



THE CITY OF NEW YORK  
OFFICE OF THE MAYOR  
NEW YORK, N. Y. 10007

**POSITIVE DECLARATION  
NOTICE TO PREPARE A DRAFT ENVIRONMENTAL IMPACT  
STATEMENT**

<b><u>PROJECT:</u></b> New Stapleton Waterfront Development Plan <u>Block 487, Lots 100 (part of lot), 110;</u> <u>Block 489, Lot 25; Block 490, Lots 24, 26,</u> <u>37, 45; Block 491, Lots 29, 32, 37, 41, 42,</u> <u>46; Block 492, Lots 29, 31; Block 493, Lot</u> <u>12; Block 494, Lot 18, 19, 21, 24, 30;</u> <u>Block 2820, Lots 1, 95 (part of lot) 105;</u> <u>Block 2822, Lots 1, 20, 21, 22, 23, 24, 26,</u> <u>30.</u> Borough of Staten Island CEQR: 06DME001R ULURP: Pending	<b><u>LEAD AGENCY:</u></b> Office of the Deputy Mayor for Economic Development and Rebuilding 100 Gold Street, Second Floor New York, New York 10038
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**DATE ISSUED:** October 31, 2005

**TYPE OF ACTION:** Type I

**NAME, LOCATION AND DESCRIPTION OF PROPOSAL:**

New Stapleton Waterfront Development Plan  
Block 487, Lots 100 (part of lot), 110; Block 489, Lot 25; Block 490, Lots 24, 26, 37, 45;  
Block 491, Lots 29, 32, 37, 41, 42, 46; Block 492, Lots 29, 31; Block 493, Lot 12; Block  
494, Lot 18, 19, 21, 24, 30; Block 2820, Lots 1, 95 (part of lot) 105; Block 2822, Lots 1,  
20, 21, 22, 23, 24, 26, 30.

Bound by Hannah Street to the north, SIRT tracks and Bay Street to the west, Willow Avenue to the south, and the waterfront to the east.  
Community District #1, Borough of Staten Island

**List of Affected Parcels**

<b>Block</b>	<b>Lot</b>	<b>Property Address</b>	<b>Property Owner Name</b>
487	100 (partial)	Murray Hulbert Avenue	City of New York (several City agencies have jurisdiction over different sections of the lot, including Dept. of Citywide Admin. Services, Dept. of Environmental Protection, Department of Transportation, Economic Development Corp.)
487	110	Homeport Site 455 Front Street	City of New York/ NYC Economic Development Corporation
489	25	308 Front Street	H NAD Realty Assoc.
490	24	Sands Street	Felix and Puri Nodar
490	26	Sands Street	UNIQUE Electric Inc.
490	37	328 Front Street	Felix and Puri Nodar
490	45	15 Prospect Street	Felix and Puri Nodar
491	29	14 Prospect Street	Tupone Angelo
491	32	10 Prospect Street	Four A's Realty Corp.
491	37	346 Front Street	Anne Nussbaum
491	41	350 Front Street	Robert Arcate
491	42	354 Front Street	Peter Depaulo
491	46	366 Front Street	Annette Martinelli
492	29	370 Front Street	Ocean Yacht Club
492	31	1 Water Street	USA/Federal Government
493	12	Water Street	Front Street LLC
494	18	44 Canal Street	Front Street LLC
494	19	42 Canal Street	Front Street LLC
494	21	36 Canal Street	Front Street LLC
494	24	Front Street	M. Gabardino
494	30	150 Front Street	Front Street LLC
2820	1	Bay Street	Staten Island Rapid Transit/ New York City Transit
2820	95 (partial)	1 Edgewater Street	IPC Commercial Properties, Inc.
2822	1	951 Bay Street	Merit Oil of NY Inc.
2822	20	Bay Street	IPC Commercial Property
2822	21	Bay Street	IPC Commercial Property
2822	22	Bay Street	Sovereign Realty Assoc. LLC
2822	23	Bay Street	Sovereign Realty Assoc. LLC
2822	24	Bay Street	Sovereign Realty Assoc. LLC
2822	26	Bay Street	Sovereign Realty Assoc. LLC
2822	30	Bay Street	IPC Commercial Property

The Proposed Action consists of the redevelopment of the former Homeport Site, rezoning, street mapping/demapping and alignment, capital funding, permits, and property disposition on, and adjacent to, the former U.S. Navy Homeport in the Stapleton section of Staten Island. The Homeport redevelopment would result from the sale of portions of the former Homeport Site by the City of New York to private developers, and would include local retail, residential, restaurant/banquet facility, sports complex, farmers market, and commercial uses on the former Homeport Site. In addition, the Proposed

Action encourages complementary private development of parcels west of Front Street and east of the Staten Island Rapid Transit (SIRT) right-of-way (ROW) through the implementation of a new zoning special district (the Special Stapleton Waterfront District). The proposed special district would replace the existing M-2 and M-3 manufacturing zones with zoning that would accommodate mixed-use development.

The Proposed Action also includes the creation of a waterfront esplanade and public open space, the realignment and reconstruction of Front Street, which runs through the Project Area (defined as the area bound by Hannah Street to the north, the SIRT tracks and Bay Street to the west, Willow Avenue to the south, and the waterfront to the east), and preparation of the Homeport Site to accommodate the development program. Infrastructure improvements to be implemented concurrently with the redevelopment of the Homeport Site include shoreline stabilization, roadway and sidewalk reconstruction, site utility preparation, installation of new water/sewer mains, and the rehabilitation, replacement or relocation of existing water/sewer mains.

The mix of uses envisioned under a Reasonable Worst-Case Development Scenario for the Proposed Action totals approximately 682,500 square feet associated with development of the Homeport Site and approximately 340,000 square feet associated with development of parcels on the west side of Front Street between Wave and Thompson Streets, as allowed under the proposed rezoning. With the exception of Parcel B4 at the Homeport Site (located between Prospect and Water Streets), where the actual use will be determined at a later date, the proposed development program on the Homeport Site has been determined, and worst-case assumptions are not required. However, assumptions have been made regarding the reasonable worst-case development for Parcel B4 (commercial office use) and the rezoning area west of Front Street. The Proposed Action is expected to be completed by 2015, with the following program of uses:

**Homeport Site Development**

Residential	367,500 s.f. (350 Units)
Restaurant & Banquet Hall	75,000 s.f.
Sports Complex	100,000 s.f.
Local Retail	30,000 s.f.
Farmers Market	10,000 s.f.
Commercial Office	100,000 s.f.
Parking	± 1435 spaces

**Rezoning Area (outside Homeport Site)**

Residential	300,000 s.f. (288 Units)
Retail	±43,700 s.f.
Parking	± 440 spaces

The Proposed Action entails the following discretionary public approvals:

### Zoning

The proposed action includes zoning map and text amendments to establish the Special Stapleton Waterfront District to replace existing manufacturing zones with zoning that would accommodate mixed-use development pursuant to the Proposed Action. The Special Stapleton Waterfront District is defined as the area generally bound by the approximate extension of St. Julian Place to the north, the elevated railroad tracks of the SIRT to the west, Vanderbilt Avenue to the south and the U.S. Pierhead line to the east (Special District or Rezoning Area). The Special District would include the Homeport Site.

The Proposed Action would change the existing M2-1 and M3-1 zoning districts to an underlying C4-2A zoning district with an R6B residential equivalent. This is a special equivalency for the new Special District. The proposed C4-2A district is a contextual district for shopping centers and offices in more densely built areas. R6B residential development must comply with requirements of the Quality Housing Program, which include planted buffers between buildings and streets, minimum open space, screened parking lots and no parking between the street wall and street line.

C4-2A zoning districts allow residential and commercial uses and a maximum FAR of 3. Within the Special District, the regulations of the R6B zoning district would apply to residential developments and enlargements. Regulations special to the Special District would modify the underlying C4-2A regulations to include a maximum FAR of 2 for residential, commercial and community facility uses (R6B residential equivalent). Commercial retail uses would be required on the ground floor of developments in certain locations and the maximum building height would be limited to 50 feet. The Special District regulations would obviate waterfront zoning requirements and in lieu establish special requirements for visual corridors and upland connections based on waterfront zoning requirements. The Special District would be divided into seven sub-areas, including the esplanade and public open spaces.

### Street Mapping, Demapping and Realignment

In order to improve vehicular as well as pedestrian circulation throughout the Project Area, as part of the Proposed Action, the streets listed below would be mapped on the official City Map. All of these streets are built but not mapped. The alignment of Front Street would be changed from its existing built alignment to improve safety conditions and better serve the proposed adjacent development. The other listed streets would be mapped within their existing built alignments.

- Front Street, between Hannah and Bay Streets;
- Baltic Street, between Bay and Front Streets;
- Sands Street, between Bay Street and SIRT ROW;
- Prospect Street, between Bay and Front Streets;
- Cross Street, between Bay Street and SIRT ROW;

- Water Street, between Bay and Front Streets; and
- Canal Street, between Bay and Front Streets.

The streets listed below are proposed to be demapped from the official City Map. The Edgewater Street action along with the Camden Street (Record Street) action would improve traffic conditions at the intersection of Front and Bay Streets. The segment of Murray Hulbert Avenue is not an existing built street.

- Edgewater Street, between Bay Street and Willow Avenue; and
- Murray Hulbert Avenue, between north and south exits of Hannah.

The following streets, which exist only as record streets but are not mapped on the official City Map, would be extinguished from record:

- Sands Street, between Front Street and SIRT ROW;
- Camden Street, between Edgewater and Bay Streets;
- Murray Hulbert Avenue, from south side of Hannah Street to Edgewater Street; and
- Marginal Street, Wharf or Place, between Hannah Street and the extension of Greenfield Avenue.

The realignment of:

- Thompson Street, at the intersection of Front and Thompson Streets.

#### Disposition of Property

Disposition of City owned property for portions of the Homeport Site and two irregularly-shaped parcels, one located north of Wave Street (between Front Street and the SIRT) and one located south of Thompson Street (between Front Street and the SIRT) would be required to facilitate the redevelopment identified as part of the Proposed Action.

#### Capital Funding

Approval of City capital funds would be required to finance the construction of a public esplanade, infrastructure and other related capital improvements associated with the Proposed Action.

#### Permits

Permits from the New York State Department of Environmental Conservation and/or the Army Corps of Engineers would be necessary to perform work in or adjacent to tidal wetlands which may be located within the Project Area and to stabilize portions of the shoreline.

### **STATEMENT OF SIGNIFICANT EFFECT:**

In accordance with Executive Order 91 of 1977, as amended, and the Rules of Procedure for the City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York (CEQR), the Office the Deputy Mayor for Economic Development

and Rebuilding, in the Office of the Mayor, lead agency for the project, has reviewed information regarding the Proposed Action contained in the Environmental Assessment Statement (EAS), dated October 28, 2005 pursuant to Article 8 of the New York State Environmental Conservation Law and 6 NYCRR, Part 617, and has determined that the proposed action may have a significant effect on the quality of the human environment. Accordingly, an Environmental Impact Statement is required to evaluate and disclose the extent to which impacts may occur. Aspects of the project that require evaluation of potential environmental effects include:

- 1) The potential for substantial impacts to traffic and parking as well as transit and pedestrian circulation.
- 2) The potential for substantial impacts related to mobile and stationary source air quality.
- 3) The potential for substantial impacts on neighborhood character and visual resources.
- 4) The potential for hazardous material conditions to exist at the project site and potential for the proposed action to affect those conditions.
- 5) The potential for the project to generate substantial noise impacts.
- 6) The potential for impacts related to the displacement of businesses resulting from the rezoning.
- 7) The potential for the proposed action to generate significant adverse impacts on area schools.

**Statement in Support of Determination:**

The above determination is based on a review of the EAS prepared for the action that finds that:

- 1) The proposed action may generate a substantial number of vehicular and pedestrian trips resulting in significant adverse traffic and pedestrian impacts on the local transportation network;
- 2) The proposed action may result in significant increases in mobile source emissions from project-generated trips and potential increases in stationary source emissions from building HVAC systems.
- 3) The proposed action may affect neighborhood character and visual resources since it would result in changes of use, intensity and built form of the site, which is located along the waterfront.
- 4) The area surrounding the site, and the site itself, have a history of use and/or are built on urban fill indicating the potential for subsurface hazardous (or otherwise regulated) materials to be present. Since such areas may be encountered during construction, the potential for significant adverse impacts exist.
- 5) The proposed action may generate a substantial number of vehicular trips which may result in significant increases in noise.
- 6) The rezoning of the area west of Front Street may cause induced business displacement due to increased market pressure brought about by the rezoning.
- 7) The proposed action would add approximately 545 units of housing to the area. If the 2015 build year capacity for schools remains similar to the existing condition,

the elementary school capacity would be very close to the demand and the middle school capacity would not meet demand.

Accordingly, the Office of the Deputy Mayor for Economic Development and Rebuilding directs that a Draft Environmental Impact Statement be prepared in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-09 of Executive Order No. 91 of 1997, as amended.

**Public Scoping:**

Public Scoping is a process whereby the public is invited to comment on the proposed scope of analysis planned for the Draft EIS. A Scoping Document has been prepared outlining the study areas and analysis methodologies proposed for use in the Draft EIS.

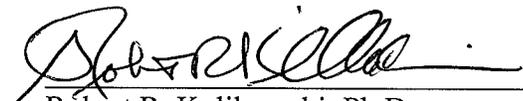
The Public Scoping meeting will be held on **Wednesday, November 30, 2005 at 5:00 PM** at the Homeport Site, 455 Front Street (at intersection of Canal Street), Staten Island, New York. A copy of the Scoping Document and the EAS for the project may be obtained by any member of the public from the address listed below:

New York City Office of Environmental Coordination  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, New York 10038  
(212) 788-9956

Requests for additional information may be directed to:

Mr. David Quart  
Senior Planner  
New York City Economic Development Corporation  
110 William Street  
New York, New York 10038  
Telephone: (212) 312-3620  
Fax: (212) 312-3989

Written comments will be accepted through **5:00 PM on December 12, 2005** and may be submitted at the public scoping meeting or to Mr. David Quart at the above address.

  
Robert R. Kulikowski, Ph.D.  
Assistant to the Mayor, On Behalf of the  
Deputy Mayor for Economic Development  
And Rebuilding