



Legislation Details (With Text)

**File #:** Res 2004-2013      **Version:** \*      **Name:** LU 927 - Zoning, Special St. George District, Staten Island (C 130319 PPR)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 10/30/2013

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 130319 PPR, for the disposition of one (1) city-owned property located on Block 2, p/o Lot 20 restricted to the development authorized by the special permit granted under the NYC Zoning Resolution (ZR) Section 128-61, in Community District 1, Borough of Staten Island (L.U. No. 927).

**Sponsors:** Leroy G. Comrie, Jr., Mark S. Weprin

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 10-30-13

Date	Ver.	Action By	Action	Result
10/30/2013	*	Committee on Land Use	Approved by Committee	
10/30/2013	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 2004

Resolution approving the decision of the City Planning Commission on ULURP No. C 130319 PPR, for the disposition of one (1) city-owned property located on Block 2, p/o Lot 20 restricted to the development authorized by the special permit granted under the NYC Zoning Resolution (ZR) Section 128-61, in Community District 1, Borough of Staten Island (L.U. No. 927).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on September 16, 2013 its decision dated September 11, 2013 (the "Decision") on the application submitted pursuant to Section 197-c of the New York City Charter by the NYC Department of Small Business Services (SBS), for the disposition of one (1) city-owned property located on Block 2, p/o Lot 20 restricted to the development authorized by the special permit granted under the NYC Zoning Resolution (ZR) Section 128-61 (Application No. C 130319 PPR), Community District 1, Borough of Staten Island (the "Application");

WHEREAS, the Application is related to applications N 130316 ZRR (L.U. No. 923), a zoning text amendment to establish the North Waterfront Subdistrict within the existing Special St. George District and a new special permit in Section 128-61 to permit development on designated parcels pursuant to a development plan; C 130315 ZMR (L.U. No. 924), a zoning map amendment to extend the boundaries of the existing Special St. George District to include all of the project area; C 130317 ZSR (L.U. No. 925), a special permit pursuant to Section 128-61 to permit the development of an observation wheel and accessory terminal building; the development of a public parking garage for 950 cars and 12 buses; the decking over of a railroad right-of-way; and establishing in lieu of base plane an appropriate level or levels as the reference plane; C 130318 ZSR (L.U. No. 926), a special permit pursuant to Section 128-61 to permit the development of a retail outlet mall with

approximately 100 stores, hotel, and catering facility; the development of a 1,250-space public parking garage; offsite interim public parking lots with more than 150 spaces; the decking over of a railroad right-of-way; and establishing in lieu of base plane an appropriate level or levels as the reference plane; and C 130320 PPR (L.U. No. 928), disposition of Parcel 2 (Block 2, parts of Lots 1, 5, 10 and 20), a City-owned property (via application of the NYC Dept. of Small Business Services);

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(3) of the New York City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 2, 2013;

WHEREAS, the Council has considered the land use implications, environmental issues and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues and the Final Environmental Impact Statement (“FEIS”) for which a Notice of Completion was issued on August 29, 2013 (CEQR No. 13SBS001R);

RESOLVED:

Having considered the FEIS with respect to the Decision and Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) Consistent with social, economic, and other essential considerations, from among the reasonable alternatives thereto, the action to be approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
- (3) 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, in accordance with an environmental commitment letter, dated September 11, 2013, from the New York City Economic Development Corporation, the St. George Outlet Development LLC, and the New York Wheel LLC, those project components related to the environment and mitigation measures that were identified as practicable; and
- (4) The Decision together with the FEIS constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in this report, C 130319 PPR, incorporated by reference herein, the Council approves the Decision for disposition of one (1) city-owned property located on Block 2, p/o Lot 20 on condition that such property is restricted to the development authorized by the special permit granted under the NYC Zoning Resolution Section 128-61.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on October 30, 2013, on file in this office.

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City Clerk, Clerk of The Council