



IN THE MATTER OF an application submitted by the New York City 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, located in the Staten Island Industrial Park, generally bounded by Teleport Drive on the east and South Avenue on the west (Block 2165, Lot 120) which includes the disposition of an easement on Block 2165 over portions of Lots 140, 160, 170, 190 and 200, pursuant to zoning, Borough of Staten Island, Community District 2.

This application for the disposition of one City-owned property (Block 2165, Lot 120) and an easement on Block 2165 over portions of Lots 140, 160, 170, 190, and 200 was filed by the New York City Department of Citywide Administrative Services (DCAS) on November 23, 2016. DCAS intends to dispose of the property to the New York City Land Development Corporation (NYCLDC), which will then dispose of the property to the New York City Economic Development Corporation (NYCEDC). NYCEDC intends to sell the property to the selected developer, Corporate Commons Three LLC.

BACKGROUND

The property to be disposed (Block 2165, Lot 120), also referred to as Teleport Site A, is located in the Staten Island Industrial Park (SIIP), an approximately 415-acre City-owned property that is managed by the Port Authority of New York and New Jersey (PANYNJ) under a lease that expires in 2024. The SIIP is located two miles south of the Goethals Bridge and 0.2 miles east of the West Shore Expressway. Fresh Kills Park is located 0.3 miles south of the area. The Staten Island Boys Football field, under DCAS jurisdiction, is located directly south of the property to be disposed, between Travis Avenue and Teleport Drive. The surrounding area is predominately mapped with M1-1 or M2-1 zoning districts and built up with commercial, light industrial, and open space uses. There are one- and two-family detached residences within the R3X and R3A districts approximately 0.6 miles southeast and southwest of the area.

The SIIP had been used for a satellite communications center, known as Teleport, in the 1980s and 1990s. As the demand for satellite communications declined, some of the properties were

sold off to private owners for development. Within the SIIP, Teleport Site A is located in the southern portion of a 25-acre zoning lot which also consists of Block 2165, Lots 140, 160, 170, and 190. In 2009, the City leased the northern portion of the zoning lot (Block 2165, Lots 160, 170, and 190) to Nicotra Group LLC, in which commercial office space, medical office space, and community facility uses were proposed for the existing buildings known as Corporate Commons 1 and Corporate Commons 2. Lot 140, an irregularly-shaped tax lot, is located between Lot 120 and Lots 160, 170, and 190; it is currently vacant.

In 2013, NYCEDC and the PANYNJ jointly released a Request for Expressions of Interest (RFEI) to identify development potential for portions of the campus not built out in the 1980s and portions that are no longer in use, which included Teleport Site A the 8.5-acre vacant parcel (Block 2165, Lot 120). Currently, Teleport Site A is undeveloped and heavily wooded, and it includes two small freshwater wetlands of a total of 1.5 acres in size in the northwest and southeast portion of the property. The freshwater wetlands are not under the jurisdiction of New York State Department of Environmental Conservation due to the size of the freshwater wetlands being below the 12.4 acre threshold, and the wetlands are not under the jurisdiction of the United States Army Corps of Engineers due to their physical and hydrological isolation from other waters. In response to the RFEI, Corporate Commons Three LLC, a company part of Nicotra Group LLC, submitted a proposal to develop Teleport Site A with commercial office space, a bank, a restaurant, and medical office uses and related therapy pools. The use of the site for a commercial and medical office building would be consistent with the 1983 East Side Project Staten Island Industrial Park Final Environmental Impact Statement (1983 SIIP EIS), which projected that an office building would be constructed on this site.

The site is proposed to be developed with a six-story, 240,000-square-foot building containing approximately 173,000 square feet of commercial office space, a 2,000-square-foot bank, a 5,000-square-foot restaurant, and 60,000 square feet of medical office uses and therapy pools. The developer is proposing a restaurant on-site from which 100 percent of the proceeds would be donated to charities within Staten Island. Additional uses proposed at the site include a vineyard, a wellness center, a rooftop farm, and bocce courts. A publicly accessible landscaped plaza with outdoor seating, a circular fountain, and an east-west pedestrian promenade would be constructed

along the northern boundary of the development site within part of Lots 120 and 140. The proposed development would create a central common area between the existing Corporate Commons 1 and Corporate Commons 2 buildings. It would also preserve 1.6 acres of wetland and woodland areas within Lot 120 and facilitate the reforestation of 1.2 acres of natural area on Lot 120 and off-site, along the west side of Lot 160. The project is anticipated to create approximately 929 new jobs.

The proposed development would require 800 parking spaces (one space per 300 square feet of floor area) and the future property owner is proposing a total of 885 spaces: 423 spaces within an open parking lot and 450 spaces within a parking deck on-site. To allow the construction of 12 of the 423 proposed surface parking spaces, and other proposed site amenities to be located partially on the adjacent lots, the City will dispose of an easement to the developer of Teleport Site A.

The developer would also establish two cross-access connections for vehicular access to the adjacent parking lot and Teleport Drive by means of a Chair Certification for Cross Access Connections pursuant to Section 36-592 of the Zoning Resolution.

ENVIRONMENTAL REVIEW

This application (C 170156 PPR) 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 New York City Office of the Deputy Mayor for Housing and Economic Development. The designated CEQR number is 16DME013R.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on December 9, 2016.

UNIFORM LAND USE REVIEW

This application (C 170156 PPR) was certified as complete by the Department of City Planning on December 12, 2016, and was duly referred to Community Board 2 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

Community Board 2 held a public hearing on this application on December 6, 2016 and on December 20, 2016, by a vote of 27 in favor, 0 opposed, and no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a favorable recommendation of the application on January 12, 2017.

