



IN THE MATTER OF an application submitted by the Department of Environmental Protection 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 Block 5733, Lot 1; Block 5735, Lot 156; and Block 5776, Lot 70 to facilitate stormwater Best Management Practices (BMPs), Borough of Staten Island, Community District 3.

This application for an acquisition of private property by the City (C 250335 PQR) was filed by the NYC Department of Environmental Protection (DEP) and NYC Department of Citywide Administrative Services (DCAS) on June 27, 2025.

BACKGROUND

The NYC Department of Environmental Protection (DEP) and NYC Department of Citywide Administrative Services (DCAS) are seeking an acquisition of property to facilitate continued maintenance and advancement of DEP’s Best Management Practices Program (BMP) in the Arden Heights Woods watershed in the Arden Heights neighborhood in Community District 3 of Staten Island.

The applicants are proposing to establish a 0.6-acre permanent easement through Block 5733, Lot 1 and to acquire the 3,900 square foot Block 5735, Lot 156 to facilitate construction and maintenance of BMP AH-2; and to establish a 2,900 square foot permanent easement through Block 5776, Lot 70 for construction and maintenance of BMP AH-5. Both new BMPs would become part of the City’s Staten Island Bluebelt network, which consists of streams, ponds, and wetlands across 16 watersheds in the southern half of the borough. These are essential nature-based components of the area’s stormwater management system, as planned under DEP’s South Richmond Watersheds Drainage Plan, which has been under development since 2003.

In order to substantially complete the plan within the Arden Heights Woods watershed, DEP proposes to construct several storm sewers as well as the BMP projects to attenuate stormwater

runoff. Four of these projects either have been or will be constructed on land already owned by the City. The two BMPs, which are the subjects of the current application, AH-2 and AH-5, would require additional land beyond what the City already owns in the area.

BMP AH-2 would extend from a sewer outfall adjacent to Woodrow Road into the natural areas of Blocks 5733 and 5735. The applicants are proposing to install a basin comprised of field stone and rip rap that would reduce the velocity of the water coming from the outfall into the stream to prevent erosion and promote hydrological flow. Block 5733, Lot 1 is a 321,048 square foot vacant, heavily wooded lot that is owned by the Woodrow Road Homeowners Association. Block 5735, Lot 156 is a 3,920 square foot privately-owned, vacant lot.

BMP AH-5 would extend from a sewer outfall adjacent to Arden Avenue into Blocks 5776. This stormwater BMP would also consist of a basin of field stone and rip rap that would attenuate the velocity of water flowing from the outfall before it enters the stream. Block 5776, Lot 70 is a 9,000 square foot, privately owned lot with a two-family home that is heavily wooded along the rear lot line.

Both BMPs would be located south of Arden Heights Woods Park, east of the West Shore Expressway, and west of the Korean War Veterans Parkway.

ENVIRONMENTAL REVIEW

This application (C 250335 PQR) was reviewed pursuant to New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set for 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 01DEP004R. The lead is DEP.

A Technical Memorandum (Technical Memorandum 003) was prepared and issued on September 24, 2025 which determined that the proposed modifications would not result in any

new, greater, or significant environmental impacts that had not been previously identified in the Final Environmental Impact Statement issued on July 14, 2003, or subsequent Technical Memoranda.

WATERFRONT REVITALIZATION PROGRAM

This application (C 250335 PQR) 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: 25-101. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program on July 10, 2025.

UNIFORM LAND USE REVIEW

On October 20, 2025, this application (C 250335 PQR) was certified as complete by the Department of City Planning on October 20, 2025, and duly referred to Staten Island Community Board 3 and the Staten Island Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-20(b).

Community Board Public Hearing

On November 25, 2025, Staten Island Community Board 3 held a public hearing on this application (C 250079 PQR), and on that date, by a vote of 23 in favor, zero opposed, and zero abstaining, the community board adopted a resolution recommending approval of the application.

Borough President Recommendation

On December 18, 2025, the Staten Island Borough President issued a recommendation to approve this application (C 250335 PQR).

City Planning Commission Public Hearing

On December 17, 2025 (Calendar No. 5), the City Planning Commission scheduled January 7, 2026, for a public hearing on this application (C 250335 PQR). The hearing was duly held on January 7, 2026 (Calendar No. 15).

One speaker, a representative from the applicant team, testified in favor of the application and provided an overview of the acquisition and project area, history of the acquisition area, and the advancement of the BMP program in the Arden Heights Woods watershed. They explained that the proposed acquisition would help DEP ensure continued maintenance of existing drainage infrastructure that defines BMP AH-2 and BMP AH-5, and further advance implementation of the BMP program for Staten Island's Bluebelt system.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for acquisitions of property to facilitate the establishment of easements through Block 5733, Lot 1 and Block 5776, Lot 70, the purchase of Block 5735, Lot 156, and the subsequent construction of a new sewer outfall with BMP and the installation of a series of downstream bank restoration and erosion prevention measures within the Arden Heights Woods watershed is appropriate.

The proposed acquisition will help facilitate the BMP program in Staten Island by providing more seamless maintenance of the creek, as the land contains a portion of the developed stormwater management infrastructure. The BMP program is a method of reducing water pollution by capturing excess water from storms and sending it through a number of natural barriers that filter pollutants and sediment from the water to preserve natural drainage corridors, manage stormwater, and reduce flooding in Staten Island.

