



IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to section 197-c of the New York City Charter, for the disposition of one City-owned property located 55 Stuyvesant Place (Block 9, Lot 9), pursuant to zoning, Borough of Staten Island, Community District 1.

This application for the disposition of one City-owned property (C 190115 PPR) was filed jointly by the Department of City Planning (DCP) and the Department of Citywide Administrative Services (DCAS) on November 7, 2018, in conjunction with several related actions to facilitate land use modifications associated with the Bay Street Corridor Neighborhood Plan, a comprehensive planning effort to foster a vibrant, mixed-use corridor with opportunities for affordable housing that connects the surrounding communities of St. George, Tompkinsville and Stapleton along a 20-block non-contiguous stretch of Bay Street in Community District 1, Staten Island.

RELATED ACTIONS

In addition to this application (C 190115 PPR) for the disposition of one City-owned property, which is the subject of this report, implementation of the proposed Bay Street Corridor Neighborhood Plan also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

- C 190113 ZMR** Zoning map amendment;
- N 190114 (A) ZRR** Zoning text amendments; and
- C 190179 (A) HAR** Urban Development Action Area (UDAA) and Urban Development Area Action Project (UDAAP) designation and project approval and disposition of City-owned property.

BACKGROUND

A full background discussion and description of this project appears in the report on the related application for a zoning map amendment (C 190113 ZMR).

ENVIRONMENTAL REVIEW

The original application (C 190115 PPR), in conjunction with the related applications (C 190113 ZMR, N 19011R ZAR and C 190179 HAR) and modified applications (N 190114 (A) ZRR and C 190179 (A) HAR), 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 16DCP156R. The lead agency is the City Planning Commission (CPC).

A summary of the environmental review, including the Final Environmental Impact Statement (FEIS) dated April 11, 2019, appears in the report on the related application for a zoning map amendment (C 190113 ZMR).

UNIFORM LAND USE REVIEW

This application (C 190115 PPR), in conjunction with the applications for related actions (C 190113 ZMR, N 190114 ZRR and N 190179 HAR), was certified as complete by the Department of City Planning on November 13, 2018 and 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 January 8, 2019 on the application and by a vote of 30 in favor, 8 against and 0 abstentions, adopted a resolution recommending approval of the application with conditions.

A summary of the Community Board's recommendations appears in the report for the related zoning map amendment action (C 190113 ZMR).

Borough President Recommendation

The application (C 190115 PPR), in conjunction with the related applications, was considered by the Staten Island Borough President, who issued a recommendation on February 21, 2019

disapproving the application with conditions.

A summary of the Borough President's recommendation appears in the report on the related application for a zoning map amendment (C 190113 ZMR).

City Planning Commission Public Hearing

On February 13 (Calendar No. 14-3), the City Planning Commission scheduled February 27, 2019 for a public hearing on this application (C 190115 PPR). The hearing was duly held on February 27, 2019 (Calendar No. 37), in conjunction with the hearings for the related actions.

There were several speakers, as described in the report for the related zoning map amendment (C 190113 ZMR), and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application (C 190115 PPR) 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 is 15-123.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that the proposed disposition of City-owned property (C 190115 PPR), in conjunction with the related applications, is appropriate.

A full description of the Commission's consideration, and analysis of the issues, and the reasons for approving the application appear in the report on the related application for a zoning map amendment (C 190113 ZMR).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on April 11, 2019, with respect to this application (CEQR No. 16DCP156R), 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 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, those project components related to environmental and mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of this decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, that 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 will not substantially hinder the achievement of the Waterfront Revitalization Program (WRP) policy and hereby determines that this 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, that based on the environmental determination, and the consideration described in this report, the application submitted by the Department of City Planning and the Department of Citywide Administrative Services, for the disposition of one City-owned property (Block 9, Lot 9), Borough of Staten Island, Community District 1, is approved.

The above resolution (C 190115 PPR), duly adopted by the City Planning Commission on April 22, 2019 (Calendar No. 4), 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. CAPPELLI, ESQ., JOSEPH DOUEK, RICHARD W. EADDY,
HOPE KNIGHT, ANNA HAYES LEVIN, LARISA ORTIZ**, *Commissioners*

ALFRED C. CERULLO, III, ORLANDO MARIN, RAJ RAMPERSHAD, *Commissioners*,
VOTING NO

Community Board #1, SI - Recommendation

- C190115 PPR – Bay Street Corridor, Disposition of one city-owned property, 55 Stuyvesant Place.

Motion made and seconded to approve the application with the following conditions:

Request the lease operator allocate a portion of the building at least 20% to include a Maritime school and a CUNY College library.

Roll call vote taken, vote passed to approve the application with conditions 30-8-0.

Application #: C 190115 PPR	Project Name: BAY STREET CORRIDOR Disposition of Property
CEQR Number: 16DCP156R	Borough(s): STATEN ISLAND
	Community District Number(s): 1

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

Docket Description:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property at 55 Stuyvesant Place (Block 9, Lot 9), pursuant to zoning.

RECOMMENDATION:

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

Explanation of Recommendation, Conditions or Modification:

Be it resolved that the Borough President of Staten Island, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council **disapprove** the referenced land use action with the following conditions and modifications:

1. That in order to facilitate the disposition of city-owned property at Tax Block 9, Tax Lot 9, known as 55 Stuyvesant Place, City Planning Commission (CPC), Department of Citywide Administrative Services (DCAS) and the Economic Development Corporation (EDC) provide a written commitment, prior to the City Council hearing, to advance the work of the previous Request for Proposals (RFP) issued by EDC to facilitate a 21st century tech hub and job incubator. The site can serve as a catalyst for local and citywide technology startup success and be utilized to develop new products, services and technologies. This use, combined with direct access to St. George, New Brighton, Tompkinsville and the Bay Street Corridor (BSC), via mass transit, will add unique employment to the palette of other opportunities actively existing or being created along the BSC to live, work and recreate within the borough. At this time, I do not support the inclusion of housing in any future development program at this location.

Related Application(s): C 190113 ZMR, C 190114 ZRR, C 190114A ZRR, C 190179 HAR

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

02/21/2019
Date