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ENB PUBLISH DATE: 08/26/2026

Staten Island - North Shore Waterfront Plan

Positive Declaration, Availability of Draft Scope and Public Scoping Session

Richmond County - The New York City Deputy Mayor for Economic Justice, as lead agency, has determined that the proposed North Shore Waterfront Plan may have a significant adverse impact on the environment and a Draft Environmental Impact Statement must be prepared. The Draft Scope is available at the following address, from the contact below and online at: <https://a002-ceqraccess.nyc.gov/ceqr/> <<https://a002-ceqraccess.nyc.gov/ceqr/>>. (Search CEQR# 26DME018R)

A virtual public scoping session on the Draft Scope will be held on **Tuesday September 29, 2026 at 6:30 p.m.** Register for the virtual scoping meeting online: <https://tinyurl.com/nswp-scoping-meeting> <<https://tinyurl.com/nswp-scoping-meeting>>.

Written comments on the Draft Scope will be accepted by the lead agency through October 9, 2026 at 5:00 p.m. at the contact address below.

The Co-applicants, the New York City Economic Development Corporation (NYCEDC), and the New York City Department of Citywide Administrative Services (DCAS), are proposing several discretionary actions (the "Proposed Actions") to implement the North Shore Waterfront Plan (the "Proposed Project"). The Proposed Project is comprised of three City-owned sites ("Sites 1, 2 and 3", collectively the "Project Sites"), which are all located on Staten Island Block 2 in the St. George neighborhood on the North Shore of Staten Island, New York. Site 1 comprises Lot 15, Site 2 comprises Lots 18, 22, 9018, and a portion of Lot 20, and Site 3 comprises portions of Lots 20 and 601. Sites 1 and 2 are separated by the existing Staten Island University Hospital Community Park and Sites 2 and 3 are contiguous.

The Proposed Actions would affect a slightly larger area, including the Project Sites, the adjacent waterfront areas, and the Staten Island University Hospital Community Park (the "Project Area"). There is not a specific Developer associated with the project, nor development plans for the Project Sites. However, for the purposes of environmental review, the Proposed Project would comprise new, mixed-use development across three sites, including a total of up to 2,500 residential units (2,252,400 gsf), 207,173 gsf of commercial, 91,800 gsf of community facility, up to 22,900 gsf (0.5 acres) of public open space, and a total of 2,065 parking spaces. The new development would be integrated with the existing buildings and site infrastructure, including the existing Empire Outlets structures and garage on Site 1 and the existing terminal building and garage on Site 2. The Proposed Project would adapt and reuse portions of these existing improvements as part of the overall development sites. The existing 3-story terminal building on Site 2 would include the adaptive reuse with community facility space. The majority of existing parking spaces in the garages on Sites 1 and 2 would be utilized for the Proposed Project as well as existing uses.

The project is located at 55, 75, and 155 Richmond Terrace in Staten Island, New York.

Primary Contact

Ingrid Young
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New York, 10038

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iyoung@moec.nyc.gov

This Page Covers

Region 2 - New York City

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, September 9, 2026, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/content/planning/pages/calendar>.

Members of the public attending remotely should observe the meeting through DCP's website. Testimony can be provided verbally by joining the meeting using either Zoom or by calling the following number and entering the information listed below:

877 853 5247 US Toll-free

888 788 0099 US Toll-free

253 215 8782 US Toll Number

213 338 8477 US Toll Number

Meeting ID: **618 237 7396**

[Press # to skip the Participation ID]

Password: 1

To provide verbal testimony via Zoom please follow the instructions available through the above webpage (link above).

Written comments will also be accepted until 11:59 P.M., one week before the date of the vote. Please use the CPC Comments form that is accessible through the above webpage.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. The submission of testimony, verbal or written, in a language other than English, will be accepted, and real time interpretation services will be provided based on available resources. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [AccessibilityInfo@planning.nyc.gov] or made by calling (212) 720-3366. Requests must be submitted at least five business days before the meeting.

CITYWIDE No. 1

**NEW YORK CITY PLANNING COMMISSION
NEW YORK CITY DEPARTMENT OF CITY PLANNING**

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The City Planning Commission and Department of City Planning are proposing amendments to Title 62 of the Rules of the City of New York to implement amendments to the New York City Charter that alter the City's land use review process.

