditions

Disapprove With Modifications/Conditions

Explanation of Recommendation, Conditions or Modification:

I fully support the applications submitted by the NYC Economic Development Corporation and Bricktown Pass, LLC for the Charleston Mixed-Use Development. The addition of a new 43 acre park, Public Library Branch, Senior Housing Village, future public school site and new retail uses to complement those currently operating at Bricktown Centre are much-needed and welcome community services and amenities. The mapping of Bricktown Way and Englewood Avenue will provide the required pedestrian, bicycle and vehicle connectivity to the residential and community facility components. These mapping actions will finally connect arterial streets and link the existing user population east of the West Shore Expressway with the new planned uses on the subject property. These mapping actions (C130229 MMR) are a vital part of the mixed-use master plan. With the continued growth of retail and other commercial services in Charleston, the establishment of throughput and redundancy in our street system will ensure the viability of this site in the future.

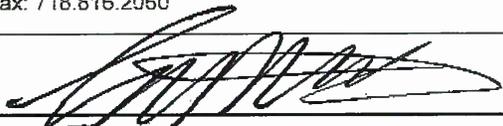
Related Applications: See above

Contact:

Address questions about this recommendation to:

OFFICE OF THE STATEN ISLAND BOROUGH PRESIDENT
ATTN: LAND USE DIRECTOR

 Address: 10 Richmond Terrace, Staten Island, NY 10301 (Room G-12)
 Phone: 718.816.2112
 Fax: 718.816.2060


 James P. Molinaro
 President of the Borough of Staten Island

June 28, 2013

DATE