



---

December 19<sup>th</sup>, 2018 / Calendar No. 17

C 180514 PQR

---

**IN THE MATTER OF** an application submitted by the Department of Transportation and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 1893 Richmond Terrace (Block 185, Lot 501) for continued use as a vehicle maintenance and repair facility in the Borough of Staten Island, Community District 1.

---

This application for acquisition of property was filed on June 22, 2018 by the Department of Transportation (DOT) and the Department of Citywide Administrative Services (DCAS) to facilitate the continued use of property located at 1893 Richmond Terrace (Block 185, Lot 501) as a vehicle maintenance and repair facility in the Port Richmond area of Staten Island Community District 1.

**BACKGROUND**

DOT and DCAS are seeking the acquisition of property to facilitate the continued operation of a vehicle maintenance and repair facility in the Port Richmond area of Staten Island Community District 1. The site has been used by DOT as a vehicle maintenance and repair facility since 1990, and was the subject of a previous acquisition approved by the Commission on January 17, 1990 (C 890400 PLR, Cal. No. 38) for a 10-year term with an option to renew for another 10 years. The previous lease expired on April 4, 2013 and the facility has since operated under a month-to-month license agreement.

The project site, at 1893 Richmond Terrace, is located in an M1-1 zoning district, which allows automobile repair establishments as-of-right. There are industrial and automobile-related uses north of Richmond Terrace and commercial and residential uses and some automobile repair business south of Richmond Terrace. The area further south is predominantly residential and primarily developed with one- and two-family buildings.

Other City-owned or operated properties in the surrounding area include the Department of Environmental Protection's Port Richmond Wastewater Treatment Plant, located just east of the project site. Public transit access to the site is available on the S40 bus line.

The proposed acquisition site is a 61,140-square-foot lot with a single-story 38,000-square-foot concrete block building and 21,000 square feet of paved exterior area. The lot is surrounded by tall fencing that has a public art installation along the middle and barbed wire at the top. There are 17 interior parking spaces and 21 exterior parking spaces for a total of 38 off-street parking spaces. Employees at the facility would use the on-site parking. DOT would continue to use the entire lot as an office space, garage, and parking area for the purpose of servicing and maintaining fleet assets. These assets comprise a mix of small machines, trucks and sedans. No other uses would reside on the site.

Hours of operation at the facility would be Monday through Friday, 5:30 am to 11:00 pm. An estimated 20 vehicles would be serviced at the facility at a given time. Vehicles in need of servicing would be driven or towed to the site and access the facility via two 12-foot curb cuts on Richmond Terrace. The project site has 323 feet of frontage on Richmond Terrace, a major east-west corridor that runs through Staten Island's North Shore neighborhoods, and is located near NY-440, which provides a connection to the Staten Island Expressway.

## **ENVIRONMENTAL REVIEW**

This application (C 180514 PQR) 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 designated CEQR number is 16DOT033R. The lead agency is DOT. This application was determined to be a Type II action, which requires no further environmental review.

## **UNIFORM LAND USE REVIEW**

This application (C 180514 PQR) was certified as complete by the Department of City Planning on August 6, 2018 and was duly referred to Staten Island Community Board 1 and the Staten Island Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **Community Board Public Hearing**

Staten Island Community Board 1 held a public hearing on this application (C 180514 PQR) on October 9, 2018, and on that date, by a vote of 29 in favor, one opposed, and none abstaining, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application (C 180514 PQR) was considered by the Staten Island Borough President, who on October 11, 2018 issued a recommendation to approve the application.

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

On October 31, 2018 (Calendar No. 6), the Commission scheduled November 14, 2018 for a public hearing on this application (C 180514 PQR). The hearing was duly held on November 14, 2018 (Calendar No. 35). One speaker, a representative from DOT, testified in favor of the application and provided an overview of the facility, operations and site conditions, including a barbed-wire enclosure.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the acquisition of property for continued use as a vehicle maintenance and repair facility, located at 1893 Richmond Terrace (Block 185, Lot 501), is appropriate.

A vehicle maintenance and repair facility has occupied this space since 1990, providing DOT with a central location on Staten Island's North Shore with nearby access to major arterial roads and expressways that allow it to effectively maintain its fleet and ensure

continuity of its operations. The facility is of an adequate size to meet DOT's operational needs and does not require new construction or improvements to facilitate continued use as a maintenance facility. The current and future use is permitted as-of-right in the zoning district in which the facility is located and is consistent with the existing land uses north of Richmond Terrace, which include automobile service and industrial uses. The site provides sufficient off-street parking spaces for both employees and vehicles awaiting repairs and maintenance, ensuring operations are confined to the subject site.

In response to concerns expressed at the public hearing, DOT stated in a letter to the Commission dated November 29, 2018 that:

“The existing fence with barbed wire was located at the site prior to DOT's use of the site in 1990 and likely installed by the previous property owner. DOT allowed the fence to remain since it was added security for the mechanics who work at the facility who often use their personal tools to maintain and repair vehicles and equipment. The fence and the barbed wire were kept as an added level of security for overnight and for the times when the facility was closed on holidays. Since the art installation was added to the fence in 2014, there has been no other modification to this fence.

In connection with DOT's continued presence at the property, a new ten (10) foot high, one (1) inch chain link fence will replace the barbed wire fence along Bodine Creek. DOT will explore the replacement of the barbed wire fencing along Richmond Terrace with the property owner at the time the fencing along Bodine Creek is being replaced.”

The Commission supports exploring the replacement of barbed wire at the site.

## **RESOLUTION**

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

**RESOLVED**, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that this application submitted by the Department of Transportation and the Department of Citywide Administrative Services for the acquisition of property located at 1893 Richmond Terrace (Block 185, Lot 501) for the continued use of property as a vehicle maintenance and repair facility is approved.

The above resolution (C 180514 PQR), duly adopted by the City Planning Commission on December 19, 2018 (Calendar No. 17) 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*

**ALLEN P. CAPELLI**, *Esq.*, **ALFRED C. CERULLO, III**, **MICHELLE de la UZ**,

**JOSEPH DOUEK**, **RICHARD W. EADDY**, **HOPE KNIGHT**,

**ANNA HAYES LEVIN**, **ORLANDO MARIN**,

**LARISA ORTIZ**, **RAJ RAMPERSHAD**, *Commissioners*

Application # **C 180514 PQR**

Project Name: **Vehicle Maintenance Repair Facility**

CEQR Number: 16DOT033R

Borough(s): **Staten Island**

Community District Number(s): **1**

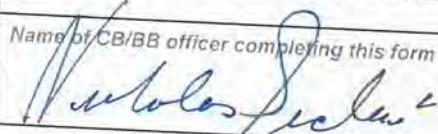
*Please use the above application number on all correspondence concerning this application*

**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](mailto: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, 120 Broadway, 31st Floor, New York, NY 10271
  - FAX:** to (212) 720-3488 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 Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 1893 Richmond Terrace (Block 185, lot 501) for a vehicle maintenance and repair facility.

Applicant(s): Department of Transportation 55 Water Street New York, New York 10041		Applicant's Representative: Tika Gurung (DOT) 212-839-6550  Christian Grove (DCAS) 212-386-0613	
Recommendation submitted by: Staten Island Community Board 1			
Date of public hearing: October 9, 2018		Location: All Saints Church, 2329 Victory Blvd.	
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: October 9, 2018		Location: All Saints Church, 2329 Victory Blvd.	
<b>RECOMMENDATION</b> <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Disapprove <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove With Modifications/Conditions			
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
<b>Voting</b> # In Favor: 29 # Against: 1 # Abstaining: _____ Total members appointed to the board: <b>49</b>			
Name of CB/BB officer completing this form 		Title Chairman	Date 10/9/2018

Application #: <b>180514 PQR</b>	Project Name: <b>DOT Vehicle Maintenance &amp; Repair Facility</b>
CEQR Number:	Borough(s): <b>STATEN ISLAND</b> Community District Number(s): <b>1</b>

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

**Docket Description:**

The Applicant, the New York City Department of Transportation (NYC DOT) and Co-Applicant, the Department of Citywide Administrative Services (DCAS) seek to acquire privately-owned property located at 1893 Richmond Terrace (Tax Block 185, Tax Lot 501) in the Port Richmond section of the Borough of Staten Island, Community District 1, with terms to be determined, pursuant to Section 197-c of the New York City Charter.

The size of Tax Lot 501, which the City seeks to acquire, is approximately 61,140 square feet. This area includes an approximately 38,000 square foot building and approximately 23,140 square foot outdoor parking area.

The acquisition of this property will ensure the continued NYC DOT use of this site as a vehicle and equipment maintenance and repair facility to service Staten Island.

**RECOMMENDATION:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Approve | <input type="checkbox"/> Approve with Modifications / Conditions    |
| <input type="checkbox"/> Disapprove         | <input type="checkbox"/> Disapprove with Modifications / Conditions |

**Explanation of Recommendation, Conditions or Modification:**

**Related Application(s):** 890400 PLR

Address all questions about this Recommendation to:

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

Address: 10 Richmond Terrace, Room G-12  
Staten Island, NY 10301

Phone: 718-816-2112

  
James S. Oddo  
President, Borough of Staten Island

10/11/18  
Date