Any changes to the schedule will be posted here and on NYCHA's website at <https://www.nyc.gov/site/nycha/about/audit-committee-meetings.page> to the extent practicable at a reasonable time before the meeting.

The meeting will be streamed live on YouTube Channel and on NYCHA's website, at <https://www.nyc.gov/site/nycha/about/audit-committee-meetings.page> for public access.

The meeting is open to the public. For those wishing to provide public comment, pre-registration is required, at least 45 minutes before the scheduled Committee Meeting. Comments are limited to the items on the agenda.

Speaking time will be limited to three minutes. Speakers will provide comments in the order in which the requests to comment are received. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted for public comment, whichever occurs first.

Any person requiring a reasonable accommodation in order to participate in the Audit & Finance Committee Meeting should contact the Department of Internal Audit and Assessment by phone at (212) 306-3441 or by e-mail at audit@nycha.nyc.gov, no later than Thursday, August 27, 2026 5:00 P.M.

For additional information regarding the Audit & Finance Committee Meeting, please visit NYCHA's website, contact by phone, at (212) 306-3441, or by email, at audit@nycha.nyc.gov.

Accessibility questions: Kenichi Mitchell (212) 306-3441, by: Thursday, August 27, 2026, 5:00 P.M.



a21-s3

OFFICE OF LABOR RELATIONS

■ MEETING

The New York City Deferred Compensation Board will hold its next meeting on Wednesday, September 2, 2026 from 10:00 A.M. to 12:00 P.M. The meeting will be held at 22 Cortlandt Street, 15th Floor, New York, NY 10007. Please visit the below link to access the audio recording of the Board meeting, or to access archived Board meeting audio/videos: <https://www1.nyc.gov/site/olr/deferred/dep-board-webcasts.page>.

a26-s2

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, September 1, 2026, at 9:00 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Elizabeth Le, Community and Intergovernmental Affairs Associate, at ele@lpc.nyc.gov or (212) 602-7254 no later than five (5) business days before the hearing or meeting. Members of the public who are not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nyclpc and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

85-30 37th Avenue - Jackson Heights Historic District
LPC-26-09574 - Block 1473 - Lot 1 - **Zoning:** R7-1, C1-3
CERTIFICATE OF APPROPRIATENESS

A Moderne style commercial building designed by Shampman & Shampman and built in 1947. Application is to legalize the installation of awnings, light fixtures and conduits in non-compliance with Certificate of Appropriateness 19-04170, and modify storefront openings and infill, also installed in non-compliance.

51 Mercer Street - SoHo-Cast Iron Historic District
LPC-26-12387 - Block 474 - Lot 7501 - **Zoning:** M1-5/R7X, SNX
CERTIFICATE OF APPROPRIATENESS

A garage building built in 1940. Application is to replace storefront infill.

363 Bleecker Street - Greenwich Village Historic District
LPC-26-09282 - Block 620 - Lot 48 - **Zoning:** C1-6
CERTIFICATE OF APPROPRIATENESS

A rowhouse built in 1829-1830 and later altered. Application is to construct rooftop and rear yard additions and replace windows.

20 East 9th Street - Greenwich Village Historic District
LPC-26-11893 - Block 566 - Lot 18 - **Zoning:** C1-7, R7-2
CERTIFICATE OF APPROPRIATENESS

An apartment building built in 1965. Application is to legalize the replacement of a solarium addition without Landmarks Preservation Commission permit(s).

63-65 Charles Street - Greenwich Village Historic District
LPC-27-01049 - Block 621 - Lot 68 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS

Two French Second Empire style row houses built in 1866 and designed by Gage Inslee. Application is to combine buildings, construct rooftop and rear yard additions and excavate at the cellar and rear yard.

a18-31

MAYOR'S OFFICE OF ENVIRONMENTAL COORDINATION

■ PUBLIC HEARINGS

NOTICE OF PUBLIC SCOPING

The Office of the Deputy Mayor for Economic Justice

Draft Scope of Work for an Environmental Impact Statement (EIS)
North Shore Waterfront Plan Project

Project Identification

CEQR No. 26DME018R
 SEQRA Classification: Type I
 Staten Island Community District 1

Lead Agency

Office of the Deputy Mayor for Economic Justice
 100 Gold Street, 2nd Floor
 New York, NY 10038

NOTICE IS HEREBY GIVEN THAT a public scoping meeting for the North Shore Waterfront Plan (the Proposed Project) will be held on **Tuesday, September 29, 2026, at 6:30 P.M.** The Office of the Deputy Mayor for Economic Justice (DMEJ) will hold the public scoping meeting remotely (Register here: <https://tinyurl.com/NSWP-Scoping-Meeting>). The purpose of the scoping meeting is to provide the public with the opportunity to comment on the Draft Scope of Work proposed to be used to develop an Environmental Impact Statement (EIS) for the North Shore Waterfront Plan Project.

