



CITY PLANNING COMMISSION

September 11, 2013 | Calendar No. 25

C 130315 ZMR

IN THE MATTER OF an application submitted by the NYC Economic Development Corporation, New York Wheel LLC and St. George Outlet Development LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 21c, by establishing a Special St. George District bounded by Richmond Terrace, the northerly prolongation of the westerly street line of St. Peters Place, the U.S. Pierhead Line, and the northerly street line of Borough Place and its easterly and westerly prolongations, Borough of Staten Island, Community Board 1, as shown on a diagram (for illustrative purposes only) dated May 20, 2013.

The application was filed by NYC Economic Development Corporation, New York Wheel LLC and St. George Outlet Development LLC on May 14, 2013, for a zoning map amendment to extend the boundaries of the Special St. George District in Staten Island Community District 1.

RELATED ACTIONS

In addition to the zoning map amendment which is the subject of this report (C130315ZMR), implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

- N 130316 ZRR Zoning Text Amendment to establish the North Waterfront Subdistrict within the existing Special St. George District and a new special permit in Section 128-61 to permit development on designated parcels pursuant to a development plan.

- C 130319PPR Disposition of Parcel 1 (Block 2, part of Lot 20), a City-owned property (via application of the NYC Dept. of Small Business Services)

- C 130320PPR Disposition of Parcel 2 (Block 2, parts of Lots 1, 5, 10 and 20), a City-owned

property (via application of the NYC Dept. of Small Business Services)

C130317ZSR Special permit pursuant to Section 128-61 to permit the development of an observation wheel and accessory terminal building; the development a public parking garage for 950 cars and 12 buses; the decking over of a railroad right-of-way; and establishing in lieu of base plane an appropriate level or levels as the reference plane.

C130318ZSR Special permit pursuant to Section 128-61 to permit the development of a retail outlet mall with approximately 100 stores, hotel, and catering facility; the development of a 1,250-space public parking garage; offsite interim public parking lots with more than 150 spaces; the decking over of a railroad right-of-way; and establishing in lieu of base plane an appropriate level or levels as the reference plane.

BACKGROUND

A full background discussion and description of this application appears in the related report for a zoning text amendment (N130316ZRR).

ENVIRONMENTAL REVIEW

The application (C130315ZMR), in conjunction with the applications for the related actions (C1030319PPR, C130317ZSR, C130318ZSR, N130316ZRR, and C130320PPR) 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 designated CEQR number is 13SBS001R. The lead agency is the Department of Small Business Services.

A summary of the environmental review and the Final Environmental Impact Statement appears

in the related report for a zoning text amendment (N130316ZRR).

UNIFORM LAND USE REVIEW

This application (C130315ZMR), in conjunction with related applications (C1030319PPR, C130317ZSR, C130318ZSR, and C130320PPR), was certified as complete by the Department of City Planning on May 20, 2013, and was duly referred to Community Board 1 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 application (N130316ZRR), which as duly referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 1 held a public hearing on this and related actions on June 11, 2013, and on that date, by a vote of 25 in favor, 1 opposed and 3 ineligible, adopted a resolution recommending approval of this application with conditions.

A summary of the recommendations of Community Board 1 appears in the report for a related application for a for a zoning text amendment (N130316ZRR).

Borough President Recommendation

This application was considered by the Staten Island Borough President, who issued a recommendation approving the application with conditions on July 8, 2013.

A summary of the recommendations of Staten Island Borough President appears in the report for a related application for a for a zoning text amendment (N130316ZRR).

City Planning Commission Public Hearing

On July 10, 2013 (Calendar No. 16), the City Planning Commission scheduled July 24, 2013 for a public hearing on this application (C130315ZMR), in conjunction with related applications). The hearing was duly held on July 24, 2013 (Calendar No. 37). There were 17 speakers in favor of the application and none opposed.

There were a number of appearances as described in the related application for a zoning text amendment (N130316ZRR), and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C130315ZMR), 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 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 12-138.

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 application for a zoning map amendment (C130315ZMR), in conjunction with related applications (C1030319PPR, C130317ZSR, C130318ZSR, N130316ZRR, and C130320PPR) is appropriate.

A full consideration and analysis of issues and the reasons for approving this application appear in the related report for a zoning text amendment (N130316ZRR).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on August 29, 2013, with respect to this application (CEQR No. 13SBS001R), 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 action to be approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; 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 the environmental commitment letter, dated September 11, 2013, from the New York City Economic Development Corporation, the St. George Outlet Development LLC, and the New York Wheel LLC, 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 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, 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 200 of the New York City Charter, that based on the environmental determination and 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 Zoning Map, Section No. 21c, by establishing a Special St. George District bounded by Richmond Terrace, the northerly prolongation of the westerly street line of St. Peters Place, the U.S. Pierhead Line, and the northerly street line of Borough Place and its easterly and westerly prolongations, Borough of Staten Island, Community District 1, as shown on a diagram (for illustrative purposes only) dated May 20, 2013.

The above resolution (C130315ZMR), duly adopted by the City Planning Commission on September 11, 2013 (Calendar No. 25), 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,
RICHARD W. EADDY, MARIA M. DEL TORO, JOSEPH I. DOUEK,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners