

City Map Change

MM

Proposed City Map
Change
(Check appropriate boxes)

APPLICATION NO

1. ESTABLISH NEW.....☐ STREET☐ PARK☐ PUBLIC PLACE☐ GRADE

2. ELIMINATE EXISTING.....☐ STREET☐ PARK☐ PUBLIC PLACE☐ GRADE

3. CHANGE EXISTING STREET.....☐ WIDTH☐ ALIGNMENT☐ GRADE

4. EASEMENT
Delineate New.....☐ Remove Existing.....☐ Modify Existing.....☐

5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY☐

Zoning Map Change .

REVIS
080420ZMR

ZM

Proposed Zoning
Map Change(s)

APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

CHANGE #1

FROM: PARK
EXISTING

TO: R3-2
PROPOSED

CHANGE #2

FROM: M1-1
EXISTING

TO: R3-2
PROPOSED

CHANGE #3

FROM:
EXISTING

TO:
PROPOSED

CHANGE #4

FROM:
EXISTING

TO:
PROPOSED

CHANGE #5

FROM:
EXISTING

TO:
PROPOSED

Zoning Text Amendment

ZR

Affected Zoning
Resolution (ZR)
Sections

APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

ZR SECTION
NUMBER

ZONING RESOLUTION SECTION TITLE

FRESH KILLS PARK
UNIFORM LAND USE REVIEW APPLICATION
LR ITEM 3
DESCRIPTION OF PROPOSAL

1. INTRODUCTION

The New York City Department of Parks and Recreation (DPR) is proposing zoning map amendments that would re-zone sections of proposed City Streets Yukon North Loop Road and Yukon South Loop Road that currently have M1-1 zoning to R3-2, re-zone proposed Yukon Connection Road from Park to R3-2, rezone the proposed Public Place from Park to R3-2, extend an NA-1 boundary to include a section of proposed Road 2, and the extension of an SRD boundary to include a de-mapped road. These zoning map amendments are proposed in tandem with a proposal to change the City Map to establish Fresh Kills Park, roadways, and a public place encompassing an area between the Arthur Kill to west, Travis Avenue to the north, Arthur Kill Road to the south, and Richmond Avenue to the east. The proposed actions are intended to facilitate the development of this significant parcel of property in a manner that would allow the creation of Fresh Kills Park.

As outlined in the Fresh Kills Park Draft Master Plan (March 2006), Fresh Kills Park is to be a world-class park that can support many programs and activities that are unusual in the City. The completion of Fresh Kills Park will create a substantial amount of new parkland and be a significant addition to the City's park system. The proposed project is a major capital project that would be developed in multiple phases over several decades, with expected completion in 2036. It involves the construction of park facilities, ecological habitats, and significant new roadways and connections with an interstate highway, Route 440.

OWNERSHIP AND JURISDICTION OF UNDERLYING PARCELS

The project site is entirely on City-owned land comprised of the following blocks and lots: a portion of **Block 2520 Lot 1**, currently under the joint jurisdiction of DSNY and DPR; a portion of **Block 2600 Lot 100**, currently under the jurisdiction of DPR; **Block 2649 Lot 1**, currently under the jurisdiction of DSNY; **Block 2650 Lot 1**, currently under the jurisdiction of DSNY; **Block 2651 Lot 1**, currently under the jurisdiction of DSNY; **Block 2652 Lot 1**, currently under the jurisdiction of DSNY; **Block 2665 Lot 20**, currently under the jurisdiction of DPR; **Block 2685 Lot 1**, currently under the jurisdiction of DSNY; **Block 2725 Lot 1**, currently under the jurisdiction of DPR; **Block 5804 Lot 1**, currently under the jurisdiction of DPR; **Block 5804 Lot 325**, currently under the jurisdiction of DPR; **Block 5804 Lot 340**, currently under the jurisdiction of DPR; **Block 5900 Lot 100**, currently under the joint jurisdiction of DSNY and DPR; a portion of **Block 5900 Lot 500**, currently under the jurisdiction of DSNY; **Block 5965 Lot 100**, currently under the jurisdiction of DPR; **Block 5965 Lot 500**, currently under the jurisdiction of DSNY; Block 6169 Lot 103, currently under the jurisdiction of DPR; Block 6169 Lot 200, currently under the jurisdiction of DSNY.

2. SITE BACKGROUND

SITE HISTORY AND LANDFILL OVERVIEW

Fresh Kills Landfill operated as the City's principal municipal solid waste landfill, receiving household and municipal solid waste between 1948 and 2001. Before solid waste landfilling operations began, the natural condition of the Fresh Kills site was almost entirely coastal marsh and creeks. In 1948, to address its increasing solid waste disposal needs, the City of New York opened the Fresh Kills Landfill as part of a network of municipal solid waste landfills that were developed to serve the dual purposes of municipal solid waste disposal and land reclamation. At the time, the filling of tidal lands for the purposes of creating developable land was unregulated and considered a benefit for the City.

A state law passed in 1996 mandated that solid waste landfill operations cease at Fresh Kills by December 31, 2001; landfilling subsequently ended on March 22, 2001. Since then, the Fresh Kills Landfill was temporarily used for the disposal of materials after the attacks of September 11, 2001 (during this time no other materials were brought to Fresh Kills Landfill). Large portions of the site are defined by four solid waste landfill sections—3/4, 2/8, 6/7, and 1/9. The four landfill sections are regulated as Solid Waste Management Unit (SWMU) areas by the New York State Department of Environmental Conservation (NYSDEC). With the cessation of solid waste disposal operations at Fresh Kills Landfill, final closure and post-closure activities are underway. DSNY completed closure construction at Landfill Sections 3/4 and 2/8 in 1996 and 1997 respectively, and completed closure construction for Landfill Section 6/7 in 2011. Landfill Section 1/9 will be completed by 2018.

Additionally, the project site includes lands around the landfill sections that have facilities once used by DSNY when the site was still receiving solid waste, as well as the environmental control, maintenance

and monitoring systems that will remain active for a minimum of 30 years after closure. These include, for example, landfill gas and leachate collection systems and treatment plants, as well as landfill gas migration and groundwater monitoring wells that are integral components of the Fresh Kills Landfill environmental maintenance and monitoring program, as well as stormwater collection and control structures, bridges and landfill access roads. These environmental control systems and the monitoring and maintenance program for Fresh Kills Landfill are being implemented by DSNY under the supervision of NYSDEC. Under the monitoring and maintenance requirements, monitoring data is collected by DSNY and submitted on a regular basis to NYSDEC for review. Lands that contain the environmental monitoring facilities are within the Fresh Kills environmental compliance boundary (i.e., the lands outside the SWMUs that serve as a buffer between the SWMUs and surrounding sensitive uses). Lastly, the project site also includes lands that are essentially undeveloped and contain no landfill-related facilities or monitoring equipment. These include, for example, natural areas such as the Isle of Meadows.

The disturbance to natural ecosystems and the effect of 50 years of solid waste landfilling operations at the site has been significant, and today much of the landfill area only supports simple, relatively homogenous vegetated cover and biological systems. However, despite these adverse and stressed ecological conditions, the site's proximity to the Staten Island Greenbelt and the William T. Davis Wildlife Refuge offers strong support for the potential emergence of an even richer mix of vegetation species and wildlife habitat opportunities as part of Fresh Kills Park. Moreover, these adjacent open spaces provide opportunities for new public open space linkages with the Staten Island Greenbelt and a network of interconnected trails and recreational opportunities across all of southwest and central Staten Island, as well as opportunities for comprehensive watershed management.

REGULATORY REQUIREMENTS

In accordance with the requirements of the State of New York including 6 NYCRR Part 360 and the 1990 Order on Consent between NYSDEC and DSNY, a Post-Closure Monitoring and Maintenance Operations Manual was prepared for the Fresh Kills Landfill. Under the requirements of the Consent Order (Modification #7), the City is required to perform a variety of measures to ensure that closure and post-closure monitoring and maintenance of the landfill occurs in compliance with 6 NYCRR Part 360, specifically Part 360-2.15(k)(9). Specifically, a comprehensive post-closure monitoring and maintenance operations manual is required to provide all information necessary to effectively monitor and maintain Fresh Kills for the entire post-closure period. In addition, use of the property shall not disturb the integrity of the final cover, liners, or any other components of the containment system, or the function of the monitoring or environmental control systems. NYSDEC will approve any other disturbance if the owner or operator demonstrates that disturbance of the final cover, liner, or other component of the containment system will not increase threat to human health or the environment.

