



CITY PLANNING COMMISSION

September 11, 2013/Calendar No. 16

C 130289 PSR

IN THE MATTER OF an application submitted by the New York Public Library and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the site selection of property generally bounded by Englewood Avenue, Arthur Kill Road, and Veterans Road West (Block 7459, p/o lot 50; Block 7454, p/o lot 5; Block 7452, p/o lot 75; Block 7487, p/o lot 100; and p/o Bayne Avenue record street) for use as a public library.

The application was filed by the Department of Citywide Administrative Services (DCAS) and New York Public Library (NYPL) on April 30, 2013, for site selection of city-owned property for construction of a 15,000SF NYPL branch within a zoning lot generally bounded by Bricktown Way and proposed parkland, that is part of a phased mixed use development including approximately 279,000SF of retail uses, 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 site selection 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 130229 MMR	City Map Change to establish Bricktown Way, Tyrellan Avenue, Englewood Avenue, Fairview Park and Conservation Area; and extinguish 10 unbuilt record streets
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
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 130279 ZMR).

ENVIRONMENTAL REVIEW

This application (C 130289 PSR) 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 130289 PSR), in conjunction with the application for related actions (C 130279 ZMR, C 130229 MMR, 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 130229 MMR, 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 130289 PSR), in conjunction with the related actions (C 130279 ZMR, C 130229 MMR, 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. 13), the City Planning Commission scheduled July 24, 2013 for a public hearing on this application (C 130289 PSR) and the related applications (C 130279 ZMR, C 130229 MMR, C 130288 PQR, C 130290 PQR). The hearing was duly held on July 24, 2013 (Calendar No. 34). 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 130289 PSR) in conjunction with the related applications (C 130279 ZMR, C 130229 MMR, 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 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 130289 PSR) by DCAS for site selection to construct a public library in conjunction with the related applications (C 130279 ZMR, C 130229 MMR, 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

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, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination, and consideration described in this report, the application (C 130289 PSR) of DCAS for the construction of a public library in a property generally bounded by Bricktown Way, Englewood Avenue, Arthur Kill Road and Veterans Road West (Block 7459, p/o lot 50; Block 7454, p/o lot 5; Block 7452, p/o lot 75; Block 7487, p/o lot 100; and p/o Bayne Avenue record street), Borough of Staten Island, Community District 3, is approved.

The above resolution (C 130289 PSR), duly adopted, by the City Planning Commission on September 11, 2013(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, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners



Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **130279 ZMR**

CEQR Number: 13DME001R

Project Name: **Charleston Mixed-Use Development**

Borough(s): Staten Island

Community District Number(s): 3

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

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the New York City Economic Development Corporation and Bricktown Pass, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 32d:

- 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;
- 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
- 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;

Borough of Staten Island, Community District 3, as shown on a diagram (for illustrative purposes only), dated May 6, 2013.

*Note: a Park (Fairview Park), Englewood Avenue and Bricktown Way are proposed to be mapped under a concurrent related application (C 130229 MMR) for a change to the City Map.

Applicant(s): NYC Economic Development Corporation 110 William Street, 6th floor, New York, NY 10038 Bricktown Pass, LLC c/o Blumenfeld Development Group Ltd. 300 Robbins Lane, Syosset, NY 11791		Applicant's Representative: Robert Michel AECOM 20 Exchange Place, 13th floor New York, NY 10005
Recommendation submitted by: Staten Island Community Board 3		
Date of public hearing: May 8, 2013		Location: Community Board 3, 655-218 Rossville Ave., S.I., N.Y.
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>
Date of Vote: May 28, 2013		Location: Woodrow Methodist Church Hall, 1075 Woodrow Road
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions Please attach any further explanation of the recommendation on additional sheets, as necessary.		
Voting # In Favor: 25 # Against: # Abstaining: Total members appointed to the board: 36		
Name of CB/BB officer completing this form Frank Morano	Title Chairman of the Board	Date 6/19/2013



BOROUGH OF STATEN ISLAND
COMMUNITY BOARD 3

655-218 Rossville Avenue, Staten Island, N. Y. 10309

Telephone: (718) 356-7900

Fax: (718) 966-9013

Email: sicb3@cb.nyc.gov

Website: www.nyc.gov/sicb3

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 ProcedureApplication #: C130279ZMR
CEQR #: 13DME001RProject 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 OfficeRecommendation:☒ 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 DIRECTORAddress: 10 Richmond Terrace, Staten Island, NY 10301 (Room G-12)
Phone: 718.816.2112
Fax: 718.816.2060James P. Molinaro
President of the Borough of Staten Island

June 28, 2013

DATE