Written comments on the Draft Scope of Work will be accepted by the lead agency until 5:00 P.M. on Friday, October 9, 2026, at the contact address below. If you need reasonable accommodation such as a sign language interpreter or foreign language assistance in order to participate in the meeting, please call or email the contact person below. Requests must be submitted at least ten business days before the meeting.

Directing that an Environmental Impact Statement (EIS) be prepared, DMEJ issued an Environmental Assessment Statement (EAS), Positive Declaration, and Draft Scope of Work on August 26, 2026, and these documents are available for review from the contact person listed below and on the website of the Mayor's Office of Environmental Coordination at <https://a002-ceqraccess.nyc.gov/ceqr/>.

The City of New York, acting through the New York City Economic Development Corporation (NYCEDC), and the New York City Department of Citywide Administrative Services (DCAS) (collectively, the "Applicants"), are proposing several discretionary actions (the "Proposed Actions") to implement the North Shore Waterfront Plan (the "Proposed Project"). The Proposed Project is comprised of three City-owned sites ("Sites 1, 2 and 3", collectively the "Project Sites"), which are all located on Staten Island Block 2 in the St. George neighborhood on the North Shore of Staten Island, New York. Site 1

comprises Lot 15, Site 2 comprises Lots 18, 22, 9018, and a portion of Lot 20, and Site 3 comprises portions of Lots 20 and 601. Sites 1 and 2 are separated by the existing Staten Island University Hospital Community Park and Sites 2 and 3 are contiguous. The Proposed Actions (described below) would affect a slightly larger area, including the Project Sites, the adjacent waterfront areas, and the Staten Island University Hospital Community Park (the "Project Area").

There is not a specific Developer associated with the project, nor development plans for the Project Sites. However, for the purposes of environmental review, the Proposed Project would comprise new, mixed-use development across three sites, including a total of up to 2,500 residential units (2,252,400 gsf), 207,173 gsf of commercial, 91,800 gsf of community facility, up to 22,900 gsf (0.5 acres) of public open space, and a total of 2,065 parking spaces. The new development would be integrated with the existing buildings and site infrastructure, including the existing Empire Outlets structures and garage on Site 1 and the existing terminal building and garage on Site 2. The Proposed Project would adapt and reuse portions of these existing improvements as part of the overall development sites. The existing 3-story terminal building on Site 2 would include the adaptive reuse with community facility space. The majority of existing parking spaces in the garages on Sites 1 and 2 would be utilized for the Proposed Project as well as existing uses.

To facilitate the Proposed Project, the following discretionary actions that are subject to New York City Environmental Quality Review (CEQR) are required. It is possible that additional actions may be needed:

- Zoning map amendment to rezone the Project Area from M1-1 to C4-5;
- Zoning text amendment(s) to:
 - Amend the Special St. George District (SG) regulations (ZR 128-00 et seq.) relating to bulk, use, and parking to permit as-of-right development in the Project Area
 - Amend Appendix F (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas) for Staten Island Community District 1 to establish the Project Area as a Mandatory Inclusionary Housing (MIH) Area
- Authorization(s) for Waiver of Waterfront Public Access Areas;
- Acquisition of real property by the City of an air parcel (i.e., beginning at a plane approximately 23-feet over the existing MTA-leased railroad right-of-way abutting Richmond Terrace) located within Site 1
- Disposition of City-owned property to dispose of the Project Area via long term lease(s) to future developer(s)
- Modification of the existing Stadium Use Special Permit, Stadium Bulk Special Permit, and Railroad Right-of-Way Special Permit
- Modification or Cancellation of Restrictive Declaration(s)
- NYSDEC consent for disturbance of soil beneath the cap for areas subject to the Voluntary Cleanup Agreement (VCA) as per the March 2006 Operation, *Maintenance and Monitoring Plan*, approval for change of use and approval to amend the deed restriction
- Potential city capital funding
- Potential waterfront permits from the New York State Department of Environmental Conservation (NYSDEC) and the U.S. Army Corps of Engineers (USACE)

The Proposed Project would also require some actions that are non-discretionary including waterfront zoning lot sub-division(s), waterfront public access and visual corridor certification(s).

