DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

May 13, 2016

Nilda Mesa, Director
Mayor's Office of Sustainability
253 Broadway, 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Bay Street Corridor Rezoning and Related Actions**
CEQR No. 16DCP156R
ULURP Nos. Pending
Staten Island, Community District 1
SEQRA Classification: Type I

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The New York City Department of City Planning (DCP), together with New York City Economic Development Corporation (EDC), Department of Health and Mental Hygiene (DOHMH), Department of Sanitation (DSNY), Department of Transportation (DOT), and the Department of Citywide Administrative Services (DCAS) is proposing a series of land use actions (collectively the "Proposed Actions") to implement recommendations of a neighborhood planning effort, the Bay Street Corridor @ Downtown Staten Island Neighborhood Planning Initiative (the "Plan").

The directly Affected Area is approximately 45 acres and consists of five parts: 1) a contiguous 14-block area on Bay Street, generally bounded by Victory Boulevard to the north; Van Duzer Street to the west, Staten Island Railroad (SIR) tracks to the east; and Wave Street to the south; 2) a 2-block area on Canal Street bounded by part of Canal

Robert Dobruskin, AICP. *Director*
Olga Abinader, *Deputy Director*
120 Broadway, 31st Floor, New York, N.Y. 10271
(212) 720-3423 FAX (212) 720-3488
rdobrus@planning.nyc.gov

Street and Tappen Park to the north; Wright Street to the east; Broad Street to the south; and to a depth of approximately 100 feet of Canal Street to the west; and 3) three city-owned properties located at, 55 Stuyvesant Place, 539 Jersey Street/100 Brook Street and 54 Central Avenue; 4) two additional City-owned properties located at the Homeport Site within the Special Stapleton Waterfront District (SSWD); and 5) the Victory Boulevard Extension on parts of Block 6, Lots 14, 18 and 20.

The Proposed Actions include Zoning Map and Text Amendments sought by DCP, the disposition of three City-owned properties sought by EDC, DOHMH, DSNY, DOT, and DCAS; and a City Map Amendment sought by EDC. Each of these actions is described below.

1. Zoning Map Amendments to:
   - Extend the existing SSWD boundary to include the Bay Street Corridor as a Subarea; and
   - Within the proposed Bay Street Corridor Subarea, rezone the existing M1-1 zoning district to R6 and R6B zoning districts. The proposed rezoning would also establish new C2-3 and C2-4 commercial overlay districts; and
   - Outside the SSWD, along the Canal Street Corridor, rezone the existing R3-2/C2-2 and R4/C2-2 zoning districts to R6B/C2-3 zoning districts.

2. Zoning Text Amendments to Section 116-00 (Special Stapleton Waterfront District) to:
   - Create a new Subarea within the Special Stapleton Waterfront District comprised of the Bay Street Corridor Study Area. Text amendments will modify the underlying use, bulk, and parking regulations for this Subarea;
   - Within the Stapleton Waterfront Subarea A and B1, modify the existing height controls, including modifying the maximum height of buildings from 55' to 125'.

3. Zoning Text Amendments to Appendix F (Inclusionary Housing) to designate the Bay Street Corridor and Canal Street Corridor areas, subject to a Zoning Map Amendment as described above, as Mandatory Inclusionary Housing Areas (MIHAs).

4. Disposition of City-owned property to EDC and then to a private entity for development through 384(b)(4) approval of the following sites:
   - Disposition Site 1: Block 9, Lot 9 (55 Stuyvesant Place, DOHMH)
   - Disposition Site 2: Block 34, Lot 1 (539 Jersey Street/100 Brook Street, DSNY); and
   - Disposition Site 3: Block 6, Lot 20 (54 Central Avenue, DOT).

5. A City Map Amendment to de-map unimproved portions of the Victory

Boulevard Extension on parts of Block 6, Lots 14, 18 and 20, in order to facilitate development at Disposition Site 3, 54 Central Avenue.

The Proposed Actions are anticipated to facilitate new residential, commercial and community facility development on 30 projected development sites by a build year of 2030. On these sites, the Proposed Actions are expected to result in a net increase of 1,930 dwelling units (including 726 affordable units); a net increase of 214,159 square feet (sf) of retail, office and restaurant space, and 48,595 sf of community facility space; and a net decrease of 21,322 sf of storage and industrial space. New development could also occur on 30 potential development sites; these sites are considered less likely to be developed by the analysis year.

The Proposed Actions reflect DCP's on-going engagement with Staten Island Community Board 1, local elected officials and community residents and stakeholders to achieve the flowing land use objectives: (a) create a vibrant, resilient downtown environment providing stronger connections to New York Harbor and surrounding neighborhoods; (b) to facilitate construction of new housing, including affordable housing, for the broad spectrum of North Shore needs; (c) to support new and existing businesses by creating new jobs supporting a pedestrian-friendly thriving retail/business corridor between St. George and Stapleton; and (d) to align investment in infrastructure, public open spaces, and services to support current demands and future growth.

An Environmental Assessment Statement is attached. Please contact Yasmine Robinson of the Department of City Planning at (212) 720-3321 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc:

The Hon. James S. Oddo, Staten Island Borough President
Debi Rose, New York City Council, 49th District
Staten Island Borough Board
Nicholas Siclari, Chair, Community Board 1, Staten Island
Joseph Carroll, District Manager, Community Board 1, Staten Island
Raju Mann, City Council
Laura Wiles, MTA-NYCT
Terrell Estesen, DEP
Colleen Alderson, DPR
Owen Wells, DPR
Tom Cocola, DOT
Naim Rasheed, DOT
Steven Brautigam, DSNY
Tom McKnight, EDC
Gina Santucci, LPC
Purnima Kapur
Len Garcia-Duran
Nicole Campo
Daniel Fuchs
Sarah Goldwyn
Jacquelyn Harris
Eric Kober
Barry Dinerstein
Anita Laremont
Beth Lebowitz
Alison McCabe
James Miraglia
Yasmine Robinson
Jeffrey Schumaker
Stephanie Shellooe
Howard Slatkin
Max Stember-Young
Sarah Whitham
Olga Abinader
Mehdi Amjadi
Pat Bussey
Susan Wong
Mauricio Garcia

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