



## CITY PLANNING COMMISSION

---

September 11, 2013 | Calendar No. 30

C 130320 PPR

---

**IN THE MATTER OF** an application submitted by the NYC Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for the disposition of four (4) city-owned properties located on Block 2, p/o Lot 1, p/o Lot 5, p/o 10 and p/o 20 restricted to the development authorized by the special permit granted under the NYC Zoning Resolution (ZR) Section 128-61, Borough of Staten Island, Community District 1.

---

The application was filed by NYC Department of Small Business Services on May 14, 2013, for a disposition of City-owned property in association with a proposed special permit for Parcel 2 identified in the text maps in ZR Section 128-61, located within the North Waterfront Subdistrict in the Special St. George District in Staten Island Community District 1.

### RELATED ACTIONS

In addition to the disposition which is the subject of this report (C 130320 PPR), 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 130316ZRR 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 130315ZMR Zoning Map Amendment to extend the boundaries of the existing Special St. George District to include all of the project area.
- C 130319PPR Disposition of Parcel 1 (Block 2, p/o Lot 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.

C 130318ZSR 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 1,274-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 (N 130316 ZRR).

## **ENVIRONMENTAL REVIEW**

The application (N1030320PPR), in conjunction with the applications for the related actions (C130315ZMR, C130317ZSR, C130318ZSR, N130316ZRR, and C130319PPR) 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 (N 130316 ZRR).

## **UNIFORM LAND USE REVIEW**

On May 20, 2013, this application (C130320 PPR), in conjunction with the related applications

(C130315ZMR, C130317ZSR, C130318ZSR, and C130319PPR), were certified as complete by the Department of City Planning on May 20, 2013, and were 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 zoning text amendment which was 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 (N 130316 ZRR).

### **Borough President Recommendation**

This application was considered by the Staten Island Borough President, who issued a recommendation approving the application 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 (N 130316 ZRR).

### **City Planning Commission Public Hearing**

On July 10, 2013 (Calendar No. 21), the City Planning Commission scheduled July 24, 2013 for a public hearing on this application (C 130320 PPR) along with the related applications (C130315ZMR, N 130316 ZRR, C130317ZSR, C130318ZSR, and C130319PPR). The hearing was duly held on July 24, 2013 (Calendar No. 42). A total of 17 speakers testified at the hearing. All spoke in favor of the St. George Waterfront Redevelopments.

There were a number of appearances as described in the related application for a zoning text amendment (N 130316 ZRR), and the hearing was closed.

#### **CONSIDERATION**

The Commission believes that this application for a disposition of city-owned property (C130320PPR) in conjunction with the related applications (C130315ZMR, N130316ZRR, C130317ZSR, C130318ZSR, and C130319PPR), 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 (N 130316 ZRR).

#### **RESOLUTION**

**RESOLVED**, that having considered the Final Supplemental Environmental Impact Statement (FSEIS), 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 Section 197-c of the New York

City Charter, for the disposition of four (4) city-owned properties located on Block 2, p/o Lot 1, p/o Lot 5, p/o 10 and p/o 20 restricted to the development authorized by the special permit granted under the NYC Zoning Resolution (ZR) Section 128-61, submitted in an application by the NYC Department of Small Business Services, is approved.

The above resolution (C 130320 PPR), duly adopted by the City Planning Commission on September 11, 2013 (Calendar No. 30), 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**