PROJECT PURPOSE AND NEED

Discontinuing municipal solid waste landfilling operations at Fresh Kills Landfill in 2001 opened the possibility of transforming this large City property, including the landfill sections, wetlands, and waterways, into a unique and significant public open space for use by neighborhood residents, residents of Staten Island, the City of New York, the region as a whole, and national and international visitors to New York City. Transformation of Fresh Kills into a public park marks a commitment by the City to create not only a vast new open space with extensive waterfront access, but also accompanying cultural amenities and ecological improvements. The proposed park would provide a number of public benefits, including protecting and establishing ecological habitats; providing hundreds of acres of land for active and passive recreation; promoting public waterfront access; and improving site access and the local transportation networks through new roads, park drives and bikeways, walkways, and trails that would not only connect local roadways with the park and the West Shore Expressway, but also provide connections with existing adjacent parks, such as William T. Davis Wildlife Refuge to the north and LaTourette Park in the Staten Island Greenbelt to the east. This improved transportation system by the establishment of four roadways across the site would not only provide visual and physical access to the water, but would provide connections between the local neighborhoods to the north and south of the proposed park. In addition, the proposed project provides the opportunity to showcase state-of-the-art landfill reclamation techniques in conjunction with innovative park design and other sustainable practices. Specifically, the proposed Fresh Kills Park would establish a much-needed and vast new public park for the City of New York.

DESCRIPTION OF THE PROPOSED PARK

The Fresh Kills Park Draft Master Plan (DMP) released in March 2006 outlines six primary design goals for the project that were defined through public outreach during the master planning phase. The design

goals outlined in the DMP and analyzed in the Fresh Kills Park Environmental Impact Statements will guide the development of the park over the next 30 years. Those goals are:

- Create a world-class, large-scale park that capitalizes upon the site's unique characteristics, including its metropolitan location, vast scale, and ecology;
- Restore ecological habitats across the site and cultivate a diverse, sustainable landscape, potentially incorporating state-of-the-art ecological restoration techniques and alternative energy sources;
- Establish an extraordinary setting for a range of activities and programs that are unique in the City, allowing for extensive active and passive recreation opportunities, educational amenities, and cultural enrichment;
- Recognize the events of September 11, 2001 and the enormous efforts that took place at Fresh Kills in a dignified, unique, and powerful way;
- Develop ecologically sensitive and scenic park drives to optimize local and regional access to and through the park and to reduce local traffic congestion through improved connectivity; and
- Stage the implementation of the park build-out in a way that affords maximum public benefits in the short term (within the next 10 years,) while also ensuring safe and effective operations of ongoing landfill closure, maintenance, and monitoring.

DMP CONCEPTUAL PLAN

The Fresh Kills Park DMP considers diversity of cultural, athletic, and educational programming, as well as an ecological restoration comprising reclaimed wetlands, grasslands, and woodlands that would offer wildlife habitat as well as natural open spaces for park visitors. A primary park circulation system for vehicles as well as a network of foot, bicycle, and equestrian paths would allow various transport modes throughout the park.

The total Fresh Kills Park area is approximately 2059 acres, of which 1,966 acres fall within five designated planning areas (see Figure 1): the Confluence (175 acres), which is comprised of two primary programmatic areas—the Point (50 acres) and Creek Landing (20 acres)—and four additional park areas, North Park (290 acres), South Park (396 acres), East Park (530 acres), and West Park (570 acres) areas. In addition, Fresh Kills has about 700 acres that include its wetlands and waterways and natural areas (e.g., Isle of Meadows). The West Shore Expressway right-of-way, although it runs through the center of the site, is NYSDOT property and outside the project site. The North, South, East, and West Park project areas include lands within the boundary of a SWMU defined by the Fresh Kills Landfill closure plan. The Point and Creek Landing planning areas are outside the boundaries of the existing landfill sections. The objectives for the five planning areas of the DMP are summarized below.

The Confluence

The Confluence, which encompasses the center of the proposed park, is defined by the meeting of the creeks and is to be the central area of park activity and the principal point of arrival by 2036. While there will be numerous neighborhood entries, this park area will orient park users and be defined by a Loop Road that would provide access to all five park areas throughout the park and the location of most of the recreational, cultural, commercial, and educational facilities and activities. The Confluence concentrates its major development into two specific locations, the Point and Creek Landing. These are the large, flat, paved, bulkheaded and structured surfaces once used for receiving solid waste at Fresh Kills Landfill (Plants 1 and 2).

The Point is planned for the largest concentration of destination-oriented programs such as waterfront programs and cultural and commercial uses that depend on high visibility and proximity to other amenities. The Point is also the proposed location for the main park administrative center, a visible structure intended to house park functions, but also supporting active community participation in the stewardship and development of the park. The Point will be the locus of future ferry service and other water transportation.

Creek Landing is located at the convergence of Fresh Kills, Main and Richmond Creeks. It is planned for a concentration of on-water recreation and cultural activities accessible via the north segment of the Confluence Loop Road.

East Park

East Park is characterized by large, vegetated spaces with spectacular views and is the main area for vehicular access into the park from the east. East Park is the area of the park that is closest to Richmond Avenue. It is intended to provide entrance to restored habitat areas and waterways, with access to created and improved wetlands as well as lowland forest.

North Park

North Park would encompass the closed Landfill Section 3/4 and the surrounding lands. Under the DMP, it is proposed for simple recreational facilities, vast natural settings, meadows, wetlands, and creeks and is



envisioned in the DMP as a lightly programmed natural area connecting with Schmul Park in the Travis neighborhood. North Park vehicular access and parking is provided from both the Travis neighborhood entrance to the north, for local access, and through a much larger central parking area to be provided at Creek Landing on the south. North Park is primarily planned as a natural area that would extend the rich habitat provided in the adjacent William T. Davis Wildlife Refuge on the project site, and capitalize on one of the quietest and most sheltered areas at Fresh Kills.

South Park

South Park would encompass the closed Landfill Section 2/8 and the surrounding lands. As envisioned in the DMP, South Park is proposed to have active recreational uses, including soccer fields, an equestrian facility, a mountain biking venue and a neighborhood park in a large natural setting. South Park is unique in that it contains both ample flat, non-wetland space for active recreational programming and a large area of natural woodland encompassing, in addition to the landfill section, dry lowland and wetlands. To take advantage of the size of the flat, dry lowland and its proximity to major roadway destinations, this park area is planned as a major concentration of active recreation opportunities.

West Park

In recognition of the important 9/11 recovery activities that occurred on the site, the DMP calls for a 9/11 monument at West Park. From here, park visitors would have a panoramic view of New York City, New York Harbor, and New Jersey. An area has been set aside on top of West Park for a monument or another feature that would memorialize the recovery efforts and provide a large space open to the sky where visitors would find a quiet place for reflection.

Since Muldoon Avenue currently provides vehicle access for DSNY landfill closure and maintenance operations, as well as the DSNY District 3 garage and repair shop, this entrance would also be the principal service road entrance to the park (i.e., it would be shared by DSNY and DPR vehicles, but not be a park public access road).

Alternative Energy

As part of the concurrent City Map ULURP action, Fresh Kills Park will have two areas delineated within the park for purposes of the development, operation and maintenance of commercial solar power facilities. One of these areas will be located in East Park and the other in South Park. Four areas will be delineated for potential development of wind power, including two in East Park and one each in North Park and South Park.

3. Description of the Surrounding Area

The northern portion of the project site is bordered by the William T. Davis Wildlife Refuge and the low-density residential community of Travis. The William T. Davis Wildlife Refuge connects with the project site along Main Creek. The Travis neighborhood lies west of the William T. Davis Wildlife Refuge, and is a low-density residential neighborhood with a mix of institutional and commercial uses. There are also a number of vacant lots in this area, which is unlike the residential communities to the east and south, which are mostly built-out. On the eastern portion of Travis is Schmul Park, an 8.48-acre open space that provides passive as well as active recreational facilities. Schmul Park connects with the project site on the east. North of Travis is the Staten Island neighborhood of Chelsea, and the neighborhood of Heartland Village is just northeast of the wildlife refuge. These residential neighborhoods are a mix of mostly low density residences attached and semi-attached homes, as well as single-family homes.

North of the project site along the waterfront of the Arthur Kill is industrial land, some of which is vacant or underused, but does include some industrial areas. Also north of the project site, across Little Fresh Kill, is the site of the Staten Island Waste Transfer Station.

To the south, the project site is framed by Arthur Kill Road. South of the road are the Arden Heights and Greenridge residential neighborhoods as well as Arden Heights Woods Park. Along Arthur Kill Road there are a number of outparcels that include institutional uses, a small commercial mall, and a gas station/warehouse complex at the intersection of Arden Avenue and Arthur Kill Road. The two residential neighborhoods of Arden Heights and Greenridge are almost entirely composed of low-density residential uses (detached and attached units). There are limited commercial uses that support the local neighborhood.

To the east, the site is bounded by Richmond Avenue, and across Richmond Avenue from the site is the Staten Island Mall, a large regional shopping mall and one of the largest retail centers on Staten Island, which contains approximately 1.2 million square feet of commercial retail space. Farther east, the land use patterns turn again into a residential community. P.S. 58 is located to the east of the mall. Along the west side of Richmond Avenue and south of Richmond Hill Road is an outparcel of light industrial/commercial uses as well as the New York City Police Department (NYPD) substation. To the south of the Mall is LaTourette Park. Currently, the park in its entirety is about 500 acres; however, only a small portion of the park is located within the study area. LaTourette

Park is part of the larger Staten Island Greenbelt, which is an extensive system of interconnected parks that extend across central Staten Island and include LaTourette Park, Willowbrook Park, and High Rock Park. Also in this area is the former Brookfield Landfill; the New York City Department of Environmental Protection (DEP) is performing a remediation of this landfill property. The southern portion of the surrounding area also includes the South Shore Public Golf Course, as well as a portion of the residential neighborhood of Rossville.

The ½-mile area around the project site includes M1-1 M2-1, M3-1, R3-1, R3-2, R3-A, R5, C4-1, and C8-1 zoning districts. The Arden Heights neighborhood to the south and the Heartland neighborhood to the northeast are primarily R3-1 and R3-2 residential districts. R3-A and R5 zoning districts cover the Travis area.

4. DESCRIPTION OF PROPOSED PROJECT AREA

The project site is located in the southwest portion of Staten Island and within both Staten Island Community Boards 2 and 3 (See Figure 2). The boundaries of the project site are defined by parkland and residential uses, waterways, and both City and State roadways. The eastern boundary is Richmond Avenue, which is under the jurisdiction of the New York City Department of Transportation (NYCDOT). Across Richmond Avenue (to the east) is the City’s LaTourette Park which is hydrologically connected with the project site by Richmond Creek. In addition to Main Creek, Richmond Creek and the Great Fresh Kills, and Little Fresh Kills waterways cross the project site. The Arthur Kill shoreline forms the site’s western boundary. The southern boundary is Arthur Kill Road, a City street. The West Shore Expressway (New York State Highway Route 440), which is under the jurisdiction of the New York State Department of Transportation (NYSDOT), bisects the project site. The project site includes the following Block and Lots:

Block	Lots
2520	1 (portion)
2600	100 (portion)
2649	1
2650	1
2651	1
2652	1
2665	20, 120
2685	1
2725	1
5804	1, 325, 340,
5900	100 (portion), 500 (portion)
5965	100, 500
6169	103, 200

The Fresh Kills site has four existing City zoning districts and two overlying special zoning districts. The underlying districts are as follows:

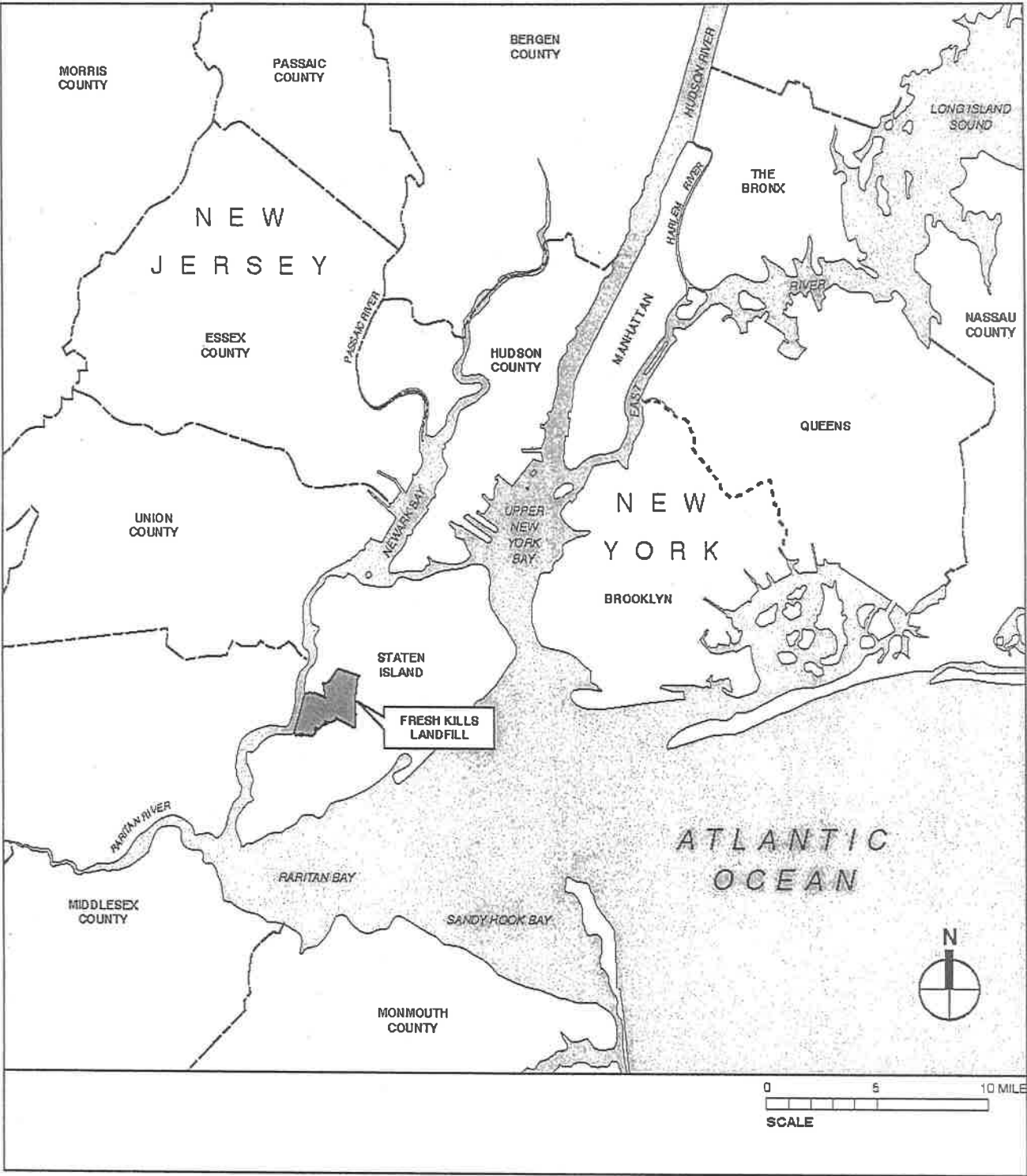
- M3-1 and M2-1 zoning districts generally cover the land and water west of the West Shore Expressway and south of the Little Fresh Kill (Block 5695, Lot 500 and Block 5900, Lot 500). Exceptions are the Isle of Meadows (Block 2725, Lot 1), which is under DPR jurisdiction and therefore the zoning designations do not apply.
- An M1-1 zoning district covers lands and water area zoned to the east of the West Shore expressway and includes lands to the south of Main Creek and Richmond Creek (Block 5900, Lot 100 and Block 5804, Lot 1)
- To the north of Main Creek is zoned M1-1.
- Lands and water area east of Richmond Creek/Main Creek are covered by an R3-2 zoning district (Block 2560, Lot 1).

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT

Zoning Map Amendment

An amendment to the City Zoning Map is proposed that would re-zone sections of a proposed roadway that currently has M1-1 zoning to R3-2, re-zone proposed Road 1 from Park to R3-2, rezone the proposed Public Place from Park to R3-2, extend an NA-1 boundary to include a section of proposed Yukon North Loop Road (see Figure 3), and the extension of an SRD boundary to include a de-mapped road. A large format drawing illustrating the existing and proposed zoning (see attached Zoning Amendment Map) is attached to this application.

The proposed R3-2 residential district would be mapped within the boundaries of the proposed roadway within Fresh Kills Park for Yukon Connection Road, Yukon North Loop Road, and the majority of the





Existing Zoning



Proposed Zoning



-  AREA PROPOSED TO BE REZONED
-  FORMER STREET

Figure 3: Proposed Zoning Detail

Scale: 1" = 400'

length of Yukon South Loop Road. The portion of the proposed Yukon South Loop Road and the entirety of Yukon West Loop Road to the west of the West Shore Expressway has proposed M2-1 manufacturing district zoning. These proposed city streets total 2.41 miles in length.

The proposed R3-2 residential district would also be mapped within the boundaries of the proposed public place within Fresh Kills Park. The public place would serve as the right-of-way for the future 4.86 miles of vehicular road system internal to the future park and would be accessed from Richmond Avenue at Richmond Hill Road and Forest Hill Road, as well as a roadway connected to the West Shore Expressway.

Existing Zoning

The Fresh Kills site has four City zoning districts and two overlying special zoning districts. The underlying districts are as follows:

- M3-1 and M2-1 zoning districts generally cover the land and water west of the West Shore Expressway and south of the Little Fresh Kill (Block 6169, Lot 200, Block 5695, Lot 500, Block 5900, Lot 500). Exceptions are the Isle of Meadows (Block 2725, Lot 1), which is under DPR jurisdiction and therefore the zoning designations do not apply.
- An M1-1 zoning district covers lands and water area zoned to the east of the West Shore Expressway and includes lands to the south of Main Creek and Richmond Creek (Block 5900, Lot 100 and Block 5804, Lot 1).
- To the north of Main Creek is zoned M1-1.
- Lands and water area east of Richmond Creek/Main Creek are covered by an R3-2 zoning district (Block 2560, Lot 1).

Open space and recreational facilities are allowed in the R3-2 and M1 districts, but are not allowed in the M3-1 and M2-1 districts.

There are also two special districts mapped over Fresh Kills: the Natural Area District (NA-1) and the Special South Richmond District (SRD). The former is mapped generally south of the Little Fresh Creek/Richmond Creek; the latter is mapped along both shores of Main Creek and Richmond Creek, east of the West Shore Expressway. The NA-1 District connects with the William T. Davis Wildlife Refuge to the north and LaTourette Park to the east.

The NA-1 District was created by the City to preserve the unique natural habitats and topography of the area. This Special Zoning district supports the park system of the Staten Island Greenbelt, and its combination of natural features including steep slopes, rock outcrops, creeks, wetlands, and native woodlands. District regulations further protect the landscape of the area by shaping new development into the natural condition and minimizing alterations of existing natural features. All new developments and site alterations within this district must be reviewed and approved by the City Planning Commission (CPC). Natural features are protected by limiting modifications in topography; preserving tree, plant, and marine life, and natural watercourses; and requiring clustered development to maximize the preservation of natural features.

Section 105-91 of the Zoning Resolution, *Special District Designation on Public Parks*, states:

When a Special Natural Area District is designated on a public park or portion thereof, any natural features existing on December 19, 1974, within such area shall not be removed, destroyed or altered unless authorized by the City Planning Commission. As a condition for granting such authorization, the Commission shall find that any alteration of natural features is the least alteration required to achieve the purpose intended and such authorization is consistent with the intent of the Special Natural Area District.

In addition to the NA-1 District, the SRD was approved by the City in the mid-1970s to guide future development and land use in the South Richmond area of Staten Island. Overall goals of the district are to promote balanced land use, reduce impacts to irreplaceable natural and recreational resources, and to promote a desirable use of land. This is accomplished by reviewing all site development and site alteration proposals. Natural features are protected by limiting changes in topography to two feet (minimizing impacts to trees, lakes, and other natural features) and by clustering development to maximize the preservation of natural features. Under the SRD, CPC must authorize new development to ensure that it meets applicable natural features preservation standards. The SRD also includes an Open Space Network, which is a planned system of open spaces that includes public parks, park streets, Designated Open Spaces (DOS), and a waterfront esplanade. DOS is the term applied to properties in the Open Space Network that must be set aside as public open space.

Proposed Zoning

The proposed mapping of Fresh Kills Park would make the existing M1-1, M2-1, M3-1, R3-2, and SRD zoning districts within the boundaries of the new mapped parklines inapplicable, as public parks under the jurisdiction of DPR are not subject to the zoning regulations of these districts.

East of the West Shore Expressway, the proposed city streets, Yukon Connection Road, Yukon North Loop Road, and a portion of Yukon South Loop Road will be zoned R3-2. There is a portion of Yukon North Loop Road that falls within the area that is currently zoned M1-1. The adjacent NA-1 zoning district will be extended to include a section of Yukon North Loop Road, which will be zoned R3-2. To the west of the West Shore Expressway, a portion of proposed Yukon South Loop Road falls within the existing SRD zoning district, and would be zoned to M2-1. Proposed Yukon West Loop Road lies within an existing M2-1 zoning district, which would be retained.

East of the Expressway, the proposed public place would fall within the existing R3-2 and NA-1 zoning districts. The zoning district R3-2 would be applicable to the proposed public place limits.

Sections of proposed Yukon North Loop Road and Yukon South Loop Road as well as a section of the proposed public place would pass through existing mapped parkland on the project site. Although none of this mapped parkland has historically been publicly accessible and the proposed project provides a significant increase in mapped parkland and would provide for public access to the mapped parkland on the site for the first time, a State legislative action was approved on June 19, 2007 for the alienation of parkland along these segments of proposed road corridors (Chapter 659 of the 2007 Laws of the State of New York). The legislation included the stipulation that upon the completion of the roadways, any parkland that was discontinued and not required for roadway construction, service or maintenance will revert to parkland and will be under the jurisdiction of DPR.

An extension of an SRD boundary is proposed to include the de-mapped road Park Drive South.

The proposed zoning map amendment would help transform the closed Fresh Kills Landfill into a unique public space. The transformation of the Fresh Kills Landfill into a public park marks a commitment by the City to create a large new open space for its residents, along with significant cultural, recreational, and environmental amenities. The NA-1 district will remain on the project site and be slightly expanded to cover the section of Yukon North Loop Road that currently lies in the M1-1 zoning district, therefore certain improvements or development proposed as part of Fresh Kills Park on the NA-1 portion of the site would require review and/or approval by the City Planning Commission.

Mapping Actions

It should be noted that implementation of the proposed Fresh Kills Park project will also require changes to the City Map. The proposed action includes the mapping of the full Fresh Kills Park and Owl Hollow Park. Portions of the project site are already currently mapped as parkland. This includes the waterways and lands east of the West Shore Expressway along both Richmond Creek and Main Creek. Along Main Creek the parkland mapping extends north to the William T. Davis Wildlife Refuge. Along Richmond Creek the parkland mapping extends east to Richmond Avenue (the park mapping continues on the east side of the avenue as LaTourette Park). The upland limits of the parkland mapping are generally defined by the mapped park drives. Although mapped as parkland, the areas are not developed with recreational facilities and are not publicly accessible.

The applicant is requesting a City map amendment to map as parkland those portions of the site not currently mapped as parkland, exclusive of the portions that contain DSNY District Garages and the limits of the public place and roadways to be established. In addition to the proposed mapping of new parkland, the applicant is also proposing to demap and permanently close several unbuilt "paper" streets within the project site and to extinguish several unbuilt "record" streets within the project site. The proposed actions also include the demapping of some currently mapped parkland. The mapping application for the proposed project was filed separately (ULURP Application No. 080321MMR) and the mapping actions are described in detail in that application.

7. CONCLUSION

The New York City Department of Parks and Recreation (DPR) is proposing zoning map amendments that would facilitate the development of this significant parcel of property in a manner that would allow the creation of Fresh Kills Park. This proposal to remove M1-1 and R3-2 zoning from areas proposed to be mapped as parkland in ULURP Application No.080321MMR, re-zone sections of a proposed roadway that currently has M1-1 zoning to R3-2, extend an NA-1 boundary to include a section of proposed Yukon North Loop Road, and the extension of an SRD boundary to include a de-mapped road is an essential component of this project.



**City of New York
Parks & Recreation**

Adrian Benepe
Commissioner

The Arsenal
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Joshua R. Laird
Assistant Commissioner
Planning & Natural Resources

(212) 360-3402
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POSITIVE DECLARATION

April 24, 2006

Project Identification
CEQR No. 06DPR002R
ULURP No. Pending
SEQRA Classification: Type I

Lead Agency
New York City Department
of Parks and Recreation
The Arsenal, Central Park
New York, NY 10007
Contact: Joshua Laird
(212) 360-3403

Name, Description and Location of Proposal:

Fresh Kills Park

The New York City Department of Parks and Recreation (DPR) is proposing to map the Fresh Kills Landfill site as a park, and will have primary responsibility for developing the proposed Fresh Kills Park. As described below, a number of discretionary approvals will be required from various City, state, and federal agencies in order to develop Fresh Kills Park, and DPR will be the lead agency in this environmental review process.

The closure of Fresh Kills Landfill has created a magnificent opportunity to transform its 2,200 acres of closed landfill, wetlands, and creeks into a unique public space. Recognizing this, the City and State of New York initiated a design competition to envision a plan for Fresh Kills Landfill. This transformation of the Fresh Kills Landfill into public parkland marks a new commitment to create a large new open space for the City, with recreational and cultural amenities, and environmental protection for the residents of Staten Island and the region. The new parkland will create significant wildlife habitat; provide hundreds of acres of land for active and passive recreation; and improve local connectivity through the provision of paths, roadways, and access points that would connect with existing adjoining parks. Moreover, this ambitious project will showcase state-of-the-art environmental reclamation techniques alongside the innovative design of park spaces. In sum, the proposed park would provide a much-needed and unique public open space for residents of the City and State of New York and the region as a whole.

The City of New York's master planning process has resulted in a Draft Master Plan (DMP) for the Fresh Kills Park. This illustrative plan, and an accompanying reasonable worst-case development scenario, will serve as the basis for the impact analyses to be conducted in the DGEIS.

The total Fresh Kills Park area is approximately 2,200 acres, of which 1,785 acres fall within five designated planning areas: the Confluence (100 acres), which is comprised of two programmatic areas—the Point (50 acres) and Creek Landing (20 acres)—North Park (233 acres), South Park (425 acres), East Park (482 acres), and West Park (545 acres). Acreage within Fresh Kills, but outside the main planning areas, includes: the open water and creeks (estimated at 210 acres); the site of a proposed DSNY transfer station (85 acres); areas of the site for which no programmatic changes are proposed (e.g., the Isle of Meadows, 100 acres); and the West Shore Expressway right-of-way (25 acres). The North Park, South Park, East Park, and West Park planning areas include lands within the boundary of a solid waste management area defined by the Fresh Kills Landfill closure plan. These landfill mounds (named North Mound 3/4, South Mound 2/8, East Mound 6/7, and West Mound 1/9) are either already closed or currently undergoing closure. The Point and Creek Landing planning areas lay outside the landfill mound.

Circulation:

The DMP would accommodate vehicular circulation through the park with the construction of approximately seven miles of new park drives. This includes a new vehicular bridge across Fresh Kills just west of the West Shore Expressway Bridge that would aid circulation and access to the western part of the park, and intersection improvements at Richmond Avenue and Richmond Hill Road and Richmond Avenue and Forest Hill Road. From a center loop road in the Confluence area, service roads would extend north and south along the West Shore Expressway to facilitate regional connectivity south and north. The goal of the plan is to bring the largest focus of users to the center of the site to points from which all five park areas can be easily accessed. In addition, smaller scaled entrances with parking are planned in the north, south, and eastern parks to allow for neighborhood access at the edges of the park.

The DMP provides for more than 20 miles of specially designed paths and trails for bicyclers, mountain bikers, horseback riders, pedestrians, and hikers. Creek access would be accommodated via numerous docks and launches along the creeks, as well as a larger boat facility proposed for a site on Fresh Kills, west of the West Shore Expressway, where potential ferry service access may be provided. Connections to the surrounding neighborhoods would be aided by two pedestrian overpasses, the first crossing the West Shore Expressway at Muldoon Avenue and the second crossing Richmond Avenue in the area of Forest Hill Road, creating a seamless connection between Fresh Kills and the extended Greenbelt to the east.

Regulatory Approvals:

Listed below are the agencies that either have a discretionary action with respect to the proposed plan, or have an advisory role in the environmental review process. The lead agency will coordinate the project's environmental review with these agencies to ensure proper examination of environmental impacts with respect to their respective discretionary actions.

New York City

- Department of Parks and Recreation (lead)
- Department of City Planning (involved)
- Department of Design and Construction (involved)
- Department of Environmental Protection (involved)
- Department of Health and Mental Hygiene (interested)
- Department of Sanitation (involved)
- Department of Transportation (involved)
- Art Commission (involved)
- Landmarks Preservation Commission (interested)
- Mayor's Office of Environmental Coordination (interested)
- New York City Transit Authority (interested)
- Office of the Staten Island Borough President (interested)
- Department of Cultural Affairs (interested)

New York State

- Department of Environmental Conservation (involved)
- Department of State (involved)
- Department of Transportation (involved)
- Office of Parks, Recreation and Historic Preservation (involved)
- Department of Health (interested)

Federal

- United States Army Corps of Engineers (involved)
- United States Coast Guard (involved)
- United States Environmental Protection Agency (interested)
- United States Fish and Wildlife Service (interested)
- National Marine Fisheries Service (interested)

Statement of Significant Effect:

The New York City Department of Parks and Recreation has determined, pursuant to 6 NYCRR Part 617.7, that the proposed action may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement is required:

1. The proposed action may result in significant adverse impacts related to land use, zoning, and public policy.

2. The proposed action may result in significant adverse impacts on socioeconomic conditions.
3. The proposed action may result in significant adverse impacts on community facilities and services.
4. The proposed action may result in significant adverse impacts on open space.
5. The proposed action may result in significant adverse shadows impacts.
6. The proposed action may result in significant adverse impacts on archaeological resources.
7. The proposed action may result in significant adverse impacts on urban design and visual resources.
8. The proposed action may result in significant adverse impacts on neighborhood character.
9. The proposed action may result in significant adverse impacts on natural resources.
10. The proposed action may result in significant adverse hazardous materials impacts.
11. The proposed action is located within the City's coastal zone and requires review for consistency with the Local Waterfront Revitalization Program (LWRP).
12. The proposed action may result in significant adverse impacts on infrastructure.
13. The proposed action may result in significant adverse impacts on solid waste and sanitation services.
14. The proposed action may result in significant adverse impacts on energy consumption.
15. The proposed action may result in significant adverse impacts to traffic and parking conditions.
16. The proposed action may result in significant adverse impacts to transit and pedestrian conditions.
17. The proposed action may result in significant adverse impacts to air quality.
18. The proposed action may result in significant adverse noise impacts.
19. The proposed action may result in significant adverse construction-related impacts.
20. The proposed action may result in significant adverse public health impacts.

Supporting Statement:

The above determination is based on an Environmental Assessment Statement prepared for the action which finds that:

1. The proposed action would alter existing land use and zoning patterns by rezoning and redeveloping the Fresh Kills Landfill to public parkland.

2. The proposed action would transform a closed landfill to a new, publicly accessible open space, which has the potential to alter socioeconomic conditions in the area.
3. The proposed action would introduce a new visitor and worker population to the site, which could potentially increase demands on community facilities.
4. The proposed action would bring new visitors and workers to the area, placing additional demands on available and new open space resources.
5. The proposed action would result in the construction of new buildings, portions of which could potentially have maximum heights of more than 50 feet. These proposed buildings could cast shadows on sunlight-sensitive resources.
6. Construction of the proposed project could potentially disturb archaeological resources within the project area.
7. The proposed action would result in new types of building use and form, as well as landforms, which would differ from existing urban design elements on the project site and in the affected area, and may alter the urban design character and visual resources of the surrounding area.
8. The proposed action would result in the creation of new parkland, which could alter existing neighborhood character by affecting land use, socioeconomic conditions, historic resources, urban design, traffic, and/or noise.
9. The proposed action would result in activities within tidal and freshwater wetlands that are located within the project area, which could affect natural resources and habitat.
10. The proposed action would result in construction on a former landfill, which raises concerns regarding potential impacts on public health as it relates to open space users and construction workers.
11. The proposed action would result in new development in the designated coastal zone, which could potentially be inconsistent with the policies of the LWRP.
12. The proposed action would result in new development within the project area, which could place additional demands on infrastructure.
13. The proposed action would result in new development within the project area that would result in the generation of solid waste, and which would require sanitation services.
14. The proposed action would result in new development within the project area, which could increase demand for energy.
15. New parkland development resulting from the proposed action would result in additional vehicular trips and additional parking demands.
16. New parkland development resulting from the proposed action would result in additional pedestrian and transit trips.

17. The proposed action would result in new development that could potentially result in air quality impacts due to increased mobile source (vehicular) and stationary source (HVAC system) emissions.

18. The proposed action would increase the volume of traffic in the area, which could result in additional traffic noise.

19. The proposed action would result in new development on the project site that would involve construction and construction-related impacts, including erosion and sedimentation.

20. The proposed action would result in new development which could potentially result in public health concerns.

21. The Draft Generic Environmental Impact Statement (GEIS) to be prepared for the proposed action will identify and describe any other potential effects on the environment.

Public Scoping:

For the reasons above, the CEQR lead agency, the New York City Department of Parks and Recreation, will prepare a Draft Generic Environmental Impact Statement (DGEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Wednesday, May 24 from 6:30 PM to approximately 9:30 PM, and will be held at P.S. 58 at 77 Marsh Avenue, Staten Island. Written comments will be accepted by the lead agency through June 5, 2006.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law. Should you have any questions pertaining to this Positive Declaration, you may contact Nick Molinari at 212.360.3413.

Joshua Laird, Assistant Commissioner for Planning & Natural Resources
New York City Department of Parks & Recreation

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
12-03-2003 C 030022 ZMR

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

CITY MAP CHANGE:

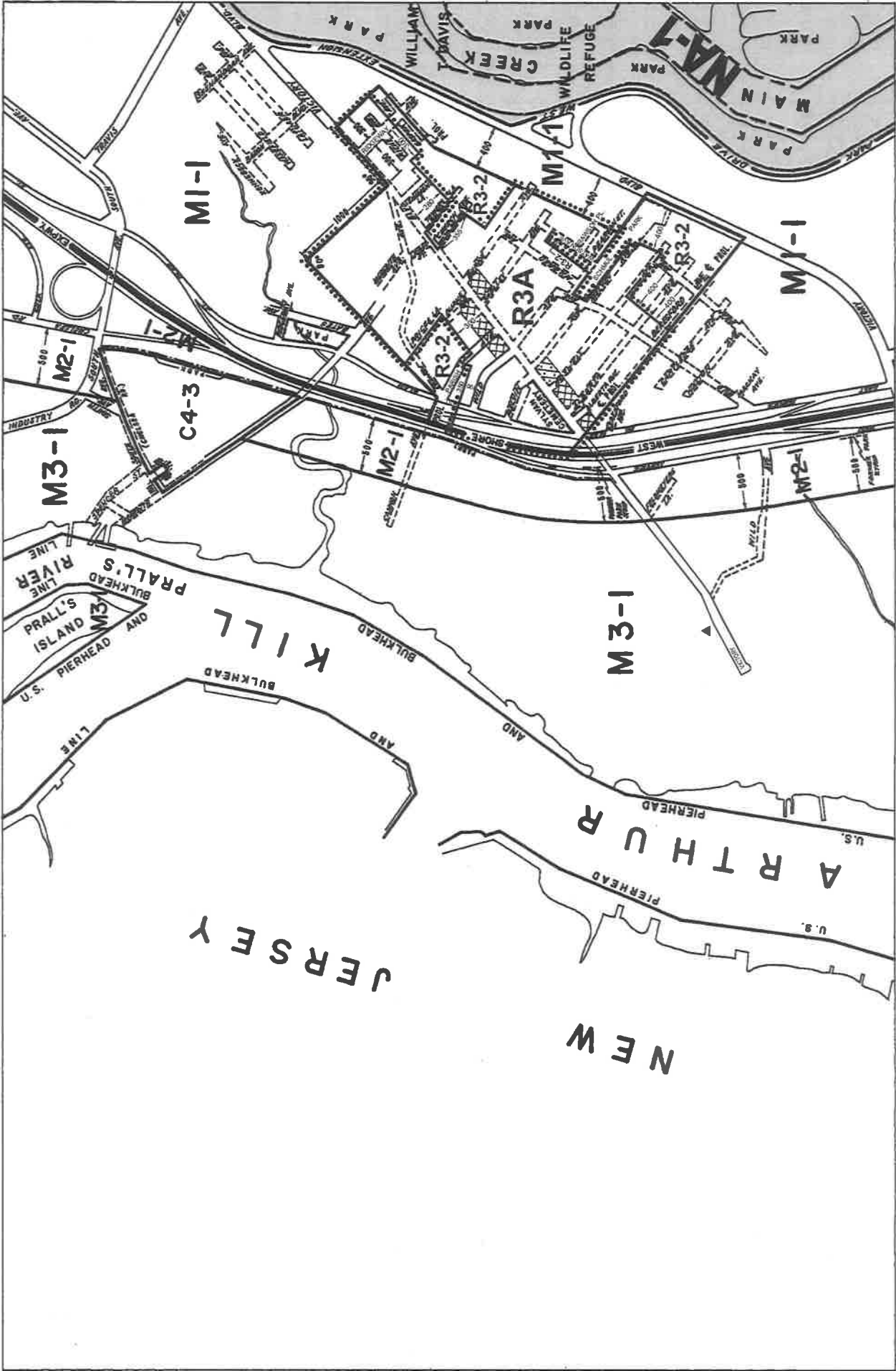
▲ 07-21-2005 C 010661 MMR

MAP KEY

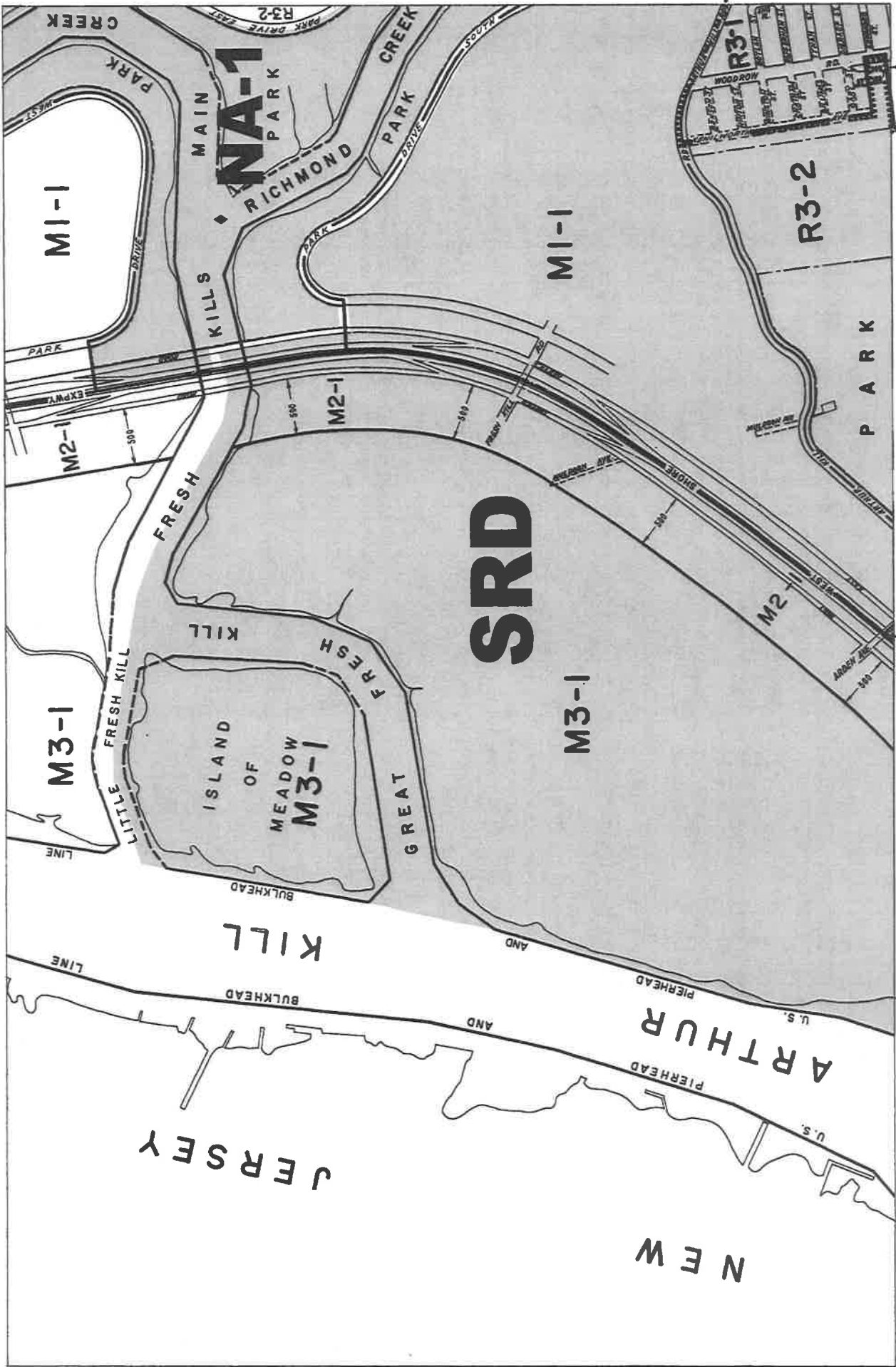
20b	20d
26a	26c
26b	26d

© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website, www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

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M — MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
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AREA(S) REZONED

Effective Date(s) of Rezoning:

09-27-2000 C 000151 ZMR

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

◆ AS CORRECTED: 09-30-2002

N

MAP KEY

26a	26c
26b	26d
32c	33a 33c

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.dcp.nyc.gov/zoning or contact the Zoning Information Desk at (212) 720-9201.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

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R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
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AREA(S) REZONED

Effective Date(s) of Rezoning:

01-18-2011 C 110069 ZMR

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

ZONING MAP 26c

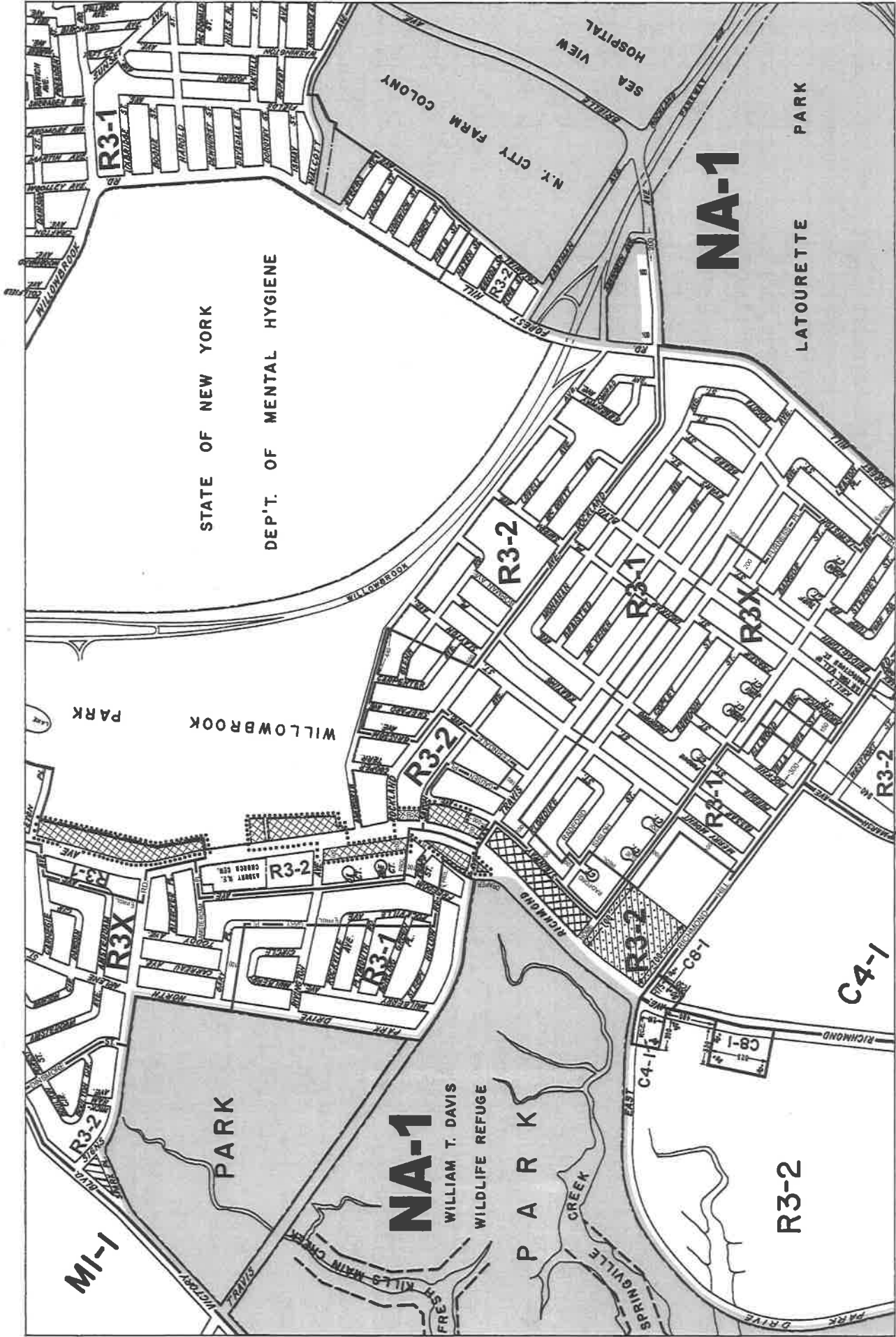


MAP KEY

20b	20d	21b
26a	26c	27a
26b	26d	27b

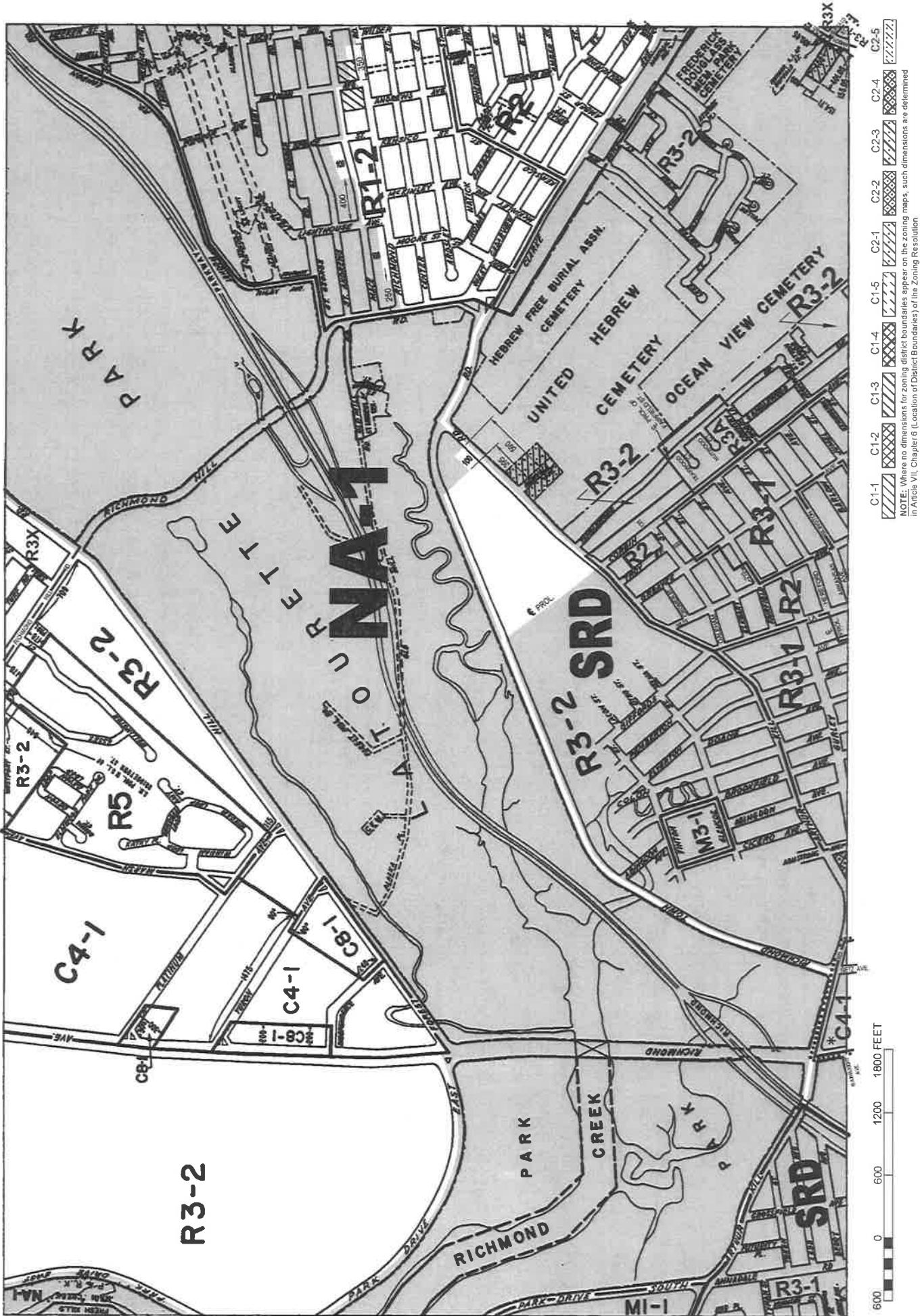
© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website at www.nyc.gov/dcp/planning or contact the Zoning Information Desk at (212) 720-3291.



