



IN THE MATTER OF an application, submitted by Josif A LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- the establishment of North Morrow Street (formally Morrow Street) from Forest Avenue to a point 437 feet south; and
- the elimination, discontinuance and closing of a portion of Morrow Street between Amador Street and a point 286 feet north; and
- the elimination of Albany Avenue between Goethals Road North and Amador Street; and
- the elimination of Amador Street between Morrow Street and South Avenue; and
- the elimination of Garrick Street between Goethals Road North and Wemple Street; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Staten Island, in accordance with Map No. 4243 dated December 5, 2016 and signed by the Borough President.

This application for an amendment to the City Map was filed by Josif A LLC on May 6, 2015. The proposed City Map amendment, along with its related action, would facilitate a new 219,377 square foot retail development on a 28.3 acre site located in Mariner's Harbor, Staten Island Community District 1.

RELATED ACTION

In addition to the amendment to the City Map (C 150359 MMR) that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 160174 ZSR A Special Permit to permit retail establishments over 10,000 square feet.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning special permit application (C 160174 ZSR).

ENVIRONMENTAL REVIEW

This application (C 150359 MMR), in conjunction with the related application (C 160174 ZSR), 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 City Planning Commission. The designated CEQR number is 17DCP030R.

A summary of the environmental review appears in the report for the related zoning special permit application (C 160174 ZSR).

UNIFORM LAND USE REVIEW

This application (C 150359 MMR), in conjunction with the application for the related action (C 160174 ZSR), was certified as complete by the Department of City Planning on June 5, 2017, and was duly referred to Staten Island 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).

Community Board Public Hearing

Community Board 1 held a public hearing on this application (C 150359 MMR), in conjunction with the related application (C 160174 ZSR) on June 7, 2017, and on June 13, 2017 by a vote of 17 in favor, 14 opposed, and with five abstentions, denied the recommendation to approve both applications. The abstentions are counted as disapproval votes.

Borough President Recommendation

This application (C 150359 MMR), in conjunction with the related application (C 160174 ZSR) was considered by the Staten Island Borough President, who on July 12, 2017 issued a recommendation of approval of the application with conditions.

A summary of the recommendation and conditions of the Borough President appears in the report for the related zoning special permit application (C 160174 ZSR).

City Planning Commission Public Hearing

On July 12, 2017 (Calendar No. 9), the City Planning Commission scheduled July 26, 2017, for a public hearing on this application (C 150359 MMR). The hearing was duly held on July 26, 2017 (Calendar No. 41), in conjunction with the public hearing on the related application.

There were a number of appearances, as described in the report for the related application for the zoning special permit (C 160174 ZSR), and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C 150359 MMR), in conjunction with the related application (C 160174 ZSR) 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 30, 2013 and by the New York State Department of State on February 3, 2016, 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 13-090.

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 for a City Map amendment (C 150359 MMR) is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report for the related zoning special permit application (C 160174 ZSR).

RESOLUTION

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

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, the City Coastal Commission 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 Sections 197-c and 199 of the New York City Charter, and Section 5-430 et seq. of the New York City Administrative Code, that based on the environmental determination and the consideration described in this report, the application (C 150359 MMR), for an amendment to the City Map involving:

- the establishment of North Morrow Street (formally Morrow Street) from Forest Avenue to a point 437 feet south; and
- the elimination, discontinuance and closing of a portion of Morrow Street between Amador Street and a point 286 feet north; and
- the elimination of Albany Avenue between Goethals Road North and Amador Street; and
- the elimination of Amador Street between Morrow Street and South Avenue; and
- the elimination of Garrick Street between Goethals Road North and Wemple Street; and

- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Staten Island, in accordance with Map No. 4243 dated December 5, 2016 and signed by the Borough President is approved; and be it further

RESOLVED that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

RESOLVED that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. 4243 dated December 5, 2016 providing for the discontinuance and closing of a portion of Morrow Street between Amador Street and a point 286 feet north more particularly described as follows:

DISCONTINUING AND CLOSING A PORTION OF MORROW STREET BETWEEN AMADOR STREET AND A POINT 286 FEET NORTH

Starting at the point of intersection of the southerly line of Forest Avenue and the westerly line of North Morrow Street, thence southerly for a distance of 458.28 feet along the westerly line of North Morrow Street to the point of place or beginning;

1. THENCE running easterly a distance 20.00 feet along a line that forms a deflection angle to the left of 90 degrees, with the previous course, to a point;
2. THENCE running northerly a distance 21.51 feet along a line that forms a deflection angle to the left of 90 degrees, with the previous course, to a point;
3. THENCE running easterly a distance of 25.52 feet along a line that forms a deflection angle to the right of 90 degrees, with the previous course, to a point of curvature;

4. THENCE running along a curve to the left with a Radius 45.40 feet, a Delta Angle 32-42-47, and an Arc Length 25.92 feet to a point on the easterly record line of Morrow Street;
5. THENCE running southerly along the said easterly record line of the said Morrow Street a distance of 287.35 feet to a point;
6. THENCE running northwesterly a distance of 98.81 feet along a line that forms an interior deflection angle to the right of 45 degrees 6 minutes and 17 seconds, with the previous course to a point on the westerly record line of Morrow Street;
7. THENCE running northerly along the said westerly record line of Morrow Street a distance of 188.71 feet to the point or place of BEGINNING.