Copies of the EAS, Positive Declaration, and Draft Scope of Work for the project may be obtained by any member of the public from: CEQR ACCESS <https://a002-ceqraccess.nyc.gov/ceqr/>. (search CEQR # 26DME018R)

Contact:

Mayor's Office of Environmental Coordination
Attn: Ingrid Young
100 Gold Street
New York, New York 10038
Telephone: (212) 788-6848
Email: Iyoung@moe.nyc.gov

This Notice of Public Meeting has been prepared pursuant to Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act (SEQRA)), its implementing regulations found at 6 NYCRR Part 617, and the Rules of Procedure for City Environmental Quality Review found at 62 RCNY Chapter 5, and Mayoral Executive Order 91 of 1977, as amended (CEQR).

Accessibility questions: Ingrid Young, 212 788-6848, by: Friday, September 18, 2026, 5:00 P.M.



← a26

TRANSPORTATION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held remotely commencing on Wednesday, August 26, 2026 at 11:00 A.M., via the WebEx platform on the following petitions for revocable consent.

WebEx: Meeting Number (access code): 2801 517 2888
Meeting Password: GmHKUwPa232

#1 IN THE MATTER OF a proposed revocable consent authorizing 733 St. Nicholas LLC to continue to maintain and use a fenced-in area on the west sidewalk of St. Nicholas Avenue, north of West 146th Street, in the Borough of Manhattan. The Proposed revocable consent is for ten years from July 1, 2023 to June 30, 2033 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1693**

For the period from July 1, 2023 to June 30, 2033 - \$25/per annum

with the maintenance of a security deposit in the sum of \$1,000.00 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#2 IN THE MATTER OF a proposed revocable consent authorizing Lincoln Center for the Performing Arts, inc. to continue to maintain and use an underground parking garage under and along the north sidewalk of West 65th Street, east of Amsterdam Avenue, in the Borough of Manhattan. The revocable consent is for ten years from July 1, 2026 to June 30, 2036 and provides among other terms and conditions for -compensation payable to the City according to the following schedule: **R.P. # 1293**

For the period July 1, 2026 to June 30, 2027 - \$80,941

For the period July 1, 2027 to June 30, 2028 - \$83,336

For the period July 1, 2028 to June 30, 2029 - \$85,731

For the period July 1, 2029 to June 30, 2030 - \$88,126

For the period July 1, 2030 to June 30, 2031 - \$90,521

For the period July 1, 2031 to June 30, 2032 - \$92,916

For the period July 1, 2032 to June 30, 2033 - \$95,311

For the period July 1, 2033 to June 30, 2034 - \$97,706

For the period July 1, 2034 to June 30, 2035 - \$100,101

For the period July 1, 2035 to June 30, 2036 - \$102,496

with the maintenance of a security deposit in the sum of \$140,000.00 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#3 IN THE MATTER OF a proposed revocable consent authorizing NBCUniversal Media LLC to continue to maintain and use cables under and across West 48th Street and West 49th Street, west of Avenue of the Americas; a conduit under and across Avenue of the Americas, north of West 49th Street; a conduit under and along Avenue of the Americas between West 48th Street and West 50th Street; and cables in existing facilities of the Empire City Subway Company (Limited) under and along Avenue of the Americas between West 48th Street and West 50th Street all, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2026 to June 30, 2036 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1242**

For the period July 1, 2026 to June 30, 2027 - \$116,286

For the period July 1, 2027 to June 30, 2028 - \$119,726

For the period July 1, 2028 to June 30, 2029 - \$123,166

For the period July 1, 2029 to June 30, 2030 - \$126,606

For the period July 1, 2030 to June 30, 2031 - \$130,046

For the period July 1, 2031 to June 30, 2032 - \$133,486

For the period July 1, 2032 to June 30, 2033 - \$136,926

For the period July 1, 2033 to June 30, 2034 - \$140,366

For the period July 1, 2034 to June 30, 2035 - \$143,806