C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
the letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

*12-21-2005 C 060063 ZMR
11-16-2005 C 050145 ZMR

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

ZONING MAP **26d**

MAP KEY

26a	26c	27a
26b	26d	27b
33a	33c	34a

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

..... AREA(S) REZONED

Effective Date(s) of Rezoning:

06-29-2011 C 080482 ZMR

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

ZONING MAP 33a

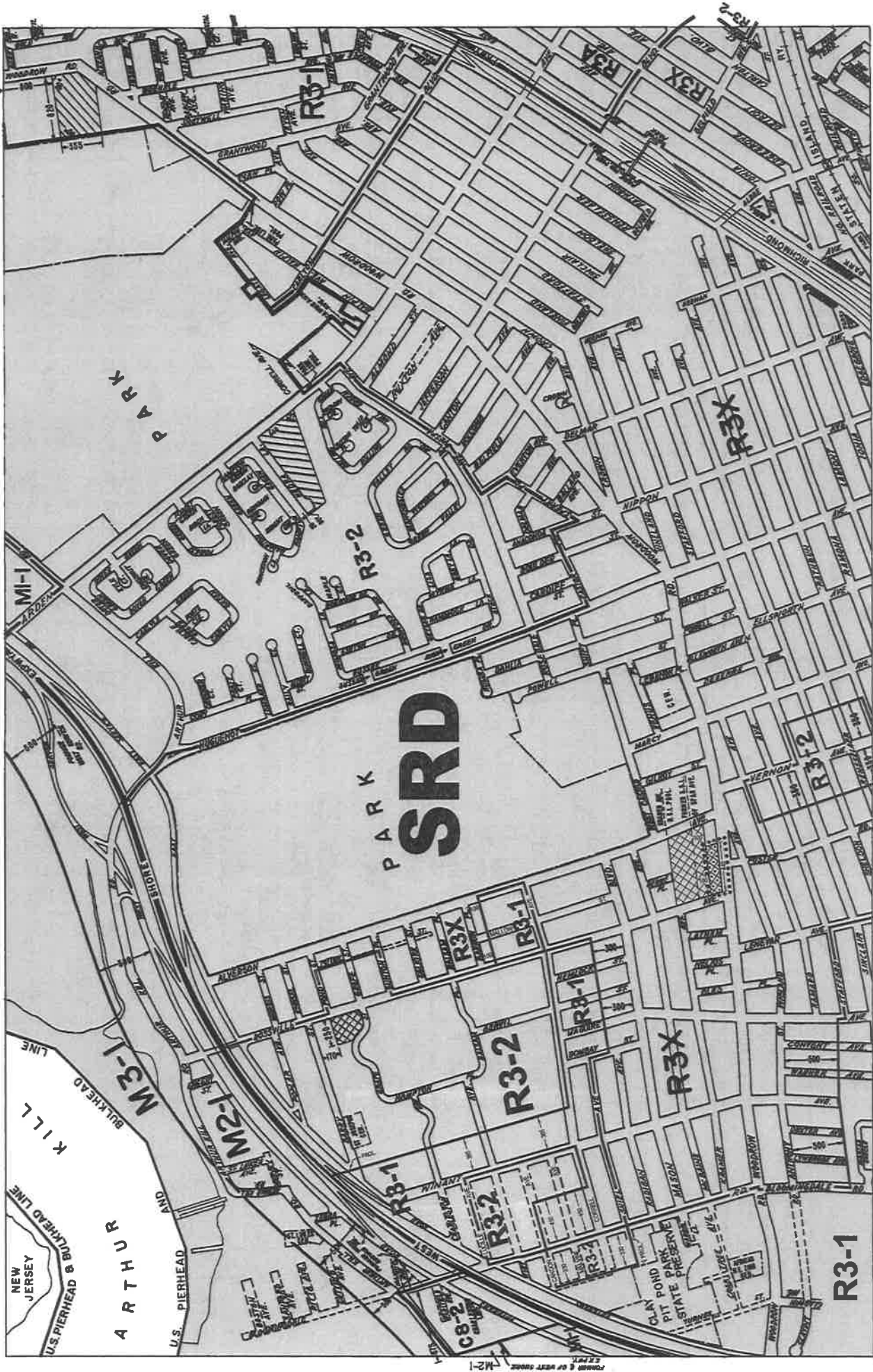


MAP KEY

	26b	26d
32c	33a	33c
32d	33b	33d

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NOTE: Zoning information as shown on this map is subject to change in the next update of zoning information for this map. For the most current zoning information, visit the Zoning Desk at the Department of City Planning website www.dcp.nyc.gov/zoning or contact the Zoning Information Desk at (212) 720-3251.



- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



APPLICANT:
New York City Department of Parks and Recreation
The Arsenal
330 5th Avenue
New York, NY 10021

ENGINEER:
Philip Malin & Associates
102 Madison Avenue
New York, NY 10016
Tel: 212-629-5656

TOPOGRAPHIC & UTILITY SURVEY:
Rogers Surveying, PLLC
1852 Richmond Terrace
Staten Island, NY 10310
Tel: 718.427.7311

12-18-13

Scale: 1"=400'

Job No.: 0674

Drawn By: AY

Check By: PH

EXISTING ZONING MAP

0 400 800 1200 1600

ENGLISH SCALE: 1 INCH = 400 FEET

0 96 192 288 480 576

METRIC SCALE: 1 CM = 48.0 M (157.48 FEET)

EXISTING STREET LINE

ZONING DISTRICT BOUNDARY

EXISTING STREET LINE TO BE ELIMINATED

PROPOSED STREET LINE

EXISTING RECORD STREET

U.S. PERHEAD AND BULKHEAD LINE

LOT LINE

PROPOSED PUBLIC PLACE

RECORD STREET TO BE EXTINGUISHED

12-18-13

Scale: 1"=400'

Job No.: 0674

Drawn By: AY

Check By: PH

EXISTING ZONING MAP

0 400 800 1200 1600

ENGLISH SCALE: 1 INCH = 400 FEET

0 96 192 288 480 576

METRIC SCALE: 1 CM = 48.0 M (157.48 FEET)

12-18-13

Scale: 1"=400'

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0 400 800 1200 1600

ENGLISH SCALE: 1 INCH = 400 FEET

0 96 192 288 480 576

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12-18-13

Scale: 1"=400'

Job No.: 0674

Drawn By: AY

Check By: PH

EXISTING ZONING MAP

0 400 800 1200 1600

ENGLISH SCALE: 1 INCH = 400 FEET

0 96 192 288 480 576

METRIC SCALE: 1 CM = 48.0 M (157.48 FEET)

FRESH KILLS PARK

STATEN ISLAND, NEW YORK



FRESH KILLS
PARK

STATEN ISLAND, NEW YORK

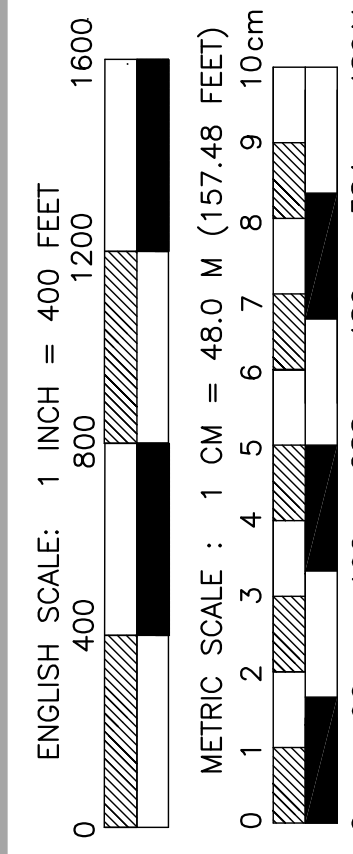
APPLICANT:
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New York, NY 10021

ENGINEER:
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Tel: 212-929-3656

TOPOGRAPHIC & UTILITY SURVEY:
Rogers Surveying, PLLC
1855 Richmond Terrace
Staten Island, NY 10310
Tel: 718.427.7311

- Legend:
- R3-2** ZONING DISTRICT
BLOCK NUMBER
2280
- PARK** PARK
- NA-1** SPECIAL NATURAL AREA DISTRICT
- SRD** SPECIAL SOUTH RICHMOND DEVELOPMENT DISTRICT

- EXISTING STREET LINE
ZONING DISTRICT BOUNDARY
FORMER STREET
PROPOSED STREET LINE
EXISTING RECORD STREET
U.S. PIERHEAD AND BULKHEAD LINE
PROPOSED PUBLIC PLACE
RECORD STREET TO BE EXTINGUISHED
SPECIAL SOUTH RICHMOND DEVELOPMENT DISTRICT
- PROPOSED ZONING CHANGE
- AREA PROPOSED TO BE REZONED



12-18-13
Date:

1"=400'
Scale:

Job No.: 0674
Drawn By: AY

Check By: PH

PROPOSED
ZONING MAP