The above described parcel has an area 16784.53 square feet or 0.39 acres; and be it further

RESOLVED that, pursuant to subdivision 1a of Section 5-433 of the New York City Administrative Code, public utility facilities within the subsurface of the streets cited herein that are to be discontinued and closed by this action, may be maintained in place or relocated within such subsurface by the public utility, so that such maintenance in place or relocation of such facilities is consistent with the proposed use of the closed portion or portions of such subsurface, and the requirements of other facilities located therein;

All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 4243 dated December 2, 2016 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code; and

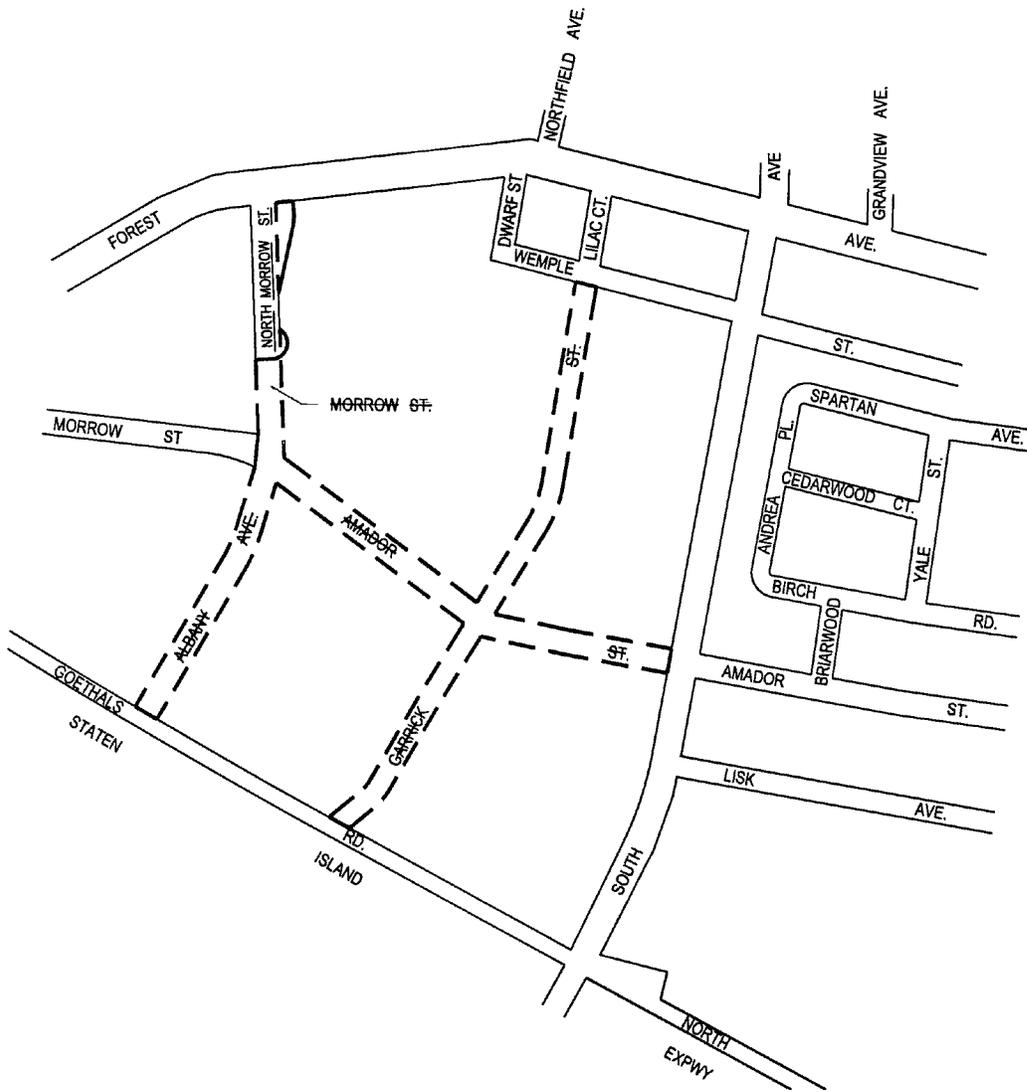
- b. The subject amendment to the City Map shall not be filed with the appropriate agencies in accordance with condition “a” above until the applicant shall have executed a mapping agreement protecting the city's interest, approved as to form and sufficiency by the Corporation Counsel and accepted by the City Planning Commission (the “Mapping Agreement”). If such agreement is not accepted by the City Planning Commission within two years of the date of this resolution, the approved amendment to the City Map may be returned to the City Planning Commission for rescission; and

- c. The subject street to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

The above resolution (C 150359 MMR), duly adopted by the City Planning Commission on September 6, 2017 (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.

MARISA LAGO, *Chair*
KENNETH J. KNUCKLES, Esq., *Vice-Chairman*
IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,
JOSEPH I. DOUEK, RICHARD W. EADDY,
CHERYL COHEN EFFRON, HOPE KNIGHT,
ORLANDO MARIN, LARISA ORTIZ, Commissioners

MICHELLE R. DE LA UZ, Commissioner, abstaining

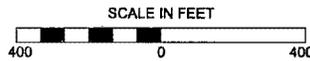


CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MA CHANGE
ON SECTIONAL MAP
20
BOROUGH OF
STATEN ISLAND

New York, Certification Date
JUNE 5, 2017

P. Montgomery
P. Montgomery, 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.



THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.