City Planning Commission Public Hearing

On January 18, 2017 (Calendar No. 6), the City Planning Commission scheduled February 1, 2017, for a public hearing on this application (C 170119 PCR). The hearing was duly held on February 1, 2017 (Calendar No. 33). A team consisting of three speakers appeared in favor of the application.

The applicant team included representatives from NYCEDC and the developer. The applicant team described the history of the Staten Island Industrial Park and the RFEI process led by NYCEDC. NYCEDC stated that Corporate Commons Three LLC was selected as the developer for Teleport Site A since they had complied with the RFEI requirements. NYCEDC believes that disposing of this City-owned vacant lot to Corporate Commons Three LLC would provide employment opportunities in the West Shore of Staten Island, improve an underutilized property, and meet the community's needs for medical and office space. The developer stated that the company was involved in several projects to improve the quality of life for Staten Island

residents and workers, including Corporate Commons 1 and Corporate Commons 2 located adjacent to Teleport Site A. He stated that the company aims to develop the property at the Teleport Campus with unique amenities that do not currently exist in the West Shore of Staten Island, including a publicly accessible and landscaped plaza with outdoor seating, a circular fountain plaza, a pedestrian promenade, a restaurant that would donate 100 percent of its proceeds to Staten Island charities, and a rooftop farm. In addition, the developer stated that he has been working with a landscape architect to provide a variety of plantings and flowers in the proposed plaza area. The developer noted they have created a non-profit organization dedicated to improving the beautification and cleanup of South Avenue in the West Shore.

There were no other speakers and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application (C 170156 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 number is 16-143.

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 (C 170156 PPR) for the disposition of City-owned property and an easement is appropriate.

The proposed disposition of the property and easement would facilitate the construction of a 240,000-square-foot building with commercial office space, a bank, a restaurant, and medical office uses including related therapy pools; 885 parking spaces are proposed at-grade and within a parking deck in the SIIP. Additionally, the developer aims to preserve 1.6 acres of wetland and

woodland areas and proposes to facilitate the reforestation of 1.2 acres of natural area. The development proposed for Teleport Site A would be consistent with the 1983 East Side Project Staten Island Industrial Park Final Environmental Impact Statement (1983 SIIP EIS), which projected that an office building would be constructed on this site.

NYCEDC and PANYNJ jointly released a RFEI for underutilized sites in the SIIP and selected Corporate Commons Three LLC to develop Teleport Site A. The Commission believes that the proposed project by the selected developer would meet the goals of NYCEDC noted in the RFEI by providing employment opportunities, approximately 929 new jobs, in the West Shore of Staten Island; by improving an underutilized property that has been vacant since the 1980s and increasing the presence of growth industries for the benefit of the economies of Staten Island and the region; by meeting the community needs for office space, commercial space, and medical office space; and by proposing a site plan that considers the infrastructure, access and utility needs of the area and which demonstrates an environmentally sensitive development. The Commission recognizes the efforts of Corporate Commons Three LLC to improve the quality of life for residents and workers of the area through various projects successfully implemented by the developer in the West Shore and throughout Staten Island.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS), with respect to this application (CEQR No. 16DME013R), 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 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 Citywide Administrative Services, for

the disposition of one city-owned property (Block 2165, Lot 120) and an easement on Block 2165 over portions of Lots 140, 160, 170, 190, and 200, pursuant to zoning, Borough of Staten Island, Community District 2, is approved.

The above resolution (C 170156 PPR), duly adopted by the City Planning Commission on February 22, 2017 (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.

KENNETH J. KNUCKLES, ESQ., Vice Chairman
RAYANN BESSER, IRWIN G. CANTOR P.E., ALFRED C. CERULLO, III,
CHERYL COHEN EFFRON, JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE
KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners

Application #: C 170156 PPR CEQR #: 16DME013R	Project Name: TELEPORT / SITE 1 Borough(s): STATEN ISLAND Community District Number(s): 2
<i>Please use the above application number on all correspondence concerning this application</i>	

Docket Description:

IN THE MATTER OF the application submitted by the New York City Department of Citywide Administrative Services (DCAS) and the New York City Economic Development Committee (NYCEDC), for a site known as Teleport Site A:

DCAS and NYCEDC seek disposition approval pursuant to Section 384(b)(4) of the New York City Charter, including any and all easements and other conveyances necessary for the development of an approximately 8.5-acre vacant lot at Block 2165, Lot 120, with approval through ULURP under New York City Charter Section 197(c). Once disposition is approved, DCAS intends to dispose of the property to the New York City Land Development Corporation (NYCLDC), who will then dispose of the property to NYCEDC. It is anticipated that NYEDC will then dispose of the property to Corporate Commons Three, LLC.

Corporate Commons Three, LLC has expressed interest to buy the property and develop a 240,000gsf building with approximately 173,000gsf of commercial office space, a 2,000sf bank, a 5,000sf restaurant and 60,000gsf of medical office uses and therapy pools. The Proposed Project would require 800 parking spaces under zoning, and the future property owner is proposing 885 spaces to be provided within an open parking lot and a new parking structure.

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 Applications:
<p>Contact: Address questions about this recommendation to: OFFICE OF THE STATEN ISLAND BOROUGH PRESIDENT ATTN: LAND USE DIRECTOR</p> <p>Address: 10 Richmond Terrace, Staten Island, NY 10301 (Room G-12) Phone: 718.816.2112 Fax: 718.816.2060</p>
<p> _____ 01/12/2017 _____ James S. Oddo _____ DATE President of the Borough of Staten Island</p>