The Commission believes that preserving and enhancing these watersheds is an important component to developing an alternative approach to traditional stormwater management

methods. The Commission also believes that the proposed acquisition would assist DEP by providing more seamless maintenance of the Arden Heights Woods watershed by providing necessary access to this critical piece of stormwater infrastructure.

RESOLUTION

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

RESOLVED, that the City Planning Commission finds that the action described herein does not alter the conclusions of the earlier environmental review and that the Notice of Completion of the Final Environmental Impact Statement (CEQR #01DEP004R) issued on July 14, 2003 and a Technical Memorandum (Technical Memorandum 003) issued on September 24, 2025 remain valid; and be it further

RESOLVED, that the City Planning Commission, in its capacity as 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 Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, that the application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services for the acquisition of property located at Block 5733, Lot 1; Block 5735, Lot 156; and Block 5776, Lot 70 to facilitate stormwater Best Management Practices (BMPs) in the Borough of Staten Island, Community District 3, is approved.

The above resolution (C 250335 PQR), duly adopted by the City Planning Commission on February 2, 2026 (Calendar No. 9), 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.

DANIEL R. GARODNICK Esq., *Chair*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,
ANTHONY W. CROWELL, Esq., JOSEPH I. DOUEK,
RASMIA KIRMANI FRYE, DAVID GOLD, Esq., ORLANDO MARÍN,
JUAN CAMILO OSORIO, Ph.D., RAJ RAMPERSHAD, *Commissioners*

LEAH GOODRIDGE, Esq., *Commissioner, ABSTAIN*



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Arden Heights Woods Stream Restoration (BMP AH-2)	
Applicant: DEP - New York City Department of Environmental Protection	Applicant's Administrator: Dana Taplin
Application # 250335PQR	Borough: Staten Island
CEQR Number:	Validated Community Districts: R03

Docket Description:

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

RECOMMENDATION: Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	SI BP	Date: 12/18/2025 5:13 PM
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Application #: C 250335 PQR	Project Name: ARDEN HEIGHTS WOODS STREAM RESTORATION (BMP AH-2)
CEQR Number: 01DEP004R	Borough(s): STATEN ISLAND
	Community District Number(s): 3

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

Docket Description:

IN THE MATTER OF a public application from DEP, DDC, and DCAS seeking an Acquisition of Real Property by the City to facilitate the establishment of easements through of Block 5733, Lot 1 & Block 5735, Lot 156 and the subsequent construction of a new sewer outfall with BMP and the installation of a series of downstream bank restoration and erosion prevention measures at Block 5733, Lot 1, Block 5735, Lot 156 and Block 5776, Lot 70 in the Arden Heights neighborhood of Staten Island's Community District 3.

RECOMMENDATION:

Approve
 Approve with Modifications / Conditions
 Disapprove
 Disapprove with Modifications / Conditions

Explanation of Recommendation, Conditions or Modification:

This is a sound and forward-looking project that advances a considered, sustainable approach to infrastructure renewal on Staten Island.

These wetlands and natural drainage features will be protected and enhanced to convey, store, and filter stormwater thereby reducing flood risk, improving water quality, supporting wildlife habitat and maintaining greenspace benefits for residents.

By enabling the installation of new sanitary and stormwater sewers, replacement of aging water mains and streambank stabilization, the project modernizes essential infrastructure while preserving and enhancing the natural wetlands and drainage corridors for which Staten Island is known.

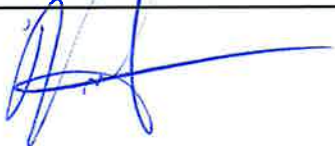

Granting the NYC DEP authority to build, manage and maintain the wetlands, sewer infrastructure, street restorations and stormwater best-management practices in perpetuity ensures that these improvements are long-term investments in resilience and environmental stewardship for the surrounding Staten Island communities.

Given Community Board 3's unanimous support of this ULURP on their recommendation submitted 12/02/2025, I concur with their approval.

Related Application(s):

Address all questions about this Recommendation to:

OFFICE OF THE STATEN ISLAND BOROUGH PRESIDENT
ATTN: DIVISION of LAND USE / TOPOGRAPHICAL BUREAU
 Address: 10 Richmond Terrace, Room G-12
 Staten Island, NY 10301
 Phone: 718-816-2114

Vito J. Fossella **Date**
President, Borough of Staten Island



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Arden Heights Woods Stream Restoration (BMP AH-2)	
Applicant: DEP - New York City Department of Environmental Protection	Applicant's Primary Contact: Dana Taplin
Application # 250335PQR	Borough:
CEQR Number:	Validated Community Districts: R03

Docket Description:

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

RECOMMENDATION: Favorable			
# In Favor: 23	# Against: 0	# Abstaining: 0	Total members appointed to the board: 23
Date of Vote: 11/25/2025 12:00 AM		Vote Location: 6541 Hylan Blvd. SI NY 10309	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 11/25/2025 7:00 PM	
Was a quorum present? Yes	<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>
Public Hearing Location:	6541 Hylan Blvd. Staten Island NY 10309

CONSIDERATION: Motion to approve the application as presented.

Recommendation submitted by	SI CB3	Date: 12/2/2025 11:17 AM
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